

SELLER DOCKET NO. WR-3395 Sub 2  
PURCHASER DOCKET NO. WR-3792 Sub 0  
FILING FEE RECEIVED \_\_\_\_\_

BEFORE THE NORTH CAROLINA UTILITIES COMMISSION

APPLICATION FOR TRANSFER 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".

**SELLER**

1. Name of current certified owner Mockingbird Lane Owner, LLC  
2. Mailing address 733 Third Avenue, 24th Floor, New York, New York 10017  
3. Business telephone number 615-279-9200

**PURCHASER**

4. Name of purchaser 1520 Mockingbird (NC) LP  
5. Business mailing address of purchaser 1520 Mockingbird Lane  
City and state Charlotte, North Carolina Zip code 28209  
6. Business telephone number \_\_\_\_\_ Business fax number \_\_\_\_\_  
7. Business email address ncuc@conservice.com

**UTILITY SERVICE AREA**

8. Name of Apartment Complex or Manufactured Home Park Emerson at Montford (formerly Novel Montford Park)  
9. County (or counties) Mecklenburg County  
10. Type of Service (Water and/or Sewer) Water & Sewer  
11. Supplier of purchased water City of Charlotte  
12. Supplier of purchased sewage treatment City of Charlotte  
13. Current number of customers - Water 337 Sewer 337  
14. Number of customers that can be served (including present customers, vacant units or lots, etc.):  
Water 337 Sewer 337

**PROPOSED AND PRESENT RATES**

- |   | <u>Proposed Rates</u>    | <u>Present Rates</u>     |
|---|--------------------------|--------------------------|
| 15. Water usage rate (not to exceed supplier's unit consumption rate):  | <u>\$ 2.54</u>           | <u>\$ 2.54</u>           |
| 16. Sewer usage rate (not to exceed supplier's unit consumption rate):  | <u>\$ 7.26</u>           | <u>\$ 7.26</u>           |
| 17. Are the usage rates listed above per ccf or per 1,000 gallons?  | <u>Per 1,000 gallons</u> | <u>Per 1,000 gallons</u> |
| 18. Monthly administrative fee:   | <u>\$ 5.38</u>           | <u>\$ 5.38</u>           |
| (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) |                          |                          |
| 19. Bills past due <u>25</u> 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>                             |
|---|--|--|--|
| 20. Management Company  | <u>utilitiesmanagement@bellpartnersinc.com</u> | <u>1520 Mockingbird Ln, Charlotte, NC 28209</u>                | <u>704-327-2342</u>                          |
| 21. Complaints or Billing   | <u>Joy Miller</u>                              | <u>9950 Scripps Lake Drive, Suite 101, San Diego, CA 92131</u> | <u>435-265-3183</u>                          |
| 22. Emergency Service   | <u>utilitiesmanagement@bellpartnersinc.com</u> | <u>1520 Mockingbird Ln, Charlotte, NC 28209</u>                | <u>2015 Wave Crest Dr, Raleigh, NC 27610</u> |
| 23. Filing and Payment of Regulatory Fees to Utilities Commission | <u>Joy Miller</u>                              | <u>9950 Scripps Lake Drive, Suite 101, San Diego, CA 92131</u> | <u>435-265-3183</u>                          |

**REQUIRED EXHIBITS**

1. If the Purchaser 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 4 of application.)
2. If the Purchaser is a partnership, enclose a copy of the partnership agreement. (Must match name on Line 4 of application.)
3. Enclose a copy of a Warranty Deed showing that the Purchaser has ownership of all the property necessary to operate the utility. (Must match name on Line 4 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 Purchaser 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.

**FILE INSTRUCTIONS**

10. Submit one (1) original application with original notarized signature and required exhibits, plus eight (8) 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. §82-300. 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.**

**SIGNATURES**

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

Signature

*Daniel Daniel*

Purchaser

Date

*3/9/22*

Signature

*Kelvin J. J. J.*

Seller

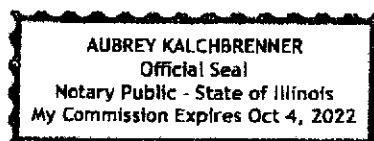
Date

*3/14/22*

13. (Typed or Printed Name)

*David Danish*

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 *9* day of *March*, 20*22*.

*Aubrey Kalchbrenner*

Notary Public

My Commission Expires: *10-4-22*

Date

• Upload a PDF Filing • Order a Document Online • Add Entity to My Email Notification List • View Filings

## Limited Partnerships

### Legal Name

1520 Mockingbird (NC) LP

## Information

**SosId:** 2289532

**Status:** Current-Active ⓘ

**Date Formed:** 10/13/2021

**Citizenship:** Foreign

**State of Incorporation:** DE

**Annual Report Due Date:**

**Registered Agent:** Corporation Service Company

## Addresses

### Mailing

233 S. Wacker Drive Suite 4700  
Chicago, IL 60606

### Principal Office

233 S. Wacker Drive Suite 4700  
Chicago, IL 60606

### Reg Office

2626 Glenwood Ave Ste 550  
Raleigh, NC 27608

### Reg Mailing

2626 Glenwood Ave Ste 550  
Raleigh, NC 27608



State of North Carolina  
Department of the Secretary of State

**APPLICATION FOR REGISTRATION  
AS A FOREIGN LIMITED PARTNERSHIP**

Pursuant to §59-902 of the General Statutes of North Carolina, the undersigned hereby submits this application for Registration as a Foreign Limited Partnership for the purpose of obtaining a Certificate of Authority to transact business in this State.

