

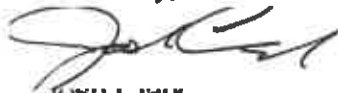
LHLoveday 58, LLC

209 East Main Street
Sevierville, TN
37862

To Whom It May Concern,

This letter is to certify that LHLoveday 58, LLC will convey the wastewater system, the property on which it is located, and all the necessary easements to Tennessee Wastewater Systems, Inc. upon successful completion of the system.

Sincerely,



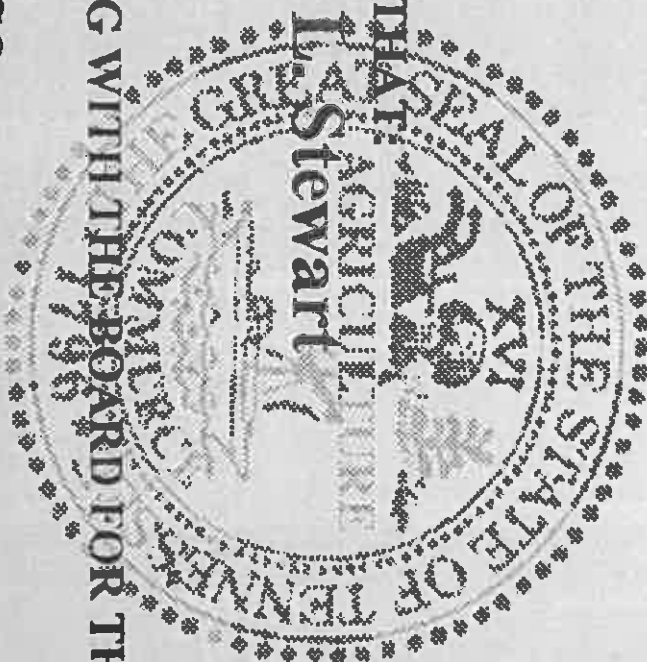
JOHN CLARK,
Manager

STATE OF TENNESSEE
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
WATER AND WASTEWATER OPERATOR CERTIFICATION BOARD

I.D. NO.
15952

EXPIRATION DATE
12/31/2023

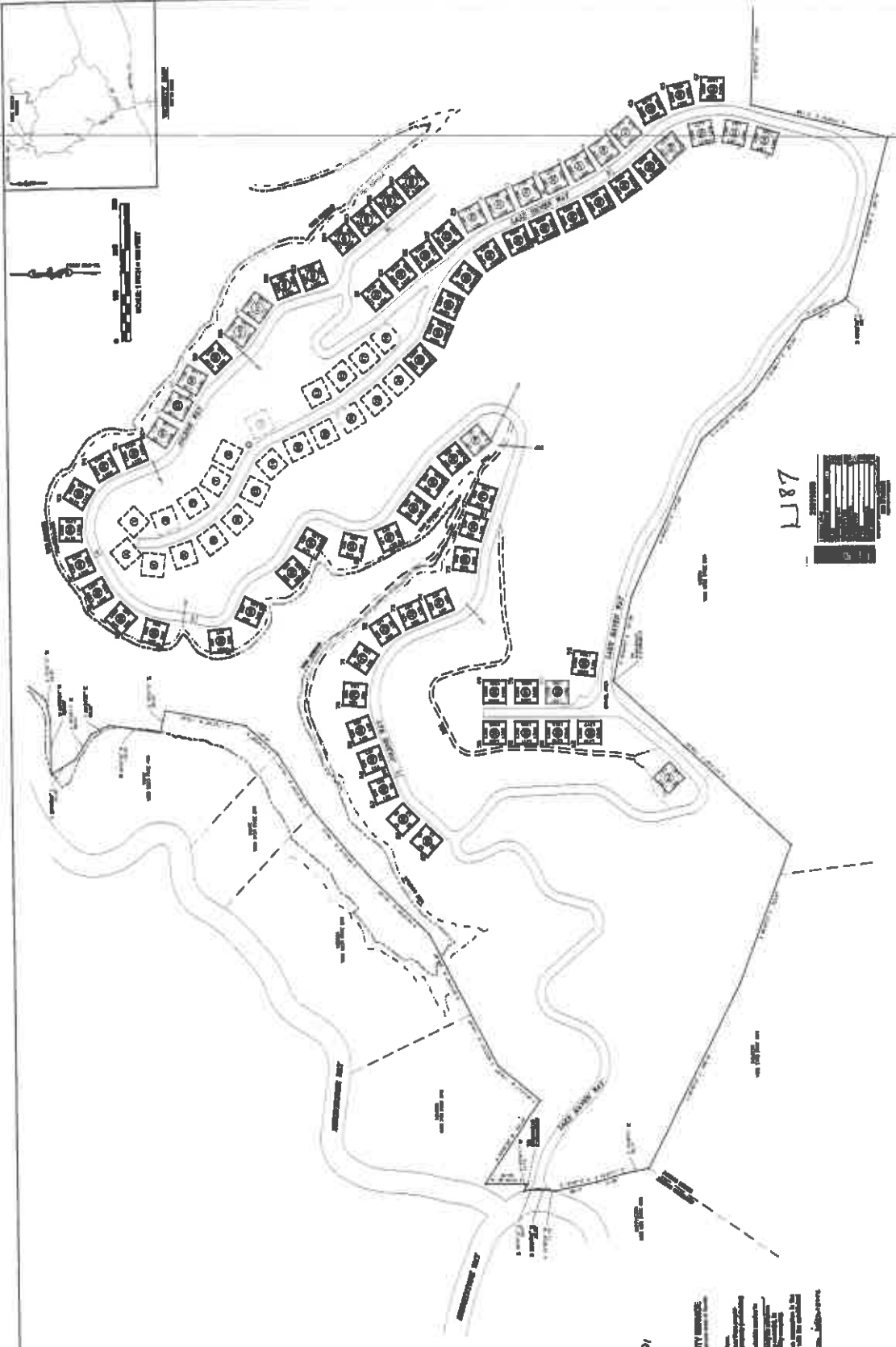
THIS IS TO CERTIFY THAT
Jeramy L. Stewart



