

EDGE WASTEWATER

September 16, 2026

Electronically Filed in TPUC Docket Room
on September 30, 2026 at 1:04 p.m.

Honorable David Jones
Chairman
Tennessee Public Utility Commission
502 Deaderick Street, 4th Floor
Nashville, Tennessee 37243

26-00100

Re: Edge Wastewater Utilities, LLC
Amendment to the Certificate of Convenience and Necessity
Parkway Drive Treatment Facility
DeKalb County, Tennessee

Dear Chairman Jones,

Edge Wastewater Utilities, LLC desires to amend the Certificate of Convenience and Necessity to include a portion of DeKalb County in Tennessee known as the Parkway Drive project to be located on Parkway Drive & Allen Street in DeKalb County, Tennessee. The attached Petition is in support of our request.

Edge Wastewater Utilities, LLC has the financial capabilities to provide wastewater service for the project. The financial surety provided by Edge Wastewater Utilities will be in the form of a Letter of Credit.

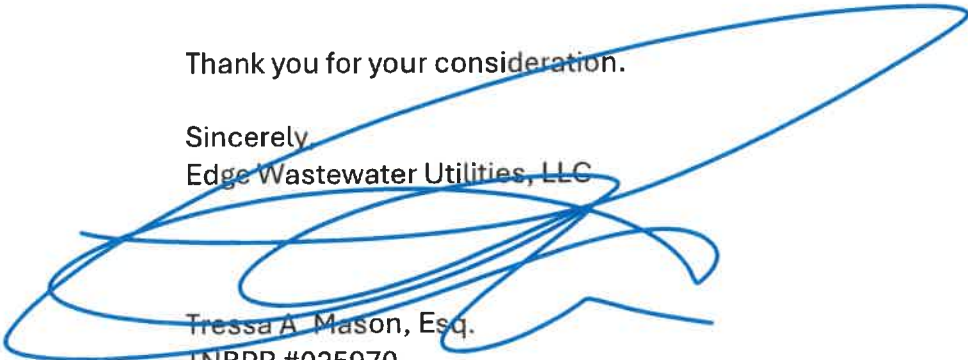
Edge Wastewater Utilities has the technical expertise needed to operate the wastewater treatment system. We have a State of Tennessee Grade 4 Wastewater Treatment System Operator License and a State of Tennessee Grade 2 Wastewater Collection System Operator License. Through our affiliate company, we will construct the treatment plant.

Edge Wastewater Utilities has the managerial capability to operate the wastewater treatment system as evidenced by our staff and previous experience with decentralized treatment systems. This treatment plant will report problems to our wastewater treatment operators via a telemetry system.

There is a need for our service since there is no municipal sewage available in this area. The developer of this subdivision is expecting the Project to be built out within three (3) years of completion. Edge Wastewater Utilities would like to include the capital contribution amount of \$ 747,500.00, which includes the sewer treatment plant and the land. We have included the contracts that show the land will be titled to Edge Wastewater Utilities.

Thank you for your consideration.

Sincerely,
Edge Wastewater Utilities, LLC



Tressa A. Mason, Esq.
INBPR #025970
Attorney for Petitioner

**IN THE TENNESSEE PUBLIC UTILITY COMMISSION
AT NASHVILLE, TENNESSEE**

IN RE:	)	
	)	
PETITION OF EDGE WASTEWATER	)	
UTILITIES, LLC TO AMEND ITS	)	DOCKET NO.26-00100
CERTIFICATE OF CONVENIENCE	)	
AND NECESSITY	)	

**PETITION TO AMEND ITS CERTIFICATE OF CONVENIENCE AND NECESSITY
TO INCLUDE THE PARKWAY DRIVE DEVELOPMENT**

Edge Wastewater Utilities LLC (“EDGE”, “Utility”, or “Company”) petitions the Tennessee Public Utility Commission (“TPUC”) to amend its Certificate of Convenience and Necessity to expand its service area to include a residential development known as the Parkway Drive Development in Marshall County.

As demonstrated in the application and attached exhibits, there is a public need for service and EDGE has the requisite management experience, financial capability, and technical expertise to provide such service pursuant to the rules and regulations of the Commission. In support of its Petition, EDGE states as follows:

General Information:

1. The applicant is Edge Wastewater Utilities, LLC. which is located at 410 New Salem Highway, Suite 107 in Murfreesboro, Rutherford County, Tennessee.
2. **Organizational Chart** – See Exhibit 2
3. Edge Wastewater Utilities, LLC is wholly owned by Edge Wastewater, LLC. The members of Edge Wastewater LLC are R. Matthew Nicks, James

F Reed III, Matthew Taylor and Trevor Acree. Each owns 25% of Edge Wastewater, LLC.

4. **Corporate Organizational Chart with Affiliates** – See Exhibit 4 – EDGE is aware of and will abide by the Commission’s affiliate transaction rules with respect to transactions between EDGE and its affiliates.
5. **Articles of Incorporation** – See Exhibit 5
6. **Tennessee Business License** – See Exhibit 6
7. **Description of Geographic Territory** – The Parkway Drive Development is located along Parkway Drive & Allen Street in DeKalb County, Tennessee. Tax Map 54H, Group A, Parcel 7.00. See Maps as Exhibit 7.
8. **Description of the Proposed Wastewater System** – The proposed system is designed for 7,500 gpd of wastewater flow, comprised of a watertight effluent pressure collection system, utilizing STEP/STEG tanks and a recirculating media filter treatment system. The treated effluent will be land applied for disposal. The treatment system will not be built in phases.
9. **Estimated Dates for commencement and completion of construction** – Construction will commence at a time agreeable between the developer and its contractor and will take approximately 180 days. EDGE is aware of TPUC Rule 1220-04-13-.09(7) and expects the wastewater system to be completed within 3 years from the date of the written order granting the CCN. Notice of completion of the system will be filed in this docket as required by the Rule.
10. **Phases/Houses per Phase** – The development will consist of 30 units which will be built in one phase.
11. **Builder/Developer Identity** – See Request to Serve Letter Exhibit 11

Nate Langley
MSI Homes, LLC
829 Carthage Highway
Lebanon, Tennessee
12. **Letters from local governments and utilities** – See Exhibit 12.
13. **Franchise Agreement** – n/a

14. **Contracts and Agreements** – See Exhibits 14 (Sewer Service Agreement). Any additional relevant contract will be filed in this docket once available.

Managerial Ability:

15. **Biographies of officers and key wastewater utility staff w/ list of certifications or professional licenses** – See Exhibit 15
16. EDGE is a certified wastewater provider in the State of Tennessee.
17. **Merger/Acquisition** – n/a
18. **Treatment System Contractor** – The developer has contracted Edge Wastewater LLC to construct the treatment system and install the land application drip dispersal areas. A copy of the Construction Agreement is included as Exhibit 18. Edge Wastewater has a Joint Venture Agreement with A&R Excavating LLC to meet the TPUC requirement that the prime contractor have a monetary limit that is equal to or exceeds the value of the construction contract amount. A copy of the Joint Venture Agreement is included in Exhibit 18 along with copies of both Edge Wastewater's General Contractors License and A&R Excavating's General Contractors License.

Technical Ability:

19. **SOP Application/Permit** – See Exhibit 19 (Application). The letter of complete application, along with the draft SOP and final SOP will be filed in this docket once issued by TDEC.
20. **State Operator Certificate** – See Exhibit 20
21. **Edge Contact Person:**

Matthew Nicks
Edge Wastewater Utilities LLC
615-969-6564
mnicks@edgewastewater.com

22. **Engineering Certification** –The system has not been constructed at this time. The certification will be filed in this docket upon acceptance of the system by EDGE.

23. **Financial Statements** –
- Exhibit 23a – Confidential Bank Statements of Edge Wastewater LLC FILED UNDER SEAL
 - Exhibit 23b – Confidential Financial Statements of Edge Wastewater LLC FILED UNDER SEAL
 - Exhibit 23c – Confidential 2025 Form 1065 US Return of Partnership Income of Edge Wastewater LLC FILED UNDER SEAL
24. **Pro Forma** (Five years of operations) – 30 customers at the Parkway Drive Development will have minimal impact to the Company’s overall finances (as shown in Exhibits 23 and 31).
25. **NARUC Chart of Accounts** – See Exhibit 25
26. **Plant in service account numbers** – See Exhibit 26
27. **Depreciation rates/schedule** – Depreciation is straight line with the following schedule:
- Building – 15 years
Fence – 7 years
Panel – 7 years
Tank – 10 years
Treatment – 26 years
28. **Estimated Cost of Construction** – The estimated cost for construction is \$ 747,500.00.
29. EDGE will own the system once it is completed, inspected, and accepted by the Utility. Estimated amount of contributed capital will include the treatment plant and collection system, as well as the cost of the land conveyed to the Utility. These costs are not known at this time but will be filed in this Docket along with the actual cost of the treatment system when provided by the Developer to EDGE, no later than at the time the final plat is signed by the Utility. Contributed Capital is recorded when the system is commissioned (accepted) by debiting the appropriate utility plant in service asset account and crediting the CIAC account.
30. **Tariff** – On file with the Commission. See Exhibit 30 for addition of the Parkway Drive Development to the residential tariff sheets.
31. **Five Year Build Out Estimate of Development** – See Exhibit 31
32. **Municipal Bonding Requirements** – See Item 33.

33. **Performance Bond** – A performance bond from the developer will be provided and a copy will be filed in this docket prior to the commencement of construction for this project.
34. **Funding Sources** - The developer is responsible for funding the construction of the wastewater system.
35. **Financial Security** – A Letter of Credit will be provided to the Commission for the stipulated amount of \$20,000.00.

THEREFORE, having shown that a public need exists and that EDGE possesses the requisite managerial, technical, and financial capabilities to provide service to the Parkway Drive Development in DeKalb County, Tennessee, EDGE respectfully requests the Commission's approval of this Petition.

RESPECTFULLY SUBMITTED,



Tressa A. Mason, Esq
(BPR # 025970)
Edge Wastewater Utilities, LLC
410 New Salem Highway, Suite 107
Murfreesboro, Tennessee 37129
203-314-3931
tmason@edgewastewater.com

Attorney for the Applicant
Edge Wastewater Utilities, LLC

**IN THE TENNESSEE PUBLIC UTILITY COMMISSION
AT NASHVILLE, TENNESSEE**

IN RE:	)	
	)	
PETITION OF EDGE WASTEWATER	)	
UTILITIES, LLC TO AMEND ITS	)	DOCKET NO.
CERTIFICATE OF CONVENIENCE	)	
AND NECESSITY	)	

DIRECT TESTIMONY OF MATTHEW NICKS

Q1. What is your name and business address?

A. My name is Matthew Nicks, and my business address is 410 New Salem Highway, Suite 107, Murfreesboro, Tennessee 37129.

Q2. By whom are you employed and in what capacity?

A. I am the President of Edge Wastewater Utilities, LLC ("EDGE").

Q3. What is the purpose of your testimony in this proceeding?

A. The purpose of my testimony is to support the petition filed by EDGE to amend its CCN to include Parkway Drive Development in DeKalb County, Tennessee, describe the proposed development, and attest to the financial, managerial, and technical capabilities of EDGE to properly own, operate, and maintain the wastewater treatment and collection system for the development.

Q4. Please describe EDGE's service territory.

A. This is the 2nd petition to amend our CCN for EDGE. The original petition included a treatment facility in Maury County and the 1st amendment included a treatment facility in Marshall County.

Q5. Does a public need exist for wastewater services in the proposed service area?

A. Yes. The property is not currently served by any wastewater provider and neither DeKalb County or the City of Smithville Water District will provide service. (See Exhibit 12) Exhibit 11 is the letter from the developer to the utility requesting service.

Q6. Please describe the proposed project.

A. The Parkway Drive Development is located in DeKalb County, Tennessee. The development is proposed to have 30 units which will be built in one phase. The wastewater system for the development is designed for 7,500 gpd of wastewater flow.

Q7. What type of wastewater collection and treatment system is proposed for the project?

- A. The proposed system consists of watertight effluent pressure collection system, utilizing STEP/STEG tanks and a recirculating media filter treatment system. The treated effluent will be land applied for disposal.

Q8. Does EDGE have the managerial and technical ability to own, operate, and maintain the treatment system for the project ?

- A. Yes. The treatment and collection system proposed for use at the project is similar to the majority of systems already operated and maintained by EDGE. EDGE's system operators and maintenance personnel will be responsible for ensuring the system is maintained and operated in compliance with TDEC regulations.

In addition to the operations and maintenance personnel, EDGE will continually monitor the system through remote telemetry. This system gives the operators the ability to remotely monitor and control their plants. Utilizing this technology not only allows EDGE to operate and maintain sites more efficiently, but also more economically as it cuts down on the need for additional personnel, equipment, and allows the utility to optimize energy consumption based on plant conditions. There are over 300 wastewater facilities currently using this technology.

Edge Wastewater will provide operational maintenance & repair services to Edge Wastewater Utilities. These services will be provided in accordance with the affiliated entity guidelines. Edge Wastewater will also provide customer service to Edge Wastewater Utilities.

Edge Wastewater have customer service representatives who have previous experience in wastewater utility customer service. Edge Wastewater utilizes a customer service information system that incorporates workflow tasks like service orders, account creation, move-ins, move-outs, service transfers, and billing. The system is Cloud-based for security & reliability. The system allows our customer service to organize, access and track account management.

The customer service information system also has a field services link that allows the operators to access the system and respond to service tickets. The system will optimize scheduling and routing for efficiency as well as tracking inventory and communications. The system is encrypted to protect the data. The "synced" systems will allow better regulatory reporting and daily maintenance tickets.

Edge Wastewater has retained a controller who has previous wastewater utility accounting experience. The customer service information system is compatible with the accounting system.

Q9. How will the construction of the treatment facility be managed and funded?

- A. The wastewater treatment system and facility will be constructed by the developer and conveyed to EDGE as a contribution in aid of construction. Edge Wastewater LLC has been awarded the contract to construct the system. Once construction is complete and the system is approved and accepted by the utility, EDGE will be granted all necessary

easements and deeded ownership of the system and land upon which the system and drip disposal areas are constructed.

Q10. What rates and charges will be used for the development customers?

A. The customers will be charged consistent with the proposed Rate Class 1 of EDGE's Residential Rate tariff. (Exhibit 30 of the Petition).

Q11. Does EDGE have the financial resources to provide service to the development?

A. Yes. EDGE will place a \$20,000 Letter of Credit approved by the Commission. EDGE is also able to offset initial operations and maintenance costs through the monthly access fees paid to EDGE by owners of empty lots. A copy of the 5-year projection for the development has been included with the Petition as Exhibit 31.

Q12. Will EDGE abide by the orders and rules of the Commission, including the Affiliate Transaction Rule, and Rule 1220-04-13-.09(7) concerning the completion of the construction of the wastewater system within three years of TPUC's written approval of the CCN if applicable?

A. Yes.

Q13. Does this complete your testimony?

A. Yes.

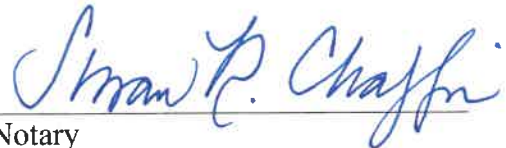
AFFIDAVIT

My name is Matthew Nicks and I affirm that all the information contained in the petition and in the testimony of Matthew Nicks filed in this Docket are true to the best of my knowledge and belief.


Matthew Nicks

County of Rutherford)
State of Tennessee)

On this 30 day of September 2026, personally appeared before me, Susan Chaffin, a notary public, the above-named Matthew Nicks, known to me personally who was duly sworn and on oath executed the above Affidavit.


Notary

My commission expires: 01/22/2030

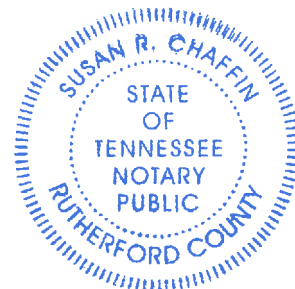


Exhibit 2

Organizational Chart

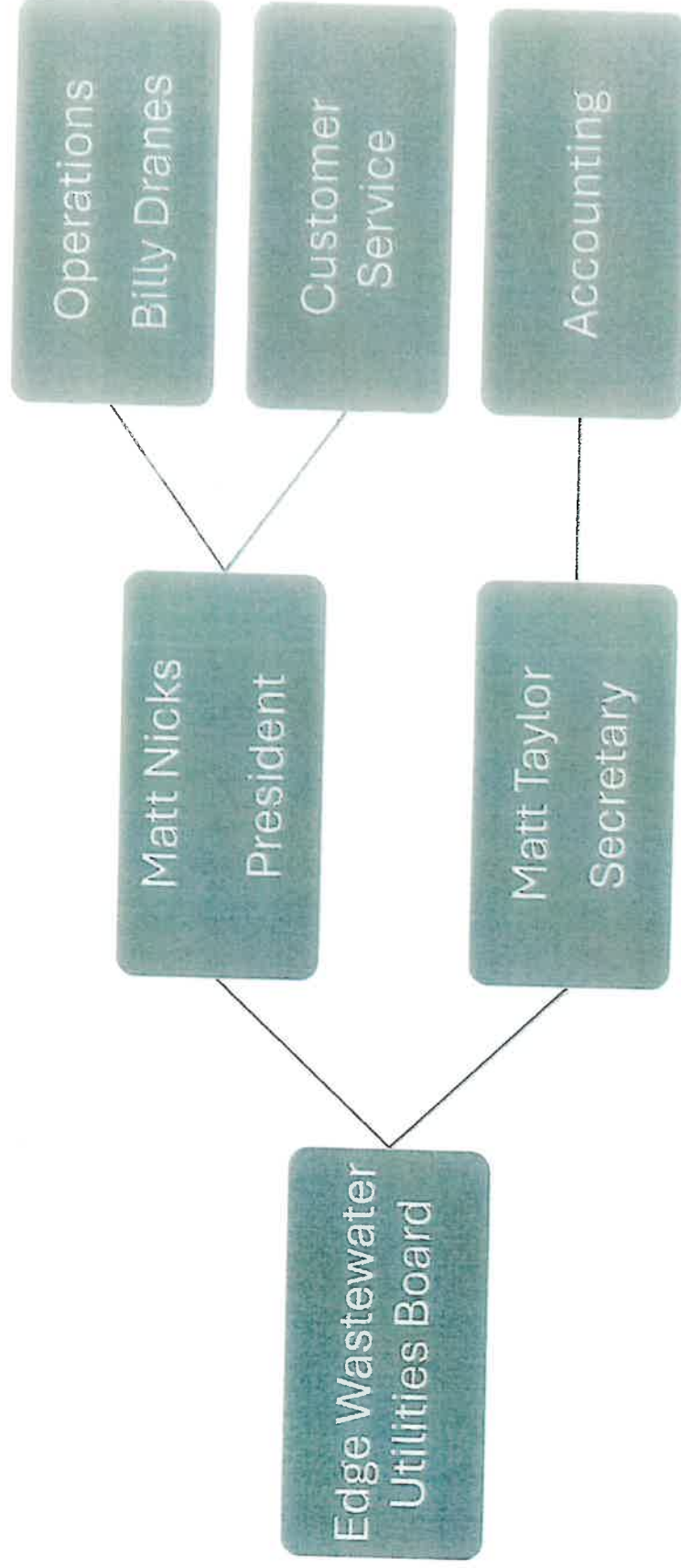


Exhibit 4

Corporate Organizational
Chart with Affiliates

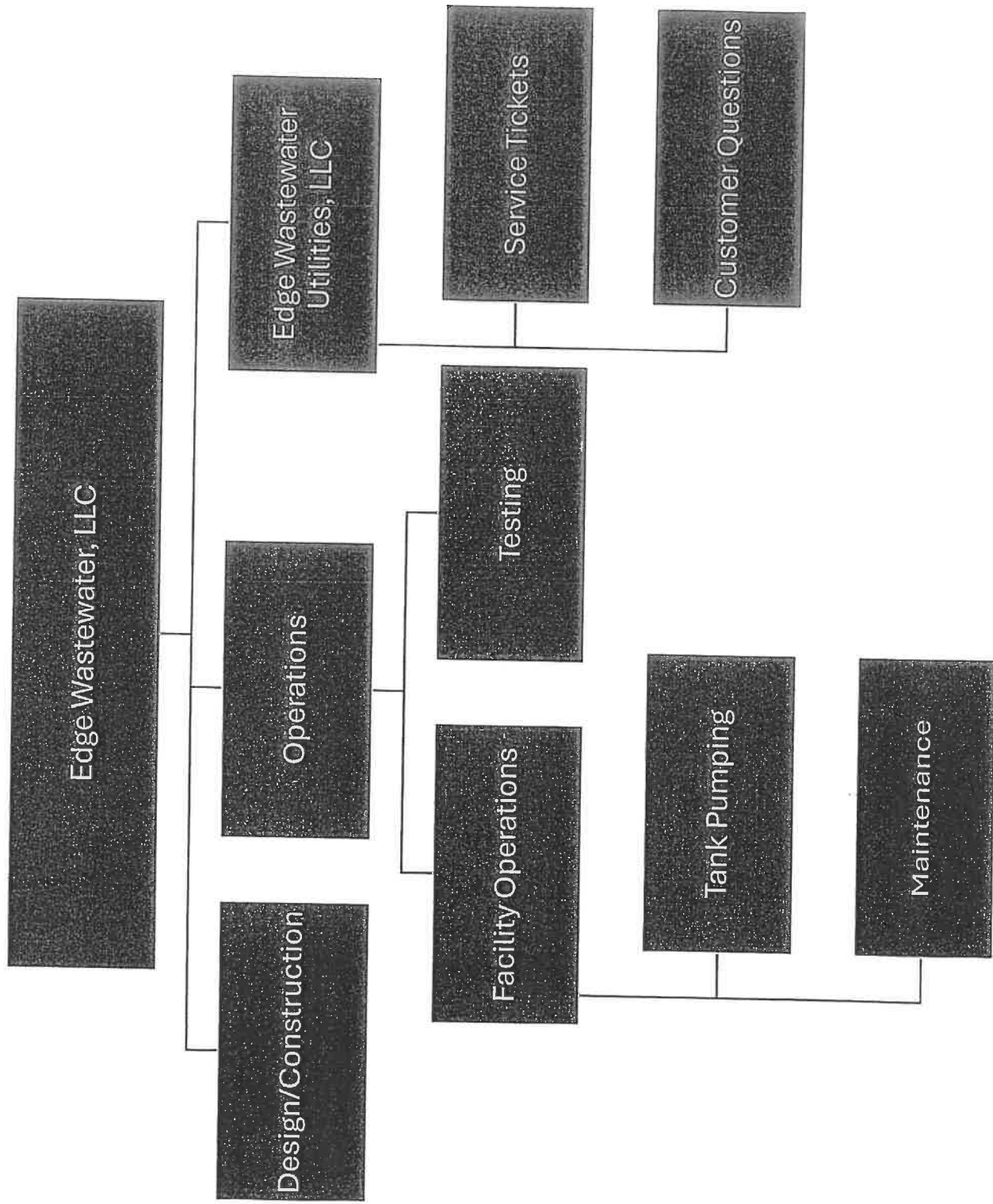


Exhibit 5

Articles of Incorporation

Tracking Number
B2025227731



Tre Hargett
Secretary of State

Articles Of Organization

Division of Business and Charitable Organizations

Department of State

State of Tennessee

312 Rosa L. Parks Avenue, 6th Floor

Nashville, Tennessee 37243

Phone: 615-741-2286

sos.tn.gov/businesses

Control #: 002014557

Filed: 04/15/2025 11:42 AM

Tre Hargett

Secretary of State

Entity Information

Entity Name: EDGE WASTEWATER UTILITIES LLC

Entity Type: Limited Liability Company

Fiscal Year Ending Month: December

Additional Designation: (No additional designation)

Series LLC ?

☐ Yes ☒ No

Principal Office Address

410 New Salem Hwy Ste 100

Murfreesboro, TN 37129

Rutherford County, USA

Mailing Address

410 New Salem Hwy Ste 100

Murfreesboro, TN 37129

Rutherford County, USA

Period of Duration:

Perpetual

Will this filing have a delayed effective date?

☐ Yes ☒ No

Nature of Business (NAICS):

221320 - Sewage Treatment Facilities

Other Provisions:

(No other provisions)

Do you have additional uploads you would like to attach to this filing?

☐ Yes ☒ No

Registered Agent Information

RICHARD M NICKS

1539 Olympic Ln

Lebanon, TN 37087

Wilson County, USA

Member Information

The Limited Liability Company will be: Manager Managed

Do you have six or fewer members at the date of this filing?

☒ Yes ☐ No

Number of Members at the date of filing:

Will this entity be registered as an Obligated Member Entity (OME)

☐ Yes ☒ No

Organizer's Signature

☒ By entering my name in the space provided below, I certify that I am authorized to file this document on behalf of this entity, have examined the document and, to the best of my knowledge and belief, it is true, correct and complete as of this day.

☒ The undersigned, acting as organizer of the limited liability company under the provisions of the Tennessee Revised Limited Liability Company Act, adopt the above Articles of Organization.

