

SELLER DOCKET NO.	WR- 2893 Sub 2
PURCHASER DOCKET NO.	WR- 3298 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 Cary Reserve, LLC
2. Mailing address 300 North Greene Street, Suite 1000, Greensboro, North Carolina 27401
3. Business telephone number 336-232-1996

PURCHASER

4. Name of purchaser 1000HL Apts, LLC
5. Business mailing address of purchaser 1000 Heathmoor Lane, Leasing Office
City and state Cary, North Carolina Zip code 27513
6. Business telephone number 919-677-7887 Business fax number _____
7. Business email address BraxtonCW@FCAMres.com

UTILITY SERVICE AREA

8. Name of Apartment Complex or Manufactured Home Park Braxton Cary Weston (formerly The Hudson Cary Weston)
9. County (or counties) Wake
10. Type of Service (Water and/or Sewer) Water and Sewer
11. Supplier of purchased water Town of Cary
12. Supplier of purchased sewage treatment Town of Cary
13. Current number of customers - Water 288 Sewer 288
14. Number of customers that can be served (including present customers, vacant units or lots, etc.):
Water 288 Sewer 288

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>\$5.31</u> | <u>\$5.31</u> |
| 16. Sewer usage rate (not to exceed supplier's unit consumption rate): | <u>\$10.13</u> | <u>\$10.13</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>\$6.93</u> | <u>\$6.93</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 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> |
|---|---------------------------|--|---------------------|
| 20. Management Company | <u>FCA Management LLC</u> | <u>300 S. Tryon St., #420, Charlotte, NC 28202</u> | <u>704-972-2557</u> |
| 21. Complaints or Billing | <u>RealPage, Inc.</u> | <u>2201 Lakeside Blvd., Richardson, TX 75082</u> | <u>800-590-7355</u> |
| 22. Emergency Service | <u>Property Manager</u> | <u>1000 Heathmoor Lane, Cary, NC 27513</u> | <u>919-677-7887</u> |
| 23. Filing and Payment of Regulatory Fees to Utilities Commission | <u>Jennifer O'Brien</u> | <u>300 S. Tryon St., #420, Charlotte, NC 28202</u> | <u>610-716-9427</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.

FILING INSTRUCTIONS

10. Submit one (1) original application with required exhibits and **original notarized signature**, plus eight (8) additional collated copies to: [USPS address] Chief Clerk's Office, North Carolina Utilities Commission, 4325 Mail Service Center, Raleigh, North Carolina 27699-4325, or [overnight delivery at street address] Chief Clerk's Office, North Carolina Utilities Commission, 430 North Salisbury Street, Raleigh, North Carolina 27603. Provide a self-addressed stamped envelope, plus an additional copy, if a file-stamped copy is requested by the Applicant.
11. Enclose a filing fee as required by G. S. §62-300. A Class A company (annual revenues of \$1,000,000 or more) requires a \$250 filing fee. A Class B company (annual revenues between \$200,000 and \$1,000,000) requires a \$100 filing fee. A Class C company (annual revenues less than \$200,000) requires a \$25 filing fee. **MAKE CHECK PAYABLE TO N.C. DEPARTMENT OF COMMERCE/UTILITIES COMMISSION.**

SIGNATURES

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

Signature

Carol D. [Signature]
Purchaser

Date

11/6/2020

Signature

Seller

Date

13. (Typed or Printed Name)

Daniel Randozzo

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

day of

Nov

2020

DeAnna M. Phillips

Notary Public

DeAnna M. Phillips

Notary Public, State of South Carolina

My Commission Expires 06/01/2026

06/01/2026

Date

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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.

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SIGNATURES

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

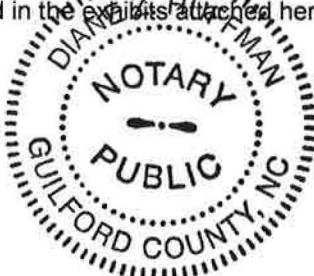
Signature _____
Purchaser

Date _____

Signature Katie Manley Bell Partners Inc
as agent for owner
Seller

Date 11/10/2020

13. (Typed or Printed Name) Katie Manley
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 10 day of Nov, 2020.
[Signature]
Notary Public

My Commission Expires: 08/23/2021
Date

State of North Carolina
Department of the Secretary of State

SOSID: 2075005
 Date Filed: 10/30/2020 9:53:00 AM
 Elaine F. Marshall
 North Carolina Secretary of State
C2020 303 00866

**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 1000 HL Apts, 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 Delaware.

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

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

The principal office telephone number: _____.

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

Number and Street: _____

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

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: InCorp Services, Inc.

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

Number and Street: 176 Mine Lake Court, Suite 100

City: Raleigh State: NC Zip Code: 27615 County: Wake

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.)