IS IN GOOD STANDING WITH THE BOARD FOR THE CLASSIFICATIONS
LISTED:

BNS, CS2

WHEN CORRESPONDING ALWAYS REFER TO YOUR I.D. NUMBER
AND SEND NOTIFICATION OF ADDRESS CHANGE



DATE: 11/20/2017
 DRAWN BY: J. J. JONES
 CHECKED BY: J. J. JONES
 PROJECT: 11-20-2017
 SHEET: 1 OF 1



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 DRAWN BY: J. J. JONES
 CHECKED BY: J. J. JONES
 PROJECT: 11-20-2017
 SHEET: 1 OF 1



1187

1. THE PROJECT IS A RESIDENTIAL DEVELOPMENT OF 1187 UNITS, INCLUDING 1187 SINGLE-FAMILY HOMES, 1187 TOWNHOMES, AND 1187 APARTMENTS.

2. THE PROJECT IS A RESIDENTIAL DEVELOPMENT OF 1187 UNITS, INCLUDING 1187 SINGLE-FAMILY HOMES, 1187 TOWNHOMES, AND 1187 APARTMENTS.

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CONSTRUCTION OF RESIDENTIAL UTILITY SERVICE

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EXHIBIT A

SITUATE, LYING AND BEING in the Eighth (8th) Civil District of Jefferson County, Tennessee, to-wit:

PARCEL 1:

BEING a tract of land entirely below the 1002 contour line of Douglas Lake and being described as follows: **BEING** any interest the Grantor may have in and to the property conveyed to the Grantor by Charles R. Ailey in a deed dated July 13, 1970 and recorded in Deed Book 163, page 340 in the Register's Office for Jefferson County, Tennessee.

THERE IS EXCEPTED from the above conveyance the following five (5) tracts previously retained by others:

TRACT ONE: BEING all of Tract "H" of the Allen Property more particularly described as follows:

BEGINNING at the P. C. of curve _____ on the centerline of a 40 foot access easement as shown on the map recorded in Plat Book 8, page 161 of the Register of Deed's Office of Jefferson County, Tennessee; thence North 11 deg. 10 min. East 20.00 ft. to an iron pin; thence North 19 deg. 41 min. 09 sec. West 528.88 ft. to an iron pin; thence North 59 deg. 25 min. 10 sec. East 56.34 ft. to an iron pin; thence continuing North 59 deg. 25 min. 10 sec. East an additional 34.29 ft. to a point; thence South 24 deg. 56 min. 09 sec. East an additional 421.42 ft. to an iron pin; thence South 53 deg. 40 min. 20 sec. East 20.00 ft. to the centerline of a 40 foot access easement as recorded above; thence with said centerline South 36 deg. 19 min. 40 sec. West 57.56 ft.; thence continuing with said centerline and a curve to the right having a radius of 102.34 a distance of 115.81 ft. to the point of beginning and **containing 1.480 acres**, more or less.

TRACT TWO: BEING all of Tract 9 of the Allen Property more particularly described as follows:

BEGINNING at the P.T. of curve _____ on the centerline of a 40 ft. access easement as shown on the map recorded in Plat Book 8, page 161 of the Register of Deed's Office for Jefferson county, Tennessee; thence North 11 deg. 10 min. East 50.00 ft. to an iron pin; thence North 19 deg. 28 min. 38 sec. West 411.60 ft. to an iron pin; thence North 59 deg. 25 min. 10 sec. east 105.00 ft. to an iron pin; thence South 19 deg. 41 min. 09 sec. East 528.88 ft. to an iron pin; thence South 11 deg. 10 min. West 20.00 ft. to the centerline of a 40 foot access easement as recorded above; thence with said centerline North 78 deg. 50 min. West 139.77 feet to the point of beginning. **Containing 1.234 acres**, more or less.

