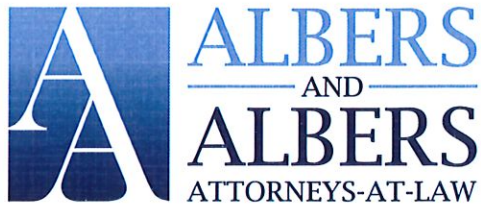


JOHN B. ALBERS II

JOHN M. HOPFINGER

WILLIAM N. ALBERS



HERBERT F. ALBERS
(1896-1960)

JAMES B. ALBERS
(1926-2017)

Of Counsel:
SEAN A. McCARTER

RE: Request for Easement for Grinder Pump Installation – Holiday Lake Sewer Project

Dear Property Owner:

As you are aware, a centralized sewer system is planned for installation at Holiday Lakes. The proposed system is known as a **low-pressure sewer system**. In order for this type of system to function, each home must be connected through the use of a grinder pump.

A grinder pump consists of a holding tank and a pump assembly. Wastewater from your home flows into the holding tank. When the wastewater reaches a designated level, the pump automatically activates and pumps the wastewater into the collection lines of the sewer system. Because the wastewater is pumped under pressure, it can be conveyed uphill when necessary. This type of low-pressure system is significantly more cost-effective than installing conventional gravity sewers throughout Holiday Lakes due to the area's topography.

For your reference, a depiction of a typical grinder pump assembly is enclosed.

The grinder pump serving your property will generally be located in your yard near the area of your existing septic tank. Your home will be connected to the grinder pump by a service line similar to the line that currently connects your home to your septic system. In addition, an electrical connection will be installed from your electric meter to the grinder pump to provide power for operation of the pump motor.

The grinder pump unit will be largely buried below ground, with only a small portion of the structure visible above grade. Typically, approximately five inches of the unit will extend above ground level, resulting in an exposed circular lid approximately eighteen inches in diameter.

The grinder pump and related facilities will be owned, operated, and maintained by the **Southern 5 Sewer District**, the public entity that will own and operate the Holiday Lakes sewer system. As you know, property owners have been contributing planning fees to support the development of this project.

In order to install, operate, maintain, repair, and replace the grinder pump, associated service lines, and electrical connections, the District must obtain an easement from each affected property owner. An easement document is enclosed for your review.

An easement is a real property right that grants another party the legal right to enter upon and use a portion of a property for a specified purpose. Easements are commonly granted for public and private utilities such as electric lines, gas lines, water lines, sewer lines, and similar infrastructure. In this case, the District requires a specialized easement that extends beyond the area immediately

adjacent to the roadway and into portions of your property where the grinder pump system will be located. The easement will allow the District to install, operate, inspect, maintain, repair, replace, and access the grinder pump, the service line connecting the grinder pump to the sewer main, and the electrical connection necessary to operate the grinder pump. The easement ensures that the District will have the legal authority necessary to maintain these facilities throughout the life of the sewer system while minimizing disruption to your property.

Included within the easement is an aerial depiction of your property showing a proposed grinder pump location. The proposed location is identified by a red dot, and the proposed route of the associated facilities is shown by a red line. These locations have been selected based upon available information regarding your existing septic system and property layout.

If you believe the proposed grinder pump location is problematic or should be adjusted based upon the location of your home, septic system, landscaping, driveways, or other improvements, please contact us. The proposed location can be reviewed with the project engineers, and reasonable adjustments can generally be made to accommodate property owner concerns.

The District is currently working toward placing the project out for bid and awarding a construction contract during the February 2027 time period. Construction is then anticipated to be completed within approximately eighteen months following contract award.

As part of the project, your home will ultimately need to be connected to the grinder pump, and your existing septic system will need to be properly decommissioned. The cost of connecting your home to the grinder pump and decommissioning the septic system will be the responsibility of the property owner. This cost will be determined closer to the time when connections are made but the District is actively seeking ways to make the connection cost as convenient and affordable as possible for property owners. In addition, the District is exploring options to facilitate completion of this work on behalf of participating property owners through a future voluntary assessment program.

Please execute the enclosed easement, have your signature notarized, and return it by U.S. Mail on or before July 15, 2026 to:

John M. Hopfinger
Albers & Albers
1086 North Fourth Street, Suite 105
Columbus, Ohio 43201

The District has scheduled two informational meetings for property owners at the Holiday Lakes Lodge located at 13 Lake Holiday Lane, Willard, Ohio 44890:

Wednesday, July 15, 2026

Sunday, August 16, 2026

From 3:00 p.m. to 7:00 p.m.

From 2:00 p.m. to 6:00 p.m.

At these meetings, property owners will be able to:

- Execute and have their easement notarized;
- Ask questions regarding grinder pumps;
- Discuss grinder pump locations with the project engineers; and
- Address any concerns relating to their individual properties.

To make the process as efficient as possible, we will have separate stations available at the meetings. Property owners who are comfortable with the proposed easement and are ready to proceed will be able to go directly to designated tables, sign their easement in the presence of a notary, and complete the process quickly. For those who have questions or wish to discuss the location of the grinder pump or other aspects of the project, separate tables will be available where representatives of the District and the project engineers can provide additional information and assistance. Our goal is to allow those who simply wish to sign and return their easement to do so efficiently, while also ensuring that property owners with questions have the opportunity to receive the information they need.

If we can answer any questions for you before the meetings, please feel free to contact me at **614-464-4414, Extension 2**.

This project has been discussed at numerous public meetings over the past several years and represents a significant investment in the Holiday Lakes community. Upon completion, the project will provide centralized sewer service to Holiday Lakes and will constitute a substantial improvement to the community's infrastructure, environmental protection efforts, and long-term quality of life.

Thank you for your cooperation and assistance in moving this important project forward. We appreciate your support and look forward to working with you to make this project a success.

Sincerely,



John M. Hopfinger

