

**SECOND ADDENDUM TO THE BRICKHOUSE ROAD PUMP STATION MAINTENANCE
AGREEMENT BETWEEN WASHINGTON OAKS HOMEOWNERS ASSOCIATION, INC.
AND THE MUNICIPALITY OF PRINCETON**

THIS SECOND ADDENDUM is made this 27th day of October, 2025, between **WASHINGTON OAKS HOMEOWNERS ASSOCIATION**, c/o Premier Management Associates, 850-870 U.S. Route 1 North, North Brunswick, New Jersey 08902 (hereinafter referred to as "**Washington Oaks**") and **THE MUNICIPALITY OF PRINCETON**, a Municipal Corporation of the State of New Jersey, having its principal offices located at 400 Witherspoon Street, Princeton, New Jersey 08540 (hereinafter referred to as "**Princeton**"); and

WHEREAS, the parties entered into an Agreement on September 28, 2015 for three (3) years from 2015 through 2018 for the maintenance of the Brickhouse Road Pump Station, a copy of which is attached hereto and incorporated herein by reference as **Schedule A** (also hereinafter referred to as "**Agreement**"); and

WHEREAS, the parties extended the services for five (5) years from 2018 to 2024 by Resolution 19-253, subject to the same terms and conditions of the **Agreement** as set forth in **Schedule A** (hereinafter referred to as "**First Addendum**"); and

WHEREAS, the parties have decided to extend the services described in **Schedule A** for an additional term, commencing on September 28, 2024 and continuing until September 27, 2030, and such extension has been approved by Resolution of the Council of **Princeton** and the Board of **Washington Oaks**.

NOW THEREFORE, the parties hereby agree to extend the Brickhouse Road Pump Station Maintenance Agreement as described in **Schedule A** through September 27, 2030, subject to the following additional terms and conditions applicable to this **Second Addendum**:

1. Any reference to "Princeton Sewer Operating Committee" or "PSOC" in **Schedule A** shall mean **Princeton**.

2. Any reference to the term of the Agreement and dates shall be amended to reflect that the **Second Addendum** shall be in effect from September 28, 2024 until September 27, 2030.

3. **Washington Oaks** shall pay annual compensation in the amounts forth in **Schedule C1** to **Princeton** for the routine maintenance and checks of the Pump Station and wet well cleaning done twice per year. The scope of work to be completed for these routine services is set forth in **Schedule C** attached hereto. **Princeton** reserves the right to increase the fees by 3% per year following 2029. Fees for services beyond 2029 shall be provided to **Washington Oaks** prior to going into effect.

4. **Washington Oaks** shall also pay Princeton for services outside of the routine maintenance and checks, as set forth in **Schedule C**, based on the hourly rates set forth in new **Schedule C2** attached hereto. **Princeton** reserves the right to increase hourly rates by 3% per year starting in 2029. Hourly rates for services beyond 2028 shall be provided to **Washington Oaks** prior to the new hourly rates going into effect.

5. The parties acknowledge that certain annual payments have not been made as required under the **Agreement** and **First Addendum**. Accordingly, the parties agree to resolve any outstanding claims in connection with prior underpayment of annual fees by **Washington Oaks** compensating **Princeton** a total of \$12,000 to be paid in sixteen equal installments (of \$750 each) paid quarterly over the course of the next four years (i.e., commencing on September 28, 2025 and terminating on September 27, 2029). These payments shall be in full satisfaction of any prior underpayments under the **Agreement** and **First Addendum**, and shall be in addition to the annual compensation amount required in Section 3 above.

6. **Washington Oaks** shall remit payment to **Princeton** for all services herein described on a quarterly basis. The failure of **Princeton** to send an invoice shall not excuse the nonpayment of any fees or costs.

7. In addition, incorporated herein as **Schedule B** is a copy of the License Agreement dated September 28, 2015.

7. Notice is to be provided by mail to the addresses hereinabove or by email as follows:

As to the Washington Oaks: lrupp@premiermanagement.net

As to Princeton: sewer@princetonnj.gov

With Notice to: tkessler@hillwallack.com

8. All remaining provisions of **Schedule A** not inconsistent herewith shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have hereunto set their hand and seals the day and date first written above.

