

DOCKET NO. WR-- 4589 Sub 0

FILING FEE RECEIVED

BEFORE THE NORTH CAROLINA UTILITIES COMMISSION

APPLICATION FOR CERTIFICATE OF AUTHORITY TO CHARGE FOR WATER AND/OR SEWER SERVICE AND FOR
APPROVAL OF RATES FOR APARTMENT COMPLEXES AND MANUFACTURED HOME PARKS

INSTRUCTIONS

If additional space is needed, supplementary sheets may be attached. If any section does not apply, write "not applicable".

APPLICANT

1. Name of owner Morris at Belmont, LLC
2. Business mailing address of owner 520 McLean Avenue
City and state Belmont, North Carolina Zip code 28012
3. Business telephone number 980-283-2113 Business fax number _____
4. Business email address reveriebelmontmgr@greystar.com

PROPOSED UTILITY SERVICE AREA

5. Name of Apartment Complex or Manufactured Home Park Reverie Belmont
6. County (or counties) Gaston
7. Type of Service (Water and/or Sewer) Water and Sewer
8. Supplier of purchased water Town of Belmont
9. Supplier of purchased sewage treatment Town of Belmont
10. Number of customers - Water 322 Sewer 322
11. Number of customers that can be served (including present customers, vacant units or lots, etc.):
Water 322 Sewer 322
12. For manufactured home parks, are all lots to be served owned by the Applicant? (yes or no) Not Applicable

PROPOSED RATES

(Amount Applicant Proposes to Charge)

13. Water usage rate (not to exceed supplier's unit consumption rate): \$6.75
14. Sewer usage rate (not to exceed supplier's unit consumption rate): \$8.95
15. Are the usage rates listed above per ccf or per 1,000 gallons? per 1,000 gallons
16. Monthly administrative fee: \$3.75
(NOTE: NCUC Rule R18-6(a) specifies that no more than \$3.75 may be added to the cost of purchased water and sewer service as an administrative fee to compensate the provider for meter reading, billing, and collection. An additional administration fee amount may be requested to compensate the provider for administrative fees imposed by the supplier)
17. Bills past due 25 days after billing date (NCUC Rule R18-7(d) specifies that bills shall not be past due less than twenty-five (25) days after billing date).

PERSONS TO CONTACT

- | | <u>NAME</u> | <u>ADDRESS</u> | <u>TELEPHONE</u> |
|---|--------------------------------------|--|------------------|
| 18. Management Company | Greystar Management | 521 E. Morehead St., #400, Charlotte, NC 28202 | 704-332-0404 |
| 19. Complaints or Billing | RealPage Inc. | 2201 Lakeside Blvd., Richardson, TX 75082 | 800-590-7355 |
| 20. Emergency Service | Property Manager | 520 McLean Ave., Belmont, NC 28012 | 980-283-2113 |
| 21. Filing and Payment of Regulatory Fees to Utilities Commission | RealPage, Inc. Attn: Darylene Jacobs | 2201 Lakeside Blvd., Richardson, TX 75082 | 972-810-2138 |

OFFICIAL COPY

Feb 28 2024

REQUIRED EXHIBITS

1. If the Applicant is a corporation, LLC, LP, etc., enclose a copy of the certification from the North Carolina Secretary of State (Articles of Incorporation or Application for Certificate of Authority for Limited Liability Company, etc.). **(Must match name on Line 1 of application.)**
2. If the Applicant is a partnership, enclose a copy of the partnership agreement. **(Must match name on Line 1 of application.)**
3. Enclose a copy of a Warranty Deed showing that the Applicant has ownership of all the property necessary to operate the utility. **(Must match name on Line 1 of application.)**
4. Enclose a vicinity map showing the location of the apartment complex or manufactured home park in sufficient detail for someone not familiar with the county to locate the apartment complex or manufactured home park. (A county roadmap with the apartment complex or manufactured home park outlined is suggested.)
5. Enclose maps of the apartment complex or manufactured home park in sufficient detail to show the layout of streets, apartment buildings or manufactured home lots, and water and/or sewer mains.
6. Enclose a copy of the supplier's schedule of rates that will be charged to the provider for purchased water.
7. Enclose a copy of the supplier's schedule of rates that will be charged to the provider for purchased sewage treatment.
8. Enclose a copy of any agreements or contracts that the Applicant has entered into covering the provision of billing and collecting and meter reading services to the apartment complex or manufactured home park.
9. If the provider is requesting to include the supplier's administrative fee in its administrative fee, enclose an exhibit listing the master meters serving the apartment complex or mobile home park, indicating for each master meter the size of the meter. Apartment complexes should also indicate the number of apartment buildings served by the meter, and the number of apartments in each apartment building.