<u>Name and Title</u>	<u>Business Address</u>
1000HL, its Manager	
By: 1000HL Manager, LLC, its Manager	
By: RC Apts, LLC, its Manager	
By: Daniel Randazzo, Manager	164 Market Street, Ste 202, Charleston, SC 29401

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 29th day of October, 2020

1000HL Apts, LLC

Name of Limited Liability Company

Daniel Randazzo

Signature of Company Official

By: 1000HL, LLC, a Delaware limited liability company, Its: Manager

Type or Print Name and Title

BY: 1000HL Manager, LLC,
a Delaware limited liability company

ITS: MANAGER

By: RC Apts, LLC,
a Wyoming limited liability company
Its: Manager

By: Daniel Randazzo, Manager

Notes:

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

SEE SIGNATURE BLOCK ATTACHED FOR CLARIFICATION

1000HL Apts, LLC,
A Delaware limited liability company

BY: 1000HL, LLC,
A Delaware limited liability company
Its: Manager

BY: 1000HL Manager, LLC,
A Delaware limited liability company
Its: Manager

BY: RC Apts, LLC,
A Wyoming limited liability company
Its: Manager

By _____
Name: Daniel Randazzo
Title: Manager

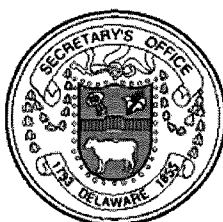
Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "1000HL APTS, 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-SEVENTH DAY OF OCTOBER, A.D. 2020.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "1000HL APTS, LLC" WAS FORMED ON THE SIXTH DAY OF OCTOBER, A.D. 2020.



3826384 8300

SR# 20208033020

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: 203947240

Date: 10-27-20

Excise Tax: \$115,200.00

Parcel Identifier No. 0205040
Mail after recording to: Grantee

This instrument was prepared by: Kilpatrick Townsend & Stockton LLP (JCL) without title examination

Brief description for the Index: 1000 Heathmoor Lane

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made as of this 6th day of November, 2020, by and between

GRANTOR	GRANTEE
CARY RESERVE, LLC, a Delaware limited liability company	1000HL APTS, LLC, a Delaware limited liability company
888 Seventh Avenue, 19 th Floor New York, NY 10019	164 Market Street, Suite 202 Charleston, SC 29401

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

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The property hereinabove described was acquired by Grantor by instrument(s) recorded in Book 17559, at Page 2459 in the Wake County Registry.

The property herein conveyed does not include the primary residence of a Grantor.

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 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 on Exhibit B attached hereto and made a part hereof.

(signature appears on the following page)

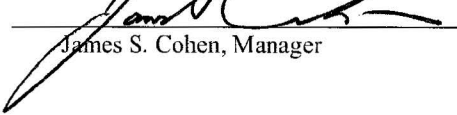
IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed, the day and year first above written.

GRANTOR:

CARY RESERVE, LLC,
a Delaware limited liability company


By: Hudson Citymark Cary Reserve, LLC, a Delaware limited liability company, Its Sole Member

By: HudsonCap Management III, LLC, a Delaware limited liability company, Its Manager

By: 
James S. Cohen, Manager

State of New Jersey)
County of Bergen)ss.:

On the 2ND day of November, 2020, before me, the undersigned notary public, personally appeared James S. Cohen, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public
Print Name: Donna S. Fornal

My commission expires: August 6, 2024

[NOTARY SEAL]



EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2020, and subsequent years, a lien not yet due and payable.
2. Terms, provisions, covenants, conditions, easements and restrictions as provided in Declaration of Master Protective Covenants with rights of others therein, recorded April 7, 1986 in Book 3693, Page 456; as amended by Amendment to Declaration recorded June 24, 1994 in Book 6180, Page 34; as affected by Supplemental Declaration to the Declaration of Master Protective Covenants recorded February 2, 1999 in Book 8242, Page 1398 and Amendment to the Declaration recorded July 30, 2002 in Book 9517, Page 1041, Wake County Registry.
3. Matters shown on plats, including Dedication for Public Use, 20' Sanitary and Water Easements, 50' Buffer easements, recorded in Book of Maps 1994, Page 859; Book of Maps 1996, Page 1619 and Book of Maps 1996, Page 1620, Wake County Registry and as approximately shown on the ALTA/NSPS Land Title Survey prepared by James Mauney & Associates, P.A. Professional Surveyors, under the supervision of James H. Mauney, Jr., PLS No. L-3885, dated July 18, 2019, and designated as Job No. 7992 (the "Survey").
4. Easement to Carolina Power and Light Company recorded August 20, 1985 in Book 3539, Page 918, Wake County Registry.
5. Easement to BellSouth Telecommunication, Inc. recorded March 22, 1995 in Book 6472, Page 11, Wake County Registry.
6. Easement to Town of Cary and North Carolina Department of Transportation recorded June 19, 2002 in Book 9459, Page 1082, Wake County Registry, and as approximately shown on the Survey.
7. Sidewalk Easement to Town of Cary recorded June 19, 2002 in Book 9459 at Page 1079, Wake County Registry, and as approximately shown on the Survey.
8. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS Survey made by James Mauney & Associates, P.A. Professional Surveyors, under the supervision of James H. Mauney, Jr., PLS No. L-3885, dated July 18, 2019 and designated as Job No. 7992:
 - a. Footbridge encroaches near southwesterly corner by 4.6'
 - b. Wood fence encroaches southerly line
 - c. Encroachment of the carport across from Building #900 into the 20' Sanitary Sewer easement
 - d. Encroachment of the garage across from Building #600 into the 20' Waterline easement