ATTEST:

MUNICIPALITY OF PRINCETON

Dawn M. Mount, Municipal Clerk

By:_____
Mark Freda, Mayor

ATTEST:

**WASHINGTON OAKS
HOMEOWNERS ASSOCIATION, INC.**

Secretary

By:_____
, President

SCHEDULE A

**WASHINGTON OAKS HOMEOWNERS ASSOCIATION, INC.
BRICKHOUSE ROAD PUMP STATION
MAINTENANCE AGREEMENT**

This Agreement is entered into on this 28th day of September, 2015, by and between **PRINCETON**, a Municipal Corporation of the State of New Jersey, having its principal offices located at 400 Witherspoon Street, Princeton, New Jersey 08540, on behalf of itself and the **PRINCETON SEWER OPERATING COMMITTEE** (hereinafter referred to as "**PSOC**"), a duly organized and authorized Municipal Agency of **PRINCETON**, and **WASHINGTON OAKS HOMEOWNERS ASSOCIATION, INC.**, a Non-Profit Corporation of the State of New Jersey, having its principal offices c/o Premier Management Associates, 850-870 US Route 1 North, North Brunswick, New Jersey 08902 (hereinafter referred to as "**WASHINGTON OAKS**").

WITNESSETH:

WHEREAS, WASHINGTON OAKS is the owner of the common elements within a subdivision in the western part of the Municipality of Princeton, County of Mercer, State of New Jersey, including the Brickhouse Road Pump Station (hereinafter referred to as "the Pump Station"); and

WHEREAS, WASHINGTON OAKS is responsible for the maintenance of the said common elements, including the Pump Station; and

WHEREAS, the Pump Station is classified according to N.J.A.C. 7:10A-1.14 as a C-1 public wastewater collection system; and

WHEREAS, WASHINGTON OAKS has requested that **PRINCETON**, through **PSOC**, undertake certain maintenance responsibilities of the Pump Station; and

WHEREAS, PRINCETON and PSOC have agreed to undertake said maintenance responsibilities in accordance with the terms and conditions set forth hereinbelow; and

WHEREAS, the Borough Council of **PRINCETON** has duly adopted an appropriate Ordinance authorizing this Agreement and the Board of Directors of **WASHINGTON OAKS** has duly adopted a Resolution authorizing this Agreement;

NOW, THEREFORE, in consideration of ten (\$10.00) dollars and good and other valuable consideration and the mutual promises set forth hereinbelow, **PRINCETON** and **WASHINGTON OAKS** agree as follows:

1. **PRINCETON** agrees that **PSOC** shall undertake the maintenance responsibilities for the Pump Station set forth in Exhibit A attached hereto and made a part hereof, pursuant to the following terms.
2. The Pump Station will be inspected by properly trained **PSOC** personnel twice each month, typically during the first and third weeks of the month. If **PSOC** identifies any deficiencies or need for repairs, **PSOC** will immediately advise **WASHINGTON OAKS** concerning its recommendations for same.
3. **PSOC** shall be responsible for the routine maintenance of the Pump Station. This will include the routine servicing of the generator within the Pump Station, providing fuel for same, and the specific maintenance responsibilities set forth in Sections 1 through 5 of Exhibit A.
4. **PSOC** also shall provide emergency services as set forth in Section 6 of Exhibit A.
5. If any repairs or replacements are needed for any of the equipment within the Pump Station, **PSOC** shall obtain an estimate for same and provide that estimate to

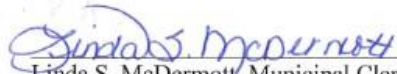
WASHINGTON OAKS. If acceptable to **PSOC** and **WASHINGTON OAKS**, said repairs and replacements shall take place with **WASHINGTON OAKS** responsible for one hundred (100 %) percent of the cost.