TRACT THREE: BEING all of Tract "J" of the Allen Property more particularly described as follows:

BEGINNING at the intersection of the westerly property line of the James R. Allen property as recorded in Deed Book 163, page 340 in the Register's Office for Jefferson

County, Tennessee and the centerline of a 40 foot access easement as shown on a map recorded in Plat Book 8, page 161 of the Register of Deed's Office of Jefferson County, Tennessee; thence North 07 deg. 54 min. 40 sec. West 82.27 ft. to an iron pin; thence North 06 deg. 13 min. 40 sec. West 194.84 ft. to an iron pin; thence North 18 deg. 58 min. East 227.39 ft. to an iron pin; thence North 11 deg. 55 min. West 105.35 ft. to an iron pin; thence North 14 deg. 11 min. West 190.57 ft. to an iron pin; thence North 14 deg. 31 min. 40 sec. West 84.09 ft. to an iron pin; thence North 59 deg. 25 min. 10 sec. East 95.00 ft. to an iron pin; thence South 19 deg. 28 min. 38 sec. East 411.60 ft. to an iron pin; thence South 11 deg. 10 min. West 50.00 ft. to the centerline of a 40 foot access easement; thence with the said centerline and a curve to the left having a radius of 68.67 ft. to a distance of 79.67 ft.; thence continuing with said centerline South 34 deg. 41 min. 40 sec. West 17.15 ft.; thence with said centerline and a curve to the left having a radius of 151.97 ft. a distance of 68.80 ft.; thence continuing with said centerline South 08 deg. 45 min. 20 sec. West 46.03 ft.; thence with said centerline and a curve to the right having a radius of 453.71 ft. a distance of 69.86 ft.; thence with said centerline South 17 deg. 34 min. 40 sec. West 42.97 ft.; thence continuing with said centerline and a curve to the left having a radius of 278.25 ft. a distance of 69.63 ft.; thence continuing with said centerline South 03 deg. 14 min. 20 sec. West 142.44 feet to the point of beginning, **containing 1.58 acres, more or less.**

TRACT FOUR: BEING all of Tract "Q" of the Allen Property more particularly described as follows:

BEGINNING at the P. T. of Curve "C" on the centerline of a 40 foot easement as shown on the map recorded in Plat Book 8, page 161 in the Register of Deed's Office of Jefferson County, Tennessee; thence with the centerline North 34 deg. 41 min. 40 sec. east 17.15 ft.; thence continuing with said centerline and a curve to the right having a radius of 68.67 feet a distance of 79.67 ft.; thence continuing with the centerline South 78 deg. 50 min. East 139.77 ft.; thence South 11 deg. 10 min. West 20.00 ft. to an iron pin; thence South 21 deg. 34 min. 38 sec. East 274.97 ft. to an iron pin; thence continuing South 21 deg. 34 min. 38 sec. East an additional 25.00 ft. to a point; thence South 66 deg. 35min. 06 sec. West 128.31 ft. to an iron pin; thence North 30 deg. 19 min. 52 sec. West 374.06 ft. to an iron pin; thence North 55 deg. 18 min. 20 sec. West 20.00 ft. to the point of beginning, **containing 1.38 acres, more or less.**

TRACT FIVE: BEING all of Tract "R" of the Allen Property more particularly described as follows:

BEGINNING at the P. C. of curve "A" on the centerline of a 40 foot access easement as shown on the map recorded in Plat Book 8, page 161 in the Register of Deed's Office of Jefferson County, Tennessee; thence with the said centerline and a curve to the right having a radius of 278.25 ft. a distance of 69.63 ft.; thence continuing with said centerline North 17 deg. 34 min. 40 sec. East 42.97 ft.; thence continuing with the centerline and a curve to the left having a radius of 453.71 ft. a distance of 69.86 ft.; thence continuing with said centerline North 08 deg. 45 min. 20 sec. East 46.03 ft.; thence with the centerline and a curve to the right having a radius of 156.97 ft. a distance of 68.80 ft.; thence South 55 deg. 18 min. 20 sec. East 20.00 ft. to an iron pin; thence South 30 deg. 19 min. 52 sec.

East 374.06 ft. to an iron pin; thence South 43 deg. 14 min. 17 sec. West 120.00 ft. to an iron pin; thence North 52 deg. 45 min. 29 sec. West 222.15 ft. to an iron pin; thence North 86 deg. 45 min. 40 sec. West 20.00 ft. to the point of beginning and containing 1.32 acres, more or less.

The above tracts are subject to a flowage easement to TVA below elevation 1007 msl and an access easement as recorded in Plat Book 8, page 161 in the Register's Office of Jefferson County, Tennessee.

THERE IS ALSO EXCEPTED: Those parcels conveyed in Deed Book 400, page 340, Deed Book _____ page _____ and Tracts A, B, C, D, E, F, G, K, L, M, N, O and P as shown on the survey of Hassel T. Wolfe, RLS #1343, 740 Dolly Parton Parkway, Sevierville, TN 37862, dated May 26, 1996.

