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January 29, 2018

VIA ELECTRONIC FILING

M. Lynn Jarvis
North Carolina Utilities Commission
4325 Mail Service Center
Raleigh, North Carolina 27699-4325

**Re: Application of HSRE Aspen Charlotte, LP for Transfer of Authority to Resell
Electric Service Pursuant to N.C. Gen. Stat. § 62-110(h) at Aspen Charlotte,
1505 Monument Hill Road, Charlotte, North Carolina 28213
Docket Nos. ER-79, Sub 0 and ER-55, Subs 0 and 1**

Dear Ms. Jarvis:

In accordance with the Commission's *Order Granting Transfer of Certificate of Authority* issued on January 8, 2018 in the above-referenced dockets ("Order"), on behalf of HSRE Aspen Charlotte, LP ("HSRE"), I enclose herewith for filing with the Commission:

1. HSRE's modified standard bill which reflects the change ordered in Ordering Paragraph 1 of the Commission's Order; and
2. The executed and recorded deed of sale of the Aspen Charlotte apartment complex from Breckenridge Group CNC, LLC, to HSRE.

Thank you for your attention to this matter. If you have any questions, please let me know.

Sincerely,

Electronically submitted
s/ Molly McIntosh Jagannathan
molly.jagannathan@troutmansanders.com

Enclosures
Copy: Parties of Record

Your bill, simplified.

Joe Resident
Aspen Charlotte
01505 MONUMENT HILL RD APT 1
CHARLOTTE, NC 28205

Invoice # 1158701 | [Bill History](#)

Joe's bill

Issued Oct 7, 2017

\$78⁷⁵

Due Nov 1, 2017

13 days left

Pay Bill



Electricity

\$75.00

Provider: HSRE Aspen Charlotte, LP; Supplier: DUKE
ENERGY CAROLINAS
Sep 1, 2017 - Oct 1, 2017
(30 days)

Bill Amount:	\$150.00
Your Percentage:	50%
Usage:	1001 kWh
<hr/>	
Your total	\$75.00



SimpleBills Service

\$3.75

Total \$78.75

How to reach us:

By calling: (254) 230-0199 or (866) 835-5872
By emailing: info@simplebills.com

If using auto pay:

Your bill will be auto paid 5 days after your bill date.

If paying by check, mail checks to:

SimpleBills
PO Box 370
Waco, TX 76703

Explanation of Charges:

- Electricity:** Your apartment home is individually metered by the utility supplier, listed above. The electric bill represents the billed amount provided to us by the utility supplier. The allocation of charges is based on the number of tenant-days of occupancy for each tenant.
- Water:** Your apartment home may be sub-metered by your apartment community. The water bill represents the billed amount calculated by multiplying your water usage times the approved rate. The allocation of charges is based on the number of tenant-days of occupancy for each tenant.
- Electricity and Water Allowance:** Conservation Allowance outlined in your lease agreement, if applicable.
- Monthly Fee:** Monthly SimpleBills service fee that will be assessed in addition to utility charges.

Note:

Please contact the provider's office with any questions regarding bills or complaints about service. In cases of dispute, contact the North Carolina Utilities commission either by calling the Public Staff - North Carolina Utilities Commission, Consumer Services Division, at (866) 380-9816 (in-state calls only) or (919) 733-9277 or by appearing in person or writing the Public Staff - North Carolina Utilities Commission, Consumer Services Division, 4326 Mail Service Center, Raleigh, North Carolina 27699-4300.

The dates listed below your provider and supplier are the start and end dates of service.

Please note that the service end date is the same as the Meter Read Date.

AN INTEREST RATE OF 1% PER MONTH OF THE BALANCE IN ARREARS MAY BE CHARGED IF THE BILL IS NOT PAID ON OR BEFORE THE DUE DATE.

OFFICIAL COPY
Jan 29 2018

FOR REGISTRATION
Fredrick Smith
REGISTER OF DEEDS
Mecklenburg County, NC
2018 JAN 24 10:36:09 AM
BK:32421 PG:131-138
FEE:\$26.00
EXCISE TAX: \$64,300.00
INSTRUMENT # 2018008396
JONESAW



OFFICIAL COPY

Jan 29 2018

Parcel Identifier Number: 049-412-01

Excise Tax: \$64,300.00

Return to:

Mail after recording to:

~~GRANTEE~~

Fidelity National Title Group
5950 Fairview Road
Suite 711
Charlotte, NC 28210

This instrument was prepared by:

Daniel Leventhal
Winstead PC
500 Winstead Building
2728 N. Harwood Street
Dallas, TX 75201

Brief description for the Index: 22.34 +/- ac., East W.T. Harris Blvd.