6. Notwithstanding **PSOC**'s estimate for repairs, **WASHINGTON OAKS** retains the right to hire an independent contractor to perform such repairs.
7. In consideration for **PSOC** providing the above-referenced routine maintenance and checks of the Pump Station, **WASHINGTON OAKS** agrees to compensate **PRINCETON** at the rate of two hundred (\$200.00) dollars per month or two thousand four hundred (\$2,400.00) dollars per year. Other services rendered by **PSOC** shall be charged to **WASHINGTON OAKS** according to the rates set forth in Section 9 of Exhibit A.
8. The term of this Agreement shall be for three (3) years from the date of execution above. Either party may cancel this Agreement upon ninety (90) days written notice to the other.
9. To the degree necessary, **WASHINGTON OAKS** agrees to provide to **PRINCETON** a License Agreement authorizing **PRINCETON** and **PSOC** access to the Pump Station for the purposes as set forth hereinabove.
10. **WASHINGTON OAKS** agrees to maintain the appropriate insurance with respect to the operation and maintenance of the Pump Station.
11. **PRINCETON** will bill **WASHINGTON OAKS** on a quarterly basis, one month prior to the quarter for which the billing covers. Any additional charges incurred during said quarter will be billed upon completion of the service and separately.

12. **PSOC** shall comply with all Federal, State and Local statutes, regulations and ordinances pertaining to the operation and maintenance of the Pump Station and shall be responsible for obtaining all necessary approvals or permits.
13. **PRINCETON** agrees to indemnify, defend, and hold **WASHINGTON OAKS** harmless for any and all damages and/or claims to person or property resulting or arising from the services rendered by **PRINCETON** or **PSOC** staff and from equipment or supplies provided by **PRINCETON** or **PSOC** and from any failure to comply with all Federal, State and Local statutes, regulations and ordinances pertaining to the operation and maintenance of the Pump Station. This indemnification shall include and not be limited to any engineering fees or other professional fees including attorneys' fees and costs which are incurred by **WASHINGTON OAKS** as a result of any damage, claim or other issue which may arise as a result of the services rendered by **PRINCETON** or **PSOC** staff and from equipment or supplies provided by **PRINCETON** or **PSOC**.
14. Nothing herein is intended to change or amend the **WASHINGTON OAKS** responsibilities for the Pump Station common element ownership pursuant to the Developer's Agreement for the Washington Oaks at Princeton Community.

IN WITNESS WHEREOF, the parties have hereunto set their hand and seals the day and
date first written above.

ATTEST:


Linda S. McDermott, Municipal Clerk

PRINCETON

By: 
Liz Lempert, Mayor

ATTEST:


Christopher Johnson, Secretary

**WASHINGTON OAKS HOMEOWNERS
ASSOCIATION**

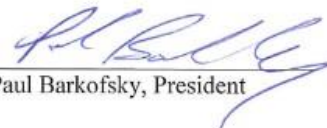
By: 
Paul Barkofsky, President

EXHIBIT A

Maintenance responsibilities of Princeton Sewer Operating Committee (**PSOC**) for the Washington Oaks Homeowners Association, Inc.'s (**WASHINGTON OAKS**) Brickhouse Road Pump Station:

1. **PSOC** staff (2-men crew) will inspect the Pump Station twice each month, typically during the first and third weeks of each month. Staff shall provide a minimum of 24 inspections per year.
2. Each such inspection shall be under the direction of a New Jersey Department of Environmental Protection Licensed Class C-1 Collection System Operator, pursuant to N.J.A.C. 7:10A.
3. During each inspection, work performed shall be documented. Copies of such documents shall be provided to **WASHINGTON OAKS** with the quarterly invoice.
4. During each inspection, the following services shall be provided:
 - a. Opening of manholes of sanitary sewer system to inspect visually for effective operation. A program will be established for the continuing inspections of the various manholes over a period of weeks. This process will be repeated such that the entire system will be under control. If engineering plans are available, the staff will use them to establish a numbering system for each manhole inspection point.
 - b. The pump station, wet well and valve chamber will be inspected. Hours of operation and vitals of equipment will be noted, and effective operation of all related equipment will be observed.
 - c. The stand-by generator will have a pre-start check and be operated, without load, for at least 30 minutes. Any malfunction will be immediately reported to **PSOC** and **WASHINGTON OAKS**.
 - d. Generator fuel level will be topped off.
 - e. The pump station shall be appropriately cleaned.
 - f. All inspection data will be logged to inspection forms. **PSOC** shall retain a copy of each, and a copy shall be provided to **WASHINGTON OAKS**.
5. Monthly preventive maintenance shall be provided as follows:
 - a. Simulation of equipment operation to detect and correct any minor problems.

