

March 17, 2021

David M. Barry, Jr.
Jacobs, Walker, Rice & Barry, LLC
Attorneys at Law
146 Main Street
Manchester, CT 06042

RE: 310 Nutmeg Road, South Windsor, CT

Dear Attorney Barry:

Thank you for your letter of February 3, 2021 concerning the withdrawal of the above noted property as a condominium from the Governor's Square Business Square Condominium. This change in status has been recorded on the records of the Department of Water Pollution Control and will prospectively alter the billing arrangements for the property.

Commercial/Industrial accounts are billed on a calendar year basis, with annual sewer use bills being sent the following March for payment due April 1. As the change in status became effective on December 16, 2020, the forthcoming bill will be pro-rated to reflect the alteration of the property's status. More specifically, for the period from January 1 through December 15, 2020, the billing will reflect the per unit fees specified in the Sewer User Rates. Beginning on December 16, 2020 through December 31, 2020, the bill is assessed based upon the average daily flow rate of the property as determined by water usage reported from the Metropolitan District Commission. The records provided by MDC indicate that the December usage was 5,535.20 gallons, or 178.55 gallons per day.

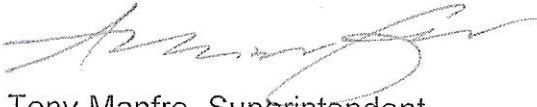
For the months of January through November, the bill amounts to \$1,245 per month, based upon thirty-six separate condominium units. Prorating that amount for the portion of December pre-dating the status change results in a charge of \$613.07. Under the changed status, the charge for the last fifteen days of December, based upon average daily flow, is \$24.56. The total bill for the property for calendar 2020 is \$14,333.53.

Based upon the new status of the property, under the current regulations and fee schedule, future billing will be based upon total water usage as reported by the MDC, with a minimum annual charge for commercial/industrial properties. That annual base charge is currently \$415.00 for up to 79,000 gallons of usage, increasing based upon a rate of \$.0052531 per gallon.

Please make your client aware that the commercial/industrial sewer user bills were printed prior to this adjustment. Your client will be sent an adjusted bill directly in the amount of \$14,333.53.

While I hope that you find this to be fully responsive, should you or your client wish to discuss the details of this matter further, I can be contacted at 860 644-2511 x247.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Tony Manfre', with a stylized, flowing script.

Tony Manfre, Superintendent
South Windsor Pollution Control Department