EXHIBIT A

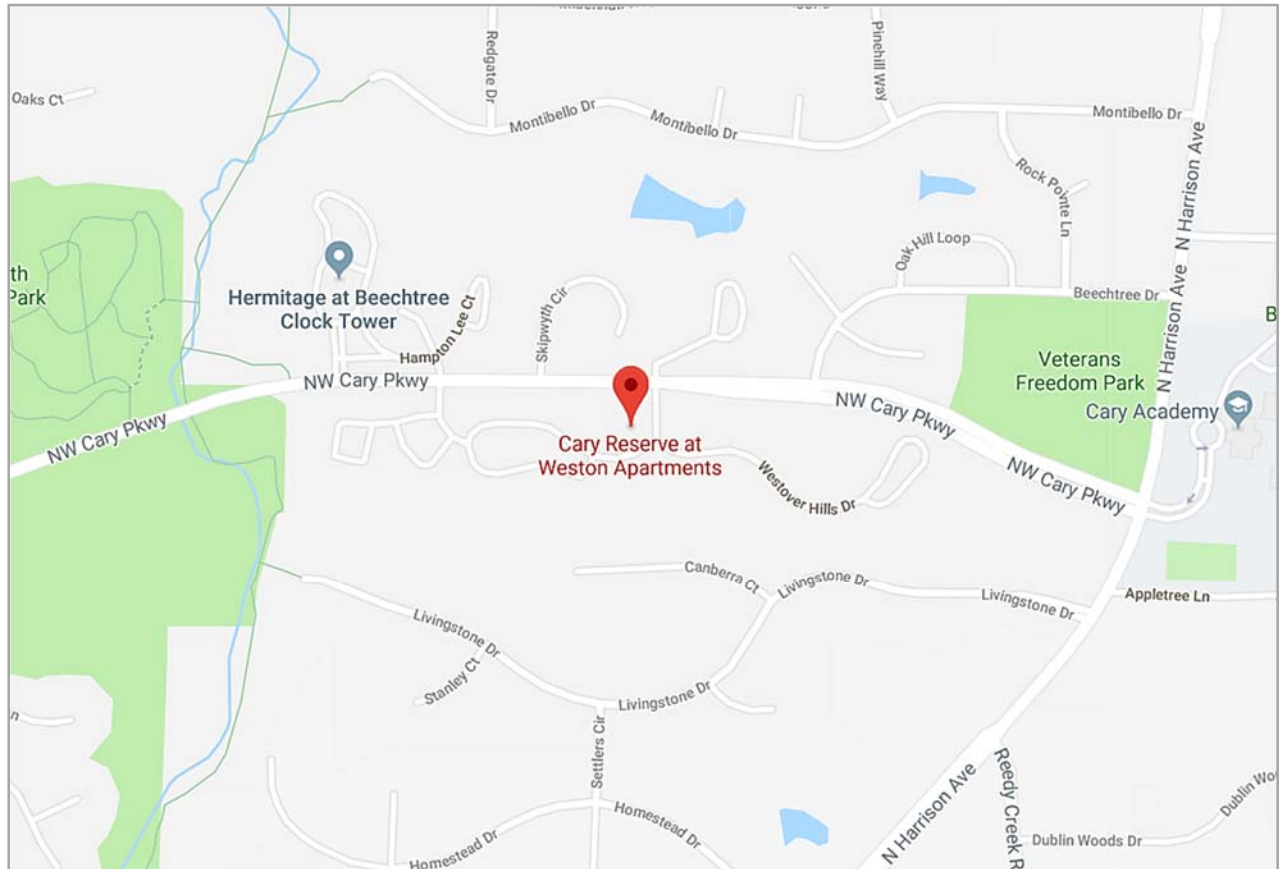
LEGAL DESCRIPTION

BEING all of Tract 4, consisting of 32.70 acres, as shown on that certain map entitled "Plat of Survey Tract 4, Weston P.U.D.", by Withers & Ravenel Engineering & Surveying, Inc., dated June 10, 1994 and recorded in Book of Maps 1994, Page 859, Wake County Registry.