- b. Lubrication of pump seals, motor bearings and other moving parts per manufacturers' specifications.
 - c. Purging and adjusting pneumatic level controls to maintain pump operation.
 - d. Inspection of electrical contacts and tightening of electrical connections.
 - e. Current, voltage and resistance readings shall be taken to monitor equipment efficiency and anticipate equipment failure.
 - f. Stand-by Power Test including: pre-start checks and generator operation with automatic transfer switch to operate lift station for at least one (1) hour.
6. **PSOC** staff will respond to all emergency calls, with the cost of said response being billed to **WASHINGTON OAKS** and each bill itemizing the staff and equipment responding and the work required and completed. Emergency services shall include:
- a. Twenty-four (24) hour availability of maintenance mechanics for emergencies.
 - b. Twenty-four (24) hour availability of an operator for emergencies, in the event of pollution to the environment, to respond and assist **WASHINGTON OAKS** with compliance with NJDEP regulations.
 - c. In the event of a discharge from the collection system, a **PSOC** operator shall supervise the work performed by all contractors and subcontractors to comply with NJDEP regulations and procedures for remediation and reporting.
7. **PSOC** may require the upgrade of the dialing system so that it is consistent with the facilities maintained by **PSOC**. Cost to upgrade the system will be borne by **WASHINGTON OAKS**.
8. **PRINCETON** will bill **WASHINGTON OAKS** for all fuel used to maintain the emergency power system's generator.
9. Services rendered pursuant to Sections 1 through 5 above shall be covered by the monthly fee payable by **WASHINGTON OAKS**. Repairs performed by **PSOC** not included in the routine maintenance described in Sections 1 through 5 above will be billed to **WASHINGTON OAKS** at the following rate(s):

WASHINGTON OAKS HOMEOWNERS ASSOCIATION, INC.

BRICKHOUSE ROAD PUMP STATION

MAINTENANCE AGREEMENT

PRINCETON SEWER OPERATING COMMITTEE (PSOC)

STAFF SALARIES

<u>EMPLOYEE</u>	<u>2015 RATE</u>	<u>2016 RATE</u>	<u>2017 RATE</u>
PSOC SUPERVISOR	\$52.00 / HOUR	\$54.00 / HOUR	\$54.00 / HOUR
EQUIPMENT OPERATOR	\$43.00 / HOUR	\$45.00 / HOUR	\$45.00 / HOUR
SENIOR SEWER MAINTENANCE	\$40.00 / HOUR	\$42.00 / HOUR	\$42.00 / HOUR
SEWER MAINTENANCE II	\$37.00 / HOUR	\$39.00 / HOUR	\$39.00 / HOUR
SEWER MAINTENANCE I	\$28.00 / HOUR	\$30.00 / HOUR	\$30.00 / HOUR
LEAD MECHANIC	\$56.00 / HOUR	\$58.00 / HOUR	\$58.00 / HOUR

NOTES:

1. All of the above rates include benefits.
2. Overtime rate will be calculated by multiplying the above base rates by 1.5.

SCHEDULE B

PREPARED BY:

Michael S. Karpoff, Esq.