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 23 day of January, 2018, by and between

GRANTOR	GRANTEE
Breckenridge Group CNC, LLC, a Delaware limited liability company	HSRE Aspen Charlotte, LP, a Delaware limited partnership
1301 S. Capital of Texas Highway Austin, Texas 78746	c/o Harrison Street Real Estate Capital, LLC Attention: General Counsel 444 West Lake Street, Suite 2100 Chicago, IL 60606

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, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor duly paid by Grantee, the receipt and sufficiency of which are hereby acknowledged and confessed, subject to the exceptions, liens, encumbrances, terms and provisions hereinafter set forth and described, has GRANTED,

8

\$64,300

BARGAINED, SOLD and CONVEYED and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee, in fee simple, the real property situated in Mecklenburg County, North Carolina described on Exhibit A-1 attached hereto and incorporated herein by reference for all purposes.

TOGETHER WITH, all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interests thereon or in anywise appertaining thereto and with all improvements located thereon (said land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being hereinafter referred to as the "Property"), including the easements specifically described on Exhibit A-2 attached hereto.

The Property herein conveyed does NOT include the primary residence of Grantor.

The Property was acquired by Grantor by Instrument recorded in Book 29649 at Page 276, Mecklenburg County Registry.

This conveyance is made subject and subordinate to the matters described in Exhibit B attached hereto and incorporated herein by this reference, to the extent the same are validly existing and applicable to the Property (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions as aforesaid, unto Grantee and Grantee's heirs, executors, administrators, personal representatives, successors and assigns forever; and Grantor does hereby bind Grantor and Grantor's heirs, executors, administrators, personal representatives, successors and assigns to WARRANT and FOREVER DEFEND, all and singular, the Property, subject to the Permitted Exceptions, unto Grantee and Grantee's heirs, executors, administrators, personal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

[Remainder of page intentionally left blank. Signature page follows.]

IN WITNESS WHEREOF, Grantor has executed this Deed on the date below to be effective as of the date first above written.

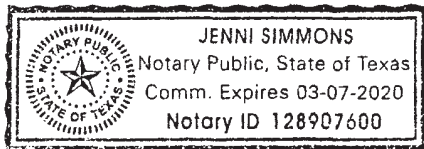
GRANTOR:

BRECKENRIDGE GROUP CNC, LLC,
a Delaware limited liability company

By: 
Greg Henry, Authorized Representative

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on December 21, 2017, by Greg Henry, Authorized Representative of BRECKENRIDGE GROUP CNC, LLC, a Texas limited liability company, on behalf of said limited liability company.



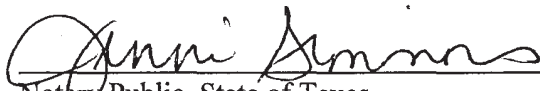

Notary Public, State of Texas
Print Name: Jenni Simmons
My commission expires: 3/7/2020

EXHIBIT A-1

[Description of the Property]

Being that certain parcel of land lying and being in the City of Charlotte, Mecklenburg County, North Carolina, and being more particularly described as follows:

COMMENCING at NGS Monument "LYTHE" having NC GRID NAD83 (1998) Coordinates of N:565,393.16 ft; E:1,482,025.71 ft; thence N 21°43'47" E a distance of 190.55 feet to an existing iron rod located on the northern margin of the right of way of East W.T. Harris Boulevard (a variable width public right of way) the POINT OF BEGINNING, said iron rod also being located at the southeast corner of the Heather Ridge Condominiums as described in Unit File 855, Page 1 of the Mecklenburg County Registry; thence with the aforesaid Heather Ridge Condominiums the following 7 courses and distances: 1) N 29°57'13" E a distance of 598.94 feet to an existing iron rod; 2) N 73°57'09" E, a distance of 17.11 feet to an existing iron rod; 3) S 60°03'00" E a distance of 378.12 feet to an existing iron rod; 4) N 29°56'07" E a distance of 301.45 feet to an existing iron rod; 5) N 65°43'10" E, a distance of 35.16 feet to an existing iron rod; 6) N 07°17'12" E a distance of 68.06 feet to an existing iron rod; 7) N 13°41'40" E crossing an existing iron rod at a distance of 157.46 feet for a total a distance of 163.78 feet to a calculated point, said point being located in the center line of a creek; thence with the center line of the creek the following 39 courses and distances: 1) S 44°05'49" E a distance of 5.78 feet to a calculated point; 2) S 17°55'51" E a distance of 7.61 feet to a calculated point; 3) S 66°18'58" E a distance of 42.45 feet to a calculated point; 4) S 86°08'58" E a distance of 36.39 feet to a calculated point; 5) S 54°59'31" E a distance of 16.26 feet to a calculated point; 6) N 73°42'07" E a distance of 20.70 feet to a calculated point; 7) S 61°52'22" E a distance of 35.17 feet to a calculated point; 8) S 66°34'28" E a distance of 69.77 feet to a calculated point; 9) S 78°43'51" E a distance of 23.80 feet to a calculated point; 10) S 64°15'56" E a distance of 56.53 feet to a calculated point; 11) S 69°39'32" E a distance of 65.17 feet to a calculated point; 12) S 48°49'26" E a distance of 65.20 feet to a calculated point; 13) S 69°02'55" E a distance of 58.77 feet to a calculated point; 14) S 09°29'20" E a distance of 15.01 feet to a calculated point; 15) S 36°49'36" E a distance of 3.12 feet to a calculated point; 16) S 87°34'14" E a distance of 38.07 feet to a calculated point; 17) S 71°50'57" E a distance of 70.92 feet to a calculated point; 18) S 76°19'05" E a distance of 15.95 feet to a calculated point; 19) S 34°25'53" E a distance of 12.06 feet to a calculated point; 20) S 85°53'53" E a distance of 58.34 feet to a calculated point; 21) S 59°38'20" E a distance of 14.45 feet to a calculated point; 22) S 33°05'53" E a distance of 34.28 feet to a calculated point; 23) N 82°19'34" E a distance of 33.36 feet to a calculated point; 24) S 76°15'20" E a distance of 29.50 feet to a calculated point; 25) S 65°42'59" E a distance of 37.00 feet to a calculated point; 26) S 84°34'59" E a distance of 33.53 feet to a calculated point; 27) N 70°41'15" E a distance of 25.58 feet to a calculated point; 28) N 30°36'53" E a distance of 18.40 feet to a calculated point; 29) S 72°17'24" E a distance of 23.29 feet to a calculated point; 30) S 46°11'14" E a distance of 25.25 feet to a calculated point; 31) S 84°58'28" E a distance of 21.99 feet to a calculated point; 32) S 80°29'30" E a distance of 22.97 feet to a calculated point; 33) S 66°11'29" E a distance of 22.64 feet to a calculated point; 34) N 60°11'42" E a distance of 11.13 feet to a calculated point; 35) N 29°28'00" E a distance of 17.77 feet to a calculated point; 36) N 71°43'20" E a distance of 6.45 feet to a calculated point; 37) S 73°19'36" E a distance of 25.78 feet to a calculated point; 38) S 15°18'19" W a distance of 15.58 feet to a calculated point; 39) S 45°54'32" E a distance of 2.63 feet to a calculated point, said point being located at a northern

corner of the MFREVF-Piedmont, LLC Property as described in Deed Book 26501, Page 77 of the Mecklenburg County Registry; thence with the aforesaid MFREVF-Piedmont, LLC Property the following 4 courses and distances: 1) S 44°31'44" W crossing an existing iron rod at a distance of 14.14 feet for a total distance of 215.46 feet to an existing iron pipe; 2) S 66°46'11" W a distance of 560.32 feet to an existing nail; 3) S 70°46'59" W a distance of 80.51 feet to an existing iron pipe; 4) S 39°39'18" W a distance of 632.90 feet to an existing iron rod, said iron rod being located on the northern margin of the right of way of East W.T. Harris Boulevard; thence with the northern margin of the right of way of East W.T. Harris Boulevard the following 2 courses and distances: 1) N 60°54'44" W a distance of 347.95 feet to a concrete monument; 2) N 62°56'22" W a distance of 458.80 feet to the point and place of beginning. Containing 972,521 sq. ft. (22.3260 acres) according to a survey by R.B. Pharr & Associates, P.A. dated October 11, 2013. Map File No. W-4444.

