

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 PGP Oaks 1, LLC, et al.
2. Business mailing address of owner PO Box 1
City and state High Point, North Carolina Zip code 27262
3. Business telephone number 336-884-8853 Business fax number _____
4. Business email address ncuc@conservice.com

PROPOSED UTILITY SERVICE AREA

5. Name of Apartment Complex or Manufactured Home Park The Oaks Apartments
6. County (or counties) Lincoln
7. Type of Service (Water and/or Sewer) Water and Sewer
8. Supplier of purchased water City of Lincolnton
9. Supplier of purchased sewage treatment City of Lincolnton
10. Number of customers - Water 111 Sewer 111
11. Number of customers that can be served (including present customers, vacant units or lots, etc.):
Water 111 Sewer 111
12. For manufactured home parks, are all lots to be served owned by the Applicant? (yes or no) N/A

PROPOSED RATES

(Amount Applicant Proposes to Charge)

13. Water usage rate (not to exceed supplier's unit consumption rate): \$ 4.34
14. Sewer usage rate (not to exceed supplier's unit consumption rate): \$ 7.17
15. Are the usage rates listed above per ccf or per 1,000 gallons? Per 1,000 gallons
16. Monthly administrative fee: \$ 6.35
(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	<u>Apartment Dynamics</u>	<u>501 Ferndale Boulevard, High Point, NC 27262</u>	<u>336-884-8853</u>
19. Complaints or Billing	<u>Julianna Kat</u>	<u>9950 Scripps Lake Drive, Suite 101, San Diego, CA 92131</u>	<u>435-716-7374</u>
20. Emergency Service	<u>Apartment Dynamics</u>	<u>501 Ferndale Boulevard, High Point, NC 27262</u>	<u>336-884-8853</u>
21. Filing and Payment of Regulatory Fees to Utilities Commission	<u>Elizabeth Peterson</u>	<u>9950 Scripps Lake Drive, Suite 101, San Diego, CA 92131</u>	<u>435-271-6589</u>

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/gaffing 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

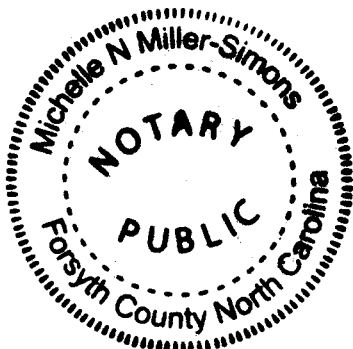
10. Submit one (1) original application with **original notarized signature** and required exhibits, plus seven (7) additional collated copies to: [USPS address] Chief Clerk's Office, North Carolina Utilities Commission, 4325 Mail Service Center, Raleigh, North Carolina 27699-4300, or [overnight delivery 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 additional copies, 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 Tom Gwyn - AGENT
Date 5/3/23

13. (Typed or Printed Name) TOM GWYN AGENT
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 3rd day of May, 2023.
Michelle N Miller-Simons
Notary Public
My Commission Expires: February 22 2025
Date

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Limited Liability Company

Legal Name

PGP Oaks 1, LLC

Information

SosId: 2415430

Status: Current-Active ⓘ

Date Formed: 5/17/2022

Citizenship: Domestic

Annual Report Due Date: April 15th

CurrentAnnual Report Status:

Registered Agent: Hahn, Thomas F, Jr

Addresses

Principal Office

141 Providence Rd Suite 200
Chapel Hill, NC 27514

Reg Office

141 Providence Rd Suite 200
Chapel Hill, NC 27514

Mailing

PO Box 17119
Chapel Hill, NC 27516

Reg Mailing

PO Box 17119
Chapel Hill, NC 27516

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

**ARTICLES OF ORGANIZATION
OF
PGP OAKS 1, LLC**

OFFICIAL COPY

May 04 2023

Pursuant to Section 57D-2-20 of the North Carolina General Statutes, the undersigned hereby submits these Articles of Organization for the purpose of forming a limited liability company under the laws of the State of North Carolina.


1. The name of the limited liability company is **PGP Oaks 1, LLC**.
2. The name and address of the organizer executing these Articles of Organization is Cordelia L. Hogan, 141 Providence Road, Suite 200, Chapel Hill, Orange County, North Carolina 27514.
3. The street address of the initial registered office of the limited liability company in the State of North Carolina is 141 Providence Road, Suite 200, Chapel Hill, Orange County, North Carolina 27514, and the name of its initial registered agent at such address is Thomas F. Hahn, Jr. The mailing address of the initial registered office of the limited liability company in the State of North Carolina is PO Box 17119, Chapel Hill, Orange County, North Carolina 27516.
4. The street address of the initial principal office of the limited liability company in the State of North Carolina is 141 Providence Road, Suite 200, Chapel Hill, Orange County, North Carolina 27514. The mailing address of the initial principal office of the limited liability company in the State of North Carolina is PO Box 17119, Chapel Hill, NC 27516.
5. Except as provided in the last sentence of North Carolina General Statutes Section 57D-3-20(d), the members of this limited liability company shall not be managers by virtue of their status as members.

6. These articles will become effective upon filing with the North Carolina Department of the Secretary of State.

7. Business email address:

Privacy Redaction

This the 16th day of May, 2022.