PARCEL II:

BEGINNING at an iron pin in the lines of Allen and Holbert; thence with the line of Allen North 04 deg. 45 min. 35 sec. East 324.76 ft. to a point in the line of Karchak; thence leaving the line of Allen and with the line of Karchak North 47 deg. 33 min. 22 sec. East 120.00 ft. to a point; thence North 70 deg. 54 min. 11 sec. East 128.31 ft. to an iron pin in the 1002 contour line of Douglas Lake; thence with the 1002 contour line of Douglas Lake the following calls and distances: North 70 deg. 25 min. 43 sec. East 238.96 ft. to an iron pin; thence North 64 deg. 18 min. 36 sec. East 197.34 ft. to a point; thence North 69 deg. 47 min. 21 sec. East 350.72 ft. to a point; thence South 70 deg. 06 min. 52 sec. East 75.17 feet to a point; thence South 45 deg. 59 min. 42 sec. East 86.28 ft. to a point; thence South 25 deg. 06 min. 13 sec. East 98.94 ft. to a point; thence South 33 deg. 45 min. 33 sec. East 116.83 ft. to a point; thence South 52 deg. 05 min. 30 sec. East 129.52 ft. to a point; thence North 21 deg. 41 min. 25 sec. West 163.47 ft. to a point; thence North 09 deg. 03 min. 40 sec. West 69.05 ft. to a point; thence North 42 deg. 11 min. 00 sec. East 51.97 ft. to a point; thence North 52 deg. 09 min. 19 sec. West 56.02 ft. to a point; thence North 39 deg. 34 min. 08 sec. West 170.94 ft. to a point; thence North 20 deg. 40 min. 33 sec. West 76.83 ft. to a point; thence North 25 deg. 34 min. 23 sec. East 73.16 ft. to a point; thence North 27 deg. 50 min. 03 sec. East 38.09 ft. to a point; thence North 10 deg. 15 min. 44 sec. West 49.08 ft. to a point; thence North 31 deg. 38 min. 43 sec. East 128.22 ft. to a point; thence North 58 deg. 32 min. 29 sec. East 153.48 ft. to a point; thence South 84 deg. 45 min. 07 sec. East 219.58 ft. to a point; thence South 30 deg. 56 min. 17 sec. East 268.47 ft. to a point; thence South 48 deg. 08 min. 19 sec. East 302.07 ft. to a point; thence South 29 deg. 39 min. 29 sec. East 552.29 ft. to a point; thence North 17 deg. 09 min. 00 sec. West 205.14 ft. to a point; thence North 03 deg. 09 min. 59 sec. West 208.56 ft. to a point; thence North 67 deg. 11 min. 55 sec. East 73.83 ft. to a point; thence North 18 deg. 20 min. 57 sec. East 107.59 ft. to a point; thence North 79 deg. 58 min. 22 sec. West 141.38 ft. to a point; thence North 31 deg. 53 min. 33 sec. West 355.06 ft. to a point; thence North 06 deg. 18 min. 47 sec. West 127.68 ft. to a point; thence North 27 deg. 30 min. 57 sec. East 40.54 ft. to a point; thence North 44 deg. 23 min. 50 sec. East 117.20 ft. to a point; thence North 42 deg. 37 min. 16 sec. East 67.91 ft. to a point; thence North 05 deg. 40 min. 07 sec. West 79.41 ft. to a point; thence North 39 deg. 44 min. 05 sec. East 94.45 ft. to a point; thence South 77 deg. 06 min. 08 sec. East 77.05 ft. to a point; thence South 26 deg. 21 min. 59 sec. East 139.14 ft. to a point; thence