1. The name of the foreign limited partnership is: 1520 Mockingbird (NC) LP
2. If the name of the foreign limited partnership is unavailable for use in the State of North Carolina, the name the limited partnership wishes to use is: \_\_\_\_\_  
(The name must contain the words "Limited Partnership," or the abbreviation "L.P." or "LP," or the combination "Ltd. Partnership".)
3. The jurisdiction in which the limited partnership was formed is Delaware  
and the date of formation was October 13, 2021. The limited partnership's period of duration is Perpetual.
4. The street address of the principal office is:  
Number and Street: 233 S. Wacker Drive, Suite 4700  
City: Chicago State: IL Zip Code: 60606 County: Cook  
The mailing address, *if different from the street address*, of the principal office:  
Telephone: \_\_\_\_\_  
Number and Street: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ County: \_\_\_\_\_
5. Name of Registered Agent: Corporation Service Company
6. Address of Registered Agent's Office:  
Number and Street: 2626 Glenwood Avenue Suite 550  
City: Raleigh State: NC Zip Code: 27608 County: Wake  
The mailing address, *if different from the street address*, of the registered office:  
Number and Street: \_\_\_\_\_  
City: \_\_\_\_\_ State: NC Zip Code: \_\_\_\_\_ County: \_\_\_\_\_

NOTES:  
Filing fee is \$50. This document must be filed with the Secretary of State.

7. In consideration of the issuance of a Certificate of Authority to transact business in North Carolina, the limited partnership appoints the Secretary of State of North Carolina as the agent to receive service of process, notice or demand, whenever the foreign limited partnership fails to appoint or maintain a registered agent in this State, or whenever such registered agent cannot with reasonable diligence be found at the registered office.
8. (Optional): Please provide a business e-mail address: \_\_\_\_\_  
The Secretary of State's Office will e-mail the business automatically at the address provided at no charge when a document is filed. The e-mail provided will not be viewable on the website. For more information on why this service is being offered, please see the instructions for this document.

9. Enter the name and address of each general partner: (attach additional sheets if necessary)

Name <u>Roman NC GP LLC</u>	Name _____
Street/No. <u>233 S. Wacker Drive, Suite 4700</u>	Street/No. _____
City <u>Chicago</u>	City _____
State/Zip <u>IL 60606</u>	State/Zip _____

10. Limited Partners (select 1 or 2, as appropriate)

- ☐ Attached is a list of the names and addresses of all limited partners (include full name/street address/city/state/zip code/county); or
- ☒ The location of the office where list of the names and addresses of the limited partners and their capital contributions will be kept as long as the limited partnership transacts business in North Carolina is:

Number and Street: 233 S. Wacker Drive, Suite 4700

City: Chicago State: IL Zip Code: 60606 County: Cook

11. (Select one)

- ☐ The foreign limited partnership is a foreign limited liability limited partnership.
- ☒ The foreign limited partnership is not a foreign limited liability limited partnership.

12. This registration will be effective upon filing, unless a future date and/or time is specified: \_\_\_\_\_

Lakecia Stanford

Typed or printed name

*Lakecia Stanford*

Signature

Asst. Secretary of Roman NC GP LLC, General Partner

Title

NOTES:

Filing fee is \$50. This document must be filed with the Secretary of State.

For Registration  
 Fredrick Smith  
 Register of Deeds  
 Mecklenburg County, NC  
 Electronically Recorded  
 2022 Jan 11 12:53 PM RE Excise Tax: \$ 253340.00  
 Book: 36957 Page: 502 - 507 Fee: \$ 26.00  
 Instrument Number: 2022005497

*Fredrick Smith*

Excise Tax: \$253,340.00

Parcel IDs: 17514301

This instrument was prepared by ~~and return~~ to: Reviewed as to North Carolina compliance by Matthew W. Barnes, Burr & Forman LLP, 421 Fayetteville Street, Suite 1100, Raleigh, NC

Brief Description for the Index

1520 Mockingbird Lane

### NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED is made effective as of the 30th day of December, 2021 by and between

GRANTOR	GRANTEE
MOCKINGBIRD LANE OWNER LLC, a Delaware limited liability company  with a mailing address of:  c/o the Praedium Group LLC, 733 Third Avenue, 24th Floor, New York, New York 10022	1520 MOCKINGBIRD (NC) LP, a Delaware limited partnership  with a mailing address of:  c/o BREIT Operating Partnership L.P., 345 Park Avenue, New York, NY 10154

Enter in appropriate block for each party: name, 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 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 (the "Property") situated in Mecklenburg County, North Carolina, and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

Mail after recording to:

Harbor City Title Insurance Agency of NC, Inc.  
 6201 Fairview Road, Suite 325  
 Charlotte, NC 28210 File # 2109 2465

The Property was acquired by Grantor by instrument(s) recorded in Book 35508, Page 559, in the Mecklenberg County, North Carolina, Public Registry (the "Registry").