Cordelia L. Hogan Organizer

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Limited Liability Company

Legal Name

PGP Oaks 2, LLC

Information

SosId: 2415431

Status: Current-Active ⓘ

Date Formed: 5/17/2022

Citizenship: Domestic

Annual Report Due Date: April 15th

CurrentAnnual Report Status:

Registered Agent: Hahn, Thomas F, Jr

Addresses

Principal Office

141 Providence Rd Suite 200
Chapel Hill, NC 27514

Reg Office

141 Providence Rd Suite 200
Chapel Hill, NC 27514

Mailing

PO Box 17119
Chapel Hill, NC 27516

Reg Mailing

PO Box 17119
Chapel Hill, NC 27516

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

ARTICLES OF ORGANIZATION
OF
PGP OAKS 2, LLC


Pursuant to Section 57D-2-20 of the North Carolina General Statutes, the undersigned hereby submits these Articles of Organization for the purpose of forming a limited liability company under the laws of the State of North Carolina.

1. The name of the limited liability company is **PGP Oaks 2, LLC**.
2. The name and address of the organizer executing these Articles of Organization is Cordelia L. Hogan, 141 Providence Road, Suite 200, Chapel Hill, Orange County, North Carolina 27514.
3. The street address of the initial registered office of the limited liability company in the State of North Carolina is 141 Providence Road, Suite 200, Chapel Hill, Orange County, North Carolina 27514, and the name of its initial registered agent at such address is Thomas F. Hahn, Jr. The mailing address of the initial registered office of the limited liability company in the State of North Carolina is PO Box 17119, Chapel Hill, Orange County, North Carolina 27516.
4. The street address of the initial principal office of the limited liability company in the State of North Carolina is 141 Providence Road, Suite 200, Chapel Hill, Orange County, North Carolina 27514. The mailing address of the initial principal office of the limited liability company in the State of North Carolina is PO Box 17119, Chapel Hill, NC 27516.
5. Except as provided in the last sentence of North Carolina General Statutes Section 57D-3-20(d), the members of this limited liability company shall not be managers by virtue of their status as members.

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7. Business email address: **Privacy Redaction**

This the 16th day of May, 2022.


Cordelia L. Hogan Organizer

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Limited Liability Company

Legal Name

Cherry Oaks LLC

Information

SosId: 2430226

Status: Current-Active ⓘ

Date Formed: 6/8/2022

Citizenship: Foreign

State of Incorporation: DE

Annual Report Due Date: April 15th

CurrentAnnual Report Status:

Registered Agent: COGENCY GLOBAL INC.

Addresses

Reg Office

212 South Tryon Street Suite 1000
Charlotte, NC 28281

Reg Mailing

212 South Tryon Street Suite 1000
Charlotte, NC 28281

Mailing

912 MANHATTAN AVE STE C4
MANHATTAN BCH, CA 90266

Principal Office

912 MANHATTAN AVE STE C4
MANHATTAN BCH, CA 90266

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Manager

Ryan Hall

912 MANHATTAN AVE STE C4
MANHATTAN BCH CA 90266

State of North Carolina
Department of the Secretary of State

SOSID: 2430226
Date Filed: 6/8/2022 7:38:00 AM
Elaine F. Marshall
North Carolina Secretary of State
C2022 158 01490

OFFICIAL COPY

May 04 2023

APPLICATION FOR CERTIFICATE OF AUTHORITY
FOR LIMITED LIABILITY COMPANY

Pursuant to §57D-7-03 of the General Statutes of North Carolina, the undersigned limited liability company hereby applies for a Certificate of Authority to transact business in the State of North Carolina, and for that purpose submits the following:

1. The name of the limited liability company is Cherry Oaks LLC;
and if the limited liability company name is unavailable for use in the State of North Carolina, the name the limited liability company wishes to use is Cherry Oaks NC LLC *Fictitious Name not Filed*
2. The state or country under whose laws the limited liability company was formed is Delaware
3. Principal office information: (Select either a or b.)

- a. ☒ The limited liability company has a principal office.

The principal office telephone number: 310-401-4218

The street address and county of the principal office of the limited liability company is:

Number and Street: 2629 Fairways Place East

City: Wilson State: WY Zip Code: 83014 County: Teton

The mailing address, *if different from the street address*, of the principal office of the corporation is:

Number and Street: _____

City: _____ State: _____ Zip Code: _____ County: _____

- b. ☐ The limited liability company does not have a principal office.

4. The name of the registered agent in the State of North Carolina is: COGENCY GLOBAL INC.

5. The street address and county of the registered agent's office in the State of North Carolina is:

Number and Street: 212 South Tryon Street, Suite 1000

City: Charlotte State: NC Zip Code: 28281 County: Mecklenburg

6. The North Carolina mailing address, *if different from the street address*, of the registered agent's office in the State of North Carolina is:

Number and Street: _____

City: _____ State: NC Zip Code: _____ County: _____

APPLICATION FOR CERTIFICATE OF AUTHORITY

Page 2

7. The names, titles, and usual business addresses of the current company officials of the limited liability company are:
(use attachment if necessary) (This document must be signed by a person listed in item 7.)

Name and Title

Business Address

Ryan Hall, Authorized Signatory 912 Manhattan Avenue Suite C4, Manhattan Beach, CA 90266

8. Attached is a certificate of existence (or document of similar import), duly authenticated by the secretary of state or other official having custody of limited liability company records in the state or country of formation. **The Certificate of Existence must be less than six months old. A photocopy of the certification cannot be accepted.**
9. If the limited liability company is required to use a fictitious name in order to transact business in this State, a copy of the resolution of its managers adopting the fictitious name is attached.