South 27 deg. 53 min. 10 sec. West 35.23 feet to a point; thence South 15 deg. 42 min. 33 sec. West 122.45 ft. to a point; (thence South 70 deg. 44 min. 36 sec. East 119.40 ft. to a point; thence South 49 deg. 43 min. 05 sec. East 93.62 ft. to a point; thence South 18 deg. 51 min. 26 sec. East 142.90 ft. to a point; thence North 78 deg. 39 min. 54 sec. East 69.73 ft. to a point; thence North 57 deg. 35 min. 59 sec. East 72.10 ft. to a point; thence South 85 deg. 04 min. 19 sec. East 122.76 ft. to a point; thence South 58 deg. 10 min. 21 sec. East 276.56 ft. to a point; thence South 55 deg. 10 min. 02 sec. East 197.60 ft. to a point; thence South 19 deg. 33 min. 06 sec. East 319.39 ft. to a point; thence South 64 deg. 55 min. 52 sec. East 256.77 ft. to a point in the line of Hodges Enterprises, Inc.; thence with the line of Hodges Enterprises, Inc., North 31 deg. 34 min. 21 sec. East 79.22 ft. to a point; thence continuing with the 1002 contour line of Douglas Lake the following calls and distances: North 30 deg. 43 min. 22 sec. West 141.37 ft. to a point; thence North 59 deg. 20 min. 40 sec. West 150.08 ft. to a point; thence North 05 deg. 50 min. 28 sec. West 152.21 ft. to a point; thence North 29 deg. 38 min. 43 sec. East 139.88 ft. to a point; thence North 50 deg. 22 min. 54 sec. West 28.79 ft. to a point; thence North 07 deg. 48 min. 35 sec. West 50.37 ft. to a point; thence South 63 deg. 15 min. 35 sec. West 149.62 ft. to a point; thence South 74 deg. 52 min. 01 sec. West 27.48 ft. to a point; thence North 48 deg. 18 min. 13 sec. West 332.67 ft. to a point; thence North 13 deg. 54 min. 08 sec. West 59.36 ft. to a point; thence North 00 deg. 01 min. 33 sec. West 99.00 ft. to a point; thence North 88 deg. 45 min. 10 sec. West 80.66 ft. to a point; thence North 16 deg. 39 min. 55 sec. East 112.93 ft. to a point; thence North 33 deg. 52 min. 07 sec. East 126.95 ft. to a point; thence North 17 deg. 15 min. 12 sec. East 107.66 ft. to a point; thence South 62 deg. 40 min. 09 sec. West 111.95 ft. to a point; thence South 50 deg. 29 min. 08 sec. West 188.08 ft. to a point; thence South 51 deg. 30 min. 02 sec. West 60.07 ft. to a point; thence South 85 deg. 53 min. 33 sec. West 48.73 ft. to a point; thence North 30 deg. 38 min. 48 sec. West 201.24 ft. to a point; thence North 17 deg. 04 min. 30 sec. West 65.38 ft. to a point; thence North 20 deg. 34 min. 59 sec. East 70.98 ft. to a point; thence North 67 deg. 04 min. 50 sec. East 204.45 ft. to a point; thence North 64 deg. 58 min. 35 sec. East 280.16 ft. to a point; thence North 67 deg. 06 min. 50 sec. East 212.71 ft. to a point in the line of Gaddis; thence leaving the 1002 contour line of Douglas Lake and with the line of Gaddis South 59 deg. 00 min. 00 sec. East 157.53 ft. to a 8 inch cedar; thence South 81 deg. 35 min. 47 sec. East 303.10 ft. to a 8 inch walnut; thence South 21 deg. 52 min. 34 sec. East 317.39 ft. to a 14 inch walnut; thence South 38 deg. 07 min. 59 sec. East 450.16 ft. to an iron rod in the line of Bush Bros.; thence leaving the line of Gaddis and with the line of Bush Bros., South 09 deg. 30 min. 09 sec. West 136.27 ft. to a point; thence South 09 deg. 27 min. 52 sec. West 307.13 ft. to a post in the line of Rinehart; thence leaving the line of Bush Bros., and with the line of Rinehart North 83 deg. 57 min. 03 sec. West 205.00 ft. to an iron pin; thence with the line of Rinehart, in part, and the line of Hodges Enterprises, Inc., in part, South 31 deg. 34 min. 21 sec. West 401.58 ft. to a point; thence continuing with the line of Hodges Enterprises, Inc. South 31 deg. 34 min. 21 sec. West 79.22 ft. to a point; thence South 31 deg. 34 min. 22 sec. West 383.41 ft. to an iron pin rod in the line of Bush Bros.; thence leaving the line of Hodges Enterprises, Inc., and with the line of Bush Bros.; South 29 deg. 34 min. 47 sec. West 356.50 ft. to an iron rod; thence South 64 deg. 29 min. 41 sec. West 254.43 ft. to an iron rod; thence South 64 deg. 46 min. 43 sec. West 166.42 ft. to a 6 inch hickory; thence South 40 deg. 13 min. 30 sec. West 135.72 ft. to an iron rod; thence South 89 deg. 20 min. 11 sec. West 176.23 ft. to an iron rod; thence North 80 deg. 42 min. 05 sec. West 228.59 ft. to an iron rod; thence South 21 deg. 22 min. 40 sec. West 312.55 ft. to a post in the line of Runyan;

thence leaving the line of Bush Bros., and with the line of Runyan North 67 deg. 37 min. 40 sec. West 360.54 ft. to a post; thence North 38 deg. 55 min. 02 sec. West 15.07 ft. to a post; thence North 17 deg. 41 min. 30 sec. West 99.75 ft. to a 4 inch pine; thence North 47 deg. 14 min. 19 sec. West 190.00 ft. to a 16 inch hickory stump; thence North 34 deg. 23 min. 37 sec. West 156.90 ft. to a 12 inch cedar stump; thence North 57 deg. 50 min. 18 sec. West 377.61 ft. to a 12 inch cedar stump; thence North 69 deg. 28 min. 41 sec. West 190.78 ft. to a post; thence South 50 deg. 24 min. 58 sec. West 538.07 ft. to a post in the line of Holbert; thence leaving the line of Runyan and with the line of Holbert North 60 deg. 57 min. 32 sec. West 326.71 ft. to an iron pin; thence North 55 deg. 46 min. 55 sec. West 268.00 ft. to the point of beginning, containing **112.27 acres**, according to survey of Hassel I. Wolfe, RLS #1 343, dated June 18, 1991.