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

TO HAVE AND TO HOLD the Property 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, except for the exceptions hereinafter stated.

Title to the Property hereinabove described is subject to the exceptions listed in Exhibit B attached hereto and incorporated herein by reference.

**{Signature Page Follows}**

IN WITNESS WHEREOF, Grantor has hereunto set its hand the day and year first above written.

GRANTOR:

MOCKINGBIRD LANE OWNER LLC, a Delaware  
limited liability company

By:   
Name: Adam McGovern  
Title: Vice President

STATE OF NEW YORK )  
COUNTY OF SUFFOLK )

I certify that the following person personally appeared before me this day, acknowledging to me  
that he/she signed the foregoing document: ~~Spectral Warranty Deed~~ Adam McGovern ED in his/her  
authorized capacity.

Date: December 21, 2021  
Notary Public  
[Notarial Seal/Stamp]

Print Name Eric L. Dantes  
My commission expires:

ERIC LLOYD DANTES  
Notary Public, State of New York  
No. 02DA6242362  
Qualified in Suffolk County  
Commission Expires 07/20/2023





**EXHIBIT A****Legal Description**

Lying and being situate in the City of Charlotte, Mecklenburg County, North Carolina, and being more particularly described as follows:

**Parcel 1:**

Beginning at an iron pipe set in the southerly margin of the right-of-way of Mockingbird Lane, said iron pipe being the northerly terminus of a diagonal formed by the intersection of the easterly margin of the right-of-way of Park Road (60' right-of-way) and the southerly margin of the right-of-way of Mockingbird Lane (right-of-way varies); thence with the southerly margin of the right-of-way of Mockingbird Lane the following four (4) courses and distances (1) North 84 degrees 34 minutes 00 seconds East, 93.84 feet to a point; (2) with the arc of a circular curve to the right having a radius of 305.65 feet, an arc distance of 193.29 feet (chord bearing and distance South 77 degrees 19 minutes 00 seconds East, 190.09 feet) to a point; (3) South 59 degrees 12 minutes 00 seconds East, 253.26 feet to a point; and (4) with the arc of a circular curve to the left having a radius of 590.52 feet, an arc distance of 125.00 feet (chord bearing and distance South 65 degrees 15 minutes 51 seconds East, 124.77 feet) to an iron pipe set in the northwesterly corner of the property of B & L Properties, Inc. (now or formerly) as described in Deed Book 4234, at Page 473 of the Mecklenburg County Public Registry; thence with the westerly boundary of the property of B & L Properties, Inc., and a common boundary of the property of Franciscan Terrace Condominiums as recorded in Condominium Unit File 88 South 19 degrees 13 minutes 30 seconds West, 360.28 feet to an iron pipe set; thence with the common boundary of the property of the said Franciscan Terrace North 76 degrees 43 minutes 30 seconds West, 51.75 feet to an iron pipe set in the northeast corner of the property of G & W Properties (now or formerly) as described in Deed Book 4723, at Page 624 of the Mecklenburg County Public Registry; thence with the northerly boundary of said property the following two (2) courses and distances: (1) North 70 degrees 12 minutes 20 seconds West, 105.33 feet to an iron pipe set; and (2) North 73 degrees 08 minutes 30 seconds West, 112.20 feet to an iron pipe found in the northwesterly corner of the aforesaid G & W Properties property; thence with the common boundary of the property of G & W Properties (now or formerly) as described in Deed recorded in Deed Book 5271, at Page 887 of the Mecklenburg County Public Registry the following three (3) courses and distances:

(1) North 37 degrees 36 minutes 20 seconds West, 84.22 feet to an iron pipe set; (2) North 03 degrees 36 minutes 00 seconds West, 100.00 feet to an iron pin found; and (3) South 86 degrees 24 minute 00 seconds West, 177.37 feet to an iron pin found in the easterly margin of the right-of-way of Park Road (60' public right-of-way); thence with the easterly margin of said right-of-way the following two (2) courses and distances: (1) with the arc of a circular curve to the left having a radius of 1236.37 feet, an arc distance of 162.75 feet (chord bearing a distance North 01 degree 39 minutes 46 seconds West, 162.61 feet) to a point; and (2) North 05 degrees 26 minutes 00 seconds West, 135.71 feet to an iron pipe set, said iron pipe being the southerly terminus of a diagonal formed by the intersection of the easterly margin of the right-of-way of Park Road with the southerly margin of the right-of-way of Mockingbird Lane; thence with the arc of a circular curve to the right having a radius of 20.00 feet, an arc distance of 31.42 feet (chord bearing and distance North 39 degrees 34 minutes 00 seconds East, 28.28 feet) to an iron pipe set, the point and place of Beginning, containing 4.998 acres, more or less, all as shown on the survey entitled "As-Built Land Survey of 4701 Park Road" for Pfeiffer College, Incorporated by Andrew G. Zoutewelle, L-3098, dated March 27, 1996.

**Parcel 2:**

Together with any interest in real estate contained or conveyed in that certain Termination of Agreement to Provide Easements and Declaration of Easements filed for record in Book 19532 at Page 211, as affected by Affidavit recorded in Book 25603 at Page 175, as amended by Amendment to Termination of Agreement to Provide Easements and Declaration of Easements recorded in Book 31707 at Page 776, in the Office of the Register of Deeds of Mecklenburg County, North Carolina.