LICENSE AGREEMENT

THIS LICENSE AGREEMENT is made this 28 day of September, 2015, by and between **WASHINGTON OAKS HOMEOWNERS ASSOCIATION, INC.**, a New Jersey Non-Profit Corporation, with offices c/o Premier Management Associates, 850-870 US Route 1 North, North Brunswick, New Jersey 08902 (referred to in this agreement as "**WASHINGTON OAKS**"), and **PRINCETON**, a New Jersey Municipal Corporation, with offices located at 400 Witherspoon Street, Princeton, New Jersey 08540, for itself and its **PRINCETON SEWER OPERATION COMMITTEE** (referred to in this agreement as "**PSOC**"), a duly organized and authorized Municipal Agency of **PRINCETON**.

BACKGROUND STATEMENT

1. **WASHINGTON OAKS** owns and is responsible for the administration of the common elements of a planned development known as Washington Oaks, located in the Municipality of Princeton, County of Mercer, State of New Jersey and, particularly, is the owner of and responsible for the maintenance of a sewerage pump station on its property identified as the Brickhouse Road Pump Station (referred to in this agreement as "the Pump Station").

2. **WASHINGTON OAKS** and **PRINCETON** have agreed that **PRINCETON**, through **PSOC**, will undertake certain maintenance responsibilities for the Pump Station, as more particularly set forth in a certain Maintenance Agreement entered into between these parties.

3. **PRINCETON** and **PSOC** require access to the Pump Station to fulfill its responsibilities under the said agreement.

4. Pursuant to the Washington Oaks Declaration of Covenants, Conditions and Restrictions, **WASHINGTON OAKS** has the authority to grant licenses to third parties for access and use of the Washington Oaks common elements.

5. Therefore, **WASHINGTON OAKS** agrees to convey to **PRINCETON** and **PSOC** a license for access to the Pump Station, and **PRINCETON**, for itself and **PSOC**, agrees to accept the license for access to the Pump Station, pursuant to the terms hereof.

GRANTING OF LICENSE AND CONDITIONS

NOW, THEREFORE, in consideration of one dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **WASHINGTON OAKS** does hereby grant **PRINCETON** and **PSOC** a license for ingress and egress by **PRINCETON** and **PSOC** staff to and from the Pump Station across the **WASHINGTON OAKS** common elements and access to the Pump Station for the purpose of fulfilling **PRINCETON's** and **PSOC's** responsibilities under the said Maintenance Agreement to maintain and repair the Pump Station.

PRINCETON and **PSOC** shall comply with all Federal, State and Local statutes, regulations and ordinances pertaining to the operation and maintenance of the Pump Station and shall be responsible for obtaining all necessary approvals or permits.

PRINCETON agrees to indemnify, defend, and hold **WASHINGTON OAKS** harmless for any and all damages and/or claims to person or property resulting or arising from the services rendered by **PRINCETON** or **PSOC** staff and from equipment or supplies provided by **PRINCETON** or **PSOC** and from any failure to comply with all Federal, State and Local

statutes, regulations and ordinances pertaining to the operation and maintenance of the Pump Station. This indemnification shall include and not be limited to any engineering fees or other professional fees including attorneys' fees and costs which are incurred by **WASHINGTON OAKS** as a result of any damage, claim or other issue which may arise as a result of the services rendered by **PRINCETON** or **PSOC** staff and from equipment or supplies provided by **PRINCETON** or **PSOC**.

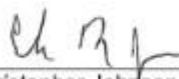
This License Agreement shall continue for as long as the said Maintenance Agreement remains extant and shall automatically terminate upon the termination of the said Maintenance Agreement.

IN WITNESS WHEREOF, WASHINGTON OAKS and PRINCETON have executed this Agreement on the date shown above.