PARCEL III:

BEING a 1.51-acre tract on Brightstone Point and being more particularly described as follows:

BEGINNING at a fence intersection, the most southwesterly and beginning point of the tract of land recorded in Deed Book 163, page 340 in the Register's Office for Jefferson County, Tennessee, said point being in the Jefferson-Sevier County Line; thence North 07 deg. 38 min. 40 sec. West 56.71 ft. to an iron pin in a fence; thence North 13 deg. 37 min. 30 sec. West 61.56 ft. to an iron pin in a fence; thence North 07 deg. 54 min. 40 sec. West 107.47 ft. to the centerline of a 40 foot access easement as shown on a plat recorded in Plat Book 8, page 161 in the Register's Office for Jefferson County, Tennessee; thence with said centerline North 03 deg. 14 min. 20 sec. East 142.44 ft. to the P. C. of a curve; thence South 86 deg. 45 min. 40 sec. East 20.00 ft. to an iron pin; thence South 52 deg. 45 min. 29 sec. East 222.15 ft. to an iron pin; thence South 00 deg. 26 min. 30 sec. West 324.76 ft. to an iron pin in a fence, said point being in the Jefferson - Sevier County line; thence with said County line and a fence North 60 deg. 06 min. West 19057 feet to the point of beginning and containing **1.51 acres** more or less.

SUBJECT TO AND TOGETHER with the joint use of a 40-foot access easement as recorded in Plat Book 8, page 161 in the Register's Office for Sevier County, Tennessee.

THE GRANTOR HEREIN specifically reserves the right to use an easement providing access to Brightstone Point from the remaining property of the Grantor, being more particularly described as follows:

BEGINNING at the intersection of the centerline of a 40 foot right of way easement shown on the map of record at Map Book 8, page 161 (Map File D-29) in the Register's Office for Jefferson County, Tennessee, with the division line between Jefferson County and Sevier County, Tennessee situated in the western property line of Walter Preston Allen as described in deed of record at Deed Book 232, page 91 in the Register's Office for Jefferson County, Tennessee; thence the following calls to described a 20 foot ingress and egress right of way easement:

FROM BEGINNING point described above along the centerline of the 20 foot right of way easement granted herein known as Easement No. I for ingress and egress, North

69 deg. 15 min. 10 sec. East 25.21 ft. to a point; thence North 40 deg. 57 min. 38 sec. East 36.78 ft. to a point; thence North 42 deg. 08 min. 35 sec. East 16.82ff. to the boundary line of the Karchak tract; said 20 foot easement continues in a parallel line with the Karchak tract 20 feet from the common boundary line of said Karchak tract and the said Walter Preston Allen tract in a southeasterly direction up to and adjoining the tract of Thomas J. Franey (formerly James R. and Donna M. Allen tract) as described in deed of record in Warranty Deed Book 356, page 203 in the Register's Office for Jefferson County, Tennessee.

The above description is according to the new survey of Hassell T. Wolfe, RLS No. 1343 of 740 Dolly Parton Parkway, Sevierville, TN 37862, dated August 19, 1991.

PARCEL IV:

SITUATED in the Eighth (8th) Civil District of Jefferson County, Tennessee, and being more particularly described on the records of the Jefferson County Tax Assessor's Office at Map No. 096, Parcel No. 003.

PARCEL V:

BEING that property described on Map 96 as parcel 4 on the maps in the Jefferson County Tax Assessor's Office. Also, that real estate conveyed to Ken Rinehart by Clerk's Deed dated June 21, 1982, and recorded in Warranty Deed Book 279, page 444, Register's Office for Jefferson County, Tennessee.

THE ABOVE-DESCRIBED PARCELS being and intending to be all of the same property as shown on survey for Sevier Ventures, Inc., by Lamar Dunn and Associates, Inc., dated November 14, 2005, and containing 181.5 acres, more or less.

THE ABOVE TRACTS ARE CONVEYED LESS AND EXCEPT Units 1 through 19 and 24, inclusive, of Lake Haven Cabins, Phase One and Units 90, 92 and 94, Lake Haven Cabins, Phase Two, a planned unit development established by Master Deed and exhibits thereto of record in **Book 1566, page 19**, as the same is amended in **Book 1629, page 715**, and **Book 1629, page 719**, and plat of same of record in **Plat Cabinet L, Slide 162**, all in the Office of the Register of Deeds for Jefferson County, Tennessee, to which Master Deed, exhibits, amendments and recorded plat specific reference is here made for a more particular description, all of which Units have been previously conveyed to third parties.

SUBJECT TO easements, notations, setbacks, restrictions, rights of way and all other matters shown on plat of record in **Plat Cabinet L, Slide 162**, in said Register's Office.

BEING the same property conveyed to LandART America, LLC, a Tennessee limited liability company, by Warranty Deed dated November 19, 2021, of record in **Book 1653, page 281**, in the Office of the Register of Deeds for Jefferson County, Tennessee.