Signed Electronically: BRICKE MURFREE

Date: 04/15/2025



Tre Hargett
Secretary of State

Division of Business and Charitable Organizations
Department of State
State of Tennessee
312 Rosa L. Parks Avenue, 6th Floor
Nashville, Tennessee 37243
Phone: 615-741-2286
sos.tn.gov/

Date: 04/15/2025

Invoice: 2025-281213

Customer Information

M B MURFREE IV
EDGE WASTEWATER UTILITIES LLC
805 S. CHURCH STREET SUITE 21
MURFREESBORO, TN 37130, USA

Tracking #	Description	Amount Paid
B2025227731	Articles of Organization - Limited Liability Company for EDGE WASTEWATER UTILITIES LLC (LLC Filings)	\$ 300.00
Payment Details		
Fee Total:		\$ 300.00
Payment Total:		\$ 0.00
Amount Due:		\$ 0.00
Payment Method		
Payment Type: Credit Card		
Check/Confirmation Number: 3896491847		

Exhibit 6

Tennessee Business License

LISA CROWELL, RUTHERFORD COUNTY CLERK

LICENSE
0604752

STANDARD BUSINESS TAX LICENSE

Total Due: 16.36
Cash: Check: Check No.: Credit Card: 16.36 Auth# 07145D Change:
CAYSEY WK18 Drawer: 34 Site: 1
Work Date: 05/16/2025

DETACH THIS PORTION FOR CONFIDENTIAL FILE

LISA CROWELL
RUTHERFORD COUNTY CLERK

SUITE 121
319 NORTH MAPLE STREET
MURFREESBORO, TN 37130

LICENSE
0604752

STANDARD BUSINESS TAX LICENSE

Mailing

Location

69573 EDGE WASTEWATER, LLC

410 NEW SALEM HWY STE 100
MURFREESBORO, TN 37129

EDGE WASTEWATER, LLC

410 NEW SALEM HWY STE 100
MURFREESBORO, TN 37129

RICHARD MATTHEW NICKS
JAMES F. REED, III

LOCAL ACCOUNT NUMBER 69573
STATE ACCOUNT NUMBER 1001853504
TRANSACTION NUMBER _____
CLASS 03
SALES TAX NUMBER _____

ISSUE DATE 05/16/25
TAX PERIOD STARTED - 02/01/2025
PAYMENT DUE BY 4/15/2026
EXPIRATION DATE 5/15/2026

TO AVOID PENALTY, INTEREST, AND POTENTIAL ENFORCED COLLECTION ACTION, BUSINESS TAX RETURNS AND PAYMENTS MUST BE REMITTED TO THE TENNESSEE DEPARTMENT OF REVENUE AT LEAST 30 DAYS PRIOR TO THE EXPIRATION DATE OF THIS LICENSE.

IF PAID BY CHECK, THIS LICENSE VALID ONLY AFTER CHECK IS PAID.

THIS LICENSE DOES NOT PERMIT OPERATION UNLESS PROPERLY ZONED, AND/OR IN COMPLIANCE WITH ALL OTHER APPLICABLE LAWS/RULES.


DEPUTY CLERK SIGNATURE CAYSEY WK18 Drawer:34 Site:1

-- POST AT LOCATION OF BUSINESS --
IF BUSINESS CLOSSES, MOVES, OR CHANGES OWNERS, NOTIFY THIS OFFICE

Exhibit 7

Description of Geographic Territory

Exhibit 7
Description of Geographic Territory

The property is located in DeKalb County, Tennessee.

Tax Map 54H, Group A, Parcel 7.00

It is bounded on the North by Allen Street
East by Shady Drive
South by 2nd Street
West by Parkway Drive

Mid State Properties, GP Property

Parkway Drive

STEP System Design and Wastewater Site Plan

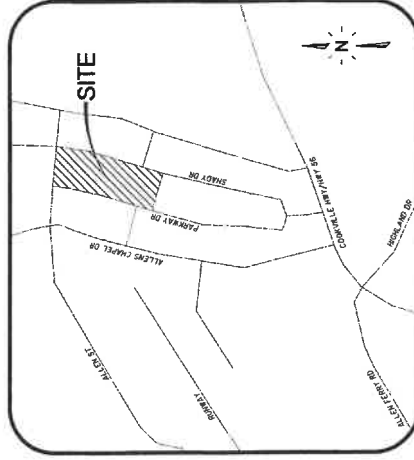
SOP-_____

Dekalb County, Tennessee

STEP System Design and Wastewater Site Plan

Index Of Sheets

C0.0	Cover Sheet
C0.1	Master Plan
C1.0 - C1.1	Wastewater Treatment Plan
C2.0	Plan and Profile
C3.0 - C3.8	Details
C4.0	Forcemain Profiles



Site Location Map
Not To Scale

SEC, Inc.
ENGINEERING CONSULTANTS
859 MIDDLE TENNESSEE BOULEVARD - KUMFRESSBURG, TENNESSEE 37129
PHONE: (615) 895-7901 E-MAIL: A.AHMED@SEC-CIVIL.COM FAX: (615) 895-2587
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
COPYRIGHT SEC, INC. 2026

By: *Aws L. Ahmed* Date: September 11, 2026
Aws L. Ahmed, P.E. TN. Reg. #127452



Watershed: Eagle Creek

Owner/Developer:

Mid State Properties, GP
859 Middle Tennessee Boulevard
Kumfressburg, TN 37129
Phone: (615) 895-7901
E-mail: A.AHMED@SEC-CIVIL.COM

Project No: 100-100185, dated April 18, 2010.

Land Data:

12.024 Acres
12.024 Acres
12.024 Acres

Yard Requirements:

Front: 30' (all sides)

Deed Reference:

Tax Map 54H, Group A, Parcel 7.00

STEP Design:

Wastewater Lot 1: 1.654 Acres
Wastewater Lot 2: 1.334 Acres
Wastewater Lot 3: 1.334 Acres
Wastewater Lot 4: 1.274 Acres
Wastewater Lot Total: 5.096 Acres
Total Daily Flow = 30 Lots x 220 gpd = 7,200 gpd
Collection System Capacity = 7,200 gpd
Proposed Land Application Area = 1.78 Ac.
Required Reserve Area = 1.30 Ac.
Total Required Land App. = Reserve Area = 2.58 Ac.
Total Provided Land App. = Reserve Area = 2.88 Ac.

Contacts:

Caney Fork Electric Cooperative
580 East Broad St.
Kumfressburg, TN 37129
Phone: (615) 897-4274

Engineer/Surveyor:

SEC, Inc.
859 Middle Tennessee Boulevard
Kumfressburg, TN 37129
Phone: (615) 895-7901
E-mail: A.AHMED@SEC-CIVIL.COM

Dekalb Utility District

191 Tiger Dr.
Kumfressburg, TN 37129
Phone: (615) 897-4400

Edge Wastewater, LLC

1100 Middle Tennessee Boulevard
Kumfressburg, TN 37129
Contact: Matt Hicks
Phone: (615) 969-8564

EDGE WASTEWATER UTILITIES APPROVAL OF
SEWER SYSTEM CONSTRUCTION PLANS
I, THE UNDERSIGNED, CERTIFY THAT THE SEWER TREATMENT AND DISPOSAL SYSTEM DESIGN AND CONSTRUCTION PLANS SUBMITTED TO ME FOR REVIEW AND APPROVAL TO MAINTAIN THE TREATMENT AND DISPOSAL SYSTEM AND ALL SYSTEM COMPONENTS, HAVE BEEN REVIEWED BY EDGE WASTEWATER UTILITIES (EDGE), AND MEETS THE REQUIREMENTS OF EDGE AND IS HEREBY APPROVED AS SHOWN.

DATE: September 11, 2026

EDGE WASTEWATER UTILITIES

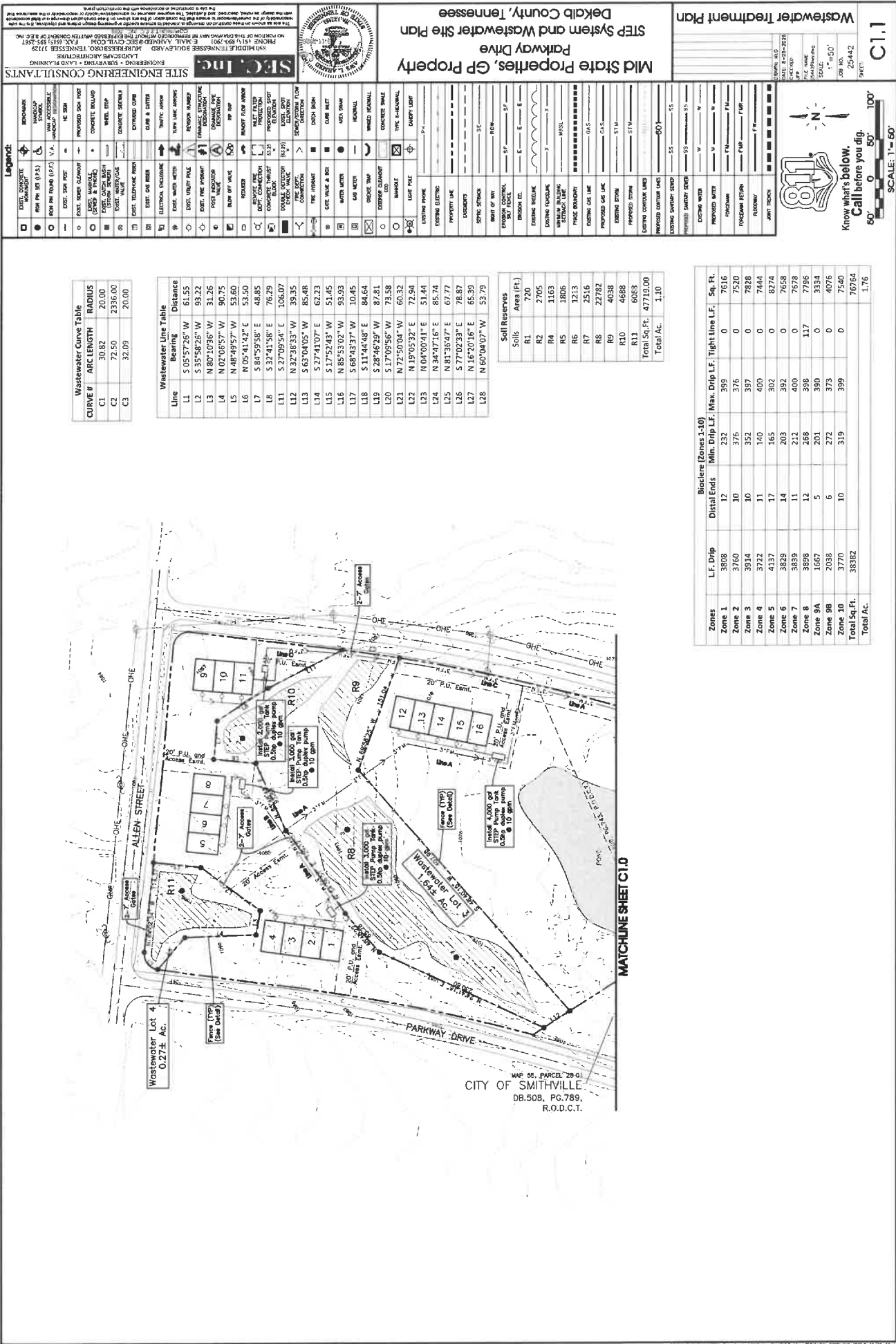
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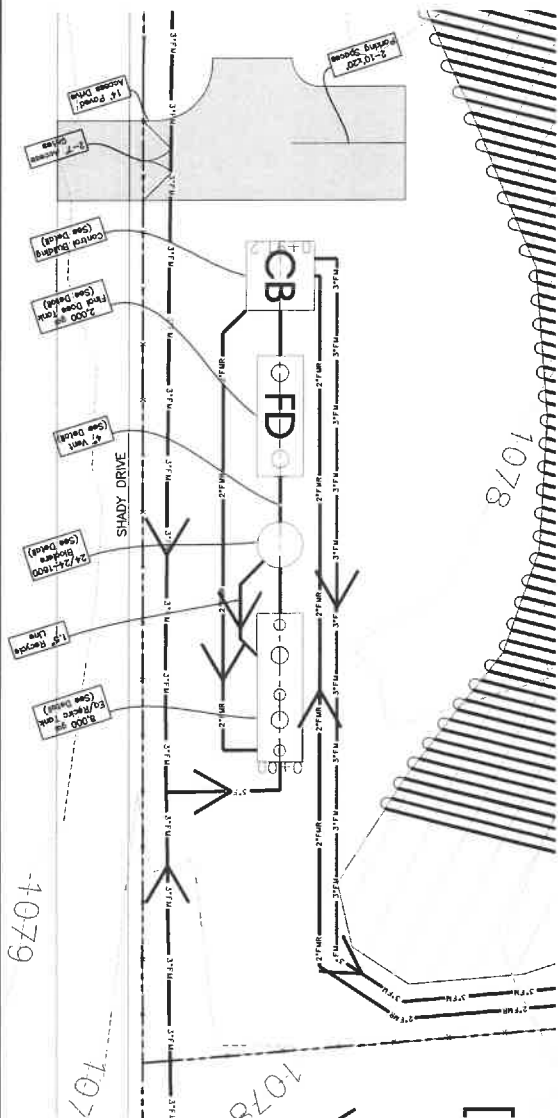
Sheet C0.0
Mid State Properties, GP Property
S.E.C. Project #25442
Date: 8-28-2026
Revised:

2100

100

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1. The site work contractor shall coordinate the installation of all underground utilities with the work. All underground utilities (water, sanitary sewer, storm sewer, electrical conduit, irrigation systems, and any other miscellaneous underground utilities, tunnels, or structures), shall be in-place prior to the placement of base course material.

1. The contractor shall cut existing pavement, as necessary to ensure a smooth fit and continuous grade.
2. The contractor shall cut existing pavement, as necessary to ensure a smooth fit and continuous grade.
3. The contractor shall verify horizontal and vertical location of all existing storm sewer structures, manholes and all utilities prior to construction.
4. Channel and parking areas shall include all areas delineated by grading operation.
5. Any graded or disturbed areas shall have 4 inches of topsoil, seed, mulch, fertilizer and water applied until a healthy stand of grass is established. The restoration shall closely follow disturbed areas.
6. The portion of this plan less than 100 feet from Boulevard near 4794 (C)183C shall be left as is.

1. The site contractor is responsible for establishing and maintaining suitable erosion and sediment control devices on-site during construction as required to prevent silt from leaving site. Silt will not be allowed beyond construction limits.
2. The contractor is responsible for remediation silt from site if not reasonable on-site and erosion after

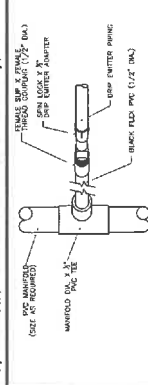
4. The contractor is responsible for clearing out all storm drainage structures, including flumes, sumps, etc., prior to completion of this project.
4. Erosion control shall be provided for all soil and fill operations within the limits of the construction area, throughout the construction period to provide the site with maximum protection from erosion at all times.
5. Erosion control measures are to be installed prior to any grading on-site and are to be maintained in place until stabilization of erodible soils has been accomplished.

1. Existing utility lines shown on one approximate location only. The contractor shall field verify all existing utility line locations prior to any construction. Any deviations from the design locations shall be reported to the owner or engineer prior to beginning construction.
2. The contractor will provide all necessary protective measures to safeguard existing utilities from

1. The contractor shall submit a detailed schedule of work to the utility, prior to commencing work. The contractor shall contact the utility owners and request them properly locate their respective utility on the ground. This notification shall be given at least three (3) business days prior to commencement of operations around the utility.
2. The contractor shall notify each individual utility owner of his plan of operation in the case of the utility. The contractor shall submit a detailed schedule of work to the utility, prior to commencing work. The contractor shall contact the utility owners and request them properly locate their respective utility on the ground. This notification shall be given at least three (3) business days prior to commencement of operations around the utility.
3. The contractor shall notify each individual utility owner of his plan of operation in the case of the utility. The contractor shall submit a detailed schedule of work to the utility, prior to commencing work. The contractor shall contact the utility owners and request them properly locate their respective utility on the ground. This notification shall be given at least three (3) business days prior to commencement of operations around the utility.
4. The contractor shall refer to engineer's plans and specifications for actual location of all utility.

1. The location of treatment system components as shown are based on site visits. Minor field adjustments may be necessary. The contractor may need to modify the location of the components through the permit process.
2. This design is for the treatment and disposal of wastewater collected from Mid State Properties Treatment Facility, design flow 7,500 gpd.

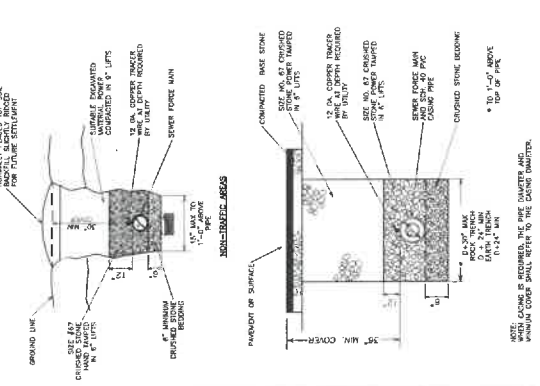
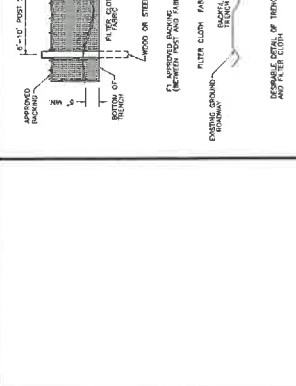
- [illegible]



SCALE _____ NONE

1. Contractor shall immediately notify the engineer of any discrepancies found between these plans, and/or field conditions prior to construction.

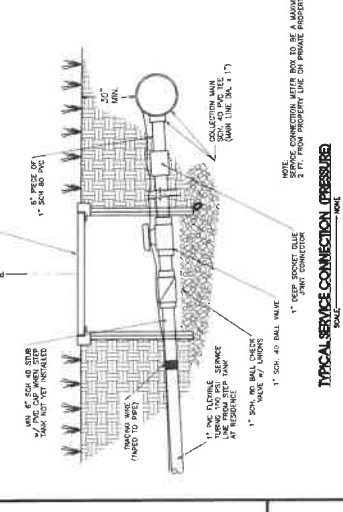
- ment on the window prepared for bidding for conditioned changes other than those have submitted. The contractor shall be responsible for the preparation of the window and the contractor shall be responsible for the preparation of the window and the contractor shall be responsible for the preparation of the window.

COLLECTION PIPING TRENCH DETAILS
SCALE—NONE
DATE—JUNE 1968

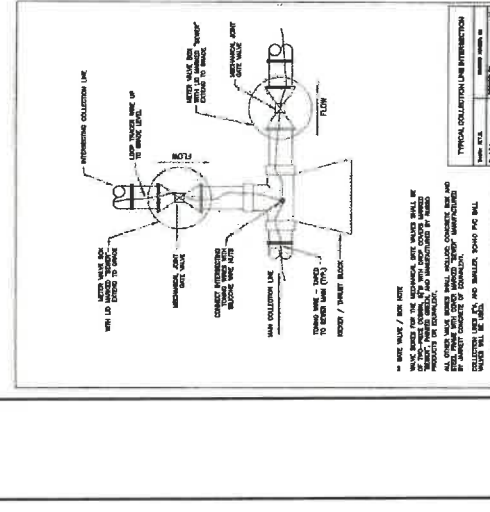
SCALE ——— NONE

PROPERTY LINE

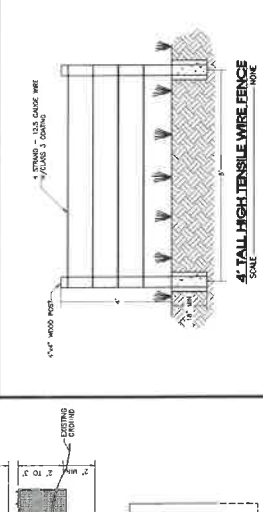
SAFEN PRODUCTS METE BOX
RWD 15-27-16 AREA CULDE
SAC LID MARKED "SERVICE"
ON APPROVED EQUAL



3 NOV — 3 DEC



THE ONE CHOICE GETTING AWAY FROM HELLFIRE
 1-800-855-8555



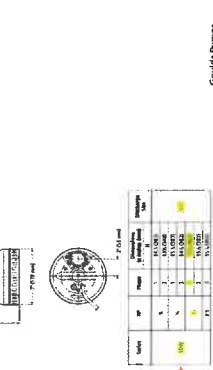
SCALE _____ NONE

SEC, Inc.

850 MIDVILLE TENNESSEE BOULEVARD
NORFOLK, TENNESSEE 37129
E-MAIL: AAKHANEED@SEC-CIVIL.COM FAX: (615) 895-2567
PHONE: (615) 895-7901

[illegible][illegible]

GOULDS PUMPS
Submersible Dewatering Pump
1½" Dewatering Pump

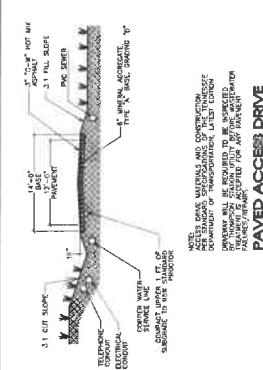


Cummins Engine and also ITT Engineered Products Limited are registered trademark holders and trademarks of ITT Industries.

www.ittpumps.com

ITT Industries

SOUND PUMPS



NOTE:
ACCESSED DRIVE MATERIALS AND CONSTRUCTION
MATERIALS ARE TO BE STORED IN THE OFFICE
DEPARTMENT OF TRANSPORTATION, LATEST LONDON
DRIVEWAY WILL BE REQUIRED TO BE INSPECTED
BY THOMPSON STATION UTILITY BEFORE WASTE/MATERIAL
REMOVAL. MATERIALS ARE ACCEPTED FOR ANY PAYMENT
FALLING IN REPAIR.

PAVED ACCESS DRIVE

3.0

TYPICAL FIBERGLASS TANK WITH 1/2" DIA RECTICLE INLET

SECTION A - A

PLAN --- FIBERGLASS TANK WITH RECTICLE INLET

SECTION A - A

TYPICAL FIBERGLASS TANK WITH 1/2" DIA RECTICLE INLET

SECTION A - A

TYPICAL FIBERGLASS TANK WITH 1/2" DIA RECTICLE INLET

SECTION A - A

TYPICAL FIBERGLASS TANK WITH 1/2" DIA RECTICLE INLET

SECTION A - A

PLAN --- FIBERGLASS TANK WITH RECTICLE INLET

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TYPICAL FIBERGLASS TANK WITH 1/2" DIA RECTICLE INLET

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PLAN --- FIBERGLASS TANK WITH RECTICLE INLET

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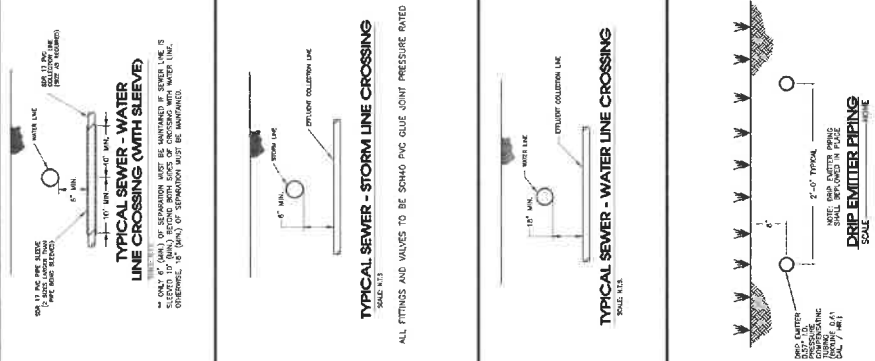
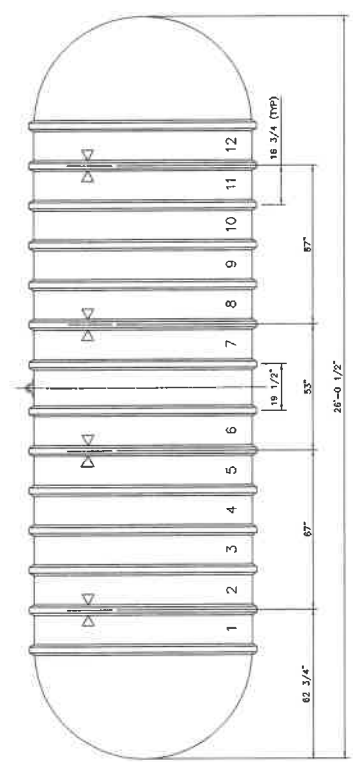
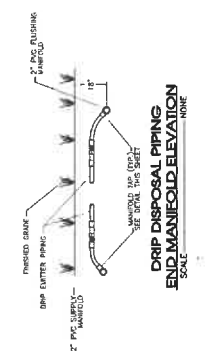
TYPICAL FIBERGLASS TANK WITH 1/2" DIA RECTICLE INLET

SECTION A - A

TYPICAL FIBERGLASS TANK WITH 1/2" DIA RECTICLE INLET

SECTION A - A

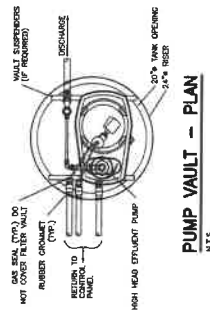
	
TITLE	8' DIA. S.W.T. CAP. 8,000 GALLONS
DATE	8-05 DR. NO. S10-875.01





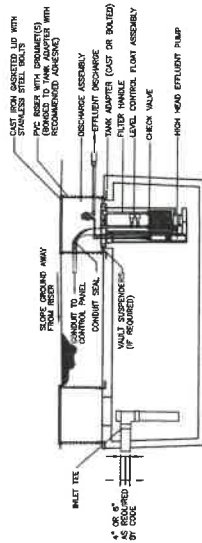
SIMPLEX EFFLUENT PUMPING SYSTEM

DRAWING NOT TO SCALE



PUMP VAULT - PLAN

N.T.S.



ISO-SECTION VAULT

N.T.S.

RESIDENTIAL STEP TANK SIZE VARIES
NOT TO SCALE

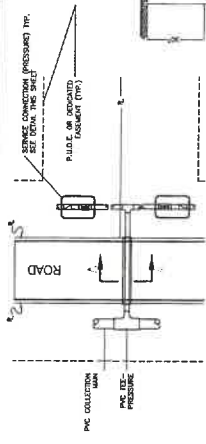
SAMPLE EFFLUENT PUMP
PUMP ASSEMBLY

SECTION A-A

N.T.S.

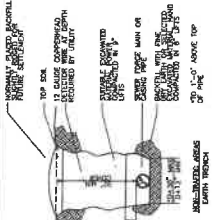
TYPICAL ROAD CROSSING SERVICE CONNECTION

N.T.S.