GRANTOR:

Attest:

**WASHINGTON OAKS
HOMEOWNERS ASSOCIATION, INC.**



Christopher Johnson, Secretary

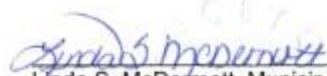


Paul Barkofsky, President

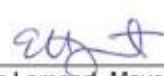
GRANTEE(S):

Attest:

PRINCETON



Linda S. McDermott, Municipal Clerk



Liz Lempert, Mayor

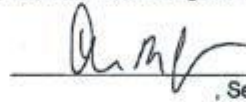
GRANTOR ACKNOWLEDGMENT

State of New Jersey:

SS:

County of Mercer :

I certify that on September 24, 2015, Christopher N. Johnson personally came before me and acknowledged under oath, to my satisfaction, that he/she is the secretary of the Washington Oaks Homeowners Association, Inc. and the attesting witness to the signing of this document by the proper corporate officer who is Paul Barkofsky, the president of the corporation, that this document was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of the Board of Directors, that he/she knows the proper seal of the corporation which was affixed to this document; and that he/she signed this proof to attest to the truth of these facts.


_____, Secretary

Sworn to and subscribed before me
this 24 day of September, 2015



Notary Public
SUZANNE H. DIVIANO
A NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES FEBRUARY 11, 2016

GRANTEE ACKNOWLEDGMENT

State of New Jersey :

SS:

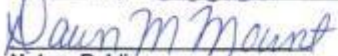
County of Mercer :

I certify that on October 1, 2015, Linda S. McDermott personally came before me and acknowledged under oath to my satisfaction that this person is the Municipal Clerk of PRINCETON, that she is the attesting witness to the signing of this document by the Mayor of PRINCETON, Liz Lempert, that the signing of this document was duly authorized by a proper Resolution of the PRINCETON Council, and that this document was signed, sealed and delivered as PRINCETON's voluntary act and deed.



Linda S. McDermott, Municipal Clerk

Sworn to and subscribed before me
this 1st day of October, 2015



Notary Public

RECORD AND RETURN TO:
Michael S. Karpoff, Esq.
Hill Wallack LLP
21 Roszel Road
Princeton, NJ 08540

DAWN M. MOUNT
Notary Public of New Jersey
My Commission Expires July 16, 2017

SCHEDULE C

Maintenance and related responsibilities of **Princeton** for the **Washington Oaks'** Brickhouse Road Pump Station, commencing under the Second Addendum to the Agreement between the parties, effective September 28, 2025, are as follows:

1. Monthly Sewer Maintenance - Routine

- a. **Princeton** staff (1-person crew) will inspect the Pump Station twice each month, typically during the first and third weeks of each month. Staff shall provide a minimum of 24 inspections per year.
- b. Each such inspection shall be under the direction of a New Jersey Department of Environmental Protection Licensed Class C-1 Collection System Operator, pursuant to N.J.A.C. 7:10A.
- c. During each inspection, work performed shall be documented. Copies of such documents shall be provided to **Washington Oaks** with the quarterly invoice.
- d. During each inspection, the following services shall be provided:
 - (1) Opening of manholes of sanitary sewer system to inspect visually for effective operation. A program will be established for the continuing inspections of the various manholes over a period of weeks. This process will be repeated such that the entire system will be under control. If engineering plans are available, the staff will use them to establish a numbering system for each manhole inspection point.
 - (2) The pump station, wet well and valve chamber will be inspected. Hours of operation and vitals of equipment will be noted, and effective operation of all related equipment will be observed.
 - (3) Inspection of the stand-by generator, which shall include a pre-start check and operation of the unit, without load, for at least 30 minutes. This will verify operational readiness. **Princeton** shall confirm proper transfer of power in the event of utility outage. **Princeton** shall monitor fuel levels and refuel as necessary to maintain adequate reserves. Any malfunction will be immediately reported to **Princeton** and **Washington Oaks**.
 - (4) Generator fuel level will be topped off (see below about fuel payment, which is not included in monthly maintain fees).
 - (5) The pump station shall be appropriately cleaned.
 - (6) All inspection data will be logged to inspection forms. **Princeton** shall

retain a copy of each, and a copy shall be provided to **Washington Oaks**.

e. **Monthly preventive maintenance** shall be provided as follows:

- (1) Simulation of equipment operation to detect and correct any minor problems.
- (2) Lubrication of pump seals, motor bearings and other moving parts per manufacturers' specifications.
- (3) Purging and adjusting pneumatic level controls to maintain pump operation.
- (4) Inspection of electrical contacts and tightening of electrical connections.
- (5) Current, voltage and resistance readings shall be taken to monitor equipment efficiency and anticipate equipment failure.
- (6) Stand-by Power Test including: pre-start checks and generator operation with automatic transfer switch to operate lift station for at least one (1) hour.

