

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 Gateway at Charlotte Park, LLC
2. Business mailing address of owner c/o Brown Investment Properties, PO Box 930  
City and state Greensboro, NC Zip code 27402
3. Business telephone number 336-379-8771 Business fax number 336-274-9305
4. Business email address lsamson@bipinc.com

**PROPOSED UTILITY SERVICE AREA**

5. Name of Apartment Complex or Manufactured Home Park The Leo Loso
6. County (or counties) Mecklenburg County
7. Type of Service (Water and/or Sewer) water and sewer
8. Supplier of purchased water City of Charlotte
9. Supplier of purchased sewage treatment City of Charlotte
10. Number of customers - Water 284 Sewer 284 10 Current Customers
11. Number of customers that can be served (including present customers, vacant units or lots, etc.):  
Water 284 Sewer 284
12. For manufactured home parks, are all lots to be served owned by the Applicant? (yes or no) N/A

**PROPOSED RATES** NCUC Calculation Worksheet attached

(Amount Applicant Proposes to Charge)

13. Water usage rate (not to exceed supplier's unit consumption rate): 5.52
14. Sewer usage rate (not to exceed supplier's unit consumption rate): 5.52
15. Are the usage rates listed above per ccf or per 1,000 gallons? Per 1000 Gallons
16. Monthly administrative fee: \$5.52+75.86 water \$5.52+\$498.12 sewer+ \$3.75= \$588.77  
(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>Lorie Samson</u>           | <u>Brown Investment Properties, Inc.<br/>PO Box 930, Greensboro, NC 27402</u> | <u>336-379-8771</u> |
| 19. Complaints or Billing   | <u>Nat'l Exemption Svc</u>    | <u>604 Packard Ct, Safety Harbor FL 34695</u>                                 | <u>800-488-1748</u> |
| 20. Emergency Service   | <u>Maintenance Supervisor</u> |   | <u>704-236-5352</u> |
| 21. Filing and Payment of Regulatory Fees to Utilities Commission | <u>Ellen Fields</u>           | <u>Brown Investment Properties, Inc.<br/>PO Box 930, Greensboro, NC 27402</u> | <u>336-379-8771</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 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.
10. Enclose documentation that substantiates the date of construction completion listed on line 6 of the application.

FILING INSTRUCTIONS

11. 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.
12. 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

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

Signature



Date

3/5/24

14. (Typed or Printed Name) Peter Placentino  
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

6<sup>th</sup>

day of

March

2024

Holly M. Harmon

Notary Public

My Commission Expires:

June 22, 2025

Date

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Mar 07 2024

State of North Carolina  
Department of the Secretary of State

SOSID: 2130551  
Date Filed: 2/11/2021 3:39:00 PM  
Elaine F. Marshall  
North Carolina Secretary of State  
C2021 034 02434

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Mar 07 2024

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 Gateway at Charlotte Park, 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 \_\_\_\_\_

2. The state or country under whose laws the limited liability company was formed is Florida

3. Principal office information: (Select either a or b.)

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

The principal office telephone number: 305-932-6262

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

Number and Street: 2875 N.E. 191st Street, Suite 801

City: Aventura State: FL Zip Code: 33180 County: Miami-Dade

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

Number and Street: 2875 N.E. 207th Street

City: Aventura State: FL Zip Code: 33180 County: Miami-Dade

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: Michael J. Wenig

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

Number and Street: 400 Bellemeade Street, Suite 800

City: Greensboro State: NC Zip Code: 27401 County: Guilford

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

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Mar 07 2024

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

Gateway NC, LLC, Manager

2875 N.E 191st Street, Aventura, FL 33180

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.

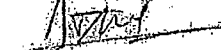
10. (Optional): Please provide a business e-mail address: \_\_\_\_\_

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 10th day of February, 2021

Gateway at Charlotte Park, LLC

Name of Limited Liability CompanySignature of Company Official

Gateway NC, LLC, Manager By: Adrian Socolsky Title: Manager

Type or Print Name and Title

## Notes:

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

# *State of Florida*

## *Department of State*

I certify from the records of this office that GATEWAY AT CHARLOTTE PARK, LLC is a limited liability company organized under the laws of the State of Florida, filed on June 25, 2018.

The document number of this limited liability company is L18000154519.

I further certify that said limited liability company has paid all fees due this office through December 31, 2020, that its most recent annual report was filed on February 6, 2020, and that its status is active.

*Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this  
the Twenty-fifth day of January,  
2021*



*Rainald B. ...*  
Secretary of State

Tracking Number: 7549545885CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

For Registration  
Fredrick Smith  
Register of Deeds  
Mecklenburg County, NC  
Electronically Recorded  
2021 Feb 02 03:24 PM RE Excise Tax: \$ 0.00  
Book: 35626 Page: 192 - 194 Fee: \$ 26.00  
Instrument Number: 2021020404

*Fredrick Smith*

OFFICIAL COPY

Mar 07 2024

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: NTC

Parcel Identifier No. portion of 1452801 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Mail/Box to: Jeff Dunham, Tuggle Duggins P.A., PO Box 2888, Greensboro, NC 27402

This instrument was prepared by: Jeff Dunham, Tuggle Duggins P.A., PO Box 2888, Greensboro, NC 27402 (without title examination)

Brief description for the Index: Lot 1, MB 63/217

THIS DEED made this \_\_\_\_\_ day of January, 2021, by and between

#### GRANTOR

**GATEWAY AT CHARLOTTE PARK, LLC**, a Florida limited liability company

2875 NE 191<sup>st</sup> Street, Suite 801  
Adventura, FL 33180

#### GRANTEE

**GATEWAY 2, LLC**, a Florida limited liability company

2875 NE 191<sup>st</sup> Street, Suite 801  
Adventura, FL 33180

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 Mecklenburg County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by this reference

The property hereinabove described was acquired by Grantor by instrument recorded in Book 33170, Page 801.

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

A map showing the above described property is recorded in Map Book 68 page 317.

Submitted electronically by "Tuggle Duggins P.A."

in compliance with North Carolina statutes governing recordable documents  
Printed by Agr and the terms of the submitter agreement with the Mecklenburg County Register of Deeds.  
1405975v1

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 Grantor is seized of the premises 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, other than the following exceptions:

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for 2021.

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

GATEWAY AT CHARLOTTE PARK, LLC, a Florida  
limited liability company,

By its Manager:  
Gateway NC, LLC a Delaware  
limited liability company,

By: [Signature] (SEAL)

Name: ADRIAN SOKOLSKY

Title: MANAGER

State of FLORIDA  
County or City of MIAMI-DADE

I, the undersigned Notary Public of the County or City of MIAMI-DADE and State aforesaid, certify that ADRIAN SOKOLSKY, personally came before me this day and acknowledged that s/he is Manager of Gateway NC, LLC, LLC, a Delaware limited liability company, Manager of GATEWAY AT CHARLOTTE PARK, LLC, a Florida limited liability company and that by authority duly given and as the act of such entity, s/he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 28 day of January, 2021.

My Commission Expires: 08/20/2022  
(Affix Seal)

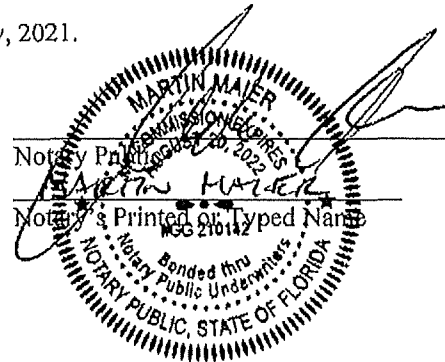


EXHIBIT A

BEING all of Lot 1, containing 3.2333 acres, more or less, as shown on Plat for Gateway at Charlotte Park, Map 1, made by Andrew Zoutewelle, Land Surveyor, dated January 13, 2021, recorded in Map Book 68, Page 317, Mecklenburg County Registry.





Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar  
Technologies, Orbis Inc, U.S. Geological Survey, USDA/FPAC/GEO, York  
County Government, SC, Map data ©2024 Google

1000 ft

## Delays

Moderate traffic in this area

No known road disruptions. Traffic incidents will show up  
here.



Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, Orbis Inc, U.S.  
Geological Survey, USDA/FPAC/GEO, York County Government, SC, Map data  
©2024

100 ft

## Delays

Light traffic in this area

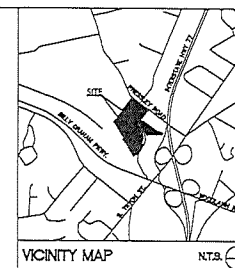
No known road disruptions. Traffic incidents will show up here.