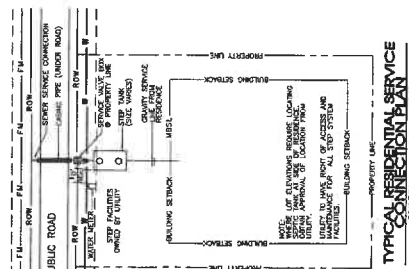
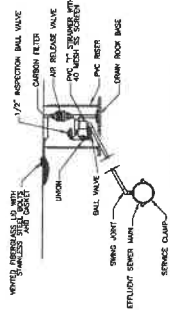
DRIP ZONE SUPPLY & RETURN LINES PIPE TRANCH DETAIL

N.T.S.



TYPICAL AUTOMATIC AIR RELEASE VALVE (AARV)

N.T.S.



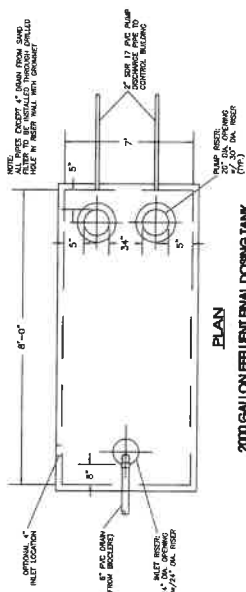
TYPICAL RESIDENTIAL SERVICE
CONNECTION PLAN

N.T.S.

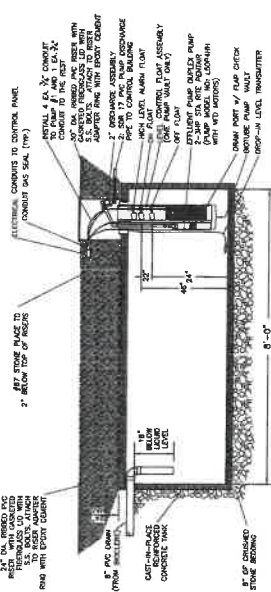
PLAN

2000 GALLON EFFLUENT FINAL DRAIN TANK

NOT TO SCALE



SECTION



SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
439 MIDDLE TENNESSEE BOULEVARD
NASHVILLE, TENNESSEE 37109
PHONE: (615) 966-7901 FAX: (615) 953-1567
WWW.SEC-INC.COM
NO PORTION OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF SEC, INC.

SEC, Inc.



Mid State Properties, GP Property
Parkway Drive
DeKalb County, Tennessee

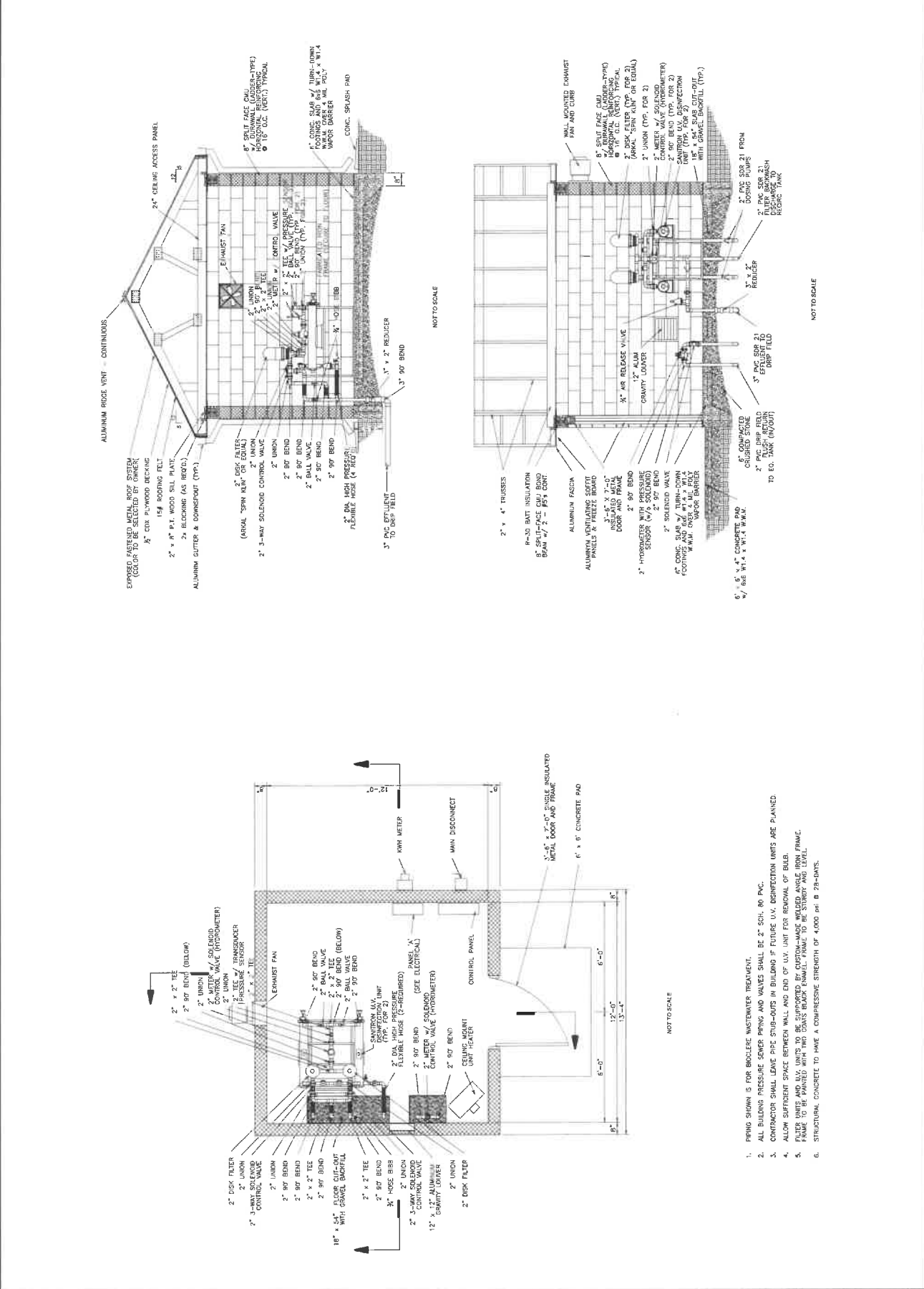
Details

DATE: 11-13-2013
BY: J. COLE
CHECKED: J. COLE
SCALE: AS SHOWN
NTS: 23x142
SHEET: C3.5

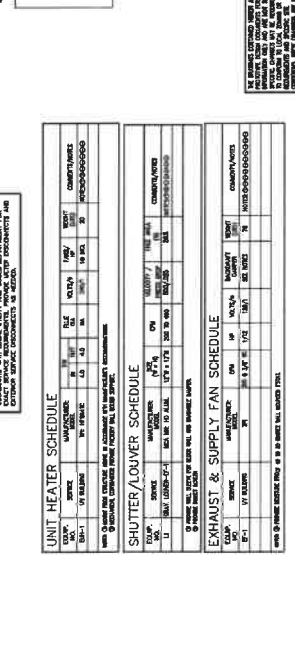


Mid State Properties, GP Property
Parkway Drive
DeKalb County, Tennessee
STEP System and Wastewater Site Plan

DATE: 8-28-2008	SCALE: NTS
PROJECT: 008 NC	25442
SHEET: C3.7	



DATE	AJP
TIME	DVR
FILE NO.	AJP
DATE	MAR. 2015
SCALE	AS NOTED
FILE NO.	07162
UNIT	5-11



COMBUSTION, OPERATED IN FLAME OF UNBURNED

① RESPONSIBLE PARTY: LSW, INC. TAG NO. 14" AFF TO BOTTOM

② SWITCH, THREE POLE, 300/40, 48" AFF TO BOTTOM

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SITE ENGINEERING CONSULTANTS
SEC, Inc.
 ENGINEERING - SURVEYING - LAND PLANNING
 LANDSCAPE ARCHITECTURE
 650 HADLEY TENNESSEE BOULEVARD, SUITE 200, KANSAS CITY, MISSOURI 64108
 PHONE (816) 999-7901 FAX (816) 999-7902
 650 HADLEY TENNESSEE BOULEVARD, SUITE 200, KANSAS CITY, MISSOURI 64108
 PHONE (816) 999-7901 FAX (816) 999-7902
 650 HADLEY TENNESSEE BOULEVARD, SUITE 200, KANSAS CITY, MISSOURI 64108
 PHONE (816) 999-7901 FAX (816) 999-7902



Mid State Properties, GP Property
STEP System and Wastewater Site Plan
 Dekalb County, Tennessee

Forcemain Profile	
DRAWN: N.G.	DATE: 8-24-2024
CHECKED: J.W.	DATE: 8-24-2024
FILE NAME: 11-2511-2024	SCALE: 1"=50'
PROJECT: 11-2511-2024	APP NO: 25442
SHEET: C4.0	

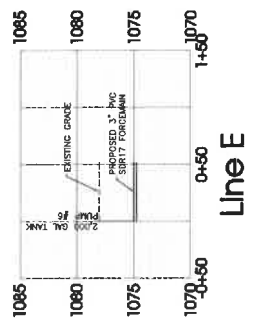
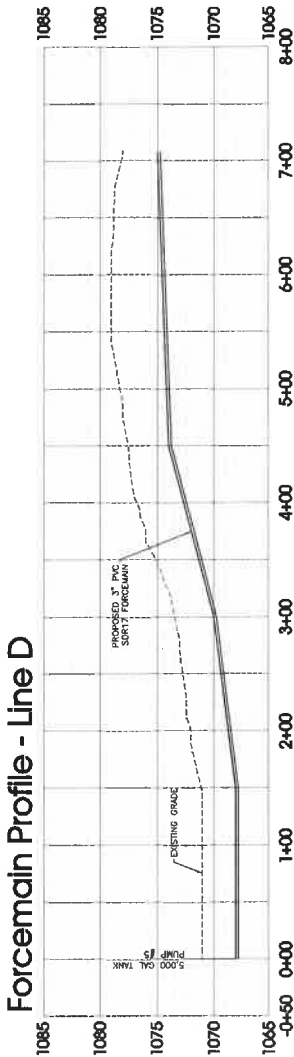
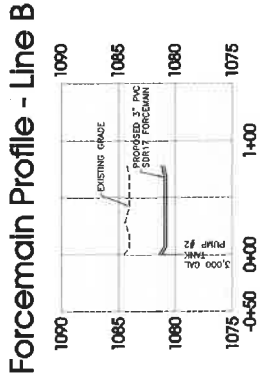
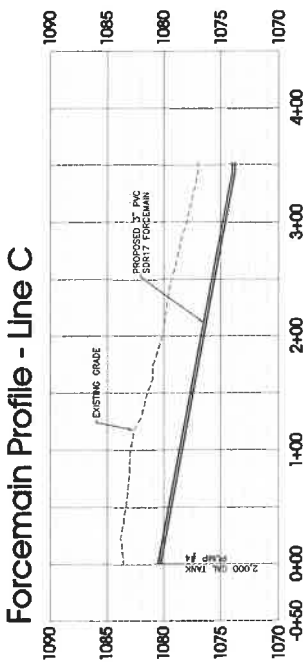
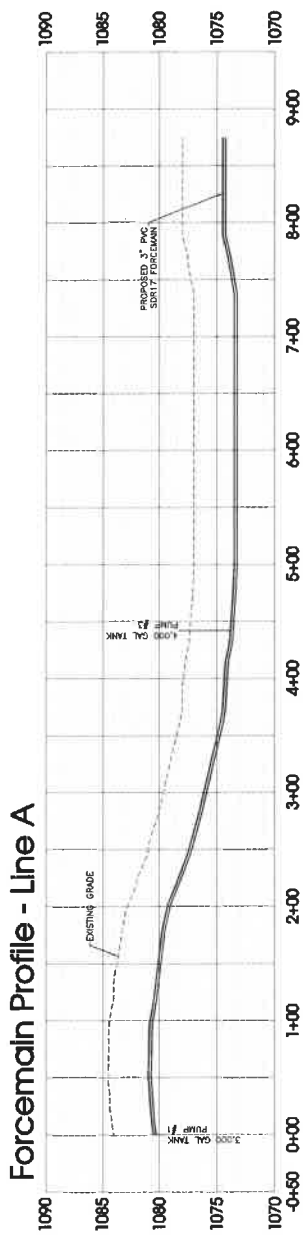


Exhibit 11

Developer Request to Serve Letter



**MSI Homes, LLC
829 Carthage Highway
Lebanon, Tennessee 37087**

March 4, 2026

Mr. Matthew Nicks
Edge Wastewater
410 New Salem Highway, Suite 100
Murfreesboro, Tennessee 37129

Re: Wastewater Treatment Services – Request for Sewer Service
Parkway Drive Wastewater Treatment
Parkway Drive in DeKalb County, Tennessee
Tax Map 54H, Group A, Parcel 7.00
30 Lots – Total Design Flow of 7,500 GPD

Mr. Nicks,

This letter serves as a formal notice that we are requesting sewer service from Edge Wastewater for a new development project titled "Parkway Drive Wastewater Treatment" on Parkway Drive in DeKalb County, Tennessee. We are requesting your services since DeKalb County, and the local Utility District do not provide public sanitary sewer service and have no plans in the foreseeable future to provide such service.

We agree to convey the treatment and land application areas located on the development to the utility at the completion of the construction.

Please let me know if you have any questions or need additional information.

Sincerely,

Nate Langley
Co-Owner

Exhibit 12

Letters from Local Government and Utilities

City of Smithville

104 East Main Street
SMITHVILLE, TENNESSEE 37166

(615) 597-4745 • (615) 597-4081 • FAX (615) 597-9438

February 26, 2026

Mr. James F. Reed, III
SEC, Inc.
850 Middle Tennessee Boulevard
Murfreesboro, TN 37129

RE: Sewer Request
Parcel ID-054H-A-007.00
Owner: MSI Homes

Dear Gentleman,

This letter serves as notice that Smithville Water District does not provide public sanitary sewer service and has no plans in the foreseeable future to provide said service, including but not limited to the above-mentioned property.

If you have any questions or need additional information, feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Miller", is written over the word "Mayor".

Mayor



DeKalb County Mayor
MATT ADCOCK

February 11, 2026

Mr. James F. Reed, III
SEC, Inc.
850 Middle Tennessee Boulevard
Murfreesboro, TN 37129

RE: Sewer Request
Parcel ID-054H-A-007.00
Owner: MSI Homes

Dear Gentleman,

This letter serves as notice that Dekalb County does not provide public sanitary sewer service and has no plans in the foreseeable future to provide said service, including but not limited to the above-mentioned property.

If you have any questions or need additional information, feel free to contact me.

Sincerely,

Mayor Adcock

A handwritten signature in black ink, appearing to read "M. Adcock", is written over the printed name of the Mayor.

Exhibit 14

Sewer Service Agreement

SANITARY SEWER SERVICE AGREEMENT

This Sanitary Sewer Service Agreement (the "Agreement") is made and entered as of this 18th day of August 2026, by and between **Edge Wastewater Utilities, LLC**, a Tennessee limited liability company (the "Service Provider") and **MSI Homes LLC**, a Tennessee limited liability company ("Developer").

WITNESSETH:

WHEREAS, Developer plans and intends to develop a residential development community presently known as **Parkway Drive Development** (the "Development"), located at Parkway Drive & Allen Street in DeKalb County, Tennessee and identified as Map 54H, Group A, Parcel 7.00, in DeKalb County, TN (the "Property"); and

WHEREAS, Developer has requested Service Provider to commit to provide wastewater service to the Development; and,

WHEREAS, the Service Provider is willing to provide service; and

WHEREAS, Service Provider has the ability and technology to own and operate a system for the collection, treatment, and disposal of wastewater, and is willing and able to serve said Property, including the Development, subject to the terms, provisions and conditions set out in this Agreement, all of which are acceptable to the Developer; and

WHEREAS, Developer is responsible for constructing the wastewater collection, treatment, and disposal systems to serve the Development in accordance with the Plans and Specifications, as defined herein;

NOW, THEREFORE, for and in consideration of the mutual covenants of the parties, and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, the parties do hereby agree as follows:

1. **Definitions.** In addition to the terms defined in the text of this Agreement, for purposes hereof, the following terms shall have the meaning ascribed to them below:
 - (a) "Applicable Laws" means all applicable constitutions, treaties, statutes, rules, regulations, ordinances, orders, directives, codes, judgments, decrees, injunctions, writs and determinations of any governmental or quasi-governmental authority.
 - (b) "Certified Installer" means a person who is certified by Service Provider to construct and install the watertight tanks and service line connections within the Lot(s) of the Development.
 - (c) "Development" means that certain residential housing development owned and developed by Developer upon the Property and located adjacent and contiguous to the Sewage Facility Land.
 - (d) "Effective Date" means the date the last of the parties hereto executes this Agreement.
 - (e) "Event of Force Majeure" means a strike, lockout, labor dispute, embargo, flood, earthquake, storm, dust storm, lightning, fire, epidemic, act of God, war, national emergency, civil disturbance, riot, act of sabotage or terrorism, restraint by court order or order of another governmental authority, or any other occurrence beyond the reasonable control of the party in question; provided lack of necessary funds shall not be considered an "Event of Force Majeure" for purposes hereof.
 - (f) "GSPD" means average gallons of sewage per day, calculated on a monthly basis. For

example, if a customer of Service Provider released 300 gallons of sewage into the Sewer System in a thirty (30) day month, such customer would have released 10 GSPD during such month.

(g) "Lot" or "Lots" shall mean a portion or portions of the Property, which are shown on a Plat after the Plat has been recorded in the County Register of Deeds which Lot (except as otherwise noted herein) is to be used for residential purposes.

(h) "Lot Owner" or "Lot Owners" shall mean and refer to one or more persons who hold the record title to any platted Lot within the Property, including but not limited to the Developer and any successor owner of said Property, which is part of the Property, but excluding in all cases any party holding an interest merely as security for the performance of an obligation.

(i) "Plans and Specifications" shall mean and refer to the plans and specifications for construction, installation and development of the Sewer System, as more particularly described on the Construction Plans titled Parkway Drive Development Treatment Facility prepared by Site Engineering Consultants, Inc dated August, 2026, which have been approved by Service Provider. The Plans and Specifications shall also be in accordance with requirements of the State of Tennessee, the County, and all Applicable Laws.

(j) "Plat" shall mean a subdivision plat of all or a portion of the Property which shows roads, open space, residential Lots and Wastewater Lots.

(k) "Property" shall mean and refer to the real property described as Tax Map 54H, Group A, Parcel 7.00 in DeKalb County, Tennessee.

(l) "TPUC" means the Tennessee Public Utility Commission and any successor thereto.

(m) "Sewage Facility" shall mean and refer to that certain sewage treatment facility constructed by or for the Developer on the Sewage Facility Land which is to be operated by Service Provider upon conveyance to Service Provider by the Developer in accordance with this Agreement.

(n) "Sewage Facility Land" means that land shown on the Construction Drawings titled Parkway Drive Treatment Facility prepared by Site Engineering Consultants, Inc dated August 2026, upon which the Sewage Facility is located, attached hereto.

(o) "Sewer System" means the Sewage Facility Land approved for 7,500 gallons per day of design flow, and the Sewage Facility as more particularly described in the Plans and Specifications, including, but not limited to all lines, pipes, meters, lift stations, equipment, machinery, fixtures, trade fixtures, easements and personal property used in connection with the operation thereof, whether or not located on the Sewage Facility Land or the Property, as the same may be altered, improved, modified, expanded or relocated from time to time.

(p) "Sewer System Construction" means the construction of improvements for the Sewer System necessary to accommodate the Development as more particularly described in the Plans and Specifications.

(q) "Wastewater Lot" means the same as shown on any Plat of the Property.

(r) "DeKalb County" or the "County" means DeKalb County, Tennessee.

2. Compensation.

(a) Developer will pay Service Provider a \$1,200.00 per lot inspection and review fee to Service

Provider. This amount is due when Service Provider signs the Subdivision Plat for the Lots as approved by the County Planning Commission

(b) Service Provider will withhold signing any plat for the Development until all fees associated with the construction and installation of the Sewer System have been paid in full by the Developer.

3. **Sanitary Sewer Service.**

(a) *Dedication.* From and after the date the Sewer System is completed in accordance with the Plans and Specifications approved by Service Provider and upon the completion or satisfaction by Developer and Service Provider of all the other terms and conditions set forth herein, Service Provider shall give written acceptance of the system to the Developer and shall provide sanitary sewer service to all lots in the Development.

(b) *Usage.* Lot Owners shall only have the right to discharge sanitary sewage into the Sewer System, and the Lot Owners agree to use the Sewer System in a manner that complies with the "User Manual for Effluent Collection Systems" which can be viewed online at www.edgewastewater.com. If sewer service to the Property is temporarily interrupted due to an Event of Force Majeure, Service Provider shall have no liability to the Developer or any Lot Owner on account of such interruption. In such event of temporary interruption, Service Provider shall use its best efforts to restore sewer service to the Property as quickly as possible. **Developer represents and warrants that its contract of sale with each third-party purchaser or third-party builder of each Lot shall include in it the requirement that such person or entity must enter into a Sewer Service Agreement with Service Provider in form and substance as attached hereto as Exhibit A, and Developer shall secure the proper execution and recordation of a Sewer Service Agreement upon the sale or transfer of any lot to a third-party purchaser or third-party builder**

(c) *Acceptance by Service Provider.* Once the Developer completes the Sewer System for each phase of the Development, and once Service Provider inspects and provides written approval of the Sewer System, and all fees due under Section 2 have been paid, Service Provider will accept contribution of the system as an expansion and improvement of the Sewage Facility and Sewer System and will commence providing sewer service for such phase.

4. **Permits.** Service Provider shall obtain and pay for all permits, licenses and other approvals necessary to allow Service Provider to deposit the applicable GSPD into the Sewer System, including, but not limited to, any regulatory approvals that must be obtained from the TPUC or any other governmental or quasi-governmental authority having jurisdiction over the Sewer System. Developer agrees to cooperate and use best efforts to assist Service Provider in obtaining any permits, licenses, and approvals necessary for Service Provider to provide service to the Property.

5. **Sewer System Construction.**

(a) *Installation and Developer Responsibility.* Developer shall furnish, install, lay and construct all of the Sewer System at its own expense and at no cost or expense to Service Provider. The construction and installation of the Sewer System improvements shall be in strict accordance with the Plans and Specifications as approved by Service Provider. Service Provider shall inspect the construction of the improvements upon intervals determined by Service Provider and communicated to Developer in advance. All Sewer System improvements shall be located as set forth in the Plans and Specifications. Any proposed changes to the approved Sewer System plans must be presented to Service Provider and agreed to in writing by the Parties. Service Provider may withhold approval and acceptance of the Sewer System in the event changes are made without prior Service Provider approval.

Developer Responsibility.

- (a) *Delegation by Developer.* The Plans and Specifications require that Developer must install watertight tanks and service connection lines within Lots in accordance with the Plans and Specifications, at Developer's expense. Should Developer authorize a Lot Owner or third-party builder to construct such watertight tanks and service connection lines within any Lot, Developer represents and warrants that it will require such person or entity to comply with the Plans and Specifications and bear all expense of compliance and ensure that the installation work is performed by a Certified Installer.
 - (b) *Wastewater System Performance Bonds.* The Developer shall post any bonds as required by TPUC, Service Provider and/or the County in accordance with the respective entities' rules and regulations.
 - (c) *No Liens.* Developer shall complete the development and construction of the Sewer System in accordance with the Plans and Specifications, and the Sewer System shall be free of any laborers', materialmen's, mechanics', or other liens on any part of the Sewage Facility Land or the Sewer System, and Developer shall not permit any such lien to be filed or otherwise imposed on any part of the Sewage Facility. In the event any such lien is filed against the Sewage Facility the Sewage Facility Land, or the Sewer System, Developer or Developer's Contractor shall promptly cause such lien to be discharged or in lieu thereof file a bond or other security for the payment of such lien in form and amount satisfactory to Service Provider.
6. **Conveyance and Transfer.** Upon completion, Developer shall:
- (a) convey by quit claim deed (the "Deed"), in the form attached hereto as **Exhibit B**, the Sewage Facility Land to Service Provider;
 - (b) provide Service Provider with an owner's policy of title insurance for the value of the facility and land issued by a nationally recognized title company showing the status of title to the Sewage Facility Land as free and clear of all material or interfering encumbrances (determined in Service Provider sole discretion), including, but not limited to, any monetary liens, including mortgages or deeds of trust, in the name of Service Provider for the full amount of the construction of the Sewage Facility and the value of the Sewage Facility Land (the "Title Policy"), the Title Policy shall also include an ALTA 31 Severable Improvements endorsement;
 - (c) provide Service Provider with a survey of the Sewage Facility Land prepared by a surveyor or engineer licensed in the State of Tennessee sufficient to allow the title company to eliminate the standard printed exceptions in the owner's title policy pertaining to discrepancies in the area or boundary lines, encroachments, overlaps, improvements, or similar matters (the "Survey"), which Survey shall be certified to Service Provider and the title company;
 - (d) provide the Service Provider with "as-built" plans for the Sewer System;
 - (e) grant Service Provider a non-exclusive sewer line easement, in the form attached hereto as **Exhibit C**, across those portions of the Property lying five (5) feet of either side of the sewer line within the Property.
- All costs, fees and expenses related to the foregoing within this Section 6 shall be the sole responsibility of Developer, including, without limitation, recording fees, transfer taxes, title premiums, title endorsement charges and survey costs.
7. **Developer Warranty.** The Developer hereby warrants all Sewer System improvements installed pursuant to the provisions of this Agreement against defects in workmanship and materials for the

particular phase being platted from the time Service Provider accepts the Sewer System and for a period of one (1) year from the date Service Provider obtains twenty-five percent (25%) of the platted lots in the phase being connected to the system. The Developer shall reimburse Service Provider upon demand for all costs and expenses incurred by Service Provider to repair all breaks, leaks or defects of any type whatsoever arising from any cause whatsoever occurring from the time Service Provider accepts the Sewer System and for a period of one (1) year from the date Service Provider obtains twenty-five percent (25%) of the platted lots in the phase connected to the Sewer System. The Developer hereby warrants that the Sewer System improvements shall be paid for in full and that no liens or encumbrances of persons claiming by, through or under the Developer shall remain in regard to the Sewer System improvements.