10. (Optional): Please provide a business e-mail address: Privacy Redaction
The Secretary of State's Office will e-mail the business automatically at the address provided above at no cost when a document is filed. **The e-mail provided will not be viewable on the website.** For more information on why this service is offered, please see the instructions for this document.



11. This application will be effective upon filing, unless a delayed date and/or time is specified: _____

This the 6th day of June, 2022

Cherry Oaks LLC

Name of Limited Liability Company

Signature of Company Official

Ryan Hall, Authorized Signatory

Type or Print Name and Title

Notes:

1. Filing fee is \$250. This document must be filed with the Secretary of State.

OFFICIAL COPY
MAY 04 2023

Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "CHERRY OAKS 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 SEVENTH DAY OF JUNE, A.D. 2022.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "CHERRY OAKS LLC" WAS FORMED ON THE TWENTIETH DAY OF MAY, A.D. 2022.

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



6812019 8300

SR# 20222640695

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.

Authentication: 203611975

Date: 06-07-22

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May 04 2023

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Limited Liability Company

Legal Name

Oaks Owner LLC

Information

SosId: 2422978

Status: Current-Active ⓘ

Date Formed: 5/26/2022

Citizenship: Foreign

State of Incorporation: DE

Annual Report Due Date: April 15th

CurrentAnnual Report Status:

Registered Agent: COGENCY GLOBAL INC.

Addresses

Reg Office

212 South Tryon Street Suite 1000
Charlotte, NC 28281

Reg Mailing

212 South Tryon Street Suite 1000
Charlotte, NC 28281

Mailing

912 Manhattan Avenue Suite C4
Manhattan Beach, CA 90266

Principal Office

912 Manhattan Avenue Suite C4
Manhattan Beach, CA 90266

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Manager

Ryan Hall
912 MANHATTAN AVE STE C4
MANHATTAN BCH CA 90266

State of North Carolina
Department of the Secretary of State

APPLICATION FOR CERTIFICATE OF AUTHORITY
FOR LIMITED LIABILITY COMPANY

Pursuant to §57D-7-03 of the General Statutes of North Carolina, the undersigned limited liability company hereby applies for a Certificate of Authority to transact business in the State of North Carolina, and for that purpose submits the following:

1. The name of the limited liability company is Oaks Owner LLC;
and if the limited liability company name is unavailable for use in the State of North Carolina, the name the limited liability company wishes to use is *Fictitious name not filed in this office.*
2. The state or country under whose laws the limited liability company was formed is Delaware.
3. Principal office information: (Select either a or b.)
 - a. ☒ The limited liability company has a principal office.
The principal office telephone number: 310-401-4218
The street address and county of the principal office of the limited liability company is:
Number and Street: 912 Manhattan Avenue Suite C4
City: Manhattan Beach State: CA Zip Code: 90266 County: Los Angeles
The mailing address, *if different from the street address*, of the principal office of the corporation is:
Number and Street: _____
City: _____ State: _____ Zip Code: _____ County: _____
 - b. ☐ The limited liability company does not have a principal office.
4. The name of the registered agent in the State of North Carolina is: COGENCY GLOBAL INC.
5. The street address and county of the registered agent's office in the State of North Carolina is:
Number and Street: 212 South Tryon Street, Suite 1000
City: Charlotte State: NC Zip Code: 28281 County: Mecklenburg
6. The North Carolina mailing address, *if different from the street address*, of the registered agent's office in the State of North Carolina is:
Number and Street: _____
City: _____ State: NC Zip Code: _____ County: _____

APPLICATION FOR CERTIFICATE OF AUTHORITY

Page 2

7. The names, titles, and usual business addresses of the current company officials of the limited liability company are:
(use attachment if necessary) (This document must be signed by a person listed in item 7.)

Name and TitleBusiness Address

Ryan Hall, Authorized Signatory 912 Manhattan Avenue Suite C4, Manhattan Beach, CA 90266

8. Attached is a certificate of existence (or document of similar import), duly authenticated by the secretary of state or other official having custody of limited liability company records in the state or country of formation. The Certificate of Existence must be less than six months old. A photocopy of the certification cannot be accepted.
9. If the limited liability company is required to use a fictitious name in order to transact business in this State, a copy of the resolution of its managers adopting the fictitious name is attached.

10. (Optional): Please provide a business e-mail address:

Privacy Redaction

The Secretary of State's Office will e-mail the business automatically at the address provided above at no cost when a document is filed. The e-mail provided will not be viewable on the website. For more information on why this service is offered, please see the instructions for this document.



11. This application will be effective upon filing, unless a delayed date and/or time is specified: _____.

This the 25th day of May, 2022

Oaks Owner LLC

Name of Limited Liability Company

Signature of Company Official

Ryan Hall, Authorized Signatory

Type or Print Name and Title

Notes:

1. Filing fee is \$250. This document must be filed with the Secretary of State.

Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "OAKS OWNER 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 TWENTY-FIFTH DAY OF MAY, A.D. 2022.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "OAKS OWNER LLC" WAS FORMED ON THE TWELFTH DAY OF APRIL, A.D. 2022.

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



6732296 8300

SR# 20222321437

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.