**EXHIBIT B**

**Permitted Exceptions**

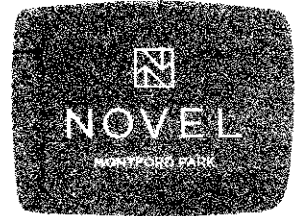
1. Rights of tenants in possession, as tenants only, pursuant to written, but unrecorded, unexpired leases in effect as of the Date of Policy, as such tenants are set forth on the rent roll disclosed to the Company, without rights or options to purchase the Land.
2. Oil, gas, coal and other mineral interests together with the rights appurtenant thereto whether created by deed, lease, grant, reservation, severance, sufferance or exception.
3. Subject to notes, easements and setback lines, if any, as shown on the Filed Map recorded in Plat Book 64, Page 846, and as approximately shown on the survey completed by Seth F. Martin of LDSI, Inc. on November 24, 2020 last revised December 1, 2020, as approximately shown on the survey dated September 24, 2021, and last revised 12/28 2021, prepared by Jimmy F. Cain, P.L.S. No. L-2498, on behalf of American Surveying & Mapping Inc., as Job No. 2113703 (the "Survey").
4. Covenants, conditions, restrictions, easements, and liens provided for in Termination of Agreement to Provide Easements and Declaration of Easements filed for record Book 19532, Page 211; as affected by Affidavit recorded in Book 25603, Page 175, as amended by Amendment to Termination of Agreement to Provide Easements and Declaration of Easements recorded in Book 31707, Page 776, but omitting any covenants or restrictions, if any, based upon race, color, religion, m sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction.
5. Deed of Easement in favor of the City of Charlotte recorded in Book 25648, Page 410, as shown on Survey.
6. Easements in favor of American Telephone and Telegraph Company recorded in Book 777, Page 193.
7. Easements in favor of Southern Public Utilities Company recorded in Book 814, Page 571.
8. Post-Construction Stormwater Best Management Practices Operations and Maintenance Agreement and Easement Agreement recorded at Book 33992, Page 638, as modified by Declaration of Transfer of Inspection/Maintenance Responsibilities of Stormwater SCM Facilities recorded January 4, 2021 at Book 35508, Page 605 in the Register of Deeds of Mecklenberg County, North Carolina, as shown on Survey.
9. Acreage is not insured.
10. Real property taxes for the Fiscal Year, 2020-2021, a lien not yet due and payable.

