

Control Number: 43704



Item Number: 221

Addendum StartPage: 0

43704



Texas Commission on Environmental Quality

Registration of Submetered
or Allocated Utility Service

This Box for TCEQ Use Only

Registration No. S 6260

Date: 8-15-14 By: M

This Box for TCEQ Use Only

CUSTOMER REFERENCE NUMBER

REGULATED ENTITY REFERENCE NUMBER

CN(9 digits)

RN(9 digits)

☐ Send a completed Core Data Form (TCEQ-10400) with this registration.

PROPERTY OWNER ("Customer" on TCEQ-10400)

Name Omni AG The Falls, LLC

☐ Do not enter the name of the owner's contract manager, management company, or billing company.

NAME AND TYPE OF PROPERTY WHERE UTILITY SERVICE IS PROVIDED
("Regulated Entity" on TCEQ-10400)

Name The Falls

☒ Apartment Complex

☐ Condominium

☐ Manufactured Home Rental Community

☐ Multiple-Use Facility

☐ If applicable, describe the "multiple-use facility" here:

INFORMATION ON UTILITY SERVICE

Tenants are billed for ☒ Water ☒ Wastewater ☒ Both these bills are ☐ Submetered ☒ Allocated **

Name of utility providing water/wastewater City of Dallas

Date submetered or allocated billing begins (or began) 7/11/2006

METHOD USED TO OFFSET CHARGES FOR COMMON AREAS

☐ Check one line only.

☐ Not applicable, because

☐ Bills are based on the tenant's actual submetered consumption.

☐ There are neither common areas nor an installed irrigation system OR

All common areas and the irrigation system(s) are metered or submetered. We deduct the actual utility charges

for water and wastewater to these areas then allocate the remaining charges among our tenants.

☐ This property has an installed irrigation system that is not separately metered or submetered.

We deduct ☐ percent (we deduct at least 25 percent) of the utility's total charges for water and wastewater consumption, then allocate the remaining charges among our tenants.

☒ This property has an installed irrigation system(s) that is/are separately metered or submetered.

We deduct the actual utility charges associated with the irrigation system(s), then deduct at least 5 percent of the utility's total charges for water and wastewater consumption, then allocate the remaining charges among our tenants.

☐ This property does not have an installed irrigation system. We deduct at least 5 percent of the retail public utility's total charges for water and wastewater consumption, then allocate the remaining charges among our tenants.

**IF UTILITY SERVICES ARE ALLOCATED,

YOU MUST ALSO COMPLETE PAGE TWO OF THIS FORM

☐ Send BOTH this form and the TCEQ Core Data Form by fax to: 512/239-6972 OR by mail to: TCEQ, Utilities & Districts Section, MC-153 PO Box 13087 Austin, TX 78711-3087

☐ If you need help completing this form, call TCEQ's Utilities & Districts Section at 512/239-4691. Additional information about submetered and allocated billing is available at the following site:

<http://www.tceq.texas.gov/utilities/submeter.html>

☐ If you need help completing the TCEQ's Core Data Form, call our Central Registry Program at 512/239-5175. You can also find instructions for completing this form at the following site:

http://www.tceq.texas.gov/permitting/central_registry

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METHOD USED TO ALLOCATE UTILITY CHARGES

☐ Check the box or boxes that describe the allocation method used to bill tenants.

☒ **Occupancy method:** The number of occupants in the tenant's dwelling unit is divided by the total number of occupants in all dwelling units at the beginning of the month for which bills are being rendered.

Ratio occupancy method:	Number of Occupants	Number of Occupants for Billing Purposes
The number of occupants in the tenant's dwelling unit is adjusted as shown in the table to the right. This adjusted value is divided by the total of these values for all dwelling units occupied at the beginning of the retail public utility's billing period.	1	1.0
	2	1.6
	3	2.2
	>3	2.2 + 0.4 for each additional occupant

Estimated occupancy method:	Number of Bedrooms	Number of Occupants for Billing Purposes
The estimated occupancy for each unit is based on the number of bedrooms as shown in the table to the right. The estimated occupancy in the tenant's dwelling unit is divided by the total estimated occupancy in all dwelling units regardless of the actual number of occupants or occupied units.	0 (Efficiency)	1
	1	1.6
	2	2.8
	3	4.0
	>3	4.0 + 1.2 for each additional bedroom

☒ **Occupancy and size of rental unit** 95 50 percent (in which no more than 50%) of the utility bill for water/wastewater consumption is allocated using the occupancy method checked above. The remainder is allocated according to either:

- the size of the tenant's dwelling unit divided by the total size of all dwelling units, OR
- the size of the space rented by the tenant of a manufactured home divided by the size of all rental spaces.

☐ **Submetered hot water:** The individually submetered hot water used in the tenant's dwelling unit is divided by all submetered hot water used in all dwelling units.