Jeffrey W. Bullock, Secretary of State

Authentication: 203521342

Date: 05-25-22

OFFICIAL COPY

May 04 2023

BK 3174 PG 12 - 16 (5) DOC# 653792
This Document eRecorded: 06/16/2022 02:54:22 PM
Fee: \$26.00 DocType: DEED Tax: \$35,500.00
Lincoln County, North Carolina
Danny R. Hester, Register of Deeds

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$35,500.00 Parcel Identifier: 19186

Mail after recording to: Polsinelli LLP, 2049 Century Park E., 29th Floor, Los Angeles, CA 900, Attn: Jesse Nichols

This instrument was prepared by: Polsinelli LLP, 2049 Century Park E., 29th Floor, Los Angeles, CA 900, Attn: Jesse Nichols

Reviewed for compliance with North Carolina law by: David T. Pryzwansky - The Pryzwansky Law Firm, P.A.

Brief Description for the Index: The Oaks Apartments, 101 Arbor Run Dr., Lincolnton, North Carolina

THIS DEED made this 16 day of June, 2022, by and between:

GRANTOR	GRANTEE
LINCOLNTON OAKS APARTMENTS, LLC, a North Carolina limited liability company	PGP Oaks 1, LLC a North Carolina limited liability company, as to an undivided 47.354% interest as tenants-in-common,
GRANTOR'S ADDRESS: 1001 B Avenue Suite 203 Coronado, CA 92118 Attn: Patrick McKee pmckee@mckeecompany.com	PGP Oaks 2, LLC a North Carolina limited liability company, as to an undivided 10.332% interest as tenants-in-common, Cherry Oaks LLC, a Delaware limited liability company, as to an undivided 37.314% interest as tenants-in-common, and Oaks Owner LLC, a Delaware limited liability company, as to an undivided 5.00% interest as tenants-in-common
	GRANTEE'S ADDRESS: c/o Magma Equities LLC 921 Manhattan Ave., Suite C4 Manhattan Beach, CA 90266 Attn: Ryan T. Hall

Submitted electronically by "The Pryzwansky Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Lincoln County Register of Deeds.

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

Those certain lands as are more particularly described in Exhibit A which is attached hereto and made a part hereof by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 11000, Page 0321, Lincoln County Registry.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

A map showing the above-described property is recorded in Book of Maps 2756, Pages 642-644, Lincoln County Registry.

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

And Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

See attached Exhibit B attached hereto and incorporated herein by reference.

(Signature page follows)

IN WITNESS WHEREOF, Grantor has executed the foregoing as of the day and year first above written.

LINCOLN OAKS APARTMENTS, LLC, a
North Carolina limited liability company

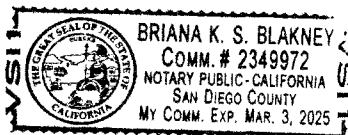
By: [Signature]
Name: Russell B. McKee
Title: Manager

STATE OF California
COUNTY OF San Diego

I certify that the following person personally appeared before me this day, acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein: _____

Russell B. McKee

Date: June 14th, 2022



[Signature]
Briana K. S. Blakney
Notary Printed Name

My Commission Expires: March 3rd, 2025

(Official Seal)