Exhibit 4

Vicinity Map of Braxton Cary Weston Apartments (Formerly Cary Reserve at Weston Apartments)

1000 Heathmoor Lane
Cary, North Carolina 27513








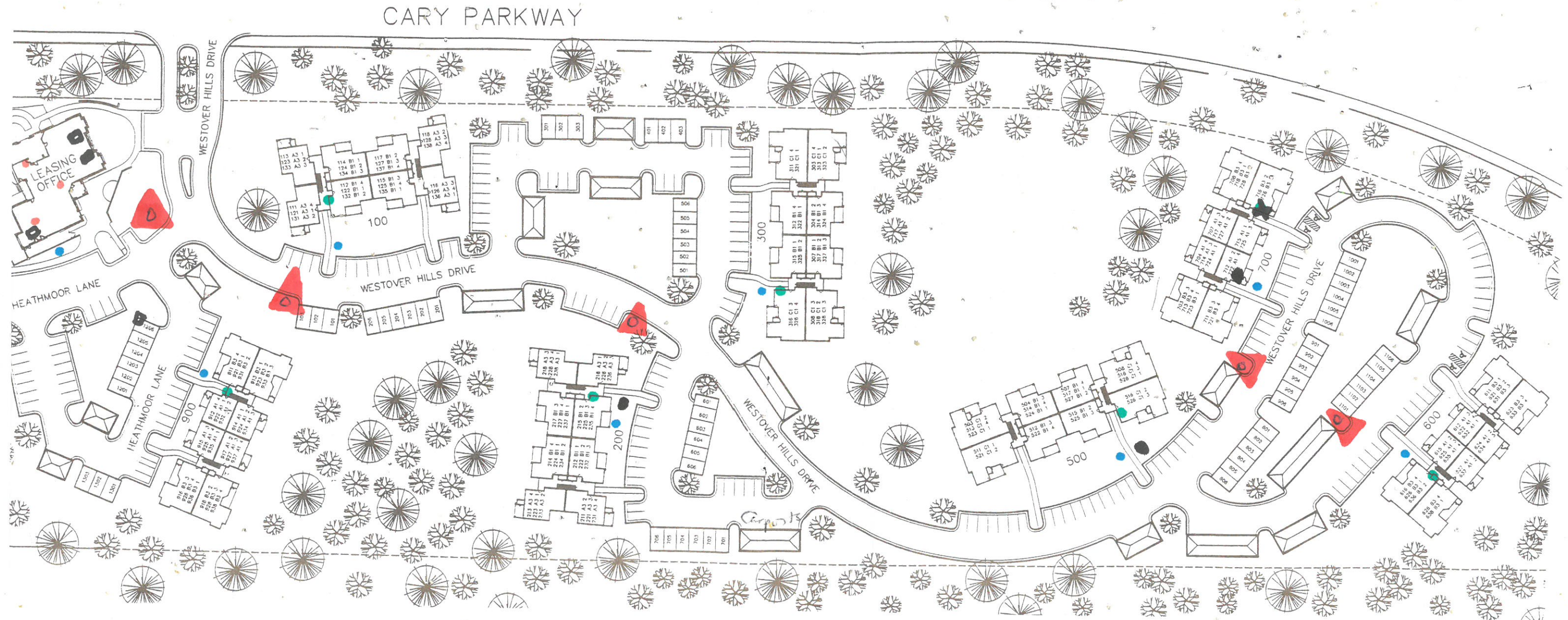
-  Fire Extinguishers
-  Water Cut off
-  Riser Rooms
-  First-Aid Kit
-  Fire Hydrants

Exhibit 5 - Complex Sit Map for Braxton Cary Weston

WESTOVER -The- HILLS



FISCAL YEAR 2021 RATES AND FEES

JULY 1, 2020 - JUNE 30, 2021

Water Rates

Meter Size	5/8" & 3/4"	1"	1 1/2"	2"	3"	4"	6"
<i>Base Charge Inside</i>							
Cary or Morrisville	3.32	3.32	23.49	28.58	76.92	116.55	143.86
Corporate Limits							
<i>Base Charge Outside</i>							
Cary or Morrisville	4.98	4.98	35.24	42.87	115.38	174.83	215.79
Corporate Limits							

Single-Family Residential: Customers Inside Cary or Morrisville Corporate Limits

(charge per 1,000 gallons)

Tier 1 (usage 0 - 5,000 gallons)	4.74
Tier 2 (usage 5,001 - 8,000 gallons)	5.31
Tier 3 (usage 8,001 - 23,000 gallons) or up to water budget amount	6.71
Tier 4 (usage > 23,000 gallons) or over water budget amount	12.67