☐ **Submetered cold water is used to allocate charges for hot water provided through a central system:** The individually submetered cold water used in the tenant's dwelling unit is divided by all submetered cold water used in all dwelling units.

☐ **As outlined in the condominium contract.** ☐ Describe

☐ **Size of manufactured home rental space:** The size of the area rented by the tenant divided by the total area of all rental spaces.

☐ **Size of the rented space in a multi-use facility:** The square footage of the space rented by the tenant divided by the total square footage of all rental spaces.



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UTILITIES & DISTRICTS
SECTION

TCEQ Core Data Form

TCEQ Use Only

For detailed instructions regarding completion of this form, please read the Core Data Form Instructions or call 512-239-5175.

SECTION I: General Information

1. Reason for Submission (If other is checked please describe in space provided)	
<input type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application)	
<input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form)	<input checked="" type="checkbox"/> Other <u>Update to Ownership</u>
2. Attachments Describe Any Attachments: (ex. Title V Application, Waste Transporter Application, etc.)	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
3. Customer Reference Number (if issued)	4. Regulated Entity Reference Number (if issued)
CN	RN 106870736

SECTION II: Customer Information

5. Effective Date for Customer Information Updates (mm/dd/yyyy)	
07/30/2014	
6. Customer Role (Proposed or Actual) - as it relates to the Regulated Entity listed on this form. Please check only one of the following:	
<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Operator
<input type="checkbox"/> Occupational Licensee	<input type="checkbox"/> Owner & Operator
<input type="checkbox"/> Responsible Party	<input type="checkbox"/> Voluntary Cleanup Applicant
<input type="checkbox"/> Other: _____	
7. General Customer Information	
<input type="checkbox"/> New Customer <input type="checkbox"/> Update to Customer Information <input checked="" type="checkbox"/> Change in Regulated Entity Ownership	
<input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State) <input type="checkbox"/> No Change**	
**If "No Change" and Section I is complete, skip to Section III - Regulated Entity Information.	
8. Type of Customer:	
<input type="checkbox"/> Corporation	<input type="checkbox"/> Individual
<input type="checkbox"/> City Government	<input type="checkbox"/> Sole Proprietorship- D.B.A
<input type="checkbox"/> County Government	<input type="checkbox"/> Federal Government
<input type="checkbox"/> Other Government	<input type="checkbox"/> State Government
<input type="checkbox"/> General Partnership	<input checked="" type="checkbox"/> Other: <u>LLC</u>
9. Customer Legal Name (If an individual, print last name first: ex: Doe, John)	
If new Customer, enter previous Customer below	
Omm AG The Falls, LLC	
WAKE-2LP	
End Date: 6/30/14	
10. Mailing Address:	
2636 Cole Ave.	
Ste. 800	
City Dallas State TX ZIP 75204 ZIP + 4 1083	
11. Country Mailing Information (if outside USA)	
12. E-Mail Address (if applicable)	
13. Telephone Number	
14. Extension or Code	
15. Fax Number (if applicable)	
16. Federal Tax ID (9 digits)	
17. TX State Franchise Tax ID (11 digits)	
18. DUNS Number (if applicable)	
19. TX SOS Filing Number (if applicable)	
20. Number of Employees	
21. Independently Owned and Operated?	
<input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

SECTION III: Regulated Entity Information

22. General Regulated Entity Information (If 'New Regulated Entity' is selected below this form should be accompanied by a permit application)	
<input type="checkbox"/> New Regulated Entity	<input type="checkbox"/> Update to Regulated Entity Name
<input checked="" type="checkbox"/> Update to Regulated Entity Information	
<input type="checkbox"/> No Change** (See below)	
**If "NO CHANGE" is checked and Section I is complete, skip to Section IV, Preparer Information.	
23. Regulated Entity Name (name of the site where the regulated action is taking place)	
The Falls	

24. Street Address of the Regulated Entity: (No P.O. Boxes)	9797 Bruton Rd.						
	City	Dallas	State	TX	ZIP	75217	ZIP + 4
25. Mailing Address:	9797 Bruton Rd.						
	City	Dallas	State	TX	ZIP	75217	ZIP + 4
26. E-Mail Address:	nallen@wellingtonrealty.com						
27. Telephone Number	28. Extension or Code		29. Fax Number (if applicable)				
(469) 850-8631			(972) 389-5492				
30. Primary SIC Code (4 digits)	31. Secondary SIC Code (4 digits)	32. Primary NAICS Code (5 or 6 digits)	33. Secondary NAICS Code (5 or 6 digits)				
6513	n/a	531110	n/a				
34. What is the Primary Business of this entity? (Please do not repeat the SIC or NAICS description.)							
Apartments - Multi Family							

Questions 34 - 37 address geographic location. Please refer to the instructions for applicability.