OFFICIAL COPY

May 04 2023

EXHIBIT A

Legal Description

BEGINNING AT A #3 REBAR ON THE SOUTHERN RIGHT-OF-WAY OF SOUTH GENERALS BLVD., SAID BEGINNING POINT BEING LOCATED NORTH 12 DEGREES 35 MINUTES 19 SECONDS EAST 1195.60 FEET FROM USGS MONUMENT ROBIN, AND RUNNING THENCE FROM SAID BEGINNING POINT NORTH 21 DEGREES 32 MINUTES 13 SECONDS WEST 86.61 FEET TO A POINT IN THE CENTERLINE OF SOUTH GENERALS BLVD., RUNNING THENCE WITH THE CENTERLINE OF SOUTH GENERALS BLVD. NORTH 12 DEGREES 07 MINUTES 16 SECONDS EAST 501.00 FEET TO A POINT IN THE CENTERLINE, RUNNING THENCE WITH THE LINE OF ROBERT T. CLONINGER (DEED 537 PAGE 738) THE FOLLOWING 8 CALLS, 1) SOUTH 17 DEGREES 05 MINUTES 32 SECONDS EAST 98.35 FEET TO A #4 REBAR ON THE SOUTHERN RIGHT-OF-WAY OF SOUTH GENERALS BLVD., 2) SOUTH 17 DEGREES 06 MINUTES 16 SECONDS EAST 14.88 FEET TO AN EXISTING AXLE, 3) SOUTH 16 DEGREES 59 MINUTES 22 SECONDS EAST 18.74 FEET TO AN EXISTING AXLE, 4) SOUTH 25 DEGREES 35 MINUTES 32 SECONDS EAST 196.87 FEET TO A 3/4" PIPE, 5) SOUTH 25 DEGREES 30 MINUTES 19 SECONDS EAST 199.74 FEET TO AN OLD PIPE, 6) SOUTH 25 DEGREES 49 MINUTES 57 SECONDS EAST 286.14 FEET TO A SOLID PIN, 7) SOUTH 25 DEGREES 30 MINUTES 50 SECONDS EAST 313.55 FEET TO A 3/4" PIPE IN A SOURWOOD TREE, 8) SOUTH 25 DEGREES 38 MINUTES 40 SECONDS EAST 322.02 FEET TO A 1/2" PIPE, A CORNER WITH GEORGE A. STOUDEMIRE (DEED 551 PAGE 233), THENCE RUNNING WITH STOUDEMIRE'S LINE SOUTH 26 DEGREES 41 MINUTES 35 SECONDS WEST 450.08 FEET TO A 1/2" PIPE, THENCE CONTINUING WITH STOUDEMIRE SOUTH 24 DEGREES 07 MINUTES 03 SECONDS WEST 158.16 FEET TO A #4 REBAR IN A 30 FOOT SEWER EASEMENT, THENCE RUNNING WITHIN THE 30 FOOT SEWER EASEMENT AND WITH THE LINE OF FBTC LEASING (DEED 999 PAGE 346) THE FOLLOWING 6 CALLS, 1) NORTH 22 DEGREES 32 MINUTES 00 SECONDS WEST 42.19 FEET TO A #4 REBAR, 2) NORTH 23 DEGREES 02 MINUTES 00 SECONDS WEST 368.19 FEET TO A #4 REBAR AT A MANHOLE, 3) NORTH 10 DEGREES 11 MINUTES 27 SECONDS WEST 411.46 FEET TO A #4 REBAR AT A MANHOLE, 4) NORTH 16 DEGREES 47 MINUTES 15 SECONDS WEST 210.62 FEET TO A #4 REBAR AT A MANHOLE, 5) NORTH 21 DEGREES 37 MINUTES 51 SECONDS WEST 241.39 FEET TO A REBAR AT A MANHOLE, 6) LEAVING THE 30 FOOT SEWER EASEMENT RUNNING NORTH 21 DEGREES 42 MINUTES 15 SECONDS WEST 88.33 FEET TO THE POINT AND PLACE OF BEGINNING. CONTAINING 11.675 ACRES MORE OR LESS ACCORDING TO A SURVEY ENTITLED "PHYSICAL SURVEY FOR CHERNEY DEVELOPMENT COMPANY, INC." BY RONNIE DEDMON SURVEYORS, P.A. DATED NOVEMBER 18, 2001, AND SIGNED AND SEALED BY DAVID C. POOVEY, PLS #3762, REFERENCE TO SAID SURVEY BEING MADE IN AID OF DESCRIPTION.

SAID PROPERTY IS CONVEYED SPECIFICALLY SUBJECT TO THE RIGHTS OF WAY FOR GENERALS BOULEVARD (SEE BOOK 314 PAGE 482), FOR THE SANITARY SEWER LINE (SEE BOOK 987 PAGE 425), TO DUKE POWER CO. (SEE DEED BOOK 340 PAGE 139), AND ALL OTHER RIGHTS OF WAY AND EASEMENTS OF RECORD.

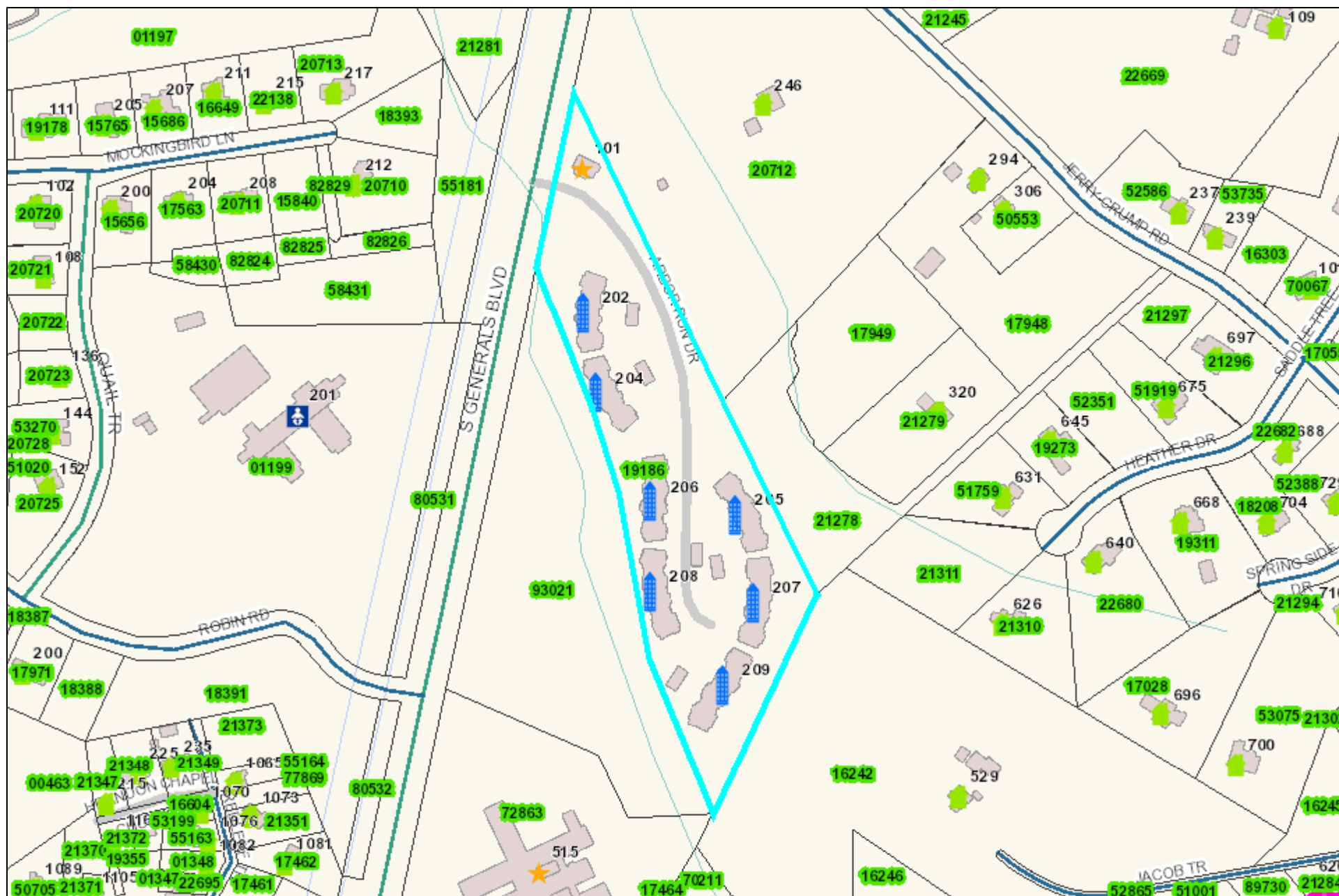
EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2022, which are a lien, but not yet due and payable, and all subsequent years.
2. Right of Way to Duke Energy recorded in Book 1389, Page 382, Lincolnton County Registry.
3. Deed of Easement and Right of Way to City of Lincolnton, Municipal Corporation recorded in Book 1457, Page 761, Lincoln County Registry.
4. Deed of Easement and Right of Way to City of Lincolnton, Municipal Corporation recorded in Book 987, Page 425, Lincoln County Registry.
5. Easement to Duke Power Company for overhead power line recorded in Book 340, Page 139, Lincoln County Registry.
6. Existing rights of way granted to NC State Highway and Public Works Commission recorded in Book 314, Page 482, Lincolnton County Registry.
7. Matters as disclosed by that certain survey entitled "2021 ALTA/NSPS Land Title Survey Oaks Project #22-364778.3 prepared by David B. Jordan & Associates, PLLC and , bearing the seal and certification of David B. Jordan}, PLS, dated April 25, 2022 and last revised June 9, and designated Job Number Oaks Project #22-364778.3.