FILING INSTRUCTIONS

10. Submit one (1) original application with required exhibits and **original notarized signature**, plus seven (7) additional collated copies to: [USPS address] **Chief Clerk's Office, North Carolina Utilities Commission, 4325 Mail Service Center, Raleigh, North Carolina 27699-4325**, or [overnight delivery at street address] **Chief Clerk's Office, North Carolina Utilities Commission, 430 North Salisbury Street, Raleigh, North Carolina 27603**. Provide a self-addressed stamped envelope, plus an additional copy, if a file-stamped copy is requested by the Applicant.
11. Enclose a filing fee as required by G. S. §62-300. A Class A company (annual revenues of \$1,000,000 or more) requires a \$250 filing fee. A Class B company (annual revenues between \$200,000 and \$1,000,000) requires a \$100 filing fee. A Class C company (annual revenues less than \$200,000) requires a \$25 filing fee. **MAKE CHECK PAYABLE TO N.C. DEPARTMENT OF COMMERCE/UTILITIES COMMISSION.**

SIGNATURE

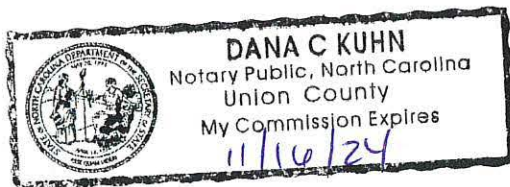
12. Application shall be signed and verified by the Applicant.

Signature

Date

Justin Hamack
2/26/24

13. (Typed or Printed Name) Justin Hamack
personally appearing before me and, being first duly sworn, says that the information contained in this application and in the exhibits attached hereto are true to the best of his/her knowledge and belief.



This the 26th day of February, 2024.

Dana C Kuhn
Notary Public

My Commission Expires: 11/16/24
Date

Exhibit 1

SOSID: 2096307
Date Filed: 7/18/2023 7:37:00 AM
Elaine F. Marshall
North Carolina Secretary of State
C2023 198 01418

State of North Carolina Department of the Secretary of State

APPLICATION FOR CERTIFICATE OF AUTHORITY FOLLOWING ADMINISTRATIVE REVOCATION OF A LIMITED LIABILITY COMPANY

Pursuant to §57D-7-31(f) of the North Carolina General Statutes, the undersigned limited liability company hereby submits this Application for Certificate of Authority Following Administrative Revocation.

1. Company Name
 - (a) The name of the limited liability company as it appears on the North Carolina Business Registry is: Morris at Belmont, LLC
 - (b) The name of the limited liability company currently in its home state is: Morris at Belmont, LLC
 - (c) If the name of the limited liability company has been changed in the home state since the administrative revocation:
(See instructions for additional documentation needed for processing)
 - If the company's name is unavailable for use in the State of North Carolina, the name the limited liability company will use in North Carolina is:
2. The North Carolina SOSID#: 2096307
3. The effective date of the administrative revocation of the applicant limited liability company: 5-2-2023
4. Choose the statement satisfying the grounds for administrative revocation.
 - ☒ The grounds for the administrative revocation of the applicant limited liability company have been eliminated by:
(choose all that apply)
 - ☒ Providing the required annual report and applicable filing fee, including updated Registered Agent/Office designation
 - ☒ All penalties, fees, or other payments due to the Department of the Secretary of State have been paid.
 - ☐ Interrogatories propounded by the Department of the Secretary of State have been answered and provided.
 - ☐ The grounds for the administrative revocation of the applicant limited liability company did not exist.
(On a separate sheet, insert brief explanation of your claim)
5. Attached are:
 - (a) Certificate of Existence (or document of similar import) duly authenticated by the Secretary of State or other official having custody of business registration records in the state or country of organization. The Certificate of Existence must be an original and less than six months old.
 - (b) One (1) Annual Report with current information signed by a company official listed on the annual report, if applicable.
6. Enclosed is a fee of \$450* as required by §57D-1-22 of the North Carolina General Statutes.
This is the 10th day of July, 2023.

Morris at Belmont, LLC
(Name of Applicant Limited Liability Company)


(Signature)

Michael McVickar, Secretary and General Counsel
(Type or Print Name and Title)

*NOTES:

1. The filing fee for this Application is \$450 (Annual Report \$200 and Application \$250)
2. This application must be filed with the Secretary of State.

BUSINESS REGISTRATION DIVISION
(January 15, 2020)

P. O. BOX 29622

RALEIGH, NC 27626-0622
(Form L-09A)

OFFICIAL COPY

Feb 28 2024

Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "MORRIS AT BELMONT, LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE TENTH DAY OF JULY, A.D. 2023.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "MORRIS AT BELMONT, LLC" WAS FORMED ON THE TWENTIETH DAY OF NOVEMBER, A.D. 2020.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN PAID TO DATE.



4211529 8300

SR# 20232957171

You may verify this certificate online at corp.delaware.gov/authver.shtml

A handwritten signature in black ink, appearing to read "JB", is written over a horizontal line. Below the line, the text "Jeffrey W. Bullock, Secretary of State" is printed in a small font.