# MONTFORD PARK SITEMAP





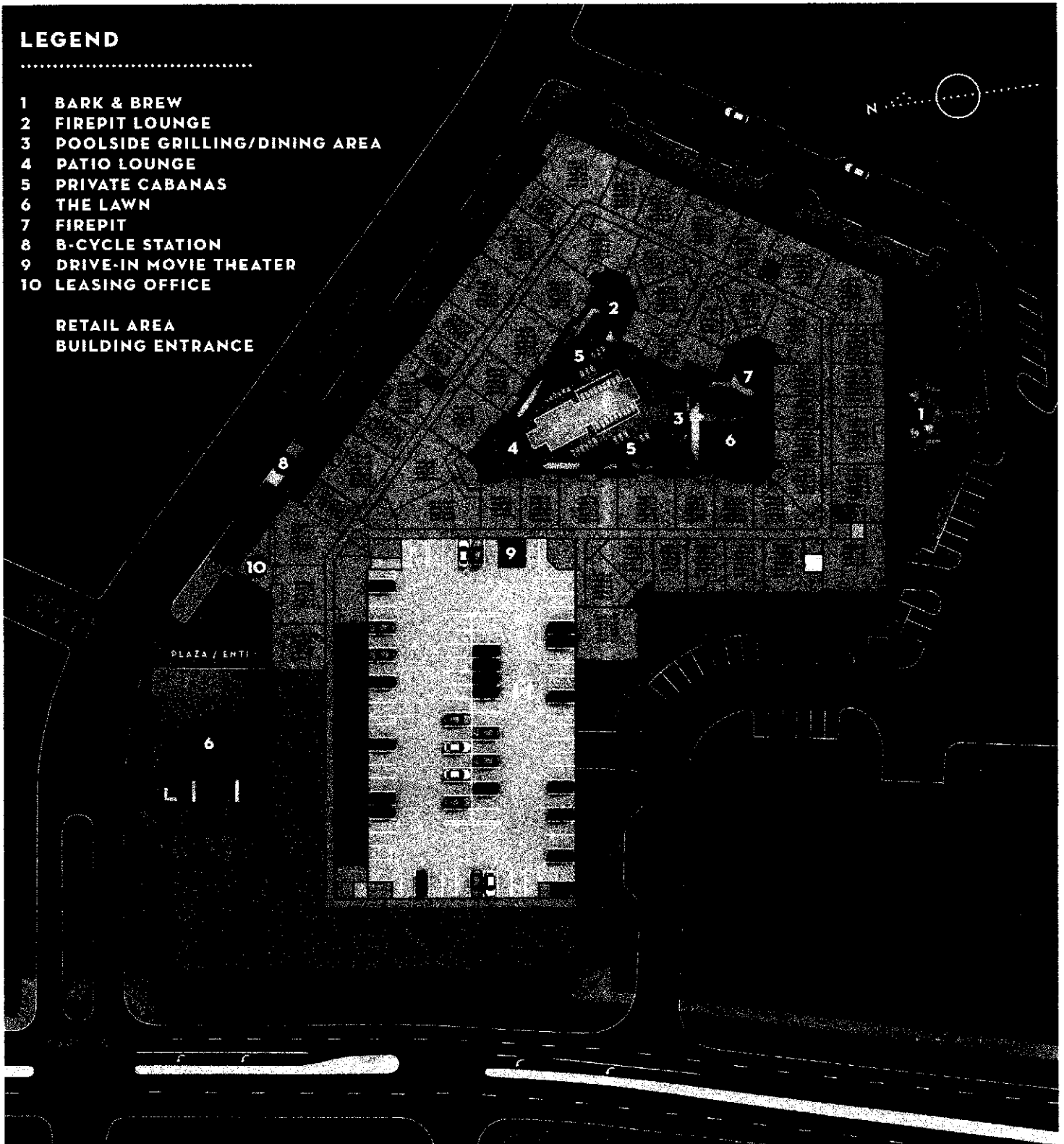
# MONTFORD PARK SITEMAP



## LEGEND

- 1 BARK & BREW
- 2 FIREPIT LOUNGE
- 3 POOLSIDE GRILLING/DINING AREA
- 4 PATIO LOUNGE
- 5 PRIVATE CABANAS
- 6 THE LAWN
- 7 FIREPIT
- 8 B-CYCLE STATION
- 9 DRIVE-IN MOVIE THEATER
- 10 LEASING OFFICE