OFFICIAL COPY

May 04 2023



April 7, 2023

Lincoln County, NC

Esri, Inc., Lincoln County, NC

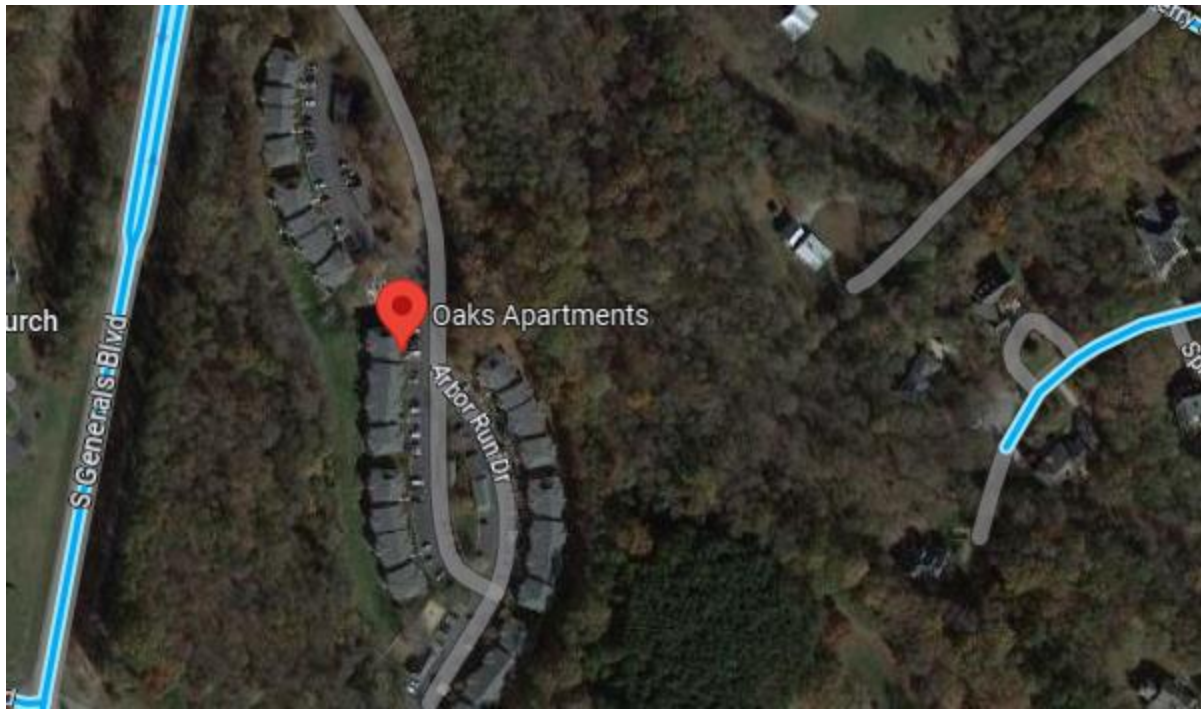
Office of the Tax Administrator, GIS Mapping Division

Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.