Authentication: 203712012

Date: 07-10-23

OFFICIAL COPY

Feb 28 2024



LIMITED LIABILITY COMPANY ANNUAL REPORT

10/2017

NAME OF LIMITED LIABILITY COMPANY: Morris at Belmont, LLC

Fictitious Name, if any, used in North Carolina: _____

SECRETARY OF STATE ID NUMBER: 2096307

STATE OF FORMATION: DE



REPORT FOR THE CALENDAR YEAR: 2023

Filing Office Use Only
<input checked="" type="checkbox"/> Changes

SECTION A: REGISTERED AGENT'S INFORMATION

1. NAME OF REGISTERED AGENT: Cogency Global Inc.

2. SIGNATURE OF THE NEW REGISTERED AGENT: Jim Peters on behalf of Cogency Global Inc.

SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED AGENT OFFICE STREET ADDRESS & COUNTY 4. REGISTERED AGENT OFFICE MAILING ADDRESS

212 South Tryon Street STE 100

212 South Tryon Street STE 100

Charlotte, NC 28281

Charlotte, NC 28281

SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: Real Estate

2. PRINCIPAL OFFICE PHONE NUMBER: 800-628-8008

3. PRINCIPAL OFFICE EMAIL: _____

4. PRINCIPAL OFFICE STREET ADDRESS

5. PRINCIPAL OFFICE MAILING ADDRESS

121 W Wacker Dr., Suite 1000

121 W Wacker Dr., Suite 1000

Chicago, IL 60601

Chicago, IL 60601



6. Select one of the following if applicable. (Optional see instructions)

☐

The company is a veteran-owned small business

☐

The company is a service-disabled veteran-owned small business

SECTION C: COMPANY OFFICIALS (Enter additional company officials in Section E.)

NAME: Michael McVickar

NAME: _____

NAME: _____

TITLE: Secretary and General Counsel

TITLE: _____

TITLE: _____

ADDRESS: 121 W Wacker Dr., Suite 1000

ADDRESS: _____

ADDRESS: _____

Chicago, IL 60601

SECTION D: CERTIFICATION OF ANNUAL REPORT. Section D must be completed in its entirety by a person/business entity.

Michael McVickar

7/12/2023

SIGNATURE

DATE

Form must be signed by a Company Official listed under Section C of This form.

Michael McVickar

Secretary

Print or Type Name of Company Official

Print or Type Title of Company Official

SUBMIT THIS ANNUAL REPORT WITH THE REQUIRED FILING FEE OF \$200

OFFICIAL COPY

Feb 28 2024

Exhibit 3

Type: CONSOLIDATED REAL PROPERTY
Recorded: 8/2/2021 10:42:59 AM
Fee Amt: \$5,226.00 Page 1 of 10
Revenue Tax: \$5,200.00
Gaston, NC
Susan S. Lockridge Register of Deeds

BK 5251 PG 2307 - 2316

Prepared by: Benjamin C. Unger, Esq., Stott, Hollowell, Windham & Stancil, PLLC

Return to: Seyfarth Shaw LLP
1075 Peachtree Street, N.E., Suite 2500
Atlanta, Georgia 30309-3958
Attn: Steven L. Kennedy, Esq.

Tax Parcel Nos.: 186553, 186554, 186555, 186556, 186557, 186558, 186559, 186561, 186562, 186563 and 186564

Excise Stamps: \$[5,200.00]

STATE OF NORTH CAROLINA

COUNTY OF GASTON

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made as of the 28th day of July, 2021 by and between RAYMOND S. GARRISON, TRUSTEE OF THE MADGE S. GARRISON REVOCABLE TRUST dated May 20, 1998, a North Carolina revocable trust, having an address of 608 Lankashire Road, Winston-Salem, NC 27106-5428, Attn: Dr. Raymond S. Garrison; RAYMOND S. GARRISON and wife, DONNA S. GARRISON having an address of 608 Lankashire Road, Winston-Salem, NC 27106-5428 and JAMES R. GARRISON and wife, JANE B. GARRISON, having an address 15 Morning Marsh Road, Savannah, GA 31411 (collectively, "Grantor"), and MORRIS AT BELMONT, LLC, a Delaware limited liability company, c/o Kaplan Residential, 5665 Glenridge Drive, Suite B310, Atlanta, GA 30328 ("Grantee"); the designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context;

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple all that certain lot or parcel of land situated in the City of Belmont, County of Gaston, State of North Carolina, and more particularly described as follows:

CHAR2\2256022v1

Submitted electronically by "Chicago Title Company, LLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Gaston County Register of Deeds.

OFFICIAL COPY
Feb 28 2024

See Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 2955 at Page 326 of the Gaston County Register of Deeds Office.

To comply with NCGS Section 105-317.2, the property conveyed does not include the primary residence of Grantor.

A map showing the above-described property is recorded in Plat Book 7, Pages 107 and 108.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple;

AND THE GRANTOR covenants with the Grantee, that the Grantor is seized of the property in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

See Exhibit B attached hereto and incorporated herein by reference.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed, under seal,
as of the day and year first above written.