RETAIL AREA  
BUILDING ENTRANCE





## Emerson at Montford Park

4.3 ★★★★★ 81 reviews

Apartment complex



Directions



Save



Nearby



Send to your  
phone



Share



1520 Mockingbird Ln, Charlotte, NC 28209



Open now: 9AM–6PM



emersonatmontfordpark.com



emersonatmontfordpark.com



(704) 327-2342

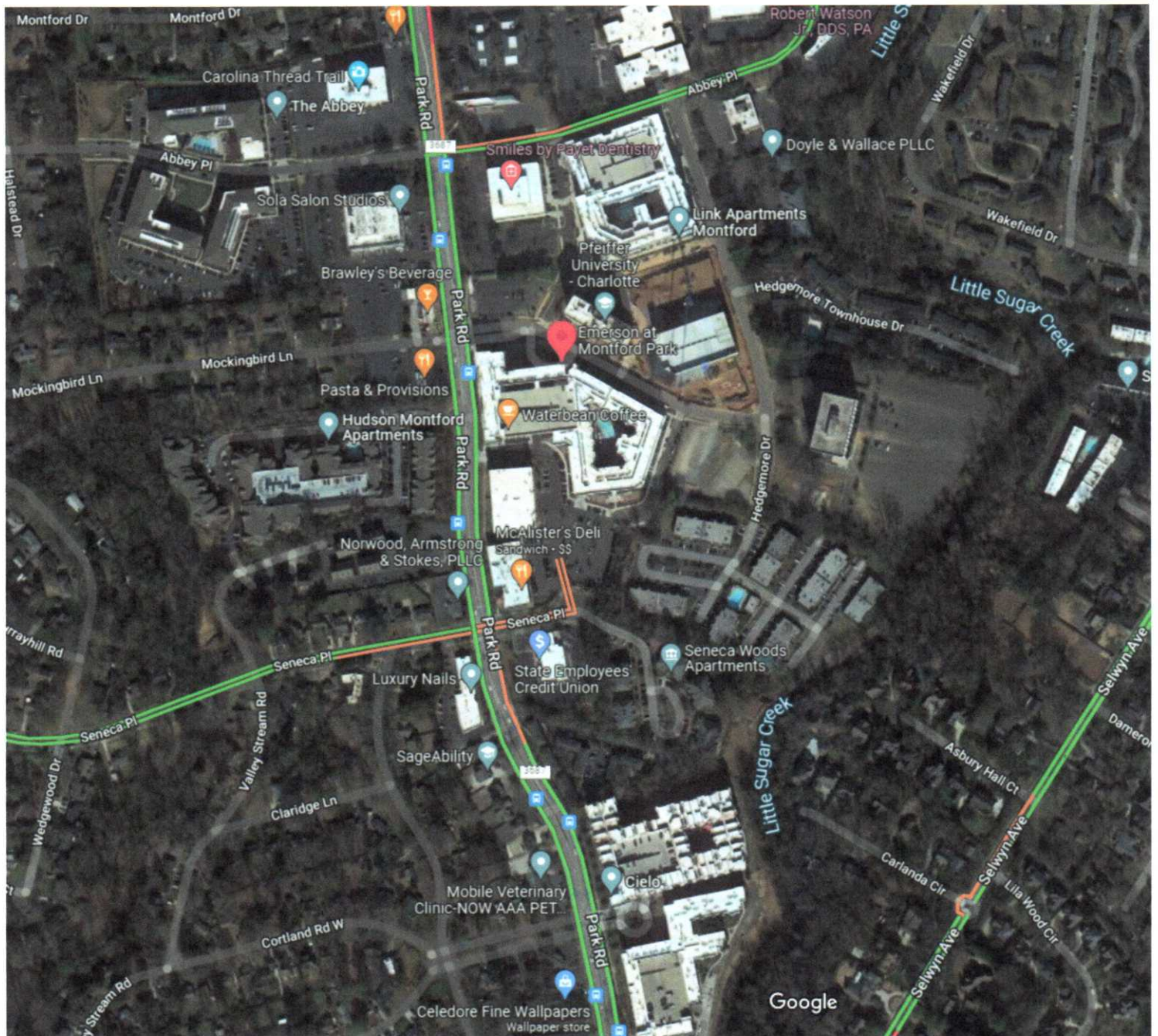


5582+V6 Charlotte, North Carolina

### From the owner



Google Maps Emerson at Montford Park



Imagery ©2022 Maxar Technologies, Orbis Inc, U.S. Geological Survey, USDA Farm Service Agency, York County Government, SC, Map data ©2022 200 ft



## Emerson at Montford Park

4.0 ★★★★★ 100 reviews

Apartment complex

# City of Charlotte FY22 Water & Sewer Rates and Fees

Effective 07/01/2021 - 06/30/2022

## Residential Rates & Fees

### Water Usage:

Tier 1 (1-4 Ccf): \$1.77/Ccf

Tier 2 (5-8 Ccf): \$2.29/Ccf

Tier 3 (9-16 Ccf): \$5.29/Ccf

Tier 4 (Over 16 Ccf): \$10.03/Ccf

### Sewer Usage

\$5.43 Per Ccf of Water Used (up to 16 Ccf)

### Fixed Fees

Water: \$4.22/month

Sewer: \$4.22/month

### Availability Fees

Water 5/8-inch Connection Size: \$1.29/month

Water 1-inch Connection Size: \$3.22/month

Sewer 5/8-inch Connection Size: \$8.70/month

Sewer 1-inch Connection Size: \$21.76/month

Disconnection Fee: \$15

Reconnection Fee: \$15

### Irrigation Meter Rates

Tier 3 (1-16 Ccf): \$5.29

Tier 4: (17+ CCf): \$10.03

## Commercial Rates & Fees

## Hydrant Connection Fees

## Plan Review Fees



# FY22 Water & Sewer Rates and Fees

Effective 07/01/2021 - 06/30/2022

Residential Rates & Fees

+

Commercial Rates & Fees

-

## Volumetric Rates

Water Charge per Ccf: \$3.07

Sewer Charge per Ccf: \$5.43

## Monthly Water and Sewer Fixed Fees

Water Fixed Fee: \$4.22

Sewer Fixed Fee: \$4.22

## Monthly Water & Sewer Availability Fees

<i><b>Meter Size</b></i>	<i><b>Water Availability Fee</b></i>	<i><b>Sewer Availability Fee</b></i>
¾"	\$1.29	\$8.70
(5/8" meter)		
1"	\$3.22	\$21.76
1 ½"	\$6.45	\$43.52
2"	\$10.32	\$69.63
3"	\$21.28	\$143.61
4"	\$35.03	\$236.45
6"	\$70.92	\$478.70
8"	\$141.84	\$957.40

10"	\$270.76	\$1,828.00
12"	\$341.70	\$2,306.00
Fire Line	\$0.00	n/a

**Irrigation Meter Rates**

Tier 3 (1-16 Ccf): \$5.29

Tier 4: (17+ Ccf): \$10.03

**Private Fire Line Volumetric Rate**

\$3.07 per Ccf

Monthly Fire Line Fee

<b>Size</b>	<b>Fire Line Fee</b>
Less than 4"	\$1.19
4"	\$7.27
6"	\$16.36
8"	\$32.72
10"	\$40.90
12"	\$64.08

Hydrant Connection Fees

+

Plan Review Fees

+

Industrial &amp; Commercial Surcharge Rates

+

Connection &amp; System Development Fees

+

Community Name: Emerson at Montford Park Management: Bell Partners Inc Legal Name: \_\_\_\_\_

Complete Address: 1520 Mockingbird Ln, Charlotte, NC 28209

Tax ID: \_\_\_\_\_ Units: 337 Beds: \_\_\_\_\_ Wizard #: \_\_\_\_\_

Bill Delivery Preference: ☒ Ebill ☐ Mail

Contract Term: 12 Months

<b>BILLING</b>	<input type="checkbox"/> Conservice Collect <input checked="" type="checkbox"/> Community Collect		<b>Monthly Conservice Invoice/Reimbursement Preferences</b> Delivery Method: Email Payment Method: PAYBELL209299-Regular@rcash.com		Takeover: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Prior Customer/Provider: TBD		<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: Yardi Accounting Software: Yardi	
	<b>UTILITY</b>	<b>MATCH PREVIOUS</b>	<b>METHOD</b>	<b>CAD/FLAT AMOUNT</b>	<b>RAMP UP?</b>	<b>ADDITIONAL INFORMATION</b>  Trash - currently flat \$9 Pest - currently flat \$3  Rent/Ancillary: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
	Water	<input checked="" type="checkbox"/>	Sub-meter Utility Rates	0%	<input type="checkbox"/>			
	Sewer	<input checked="" type="checkbox"/>	Sub-meter Utility Rates	0%	<input type="checkbox"/>			
	Stormwater	<input checked="" type="checkbox"/>	RUBS per Unit	0%	<input type="checkbox"/>			
Trash	<input type="checkbox"/>	RUBS per Unit		<input checked="" type="checkbox"/>				
Valet Trash	<input checked="" type="checkbox"/>	Flat Fee	\$25	<input type="checkbox"/>				
Pest	<input type="checkbox"/>	Flat Fee	\$5	<input checked="" type="checkbox"/>				