0 100 200 Feet



1 inch = 326 feet



Oaks Apartments

3.2 ★★★★★ (20)

Apartment building

Overview

Reviews

About



Directions



Save



Nearby



Send to
phone



Share



101 Arbor Run Dr, Lincolnton, NC 28092

WATER TURN-ON/TURN OFF

- **Property owners:** Please call 336-222-5100 between the hours of 8am-5pm, Monday – Friday.
- **Renters:** Please call 336-222-5100 to establish service, a Customer Service Rep will assist with this request. Persons renting or leasing the property for which service is requested must pay a deposit of \$75.00 within the City limits or \$100.00 for properties outside of the City limits, in order to initiate service. Deposits are to be paid in the Utility Billing Office at the City of Burlington Municipal Annex Building, 237 W. Maple Ave.

WATER/SEWER TAPS/CONNECTIONS

- For information concerning costs of water taps 1.5 inch or less in size or sewer taps 4 inches in size contact Utility Billing at 336-222-5100.
- For information on Water Taps larger than 1.5 inches or sewer taps larger than 4 inches contact Water & Sewer Pipe Maintenance at 336-222-5140.

ASSESSMENTS

Questions concerning water, sewer, demolition or vacant lot assessments should be directed to the City of Burlington Tax Department at 336-222-5126.

Water and Sewer Rates - July 2022 thru June 2023

Water Inside Corporate City Limits

1,000 gallons/month minimum	\$4.32 per 1,000
1,001 - 10,000 gallons	\$4.32 per 1,000
10,001 - 100,000 gallons	\$3.90 per 1,000
*100,001 - 1,000,000 gallons	\$3.45 per 1,000
All over 1,000,000 gallons	\$2.16 per 1,000

*Lowest rates offered to municipalities per contract

WATER OUTSIDE OF CORPORATE CITY LIMITS

Double the rate of water inside City limits (above).

Sewer Inside Corporate City Limits

1,000 gallons/month minimum	at \$5.31 per 1,000
1,001 - 10,000,000 gallons	at \$5.31 per 1,000
All over 10,000,000 gallons	at \$3.32 per 1,000

SEWER OUTSIDE CORPORATE CITY LIMITS

Double the rate of sewer rates for inside City limits (above).

MUNICIPAL SEWER Rate:

\$5.87 per 1,000 gallons

SEWER ONLY FLAT RATES

Inside Corporate City Limits: \$23.72

Outside Corporate City Limits: \$47.44

Water/Sewer Deposits

Inside Corporate City Limits: \$75.00

Outside Corporate City Limits: \$100.00

City Water Bill Assistance

Some Burlington Households who have experienced COVID-related financial difficulties are eligible to receive up to \$100/month for six consecutive months to help pay City of Burlington Water Bills.

The following qualifications apply:

- Residents must have experienced reduced income due either to COVID-related loss of work or to missing work due to COVID-related illness.
- Residents must meet low-moderate income qualifications as defined by HUD (see table below).

Household	1 person	2 people	3 people	4 people	5 people	6 people	7 people	8 people
Income	\$35,950	\$41,100	\$46,250	\$51,350	\$55,500	\$59,600	\$63,700	\$67,800



CONSERVICE SERVICE AND PRICING SCHEDULE

Marcia Fishwick
2023.03.21
14:00:32 -0500

Community Name: The Oaks Apartments Management: Apartment Dynamics Legal Name: Oaks Owner LLC

Complete Address: 101 Arbor Run Dr Lincolnton, NC 28022

Tax ID: 86-2232858 Units: 111 Beds: Wizard #: Contract Term: 12 Months

Bill Delivery Preference: ☒ Ebill ☐ Mail

BILLING	<input type="checkbox"/> Conservice Collect <input checked="" type="checkbox"/> Community Collect	Monthly Conservice Invoice/Reimbursement Preferences Delivery Method: <u>e-owen@aptdynamics.com</u> Payment Method: <u> </u>		Takeover: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Prior Customer/Provider: <u> </u>		<input checked="" type="checkbox"/> Multifamily <input type="checkbox"/> HOA <input type="checkbox"/> Student <input type="checkbox"/> Military <input type="checkbox"/> Commercial <input type="checkbox"/> WYSE
	Method: <input type="checkbox"/> RUBS <input checked="" type="checkbox"/> Sub-metered <input type="checkbox"/> Direct Metered	Occupants to Bill: <input checked="" type="checkbox"/> New Move-ins <input checked="" type="checkbox"/> Lease Renewals <input checked="" type="checkbox"/> Employees		Retail Units: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Electronic Data Exchange (EDE): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Tenant Software: <u>Reemian</u> Accounting Software: <u> </u>	
	UTILITY	MATCH PREVIOUS	METHOD	CAD/FLAT AMOUNT	RAMP UP?	ADDITIONAL INFORMATION
	Water	<input type="checkbox"/>	Sub-meter Utility Rates	NA	<input type="checkbox"/>	SAProperty
	Sewer	<input type="checkbox"/>	Sub-meter Utility Rates	NA	<input type="checkbox"/>	Ramp up date 6/16/2022 -
	<input type="checkbox"/>			<input type="checkbox"/>		
	<input type="checkbox"/>			<input type="checkbox"/>		
	<input type="checkbox"/>			<input type="checkbox"/>		
	<input type="checkbox"/>			<input type="checkbox"/>		
	<input type="checkbox"/>			<input type="checkbox"/>	Rent/Ancillary: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