GRANTOR:

Raymond S. Garrison Trustee of the Madge S. Garrison
Raymond S. Garrison, Trustee of The Revocable Trust
Madge S. Garrison Revocable Trust dated May 20, 1998
1998

Raymond S. Garrison
Raymond S. Garrison

Donna S. Garrison
Donna S. Garrison

James R. Garrison
James R. Garrison

Jane B. Garrison
Jane B. Garrison

STATE OF NC

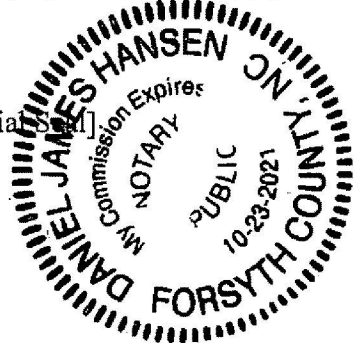
COUNTY OF Forsyth

I certify that the following person personally appeared before me this day, acknowledging to me
that he signed the foregoing document:

Raymond S. Garrison, Trustee of The Madge S. Garrison Trust dated May 20, 1998

Date: 7/26/2021

[Official Seal]



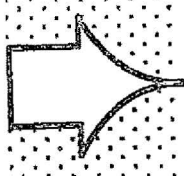
[Signature]
Notary Public

Print Name: Daniel James Hansen

My commission expires: 10-23-2021

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed, under seal, as of the day and year first above written.

SIGN
HERE

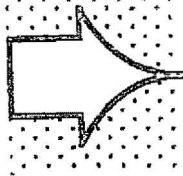


GRANTOR:

Raymond S. Garrison Trustee of the
Raymond S. Garrison, Trustee of The
Madge S. Garrison Revocable Trust dated May 20,
1998

*Madge S. Garrison
Revocable Trust
dated May 20, 1998*

SIGN
HERE



Raymond S. Garrison
Raymond S. Garrison

Donna S. Garrison
Donna S. Garrison

James R. Garrison
James R. Garrison

Jane B. Garrison
Jane B. Garrison

STATE OF NC

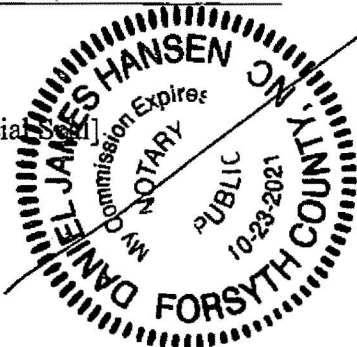
COUNTY OF Forsyth

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document:

Raymond S. Garrison, Trustee of The Madge S. Garrison Trust dated May 20, 1998

Date: 7/26/2021

[Official Seal]



[Signature]
Notary Public

Print Name: Daniel James Hansen

My commission expires: 10-23-2021

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed, under seal, as of the day and year first above written.

GRANTOR:

Raymond S. Garrison, Trustee of The
Madge S. Garrison Revocable Trust dated May 20,
1998

Raymond S. Garrison

Donna S. Garrison

James R. Garrison

Jane B. Garrison

STATE OF Georgia

COUNTY OF Chatham

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document:

Raymond S. Garrison, Trustee of The Madge S. Garrison Trust dated May 20, 1998

Date: 07/26/2021

Notary Public

Print Name: Megan Weathers

My commission expires: 05/09/2025

[Official Seal]



CHAR2\2256022v1

STATE OF NC

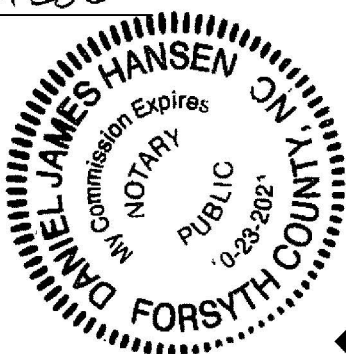
COUNTY OF Forsyth

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document:

Raymond S. Garrison

Date: 7/26/2021

[Official Seal]



[Signature]
Notary Public

Print Name: Daniel James Hansen

My commission expires: 10-23-2021

STATE OF _____

COUNTY OF _____

I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document:

Donna S. Garrison

Date: _____

[Official Seal]

Notary Public

Print Name: _____

My commission expires: _____

STATE OF NC

COUNTY OF Forsyth

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document:

Raymond S. Garrison

Date: 7/26/2021

[Official Seal]



[Signature]
Notary Public

Print Name: Daniel James Hansen

My commission expires: 10-23-2021

STATE OF NC

COUNTY OF Forsyth

I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document:

Donna S. Garrison

Date: July 28 2021

[Official Seal]



[Signature]
Notary Public

Print Name: David D Bethoney

My commission expires: June 27, 2023

STATE OF Georgia

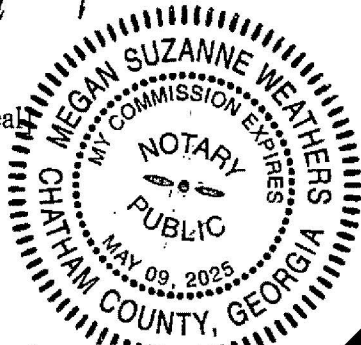
COUNTY OF Chatham

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document:

James R. Garrison

Date: 07/26/2021

[Official Seal]



[Signature]
Notary Public

Print Name: Megan Weathers

My commission expires: 05/09/2025

STATE OF Georgia

COUNTY OF Chatham

I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document:

Jane B. Garrison

Date: 07/26/2021

[Official Seal]



[Signature]
Notary Public

Print Name: Megan Weathers

My commission expires: 05/09/2025

EXHIBIT A

Legal Description

Lying and being situate in Gaston County, North Carolina, and being more particularly described as follows:

BEING the full contents of Lot Numbers 13 through 49, inclusive; Lot Numbers 60 through 72, inclusive; Lot Numbers 81 through 93, inclusive; and Lot Number 102, containing 2.2 acres, more or less as shown on plats of Mary A. Garrison Property, known as Maps I and II, as duly recorded in the Office of the Register of Deeds for Gaston County in Plat Book 7 at Page 107 and 108, to which reference is hereby made.