CHARLOTTE, NORTH CAROLINA

SANITARY SEWER  
SYSTEM IMPROVEMENTS TO SERVE  
GATEWAY @ CHARLOTTE PARK

LEGEND	SYMBOLS
MAINT. (PROFILE)	
BOTTOM OF BANK (TOD)	
DOE	
LENG	
DOE DIA. STD. 6.83	
DOE (PROFILE)	
DOE, DITCH OR BRANCH	
DOE & GUTTER	
DOE OF ROADWAY	
DOE FIRE HYDRANT	
DOE, WATER OR SAN. SOWER CASING	
DOE IRON PIPE	
DOE WATER VALVE	
DOE, WATER MAIN	
DOE, SAN. SOWER MANHOLE STRUCTURE	
DOE GAS MAIN	
DOE GAS SERVICE	
DOE (LABEL TYPE)	
DOE VALVE	
DOE (PROFILE)	
DOE PROFILE	
DOE RAIL	
DOE, POND, WETLAND OR LAKE	
DOEHEAD ELECTRIC	
DOE	
DOE POLE/UTILITY WIRE	
DOEITY LINE	
DOEPOSED AIR RELEASE	
DOEPOSED FIRE HYDRANT	
DOEPOSED WATER MAIN (MARKED EVERY 100')	
DOE, WATER OR SAN. SOWER CASING	
DOE, WATER OR SAN. SOWER TAP	
DOE, WATER VALVE	
DOE, SANITARY SOWER	
DOE, SAN. SOWER MANHOLE STRUCTURE	
DOE	
DOE/STREET R/W	
DOE FORCE (SILT FORCE) STD. 6.83	
DOE	
DOE STD. (LABEL TYPE)	
DOE DRAIN/CATCH BASIN, TAPD AND DROP INLET	
DOE CONSTRUCTION CASING	
DOE SEDIMENT TRAP STD. 6.80	
DOE DIVERSION STD. 6.80	
DOE STREAM CROSSING STD. 6.80	
DOE OF BANK (TOD)	
DOE LINE	
DOE & BUSH	
DOE CABLE	
DOEHEAD ELECTRIC	
DOEHEAD TELEPHONE	
DOE	

[illegible]

**SURVEY DISCLAIMER**  
"ALTA/NSPS LAND TITLE SURVEY" ISSUE DATE JANUARY 6  
2019. PROVIDED BY A.C. ZOUTENELLE SURVEYORS, 1418 E  
BRYAN STREET, CHARLOTTE, NC 28204 (704) 378-8444

SHEET NO.	1	COVER SHEET
SHEET NO.	2	PERMITS, GENERAL NOTES
SHEET NO.	3	OUTFALL - YORKWOOD DRIVE (EX-MH-1 TO PR-SSMH-3) PRESSLEY ROAD (EX-MH-3 TO PR-SSMH-4)
SHEET NO.	4	OUTFALL - PET SPA LATERAL (PR-SSMH-20 TO PR-SSCO-21)
SHEET NO.	5	PRIVATE WATER TAPS

NOTE: ALL CONNECTIONS TO EXISTING PUBLIC WATER AND SEWER UTILITIES SHALL BE INSTALLED BY THE DEVELOPER'S CONTRACTOR.

NOTE:  
ALL STREETS TO BE  
CITY OF CHARLOTTE  
MAINTAINED.

<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> <p>APPROVALS (SEALS)</p> <h1 style="margin: 0;">NOT FOR CONSTRUCTION</h1> </div> <div style="text-align: right;"> <p>IN M. SEAL</p> <p>06/17</p> </div> </div>			
<p>NAME (ADDRESS)</p>		<p>DATE</p>	
<p><b>SUMMARY OF SEWER MAINS &amp; MANHOLES</b></p>			
SIZE	LENGTH	SIZE	
8"	552± LF		
<p><b>TOTAL NO. OF MANHOLES: 4</b></p>			
<p><b>SUMMARY OF WATER MAINS &amp; HYDRANTS</b></p>			
SIZE	LENGTH	SIZE	LENGTH
<p><b>TOTAL NO. FIRE HYDRANTS: 1</b></p>			
<p><b>TOTAL NO. LOTS SERVED: 2</b></p>			
<p><b>PROJECT NAME: GATEWAY @ CHARLOTTE PARK</b></p>			
<p><b>JOB NO: 100-20-014 (W), 100-20-514 (S)</b></p>			
<p><b>DATE OF ACTIVATION</b></p>			
<p><b>DATE AS BUILT.</b></p>		<p><b>BY:</b></p>	