8. **Representations and Warranties.**

(a) Service Provider represents, warrants and covenants to Developer that:

- (i) Service Provider is a limited liability company duly organized and validly existing and in good standing under the laws of the State of Tennessee and is duly qualified to transact business in the State of Tennessee; and
- (ii) Service Provider has all necessary power to execute and deliver this Agreement and perform all its obligations hereunder without the consent or approval of any governmental authority; and
- (iii) The execution, delivery and performance of this Agreement by Service Provider does not conflict with or result in a violation of its organizational documents or Applicable Laws; and
- (iv) The execution, delivery and performance of this Agreement by Service Provider does not conflict with or constitute a breach of, or constitute a default under, any contract, agreement or other instrument by which the Service Provider is bound; and
- (v) Service Provider has not received notice of any litigation, administrative action, investigation or other governmental or quasi-governmental proceeding which would or could have an adverse effect upon its ability to fulfill all of its obligations under this Agreement; and
- (vi) The execution, delivery and performance of this Agreement by Service Provider will not conflict with or result in a breach of any order, judgment, writ, injunction or decree of any court or governmental instrumentality; and
- (vii) Service Provider is not a party to any voluntary or involuntary proceedings under any law relating to insolvency, bankruptcy, moratorium or creditors' rights.
- (viii) All necessary permits as required by the State, County, and any other governing authority for the operation of the Sewage Facility have been or will be timely applied and obtained prior to commencement of the operation of the Sewage Facility, including, specifically, the issuance of a Certificate of Public Convenience and Necessity from TPUC to Service Provider.

(b) Developer represents, warrants and covenants to the Service Provider that:

- (i) Developer is duly organized and validly existing and in good standing under the laws of the State of Tennessee and is duly qualified to transact business in the State of Tennessee; and

- (ii) Developer has all necessary power to execute and deliver this Agreement and perform all its obligations hereunder, without the consent or approval of any governmental authority; and
- (iii) The execution, delivery and performance of this Agreement by Developer does not conflict with or result in a violation of its organizational documents or Applicable Laws; and
- (iv) The execution, delivery and performance of this Agreement by Developer does not conflict with or constitute a breach of, or constitute a default under, any contract, agreement or other instrument by which Developer is bound; and
- (v) Developer has not received notice of any litigation, administrative action, investigation or other governmental or quasi-governmental proceeding which would or could have an adverse effect upon its ability to fulfill all of its obligations under this Agreement; and
- (vi) The execution, delivery and performance of this Agreement by Developer will not conflict with or result in a breach of any order, judgment, writ, injunction or decree of any court or governmental instrumentality; and
- (vii) Developer is not a party to any voluntary or involuntary proceedings under any law relating to insolvency, bankruptcy, moratorium or creditors' rights and;
- (viii) That to its knowledge all necessary permits as required by the State, County, and any other governing or regulatory authority have been applied or will be applied for by the Contractor and obtained prior to the construction of the Sewer Facility.

9. **Default and Termination.**

- (a) Notwithstanding anything to the contrary herein, Service Provider may, at all times prior to the completion of the Sewer System, terminate this Agreement in the event that:
 - (i) Developer has materially failed to perform its obligations with regard to construction of the Sewer System pursuant to the terms of this Agreement and in accordance with the Plans and Specifications and has failed to cure said failure within fifteen (15) calendar days after receiving written notice from Service Provider specifying in detail the nature of such failure; provided if such failure cannot reasonably be cured within said fifteen (15) calendar day period, then Service Provider may not terminate this Agreement if Developer has commenced to cure the failure within said fifteen (15) calendar day period and thereafter prosecutes such cure to completion with reasonably acceptable diligence; or
 - (ii) Developer has defaulted in the payment to Service Provider of the fees set forth in Section 2(a) as and when required and fails to cure such default within fifteen (15) calendar days after notice from Service Provider thereof and thereafter prosecutes such cure to completion with reasonably acceptable diligence.; or
 - (iii) A receiver, liquidator, or trustee of Developer shall be appointed by court order, or a petition to liquidate or reorganize Developer shall be filed against Developer under any bankruptcy, reorganization or insolvency law and such order or petition is not vacated or dismissed within sixty (60) calendar days, or Developer shall voluntarily file a petition in bankruptcy or request for reorganization under any provision of the bankruptcy reorganizational insolvency laws unless such petition is dismissed within sixty (60) calendar days after the filing thereof, or if Developer shall make an assignment of all or substantially all of its assets for the benefit of creditors, or if Developer is adjudicated bankrupt.

- (b) Developer may terminate this Agreement, at any time during the term of this Agreement prior to completion of the Sewer System, if a receiver, liquidator, or trustee of Service Provider shall be appointed by court order, or a petition to liquidate or reorganize Service Provider shall be filed against Service Provider under any bankruptcy, reorganization or insolvency law and such order or petition is not vacated or dismissed within sixty (60) calendar days, or Service Provider shall voluntarily file a petition in bankruptcy or request for reorganization under any provision of the bankruptcy reorganizational insolvency laws unless such petition is dismissed within sixty (60) calendar days after the filing thereof, or if Service Provider shall make an assignment of all or substantially all of its assets for the benefit of creditors, or if Service Provider is adjudicated bankrupt.

Further, Developer may terminate this Agreement in the event that Service Provider has materially failed to perform its obligations will regard pursuant to the terms of this Agreement and has failed to cure said failure or default within fifteen (15) calendar days after receiving written notice from Developer specifying in detail the nature of such failure; provided if such failure cannot reasonably be cured within said fifteen (15) calendar day period, then Developer may not terminate this Agreement if Service Provider has commenced to cure the failure within said fifteen (15) calendar day period and thereafter prosecutes such cure to completion with reasonably acceptable diligence.

10. **Indemnification.**

- a) Each party agrees to indemnify and hold harmless the other from, against and/or with respect to:
- i) Any loss, expense, liability, damage, or deficiency resulting from any material misrepresentation, breach of warranty, or nonfulfillment of any covenant or agreement on the part of such party made or given in or with respect to this Agreement, or from any material misrepresentation in or omission from any certificate, schedule, exhibit or other document or instrument furnished or to be furnished to the other in connection with the transactions provided for in this Agreement, or from any gross negligence or willful misconduct of the other party; and/or
 - ii) Any and all costs and expenses (including attorneys' fees) arising in connection with any of the foregoing.
- b) In addition to the above, Developer shall indemnify and hold Service Provider harmless of, from, against and in respect of:
- i) Any tax lien, levy, assessment, payment, liability, penalty or other deficiency, whether disputed or not, suffered or incurred by Service Provider as a result of or arising out of Developer's ownership of the Property;
 - ii) Any judgment, award, payment, settlement, cost or expense arising out of Developer's ownership of the Property, and rendered against or suffered or incurred by Service Provider as a result of or with respect to any lawsuit;
 - iii) Any and all costs and expenses (including but not limited to attorneys' fees) arising in connection with any of the foregoing.
 - iv) Any violation of any permit requirement of the State of Tennessee, the County, and any

other governing or regulatory authority with jurisdiction over the construction of the sanitary sewer.

- c) The provisions of this section shall survive for a period of three (3) years after the later date of completion of the Project and/or expiration or termination of this Agreement.

11. **Environmental Indemnity.** In addition to the above, Developer represents, warrants and covenants to, for and with Service Provider that:

- (a) there are no Hazardous Materials which have been generated and disposed of by Developer or which have been generated and disposed of by Developer and have migrated to the Property (including the ground water thereon) from any adjacent real estate owned, leased, or otherwise controlled by Developer, (except for those Hazardous Materials which may be stored on or about the Property in accordance with the Applicable Environmental Laws), as such terms are defined in the Applicable Environmental Laws, or in any regulations promulgated pursuant thereto; and

- (b) there are no underground storage tanks which are owned or operated by Developer located in or about the Property; and

- (c) Developer has not received any notice and to the knowledge of Developer no notice has been given to any party in the chain of title to the Property, by any person claiming any violation of, or requiring compliance with, any Applicable Environmental Laws, demanding payment or contribution for environmental damage; and

- (d) to the knowledge of Developer, no investigation, administrative order, consent order or agreement, litigation, or settlement with respect to Hazardous Materials located on about or under all or a portion of the Property or contiguous or adjacent to the Property (provided that such contiguous or adjacent property is owned or controlled by Developer) is pending, or, to the knowledge of Developer, proposed, threatened or anticipated.

To the extent that Developer breaches any of the aforementioned representations and Service Provider is required by law to undertake any remedial or removal actions in connection therewith, as defined in the Applicable Environmental Laws, or to the extent that Service Provider is otherwise liable to incur costs or may otherwise be held liable to any third party in connection with such breach or for any removal or remedial actions taken with respect thereto, then, within a reasonable period of time following receipt of notice thereof from Service Provider, Developer shall indemnify Service Provider and hold Service Provider harmless from all liabilities, damages and costs incurred by Service Provider with respect to such breach including, without limitation, all claims, liabilities, loss, costs or expenses arising from the incurrence of any penalties, charge or expenses with respect thereto in defending itself against any suit or action brought by such third party, and in paying or satisfying any judgment obtained by such third party against Service Provider. The obligations of Developer under this section and the indemnity given hereunder shall survive the Closing for a period of three (3) years.

12. **Developer Obligations.**

- (a) The Developer shall pay a monthly wastewater capacity reservation fee of \$10.00 per platted Lot, or as may be amended from time to time by the TPUC, for each Lot owned that is not attached to the Sewer System. **Should the Developer sell a Lot, the Developer agrees to include in the sales contract with the purchaser the requirement to pay to Service Provider the monthly**

wastewater capacity reservation fee at the then current TPUC established rate. The fee shall be payable each month by the 15th of the month for the owners of record as of the 1st of such month. When the Lot Owner attaches to the Sewer System and accepts service with the Sewer System, such Lot Owner shall not be charged a monthly fee thereafter so long as the Lot Owner maintains service.

13. **Operation, Maintenance and Improvements.**

(a) Service Provider shall:

(i) perform all repairs, maintenance, and replacements necessary to keep the Sewer System in a good working order; and

(ii) operate the Sewer System in compliance with Applicable Laws, including, but not limited to, all Applicable Laws related to human health, safety, and the environment. To the extent reasonably possible, Service Provider shall perform all repairs, maintenance, and replacements to the Sewer System in a manner that does not interfere with its ability to provide sewer service to the Property. In the event any repairs, maintenance or replacements to the Sewer System will result in an interruption of sewer service to the Property, Service Provider shall notify Developer thereof and use its best efforts to minimize the interference caused thereby, which efforts shall include, but not be limited to, working with Developer to schedule the repairs, maintenance and replacements so as to avoid or lessen the disruption. Service by Service Provider will be provided in compliance with its established tariff in effect with the TPUC.

(b) Developer further agrees to execute, acknowledge and deliver to Service Provider any and all mutually agreed upon easements that may be necessary or appropriate as reasonably determined by Service Provider for the construction, expansion, access, operation and maintenance of Service Provider's Sewer System, or portion thereof.

14. **Restrictive Covenants.** Developer shall include, within any declaration or other instrument regarding restrictive covenants for the Development, a provision regarding the sewage disposal system set forth herein in **Exhibit D**, attached hereto.

15. **Water Valve Requirements.** Developer is required to install a water shut off valve with an appropriate valve box on the water line on the customer's side of the water meter at each home in the subdivision. If the Developer sells the lot to allow another party to build on the lot, they must ensure that the purchaser is notified of the water valve requirements.

16. **Assignment.** Neither Developer nor Service Provider shall have the right to sell, assign, transfer, lease or convey all or a portion of its rights hereunder without the prior written consent of the other party. Notwithstanding the foregoing, Developer and Service Provider shall have the right to assign all of its rights under this Agreement to any party purchasing the Sewer System or the Property so long as such party assumes all of Developer or Service Provider's respective obligations hereunder. It is agreed that as used herein, "Developer" shall mean Developer and its respective successors, assigns, transferees and tenants, with the exception of homebuilders purchasing finished lots on the Property and persons or entities purchasing completed homes on the Property, and "Service Provider" shall mean Service Provider and its respective successors and assigns.

17. All notices of any kind which either part may be required or may desire to serve upon the other party in connection with this Agreement shall be in writing, signed by the party or its counsel identified below, and shall be served (as an alternative to personal service) by registered or certified mail, overnight courier service at the addresses set forth below:

18.

As to Developer: MSI Homes LLC
829 Carthage Highway
Lebanon, Tennessee 37087
Attn: Nate Langley
Telephone
Email: nlangley@msi-homes.com

As to Service Provider: Edge Wastewater Utilities, LLC
Attn: Matthew Nicks
410 New Salem Highway, Suite 100
Murfreesboro, Tennessee 37129
Telephone: 615-969-6564
Email: mnicks@edgewastewater.com

Any such notice or demand so served, shall constitute proper notice hereunder upon delivery to the United States Postal Service or to such overnight courier, or by confirmation of the facsimile transmission.

19. **Miscellaneous.**

(a) Entire Agreement. This Agreement (i) constitutes the entire agreement and understanding of Developer and Service Provider with respect to the subject matter hereof, and (ii) may be amended only by a written instrument executed by Developer and Service Provider .

(b) Governing Law. This Agreement shall be governed by and construed under the laws of the State of Tennessee.

{c} Successors and Assigns. This Agreement shall be binding upon, and inure to the benefit of, the parties hereto and their respective successors and permitted assigns.

(d) No Waiver. No waiver of any provision of this Agreement shall be deemed to have been made unless expressed in writing and signed by the party charged therewith. No delay or omission in the exercise of any right or remedy accruing upon the breach of this Agreement shall impair such right or remedy or be construed as a waiver of such breach. The waiver by Developer or Service Provider of any breach shall not be deemed a waiver of any other breach of the same or any other provision of this Agreement.

(e) Severability. If any provision of this Agreement is found by a court of competent jurisdiction to be illegal, invalid or unenforceable, the remaining terms hereof will not be affected, and in lieu of each provision that is found to be illegal, invalid or unenforceable, a provision will be added as a part of this Agreement that is as similar to the illegal, invalid or unenforceable provision as may be possible and be legal, valid and enforceable.

(f) Prior Drafts. All negotiations, considerations, representations and understandings between Developer and Service Provider are incorporated herein. No inference shall be drawn from the addition, deletion or modification of any language contained in any prior draft of this Agreement.

(g) Attorneys' Fees. In the event of any dispute, litigation or other proceeding between the parties hereto to enforce any of the provisions of this Agreement or any right of either party hereunder, the unsuccessful party to such dispute, litigation or other proceeding shall pay to the successful party all costs and expenses, including reasonable attorneys' fees, incurred at trial, on appeal, and in any

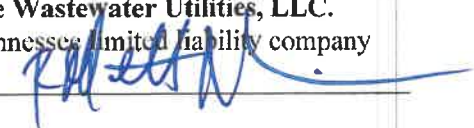
arbitration, administrative or other proceedings, all of which may be included in and as a part of the judgment rendered in such litigation.

- (h) Time is of the essence of this Agreement, provided that if any date upon which some action, notice or response is required of any party hereunder occurs on a weekend or national holiday, such action, notice or response shall not be required until the next business day.
- (i) This Agreement shall be governed by the laws of the State of Tennessee.
- (j) Developer hereby irrevocably consents to the jurisdiction of the United States District Court for the Middle District of Tennessee and of all Tennessee state courts sitting in Rutherford County, Tennessee, for the purpose of any litigation to which Service Provider may be a party and which concerns this Agreement. It is further agreed that venue for any such action shall lie exclusively with courts sitting in those federal and Tennessee jurisdictions named above, unless Service Provider agrees to the contrary in writing.
- (k) Exhibits. Service Provider and Developer hereby acknowledge and agree that all exhibits referenced in this Agreement are attached hereto and incorporated herein by reference.
- (l) Relationship Between the Parties. This Agreement shall not be deemed or construed to create a partnership or joint venture between Developer and Service Provider or cause Developer or Service Provider to be liable or responsible in any way for the agreements, actions, liabilities, debts or obligations of the other
- (m) **WIAVER OF JURY TRIAL. THE PARTIES HEREBY JOINTLY AND SEVERALLY WAIVE ANY AND ALL RIGHT TO TRIAL BY JURY IN ANY ACTION OR PROCEEDING RELATING TO THIS AGREEMENT OR THE OBLIGATIONS HEREUNDER. THE PARTIES EACH REPRESENT TO THE OTHER THAT THIS WAIVER IS KNOWINGLY, WILLINGLY AND VOLUNTARILY GIVEN.**
- (n) Counterparts. This Agreement may be executed in any number of counterparts and each of such counterparts shall for all purposes be deemed as original documents and all such counterparts shall together constitute one and the same instrument.

IN WITNESS WHEREOF, the parties have entered into this Agreement as of the Effective Date.

Service Provider

Edge Wastewater Utilities, LLC.
a Tennessee limited liability company

By: 

Name: R. Matthew Nicks

Title: President

Developer

MSI Homes LLC

a Tennessee limited liability company

By: 

Name: Nathan Langley

Title: owner

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, R. Matthew Nicks, Notary Public, , with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Edge Wastewater Utilities LLC., the within named bargainor, a Tennessee limited liability company, and is authorized to execute this instrument on behalf of Edge Wastewater Utilities, LLC.

WITNESS my hand, at office, this 27 day of August, 2026.

Susan R. Chaffin

Notary Public

My Commission Expires:

01/22/2030



STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, Hannah Tucker, Notary Public, Nate Langley, with whom I am personally acquainted and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Owner of MSI Homes, the within named bargainor, a TN LLC, and is authorized to execute this instrument on behalf of MSI Homes.

WITNESS my hand, at office, this 26 day of August, 2026.

Hannah Tucker

Notary Public

My Commission Expires:

11/17/29

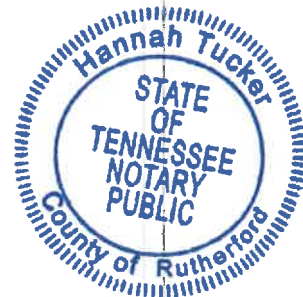


Exhibit A

Sewer Service Agreement

DATE: 08/26/24

MSI Homes - Nate Langley
PRINTED NAME

Parkway Drive Development
ADDRESS OF PROPERTY

829 Carthage Hwy - Lebanon, TN 37087 LOT #

MAILING ADDRESS

615-609-0979

TELEPHONE NUMBER

hitucker@msi-homes.com
EMAIL ADDRESS

I hereby make application to **Edge Wastewater Utilities, LLC** ("Service Provider") for sewer service at the address of property stated above. In consideration of the undertaking on the part of Service Provider to furnish sewer service, I understand, covenant and agree as follows:

1. I understand that the components of a sewer system have been installed on the property referred to above, which is owned or occupied by me, and which is to be connected with a wastewater disposal system owned and/or maintained by Service Provider. I warrant that any connection to and/or subsequent use to this system by the components on my property shall be in accordance with the Rules, Regulations and Plans of Service Provider. Regarding my usage of the system components on my property, which are owned by me, I covenant to follow the guidelines set forth in the USER MANUAL (Do's and Don'ts for an Effluent Collection System). Should I violate these Rules and/or abuse or damage my components, I understand that I must bear the expense to repair or replace the same in accordance with the Plans of Service Provider.
2. I acknowledge Service Provider, its successors and assigns have a perpetual easement in, over, under and upon the above specified land as shown on the property plat, with the right to operate and repair all components of the sewer system on my property, including but not limited to the interceptor tank and the Interceptor Pump or Interceptor Gravity Tank systems. I further grant Service Provider permission to enter upon my property for any reason connected with the provision or removal of sewer service or collection therefore.
3. For all other plumbing and structures on the property, including the outfall line to the interceptor tank, I agree that I am responsible for all operation and repair thereof.
4. I hereby authorize Service Provider to purchase and install a cutoff valve on my side of my water meter and grant Service Provider exclusive right to use such valve in accordance with its Rules and Regulations. However, the use of this valve does not in any way relieve me of my obligation to pay for water service to the service provider.
5. I understand and agree to promptly pay for service at the then current schedule of rates and fees and agree to abide by and be subject to Service Provider's billing and cutoff procedures. Should I not pay in accordance with Service Provider's Rules, I agree to pay all costs of collection, including attorney fees.
6. I accept the current Rules and Regulations and the Rates and Fees Schedule and agree to abide by any amendments to such Schedules.
7. I agree that this Agreement shall remain in effect for as long as I own, reside upon or rent the above-described property. When such circumstances no longer exist, I agree to provide notice to Service Provider at least thirty (30) days in advance of my vacating the property.


SUBSCRIBER'S SIGNATURE

Exhibit B

Form of Deed

This instrument prepared by:

Name and Address of New Owner:

Edge Wastewater LLC

Send Tax Bills To:
SAME AS OWNER

Tax Map/Parcel:

STATE OF TENNESSEE
COUNTY OF Rutherford

QUITCLAIM DEED

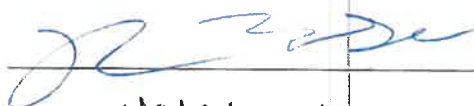
The undersigned, MSI, a TN LLC, does hereby transfer, convey and quitclaim unto, **Edge Wastewater Utilities, LLC**, a Tennessee limited liability company, its successors and assigns, all of its right, title, claim and interest in the following described real estate situated in DeKalb County, Tennessee, to-wit:

[INSERT LEGAL DESCRIPTION]

THIS CONVEYANCE is made subject to all restrictions, easements, setback lines and all other matters that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

WITNESS MY HAND on this the 22 day of Aug., 2020.

[insert name of grantor]

By: 

Print Name: Nate Langley

Title: Owner MSI

STATE OF Tennessee

COUNTY OF Rutherford

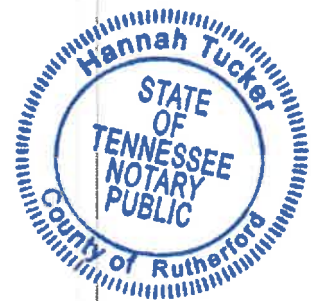
Personally appeared before me, a Notary Public in and for said State and County, Nate Langley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the Owner of MSI, a TN LLC and as such Edgewater executed the foregoing instrument for the purposes therein contained and acknowledged the instrument to be the free act and deed of the company.

WITNESS my hand, this 26 day of Aug., 2021.

NOTARY PUBLIC

My Commission Expires: 11/17/21

Hannah Tucker



STATE OF _____

COUNTY OF _____

I hereby swear or affirm that the actual consideration for this transfer is \$ _____.

Affiant

Sworn to and subscribed before me,
this ____ day of _____, 202____.

Notary Public
My commission expires: _____

Exhibit C

Form of Sewer Line Easements

This Instrument Prepared By

Subdivision _____
Book _____
Page _____

Upon Recording Return to
Murfree, Goodman, & Rosado, PLLC
Attorneys-at-Law
805 S. Church St., Suite 21
Murfreesboro, TN 37130

DEED FOR EASEMENT FOR WASTEWATER SYSTEM LINES & EQUIPMENT

This Deed made by and between MSI Homes, LLC, Grantor, and **Edge Wastewater Utilities, LLC** a Tennessee limited liability company, a private utility company, Grantee.

WITNESSETH:

WHEREAS, Grantor owns a certain Subdivision in the _____ Civil District of DeKalb County, Tennessee, the same being the land conveyed to them by _____ of record in Deed Book # _____, Page # _____, Register's Office of _____ County, Tennessee, and

WHEREAS, Grantee's Contractor is installing wastewater lines and equipment throughout the subdivision property for the purpose of installing a state approved sanitary sewer system, and

WHEREAS, it is the desire of the Grantor to grant a perpetual easement to the Grantee for the laying, installation, operation and maintenance of wastewater lines and equipment along, over and across the lands.

NOW, THEREFORE, Grantor, for and in consideration of inducing Grantee to construct the said wastewater lines and equipment and for no monetary consideration and other good and valuable consideration, the receipt of all of which is hereby acknowledged, does hereby grant, give and convey unto Grantee, its successors and assigns, the perpetual right and non-exclusive easement to lay, construct and install wastewater lines and equipment and to operate, maintain and repair said wastewater system under and across their land. Said easement shall be a twenty (20) foot construction easement with a perpetual easement ten (10) feet in width (five (5) feet on either side of the wastewater lines) as shown on **Exhibit A** attached hereto and parallel to the wastewater lines. Grantor does hereby grant, give and convey to Grantee a perpetual right to cut, trim or remove the trees, shrubbery and like obstructions, and for the purpose of the construction, reconstruction, repairing, operating and maintaining said lines along, over and across the area which is located within Five (5) feet of the side of the center line of said wastewater line as actually installed.

It is agreed and understood that the contractor for Grantee shall be financially responsible for all damages

done to the fences and any other structures at the time of installation or maintenance of the wastewater lines and shall cleanup and re-grass according to present usage.

Grantor will give notice of this deed to each and all of his assigns of the subject property. As used where, the singular includes the plural and the masculine includes the feminine.

The provisions hereof shall run with the land and are binding upon the Grantor and Grantor's heirs, successors, and assigns, including without limitation subsequent owners of said real property.

IN WITNESS WHEREOF, the undersigned have set their hands and seals on the _____ day of _____, 20____.

GRANTOR: MSI Homes

By: [Signature]

GRANTEE: Edge Wastewater Utilities, LLC

By: _____

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public, in and for the State and County aforesaid, the forenamed bargainers, Nate Langley, with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purpose contained therein.

Witness my hand and official seal on this the 16 day of Aug, 2020.

Hannah Tucker
NOTARY PUBLIC

MY COMMISSION EXPIRES:

11/17/29



Exhibit D

Restrictive Covenants

SPECIAL PROVISIONS REGARDING WASTEWATER DISPOSAL

Section 1. Wastewater System. The Property and each Residential Unit located thereon shall be served by a wastewater treatment and disposal system to be operated by Edge Wastewater Utilities, LLC, its heirs, successors and assigns (the "Wastewater Utility"). Each Owner, by purchase of a Residential Unit [or Lot], agrees to enter into an agreement regarding the Wastewater System with such Wastewater Utility in form and substance satisfactory to such Wastewater Utility as approved by the Tennessee Public Utility Commission, and to abide by any rules, regulations or other requirements of such Wastewater Utility regarding the Wastewater System.