AND

Beginning at an iron stake in division line of Garrison and Sterling Spinning Company, Southeast corner of Lot 33 (Plat Book 7 at page 107) therein and runs thence with said division line, S 60 - 26 E 1367 feet, more or less, to a post oak corner; thence with division line of Garrison and Crescent Spinning Company, S 36 - 41 E, 532.4 feet to an iron stake, Northwest corner of Lot No. 285 (Plat Book 7 at page 108); thence in a Northeasterly direction, along Westerly boundary lines of Lots 285 through 306, a distance of 617.4 feet to an iron stake in branch, common corner of Lots 232 and 233 therein; thence with the branch in a Westerly direction, along Southerly boundary line of Lots 232 - 220 inclusive, 325 feet to an iron stake, common corner of Lots 219 and 220; thence continuing with the branch in a Northwesterly direction, 410 feet to an iron stake, common corner of Lots 204 and 102; thence with branch as it meanders in a Northerly direction as the Westerly boundary line of Lots 102 and 91 to an iron stake, the Southwest corner of Lot No. 60; thence with Westerly line of Lot No. 60, in a Northeasterly direction, 165 feet to an iron stake in division line of Garrison and George D. McKee Property; thence with said division line, N 81 W, 2000 feet, more or less, to an iron stake in Northerly boundary line of Lot No. 17; thence S 60 - 15 E, 384.5 feet to an iron stake; thence with Easterly line of Lots 32 and 33 and crossing McLean Avenue, S 27 - 50 W, 453 feet to the point of beginning, and being the full contents of the large unsubdivided tract, as shown on plats of Mary A. Garrison Subdivision as recorded in Plat Book 7 at pages 107 and 108 in the Office of the Register of Deeds for Gaston County.

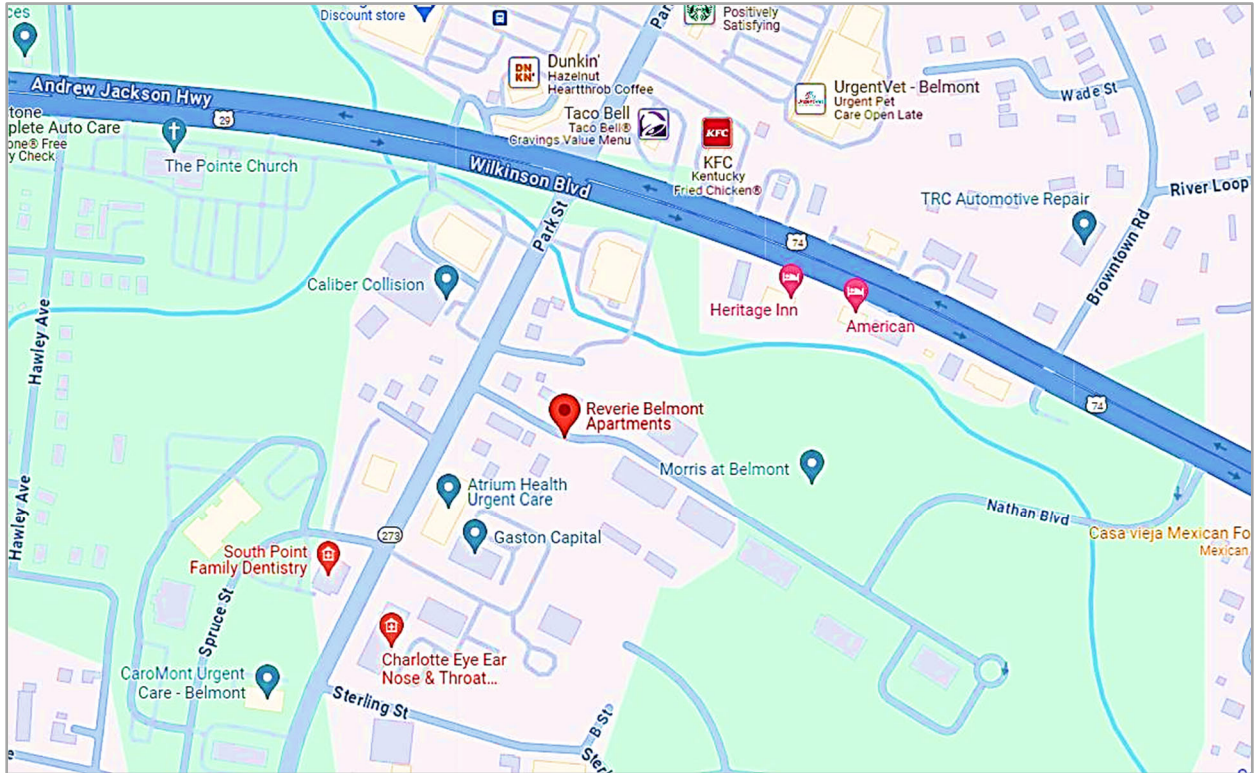
EXHIBIT "B"