CALL NO ONECALL  
BEFORE YOU DIG  
**STOP**  
1-800-832-4649  
AVOID UTILITY DAMAGE

CONSTRUCTION SHALL BE IN ACCORDANCE  
WITH CHARLOTTE WATER STANDARD  
SPECIFICATIONS

## Commercial Rates & Fees

(hide below)

### Volumetric Rates

Water Charge per Ccf: \$3.27

Sewer Charge per Ccf: \$5.66

### Monthly Water and Sewer Fixed Fees

Water Fixed Fee: \$5.52

Sewer Fixed Fee: \$5.52

### Monthly Water & Sewer Availability Fees

Meter Size	Water Availability Fee	Sewer Availability Fee
¾" (5/8" meter)	\$1.38	\$9.06
1"	\$3.45	\$22.64
1 ½"	\$6.90	\$45.28
2"	\$11.03	\$72.45
3"	\$22.76	\$149.44

Meter Size	Water Availability Fee	Sewer Availability Fee
4"	\$37.47	\$246.04
6"	\$75.86	\$498.12
8"	\$151.72	\$996.24
10"	\$289.64	\$1,902.00
12"	\$365.50	\$2,400.00
Fire Line	\$0.00	n/a



Size	Fire Line Fee
Less than 4"	\$1.28
4"	\$7.82
6"	\$17.58
8"	\$35.17
10"	\$43.96
12"	\$68.87

### Irrigation Meter Rates

Tier 3 (1-16 Ccf): \$5.64

Tier 4: (17+ CCf): \$10.69

### Private Fire Line Volumetric Rate

\$3.07per Ccf

Monthly Fire Line Fee







# STATEMENT OF SERVICES

BILL DATE DUE DATE AMOUNT DUE

01/16/24 02/15/24 \$40.15

ACCOUNT NAME

EMAIL ADDRESS & PHONE

MAILING ADDRESS

SERVICE ADDRESS

ACCOUNT NO.

PARCEL

BROWN

704-578-3055

PO BOX 930

4525 CHARLOTTE PARK DR

938892-453769

14528203

INVESTMENT PROPERTY

GREENSBORO NC 27402

CHARLOTTE NC 28217

## MESSAGE CENTER

Visit [charlottewater.org](http://charlottewater.org) to view account information, pay your water bill, and sign up for automatic payments.

## BILLING PERIOD

12/06/23 - 01/08/24 = 33 Days Cycle: 09

## ACCOUNT SUMMARY

Previous Balance	\$11.87
Payment Received	-\$11.87
Amount Past Due	\$0.00
Current Charges	\$40.15
Additional Activity	\$0.00
<b>Total Amount Due</b>	<b>\$40.15</b>

## Questions about your bill?

¿Preguntas sobre su cuenta?



Visit us online at:  
[charlottewater.org](http://charlottewater.org)



Call Us:  
311 or 704-336-7600  
Monday-Friday 7:00 am-7:00 pm

## WATER CHARGES

Rate Type	Meter No.	Size	Current Read	- Previous Read	= Usage (Ccf)	Days of Service
COMM	123037322	5/8"	1	0	1	33
Usage Fees			Rate/Ccf x Usage			
			\$3.27 1			\$3.27
Rate Type	Meter No.	Size	Current Read	- Previous Read	= Usage (Ccf)	Days of Service
LAWN	123038410	5/8"	0	0	0	33
Water Fees (Fixed & Availability)						\$15.18
Total Water Charges						\$18.45

## SEWER CHARGES

Usage Fees	Rate/Ccf	x Usage	
	\$5.66	1	\$5.66
Sewer Fees (Fixed & Availability)			\$16.04
		Total Sewer Charges	\$21.70

CYCLE 09 165

0009388920453769410000000000000000401500

Service	4525 CHARLOTTE PARK DR
Address	CHARLOTTE NC 28217
Due Date	02/15/24
Bill Date	01/16/24
Please check box to indicate address / phone changes and Monthly Bank Draft enrollment on the reverse side. <input type="checkbox"/>	

Account Number  
938892-453769

Parcel  
14528203

000095 000008593



BROWN INVESTMENT PROPERTIES  
PO BOX 930  
GREENSBORO NC 27402

CITY OF CHARLOTTE  
BILLING CENTER  
P.O. Box 1316  
Charlotte, NC 28201-1316



2345

CB240116-95-000008593

Amount Enclosed	\$	
<b>Total Amount Due</b>		<b>\$40.15</b>

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