Single-Family Residential: Customers Outside Cary or Morrisville Corporate Limits

(charge per 1,000 gallons)

Tier 5 (usage 0 - 5,000 gallons)	7.11
Tier 6 (usage 5,001 - 8,000 gallons)	7.97
Tier 7 (usage 8,001 - 23,000 gallons) or up to water budget amount	10.07
Tier 8 (usage > 23,000 gallons) or over water budget amount	19.01

Government Rates:

Government Water use shall be billed at the same rate as Tier I Single Family Residential. Government irrigation use shall be billed at the same rate as non-residential Tier I. Government sewer service shall be billed at the same rate for all customer types.

Non-Residential & Multifamily: Customers Inside Cary or Morrisville Corporate Limits

(charge per 1,000 gallons)

Tier 1	5.31
--------	------

Non-Residential & Multifamily: Customers Outside Cary or Morrisville Corporate Limits

(charge per 1,000 gallons)

Tier 3	7.97
--------	------

FISCAL YEAR 2021 RATES AND FEES

JULY 1, 2020 - JUNE 30, 2021

Irrigation Rates

Meter Size	5/8" & 3/4"	1"	1 1/2"	2"	3"	4"	6"
<i>Base Charge Inside</i>							
<i>Cary or Morrisville</i>	3.32	3.32	23.49	28.58	76.92	116.55	143.86
<i>Corporate Limits</i>							
<i>Base Charge Outside</i>							
<i>Cary or Morrisville</i>	4.98	4.98	35.24	42.87	115.38	174.83	215.79
<i>Corporate Limits</i>							

Single-Family Residential: Customers Inside Cary or Morrisville Corporate Limits (charge per 1,000 gallons)

Tier 1 (usage 0 - 15,000 gallons) or up to water budget amount	6.71
Tier 2 (usage > 15,000 gallons) or over water budget amount	12.67

Single-Family Residential: Customers Outside Cary or Morrisville Corporate Limits (charge per 1,000 gallons)

Tier 3 (usage 0 - 15,000 gallons) or up to water budget amount	10.07
Tier 4 (usage > 15,000 gallons) or over water budget amount	19.01

Non-Residential & Multifamily: Customers Inside Cary or Morrisville Corporate Limits (charge per 1,000 gallons)

Tier 1 (usage 0 - Water Budget Amount)	6.71
Tier 2 (usage > than Water Budget Amount)	12.67

Non-Residential & Multifamily: Customers Outside Cary or Morrisville Corporate Limits (charge per 1,000 gallons)

Tier 3 (usage 0 - Water Budget Amount)	10.07
Tier 4 (usage > than Water Budget Amount)	19.01

Reclaimed Water Rate (per 1,000 gallons)

Irrigation	3.90
Non-Irrigation (including Cooling Towers)	1.00

*Metered reclaimed water service rate for solely non-irrigation usage

Sewer Rates

Meter Size	5/8" & 3/4"	1"	1 1/2"	2"	3"	4"	6"
<i>Base Charge Inside</i>							
<i>Cary or Morrisville</i>	3.32	3.32	23.49	28.58	76.92	116.55	143.86
<i>Corporate Limits</i>							
<i>Base Charge Outside</i>							
<i>Cary or Morrisville</i>	4.98	4.98	35.24	42.87	115.38	174.83	215.79
<i>Corporate Limits</i>							

Volume Charge: All Customer Types

Tier 1: Customers Inside Cary or Morrisville Corporate Limits (charge per 1,000 gallons)	10.13
Tier 2: Customers Outside Cary or Morrisville Corporate Limits (charge per 1,000 gallons)	15.20

Volume Charge: Cooling Tower Type

Towers utilizing potable water: Base charge plus (charge per 1,000 gallons)	2.03
Towers utilizing reclaimed water: No base charge plus (charge per 1,000 gallons)	2.03

*Metered service rate for solely non-irrigation usage



Order Form

2201 Lakeside Blvd Richardson, Texas 75082

FCA MANAGEMENT, LLC
300 S TRYON ST # 420
CHARLOTTE, NC 28202-1914
UNITED STATES
(704) 972-2557

Customer ID	Sites	Units/Beds	Sync Date
C1707 000 007	1	288 / --	August 01
Order No	Quote Date	Exp Date	Default License Term Start Date
Q2009 001 912	09/28/2020	10/28/2020	N/A

This Order Form ("Order Form") is subject to and by this reference made a part of the RealPage One Master Agreement dated 07/11/2017 between RealPage, Inc. and the owner(s) of the Site(s) listed below ("Master Agreement"). Execution of this Order Form by RealPage, Inc. and such Site Owner(s) (either directly or through the agency of the Manager) shall obligate one or more of the RealPage Parties to provide and the Site Owner(s) to accept and pay for the Product Centers shown below, and creates a legally enforceable set of Governing Documents for each Site listed below. In the event of a conflict between the Fees shown on this Order Form for a particular Product Center and the Fees shown on the Schedule of Charges incorporated into the Master Agreement ("SOC") for that same Product Center, the Fees shown on this Order Form shall control.