Permitted Exceptions

1. Taxes or assessments for the year 2021, and subsequent years, not yet due or payable.
2. The following matters disclosed by survey entitled "ALTA/NSPS Land Title Survey of: Raymond S. Garrison and James R. Garrison" by Robert D. Bartlett, P.L.S., of ESP Associates, Inc., dated March 12, 2020, last revised December 8, 2020 (the "Survey"): (a) Service utilities; (b) Encroachments of metal carport, wall and 60" RCP; (c) Area being maintained by adjoining property owner; and (d) Sanitary Sewer Lines and Electrical Lines cross the insured Land.
3. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book 7, pages 107 and 108, Gaston County Registry, and as shown on the Survey; and Plat Book 89, page 58, Gaston County Registry, and as shown on the Survey.
4. Easement(s) to Duke Power Company recorded in Book 481, page 360, Gaston County Registry; and Book 638, page 295, Gaston County Registry.
5. Easement Deed for Sanitary Sewer Line and Temporary Construction Easement to the City of Belmont recorded in Book 4305, page 1863, Gaston County Registry, and as shown on the Survey.
6. Ordinance to Amend the City of Belmont Office Zoning Map recorded in Book 5051, page 1976, Gaston County Registry.
7. Ordinance to Extend the Corporate Limits of the City of Belmont, North Carolina recorded in Book 5051, page 1984, Gaston County Registry.

Exhibit 4

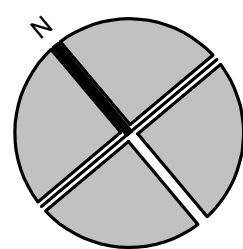
Vicinity Map of Reverie Belmont Apartments
520 McLean Avenue
Belmont, North Carolina 28012