WASTEWATER UTILITY SERVICE**SECTION 4 – RESIDENTIAL RATES SHEET**

	Base	Escrow	Bonding	Environmental Rider (D)	Total
Rate Class 1	\$ 40.48	\$ 7.27	\$0.14	\$0.00	\$ 47.89(R)
Rate Class 2	\$ 40.48	\$ 7.27	\$0.14	\$0.00	\$ 47.89(R)
Rate Class 5	\$ 36.66	\$ 5.69	\$0.14	\$0.00	\$ 42.49(R)
Rate Class 6	\$ 36.66	\$ 5.69	\$0.14	\$0.00	\$ 42.49(R)
Rate Class 9	\$ 20.55	\$ 3.39	\$0.14	\$0.00	\$ 24.08*(R)

* Southridge customers will have a pass-through treatment cost assessed to their monthly bill. The pass-through treatment cost is calculated using the water meter readings as provided to TWSI by the East Montgomery Water Co. and the multiplier charged to TWSI by Clarksville Gas and Water to provide wastewater treatment. This cost will be filed annually with TPUC in June and effective upon approval. The current pass through treatment cost is 0.0096296082 per gallon.

** Each condominium unit will be billed as a residential customer and be individually billed.

*** Customers in the City of Coopertown will be billed a 3% franchise fee (applied to the base rate only).

**** The bonding fee will be updated with an annual filing with TPUC in August and effective upon approval.

Fees:

Non-Payment – 5% of total bill amount

Disconnection – \$40

Reconnection – \$50

Returned Check (NSF Fee) – \$25

Returned ACH - \$25

Capacity Reservation Fee – \$10 per month (See Rules and Regulations for Explanation)

Credit Card Convenience Fee: 2.45% with a \$1.25 minimum fee (R)(N)

City of Coopertown Franchise Fees: 3%

Issued: December 13, 2022

**Effective: December 13,
2022**

Issued by: Matthew Nicks, President

WASTEWATER UTILITY SERVICE**SECTION 6 – COMMERCIAL RATE SHEETS****COMMERCIAL RATES SHEET
without FOOD SERVICE**

The monthly sewer charge per customer is based on the daily design flow expected from the type of establishment being served. The utility will periodically check actual flow to determine whether billing adjustments will need to be made.

	Base	Escrow	Bonding	Environmental Rider	Total
Tier 1 (0 - 300 GPD)	\$95.93	\$14.87	\$0.14	\$0.00	\$110.94(R)
Tier 2.1 (301 - 400 GPD)	\$115.07	\$17.98	\$0.14	\$0.00	\$133.19(R)
Tier 2.2 (401 - 500 GPD)	\$134.21	\$21.09	\$0.14	\$0.00	\$155.44(R)
Tier 2.3 (501 - 600 GPD)	\$153.34	\$24.21	\$0.14	\$0.00	\$177.69(R)
Tier 2.4 (601 - 700 GPD)	\$172.48	\$27.32	\$0.14	\$0.00	\$199.94(R)
Tier 2.5 (701 - 800 GPD)	\$191.62	\$30.43	\$0.14	\$0.00	\$222.19(R)
Tier 2.6 (801 - 900 GPD)	\$210.76	\$33.54	\$0.14	\$0.00	\$244.44(R)
Tier 2.7 (901 - 1,000 GPD)	\$229.89	\$36.66	\$0.14	\$0.00	\$266.69(R)
Tier 3.1 (1,001 - 2,000 GPD)	\$381.18	\$56.37	\$0.14	\$0.00	\$437.69(R)
Tier 3.2 (2,001 - 3,000 GPD)	\$533.29	\$76.11	\$0.14	\$0.00	\$609.54(R)
Tier 3.3 (3,001 - 4,000 GPD)	\$685.41	\$95.84	\$0.14	\$0.00	\$781.39(R)
Tier 3.4 (4,001 - 5,000 GPD)	\$837.53	\$115.57	\$0.14	\$0.00	\$953.24(R)
Tier 3.5 (5,001 - 6,000 GPD)	\$989.64	\$135.31	\$0.14	\$0.00	\$1,125.09(R)
Tier 3.6 (6,001 - 7,000 GPD)	\$1,141.76	\$155.04	\$0.14	\$0.00	\$1,296.94(R)
Tier 3.7 (7,001 - 8,000 GPD)	\$1,293.88	\$174.77	\$0.14	\$0.00	\$1,473.79(R)
Tier 3.8 (8,001 - 9,000 GPD)	\$1,446.00	\$194.50	\$0.14	\$0.00	\$1,640.64(R)
Tier 3.9 (9,001 - 10,000 GPD)	\$1,598.11	\$214.24	\$0.14	\$0.00	\$1,812.49(R)
Unknown 25,000 GPD	\$ 3,879.87	510.23	\$0.24	\$0.00	\$ 4,390.34(R)

Excess water usage

Additional surcharges will apply when customers exceed their expected design flows. For any month that a customer's water meter reading exceeds the expected design flow, the following surcharges will apply:

If usage exceeds 10,000 gallons per day, the charge will be \$1628.40 plus applicable escrow, bonding, and rate rider amount plus \$171.85 per 1000 gallons.