35. Description to Physical Location:	From 635 exit Bruton Rd., go east until you reach 9797 Bruton		
36. Nearest City	County	State	Nearest ZIP Code
Dallas	Dallas	TX	75217
37. Latitude (N) In Decimal:	38. Longitude (W) In Decimal:		
32.749043	-96.653847		
Degrees	Minutes	Seconds	Degrees

39. TCEQ Programs and ID Numbers Check all Programs and write in the permits/registration numbers that will be affected by the updates submitted on this form or the updates may not be made. If your Program is not listed, check other and write it in. See the Core Data Form instructions for additional guidance.

<input type="checkbox"/> Dam Safety	<input type="checkbox"/> Districts	<input type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Industrial Hazardous Waste	<input type="checkbox"/> Municipal Solid Waste
<input type="checkbox"/> New Source Review - Air	<input type="checkbox"/> OSSF	<input type="checkbox"/> Petroleum Storage Tank	<input type="checkbox"/> PWS	<input type="checkbox"/> Sludge
<input type="checkbox"/> Stormwater	<input type="checkbox"/> Title V - Air	<input type="checkbox"/> Tires	<input type="checkbox"/> Used Oil	<input checked="" type="checkbox"/> Utilities
<input type="checkbox"/> Voluntary Cleanup	<input type="checkbox"/> Waste Water	<input type="checkbox"/> Wastewater Agriculture	<input type="checkbox"/> Water Rights	56260
				<input type="checkbox"/> Other:

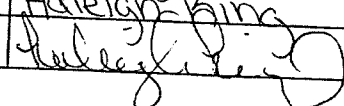
SECTION IV: Preparer Information

40. Name:	Haleigh King		41. Title:	Agent for Owner	
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address		
(214) 855-5900		(214) 855-0171	hking@wellingtonrealty.com		

SECTION V: Authorized Signature

46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 9 and/or as required for the updates to the ID numbers identified in field 39.

(See the Core Data Form instructions for more information on who should sign this form.)

Company:	Wellington Realty, LLC		Job Title:	Agent for Owner	
Name (in Print):	Haleigh King		Phone:	(214) 855-5900	
Signature:			Date:	7/31/14	



All that counts.

Contact Information

Legal Entity Name

Omni AG The Falls, LLC

of Units

208

Property Information

Mgmt. Co. Information

Owner Information

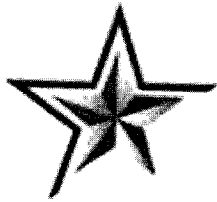
Name	The Falls	Name	Wellington Realty, LLC	Name	Omni AG The Falls, LLC
Property Contact	Brenda	Contact	Natalie	Contact	Mark Nusbbaum
Title	Manager	Title	Controller	Title	Agent for Owner
Address	9797 Bruton	Address	2626 Cole Ste. 800	Address	2626 Cole Ste. 800
City	Dallas	City	Dallas	City	Dallas
State	TX	State	TX	State	TX
County	Dallas	County	Dallas	County	Dallas
Zip	75217	Zip	75204	Zip	75204
Phone	469-250-8631	Phone	214-855-5900	Phone	214-855-5900
Fax	972-289-5493	Fax	214-453-0171	Fax	214-453-0171
Email	bfraine@wellingtonrealty.com	Email	nallen@wellingtonrealty.com	Email	mnusbbaum@wellingtonrealty.com
		n/a		Owner Tax #	47-1007943

Debbie Reyes Tamayo

From: Haleigh King <hking@wellingtonrealty.com>
Sent: Thursday, August 14, 2014 1:15 PM
To: Debbie Reyes Tamayo
Subject: RE: The Falls Apartments

Debbie,

Thank you for contacting me! Please update the correct boxes for me. Thank you!



WELLINGTON
R E A L T Y

Haleigh King

Accounts Payable Director
2626 Cole Avenue, Ste. 800, Dallas, TX 75204
214-855-5900 (office) | 214-953-0171 (fax)

www.wellingtonrealty.com

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From: Debbie Reyes Tamayo [<mailto:debbie.reyes-tamayo@tceq.texas.gov>]
Sent: Wednesday, August 13, 2014 8:45 AM
To: Haleigh King
Subject: The Falls Apartments
Importance: High

Re: TCEQ rules, Subchapter H, Subchapter M

The rules in Subchapter H, *291.124 Charges and Calculation – (e)(2)(i)-(v)*, contain the five approved allocation methods. The apartment will need to choose one of the five approved allocation methods.

If you choose the 4th box with no more than **50%** **please include Box 1 as well.**

95% is incorrect.

Please contact me if you have any questions

Let me know if you want me to update with the correct boxes. Thanks, Debbie

Debbie Reyes Tamayo
Texas Commission on Environmental Quality
Utilities Financial Review Team
Water Supply Division, Bldg.F, Mail Code 153
Phone: (512) 239-4683, Fax: (512) 239-6972
Email: Debbie.Reyes-Tamayo@tceq.texas.gov