ORDER SUMMARY

Products	Qty	ILF(\$)	Access(\$)	Billing	Measure
Core Property Management Suite - Conventional	1	0.00		Annual	Unit
Business Intelligence: Core Reporting and Designer				Annual	Unit
Facilities Plus				Annual	Unit
OneSite Document Management				Annual	Unit
OneSite Facilities				Annual	Unit
OneSite Leasing & Rents-Conventional				Annual	Unit
Ops Buyer/Ops Market				Annual	Unit
RealPage Accounting				Annual	Unit
RealPage Budgeting				Annual	Unit
RealPage Payments				Annual	Unit
SDE - Yardi Accounting (ETL)				Annual	Unit

Property Name	Site ID	Owner Name	City	State	Units/Beds	PPU %
BRAXTON CARY WESTON		1000HL LLC	CARY	NC	288 / --	N/A

Products	Qty	ILF(\$)	Access(\$)	Billing	Measure
ActiveBuilding Resident Portal Suite	1	0.00		Annual	Unit
ActiveBuilding				Annual	Unit
Online Leasing with e-Signature				Annual	Unit
Online Renewals				Annual	Unit

Property Name	Site ID	Owner Name	City	State	Units/Beds	PPU %
BRAXTON CARY WESTON		1000HL LLC	CARY	NC	288 / --	N/A

Products	Qty	ILF(\$)	Access(\$)	Billing	Measure
Leasing & Marketing Suite	1	0.00		Annual	Unit
Community Websites with Mobile				Annual	Unit
ILM Lead Manager				Annual	Unit
LeaseStar Classified Service				Annual	Unit
LeaseStar Syndication				Annual	Unit

Property Name	Site ID	Owner Name	City	State	Units/Beds	PPU %
BRAXTON CARY WESTON		1000HL LLC	CARY	NC	288 / --	N/A

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Order Form

2201 Lakeside Blvd Richardson, Texas 75082

Products	Qty	ILF(\$)	Access(\$)	Billing	Measure
LeasingDesk Screening Business Credit Report	1	0.00	██████	Per Occurrence	Transaction
OpsInvoice Invoice Processing Fee	1	0.00	██████	Per Occurrence	Transaction
RealPage Payments ACH Origination	1	0.00	██████		Transaction
RealPage Payments ACH Returns	1	0.00	██████		Transaction
RealPage Payments eMoney Order	1	0.00	██████		Transaction
RealPage Payments Implementation Fee	1	██████	██████	Initial Fee	Site
RealPage Payments IRD Adjustment	1	0.00	██████		Transaction
RealPage Payments IRD Origination	1	0.00	██████		Transaction
RealPage Payments IRD Returns	1	0.00	██████		Transaction
RealPage Payments Monthly Minimum Transaction Fee	1	0.00	██████		Transaction

Property Name	Site ID	Owner Name	City	State	Units/Beds	PPU %
BRAXTON CARY WESTON		1000HL LLC	CARY	NC	288 / --	N/A

Products	Qty	ILF(\$)	Access(\$)	Billing	Measure
LeasingDesk Screening Enterprise	1	0.00	██████	Monthly	Unit
Screening AI Score	1	0.00	██████	Monthly	Unit

Property Name	Site ID	Owner Name	City	State	Units/Beds	PPU %
BRAXTON CARY WESTON		1000HL LLC	CARY	NC	288 / --	100

Products	Qty	ILF(\$)	Access(\$)	Billing	Measure
ODE-Blue Moon	1	0.00	██████	Annual	Unit
SDE-Survey Interfaces	1	0.00	██████	Annual	Unit

Property Name	Site ID	Owner Name	City	State	Units/Beds	PPU %
BRAXTON CARY WESTON		1000HL LLC	CARY	NC	288 / --	N/A

Products	Qty	ILF(\$)	Access(\$)	Billing	Measure
eSupply GPO	1	0.00	██████	Monthly	Unit
LeaseStar Community Search - Direct Links to LeaseStar Community Websi	1	0.00	██████	Monthly	Unit
Platinum Support	1	0.00	██████	Monthly	Unit

Property Name	Site ID	Owner Name	City	State	Units/Beds	PPU %
BRAXTON CARY WESTON		1000HL LLC	CARY	NC	288 / --	N/A