FEE SCHEDULE	FEE NAME	FREQUENCY	OCCUPANT FEE	CLIENT PORTION	\$ OR %	RAMP UP
	Water/Sewer	Per Bill Mailed	\$3.75	Client Pays	\$10	<input type="checkbox"/>
	Vacant Cost Recovery	Per Occurrence	\$0	Client Pays	\$15	<input type="checkbox"/>
						<input type="checkbox"/>
						<input type="checkbox"/>
						<input type="checkbox"/>
						<input type="checkbox"/>
						<input type="checkbox"/>
Postal Increase Paid By: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Resident/Tenant <input type="checkbox"/> Neither			CPI Increase Paid By: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Resident/Tenant <input type="checkbox"/> Neither			
Additional Information: Conservice fee to LivCor/Bell \$3.85					MSA: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Client Name: LivCor/Bell Partners

<b>SYNERGY</b>  Services Used: (mark all that apply)  <input checked="" type="checkbox"/> Vacant Billing <input checked="" type="checkbox"/> Bill Pay <input type="checkbox"/> EPA Benchmarking (\$0 per month) <input checked="" type="checkbox"/> Owner Conversion (\$0) Expected close date: <u>12/30/21</u>  <input type="checkbox"/> New Construction (\$250 per month)	<b>SUB-METER EQUIPMENT</b>  If Applicable: Meter Type: Meter Model: Meter Size: Reading System: Measurement: Modem #: Conservice Install: No Maintenance Plan: <input type="checkbox"/> Gold If unmarked, on-call pricing will apply	<b>MISCELLANEOUS</b>  Products: <input type="checkbox"/> Control * <input type="checkbox"/> Full <input checked="" type="checkbox"/> Self <input type="checkbox"/> Vendor Mgmt <input type="checkbox"/> Resident Tools * <input type="checkbox"/> Check Scanning * <input type="checkbox"/> Sub-meter Installation * <input type="checkbox"/> Energy/ENERGYZE * *Terms and Fees listed on product addenda
--	---	--

CONTACTS	Contact Name	Role	Email	Phone
		Property Manager		
		Regional Manager		
	Katie Marley	IT	utilitiesmanagement@bellpartnersinc.com	
	Accounting	Vickie Branch	vbranch@bellpartnersinc.com	
	Property Email - @BellPartnersInc.com			
ADD. INFO	Yardi code - p2162			



## Conservice Service and Pricing Schedule

Marcia Fishwick  
2021.12.27  
17:39:20 -07'00'

Community Name: Emerson at Montford Park Management: Bell Partners Inc Legal Name: \_\_\_\_\_

Complete Address: 1520 Mockingbird Ln, Charlotte, NC 28209

Tax ID: \_\_\_\_\_ Units: 337 Beds: \_\_\_\_\_ Wizard #: \_\_\_\_\_

Bill Delivery Preference: ☒ Ebill ☐ Mail

Contract Term: 12 Months

<b>BILLING</b>	<input type="checkbox"/> Conservice Collect <input checked="" type="checkbox"/> Community Collect	<b>Monthly Conservice Invoice/Reimbursement Preferences</b> Delivery Method: Email Payment Method: PAYBELL209299-Regular@rcash.com		Takeover: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Prior Customer/Provider: TBD	<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: Yardi Accounting Software: Yardi		
	UTILITY	MATCH PREVIOUS	METHOD	CAD/FLAT AMOUNT	RAMP UP?	ADDITIONAL INFORMATION
	Water	<input checked="" type="checkbox"/>	Sub-meter Utility Rates	0%	<input type="checkbox"/>	Trash - currently flat \$9 Pest - currently flat \$3
	Sewer	<input checked="" type="checkbox"/>	Sub-meter Utility Rates	0%	<input type="checkbox"/>	
	Stormwater	<input checked="" type="checkbox"/>	RUBS per Unit	0%	<input type="checkbox"/>	
Trash	<input type="checkbox"/>	RUBS per Unit		<input checked="" type="checkbox"/>		
Valet Trash	<input checked="" type="checkbox"/>	Flat Fee	\$25	<input type="checkbox"/>	Rent/Ancillary: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Pest	<input type="checkbox"/>	Flat Fee	\$5	<input checked="" type="checkbox"/>		