Section 2. Wastewater Utility. No individual wastewater disposal system shall be permitted on any Residential Unit. The Wastewater System of the Property will be owned and operated by the Wastewater Utility, a public utility company, which is regulated by the Tennessee Public Utility Commission. Water and sewer lines will be installed to the line of each Residential Unit. It will be the responsibility of a Lot Owner who is building a home to extend these lines to the dwelling and install components per the specifications of the Wastewater Utility.

Section 3. System Requirements.

(a) The Wastewater System being installed requires the Owner of each Residential Unit to purchase and install a tank system on the Residential Unit when constructing a building and before occupancy of the dwelling. After installation of the tank is accepted by the Wastewater Utility, all maintenance, service and/or replacement will thereafter be the responsibility of the Wastewater Utility. The Owner by accepting a deed to a Residential Unit in the subdivision grants a convenience easement onto and across the property to the Wastewater Utility responsible for maintenance of the collection lines and sewer tank system. The Owner shall purchase and install, at the Owner's expense, a tank system of a size, shape, and nature as required by and in compliance with specifications as provided to the then Owner by the Wastewater Utility.

(b) Each Owner shall be required to ensure that a water shut-off valve with an appropriate valve box is installed in the water line on the Owner's side of the water meter at each residence built on a Residential Unit within the Property. The valve shall comply with specifications established by the Wastewater Utility.

(c) The Wastewater Utility will authorize the Owner to discharge wastewater into the Wastewater System only after the Wastewater Utility has inspected and approved the equipment installation.

Section 4. Owner Responsibilities. The Owner agrees that by accepting a deed to a Residential Unit and by installing and using the tank system that such Owner will not knowingly discharge nor allow to be discharged any material, chemical, solid, or liquid into the Wastewater

System that will create an environmental hazard or that will cause damage to any part of the Wastewater System.

Section 5. Fees.

(a) A stand-by fee for each Residential Unit is charged by the Wastewater Utility until a dwelling is constructed and connected to the Wastewater System and the Owner signs up for service. The amount of the stand-by fee is set by the Tennessee Public Utility Commission and is \$10.00 per month as of the date of adoption of this Declaration, or as may be amended in the future by the Tennessee Public Utility Commission. Such fee shall be paid by the Owner of each Residential Unit by the 15th of each month and shall be paid by the record Owner of such Residential Unit as of the 1st of such month.

(b) In order to secure wastewater service to a home, the Owner will be required to enter into a service agreement with the utility. The monthly rate for wastewater service is set by the Tennessee Public Utility Commission.

Section 6. Survival. The terms and conditions of this Article in its entirety shall survive closing of the sale of any Residential Unit and acceptance of a deed thereto and shall not be merged therein and shall be binding upon successive Owners of each Residential Unit.

Section 7. Amendment, Termination, Non-expiration. Notwithstanding any other provisions in this instrument the provisions of this section being the Special Provisions Regarding Wastewater Disposal shall not expire and may only be terminated or amended by written agreement of the Wastewater Utility which shall be recorded in the applicable Register's Office.

Exhibit 15

Biographies of Officers and Key Wastewater Utility Staff

Biographies of Officers & Key Personnel

R. Matthew Nicks, President

Bachelor of Engineering – University of Texas, 1984

Licensed General Contractor, Tennessee License # 83500

Mr. Nicks is the President of Edge Wastewater Utilities, LLC. He was formerly the President of a large decentralized wastewater utility company with operations in Tennessee, Alabama and Ohio. He was responsible for the operations, engineering and construction of the wastewater treatment facilities and land application drip dispersal irrigation zones. Mr. Nicks has worked all over the world handling, overseeing and managing the collection, treatment, storage, transportation and shipping of hazardous waste in a variety of industry settings. He has a strong background in regulatory compliance matters including those related to the Occupational Safety and Health Administration (OSHA), the National Institute for Occupational Safety and Health (NIOSH), the Environmental Protection Agency (EPA) and the Tennessee Department of Environment & Conservation (TDEC).

Matthew Taylor, Secretary/Treasurer

Bachelor of Engineering – Tennessee Technological University, 2004

Professional Engineer, Tennessee, License # 112515

Mr. Taylor is the Secretary/Treasurer of Edge Wastewater Utilities, LLC. He has over 20 years of experience in project management, planning, design, and coordination of civil engineering projects. Specifically, in the areas of site grading plans, water & sewer design, drainage studies, residential subdivisions, commercial & industrial developments and mixed-use projects.

James F. Reed, III

Bachelor of Engineering – Tennessee Technological University, 1994

Professional Engineer, Tennessee, License # 109038

Registered Land Surveyor, Tennessee License # 2063

Mr. Reed has over 30 years of experience in project management, planning, design and coordination of civil engineering projects. Specifically, in the areas of site grading, decentralized wastewater treatment system design, advanced wastewater designs, water & utility design, and roadway construction plans.

Trevor Acree

Licensed General Contractor

Mr Acree has over 17 years of experience in heavy equipment operations, grading and installation of underground utilities. Specifically, in the areas of gravity & force main sewer systems, site grading, installation of water mains and services for municipalities and installation of storm drains, electric and communications for numerous residential developments.

Exhibit 18

Treatment System Contractor & Construction Agreement

Edge Wastewater*2-Sep-26*

Parkway Drive Development Treatment Facility

DeKalb County

Total Contract Amount

\$581,000.00

Item #	Material/Item	Total Contract Amount
1	Mobilization/Demobilization	\$ 17,430.00
2	Office administration	\$ 23,240.00
3	Drip	\$ 40,670.00
4	Plumbing Drip	\$ 104,580.00
5	Treatment Unit	\$ 203,350.00
6	Building Slab	\$ 11,620.00
7	Building	\$ 17,430.00
8	Building Electrical	\$ 11,620.00
9	Site Electric	\$ 11,620.00
10	Building Plumbing	\$ 23,240.00
11	Tanks (includes Excavation)	\$ 40,670.00
12	Building Controls & Low Voltage wiring	\$ 40,670.00
13	Finish Grade	\$ 17,430.00
14	Start up/Commissioning	\$ 17,430.00
		\$ 581,000.00

CONSTRUCTION AGREEMENT

THIS CONSTRUCTION AGREEMENT (this "Agreement") is made and entered into as of this 2nd day of September 2026 (the "Effective Date"), by and between MSI Homes, LLC a Tennessee Limited Liability Company ("Developer"), and Edge Wastewater, LLC, a Tennessee Limited Liability Company ("Contractor").

RECITALS:

WHEREAS, Developer is the owner of a certain tract of real property (the "Property") consisting of approximately 12.02 acres of unimproved land, located at Parkway Drive & Allen Street in DeKalb County, Tennessee, which Property is more particularly identified as Parcel Number 7.00 on Tax Map 54H, Group A recorded in the DeKalb County Register of Deeds Office and as identified on the Construction Drawings titled Parkway Drive Treatment Facility dated August 2026 prepared by Site Engineering Consultants, Inc.

WHEREAS, Developer desires and intends: (i) to Construct the treatment facility, and install the disposal system (the "System") on the Property (the development of the System, hereinafter, the "Project"), the location, configuration, scope, size and description of the System and Project are more particularly detailed and set forth on the Plans and Specifications titled Parkway Drive Treatment Facility dated August 2026 as prepared by Site Engineering Consultants, Inc. (the "Plans"); and (ii) to engage Contractor to provide to Developer certain design, engineering, construction, and development services (as more particularly described and identified in Section 1 below, the "Services") with respect to the Project; and

WHEREAS, Contractor desires and intends to provide the Services for the consideration and upon and subject to the terms, provisions and conditions set forth in this Agreement, and

WHEREAS, Developer and Contractor each desire and intend to set forth their understandings and agreements with respect to the Project in this Agreement;

AGREEMENT:

NOW, THEREFORE, for and in consideration of the sum of Five Hundred Eighty One Thousand Dollars and No Cents (\$ 581,000.00), the foregoing, the terms, provisions, and conditions set forth below, and of other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Developer and Contractor agree as follows:

- 1) **SERVICES.** Contractor agrees to perform, provide, or cause to be performed or provided the construction, and coordination of the Project as follows:
 - a) **Construction Services:** Construct the System per the Plans as approved by the State of Tennessee and DeKalb County ("County")
 - (b) **Work:** Contractor shall furnish all labor, supervision, materials, equipment, tools, scaffolding, machinery, transportation, and supplies necessary to complete the installations and improvements (all of the foregoing, the "Work") shown and/or described in:

- (i) the Plans; and
- (ii) Specifications (the Specifications”).

The Work shall be performed in accordance with the Plans in a good and workmanlike manner, shall be of the best quality, shall meet all industry standards, and all material and equipment used in the Work shall comply with the Specifications, except as otherwise expressly specified or agreed in writing. Contractor warrants that the equipment manufactured by it shall be free from defects in material and workmanship arising from normal usage for a period of one (1) year from delivery of said equipment, or if installed by Contractor, for a period of one (1) year from installation. Contractor warrants that for equipment furnished and/or installed but not manufactured by Contractor, Contractor will extend the same warranty terms and conditions which Contractor receives from the manufacturer of said equipment. For equipment installed by Contractor, if Owner provides written notice to Contractor of any such defect within thirty (30) days after the appearance or discovery of such defect, Contractor shall, at its option, repair or replace the defective equipment. These warranties do not extend to any equipment which has been repaired by others, abused, altered or misused, or which has not been properly and reasonably maintained. THESE WARRANTIES ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THOSE OF MERCHANTABILITY AND FITNESS FOR A SPECIFIC PURPOSE, AND MAY BE PASSED THROUGH TO THE UTILITY.

(c) Acceptance: Guarantee acceptance of the system by Edge Wastewater Utilities and passing of the final inspection by the State, and any other applicable agencies.

(d) General Coordination: As required and mutually agreed.

(e) No Liens Contractor shall complete the Work in accordance with the Plans and Specifications and provided that Developer has paid for the services as set forth in Section 2, the Work shall be free of any laborers', materialmens', mechanics', or any other liens on any part of the Work and Contractor shall not permit any such lien to be filed or otherwise imposed on any part of the Work. In the event any such lien is filed against the Work, provided that Developer has paid for the services as set forth in Section 2, Contractor shall promptly cause such lien to be discharged or in lieu thereof file a bond or other security for the payment of such lien in form and amount satisfactory to Developer.

2) COMPENSATION.

Payment for Services. Developer and Contractor agree that Contractor will be paid for providing the Services in phases according to the following schedule:

- a) **Schedule of Payment.** Developer will pay Contractor according to the following schedule:
 - 15% Within 30 days of executing this Agreement
 - Monthly draws based upon percentage of completion in accordance with the Schedule of Values
 - Final payment due upon acceptance of the system from Edge Wastewater Utilities

Rock Clause: If material is so large, heavy, or cumbersome, as determined in the sole discretion of the Contractor, that it cannot be removed with the Contractor's standard methods and equipment, then that part of the excavation that requires other methods of removal such as, but not limited to, pneumatic jack hammer, hydraulic hammer, or dynamite, will be billed on a time and material basis less the cost of removal by standard means.

3) **DEVELOPER RESPONSIBILITY.** Developer agrees that the following are the responsibilities and obligations of the Developer and agrees to perform the following as specified by Contractor:

- a) **Site Assessment.** Developer will provide Contractor with a 2' Interval Topographic Survey prepared by Registered Surveyor in the State of Tennessee, Extra High Intensity Soils Map prepared by a Certified Soil Scientist in the State of Tennessee, Boundary Survey and Preliminary Plat of the above-mentioned project, and any other relative site assessment information as required.
- b) **Site Condition.** Developer is responsible to stake the boundaries of "construction activity", the footprint of the treatment facility, the cut/fill areas of the pond, the fence outline, the drip supply solenoid for each zone, and air release valve locations, and areas that are soil mapped for the System and maintain the grid staking references until construction activity of the wastewater facility has begun. It is the responsibility of the Developer to ensure the proper staking is completed prior to Contractor beginning construction to ensure facilities are located properly. Developer must provide a clean (mowed, cleared, etc.) area for construction activity, as determined by Contractor. Contractor will clear wooded drip areas.
- c) **Access Road.** Developer is responsible for properly constructing and maintaining an access road to the facility control building, to include any permanent or temporary bridges or creek crossings, for construction activities on the Property and with respect to the Project that is capable of accommodating 80+ triple axle dump trucks. This access road must be constructed and passable for the intended purpose prior to the Contractor starting the Work. This access road is to be maintained by Developer until such time that Edge Wastewater Utilities LLC. accepts the system.
- d) **Electrical Service.** Developer is responsible for providing Single Phase service (200-amp service) to the control building, as designated on the Site Map and/or on the Plans, which electrical service shall be underground. Contractor shall not be held liable for delays due to Developer failing to provide service in a timely manner.
- e) **Amenities.** Developer is financially responsible for any upgrades/amenities that are not specified as general construction activity according to the treatment site plan to be prepared by Contractor (e.g., landscaping, custom brick/block work, etc.). Developer will install four (4) foot high 4-board wood fence around primary drip field disposal areas as shown on the plans provided with one access gate at the access road to allow maintenance vehicles onto the facility property.
- f) **Collection System.** Developer is responsible for the installation of any and all aspects of the sewer collection system, to include the installation of any required Pump Stations,

including excavation, plumbing, electrical service, setting any required meters and control panels, and finished grading. Developer agrees to install the forcemain from the outlet of any Pump Station(s) installed by the Developer, to within 10 foot of the inlet of the Treatment Facility.

4) REPRESENTATIONS, WARRANTIES AND COVENANTS OF DEVELOPER.

Developer represents, warrants, and covenants to, for and with Contractor as follows:

- a) Developer is duly organized and validly existing under the laws of the State of Tennessee and is authorized to do business in the State of Tennessee and is legally entitled to own and lease its properties and to carry on its business as and in the places where such properties (including the Property) are now owned or operated;
- b) Developer is the fee simple owner of the Property, which has not been conveyed, either a fee simple interest or leasehold interest, in whole or in part, to any other party, all contingent upon closing of the Property by the Developer;
- c) Developer has the authority to execute this Agreement and perform its obligations hereunder, and the execution of this Agreement and performance of any duties hereunder will not conflict with, result in a breach by, constitute a default under or accelerate the performance provided by the terms of any law, or any rule or regulation of any governmental agency or authority or in any judgment, order, or decree of any court or other governmental agency to which Developer may be subject, any contract, agreement or instrument to which Developer is a party or by which Developer is bound or committed or constitute an event, which, with a lapse of time, action by a third-party and/or giving of notice, could result in the default under any of the foregoing or result in the creation of any lien, charge, or encumbrance upon any of the assets or properties of Developer;
- d) Developer shall cooperate with Contractor in Contractor's performance of its obligations under this Agreement;
- e) Developer shall deliver to Contractor copies of all notices and other material information relating to the Project or any portion thereof promptly after the receipt thereof by Developer;
- f) Developer shall pay compensation to Contractor at the times and in the manner set forth above; and
- g) Developer shall duly comply with and perform in all material respects the terms and provisions on its part to be complied with or to be performed under this Agreement.

5) DEFAULT OF DEVELOPER OR CONTRACTOR. Any one or more of the following events shall constitute an "Event of Default" by Developer or Contractor:

- a) If Developer or Contractor fails to comply with or perform in any material respect any of the terms and provisions on its part to be complied with or to be performed under this Agreement;

- b) If any one or more of the representations, warranties and/or covenants set forth above shall become untrue or be breached; and/or
 - c) If Developer or Contractor commits a fraud, makes a material misrepresentation, or commits an action involving gross negligence or willful misconduct in connection with its duties or obligations under this Agreement.
- 6) **REMEDIES IN EVENT OF DEFAULT.** Upon the occurrence of an Event of Default which remains uncured by Developer for a period of more than five (5) days, Contractor shall have the following rights:
- a) To terminate this Agreement immediately upon written notice to Developer and to receive immediate payment for all Services performed as of such date (including all reimbursables and incurred expenses [including with respect to ordered materials]);
 - b) To sue for monetary damages and/or injunctive relief; and/or
 - c) To pursue any other remedy available at law or in equity.
- 7) **REUSE OF DOCUMENTS.** All documents including any drawings and/or specifications prepared by Contractor relative to this Agreement are instruments of service. They are not intended or represented to be suitable for reuse by Developer or others on extensions of the Project or on any other project, and there shall be no reuse of any kind whatsoever without the prior written consent of Contractor (which consent may be withheld by Contractor in its sole and absolute discretion). Any reuse without written consent by Contractor is prohibited and will be at Developer's sole risk and without liability or legal exposure to Contractor; and Developer shall indemnify and hold harmless Contractor from all claims, damages, losses and expenses including attorney's fees arising out of or resulting therefrom. Any verification or adaptation will entitle Contractor to further compensation at rates to be agreed upon by Contractor, and any breach of this section by Developer will entitle Contractor to pursue its legal and equitable remedies against Developer for such breach. The provisions of this section shall survive completion of the Project and/or expiration or termination of this Agreement.
- 8) **ACCESS TO THE SITE/JOBSITE SAFETY.** Unless otherwise stated, Contractor will have access to the Property for activities necessary for the performance of the Services. Developer understands and agrees that Contractor is not responsible, in any way, for the means, methods, sequence, procedures, techniques, or jobsite safety of any activity (construction or otherwise) other than the Services.
- 9) **INDEMNIFICATION.**
- a) Developer shall indemnify, defend, and hold Contractor, its employees, officers, directors, and affiliates harmless from any loss, cost, expense, or damage claimed by third parties for property damage and/or bodily injury, including death, to the proportionate extent such loss, cost, expense, or damage arises from the negligence or willful misconduct of Developer, its employees, officers, or directors in connection with the Contract or project.

- b) Contractor shall indemnify, defend, and hold Developer, its employees, officers, directors, and affiliates harmless from any loss, cost, expense, or damage claimed by third parties for property damage and/or bodily injury, including death, to the proportionate extent such loss, cost, expense, or damage arises from the negligence or willful misconduct of Contractor, its employees, officers, or directors in connection with the Contract or project.
 - c) In addition to the above, Developer shall further indemnify and hold Contractor harmless of, from, against and in respect of:
 - i) Any tax lien, levy, assessment, payment, liability, penalty or other deficiency, whether disputed or not, suffered or incurred by Contractor as a result of or arising out of Developer's ownership of the Property;
 - ii) Any judgment, award, payment, settlement, cost or expense arising out of Developer's ownership of the Property, and rendered against or suffered or incurred by Contractor as a result of or with respect to any lawsuit or cause of action against or involving the Property;
 - iii) Any and all liabilities, whether disputed or not, suffered or incurred by Contractor as a result of or arising out of Developer's ownership of the Property; and/or
 - d) The indemnifying party shall be responsible for any and all costs and expenses, including reasonable attorney's fees, arising in connection with any of the foregoing.
 - e) The provisions of this section shall survive completion of the Project and/or expiration or termination of this Agreement.
- 10) **ENVIRONMENTAL INDEMNITY.** In addition to the above, Developer represents, warrants and covenants to, for and with Contractor that there are no Hazardous Materials which have been generated and disposed of by Developer or which have been generated and disposed of by Developer and have migrated to the Property (including the ground water thereon) from any adjacent real estate owned, leased, or otherwise controlled by Developer, (except for those Hazardous Materials which may be stored on or about the Property in accordance with the Applicable Environmental Laws), as such terms are defined in the Applicable Environmental Laws, or in any regulations promulgated pursuant thereto, (ii) there are no underground storage tanks which are owned or operated by Developer located in or about the Property, (iii) Developer has not received any notice and to the best knowledge of Developer no notice has been given to any party in the chain of title to the Property, by any person claiming any violation of, or requiring compliance with, any Applicable Environmental Laws, demanding payment or contribution for environmental damage; and (iv) to the best knowledge of Developer no investigation, administrative order, consent order or agreement, litigation, or settlement with respect to Hazardous Materials located, on about or under all or a portion of the Property or contiguous or adjacent to the Property (provided that such contiguous or adjacent property is owned or controlled by Developer) is pending, or, to the knowledge of Developer, proposed, threatened or anticipated. To the extent that Developer breaches any of the aforementioned representations and Contractor is required by law to undertake any remedial or removal actions in connection therewith, as defined in the Applicable Environmental Laws, or to the extent that Contractor is otherwise liable to incur

costs or may otherwise be held liable to any third party in connection with such breach or for any removal or remedial actions taken with respect thereto, then, within a reasonable period of time following receipt of notice thereof from Contractor, Developer shall indemnify Contractor and hold Contractor harmless from all liabilities, damages and costs incurred by Contractor with respect to such breach including, without limitation, all claims, liabilities, loss, costs or expenses arising from the incurrence of any penalties, charge or expenses with respect thereto in defending itself against any suit or action brought by such third party, and in paying or satisfying any judgment obtained by such third party against Contractor. The obligations of Developer under this section and the indemnity given hereunder shall survive the Closing.

11) **INSURANCE.** Contractor, at its sole cost and expense, shall secure and maintain such insurance as will protect Contractor from claims of negligence, bodily injury, death, or property damage which may arise from the performance of Services. Developer shall maintain at all times during the Project and keep in force for the mutual benefit of Developer and Contractor, commercial general liability insurance against claims for personal injury, death or property damage occurring in, on or about the Property and/or areas adjacent to the Property, to afford protection to the limit of not less than \$2,000,000 combined single limit, and such insurance shall name Contractor as an additional insured. Developer shall procure and maintain at all times during the Project, at its sole cost and expense, a builder's risk insurance policy covering the full value of the Work, including materials, equipment, and labor, against loss or damage caused by fire, theft, vandalism, and other risks typically covered under such policies. This insurance shall name the Contractor as an additional insured and shall remain in effect until final completion and acceptance of the Work. For all insurance required in this section, Developer shall be solely responsible for any deductibles under the policy. Developer shall provide Contractor with a certificate of insurance evidencing the required insurance coverages in this section prior to the commencement of the Work and shall ensure that the policies shall include a waiver of subrogation in favor of the Contractor.

12) **DISPUTES RESOLUTION.** It is agreed by both parties that all unsettled claims, counterclaims, disputes, or other matters in question arising out of or related to this Agreement shall first be attempted to be resolved by mediation. This provision can be waived by the mutual consent of the parties, or by either party if a delay in initiating arbitration or the right to file a lawsuit would prejudice its rights.

13) **MATERIALS.** If the materials or equipment necessary for the Services and/or the Project to be completed in accordance with this Agreement shall become temporarily or permanently unavailable for reasons beyond the control of Contractor, then in the case of such temporary unavailability, the time for performance of the Services and/or completion of the Project shall be extended to the extent thereof, and, in the case of a permanent unavailability, Developer shall have the right, in its sole discretion, either to terminate this Agreement or allow Contractor to proceed with the Services; provided, that if Developer elects to allow Contractor to proceed with the Services, Contractor (i) shall be excused from furnishing said materials or equipment, and (ii) shall be reimbursed for the difference between the cost of the materials or equipment permanently unavailable and the cost of a reasonably available substitute therefor.

14) **MISCELLANEOUS.**

- a) **Entire Agreement.** This Agreement shall constitute the entire contract between the parties and may not be modified except by an instrument in writing and signed by both of them.
- b) **Construction.** This Agreement shall be construed and enforced in accordance with the laws of the State of Tennessee.
- c) **Notices.** Any notice, demand, waiver, or consent required or permitted hereunder shall be in writing and shall be given by hand delivery, national overnight courier service for delivery on the next business day, facsimile, telegram or prepaid registered or certified mail, with return receipt requested, addressed as follows:

If to Developer:

Nate Langley
MSI Homes, LLC
829 Carthage Highway
Lebanon, Tennessee 37087
615-609-0979
nlangley@msi-homes.com

If to Contractor:

Matthew Nicks
Edge Wastewater LLC
410 New Salem Highway, Suite 107
Murfreesboro, Tennessee 37129
615-969-6564
mnicks@edgewastewater.com

Any such notice shall be deemed received when sent, if sent by overnight courier, email or by facsimile, or three (3) days after posting if sent by any other method. Any party may change its address for the purpose of notice by giving written notice in accordance with the provisions of this section.

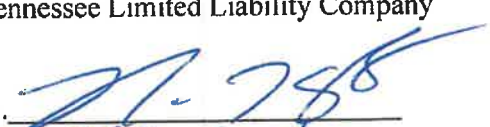
- d) **Attorney's Fees.** In the event of litigation arising out of this Agreement, the prevailing party shall be entitled to recover, in addition to the relief granted, all costs incurred in enforcement of this Agreement, including but not limited to reasonable attorney's fee.
- e) **Section Headings.** The article or section headings of this Agreement are for convenience of reference only and do not form a part hereof and do not in any way modify, interpret or construe the intentions of the parties.
- f) **Waivers.** Waiver by either party of any right for any default of the other party, including a waiver determined to occur as the result of an action or inaction, shall not constitute a waiver of any right for either a subsequent default of the same obligation or for any other default, past, prevent or future.

- g) **Partial Invalidity.** If any term, covenant or condition of this Agreement, or the application thereof to any person or circumstance, shall ever be held to be invalid or unenforceable, then in each event the remainder of this Agreement or the application of such term, covenant or condition to any other person or any other circumstance (other than those as to which it shall be invalid or unenforceable) shall not be thereby affected and each term, covenant, condition and provision hereof shall remain valid and enforceable to the fullest extent permitted by Laws.
- h) **Survival of Representations and Warranties.** All warranties, representations, covenants, indemnities, and other agreements made in this Agreement shall survive completion of the Project and/or expiration or termination of this Agreement.
- i) **Time.** Time is of the essence with respect to every provision of this Agreement.
- j) **Counterparts.** To facilitate execution, this Agreement may be executed in as many counterparts as may be required. It shall not be necessary that the signatures on behalf of all parties appear on each counterpart hereof. All counterparts hereof shall collectively constitute a single agreement.
- k) **Exhibits.** THE EXHIBITS TO THIS AGREEMENT ARE AN INTEGRAL PART HEREOF AND BY THIS REFERENCE ARE INCORPORATED AS THOUGH FULLY SET FORTH HEREIN.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the Effective Date.