Products	Qty	ILF(\$)	Access(\$)	Billing	Measure
YieldStar Price Optimizer - Conventional	1	0.00	██████	Monthly	Unit

Property Name	Site ID	Owner Name	City	State	Units/Beds	PPU %
BRAXTON CARY WESTON		1000HL LLC	CARY	NC	288 / --	N/A

Products	Qty	ILF(\$)	Access(\$)	Billing	Measure
YieldStar Implementation Fee	1	0.00	██████	One-time	Site

Property Name	Site ID	Owner Name	City	State	Units/Beds	PPU %
BRAXTON CARY WESTON		1000HL LLC	CARY	NC	288 / --	N/A

DS
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Order Form

2201 Lakeside Blvd Richardson, Texas 75082

Products		Qty	ILF(\$)	Access(\$)	Billing	Measure
EasyLMS (Learning Management System)		1	0.00		Annual	Unit
Property Name	Site ID	Owner Name		City	State	Units/Beds PPU %
BRAXTON CARY WESTON		1000HL LLC		CARY	NC	288 / -- N/A
Products		Qty	ILF(\$)	Access(\$)	Billing	Measure
Convergent Billing Suite-Bill Payment		1	0.00		Monthly	Unit
Submeter Reads: Automated-Water		1	0.00		Monthly	Unit
Property Name	Site ID	Owner Name		City	State	Units/Beds PPU %
BRAXTON CARY WESTON		1000HL LLC		CARY	NC	288 / -- N/A
Products		Qty	ILF(\$)	Access(\$)	Billing	Measure
Resident Billing: Vacant Capture		1	0.00		Per Occurrence	Transaction
Property Name	Site ID	Owner Name		City	State	Units/Beds PPU %
BRAXTON CARY WESTON		1000HL LLC		CARY	NC	288 / -- N/A
Products		Qty	ILF(\$)	Access(\$)	Billing	Measure
LeaseLabs Search Marketer Premium		1	0.00		Monthly	Site
LeaseLabs SMO Plus		1	0.00		Monthly	Site
Property Name	Site ID	Owner Name		City	State	Units/Beds PPU %
BRAXTON CARY WESTON		1000HL LLC		CARY	NC	288 / -- N/A
Products		Qty	ILF(\$)	Access(\$)	Billing	Measure
LeaseLabs Search Marketer Implementation Fee		1	0.00		One-time	Site
LeaseLabs SMO Implementation Fee		1	0.00		One-time	Site
Property Name	Site ID	Owner Name		City	State	Units/Beds PPU %
BRAXTON CARY WESTON		1000HL LLC		CARY	NC	288 / -- N/A
Products		Qty	ILF(\$)	Access(\$)	Billing	Measure
Search Marketer Additional Spend		1	0.00		Per Occurrence	Transaction
Property Name	Site ID	Owner Name		City	State	Units/Beds PPU %
BRAXTON CARY WESTON		1000HL LLC		CARY	NC	288 / -- N/A
Products		Qty	ILF(\$)	Access(\$)	Billing	Measure
Consulting for RealPage Accounting (Per Entity)		1	0.00		One-time	Site
eSupply Consulting		1	0.00		One-time	Site
RealPage Accounting Data Migration: Historical Balances		1	0.00		One-time	Site
RealPage Leasing & Rents Conversion Upgrade		1	0.00		One-time	Site
RealPage Leasing & Rents Standard Data Conversion		1	0.00		One-time	Site
Property Name	Site ID	Owner Name		City	State	Units/Beds PPU %
BRAXTON CARY WESTON		1000HL LLC		CARY	NC	288 / -- N/A

- (1) LeaseStar Community Websites includes up to seven (7) LeaseStar 2D/3D Express Floor Plans with a limited license, each of which includes a 2D floor plan, 3D unfurnished, and 3D furnished rendering based on standard furniture, appliance, and finish templates, unless Site Owner has previously received this Product from Provider either separately or in combination with another Product Center, in which case Site Owner may use the previously provided floor plans with the Community Website. The License for the LeaseStar 2D/3D Express Floor Plan - LIMITED LICENSE Product Center is subject to cancellation by either party on five (5) days' written notice for any reason and with no cancellation fee, liquidated damages or other Fees; provided, however, Site Owner is liable for any Fees outstanding prior to cancellation.

