

November 14, 2022

RE: Tippecanoe and Chapman Regional Sewer District Project

Dear Property Owner/Anticipated Sewer Customer:

On behalf of the Tippecanoe and Chapman Regional Sewer District (the “District”), we are pleased to report that the District has closed on its financing for the construction of its wastewater collection system (“Sewage Works”) project (the “Project”). Therefore, the District has officially made the determination to extend service to your property. The District anticipates construction to begin on the Project yet this year and the Project should be ready for connection at the end of 2024. In the meantime, the District would like to take this opportunity to give you some additional information.

Once construction is underway, pursuant to IND. CODE §§13-26-11-5, in order to produce an amount sufficient to meet the expenses and costs of the District payable prior to the completion of the Project, owners of each and every lot, parcel of real estate or building in the Project will be required to be connected with the District’s Sewage Works upon completion of the Project shall pay (as determined by the ultimate User status) an amount sufficient to pay the expenses and cost of the District and its billing during construction (the “Interim Rate”). **The “Interim Rate” shall be \$59.20 per month** per equivalent single family dwelling unit (“ESFDU”) (meaning per residential lot – other costs vary depending on use). A full list of rates is on the backside of this letter.

Accompanying this letter is your first bill for the Interim Rate, payment is due December 20th, 2022.

Checks should be made out and mailed to:
Tippecanoe Chapman Lakes RSD
P.O. Box 239
North Manchester, IN 46962
Phone: 260-982-2252
Help.geminibsi@hotmail.com

Payments are due on the 20th of each and every month (NOT postmarked but received by the District), so make sure checks are mailed with adequate time to get to the District. Payments not received by the 20th, will be assessed a 10% penalty. If you wish to setup online billing/payments or select paperless billing, please go to www.geminibillingservices.com

If you have any remaining questions on construction, grinder locations or other non-billing matters, please contact:

Jennifer Ransbottom
(574) 226-8468
jransbottom@jpr1source.com

Sincerely,

Tippecanoe and Chapman Lakes Regional Sewer District

SCHEDULE OF RATES AND CHARGES

(Interim Rates During Construction)

| | Equivalency Factors | Monthly User Charge (per EDU) |
|--|---------------------|-------------------------------|
| Residential: | | |
| Single family dwelling unit | 1.000 | \$66.50 |
| Garage | 0.250 | 16.63 |
| Mobile Home | 1.000 | 66.50 |
| Mobile Home in Court | 0.750 | 49.89 |
| Guesthouse | 0.500 | 33.25 |
| Multifamily Structure per unit | 0.750 | 49.89 |
| Commercial: | | |
| Campground (non-metered) | | |
| Per Camp Site | 0.300 | 19.95 |
| Mixed Mobile Home Campground | | |
| Mobile Home Sites | 0.750 | 49.89 |
| Camp Sites | 0.300 | 19.95 |
| Barber and beauty shop: | | |
| First 3 employees | 1.000 | 66.50 |
| Each additional employee | 0.250 | 16.63 |
| Retail establishment: | | |
| First 3 employees | 1.000 | 66.50 |
| Each additional employee | 0.250 | 16.63 |
| Gasoline, minimart, and /or service station: | | |
| First 3 employees | 1.000 | 66.50 |
| Each additional employee | 0.250 | 16.63 |
| Laundromats | | |
| Per Washer/Washeterias | 0.750 | 49.89 |
| Rooming houses and bed and breakfast | | |
| First rental room | 1.000 | 66.50 |
| Each additional rental room | 0.500 | 33.25 |
| Hotels and Motels | | |
| First 2 rooms | 1.000 | 66.50 |
| Each additional rental room | 0.500 | 33.25 |
| Professional offices: | | |
| First 3 employees | 1.000 | 66.50 |
| Each additional employee | 0.250 | 16.63 |
| Restaurants, drive-ins, bars & organizations with eating and/or drinking facilities: | | |
| First 3 full-time employees | 1.000 | 66.50 |
| Each additional full-time employee | 0.250 | 16.63 |
| Reception or Dance Halls | | |
| Minimum | 1.000 | 66.50 |
| With cooking facilities per permitted occupancy | 0.030 | 2.00 |
| Without cooking facilities per permitted occupancy | 0.010 | 0.67 |
| Carwash per bay | 2.500 | 166.25 |
| Shop, office, or business in residence with employees, customers, or invitees regularly at said residence (in addition to Single-Family Dwelling charge) | | |
| Marina | 1.000 | 66.50 |
| First 3 employees | 1.000 | 66.50 |
| Each additional employee | 0.250 | 16.63 |
| Private Club or Golf Club | | |
| Clubhouse per permitted occupancy | 0.010 | 0.67 |
| Plus: pro-shop/Golf Shop | | |
| First 3 employees | 1.000 | 66.50 |
| Each additional employee | 0.250 | 16.63 |
| Plus: per comfort station/on course sewage producing facility or structure | | |
| 1.500 | | 99.75 |
| Plus: per pool/swimming facility | | |
| 1.500 | | 99.75 |
| Institutional: | | |
| Daycare/Pre-school (outside of a Single-Family Dwelling Unit) | | |
| Minimum | 1.000 | 66.50 |
| Per permitted pupil | 0.065 | 4.32 |
| Churches & other exclusively religious organizations | 1.000 | 66.50 |
| Youth Camp per bed (non-metered) | 0.125 | 8.31 |
| Governmental: | | |
| Governmental Offices: | | |
| First 3 employees | 1.000 | 66.50 |
| Each additional employee | 0.250 | 16.63 |