DEVELOPER:

MSI Homes, LLC
a Tennessee Limited Liability Company

By: 
Name: Nate Langston
Title: Member

CONTRACTOR:

Edge Wastewater LLC
a Tennessee Limited Liability Company

By: 
Name: R. Matthew Nicks
Title: President

Joint Venture Agreement For Construction Projects

This Joint Venture Agreement for Construction Projects (this "Agreement") is made by and between Edge Wastewater, LLC., with a place of business at 410 New Salem Highway, Suite 107, Murfreesboro, Tennessee 37129 ("Edge") and A&R Excavating LLC, with a place of business at 601 Jordon Road, Lascassas, Tennessee 37085 ("A&R") as of August 31st, 2026 (the "Effective Date"). Edge and A&R are referred to in the singular as "a Party" or jointly as, "the Parties".

WHEREAS, the parties wish to collaborate from time to time to meet certain construction requirements, including Tennessee Public Utility Commission Rule 1220-04-13-.17(2)(c)(4); and,

WHEREAS, the parties wish to share certain obligations associated with the construction projects.

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which is acknowledged, the Parties agree as follows:

1. **CONTRIBUTION OF RESOURCES.**

The Parties shall contribute resources related to their respective areas of expertise. Contributions by Edge shall include, without limitation, managing relationships with developers, planning and advisory services related to ongoing construction projects, and managing accounts payable and receivables. Contributions by A&R will include execution of construction plans and management and oversight of on-site construction resources including equipment and personnel.

2. **ALLOCATION OF RISK.**

Unless stated otherwise in another document, profits realized from projects undertaken under this Agreement shall be divided equally between Edge and A&R. For the purpose of this Agreement, "profit" shall mean surplus revenue remaining following the completion of a project after accounting for costs and expenses.

3. **DISPUTE RESOLUTION**

The Parties will maintain open lines of communication and notify the other Party promptly should a conflict or dispute arise. In the event of a dispute, the Parties agree to first attempt to resolve the matter through discussions between managing members. Should the Parties be unable to resolve the dispute through informal means, either Party shall be entitled to submit the matter to formal mediation. A single mediator shall be appointed by mutual agreement of the Parties, and the mediation process shall be conducted in accordance with the rules of the American Arbitration Association ("AAA"). The costs of mediation shall be borne equally by the Parties. If the dispute cannot be resolved through mediation, the Parties agree to submit the dispute to arbitration. The arbitration shall be conducted by a neutral arbitrator appointed by AAA, and the decision of the arbitrator shall be final and binding. The arbitration proceedings shall take place in Rutherford County, Tennessee and the prevailing party shall be entitled to recover reasonable attorney's fees.

4. **DURATION & TERMINATION**

The term of this Agreement will commence on the Effective Date and shall continue until either Party gives notice of not less than ninety (90) days of its intention to terminate. Termination shall not affect any projects currently underway, unless agreed to in writing. Upon termination, all joint debts shall be settled and any remaining assets will be divided equally between Edge and A&R.

5. INDEMNIFICATION

A&R shall indemnify, defend, and hold harmless Edge and its officers, employees, and agents from and against any and all claims, damages, losses, and expenses (including reasonable attorney's fees) arising out of or resulting from the negligence, willful misconduct, or breach of this Agreement by A&R, its employees, subcontractors, or agents. Edge shall indemnify, defend, and hold harmless A&R and its officers, employees, and agents from and against any and all claims, damages, losses, and expenses (including reasonable attorney's fees) arising out of or resulting from the negligence, willful misconduct, or breach of this Agreement by Edge, its employees, subcontractors, or agents. Nothing in this Section shall be construed to limit or expand the allocation of project losses set forth in Section 2 above.

6. INSURANCE

Each Party shall, at its own expense, maintain in full force and effect during the term of this Agreement commercial general liability insurance with a combined single limit of not less than \$1,000,000 per occurrence, and, with respect to A&R, workers' compensation insurance as required by Tennessee law and commercial automobile liability insurance covering all vehicles used in connection with the construction projects. Each Party shall name the other Party as an additional insured on its commercial general liability policy and shall provide the other Party with a certificate of insurance evidencing such coverage upon request and upon renewal of any policy.

7. CONFIDENTIALITY

Each Party agrees to keep confidential, and not to disclose to any third party without the other Party's prior written consent, any non-public business, financial, or customer information of the other Party obtained in connection with this Agreement, except as required by law or by order of the Tennessee Public Utility Commission or other governmental authority. This obligation shall survive termination of this Agreement for a period of two (2) years.

8. GOVERNING LAW

This Agreement shall be governed by, and construed in accordance with, the laws of the State of Tennessee, without regard to its conflict of laws principles.

9. GENERAL PROVISIONS

This Agreement constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes all prior negotiations, understandings, and agreements, whether written or oral. This Agreement may be amended only by a written instrument signed by both Parties. Neither Party may assign this Agreement, or any rights or obligations hereunder, without the prior written consent of the other Party, such consent not to be unreasonably withheld. All notices under this Agreement shall be in writing and delivered to the addresses set forth above, or such other address as a Party may designate in writing. If any provision of this Agreement is held invalid or unenforceable, the remaining provisions shall continue in full force and effect. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one instrument.

In witness whereof, the Parties affix their signatures to this Agreement as of the dates provided below.

EDGE WASTEWATER, LLC.

By: 
Name: R. Matthew Nicks
Title: President
Date: 31 August 2026

A&R EXCAVATING, LLC.

By: 
Name: Trevor W. Acree
Title: Managing Member
Date: 31 August 2026



STATE OF TENNESSEE
DEPARTMENT OF
COMMERCE AND INSURANCE



EDGE WASTEWATER LLC

41721

ID NUMBER: 83500
LIC STATUS: ACTIVE
EXPIRATION DATE: September 30, 2027

BOARD FOR LICENSING CONTRACTORS
CONTRACTOR

THIS IS TO CERTIFY THAT ALL REQUIREMENTS
OF THE STATE OF TENNESSEE HAVE BEEN MET

EDGE WASTEWATER LLC
410 NEW SALEM HIGHWAY SUITE 100
MURFREESBORO, TN 37129

State of Tennessee

14951613

BOARD FOR LICENSING CONTRACTORS
CONTRACTOR
EDGE WASTEWATER LLC

This is to certify that all requirements of the State of Tennessee have been met.

ID NUMBER: 83500
LIC STATUS: ACTIVE
EXPIRATION DATE: September 30, 2027
\$400,000.00; BC-B; BC-C; MU



IN-1313
DEPARTMENT OF
COMMERCE AND INSURANCE

State of Tennessee

14317119

BOARD FOR LICENSING CONTRACTORS
CONTRACTOR
A&R EXCAVATING LLC

This is to certify that all requirements of the State of Tennessee have been met.

ID NUMBER: 75790
LIC STATUS: ACTIVE
EXPIRATION DATE: January 31, 2027
\$3,000,000.00; MU-A; MU-C; MU-D



IN-1313
DEPARTMENT OF
COMMERCE AND INSURANCE

Exhibit 19

State Operating Permit Application

Application for State Operating Permit (SOP)

version 1.2

(Submission #: HQR-G2K4-4NQZG, version 1)

Details

Originally Started By Henry Parker**Submission ID** HQR-G2K4-4NQZG**Status** Signing**Active Steps** Form Submitted

Form Input

SOP Application Type

This is an application submittal for a new facility that has not been issued a permit number.

If this facility has a permit number assigned please select it from the Home page. If you cannot find the correct permit number, please send an email to Water.Permits@tn.gov with the permit number and your contact information to request assistance.

Activity Type

Wastewater Collection System

Land Application Treatment System

Facility Identification

Facility Name

Mid State Properties, GP Property

Facility Address/Location

SE of Parkway Drive and Allen Street

Smithville, TN 37166

County

Wilson

Facility Location

35.9887784,-85.7981812

List the permit numbers of any other State or Federal Water/Wastewater Permits that have been obtained for this site.

NONE PROVIDED

Applicant Information

Please provide details on the name of city, town, industry, corporation, individual, etc., applying, according to the provisions of Tennessee Code Annotated Section 69-3-108 and Regulations of the Tennessee Water Quality Control Board. The legal entity. For entities registered with the Secretary of State (SOS), this field should be the same as the name registered under the SOS Control Number listed in this form. For municipalities, the name should be the entire name of the municipality such as "Town of ", "City of", "Example County", "Example Utility District".

If the form does not allow for a change to the applicant name and you need to make a change, please contact your previous permit writer or send an email to Water.Permits@tn.gov for additional instructions.

Applicant Name

Edge Wastewater Utilities LLC

Is the Applicant a Government Entity or Municipality?

No

Please Lookup SOS Control Number

If you do not know your SOS Control Number, please access the Tennessee Secretary of State Business Information search engine below.

[Tennessee Secretary of State Business Search](#)

Provide the Tennessee Secretary of State (SOS) Number
002014557

Has the applicant filed for CCN/Amended CCN?
N/A

Has the applicant submitted a financial security for this activity to TDEC-Financial Assurance Division?
No

Does the applicant listed above currently own the system?
Yes

Describe any seasonal/atypical operating patterns.
NONE PROVIDED

Entity Types/Design Units (1 of 1)

Subdivision

Entity Type
Subdivision

Flow (gpd)
7,500

Number of homes
30

Avg. No. bedrooms per home
3

Contacts**Official Contact****Prefix**

Mr.

First Name	Last Name
Matt	Nicks

Title

President

Company Name

Edge Wastewater Utilities

Phone Type	Number	Extension
------------	--------	-----------

Business	6154396332	
----------	------------	--

Email

mnicks@edgewastewater.com

Address

410 New Salem Hwy
Murfreesboro, TN 37129

Other Official Contact Roles

NONE PROVIDED

Is this also the the billing contact?
No

Billing Contact Information**Prefix**

Mr.

First Name

Nate

Last Name

Langley

Title

NONE PROVIDED

Phone Type

Business

Number

615-481-7812

Extension**Email**

nlangley@msi-homes.com

Address

829 Carthage Hwy

Lebanon, TN 37087

Other Billing Contact Roles

NONE PROVIDED

Do you have any additional contacts to provide?

No

Engineering Report**Provide your Plans Review tracking number or Submission ID for your Preliminary Engineering Report**
HQR-G40T-F7DN6**Please provide the date of the Preliminary Project Discussion.**

07/28/2026

[State of Tennessee Design Criteria for Sewage Works](#)**Has the Preliminary Engineering Report (PER) been accepted by DWR for implementation?**

Yes

What is the date of your acceptance letter?

09/15/2026

Has the Operation and Maintenance Inspection Schedule been submitted?

No

Operation and Maintenance Inspection Schedule

NONE PROVIDED

Comment

NONE PROVIDED

Wastewater Collection System**Satellite Sewer System Instructions**

This application is for the operation of a sewage collection system that conveys wastewater to another satellite sewage collection system or to another sewerage system that provides wastewater treatment and discharges under a separate NPDES permit.

System Type

Low Pressure-STEP

Please describe any system-specific components pertinent to the operation and maintenance of this system.

Septic Tank Effluent Pump system discharging to a low pressure collection line.

Describe methods to prevent and respond to any overflows and releases.

The proposed tanks are sized for peak daily flow storage for power failures and equipment failures.

In the event of a system failure, please describe how the operator will be notified.

The PLC and modem will notify the operator in the case of malfunctions.

Approximate length of sewer (excluding private service laterals) in miles:
0.4

Do you have any lift stations/pumps to report on?
No

Do you have any tanks to report on?
Yes

Tanks

Tank Type	Volume (in gal.)	Quantity
Septic Tank	2,000	2
Septic Tank	3,000	2
Septic Tank	4,000	1
Septic Tank	7,000	1

Collection System Schematic

Collection Schematic.pdf - 09/15/2026 10:36 AM

Comment

NONE PROVIDED

Is this a satellite sewer system?
No

Land Application Treatment System

Type of Land Application Treatment System
Drip

Link to UIC form

Underground Injection Control Form

https://www.forms.tdec.tn.gov/UIC_CLASS_V

Type of Treatment Facility Preceding Land Application
Recirculating Media Filter

Make and Model
Bioclere 24/24

Proposed acreage involved (in acres):
2.86

Gpd/sq. ft., loading rate to be applied:
0.1

Treatment Schematic

Treatment Facility Schematic.pdf - 09/15/2026 10:39 AM

Comment

NONE PROVIDED

Describe methods to prevent and respond to bypass of treatment or discharges.

The proposed STEP tanks and treatment facility are sized to be greater than the peak daily flow in case of power and equipment failures.

Type of Wastewater Disinfection
Ultra Violet (UV)

System Flows

What is the total flow of the facility in MGD?
0.008

Flow Rates
Flow less than or equal to 0.02 MGD

Flow less than 0.02 MGD Fee
500

Total Fee
500

Attachments

Date	Attachment Name	Context	User
9/15/2026 10:39 AM	Treatment Facility Schematic.pdf	Attachment	Henry Parker
9/15/2026 10:36 AM	Collection Schematic.pdf	Attachment	Henry Parker

Status History

Date	User	Processing Status
9/11/2026 9:55:55 AM	Henry Parker	Draft
9/15/2026 10:46:46 AM	Henry Parker	Signing

Processing Steps

Step Name	Assigned To/Completed By	Date Completed
Form Submitted		
Admin Review	Bryan W Pope	
Technical Review		
Submission Complete		

Certification Statement

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Exhibit 20

State Operator Certificate

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

I.D. NO.
3085

EXPIRATION DATE
12/31/2026

THIS IS TO CERTIFY THAT **William Dranes**
IS A LICENSED WATER AND WASTEWATER OPERATOR

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

CS2, WW4



CONFIDENTIAL Exhibit 23a
Bank Statements of Edge Wastewater, LLC
FILED UNDER SEAL

Confidential treatment is warranted under
Tenn. Code Ann. 10-7-504(a)(4)

CONFIDENTIAL Exhibit 23b
Financial Statements of Edge Wastewater,
LLC FILED UNDER SEAL

Confidential treatment is warranted under
Tenn. Code Ann. 10-7-504(a)(4)

CONFIDENTIAL Exhibit 23c
2025 Form 1065 US Return of Partnership
Income of Edge Wastewater, LLC FILED
UNDER SEAL

Confidential treatment is warranted under
Tenn. Code Ann. 10-7-504(a)(4)

Exhibit 25

NARUC Chart of Accounts

[illegible]

Exhibit 26

Plant in Service Account
Numbers

Assets and Other Debits

Utility Plant

Account No.

101.	<u>Utility Plant in Service</u>
102.	<u>Utility Plant Leased to Others</u>
103.	<u>Property Held for Future Use</u>
104.	<u>Utility Plant Purchased or Sold</u>
105.	<u>Construction Work in Progress</u>
106.	<u>Completed Construction Not Classified</u>
108.	<u>Accumulated Depreciation</u>
	<u>108.1 Accumulated Depreciation of Utility Plant in Service</u>
	<u>108.2 Accumulated Depreciation of Utility Plant Leased to Others</u>
	<u>108.3 Accumulated Depreciation of Property Held for Future Use</u>
110.	<u>Accumulated Amortization</u>
	<u>110.1 Accumulated Amortization of Utility Plant in Service</u>
	<u>110.2 Accumulated Amortization of Utility Plant Leased to Others</u>
114.	<u>Utility Plant Acquisition Adjustments</u>
115.	<u>Accumulated Amortization of Utility Plant Acquisition Adjustments</u>
116.	<u>Other Utility Plant Adjustments</u>

Other Property and Investments

121.	<u>Nonutility Property</u>
122.	<u>Accumulated Depreciation and Amortization of Nonutility Property</u>

123.	<u>Investment in Associated Companies</u>
124.	<u>Utility Investments</u>
125.	<u>Other Investments</u>
126.	<u>Sinking Funds</u>
127.	<u>Other Special Funds</u>

Current and Accrued Assets

131.	<u>Cash</u>
	<u>131.1 Cash on Hand</u>
	<u>131.2 Cash in Bank</u>
132.	<u>Special Deposits</u>
133.	<u>Other Special Deposits</u>
134.	<u>Working Funds</u>
135.	<u>Temporary Cash Investments</u>
141.	<u>Customer Accounts Receivable</u>
142.	<u>Other Accounts Receivable</u>
143.	<u>Accumulated Provision for Uncollectible Accounts -- Credit</u>
144.	<u>Notes Receivable</u>
145.	<u>Accounts Receivable from Associated Companies</u>
146.	<u>Notes Receivable from Associated Companies</u>
151.	<u>Plant Material and Supplies</u>
152.	<u>Merchandise</u>
153.	<u>Other Material and Supplies</u>
161.	<u>Stores Expense</u>
162.	<u>Prepayments</u>
171.	<u>Accrued Interest and Dividends Receivable</u>
172.	<u>Rents Receivable</u>

173.	<u>Accrued Utility Revenues</u>
174.	<u>Miscellaneous Current and Accrued Assets</u>

Deferred Debits

181.	<u>Unamortized Debt Discount and Expense</u>
182.	<u>Extraordinary Property Losses</u>
183.	<u>Preliminary Survey and Investigation Charges</u>
184.	<u>Clearing Accounts</u>
185.	<u>Temporary Facilities</u>

Deferred Debits (cont.)

186.	<u>Miscellaneous Deferred Debits</u>
	<u>186.1 Deferred Rate Case Expense</u>
	<u>186.2 Other Deferred Debits</u>
	<u>186.3 Regulatory Assets</u>
187.	<u>Research and Development Expenditures</u>
190.	<u>Accumulated Deferred Income Taxes</u>
	<u>190.1 Accumulated Deferred Federal Income Taxes</u>
	<u>190.2 Accumulated Deferred State Income Taxes</u>
	<u>190.3 Accumulated Deferred Local Income Taxes</u>

Equity Capital and Liabilities Equity Capital

201.	<u>Common Stock Issued</u>
202.	<u>Common Stock Subscribed</u>
203.	<u>Common Stock Liability for Conversion</u>
204.	<u>Preferred Stock Issued</u>
205.	<u>Preferred Stock Subscribed</u>
206.	<u>Preferred Stock Liability For Conversion</u>
207.	<u>Premium on Capital Stock</u>
209.	<u>Reduction in Par on Stated Value of Capital Stock</u>
210.	<u>Gain on Resale or Cancellation of Reacquired Capital Stock</u>
211.	<u>Other Paid-in Capital</u>
212.	<u>Discount on Capital Stock</u>
213.	<u>Capital Stock Expense</u>
214.	<u>Appropriated Retained Earnings</u>
215.	<u>Unappropriated Retained Earnings</u>
216.	<u>Reacquired Capital Stock</u>
218.	<u>Proprietary Capital (for proprietorships and partnerships only)</u>

Long-Term Debt

221.	<u>Bonds</u>
222.	<u>Reacquired Bonds</u>
223.	<u>Advances From Associated Companies</u>
224.	<u>Other Long-Term Debt</u>

Current and Accrued Liabilities

231.	<u>Accounts Payable</u>
232.	<u>Notes Payable</u>
233.	<u>Accounts Payable to Associated Companies</u>
234.	<u>Notes Payable to Associated Companies</u>
235.	<u>Customer Deposits</u>
236.	<u>Accrued Taxes</u>
	<u>236.1 Accrued Taxes, Utility Operating Income</u>
	<u>236.11 Accrued Taxes, Taxes Other Than Income</u>
	<u>236.12 Accrued Taxes, Income Taxes</u>
	<u>236.2 Accrued Taxes, Other Income and Deductions</u>
237.	<u>Accrued Interest</u>
	<u>237.1 Accrued Interest on Long-Term Debt</u>
	<u>237.2 Accrued Interest on Other Liabilities</u>
238.	<u>Accrued Dividends</u>
239.	<u>Matured Long-Term Debt</u>
240.	<u>Matured Interest</u>
241.	<u>Miscellaneous Current and Accrued Liabilities</u>

Deferred Credits

251.	<u>Unamortized Premium On Debt</u>
252.	<u>Advances for Construction</u>
253.	<u>Other Deferred Credits</u>
	<u>253.1 Regulatory Liabilities</u>
	<u>253.2 Other Deferred Liabilities</u>

Deferred Credits (cont.)

255.	<u>Accumulated Deferred Investment Tax Credits</u>
	<u>255.1 Accumulated Deferred Investment Tax Credits, Utility Operations</u>
	<u>255.2 Accumulated Deferred Investment Tax Credits, Non-Utility Operations</u>

Operating Reserves

261.	<u>Property Insurance Reserve</u>
262.	<u>Injuries and Damages Reserve</u>
263.	<u>Pensions and Benefits Reserve</u>
265.	<u>Miscellaneous Operating Reserves</u>

Contributions in Aid of Construction

271.	<u>Contributions in Aid of Construction</u>
272.	<u>Accumulated Amortization of Contributions in Aid of Construction</u>

Accumulated Deferred Income Taxes

281.	<u>Accumulated Deferred Income Taxes - Accelerated Amortization</u>
282.	<u>Accumulated Deferred Income Taxes - Other Property</u>
283.	<u>Accumulated Deferred Income Taxes - Other</u>

Utility Plant

Utility Plant in Service

- A. This account is the control account for plant accounts 351 through 398.
- B. This account shall include the original cost of utility plant, included in the plant accounts prescribed herein and in similar accounts for other utility departments, owned and used by the utility in its utility operations, and having an expected life in service of more than one year from date of installation, including such property owned by the utility but held by nominees. Separate subaccounts shall be maintained hereunder for each utility department and/or division.

400.	<u>Operating Revenues</u>
401.	<u>Operating Expenses</u>
403.	<u>Depreciation Expenses</u>
406.	<u>Amortization of Utility Plant Acquisition Adjustment</u>
407.	<u>Amortization Expense</u>
	<u>407.1 Amortization of Limited Term Plant</u>
	<u>407.2 Amortization of Property Losses</u>
	<u>407.3 Amortization of Other Utility Plant</u>
	<u>407.4 Amortization of Regulatory Assets</u>
	<u>407.5 Amortization of Regulatory Liabilities</u>
408.	<u>Taxes Other Than Income</u>
	<u>408.10 Utility Regulatory Assessment Fees</u>
	<u>408.11 Property Taxes</u>
	<u>408.12 Payroll Taxes</u>
	<u>408.13 Other Taxes and Licenses</u>
	<u>408.20 Taxes Other than Income, Other Income and Deductions</u>
409.	<u>Income Taxes</u>
	<u>409.10 Federal Income Taxes, Utility Operating Income</u>
	<u>409.11 State Income Taxes, Utility Operating Income</u>
	<u>409.12 Local Income Taxes, Utility Operating Income</u>
	<u>409.20 Income Taxes, Other Income and Deductions</u>
	<u>409.30 Income Taxes, Extraordinary Items</u>
410.	<u>Provision for Deferred Income Taxes</u>
	<u>410.10 Deferred Federal Income Taxes</u>
	<u>410.11 Deferred State Income Taxes</u>
	<u>410.12 Deferred Local Income Taxes</u>
	<u>410.20 Provisions for Deferred Income Taxes - Credit, Other Income and Deductions</u>
411.	<u>Provision for Deferred Income Taxes - Credit, Utility Operating Income</u>
	<u>411.10 Provision for Deferred Income Taxes - Credit, Utility Operating Income</u>
	<u>411.20 Provision for Deferred Income Taxes - Credit, Other Income and Deductions</u>
412.	<u>Investment Tax Credits</u>
	<u>412.10 Investment Tax Credits Deferred to Future Periods, Utility Operating Income</u>

	<u>412.11 Investment Tax Credits Restored to Operating Income, Utility Operations</u>
	<u>412.20 Investment Tax Credits - Net, Nonutility Operations</u>
	<u>412.30 Investment Tax Credits Restored to Nonoperating Income, Utility Operations</u>
<u>413.</u>	<u>Income From Utility Plant Leased to Others</u>
<u>414.</u>	<u>Gains (Losses) from Disposition of Utility Property</u>

Exhibit 30

Tariff

WASTEWATER UTILITY SERVICE

Matthew Nicks
President
Edge Wastewater Utilities LLC
410 New Salem Highway, Suite 107
Murfreesboro, Tennessee 37129

REGULATION AND SCHEDULE OF CHARGES GOVERNING THE PROVISION OF WASTEWATER UTILITY SERVICE TO RESIDENCES AND BUSINESSES WITHIN THE STATE OF TENNESSEE

This tariff contains the descriptions, regulations, and rates applicable to the furnishing of wastewater utility service provided by Edge Wastewater Utilities LLC within the State of Tennessee. This tariff is on file with the Tennessee Public Utility Commission. Copies may be inspected during normal business hours at the Company's principal place of business at 410 New Salem Highway, Suite 107, Murfreesboro, Tennessee 37129.

CHECK SHEET

Sheets of this tariff are effective as of the date shown at the bottom of the respective sheet(s). Original and revised sheets as named below comprise all changes from the original tariff and are currently in effect as of the date on the bottom of this sheet.

Section	Sheet	Revision	Section	Sheet	Revision
1	1	Original	3	1	Original
1	2	Original	4	1	Original
1	3	Original	5	1	Original
1	4	Original	6	1	Original
1	5	Original	6	2	Original
2	1	Original	6	3	Original
2	2	Original	Appendix 1	1	Original
2	3	Original	Appendix 2	1	Original
2	4	Original			
2	5	Original			
2	6	Original			

All revisions made in a given filing are designated by an asterisk (*).