FEE NAME	FREQUENCY	OCCUPANT FEE	CLIENT PORTION	\$ OR %	RAMP UP
Water/Sewer	Per Bill Mailed	\$3.75	Client Pays	\$ 10	<input type="checkbox"/>
Vacant Cost Recovery	Per Occurrence	\$0	Client Pays	\$15	<input type="checkbox"/>
					<input type="checkbox"/>
					<input type="checkbox"/>
					<input type="checkbox"/>
					<input type="checkbox"/>
					<input type="checkbox"/>
Postal Increase Paid By: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Resident/Tenant <input type="checkbox"/> Neither      CPI Increase Paid By: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Resident/Tenant <input type="checkbox"/> Neither					
Additional Information: Conservice fee to LivCor/Bell \$3.85				MSA: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Client Name: LivCor/Bell Partners

<b>SYNERGY</b> Services Used: (mark all that apply) <input checked="" type="checkbox"/> Vacant Billing <input checked="" type="checkbox"/> Bill Pay <input type="checkbox"/> EPA Benchmarking (\$0 per month) <input checked="" type="checkbox"/> Owner Conversion (\$0) Expected close date: <u>12/30/21</u> <input type="checkbox"/> New Construction (\$250 per month)	<b>SUB-METER EQUIPMENT</b> If Applicable: Meter Type: Meter Model: Meter Size: Reading System: Measurement: Modem #: Conservice Install: No Maintenance Plan: <input type="checkbox"/> Gold    If unmarked, on-call pricing will apply	<b>MISCELLANEOUS</b> Products: <input type="checkbox"/> Control * <input type="checkbox"/> Full <input type="checkbox"/> Self <input type="checkbox"/> Vendor Mgmt <input type="checkbox"/> Resident Tools * <input type="checkbox"/> Check Scanning * <input type="checkbox"/> Sub-meter Installation * <input type="checkbox"/> Energy/ENERGYZE * *Terms and Fees listed on product addenda
--	--	---

CONTACTS	Contact Name	Role	Email	Phone
		Property Manager		
		Regional Manager		
	Katie Mantley	IT	utilitiesmanagement@bellpartnersinc.com	
	Accounting	Vickie Branch	vbranch@bellpartnersinc.com	
ADD. INFO	Property Email - @BellPartnersinc.com Yardi code - p2162			

Sales: Lee Helt Account Manager: Melanie Golding Customer Initials: DD Conservice Initials: MM

<b>Property Name</b> <b>Emerson at Montford (mr484)</b> (formerly Novel Montford Park)  <b>Address</b> <b>1520 Mockingbird Ln</b> <b>Charlotte, NC 28209</b>  <b>Number of Residential Units</b> <b>337</b> <b>Number of Retail Units</b> <b>6</b> <b>Total Units</b> <b>343</b>  <b>Utility</b> <b>City of Charlotte</b>	<b>Created By:</b> ialkinani <b>Date:</b> 01/27/22  <b>Last Utility Rate Change:</b> 07/01/21 <b>Next Utility Rate Change:</b> 07/01/22
---	---

**Water Base Charges**

(337/343) 6.0 " Water Availability Monthly Meter Charges	\$	70.92	each	\$	69.68	monthly
(337/343) Monthly Water Fixed Fees	\$	4.22	each	\$	4.15	monthly
				\$	73.83	monthly total
				\$	0.22	per unit monthly

**Water Consumption Charges**

**Utility Rates PER UNIT:**

First 4 CCF or 2,992 Gallons	\$	1.77	per CCF	\$	2.37	per 1,000 gallons
Next 4 CCF or 2,992 Gallons	\$	2.29	per CCF	\$	3.06	per 1,000 gallons
Next 8 CCF or 5,984 Gallons	\$	5.29	per CCF	\$	7.07	per 1,000 gallons
Over 16 CCF or 11,968 Gallons	\$	10.03	per CCF	\$	13.41	per 1,000 gallons

**NCUC recommendation rate (based on average unit consumption of 4,000 gallons):**

All Gallons	\$	2.54	per 1,000 gallons*
-------------	----	------	--------------------

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

First Tier	2,992 Gallons	@ \$2.37 per 1,000 Gallons =	\$	7.08
Second Tier	1,008 Gallons	@ \$3.06 per 1,000 Gallons =	\$	3.09
	4,000 Gallons		\$	10.17

The client believes the meter is shared

**Sewer Base Charges**

(337/343) 6.0 " Sewer Availability Monthly Meter Charges	\$	478.70	each	\$	470.33	monthly
(337/343) Monthly Sewer Fixed Fees	\$	4.22	each	\$	4.15	monthly
				\$	474.47	monthly total
				\$	1.41	per unit monthly

**Sewer Consumption Charges**

**Utility Rates PER UNIT:**

All Usage	\$	5.43	per CCF	\$	7.26	per 1,000 gallons
-----------	----	------	---------	----	------	-------------------

**NCUC recommendation rate:**

All Gallons	\$	7.26	per 1,000 gallons
-------------	----	------	-------------------

<b><u>Test:</u></b> Gallons:              Water                              \$                    10.39 4000    Sewer                              \$                    30.45	NOTE: \$3.75 Per Unit Monthly Billing Management Fee.
---	---

**Property Name:** Emerson at Montford (mr484)  
**Utility City:** City of Charlotte

Account Number	Meter Number	Meter Size	Service Address	Units
1145806-17880	418018167	(1) 6.0 " Meter	1520 Mockingbird Ln	337 Residential plus 6 Retail
<b>Total:</b>				