ALSO BEING DESCRIBED AS FOLLOWS:

BEING A 22.34 ACRE TRACT OF LAND SITUATED ON THE NORTH SIDE OF EAST W.T. HARRIS BLVD. IN THE CITY OF CHARLOTTE BETWEEN OLD CONCORD ROAD AND UNIVERSITY CITY BLVD.

COMMENCING AT NCGS STATION "LYTHE" HAVING NAD 83 (2007) STATE PLANE COORDINATES (US SURVEY FEET) OF NORTH: 565,391.50 AND EAST: 1,482,026.53 WITH A COMBINED GRID FACTOR OF 0.99984347;

THENCE, N 21°43'51" E, 190.59 FEET TO A FOUND #4 REBAR ON THE NORTHERN RIGHT OF WAY LINE OF EAST W.T. HARRIS BOULEVARD (NC HWY 29), THE SOUTHWESTERN CORNER OF THE HEATHER RIDGE APARTMENTS, LLC TRACT AS RECORDED IN BOOK 16887, PAGE 243 OF THE MECKLENBURG COUNTY REGISTRY (HENCE "MCR") AND **THE POINT OF BEGINNING** OF THE LANDS HEREIN DESCRIBED;

THENCE, WITH THE EASTERLY LINES OF HEATHER RIDGE APARTMENTS PARCEL, THE FOLLOWING SEVEN (7) COURSES:

1. N 29°58'23" E, 598.75 FEET TO A FOUND #4 REBAR;
2. N 73°57'07" E, 17.09 FEET TO A FOUND #4 REBAR;
3. S 60°02'24" E, 378.23 FEET TO A SET #5 REBAR WITH PLASTIC CAP INSCRIBED "THE SURVEY COMPANY";
4. N 29°57'30" E, 301.47 FEET TO A FOUND #4 REBAR;
5. N 65°36'52" E, 35.09 FEET TO A FOUND #5 REBAR WITH PLASTIC CAP INSCRIBED "THE SURVEY COMPANY";
6. N 07°18'22" E, 68.03 FEET TO A FOUND #4 REBAR;
7. N 13°40'28" E, 157.42 FEET TO A FOUND #4 REBAR ON THE SOUTHERN LINE OF LOT 2, MAP BOOK 14, PAGE 359 (MCR);

THENCE, FOLLOWING CLOSELY TO A BRANCH AND THE SOUTHERN LINE OF LOTS 2 THROUGH 6, MAP BOOK 14, PAGE 359 (MCR), THE FOLLOWING FOUR (4) COURSES:

1. S 72°22'05" E, 199.81 FEET TO A CALCULATED POINT;

2. S 67°21'45" E, 170.10 FEET TO A CALCULATED POINT;
3. S 48°22'25" E, 67.85 FEET TO A CALCULATED POINT;
4. S 69°22'35" E, 51.28 FEET TO A CALCULATED POINT;

THENCE, CONTINUING CLOSELY TO A BRANCH AND THE SOUTHERN LINES OF LOTS 13 THROUGH 20, MAP BOOK 15, PAGE 353 (MCR), THE FOLLOWING TWELVE (12) COURSES:

1. S 21°39'35" E, 16.02 FEET TO A CALCULATED POINT;
2. N 89°53'34" E, 54.48 FEET TO A CALCULATED POINT;
3. S 66°29'26" E, 95.31 FEET TO A CALCULATED POINT;
4. S 76°56'46" E, 57.56 FEET TO A CALCULATED POINT;
5. S 40°25'16" E, 41.56 FEET TO A CALCULATED POINT;
6. N 66°30'14" E, 25.32 FEET TO A CALCULATED POINT;
7. S 73°43'36" E, 87.29 FEET TO A CALCULATED POINT;
8. N 73°47'54" E, 40.52 FEET TO A CALCULATED POINT;
9. S 76°03'46" E, 109.56 FEET TO A CALCULATED POINT;
10. N 56°08'50" E, 44.20 FEET TO A CALCULATED POINT;
11. S 57°12'30" E, 24.61 FEET TO A CALCULATED POINT;
12. S 04°36'20" E, 15.50 FEET TO A CALCULATED POINT IN THE WESTERN LINE OF THAT MFREVF-PIEDMONT, LLC TRACT AS RECORDED IN BOOK 26501, PAGE 77 AND SHOWN ON MAP BOOK 32, PAGE 348 (MCR);

THENCE, WITH SAID TRACT'S WESTERLY LINE, THE FOLLOWING FOUR (4) COURSES:

1. S 44°30'57" W, PASSING A FOUND #4 REBAR AT 15.00 FEET AND CONTINUING ANOTHER 201.49 FEET FOR A TOTAL DISTANCE OF 216.49 FEET TO A FOUND PK NAIL IN ASPHALT PAVEMENT, THE CENTER LINE OF MEADOW VISTA ROAD, A 60' WIDE PRIVATE DRIVE PER MAP BOOK 32, PAGE 348 (MCR);
2. S 66°47'59" W, 560.33 FEET TO A FOUND 1" DIAMETER PIPE;
3. S 70°53'12" W, 80.49 FEET TO FOUND 2" DIAMETER PIPE;
4. S 39°41'03" W, 633.02 FEET TO A FOUND #5 REBAR IN THE NORTHERN RIGHT OF WAY LINE OF EAST W.T. HARRIS BOULEVARD;

THENCE, WITH SAID RIGHT OF WAY, THE FOLLOWING TWO (2) COURSES:

1. N 60°52'36" W, 347.94 FEET TO A FOUND NCDOT CONCRETE RIGHT OF WAY MONUMENT;
2. N 62°55'06" W, 458.73 FEET THE POINT OF BEGINNING, AND CONTAINING 22.34 ACRES OF LAND, MORE OR LESS, AS SHOWN ON THAT ALTA/ACSM LAND TITLE SURVEY TITLED "ASPEN HEIGHTS CHARLOTTE" PREPARED BY THE SURVEY COMPANY, INC. DATED NOVEMBER 21, 2014 AND SIGNED BY MICHAEL C. SAWHILL, NCPLS NO. L-3223, (PROJECT NUMBER ASP 01), TO WHICH REFERENCE IS MADE.

EXHIBIT A-2

[Description of Easement Parcels]

EASEMENT PARCEL 1:

TOGETHER WITH THE NON-EXCLUSIVE RIGHT TO USE THE 45 FOOT PRIVATE ACCESS EASEMENT RESERVED IN NORTH CAROLINA GENERAL WARRANTY DEED RECORDED IN BOOK 10753, PAGE 879, MECKLENBURG COUNTY REGISTRY.

EASEMENT PARCEL 2:

BEING THAT PRIVATE 60' DRIVE EASEMENT SHOWN ON "FINAL PLAT - THE LODGE AT OLD CONCORD - MAP 1" RECORDED IN MAP BOOK 32 AT PAGE 348 IN THE OFFICE OF THE REGISTER OF DEEDS FOR MECKLENBURG COUNTY, NORTH CAROLINA.

EXHIBIT B

1. The following matters as shown on map or plat recorded in Map Book 32, Page 348: temporary construction easement; and permanent fill easement.
2. Easement(s) or right(s)-of-way in favor of Duke Power Company recorded in Book 2787, Page 485.
3. Easement(s) or right(s)-of-way in favor of BellSouth Telecommunications, Inc. recorded in Book 11937, Page 366.
4. Terms and conditions of Sanitary Sewer Easement Agreement recorded in Book 28832, Page 365.
5. Terms and conditions of, and rights of others in and to the use of the property subject to, the appurtenant easement(s) more particularly described in North Carolina General Warranty Deed recorded in Book 10753, Page 879.
6. The following matters as shown on survey by Charles S. Logue, PLS, dated July 31, 2017, last revised August 28, 2017, The Survey Company, Inc. project number ASP 02: 100 foot undisturbed post construction buffer; 50 foot undisturbed post construction buffer; and 50 foot private street setbacks.
7. Terms and conditions of, and rights of others in and to the use of the property subject to, the appurtenant easements more particularly described in Map Book 32, Page 348.
8. Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing in favor of KeyBank National Association recorded in Book 29649, Page 283; as assigned to Wells Fargo Bank, National Association, as Trustee for the benefit of the holders of COMM 2015-LC19 MORTGAGE TRUST COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES by Assignment of Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing recorded in Book 29796, Page 399.
9. Assignment of Leases and Rents in favor of KeyBank National Association recorded in Book 29649, Page 318; as assigned to Wells Fargo Bank, National Association, as Trustee for the benefit of the holders of COMM 2015-LC19 MORTGAGE TRUST COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES by Assignment of Assignment of Leases and Rents recorded in Book 29796, Page 408.
10. Rights of tenants in possession, as tenants only, under unrecorded leases, as set forth on the certified rent roll provided by Grantor to Grantee on even date herewith.