TABLE OF CONTENTS

Section	Subject	Sheet
Section 1 –	Title Page	1
	Check Sheet	2
	Table of Contents	3
	Symbols	4
	Tariff Format	4
	Definitions	5
Section 2 –	Rules and Regulations	1
Section 3 –	Residential Sewer Service Territories	1
Section 4 –	Residential Rates	1
Section 5 –	Commercial Sewer Service Territories	1
Section 6 –	Commercial Rate (without Food Service)	1
	Commercial Rate (with Food Service)	2
	Commercial Rate (Cabins)	3

Appendices

Appendix 1 – Sewer Subscription Contract – Residential (1 sheet)

Appendix 2 – Sewer Subscription Contract – Commercial Cabin (1 sheet)

Appendix 3 – Utility Customer Manual

SYMBOLS

The following symbols are used for the purposes indicated as follows:

C	To signify a changed regulation or rate structure.
D	To signify discontinued material.
I	To signify an increased rate.
M	To signify a move in the location of text.
N	To signify a new rate or regulation.
R	To signify a reduced rate.
S	To signify reissued material.
T	To signify a change in text but no change in rate or regulation.

TARIFF FORMAT

Sheet Numbering — Sheet numbers appear in the upper right corner of the sheet. Sheets are numbered sequentially. However, new sheets are occasionally added to the tariff. When a new sheet is added between sheets already in effect, a decimal is added. For example, a new sheet added between Sheets 12 and 13 would be 12.1.

Sheet Revision Numbers — Revision numbers also appear in the upper right corner of each sheet. These numbers are used to determine the most current sheet version on file with the TPUC. For example, the 4th revised Sheet 12 cancels the 3rd revised Sheet 12. Because of various suspension periods, deferrals, etc., that the TPUC follows in its tariff approval process, the most current sheet number on file with the TPUC is not always the sheet in effect. Consult the Check Sheet for the sheet currently in effect.

Paragraph Numbering Sequence — There are nine levels of paragraph coding. Each level of coding is subservient to the next higher level, as shown at right.

2.
2.1
2.1.1
2.1.1.A
2.1.1.A.1
2.1.1.A.1.(a)
2.1.1.A.1.(a).1
2.1.1.A.1.(a).1.(i)
2.1.1.A.1.(a).1.(i).(1)

Check Sheets — When a tariff filing is made with the TPUC, an updated Check Sheet accompanies the tariff filing. The Check Sheet lists the sheets contained in the tariff, with a cross-reference to the current revision number. When new sheets are added, the Check Sheet is changed to reflect the revision. All revisions made in a given filing are designated by an asterisk (*). There will be no other symbols used on this sheet if these are the only changes made to it (i.e., the format, etc. remain the same, just revised revision levels on some sheets). The tariff user should refer to the latest Check Sheet to find out if a particular sheet is the most current on file with the TPUC.

DEFINITIONS

Certain terms used generally throughout this tariff for the Utility Services of this Company are defined as follows:

Building Outfall Line — means the customer-owned line that carries waste from the building to the Interceptor Pump Tank or Interceptor Gravity Tank.

Cabin — means a building structure designated in the Company's certificate of convenience and necessity located in a cabin community.

Capacity Reservation Fee — means the monthly fee associated with platted empty lots which are capable of receiving service, to reserve capacity at the treatment facility.

Capital Capacity Fee — means the capacity fee associated with the development of reserved capacity at a treatment facility.

Collector Line — means the line from the Service Line to the Main Line.

Commercial Property — means property that is used for commercial, overnight rental or institutional purposes.

Company — means Edge Wastewater Utilities LLC.

Customer — means any person, firm, corporation, association or government unit furnished sewage services by the Company.

Engineer — means the consulting engineer for the Company.

Facilities — means all equipment owned and operated by the Company.

Interceptor Gravity Tank — means the interceptor tank located near a customer's building which accepts waste and contains an effluent filter.

Interceptor Pump Tank — means the interceptor tank located near a customer's building which accepts waste and contains a pump vault.

Main Line — means the line from the Collector Line to the treatment facility.

Premises — means the customer's private property.

Pumping Station — means a tank that contains pumps and receives effluent from Interceptor Gravity Tanks and/or Collector Lines.

Residential Property — means property that is an established residence for a single family that is intended solely for that family's use.

Service Connection — means the point at which the service line to the wastewater system components at the customer's building is connected to the main wastewater collection system.

Service Line — means the line from the Interceptor Pump Tank or Interceptor Gravity Tank to a Collector Line.

Square Footage — means the square footage of a structure as determined by the county tax assessor.

TPUC — means the Tennessee Public Utility Commission.

Water Valve — means a separate valve located between the water provider's valve and the building structure.

SECTION 2 — RULES AND REGULATIONS

2.1 Statement of Purpose

The general purpose of these rules and regulations is:

- 2.1.1 To establish procedures for furnishing sewage collection and treatment services on a uniform basis to customers within the Company's service area.
- 2.1.2 To provide standards and procedures for:
 - A. Acceptable sewage characteristics
 - B. Protection of the integrity of the watertight system
 - C. Engineering design standards
 - D. Construction standards and inspection requirements
 - E. Quality of materials

2.2 Authorization of Rules and Regulations

Edge Wastewater Utilities LLC is a company organized and engaged in business as a public utility in the State of Tennessee. The Company is regulated under a Certificate of Convenience and Necessity issued by the Tennessee Public Utility Commission (TPUC) on August 17, 2026, under Docket No. 26-00017, and subsequent certificates issued thereafter.

2.3 Effect of Rules and Regulations

All provisions of these rules and regulations shall be incorporated in each contract with each sewage system customer of the Company.

2.4 Utility Facilities on Private Property

The Company shall maintain all components of the Interceptor Pump and Interceptor Gravity Tanks, control systems and service lines required to provide sewer service on the Customer's premises. The Customer must execute an agreement granting an easement to the Company for maintenance of the sewer system. The building plumbing and Building Outfall Line shall be maintained by the Customer. The Customer owns the tank and is responsible for the replacement or change of the tank according to the Company's specifications.

2.5 Discontinuance of Service

Service under any application may be discontinued for the following reasons:

- 2.5.1 Non-payment of bill as hereinafter set forth below.
- 2.5.2 For misrepresentation in the application.
- 2.5.3 For adding to the property or fixtures without notice to the Company.
- 2.5.4 For tampering with any service pipe, tank, control system, filter or any other facilities of the Company in any way whatsoever.
- 2.5.5 For violation of any rules of the Company.
- 2.5.6 For disconnecting or re-connecting service by any party, other than a duly authorized agent of the Company, without the consent of the Company.

2.6 Non-Payment Penalties

A non-payment penalty of five percent (5%) of the monthly charge will be due after the due date shown on the sewer bill. If payment is not received within fifteen business days after the first notice of the charges being past due, notice will be sent to the customer via return receipt requested United States Postal Service of intended disconnection, including, but not limited to, information about the amount of the disconnection and reconnection charges and the amount of the past due balance. The Company agrees to permit and notify customers of the opportunity to provide an alternate address for notification of a potential disconnection. If a customer has provided such an address, the Company agrees to also provide the required notice of disconnection to that address. If payment is not received within the next fifteen days (by the final due date), service will be subject to disconnection as per the Sewer Subscription Contract (attached) executed by the customer, with no additional notice being sent.

No service shall be reconnected if discontinued for non-payment (or any other valid reason) until all charges have been paid, including disconnection and reconnection fees. The disconnection fee is \$40, and the reconnection fee is \$50. The customer will bear the cost of collection of all unpaid sewer fees, including all applicable attorney's fees.

2.7 Returned Checks and ACH

A check or ACH returned by the bank will incur a fee of \$25.00.

2.8 Commencement of Service

Service to a property begins at the time the tank passes final utility inspection. The owner of the property at the time services commence will be responsible for the payment of all applicable sewer charges in accordance with this tariff.

2.9 Changes in Ownership or Tenancy of Service

A new application and contract must be made and approved by the Company on any change in ownership of property, or in tenancy, or in the service as described in the application. In the event of failure of a new owner or tenant to make such application, the Company shall have the right to discontinue service until such new application is made and approved.

2.10 Extension of Repayment for Service

The Company agrees to provide its customers the opportunity to pay the past due bill, including returned check fees and other charges, disconnection and reconnection charges, in a payment plan with no interest over no less than a three (3) month billing cycle. The Company agrees that the customer would only need to pay the first installment in order to have service restored. Customers utilizing a payment plan would not again be eligible to be placed on any future payment plans for a full calendar year from the date the initial plan is implemented; provided, however, if a customer is able to demonstrate a unique financial distress situation or the customer is disabled, the Company agrees to consider permitting the customer to have additional installment plan(s) again during the same calendar year. If a customer on a payment plan fails to pay a monthly installment as per the terms of the plan and is more than fifteen (15) business days late on any payment, then the service is subject to immediate disconnection and all past due charges in addition to disconnection and reconnection fees shall be due and payable prior to having service restored. The Company is required to provide all the same disconnection notices required for any disconnection set forth above prior to disconnection.

2.11 Capacity Reservation Fee

The owner of each property parcel which is provided a service connection when the sewer system is built will be required to pay a Capacity Reservation Fee of \$10.00 per month. This fee will be payable each month by the 15th of the month. As each customer taps on to the service connection and signs a contract for service, the Capacity Reservation Fee will be pro-rated for the month and the fee will not be charged thereafter. Past due Capacity Reservation Fees will be subject to a 12.5% per month non-payment fee. If the reservation fee and non-payment fee are past due for a period of six (6) months or greater, the Company reserves the right, upon notice to the customer, to revoke the capacity for that property parcel from the customer back to the utility, Edge Wastewater Utilities LLC.

2.12 Engineering, Materials and Construction Standards

The burden of ensuring that all Company specifications have been met is placed on the end user. Under no circumstances will the Company be obligated to provide service to a location that has not satisfactorily passed tank and component inspection.

2.12.1 **General** — This specification covers the type of sewer system required for various design conditions of sewers constructed by developers. Design and construction of sewer lines shall meet the requirements of the State of Tennessee Department of Environment and Conservation and Edge Wastewater Utilities LLC. Any conflicts between Company and state requirements shall be resolved so that the more restrictive requirement governs. The requirements called for are the minimum allowable standards. Bedding conditions, material specifications, sealing requirements and installation methods are the responsibility of the design engineer and must be approved by the Company's Engineer.

2.12.2 All sewage collection system components are to be watertight. This includes Building Outfall Lines, all tanks, collector lines, service lines and main lines. Collector lines and main lines are to be tested to a minimum 100 pounds per square inch of water pressure. Risers and lids are to be watertight.

2.12.3 Interceptor Pump and Interceptor Gravity Tanks are to be installed near the building to be served. The tanks are to be set in a level condition and tested for water tightness before backfilling.

2.12.4 All pipe is to be PVC. Classes and sizes will be per the Engineer's design, and in all cases SDR 21 Class 2000 will be the minimum allowable.

2.12.5 Only wastewater drains are to be connected to the sewer system. No water sources such as roof drains, sump pumps, condensate lines, hot tubs and/or swimming pools shall be connected to the sewer system.

2.12.6 Sewer poppers shall be installed on cleanouts near the residence, close to the tank.

2.12.7 Water valves shall be installed between the water utility provider's valve and the building structure being provided sewer service.

2.13 Special Pretreatment Sewage Requirements

For all sewage connections the Company reserves the right to require any non-residential user to provide special pretreatment for any high strength effluent before discharge into its sewage system. The Company may, upon the basis of recognized engineering standards and treatment costs, increase the rate charged to cover the cost of treatment of high strength effluent or industrial waste, and may impose recognized engineering standards as to the maximum size of solids and constituents in such waste discharged into its sewage system.

2.13 Special Pretreatment Sewage Requirements (continued)

Additionally, if excessive volumes of sewage are received, the Company may require the Customer to monitor flow volume and increase surge holding capacity at the Customer's expense. All customers will be required to follow the customer guidelines for an effluent collection system supplied to them by the Company. These requirements prohibit the dumping of any toxic chemicals that kill tank bacteria and the disposal of an excessive amount of grease, among other things. All requirements, and notification of repair costs associated with system abuse, are established in the Customer's Sewer Subscription Contract with the Company.

2.14 Damages

The Company shall not be responsible for maintaining any Building Outfall Line and/or tank owned by the Customer, nor for damages created by sewage escaping therefrom, nor for defects in the Customer's building lines or fixtures. Any damage not caused by the utility to the water valve, locks of the water valve, lids, or any other component of the system on the Customer's property shall be paid for by the Customer. The Customer shall at all times comply with all regulations of the Tennessee Public Utility Commission, the Tennessee Department of Environment and Conservation, and of the Company.

All leaks in any building pipe or fixture on the premises of the Customer shall be immediately repaired by the Customer. On failure to repair any such leak, the service may be discontinued until repairs are made. Any customer found introducing prohibited substances into the wastewater system is liable to pay the full cost of cleanup and the repair of any damage caused.

2.15 Inspection

All pipes, valves and fixtures shall at all reasonable hours be subject to inspection by the Company or its duly authorized agents.

2.16 In Event of Emergency

The Company shall not be liable to the Customer for interruption in service, or for damages or inconvenience as a result of any service interruption or stoppage which was beyond the reasonable control of the Company. In case of an emergency, contact the Maintenance Hotline at 629-335-4911.

2.17 Service Area

The Company will provide service within its current service area. Additions to the service area must be approved by the Tennessee Public Utility Commission.

2.18 Vegetation Control

Any expense for mowing or vegetation control of a system's treatment plant and dispersal areas required by a development's homeowners' association that exceeds the standard allowance will be passed through to the customers of that development. The standard allowance is defined as one mowing per system per month around the treatment plant in the growing season (April–November), or eight (8) annual mowings total, and two (2) bush hoggings of the drip field per system per year.

2.18 Vegetation Control (continued)

In situations where local property owners require the Company to incur expenses for mowing or vegetation control beyond the standard allowance, the additional expenses incurred by the Company shall be reasonable, based upon fair market value, and shall be passed on by the Company to the affected homeowners. The affected homeowners will first be informed in writing, in a clear, conspicuous, and timely manner, of the cost of the additional service so as to allow the affected homeowners the ability to obtain another provider if they so desire. Because of the infrastructure installed both above and below ground for the operation of the wastewater system, the Company must approve any third-party mowers prior to work being commenced.

2.19 Extension Plan

The Company may furnish sewer service to property owners whose lands abut the Main Line of existing sewer systems. The sewer service charges listed in the monthly sewer billing rates do not include costs for constructing extensions to the sewer system. Any sewer system facilities required to service such abutting properties shall be constructed at a cost to those parties desiring same, and these facilities shall become the property of the Company, to be credited to the account for Contributions in Aid of Construction. In addition, treatment system facility costs will be paid by the Customer desiring to connect onto the system. Sewer service to new areas within a service territory will be made available where it is technically feasible and the developer or property owner is willing to bear the expense of designing and building the sewer system.

2.20 Contributions in Aid of Construction

Sewer system facilities furnished by developers and property owners to the Company will be recognized as Contributions in Aid of Construction in the amount of the actual cost of construction. The contract with the developer or customer shall contain a notice of these charges and a timetable of payment.

2.21 Annual Reporting Requirements for Contributions in Aid of Construction

The utility shall file calculations with its Annual Report detailing:

- (1) the individual amounts of cash and property contributions received for the twelve months ending December 31 ("reporting year");
- (2) the location and description of contributed plant;
- (3) the location and property deed of donated land;
- (4) the amount of cash contributed for each project;
- (5) the calculation of the utility's tax liability using the tariffed formula for the reporting year, separated by amounts related to property and cash; and
- (6) the Company's Taxable Income or Tax Loss reported in the Company's most recently filed federal tax return.

2.22 Contracts for Service

Each customer, before installation of service, shall be required to execute, on the appropriate forms furnished by the Company, a Sewer Subscription Contract.

2.23 Customer Billing Forms

Customer billings will vary by location. In most instances, monthly bills will be sent to customers for payment of a flat monthly fee. In cases where pass-through treatment costs are involved, a monthly bill will be sent to the customer and be based on the gallons of water used.

2.24 Public Contact

Matthew Nicks
Edge Wastewater Utilities LLC
410 New Salem Highway, Suite 107
Murfreesboro, Tennessee 37129
Phone: 615-439-6330

2.25 Tennessee Public Utility Commission Regulations

The Company, in its operation, shall conform to all the applicable rules and regulations promulgated from time to time by the Tennessee Public Utility Commission. The Commission can be reached by phone at 1-800-342-8359 or 615-741-8953, or online at www.tn.gov/tpuc.

SECTION 3 — RESIDENTIAL SEWER SERVICE TERRITORIES

Service Territory	County	TPUC Docket No.	Rate Class
Baker Farms	Maury	26-00017	1

Residential rates applicable to each Rate Class are set out in Section 4.

SECTION 4 — RESIDENTIAL RATES SHEET

Rate Class	Base	Escrow	Total
Rate Class 1	\$49.50	\$8.91	\$58.41

Fees

Non-payment penalty	5% of the monthly charge
Disconnection	\$40.00
Reconnection	\$50.00
Returned check (NSF)	\$25.00
Returned ACH	\$25.00
Capacity Reservation Fee	\$10.00 per month (see Section 2.11)
Credit card convenience fee	2.45%, with a \$1.25 minimum fee

SECTION 5 — COMMERCIAL SEWER SERVICE TERRITORIES

Service Territory	County	TPUC Docket No.	Rate Class
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No commercial service territory is certificated as of the effective date of this sheet.

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.

Tier	Base	Escrow	Total
Tier 1 (0 – 300 GPD)	\$95.93	\$17.27	\$113.20
Tier 2.1 (301 – 400 GPD)	\$115.07	\$20.71	\$135.78
Tier 2.2 (401 – 500 GPD)	\$134.21	\$24.16	\$158.37
Tier 2.3 (501 – 600 GPD)	\$153.34	\$27.60	\$180.94
Tier 2.4 (601 – 700 GPD)	\$172.48	\$31.05	\$203.53
Tier 2.5 (701 – 800 GPD)	\$191.62	\$34.49	\$226.11
Tier 2.6 (801 – 900 GPD)	\$210.76	\$37.94	\$248.70
Tier 2.7 (901 – 1,000 GPD)	\$229.89	\$41.38	\$271.27
Tier 3.1 (1,001 – 2,000 GPD)	\$381.18	\$68.61	\$449.79
Tier 3.2 (2,001 – 3,000 GPD)	\$533.29	\$95.99	\$629.28
Tier 3.3 (3,001 – 4,000 GPD)	\$685.41	\$123.37	\$808.78
Tier 3.4 (4,001 – 5,000 GPD)	\$837.53	\$150.76	\$988.29
Tier 3.5 (5,001 – 6,000 GPD)	\$989.64	\$178.14	\$1,167.78
Tier 3.6 (6,001 – 7,000 GPD)	\$1,141.76	\$205.52	\$1,347.28
Tier 3.7 (7,001 – 8,000 GPD)	\$1,293.88	\$232.90	\$1,526.78
Tier 3.8 (8,001 – 9,000 GPD)	\$1,446.00	\$260.28	\$1,706.28
Tier 3.9 (9,001 – 10,000 GPD)	\$1,598.11	\$287.66	\$1,885.77
Unknown — 25,000 GPD	\$3,879.87	\$698.38	\$4,578.25

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 \$1,598.11 plus applicable escrow, bonding and rate rider amounts, plus \$188.58 per 1,000 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. The fees set out on Section 6, Page 3 apply to service under this rate sheet.

COMMERCIAL RATES SHEET — WITH 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.

Tier	Base	Escrow	Total
Tier 1 (0 – 300 GPD)	\$127.88	\$23.02	\$150.90
Tier 2.1 (301 – 400 GPD)	\$151.18	\$27.21	\$178.39
Tier 2.2 (401 – 500 GPD)	\$174.49	\$31.41	\$205.90
Tier 2.3 (501 – 600 GPD)	\$197.80	\$35.60	\$233.40
Tier 2.4 (601 – 700 GPD)	\$221.11	\$39.80	\$260.91
Tier 2.5 (701 – 800 GPD)	\$244.42	\$44.00	\$288.42
Tier 2.6 (801 – 900 GPD)	\$267.73	\$48.19	\$315.92
Tier 2.7 (901 – 1,000 GPD)	\$291.03	\$52.39	\$343.42
Tier 3.1 (1,001 – 2,000 GPD)	\$475.73	\$85.63	\$561.36
Tier 3.2 (2,001 – 3,000 GPD)	\$661.37	\$119.05	\$780.42
Tier 3.3 (3,001 – 4,000 GPD)	\$847.00	\$152.46	\$999.46
Tier 3.4 (4,001 – 5,000 GPD)	\$1,032.63	\$185.87	\$1,218.50
Tier 3.5 (5,001 – 6,000 GPD)	\$1,218.26	\$219.29	\$1,437.55
Tier 3.6 (6,001 – 7,000 GPD)	\$1,403.89	\$252.70	\$1,656.59
Tier 3.7 (7,001 – 8,000 GPD)	\$1,589.53	\$286.12	\$1,875.65
Tier 3.8 (8,001 – 9,000 GPD)	\$1,775.16	\$319.53	\$2,094.69
Tier 3.9 (9,001 – 10,000 GPD)	\$1,960.79	\$352.94	\$2,313.73
Unknown — 25,000 GPD	\$4,745.27	\$854.15	\$5,599.42

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 \$1,960.79 plus applicable escrow, bonding and rate rider amounts, plus \$231.37 per 1,000 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. The fees set out on Section 6, Page 3 apply to service under this rate sheet.

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.

Square Footage	Base	Escrow	Total
0 – 1,800	\$61.00	\$10.98	\$71.98
1,801 – 2,600	\$81.36	\$14.64	\$96.00
2,601 – 3,200	\$101.70	\$18.31	\$120.01
3,201 – 4,000	\$122.04	\$21.97	\$144.01
4,001 – 4,800	\$152.55	\$27.46	\$180.01
4,801 – 5,600	\$203.40	\$36.61	\$240.01
5,601 – 6,400	\$254.25	\$45.77	\$300.02
6,401 – 7,200	\$305.10	\$54.92	\$360.02
7,201 +	\$406.80	\$73.22	\$480.02

Fees — Applicable to All Commercial Rate Sheets

Non-payment penalty	5% of the monthly charge
Disconnection	\$40.00
Reconnection	\$50.00
Returned check (NSF)	\$25.00
Returned ACH	\$25.00
Credit card convenience fee	2.45%, with a \$1.25 minimum fee

EDGE WASTEWATER UTILITIES, LLC

Sewer Service Agreement

Date

Property Closing Date

Printed Name ("I" and "Subscriber")

☐ Vacant Lot☐ Residence☐ Owner☐ Renter

Address of Property

Lot #

Mailing Address

Telephone Number

Email Address

Subdivision

COMPLETE ONLY IF THE SUBSCRIBER IS A RENTER

Property Owner — Printed Name

Owner Mailing Address

Owner Telephone

I, the Subscriber indicated above, hereby make application to Edge Wastewater Utilities, LLC ("Service Provider") for sewer service at the property located at the address above (the "Property"). In consideration of Service Provider furnishing sewer service ("Services"), I understand, covenant and agree as follows:

1. Certain components of the sewer system installed on the Property will be or are connected to Service Provider's wastewater disposal system (the "System"). Any connection to and/or subsequent use of the System by the components on the Property shall be in accordance with the Rules, Regulations and Plans of Service Provider (the "Plans"). I have received, read and agree to follow the guidelines set forth in the Customer Guidelines (Do's and Don'ts for an Effluent Collection System). I understand and agree that, with the exception of damage resulting directly from Service Provider's gross negligence or willful misconduct, I am solely responsible for any abuse of or damage to the components, including the costs of repairing or replacing such components.
2. If the Property is a vacant lot (as indicated above), I understand I will be billed a monthly Capacity Reservation Fee to reserve capacity in the System. I agree to pay the monthly Capacity Reservation Fee until such time as a residence is constructed on the lot and Services commence. I understand that payment of the monthly Capacity Reservation Fee on a vacant lot is not the same as paying monthly for the Services.
3. Service Provider, its successors and assigns, shall have a perpetual easement in, over, under and upon the Property for the sole purpose of providing the Services, including, without limitation, the right to operate, repair and/or remove all components of the System on the Property.
4. I am responsible for the operation and repair of all other plumbing and structures on the Property, including the outfall line to the Interceptor Tank. Service Provider shall have the right to install a cutoff valve on the house side of my water meter, and I grant Service Provider the exclusive right to use such valve in accordance with the Plans. Notwithstanding the foregoing, in no way does use of the valve relieve me of the obligation to pay for the Services.
5. I will promptly pay for the Services at the then-current rates. Delinquent amounts shall be subject to a late fee of five percent (5%) per month on delinquent sewer service charges, and twelve and one-half percent (12.5%) per month on delinquent Capacity Reservation Fees, and may be subject to costs of collection, including reasonable attorney fees.
6. I accept the current Rules, Regulations and Plans and the Rates and Fees Schedule, and agree to abide by any amendments to the same as may be made from time to time.
7. This Agreement shall remain in effect for as long as I own, reside upon or rent the Property. I agree to provide notice to Service Provider no less than thirty (30) days prior to vacating the Property.