THE MORRIS AT BELMONT

KAPLAN RESIDENTIAL

BELMONT, NORTH CAROLINA



PROJECT A-1812

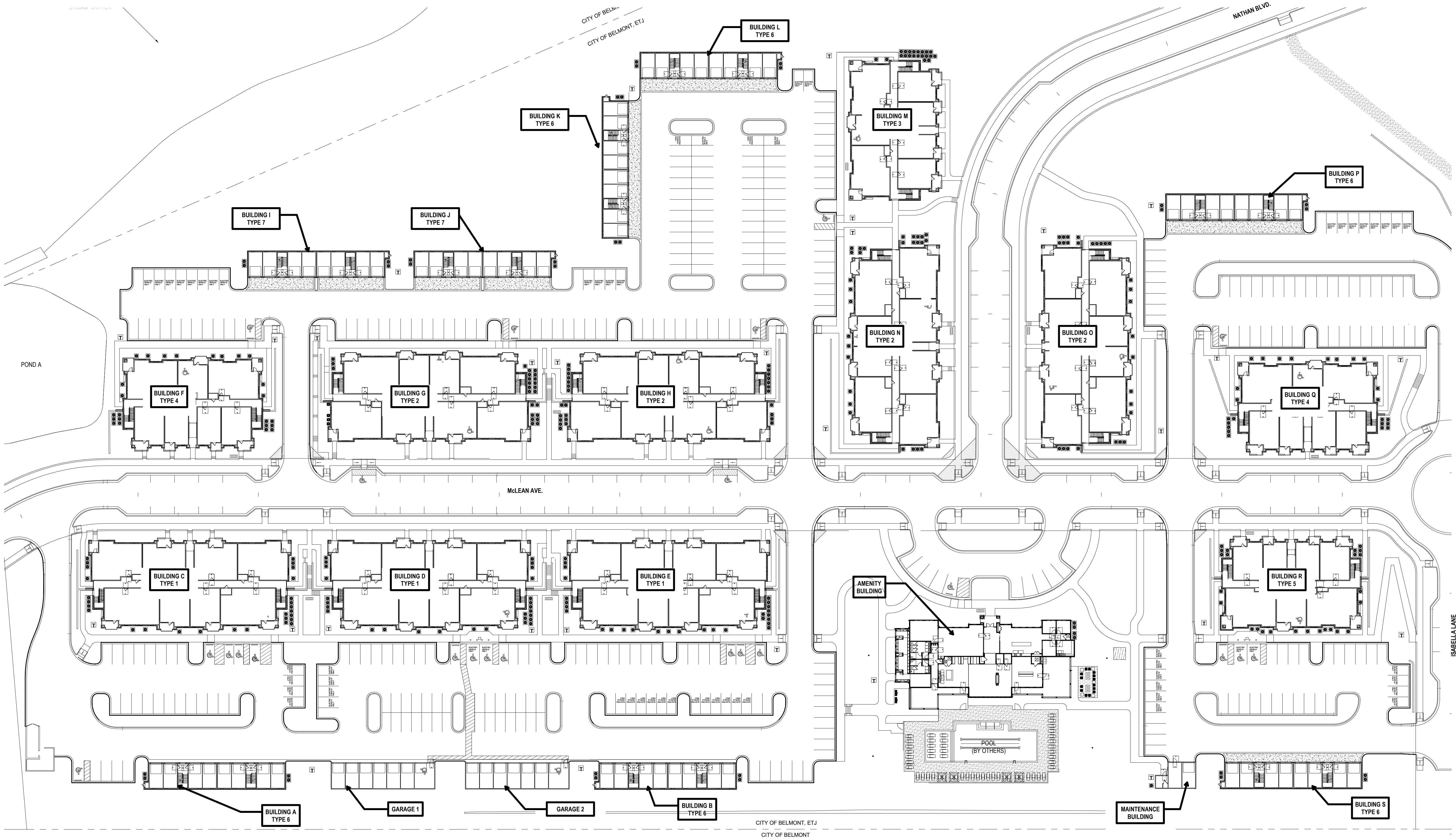
ARCHITECTURAL SITE PLAN

AUGUST 18, 2022

REVISIONS

21 Cond. Locations 8/18/23

A1.0



ARCHITECTURAL SITE PLAN

A1.0 1" = 40'-0"

CONDENSER UNIT LOCATIONS

CONDENSER UNIT NOTES:

1. LOCATIONS PROVIDED ON SITE PLAN ARE FOR GENERAL LOCATING ONLY.

2. GC TO VERIFY CONDENSERS ARE PLACED PER MANUFACTURER'S RECOMMENDATIONS FROM EACH OTHER AND OTHER OBJECTS.

3. GC TO VERIFY LINE SET LENGTHS DO NOT VIOLATE MAX. DISTANCES AS SPECIFIED BY MANUFACTURER.

4. GC TO AVOID PLACING UNITS IN FRONT OF WINDOWS UNLESS SHOWN ON THIS PLAN. GC TO NOTIFY ARCHITECT IF PROBLEM ARISES IN THE FIELD WHERE THERE IS A CONFLICT WITH THIS STATEMENT.

5. SEE MECHANICAL DRAWINGS FOR DETAILS ON CONDENSER PADS.

6. GC TO COORDINATE SPLASH BLOCK LOCATIONS WITH CONDENSER UNIT LOCATIONS PRIOR TO PLACING PADS/UNITS.

PUBLIC WORKS		Effective July 1, 2023
WATER & SEWER		FY 2023-2024
Water Rates (Except for the minimum charge, all rates are shown per 1,000 gallons of metered monthly usage)		
Gallons	In City Limits	Outside City Limits
0-2,000	\$14.67 (minimum charge)	\$29.34 (minimum charge)
2,001 - 5,000	\$7.47	\$14.94
5,0001 - 10,000	\$7.55	\$15.10
10,001 - 20,000	\$7.63	\$15.26
20,001 - 500,000	\$6.49	\$12.98
500,001 - 1,500,000	\$2.16	\$4.32
Over 1,500,000	\$2.81	\$5.62
All Irrigation Water	\$9.07	\$18.14
Construction Water		
A company which has received approval from the City to obtain water from a designated fire hydrant for construction purposes shall pay an initial fee of \$100.00 for use of the hydrant and meter and an additional \$37.63 for each 1,000 gallons of water or any part thereof taken from hydrant.		
Backflow Device Monitoring Surcharge	In City Limits	Outside City Limits
Applied to all services for which backflow prevention devices are required under the cross-connection control ordinance	\$1.20/month	\$2.40/month
Sewer Rates		
Except for the minimum charge, all rates are shown per 1,000 gallons of metered monthly water usage.		
Gallons		
0-2,000	\$17.28 (minimum charge)	\$34.56 (minimum charge)
2,001 - 1,000,000	\$8.96	\$17.92
Over 1,000,000	\$2.43	\$4.86
Sewer only residential users (based on 5,000 gallons usage)	\$44	\$88
The City of Belmont has the authority to require flow meters for sewer only usage		
Surcharges		
A surcharge system based on sewage strength will be charged any customer whose waste flow is determined to exceed the limits on 250 MG/L of BOD and/or 250 MG/L of suspended solids will be subject to a surcharge as follows:		
BOD		\$0.48/lb.
Suspended Solids		\$0.37/lb.

**Calculate Belmont Tiered Rate for Reverie Belmont
Inside City (effective 07-23)**

New construction, water bills are not available at time of filing

Tiered Water Calculation

Number of Units	Average Usage (KGals)	Total Usage (KGals)	Number of Meters	Average Usage Per Meter (KGals)
322	4	1288	16	80.5

Tier	Number KGals	Cost	Total
0-2,000 Gals	2	\$14.67	\$14.67
2,001-5000 Gals	3	\$7.47	\$22.41
5,001-10,000 Gals	5	\$7.55	\$37.75
10,001-20,000	10	\$7.63	\$76.30
20,001-500,000 Gals	60.5	\$6.49	\$392.65
Total KGals	80.5		\$543.78

Price per KGal \$6.75

Tiered Sewer Calculation

Number of Units	Average Usage (KGals)	Total Usage (KGals)	Number of Meters	Average Usage Per Meter (KGals)
322	4	1288	16	80.5