2. **Wet Well Cleaning – Routine**

- a. **Princeton** shall provide biannual wet well cleaning services at the Washington Oaks Pump Station.
- b. These services will include:
 - (1) Vacuum removal of accumulated debris that may impede the normal operation of the pump station.
 - (2) Cleaning of the transducer still well.
 - (3) Inspection of the wet well and associated pumps to ensure all components are operating within acceptable parameters.
 - (4) All services shall be performed by a crew of **four (4) qualified personnel** from the Princeton Sewer Department, consisting of the following roles:
 - One (1) Equipment Operator
 - One (1) Sewer Maintenance Person III
 - Two (2) Sewer Maintenance Persons II

3. **Non-Routine Services**

- a. **Princeton** staff will respond to all emergency calls, with the cost of said response being billed to **Washington Oaks** and each bill itemizing the staff and equipment responding and the work required and completed, based on the fees set forth in **Schedule C2**. Emergency services shall include:
 - (1) Twenty-four (24) hour availability of maintenance mechanics for emergencies.
 - (2) Twenty-four (24) hour availability of an operator for emergencies, in the event of pollution to the environment, to respond and assist **Washington Oaks** with compliance with NJDEP regulations.
 - (3) In the event of a discharge from the collection system, a **Princeton** operator shall supervise the work performed by all contractors and subcontractors to comply with NJDEP regulations and procedures for remediation and reporting.

4. **Miscellaneous**

- a. **Princeton** may require the upgrade of the dialing system so that it is consistent with the facilities maintained by **Princeton**. Cost to upgrade the system will be borne by **Washington Oaks**.
- b. Services rendered pursuant to Sections 1 through 2 above shall be covered by the monthly fees payable by **Washington Oaks** as set forth in **Schedule C2**, except for fuel charges. **Princeton** will bill **Washington Oaks** for all fuel used to maintain the emergency power system's generator, based on Princeton's contracted rate with its fuel supplier. Fuel charges shall be itemized and included in the regular service invoice.
- c. Repairs performed by **Princeton** not included in the routine maintenance described in Sections 1 through 2 above will be billed to **Washington Oaks** at the rate(s) set forth in **Schedule C2**.

Schedule C1

Year	Service	Total Cost Maintenance
2025	Monthly Sewer Maintenance	\$ 2,938.32
2025	Wet Well Cleaning	\$ 2,039.04
2026	Monthly Sewer Maintenance	\$ 3,121.68
2026	Wet Well Cleaning	\$ 2,162.48
2027	Monthly Sewer Maintenance	\$ 3,330.96
2027	Wet Well Cleaning	\$ 2,303.36
2028	Monthly Sewer Maintenance	\$ 3,564.00
2028	Wet Well Cleaning	\$ 2,459.92
2029	Monthly Sewer Maintenance	\$ 3,670.92
2029	Wet Well Cleaning	\$ 2,533.72

Schedule C2

Employee	2024 Hourly Rate	2025 Hourly Rate	2026 Hourly Rate	2027 Hourly Rate	2028 Hourly Rate
Sewer Operations Manager	\$77.58	\$81.88	\$86.24	\$90.97	\$96.12
Equipment Operator	\$68.16	\$73.08	\$78.09	\$83.82	\$90.23
Sewer Maintenance III	\$58.25	\$63.06	\$67.92	\$73.48	\$79.74
Sewer Maintenance II	\$56.72	\$59.37	\$62.15	\$65.31	\$68.76
Sewer Maintenance I	\$44.78	\$48.05	\$51.38	\$55.18	\$59.43
Lead Mechanic	\$76.10	\$80.69	\$85.32	\$90.39	\$95.94