Subscriber Signature

Date

Property Owner Signature (required if Subscriber is a Renter)

Date

EDGE WASTEWATER UTILITIES, LLC**Sewer Subscription Contract — Commercial Cabin**

Date	Property Closing Date	Printed Name ("I" and "Subscriber")
Subdivision	Cabin Name	☐ Vacant Lot ☐ Cabin
Address of Property		Lot #
Mailing Address		Square Footage
Telephone Number	Email Address	

I hereby make application to Edge Wastewater Utilities, LLC ("Service Provider") for sewer service at the address of property stated above (the "Property"). In consideration of the undertaking on the part of Service Provider to furnish sewer service, I understand, covenant and agree as follows:

1. I certify that I am the legal owner or occupier of the Property and have the authority to enter into this agreement with Service Provider for the provision of sewer service.
2. If the Property is a vacant lot as indicated above, I understand I will be billed a monthly Capacity Reservation Fee to reserve capacity in the sewer treatment system. I agree to pay the monthly Capacity Reservation Fee until such time as a cabin is built on the lot, the cabin is connected to the sewer system, and sewer service begins. I understand that payment of the monthly Capacity Reservation Fee on a vacant lot is not the same as paying for monthly sewer service to a cabin connected to and receiving sewer services.
3. I understand that certain components necessary to the operation of the sewer system have been installed on the Property.
4. I warrant that any connection to and/or subsequent use of the components on the Property shall be in accordance with Service Provider's Rules, Regulations and Plans.
5. I agree that my use of the system components on the Property shall conform to the guidelines set forth in the Utility Customer Manual (Do's and Don'ts for an Effluent Collection System). I understand that should I violate these rules and/or abuse or damage the system components, I will bear the expense to repair and/or replace the components in accordance with Service Provider's Rules.
6. I grant Service Provider, its successors and assigns, an easement in, over, under and upon the Property reasonably necessary to construct, install, operate, maintain, repair and replace all sewer system components located outside the cabin and downstream from the outfall line, including, but not limited to, the interceptor tank, interceptor pump and/or interceptor gravity tank systems. This easement is in addition to any utility easement filed with the Register of Deeds. I further grant Service Provider permission to enter upon the Property to the extent reasonably necessary for the provision or disconnection of sewer service, or for the disconnection of water service pursuant to paragraph 8 of this contract.
7. I understand that I am responsible for the operation and repair of all other plumbing and related structures on the Property, including the outfall line to the interceptor tank.
8. I authorize Service Provider to purchase and install a cutoff valve on my side of my water meter, and grant Service Provider the exclusive right to use such valve in accordance with its Rules and Regulations. I understand that the use of this valve does not in any way relieve me of my obligation to pay for water service to the service provider.
9. I authorize Service Provider to purchase and install a water meter for purposes of measuring water usage. If a water meter is already installed on the premises, I hereby grant Service Provider the authority to read the water meter to obtain the water usage data, or to obtain the water usage records from the water utility servicing this address.
10. I represent and warrant that the square footage of the cabin as listed above is true and accurate. Should Service Provider determine in accordance with its tariff that the cabin is producing excessive wastewater flow, Service Provider may cut off water and sewer service to the cabin. Further, cabins routinely overusing the wastewater treatment system will be subject to additional assessments in accordance with Service Provider's tariff to expand the wastewater treatment system to accommodate the excessive flows associated with the cabin.
11. I agree to abide by Service Provider's Rules and Regulations and the Rates and Fees Schedule as established with and approved by the Tennessee Public Utility Commission, as well as any amendments to or changes in such rules, regulations and rates.
12. I agree to promptly pay for sewer service at the current billing rate as approved by the Tennessee Public Utility Commission and as set forth in the Company's tariff. Delinquent amounts shall be subject to a late fee of 5% per month on delinquent sewer service charges, and 12.5% per month on delinquent Capacity Reservation Fees. I understand that should I not pay my bill, I will be subject to having my sewer service disconnected in accordance with Service Provider's cutoff procedures described in paragraph 8 of this contract and in the approved tariff of Service Provider. I further understand that I will be responsible for the payment of any and all costs associated with collecting any delinquent or unpaid amounts owed on my account, including reasonable attorney fees.
13. This Agreement shall remain in effect for as long as I own, reside upon or rent the Property and remain connected to the sewer system of Service Provider. I agree to provide notice to Service Provider at least thirty (30) days in advance of vacating the Property and terminating service.

 Subscriber Signature

 Date



RESIDENTIAL SEWER SERVICE

Customer Handbook

Everything you need to know about your wastewater system,
your account, and how to reach us.

Maintenance Hotline

(629) 335-4911

Email

customercare@edgewastewater.com

Customer Care

(615) 439-6330

Web

edgewastewater.com

REVISED AUGUST 2022

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- 03 Your Bill & Payment
- 04 Customer Guidelines — Do's & Don'ts
- 05 Understanding Your Control Panel
- 06 No Wipes In The Pipes
- 07 Frequently Asked Questions
- 08 Terms of Service
- 09 Text Message Updates & Privacy Policy

Your Sewer Service Agreement is sent separately and must be signed and returned to our office within thirty (30) days. Section 08 summarizes the service terms it refers to.

Welcome to Edge Wastewater

We are pleased to welcome you as a new Edge Wastewater Utilities customer. We understand that reliable wastewater service is an important part of your home and everyday life, and we are committed to providing dependable service and peace of mind.

Your home is connected to an Edge Wastewater Utilities treatment system, which means your family is served by a decentralized wastewater system. Our systems are designed and built to provide reliable, long-term service. Our System Care and Support Program also helps keep your system running properly and addresses issues that may arise.

Getting to know your wastewater system

Please take a few minutes to review this handbook and become familiar with your wastewater system. These materials explain how your system works and provide important guidelines for proper care and use. If you have questions or need assistance, our friendly Customer Care Team is here to help.

Your sewer service contract

Please review your Sewer Service Contract carefully. A signed copy must be returned to our office within thirty (30) days. Returning your signed contract ensures that your sewer service remains active and prevents disconnection. For your convenience, you may also complete the required forms online at edgewastewater.com. Failure to return your signed contract within thirty (30) days will result in disconnection.

We're here to help

Our goal is to provide you with dependable service, helpful information, and confidence that you are in good hands. If you have questions about your sewer system or your account, please do not hesitate to contact our Customer Care Team at (615) 439-6330 or customercare@edgewastewater.com.

Once again, welcome to Edge Wastewater. We look forward to serving you and your family.

Customer Care Team

Edge Wastewater Utilities

SECTION 02

General Information & Contacts

MAINTENANCE HOTLINE	(629) 335-4911 — system alarms, odors, backups, all service calls
CUSTOMER CARE	(615) 439-6330 — billing, payments, account questions
OFFICE HOURS	7:30 AM ~ 4:30 PM CST, Monday through Friday, except holidays
EMAIL	customercare@edgewastewater.com
WEBSITE	edgewastewater.com
PAY BY PHONE	[pay-by-phone number to be added]
CUSTOMER WEB PORTAL	[portal address to be added]
PAYMENT ADDRESS	Post Office Box [number], Murfreesboro, TN 37129
OFFICE ADDRESS	410 New Salem Highway, Suite 107, Murfreesboro, TN 37129

IF SOMETHING IS WRONG WITH YOUR SERVICE

Call the Maintenance Hotline at (629) 335-4911 to request a service call. For an after-hours emergency, leave a message and one of our on-call personnel will return your call.

Regulation and rates

As a public utility company, we are regulated by the Tennessee Public Utilities Commission, which can be reached at (800) 342-8359. Sewer service is billed monthly at a fixed rate set by the Commission.

Before you dig

State law requires that utilities be notified before any excavation. In Tennessee, call 811 or Tennessee One-Call at (800) 351-1111, or visit tennessee811.com, and all utilities will mark their underground lines. Edge Wastewater Utilities will locate the sewer lines on your property.

Your Bill & Payment

How billing works

Edge Wastewater Utilities bills in arrears, which means you will receive your bill around the first of each month for the previous month's service. Your first bill will be pro-rated based on your move-in date. Residential sewer service is billed at a fixed monthly rate established by the Tennessee Public Utilities Commission, so your amount does not change with your water usage.

Ways to pay

- Online through the Customer Web Portal, available 24/7 to view your account history, print your latest statement, request service, and make a payment.
- By phone through our automated payment system at [pay-by-phone number to be added].
- By auto-draft, which you can enroll in free of charge through the Customer Web Portal. Your monthly payment is drafted on the 15th of each month.
- By mail to Post Office Box [number], Murfreesboro, TN 37129.

Credit card payments carry a 2.45% convenience fee (minimum \$1.25). We also encourage you to enroll in e-billing so you can access your statements and account information anytime.

Late payments and fees

It is your responsibility to ensure that your payment arrives by the due date shown on your bill. Late penalties are processed the day after the due date and are adjusted only in extraordinary circumstances.

FEE	AMOUNT
Non-payment penalty on the monthly charge	5%
Returned check or ACH	\$25.00
Disconnection	\$50.00
Reconnection	\$50.00
Credit card convenience fee (minimum \$1.25)	2.45%
Capacity Reservation Fee, vacant lots	\$10.00 / month

Disconnection. Sewer service may be disconnected if your account is more than two (2) months past due. Delinquent customers are notified by Certified Mail of the time they have to settle their account before they risk disconnection. If you have questions about your bill, please contact us as soon as possible.

Customer Guidelines

Do's and don'ts for an effluent collection system

Your wastewater system operates differently than a traditional sewer system. It contains specialized equipment, filters, and piping that can become clogged or damaged if improper materials are flushed or washed into it. Please follow the guidelines below. Failure to do so may result in increased costs and tank pumping fees for which you are responsible.

NEVER PUT THESE INTO YOUR SYSTEM

Prescription medication	Water softener backwash or salts
Bath, body, or cooking oils in excess	Combustible or poisonous products
Floor waxes and carpet detergents	Chlorine bleach and chlorides
Pool or spa products	Coffee grounds, eggshells, fruit seeds
Beans, chewing gum, chewing tobacco	Cigarette butts, candy wrappers, vapes
Paper towels and newspaper	Wet wipes and Swiffer sheets
Sanitary napkins, tampons, diapers	Cooking grease, bacon grease, meat

DO NOT

- **Use system additives.** Products marketed as performance enhancers are unnecessary. The bacteria in your tank produce natural enzymes that break down wastewater on their own, and additives can cause maintenance problems for which you may be financially responsible.
- **Use your garbage disposal as a trash can.** A disposal is fine for normal food-preparation waste, but scraps, grounds, shells, seeds, and grease do not belong in your system.
- **Discharge water softener, hot tub, or pool water into your system.** This discharge can kill the microbes that keep your system operating.
- **Connect rain gutters or storm drains to the sewer, or allow surface water to drain into it.**
- **Dump RV or camper waste into your tank, drains, or plumbing.** RV waste can clog or disable equipment, and its chemicals kill the microorganisms that provide primary treatment.
- **Use unnecessary amounts of water.** Normal use is about 50 gallons per person per day.

- **Cover the lids or popper of your wastewater treatment system.**
- **Drive a vehicle or heavy machinery over the lid, tank, or any buried component.** A typical residential lawn mower is safe over a level lid; wheel loads over 1,000 pounds are not.
- **Dig in your yard without knowing where your system components are.** Avoid these areas when landscaping or adding permanent outdoor structures, and call 811 before any excavation. If a structure is placed over a utility line the utility needs to reach, the utility is not responsible for damage caused in removing it, or for repairing or replacing it.
- **Remove the riser access lid for any reason.** If bolts are lost or damaged, contact Customer Service to request a service call. Only our service technicians should remove your tank lid.

IMPORTANT — CAUTION

Never enter your tank. Gases inside may be dangerous and possibly fatal. All work on your tank must be done by authorized Edge Wastewater Utilities personnel.

Only a qualified electrician, authorized installer, or Edge Wastewater Utilities operator should work on your control panel. Homeowners should never service these items under any circumstances.

A FEW OTHER NOTES

Additives are not necessary. You may add soil around a tank lid that sits too high to mow over, creating a gradual slope — this helps keep groundwater out of the tank and protects the seal — but do not cut or remove the riser seal or lip, as doing so may let sewer odors escape. Customers are responsible for any damage to lids or other system components not caused by Edge Wastewater Utilities.

Under normal conditions your sealed system produces no odor; system gases vent through your home's plumbing vent on the roof. If you notice an odor, call the Maintenance Hotline at (629) 335-4911.

Understanding Your Control Panel

The gray box on the side of your house is the electrical control panel for your wastewater pump. The red lens is the alarm light. Edge Wastewater Utilities provides regular monitoring and maintenance, and it is a good idea to write our maintenance hotline number on the side of the panel for future reference.

- Do familiarize yourself with the location of your system components and electrical control panel.
- Do take immediate action in the event of an alarm by calling (629) 335-4911. The alarm sounds like a smoke detector.
- Do remember that an audible alarm can be silenced by pressing the lighted “Push to Silence” button on the front of the panel. With ordinary use, your tank has a reserve storage capacity of 24 to 48 hours.
- Do leave all circuit breakers in the control panel on when going on vacation, so water can be discharged whenever necessary.

Write it down: Maintenance Hotline (629) 335-4911. If the red alarm light is on or the alarm is sounding, this is the number to call.

SECTION 06



“Flushable” wipes are not flushable. They do not break down the way toilet paper does – they collect in your tank, wrap around your pump, and clog the filters and piping your system depends on.

FLUSH ONLY

Human waste and toilet paper.
That is the entire list.

NEVER FLUSH

Wet wipes, baby wipes,
disinfecting wipes, Swiffer
sheets, paper towels, tampons,
sanitary napkins, diapers,
dental floss.

If prohibited items are found in your tank, pumping is done at your expense. Keeping wipes out of the pipes is the single easiest way to avoid a repair bill.

Frequently Asked Questions

Can I check my balance online and pay with a credit card?

Yes. Our Customer Care Online Portal is available 24/7, where you can view your account history, print your latest statement, request service, and make a payment online.

I didn't receive my bill this month. What should I do?

If you pay a fixed monthly rate, you may pay your normal monthly amount. Please notify us that you did not receive your bill, and consider enrolling in e-billing so you can access your statements anytime.

Why do I pay the same amount each month even if my water usage changes?

Residential sewer service is billed at a fixed monthly rate established by the Tennessee Public Utilities Commission.

Do I have to pay to have my tank pumped?

Edge Wastewater Utilities provides routine tank pumping, typically every 5 to 7 years, at no additional charge if there has been no abuse of the system. If pumping is required due to misuse or failure to follow the Customer Guidelines, you are responsible for the cost.

Can I have a garbage disposal?

Yes, but use it only for normal food-preparation waste, not as a trash can. Always follow the Customer Guidelines for items that may enter your wastewater system.

Can I install a water softener?

Yes, but do not connect the water softener discharge to your wastewater system. That discharge can kill the microbes that keep your system operating properly.

Do I need to add any additives to the system?

No. Additives are not necessary.

Can I mow over the green tank lid?

Yes, if the lid is level with the ground and your mower blades will not strike it. A typical residential lawn mower is safe. Heavy tractors with wheel loads exceeding 1,000 pounds should not drive over the lid. Customers are responsible for any damage to lids or other components not caused by Edge Wastewater Utilities.

The green lid is too high to mow over. What should I do?

Mow around it. You may add soil around the lid to create a gradual slope, which helps prevent groundwater from entering the tank and protects the tank seal. Do not cut or remove the riser seal or lip, as doing so may allow sewer odors to escape.

What is the gray box with the red light on the side of my house?

It is the electrical control panel for your wastewater pump. The red lens is the alarm light. If the light is on, it indicates a problem — call the Maintenance Hotline at (629) 335-4911 to request service.

What should I do if the alarm sounds on my control panel?

Call the Maintenance Hotline at (629) 335-4911 to request service. You may silence the audible alarm with the “Push to Silence” button.

Should I notice an odor from the tank in my yard?

No. The system is sealed, and under normal conditions there should be no odor — system gases vent through your home's plumbing vent on the roof. If you notice an odor, call the Maintenance Hotline at (629) 335-4911.

My toilet is flushing slowly. Is it my plumbing or my wastewater system?

Locate the cleanout where the sewer line exits your home and remove the cleanout plug.

- If no water comes out, the problem is likely inside your home's plumbing. Contact a licensed plumber.
- If water comes out, the issue is likely with your wastewater system. Call (629) 335-4911 to request service.

I am installing a swimming pool. Who will locate the sewer lines?

Edge Wastewater Utilities will locate the sewer lines on your property. Before any digging, contact Tennessee One-Call at (800) 351-1111 or visit tennessee811.com, and they will notify all utilities to mark their underground lines.

I still have questions. Who do I contact?

We are happy to help. Email customercare@edgewastewater.com or call (615) 439-6330. For system alarms, odors, or other maintenance, call the Maintenance Hotline at (629) 335-4911.

Terms of Service

WHO MAINTAINS WHAT

The Utility maintains all components of the interceptor pump and interceptor gravity tanks, control systems, and service lines required to provide sewer service on the customer's premises. The customer must execute an agreement granting the Utility an easement for maintenance of the sewer system. The building plumbing and building outfall line are maintained by the customer. The customer owns the tank and is responsible for its replacement or change according to the Utility's specifications.

COMMENCEMENT OF SERVICE

Service to a property begins when the tank passes Edge Wastewater's final sewer inspection. The owner of the property at the time service commences is responsible for payment of all applicable sewer charges in accordance with the tariff.

DISCONTINUATION OF SERVICE

Service may be disconnected if your account is more than two (2) months past due. Delinquent customers are notified by Certified Mail. No service is reconnected after being discontinued for non-payment, or any other valid reason, until all charges -- including disconnection and reconnection fees -- have been paid. Service under any application may also be discontinued for:

- Misrepresentation in the application
- Adding to the property or fixtures without notice to the Utility
- Tampering in any way with any service pipe, tank, control system, filter, or other Utility facility
- Violations of any rules of the Utility
- Disconnecting or reconnecting service by any party other than a duly authorized agent of the Utility, without the Utility's consent

CAPACITY RESERVATION FEES

The owner of each property parcel provided with a service connection when the sewer system is built pays a Capacity Reservation Fee of \$10.00 per month, due by the 15th of the month. As each customer taps into the service connection and signs a service contract, the fee is no longer charged starting the next billing period. Past due Capacity Reservation Fees are subject to a

12.5% per month non-payment fee. If the fee and the non-payment fee are past due for six (6) months or more, the Utility reserves the right, upon notice to the customer, to revoke the capacity for that parcel and return it to Edge Wastewater Utilities.

PRETREATMENT REQUIREMENTS

For all sewage connections, the Utility reserves the right to require any non-residential user to provide special pre-treatment for high-strength effluent before discharge into its sewer system. On the basis of recognized engineering standards and treatment costs, the Utility may increase the rate charged to cover the cost of treating high-strength effluent or industrial waste, and may impose standards on the maximum size of solids and constituents in such waste.

SYSTEM ABUSE

If excessive volumes of sewage are received, the Utility may require the customer to monitor flow volume and increase surge-holding capacity at the customer's expense. All customers must follow the Customer Guidelines, which prohibit flushing toxic chemicals that kill tank bacteria and disposing of excessive amounts of grease, pet hair, or non-biodegradable products, among other things.

If the system is found to be abused due to prohibited items in the tank, the tank must be pumped at the customer's expense. The customer must contact a local plumber within two (2) weeks of notification. Failure to do so will result in Edge Wastewater Utilities pumping the tank and adding a pumping fee to the sewer account.

All system lids damaged or cracked by lawncare equipment are subject to replacement, and replacement fees are added to your account.

Text Message Updates & Privacy Policy

RECEIVE TEXT UPDATES ABOUT YOUR ACCOUNT

Text “START” to (615) 439-6330

One of our associates will respond and associate your number with your Edge Wastewater Utilities account.

Terms and conditions. By texting START, you authorize Edge Wastewater Utilities to send SMS/text messages regarding customer care and account notifications to the mobile number provided. Consent is not a condition of service. Message frequency varies. Message and data rates may apply. Text STOP to opt out at any time. Text HELP for help. Our privacy policy may be found at edgewastewater.com.

Privacy Policy for Text Messaging Services

EFFECTIVE 07/08/2028

At Edge Wastewater Utilities, we value your privacy and are committed to protecting your personal information. This policy explains how we collect, use, share, and protect your information when you interact with our text message services.

INFORMATION WE COLLECT

When you opt in to receive text messages from us, we may collect your **phone number**, to send you messages and respond to your inquiries; **message content**, which we may retain to improve our services; and **carrier information** about your mobile device and network provider, which we may receive automatically.

HOW WE USE YOUR INFORMATION

We may use your phone number and other collected data to send you updates and alerts, respond to your inquiries and customer service requests, inform you of your balance, improve our text messaging service, and comply with legal obligations and protect our rights.

OPT-IN AND OPT-OUT

By providing your phone number and agreeing to receive text messages, you give us permission to send you text communications. You can opt out at any time by replying “STOP” to any message we send. After you opt out, we will not send further text messages unless you text “START” to our number.

DATA SECURITY

We use reasonable measures to protect the security of your personal information. However, no method of transmission over the internet or via mobile networks is 100% secure, and we cannot guarantee the absolute security of your data.

SHARING OF YOUR INFORMATION

We may share your information with trusted third-party service providers who assist us in delivering our text messaging services; these providers are contractually obligated to keep your information confidential and use it only to assist us. We may share your information if required by law, regulation, or legal process such as a subpoena, court order, or government request. In the event of a merger, acquisition, or sale of all or a portion of our business, your information may be transferred as part of the transaction.

We will not sell, rent, or otherwise share your personal and mobile information with third parties.

CHILDREN'S PRIVACY

Our text messaging services are not intended for children under the age of 13. We do not knowingly collect or solicit personal information from children. If we learn that we have collected personal information from a child under 13, we will delete it immediately.

CHANGES TO THIS POLICY

We may update this Privacy Policy from time to time. Any changes will be posted and the effective date updated accordingly. We encourage you to review this policy periodically.

CONTACT US

Edge Wastewater Utilities • edgewastewater.com • (615) 439-6330 •
customercare@edgewastewater.com

Exhibit 31

Five Year Buildout Estimate of Development

Parkway Drive Development Treatment Facility
DeKalb County, Tennessee

18-Aug-26

Projected Income Statement

Line No.	Item	Year 1	Year 2	Year 3	Year 4	Year 5
	Number of Sewer Customers	15	30	30	30	30
	<u>Access Fees</u>					
	Number of lots with sewer access but no customer	15	3	0	0	0
	Access fee revenue (\$120 x lots)	\$ 1,800.00	\$ 360.00	\$ -	\$ -	\$ -
	<u>Operating Revenue</u>					
1	Service Revenue	\$ 8,910.00	\$ 17,820.00	\$ 17,820.00	\$ 17,820.00	\$ 17,820.00
2	Re-connect Fees	\$ -	\$ -	\$ -	\$ -	\$ -
3	Returned Check Charge	\$ -	\$ -	\$ -	\$ -	\$ -
4	Late Payment Charge	\$ -	\$ -	\$ -	\$ -	\$ -
5	Total Operating Revenue (sum of Line 1 through 4)	\$ 8,910.00	\$ 17,820.00	\$ 17,820.00	\$ 17,820.00	\$ 17,820.00
	<u>Operating Expenses</u>					
6	Total salaries and wages and payroll taxes (employees only)	\$ 3,840.00	\$ 4,224.00	\$ 4,646.40	\$ 5,111.04	\$ 5,622.14
7	Outside labor expenses (non-employee)	\$ 1,368.00	\$ 1,504.80	\$ 1,655.28	\$ 1,820.81	\$ 2,002.89
8	Administrative and office expenses	\$ 500.00	\$ 550.00	\$ 605.00	\$ 665.50	\$ 732.05
9	Maintenance and repair expense	\$ -	\$ -	\$ -	\$ -	\$ -
10	Purchased water	\$ -	\$ -	\$ -	\$ -	\$ -
11	Purchased sewerage treatment	\$ -	\$ -	\$ -	\$ -	\$ -
12	Electric power expense	\$ 480.00	\$ 516.00	\$ 554.70	\$ 596.30	\$ 641.03
13	Chemical expense	\$ -	\$ -	\$ -	\$ -	\$ -
14	Testing fees	\$ 480.00	\$ 528.00	\$ 580.80	\$ 638.88	\$ 702.77
15	Transportation expense	\$ 2,520.00	\$ 2,772.00	\$ 3,049.20	\$ 3,354.12	\$ 3,689.53
16	Other operating expense	\$ 500.00	\$ 550.00	\$ 605.00	\$ 665.50	\$ 732.05
17	Telemetry	\$ 1,320.00	\$ 1,452.00	\$ 1,597.20	\$ 1,756.92	\$ 1,932.61
18	Total operation and maintenance expenses (sum of Line 6 through Line 17)	\$ 11,008.00	\$ 12,096.80	\$ 13,293.58	\$ 14,609.07	\$ 16,055.07
19	Annual depreciation expense	\$ 28,750.00	\$ 28,750.00	\$ 28,750.00	\$ 28,750.00	\$ 28,750.00
	Amortization of Contribution in Aid of Construction (CIAC)	\$ (28,750.00)	\$ (28,750.00)	\$ (28,750.00)	\$ (28,750.00)	\$ (28,750.00)
20	Property taxes paid on utility property	\$ 900.00	\$ 990.00	\$ 1,089.00	\$ 1,197.90	\$ 1,317.69
21	Franchise (gross receipts tax)	\$ 22.28	\$ 44.55	\$ 44.55	\$ 44.55	\$ 44.55
22	Annual regulatory fee	\$ 378.68	\$ 757.35	\$ 757.35	\$ 757.35	\$ 757.35
23	Total operating expenses (sum of Line 18 through Line 22)	\$ 12,308.95	\$ 13,888.70	\$ 15,184.48	\$ 16,608.87	\$ 18,174.66
	24 Income taxes	\$ -	\$ -	\$ -	\$ -	\$ -
	25 State income taxes	\$ -	\$ -	\$ -	\$ -	\$ -
	26 Federal income taxes	\$ -	\$ -	\$ -	\$ -	\$ -
	27 Total income taxes	\$ -	\$ -	\$ -	\$ -	\$ -

28 Net operating income	\$	(1,598.95)	\$	4,291.30	\$	2,635.52	\$	1,211.13	\$	(354.66)
29 Interest expense	\$	-	\$	-	\$	-	\$	-	\$	-
30 Net income	\$	(1,598.95)	\$	4,291.30	\$	2,635.52	\$	1,211.13	\$	(354.66)

PARAMETERS

1. Operating Expenses were estimated using comparisons to known expenses from similar sewer systems.
2. Maintenance expense will increase due to more homes sending wastewater flow into the sewer system.
3. Electric power expense will increase due to the sewer system treating more wastewater flow.
4. Initial Labor Expenses are Calculated at 8 hours per month at \$40.00/hour
5. Initial Administration expenses are calculated at 4 hours per month at \$28.50/hour
6. Other operating expenses - miscellaneous expense
7. Initial Transportation Expenses was calculated at 300 miles per month at \$.70/mile
8. Franchise Tax is calculated at Operating Revenue divided by 100 and multiplied at 0.25
9. Annual Regulatory Fee is calculated at Operating Revenue multiplied by .0425