FEE NAME	FREQUENCY	OCCUPANT FEE	CLIENT PORTION	\$ OR %	RAMP UP
Water/Sewer	Per Bill Mailed	\$3.75	Client Pays	\$0.00	<input type="checkbox"/>
					<input type="checkbox"/>
					<input type="checkbox"/>
					<input type="checkbox"/>
					<input type="checkbox"/>
					<input type="checkbox"/>
					<input type="checkbox"/>
					<input type="checkbox"/>

Postal Increase Paid By: ☒ Owner ☐ Resident/Tenant ☐ Neither CPI Increase Paid By: ☒ Owner ☐ Resident/Tenant ☐ Neither

Additional Information:

MSA: ☐ Yes ☒ No Client Name:

SYNERGY

Services Used: (mark all that apply)

- ☐ Vacant
☐ Bill Pay
☐ EPA Benchmarking
☐ Owner Conversion (\$1,299)
Expected close date:
☐ New Construction (\$250 per month)

SUB-METER EQUIPMENT

If Applicable:
Meter Type:
Meter Model:
Meter Size:
Reading System:
Measurement:
Modem #:
Conservice Install:
Maintenance Plan:
☐ Gold If unmarked, on-call pricing

MISCELLANEOUS

Products:
☐ Control *
☒ Full ☐ Self ☐ Vendor Mgmt
☐ Resident Tools *
☐ Check Scanning *
☐ Sub-meter Installation *
☐ Energy/ENERGYZE *
*Terms and Fees listed on product agenda

CONTACTS	Contact Name	Role	Email	Phone
		Community Manager	owen@aptdynamics.com	704-732-3070
	Andrea Cresimore	Regional Manager	acresimore@aptdynamics.com	336-899-7015
	Tracey Beck	IT Contact	water@aptdynamics.com	336-802-1395
	Michelle Miller-Simons	Accounting Contact	wesler@aptdynamics.com	336-899-7714
ADD-INFO				

Sales: Pam Berkusky Account Manager: Inside Sales Rep: Melissa Bickler Customer Initials: GP Conservice Initials: JMM

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May 04 2023

Property Name	The Oaks (oa044)		Created By:	ljomok
Address	101 Arbor Run Dr Lincolnton, NC 28092		Date:	05/01/23
Number of Units	111		Last Utility Rate Change:	07/01/22
Utility	City of Lincolnton [Residential Inside City Designation]		Next Utility Rate Change:	07/01/23

Water Base Charges

(7) Minimum Charges	\$	16.55 each	\$	115.85 monthly
			\$	115.85 monthly total
			\$	1.04 per unit monthly

Water Consumption Charges
Utility Rates PER METER:

First 2,000 Gallons	\$	- per CCF	\$	- per 1,000 gallons
Overage	\$	3.35 per CCF	\$	4.48 per 1,000 gallons

NCUC Recommendation Rate (based on a 4,000 Gallon Average monthly):

All gallons	\$	4.34 per 1,000 gallons
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*Price derived from weighted average price per 1,000 gallons for 4,000 gallons of monthly consumption:

First Tier	126 Gallons	@ \$ 0.00 per 1,000 Gallons =	\$	-
Overage Tier	3,874 Gallons	@ \$ 4.48 per 1,000 Gallons =	\$	17.36
	4,000 Gallons		\$	17.36
	\$	17.36 / 4,000 Gallons =	\$	4.34 per 1,000 Gallons

Sewer Base Charges

(7) Minimum Charges	\$	24.77 each	\$	173.39 monthly
			\$	173.39 monthly total
			\$	1.56 per unit monthly

Sewer Consumption Charges
Utility Rates PER METER:

First 2,000 Gallons	\$	- per CCF	\$	- per 1,000 gallons
Next 4,998,000 Gallons	\$	5.54 per CCF	\$	7.40 per 1,000 gallons
Overage	\$	3.75 per CCF	\$	5.02 per 1,000 gallons

NCUC Recommendation Rate:

All gallons	\$	7.17 per 1,000 gallons
-------------	----	------------------------

*Price derived from weighted average price per 1,000 gallons for 4,000 gallons of monthly consumption:

First Tier	126 Gallons	@ \$ 0.00 per 1,000 Gallons =	\$	-
Overage Tier	3,874 Gallons	@ \$ 7.40 per 1,000 Gallons =	\$	28.67
	4,000 Gallons		\$	28.67
	\$	28.67 / 4,000 Gallons =	\$	7.17 per 1,000 Gallons

Test:

Gallons:	Water	\$	18.40	NOTE: \$3.75 Per Unit Monthly Billing Management Fee
4000	Sewer	\$	30.23	

Property Name: The Oaks (oa044)
Utility Provider: City of Lincolnton

Account Number:	Service Address:	Bldg:	Units:
16-06020-02	202 Arbor Run Dr	Bldg 1	N/A
16-06022-02	204 Arbor Run Dr	Bldg 2	N/A
16-06024-02	206 Arbor Run Dr	Bldg 3	N/A
16-06025-02	208 Arbor Run Dr	Bldg 4	N/A
16-06029-02	209 Arbor Run Dr	Bldg 7	N/A
16-06044-02	207 Arbor Run Dr	Bldg 6	N/A
16-06054-02	205 Arbor Run Dr	Bldg 5	N/A
16-06273-02	101 Arbor Run Dr	Clubhouse	[Excluded]
Total:	7 Accounts		111