

Florida Keys Aqueduct Authority

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Vice-Chairman
District 4

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District 1

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District 2

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District 5

Kirk C. Zuelch
Executive Director

October 11, 2013

Dear Customer:

As part of our continued outreach the Florida Keys Aqueduct Authority (FKAA) is providing notification of two important Cudjoe Regional Central Wastewater updates.

Owner Selection of Low Pressure Pump System Location and Easement Form.

First, the FKAA would like to invite you to select your preferred location for the installation of the Low Pressure Pump System and request that you complete the corresponding Easement Form. Details regarding the pump station and the easement are enclosed. By completing the enclosed forms and returning them to the FKAA, your preferred location can be incorporated into the design. Please return the Location Worksheet Form no later than **December 15, 2013** to ensure your request can be accommodated. If the form is not returned the Aqueduct will do our best to place the connection point at the most logical location. A final confirmation shall be sought from you prior to construction.

Please return the signed Easement Agreement at your earliest convenience. If you need assistance with either of these forms please do not hesitate to contact Joshua Peele at (305) 809-2636.

Neighborhood Meeting

Additionally, the (FKAA) is pleased to invite you to the Big Pine Key - Region 1North - Residential Neighborhood Wastewater Meeting on November 7th, 2013. The meeting is specifically tailored to your neighborhood and will provide the most up-to-date project information including project design, scheduling, and general connection information. The wastewater plans will be available for viewing beginning at 5:30 PM.

**Cudjoe Regional Wastewater Project
Big Pine Key - Region 1North
Residential Neighborhood Meeting**

Date: November 7th, 2013 **Time:** 6:00 PM

Location: Vineyard Community Church, 100 County Road, Big Pine Key

If you are not able to attend but want more information please visit the project website at www.cudjoewastewater.com. You may also contact Joshua Peele at (305) 809-2636, or via email at jpeepe@fkaa.com.

Sincerely,

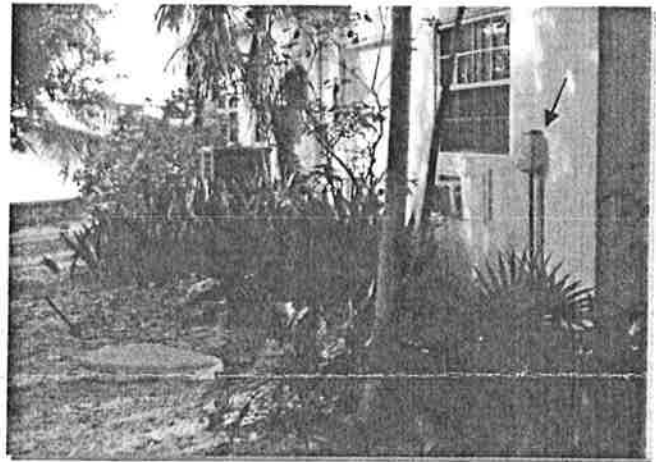
Julie Cheon, Water Quality and Environmental Manager
Florida Keys Aqueduct Authority

EXHIBIT B

Low Pressure Pump Information

What is a grinder pump station?

Used in conjunction with a low pressure wastewater system, grinder pumps receive wastewater from the home, grind and macerate the material into a fine slurry, and discharge into a small diameter collection system. These grinder pump stations are approximately 30 inches in diameter and will extend about 5 feet underground. There is also a small 1.25-inch diameter discharge pipe that connects the grinder pump to a larger pipe to be located in the right-of-way in front of your house.



Grinder pump (lower left) and control panel (upper right).

Why does my property require a grinder pump station?

Grinder pump stations provide a reliable solution for transporting wastewater from homes in lower density areas and certain waterfront communities where conventional gravity sewer collection systems are not practical. In addition, grinder pumps allow for small-diameter pipes to be installed without extensive disruption to your neighborhood.

Where will this grinder pump station be installed?

The grinder pump and the 1.25-inch diameter discharge pipe will be installed by the FCAA on the homeowner's property. The FCAA will work closely with homeowners to insure the facilities are installed in the optimal location for the homeowner.

Do I have to pay for the grinder pump station?

Monroe County is responsible for covering the installation cost of the grinder pump station, and it is the FCAA's responsibility to construct, maintain and operate the pump station and piping system. The FCAA will credit your sewer bill the anticipated electrical costs, at a predetermined rate, for operating the grinder pump station.

What is my responsibility with regard to connecting to the grinder pump station?

The homeowner will be responsible for extending a 4-inch PVC lateral from the house to the grinder pump station. In addition, it is the homeowner's responsibility to make the electrical connection from the house electric panel box to the nearby pump control panel.

Where will the electrical panel and disconnect switch be located?

The electric panel and disconnect switch may be installed on the home or on a pole in the vicinity of the grinder pump station. Both must be readily accessible and visible from the pump station. The installation shall be no lower than the existing electric meter, but not exceed 6 feet in height. All installations will be required to meet electrical code and other site specific considerations may be required.

Can I landscape around the grinder pump station once it's installed?

Yes, the homeowner may landscape around the grinder pump station. However, care should be taken to avoid damage to the grinder pump station caused by planting trees with large or aggressive root systems near to the station.

Why do I need an easement?

Similar to other utility easements, this easement allows the FKAA access to the area where the grinder pump station will be installed and maintained. The easement has no effect on the marketability, mortgaging or conveyance of your property.

Why does the easement not specify an exact location on my property?

The attached easement agreement provides the owner with the ability to select the pump station location and the easement will then be restricted to this location with 5 feet of working area on either side of the grinder pump station and discharge piping.

How do I get additional information?