TIPPECANOE AND CHAPMAN (INDIANA) REGIONAL SEWER DISTRICT

SCHEDULE OF RATES AND CHARGES

| | Equivalency Factors | Monthly Rate | | |
|--|---------------------|--------------|--------------|---------|
| | | User Charge | Debt Service | Totals |
| Residential: | | | | |
| Single family dwelling unit | 1.000 | \$32.70 | \$62.90 | \$95.60 |
| Garage | 0.250 | 8.18 | 15.72 | 23.90 |
| Mobile Home | 1.000 | 32.70 | 62.90 | 95.60 |
| Mobile Home in Court | 0.750 | 24.53 | 47.18 | 71.70 |
| Guesthouse | 0.500 | 16.35 | 31.45 | 47.80 |
| Multifamily Structure per unit | 0.750 | 24.53 | 47.18 | 71.70 |
| Commercial: | | | | |
| Campground (non-metered) | | | | |
| Per Camp Site | 0.300 | 9.81 | 18.87 | 28.68 |
| Mixed Mobile Home Campground | | | | |
| Mobile Home Sites | 0.750 | 24.53 | 47.18 | 71.70 |
| Camp Sites | 0.300 | 9.81 | 18.87 | 28.68 |
| Barber and beauty shop: | | | | |
| First 3 employees | 1.000 | 32.70 | 62.90 | 95.60 |
| Each additional employee | 0.250 | 8.18 | 15.72 | 23.90 |
| Retail establishment: | | | | |
| First 3 employees | 1.000 | 32.70 | 62.90 | 95.60 |
| Each additional employee | 0.250 | 8.18 | 15.72 | 23.90 |
| Gasoline, minimart, and /or service station: | | | | |
| First 3 employees | 1.000 | 32.70 | 62.90 | 95.60 |
| Each additional employee | 0.250 | 8.18 | 15.72 | 23.90 |
| Laundromats | | | | |
| Per Washer/Washeterias | 0.750 | 24.53 | 47.18 | 71.70 |
| Rooming houses and bed and breakfast | | | | |
| First rental room | 1.000 | 32.70 | 62.90 | 95.60 |
| Each additional rental room | 0.500 | 16.35 | 31.45 | 47.80 |
| Hotels and Motels | | | | |
| First 2 rooms | 1.000 | 32.70 | 62.90 | 95.60 |
| Each additional rental room | 0.500 | 16.35 | 31.45 | 47.80 |
| Professional offices: | | | | |
| First 3 employees | 1.000 | 32.70 | 62.90 | 95.60 |
| Each additional employee | 0.250 | 8.18 | 15.72 | 23.90 |
| Restaurants, drive-ins, bars & organizations with eating and/or drinking facilities: | | | | |
| First 3 full-time employees | 1.000 | 32.70 | 62.90 | 95.60 |
| Each additional full-time employee | 0.250 | 8.18 | 15.72 | 23.90 |
| Reception or Dance Halls | | | | |
| Minimum | 1.000 | 32.70 | 62.90 | 95.60 |
| With cooking facilities per permitted occupancy | 0.030 | 0.98 | 1.89 | 2.87 |
| Without cooking facilities per permitted occupancy | 0.010 | 0.33 | 0.63 | 0.96 |
| Carwash per bay | 2.500 | 81.75 | 157.25 | 239.00 |
| Shop, office, or business in residence with employees, customers, or invitees regularly at said residence (in addition to Single-Family Dwelling charge) | | | | |
| Marina | 1.000 | 32.70 | 62.90 | 95.60 |
| First 3 employees | 1.000 | 32.70 | 62.90 | 95.60 |
| Each additional employee | 0.250 | 8.18 | 15.72 | 23.90 |
| Private Club or Golf Club | | | | |
| Clubhouse per permitted occupancy | 0.010 | 0.33 | 0.63 | 0.96 |
| Plus: pro-shop/Golf Shop | | | | |
| First 3 employees | 1.000 | 32.70 | 62.90 | 95.60 |
| Each additional employee | 0.250 | 8.18 | 15.72 | 23.90 |
| Plus: per comfort station/on course sewage producing facility or structure | | | | |
| 1.500 | | 49.05 | 94.35 | 143.40 |
| Plus: per pool/swimming facility | | | | |
| 1.500 | | 49.05 | 94.35 | 143.40 |
| Institutional: | | | | |
| Daycare/Pre-school (outside of a Single-Family Dwelling Unit) | | | | |
| Minimum | 1.000 | 32.70 | 62.90 | 95.60 |
| Per permitted pupil | 0.065 | 2.13 | 4.09 | 6.21 |
| Churches & other exclusively religious organizations | 1.000 | 32.70 | 62.90 | 95.60 |
| Youth Camp per bed (non-metered) | 0.125 | 4.09 | 7.86 | 11.95 |
| Governmental: | | | | |
| Governmental Offices: | | | | |
| First 3 employees | 1.000 | 32.70 | 62.90 | 95.60 |
| Each additional employee | 0.250 | 8.18 | 15.72 | 23.90 |