Tier	Number KGals	Cost	Total
0-2,000 Gals	2	\$17.28	\$17.28
2,001-1,000,000 Gals	78.5	\$8.96	\$703.36
Total KGals	80.5		\$720.64

Price per KGal \$8.95



Order Form

2201 Lakeside Blvd Richardson, Texas 75082

GREYSTAR MANAGEMENT SERVICES LP
600 LAS COLINAS BLVD E STE 2100
IRVING, TX 75039-5628
UNITED STATES
(972) 556-1700, (972) 556-8915 fax

Customer ID	Sites	Units/Beds	Sync Date
C0901 005 364	1	322 / --	January 01
Order No	Quote Date	Exp Date	Default License Term Start Date
Q2309 002 392	09/26/2023	10/26/2023	04/01/2024

This Order Form ("Order Form") is subject to and by this reference made a part of the Master Agreement dated 01/01/2021 between RealPage, Inc. and Greystar Management Services L.P. ("Master Agreement"). Execution of this Order Form by RealPage, Inc. and Greystar Management Services L.P. shall obligate one or more of the RealPage Parties to provide and Greystar Management Services L.P. to accept and pay for the Product Centers shown below, and creates a legally enforceable set of Governing Documents for each Site listed below. In the event of a conflict between the Fees shown on this Order Form for a particular Product Center and the Fees shown on the Schedule of Charges incorporated into the Master Agreement ("SOC") for that same Product Center, the Fees shown on this Order Form shall control.

ORDER SUMMARY

Products	Qty	ILF(\$)	Access(\$)	Billing	Measure
Resident Billing: Resident OneBill	1	0.00	██████	Per Occurrence	Transaction
Submeter: Manual Reads	1	0.00	██████	Per Occurrence	Transaction
Utility Expense Management: Delivery Fee	1	0.00	██████	Per Occurrence	Transaction
Utility Expense Management: Expedited Vendor Payment	1	0.00	██████	Per Occurrence	Transaction
Utility Expense Management: Utility Account Setup	1	0.00	██████	Per Occurrence	Transaction
Utility Expense Management: Vacant Recovery	1	0.00	██████	Per Occurrence	Transaction

Property Name	Site ID	Owner Name	City	State	Units/Beds	PPU %
REVERIE BELMONT	5237443	MORRIS AT BELMONT, LLC	BELMONT	NC	322 / --	N/A

Products	Qty	ILF(\$)	Access(\$)	Billing	Measure
Greystar Submeter: Automated Reads (standard systems)	1	0.00	██████	Monthly	Unit
Greystar Utility Expense Management: Standard	1	0.00	██████	Monthly	Unit

Property Name	Site ID	Owner Name	City	State	Units/Beds	PPU %
REVERIE BELMONT	5237443	MORRIS AT BELMONT, LLC	BELMONT	NC	322 / --	N/A

Products	Qty	ILF(\$)	Access(\$)	Billing	Measure
UEM: Utility Account Conversion-Acquisitions	1	0.00	██████	One-time	Site

Property Name	Site ID	Owner Name	City	State	Units/Beds	PPU %
REVERIE BELMONT	5237443	MORRIS AT BELMONT, LLC	BELMONT	NC	322 / --	N/A

- Notwithstanding the Submeter Reads Product Center shown above (if any), if upon Activation Site Owner determines it requires Submeter Reads: Automated, Site Owner shall pay \$██████ per meter read and if Site Owner determines it requires Submeter Reads: Manual, Site Owner shall pay \$██████ per meter read.
- The RealPage Party accepting this Order Form and providing the RealPage Utility Management (RUM) Product Center(s) referenced above is Realpage Utility Management Inc.
- The Product Centers shown above will be invoiced upon the earlier of product Activation or on the Default License Term Start Date as indicated above.
- Notwithstanding anything in the Governing Documents to the contrary, in the event Site Owner's License Term commences at any time after the first of a month, a RealPage Party will not prorate Access Fees for that initial partial month for the RealPage Utility Management Product Center.



2201 Lakeside Blvd Richardson, Texas 75082

OFFICIAL COPY

Feb 28 2024

CLIENT PORTAL ADMIN INFORMATION

Name	Title	Phone	Email

Prior to accessing a Product Center, the undersigned must designate its authorized Superuser either within an order form or by providing written notice to RealPage. Following RealPage's provision of access to such Superuser, the undersigned will be responsible for managing the Superuser's rights and privileges, including without limitation any changes to the identity of the Superuser.

GREYSTAR MANAGEMENT SERVICES LP
600 LAS COLINAS BLVD E STE 2100
IRVING, TX 75039-5628
UNITED STATES

REALPAGE, INC.
2201 LAKESIDE BLVD
RICHARDSON, TEXAS 75082
UNITED STATES

DocuSigned by:
Signature: Nicholas Tollett
By: Nicholas Tollett
Title: Director - energy services
Date: 9/28/2023

By: Akash Raj
Title: Chief Financial Officer
Effective Date: _____

Account Manager:	David Burns
Date:	09/26/2023