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WASTEWATER UTILITY SERVICE

If the water meter readings exceed the design flow for any three consecutive months, the monthly charge will be revised to reflect the increased usage and any capital costs associated with increasing the capacity of the system will be paid by the customer.

Fees:

Nonpayment – 5%

Disconnection - \$40

Reconnection - \$50

Returned Check - \$25

Returned ACH - \$25

City of Coopertown Franchise Fees: 3%

Credit Card Convenience Fee: 2.45% with \$1.25 minimum fee (R)(N)

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WASTEWATER UTILITY SERVICE**COMMERCIAL RATES SHEET
with FOOD SERVICE**

The monthly sewer charge per customer is based on the design daily flow expected from the type of establishment being served. The utility will periodically check actual flow to determine whether billing adjustments will need to be made.

	Base	Escrow	Bonding	Environmental Rider	Total
Tier 1 (0 - 300 GPD)	\$127.88	\$19.82	\$0.14	\$0.00	\$147.94(R)
Tier 2.1 (301 - 400 GPD)	\$151.18	\$23.17	\$0.14	\$0.00	\$174.49(R)
Tier 2.2 (401 - 500 GPD)	\$174.49	\$26.51	\$0.14	\$0.00	\$201.14(R)
Tier 2.3 (501 - 600 GPD)	\$197.80	\$29.85	\$0.14	\$0.00	\$227.79(R)
Tier 2.4 (601 - 700 GPD)	\$221.11	\$33.19	\$0.14	\$0.00	\$254.44(R)
Tier 2.5 (701 - 800 GPD)	\$244.42	\$36.53	\$0.14	\$0.00	\$281.09(R)
Tier 2.6 (801 - 900 GPD)	\$267.73	\$39.87	\$0.14	\$0.00	\$307.74(R)
Tier 2.7 (901 - 1,000 GPD)	\$291.03	\$43.22	\$0.14	\$0.00	\$334.39(R)
Tier 3.1 (1,001 - 2,000 GPD)	\$475.73	\$67.97	\$0.14	\$0.00	\$543.84(R)
Tier 3.2 (2,001 - 3,000 GPD)	\$661.37	\$92.73	\$0.14	\$0.00	\$754.24(R)
Tier 3.3 (3,001 - 4,000 GPD)	\$847.00	\$117.50	\$0.14	\$0.00	\$964.64(R)
Tier 3.4 (4,001 - 5,000 GPD)	\$1,032.63	\$142.27	\$0.14	\$0.00	\$1,174.94(R)
Tier 3.5 (5,001 - 6,000 GPD)	\$1,218.26	\$167.04	\$0.14	\$0.00	\$1,385.54(R)
Tier 3.6 (6,001 - 7,000 GPD)	\$1,403.89	\$191.81	\$0.14	\$0.00	\$1,595.84(R)
Tier 3.7 (7,001 - 8,000 GPD)	\$1,589.53	\$216.57	\$0.14	\$0.00	\$1,806.24(R)
Tier 3.8 (8,001 - 9,000 GPD)	\$1,775.16	\$241.34	\$0.14	\$0.00	\$2,016.64(R)
Tier 3.9 (9,001 - 10,000 GPD)	\$1,960.79	\$266.11	\$0.14	\$0.00	\$2,227.04(R)
Unknown 25,000 GPD	\$4,745.27	\$637.63	\$0.14	\$0.00	\$5,383.14(R)

Excess water usage

Additional surcharges will apply when customers exceed their expected design flows. For any month that a customer's water meter reading exceeds the expected design flow, the following surcharges will apply:

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If usage exceeds 10,000 gallons per day, the charge will be \$1997.95 plus applicable escrow, bonding, and rate rider amount plus \$210.40 per 1000 gallons.

If the water meter readings exceed the design flow for any three consecutive months, the monthly charge will be revised to reflect the increased usage and any capital costs associated with increasing the capacity of the system will be paid by the customer.

Fees:

Nonpayment – 5%

Disconnection - \$40

Reconnection - \$50

Returned Check - \$25

Returned ACH - \$25

City of Coopertown Franchise Fees: 3%

Credit Card Convenience Fee: 2.45% with \$1.25 minimum fee

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WASTEWATER UTILITY SERVICE

**COMMERCIAL RATES SHEET
CABINS**

The monthly sewer charge per customer is based on the square footage of the cabin as recorded with the Register of Deeds office.

	Base	Escrow	Bonding	Environmental Rider	Total
Small 0-2000	\$60.85	\$13.15	\$0.14	\$0.00	\$74.14(R)
Medium 2001-4000	\$69.68	\$16.32	\$0.14	\$0.00	\$86.14(R)
Large 4001-6000	\$82.44	\$19.56	\$0.14	\$0.00	\$102.14(R)
Extra Large 6001+	\$102.07	\$22.93	\$0.14	\$0.00	\$125.14(R)

Fees:

Nonpayment – 5%

Reconnection - \$50

Disconnection - \$40

Returned Check - \$25

Returned ACH - \$25

Credit Card Convenience Fee: 2.45% with \$1.25 minimum fee

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