Please visit the FKAA's website at www.cudjoewastewater.com. You may also contact Joshua W. Peele at (305) 809-2636, or via email at jpeelee@fkaa.com. In addition, the FKAA will continue neighborhood meetings. Notice of these neighborhood meetings will be advertised in various news media and door hangers will be placed at each house.

4. Any obstruction to the safe or proper operation, maintenance, inspection, Facilities thereto may be removed by the Authority at Owner's expense. The Authority shall notify Owner of any such obstruction prior to any action in this regard and allow Owner time to remove obstruction; except for emergency conditions during which the Authority may require immediate, unobstructed access to the Facilities.
5. Owner shall bear the cost of any relocation or modification of said Facilities when the change is necessitated by Owner's requirements.
6. All covenants, stipulations, terms, conditions, and provisions of the agreement shall extend to and be made binding upon respective successors and assigns of Authority and Owner. It is intended that this Agreement shall be recorded and be binding upon future owners of the above described property.
7. The Owner does hereby state that they have sufficient authority and title to grant this easement.

IN WITNESS WHEREOF, the undersigned has executed this Agreement and Grant of Easement on this ____ day of _____, 20____.

WITNESSES:
(Requires two witnesses)

OWNER(S):

By: _____
Witness Signature (1)

By: _____
Signature

Printed Name

Printed Name

By: _____
Witness Signature (2)

By: _____
Signature

Printed Name

Printed Name

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20____ by _____ who is/are personally know to me or who has/have produced _____ as identification.

[NOTARY SEAL]

Notary Public, State of _____



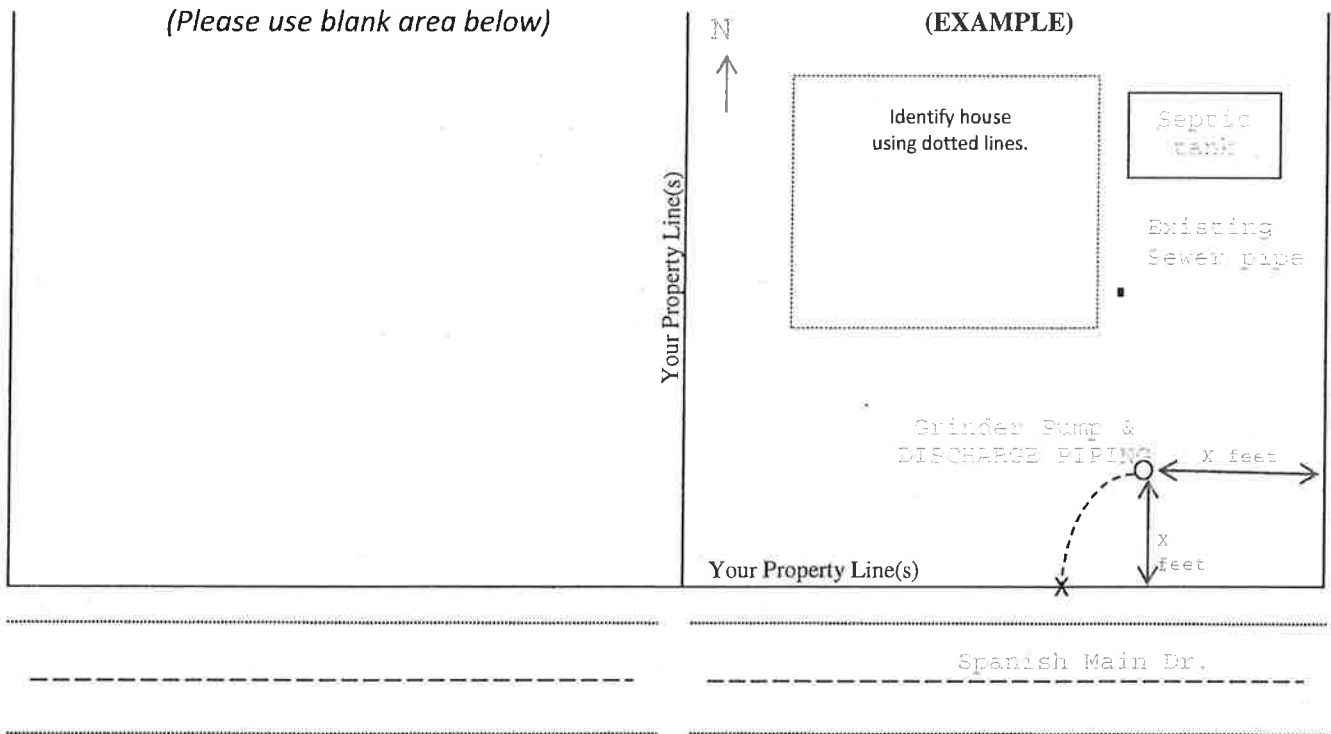
**FLORIDA KEYS AQUEDUCT AUTHORITY
LOW PRESSURE SEWER (LPS)
GRINDER PUMP STATION LOCATION WORKSHEET**

Physical Address: [REDACTED]

Parcel ID #: 00 [REDACTED]

Please complete this form, per the example shown in the below right-hand diagram. You may wish to consult with a licensed plumber before deciding on a location. Be sure to indicate the following:

- Approximate location of your home
- Name of adjacent street(s)
- Existing sewer pipe leaving your home (if known)
- Existing septic tank (if known)
- Desired location of new LPS pump station from property lines (or house), including discharge piping to the street.



Completed worksheets should be mailed to 1100 Kennedy Drive, Key West, FL 33040. For questions, comments or concerns please contact Joshua W. Peele at (305) 809-2636, or electronically at jpeelee@fkaa.com.

Owners Name: _____ Date: _____

Phone Number: _____

Email (optional): _____

THANK YOU!

6