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Order Form

2201 Lakeside Blvd Richardson, Texas 75082

- (2) Notwithstanding the Submeter Reads Product Center shown above (if any), if upon Activation Site Owner determines it requires Submeter Reads: Automated, Site Owner shall pay \$0.33 per meter read and if Site Owner determines it requires Submeter Reads: Manual, Site Owner shall pay \$ [REDACTED] per meter read.
- (3) The RealPage Party accepting this Order Form and providing the RealPage Utility Management (RUM) Product Center(s) referenced above is Realpage Utility Management Inc.
- (4) The Professional Services shown above are governed by the SOW Services Terms and Conditions located here: <https://www.realpage.com/sow-services-terms/>. The Statement of Work for Standard SOW Services can be viewed here: <https://www.realpage.com/standard-sow-services/>. The Statement of Work for any Custom SOW Services will be delivered with the order.
- (5) For the purposes of this Order Form, the transactional fee for the Search Marketer Additional Spend Product Center listed above will be billed on a monthly basis, and adjust based on the then current amount of additional Ad Spend requested by the Site. Ad Spend can be increased or decreased with a minimum 30 days' written notice.



Order Form

2201 Lakeside Blvd Richardson, Texas 75082

CLIENT PORTAL ADMIN INFORMATION

Name	Title	Phone	Email
ED CHERRY	MANAGING PARTNER	(704) 972-2557	ED.CHERRY@FCAPARTNERS.COM

By executing this Order Form below, the undersigned represents and warrants to the RealPage Parties that it is the Site Owner or the duly appointed agent of the Site Owner of the Site(s) identified on this Order Form, and has the authority, either on its own behalf or pursuant to such agency agreement, to: (i) execute this Order Form; (ii) enter into this Order Form on behalf of each Site Owner; and (iii) administer the payment, on behalf of each Site Owner, of all invoices for all fees and charges (including Fees) associated with the implementation, access and use of the applicable Product Center on behalf of each Site in accordance with the terms of the Governing Documents. The agent shall defend, indemnify, and hold harmless the RealPage Parties from and against any and all claims, losses, or liabilities (including reasonable attorneys' fees and expenses) arising, directly or indirectly, from any misrepresentation by the agent with regard to the existence and scope of its agency relationship with any Site Owner, including, without limitation, losses or liabilities arising from any misrepresentation concerning its authority to bind any Site Owner to the provisions of the Governing Documents. In addition, by executing this Order Form below as agent, the undersigned represents and warrants to the RealPage Parties that the Product Centers, Fees, and charges provided in the Governing Documents constitute approved expenditures within the Site operating budget adopted by Site Owner. Any counterpart to this Order Form transmitted by facsimile or electronic means shall have the same force and effect as an original.


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

Through agency of ☒ Or Site Owner ☐

FCA MANAGEMENT, LLC
300 S TRYON ST # 420
CHARLOTTE, NC 28202-1914
UNITED STATES

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

DocuSigned by:

By: 
 354849BDF9004FF...

Title: **Managing Director**

Date: **10/5/2020**

By: Ashley Glover

Title: President

Effective Date: _____

Account Manager: Chris Harrington

Date: 09/27/2020

Exhibit 9

Master Meter Exhibit for Braxton Cary Weston

Braxton Cary Weston Apartments (formerly The Hudson Cary Weston)
 1000 Heathmoor Lane
 Cary, North Carolina 27513

Service Address	Buildings Served	Meter Size	Units Served	Water Base Charge	Sewer Base Charge
2100 Pinetuck Court	1	2-inch	18	\$28.58	\$28.58
1900 Pinetuck Court	1	2-inch	18	\$28.58	\$28.58
1700 Zumbach Way	1	2-inch	18	\$28.58	\$28.58
1600 Zumbach Way	1	2-inch	18	\$28.58	\$28.58
1500 Millhouse Drive	1	2-inch	18	\$28.58	\$28.58
1400 Millhouse Drive	1	2-inch	18	\$28.58	\$28.58
1200 Millhouse Drive	1	2-inch	18	\$28.58	\$28.58
1100 Millhouse Drive	1	2-inch	18	\$28.58	\$28.58
1000 Heathmoor Lane	1	2-inch	18	\$28.58	\$28.58
900 Heathmoor Lane	1	2-inch	18	\$28.58	\$28.58
700 Westover Hills Drive	1	2-inch	18	\$28.58	\$28.58
600 Westover Hills Drive	1	2-inch	18	\$28.58	\$28.58
500 Westover Hills Drive	1	2-inch	18	\$28.58	\$28.58
300 Westover Hills Drive	1	2-inch	18	\$28.58	\$28.58
200 Westover Hills Drive	1	2-inch	18	\$28.58	\$28.58
100 Westover Hills Drive	1	2-inch	18	\$28.58	\$28.58
			288	\$457.28	\$457.28

Fixed Water Charges:	\$457.28
Fixed Water Charge/Unit	\$1.59

Fixed Sewer Charges:	\$457.28
Fixed Sewer Charge/Unit	\$1.59

Admin Billing Fee:	\$3.75
Fixed Charges Per Unit:	\$3.18

Total Monthly Fee: \$6.93