MINUTES

CALL TO ORDER (A)
Chairman Asdourian called the meeting to order at 4:00 PM.

PLEDGE OF ALLEGIANCE (B)
Commissioner Majeska led the Pledge of Allegiance.

ROLL CALL (C)
Present were Chairman David Asdourian and Commissioners Stephen Gibbs, Robert Majeska, Andrew Tobin, and Susan Heim. Also present were General Manager, Peter Rosasco, General Counsel, Nicholas Mulick, District Clerk, Diane Bockelman, and District Managers.

AGENDA ADDITIONS, CORRECTIONS, OR DELETIONS (D)
Approval of Agenda (D-1)

Motion: Commissioner Gibbs made a motion to approve the agenda as proposed, and Commissioner Majeska seconded the motion. The motion passed without objection.

PUBLIC COMMENT (E)
No speakers.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS (F)
Minutes of February 19, 2019 (F-1)

Motion: Commissioner Heim made a motion to approve the minutes of February 19, 2019, and Commissioner Gibbs seconded the motion. The motion passed without objection.

GENERAL MANAGER’S REPORT (G)
Islamorada Force Main Update (G-1)
Mr. Rosasco, Mike Dempsey, Field Operations Manager and Jered Primicerio, Plant Operations Manager provided updates on the recent break of Islamorada’s force main line that transmits wastewater from Islamorada’s wastewater system to the District’s wastewater treatment plant.
January 2019 Monthly Report (G-2)
Jered Primicerio, Plant Operations Manager, presented the wastewater treatment plant section. Mike Dempsey, Field Operations Manager, presented the field operations section. Ryan Dempsey, Maintenance Manager, presented the maintenance section. Ed Castle, District Engineering, presented the construction section. Kevin Becerra, Senior Support Analyst, presented the IT section. Diane Bockelman, Customer Service Manager, presented the administration and customer service section. Connie Fazio, Senior Finance Manager, presented the finance section.

BUDGET AND FINANCE REPORT (H)
No report.

ADMIN AND CUSTOMER SERVICE REPORT (I)
Code Compliance List – March 2019 (I-1)
Ms. Bockelman reported that she was in the process of referring a case to the Code Compliance Department. The Board requested that Mr. Mike Dempsey conduct a site investigation before the matter is referred to Code Compliance.

MCLA Conservation Waiver – AK#1562271 (I-2)
Ms. Bockelman presented a request by the Monroe County Land Authority (“MCLA”) for a Conservation Waiver of AK#1562271, vacant land to be conveyed to MCLA and used as a conservation parcel. Staff recommended adoption of a resolution excluding the parcel from wastewater service and waiving the remaining System Development Charge (“SDC”) after conveyance of the tax parcel to the MCLA.

Motion: Commissioner Tobin made a motion to approve Resolution 01-02-19, and Commissioner Gibbs seconded the motion.

Vote on Motion:
Commissioner Tobin - Aye
Commissioner Gibbs - Aye
Commissioner Majeska - Aye
Commissioner Heim - Aye
Chairman Asdourian - Aye
Motion Passed: 5 to 0

Bungalows EDU Adjustment – 99060 Overseas Highway (I-3)
Ms. Bockelman reported that Staff conducted a review of the EDU assignments for parcel number AK#1641812 (Bungalows), as a result of redevelopment of the parcel from RV park to resort hotel. Staff recommended adoption of a resolution increasing the EDU assignments from 51.6 EDUs to 161.7 EDUs.

Motion: Commissioner Gibbs made a motion to approve Resolution 02-02-19, and Commissioner Heim seconded the motion.
Vote on Motion:
Commissioner Gibbs - Aye
Commissioner Heim - Aye
Commissioner Majeska - Aye
Commissioner Tobin - Aye
Chairman Asdourian - Aye
Motion Passed: 5 to 0

Key Largo Baptist Church SIC – 104700 Overseas Highway (I-4)
Ms. Bockelman reported that Staff conducted a review of the proposed development of parcel numbers AK#1093823 and AK#1093840 to a church facility. Based on the results of this review, Staff determined that the proposed development will have an impact on the District's central wastewater system warranting imposition of a System Impact Charge (“SIC”). Staff recommended adoption of a resolution imposing a SIC in the amount of $34,818.00.

Motion: Commissioner Heim made a motion to approve Resolution 03-02-19, and Commissioner Majeska seconded the motion.

Vote on Motion:
Commissioner Heim - Aye
Commissioner Majeska - Aye
Commissioner Gibbs - Aye
Commissioner Tobin - Aye
Chairman Asdourian - Aye
Motion Passed: 5 to 0

OPERATIONS REPORT (J)
No report.

CONSTRUCTION REPORT (K)
No report.

ENGINEER’S REPORT (L)
Field Operations Storage Building (L-1)
Mr. Castle requested permission to publish a Request for Proposal for the construction of a storage building at the wastewater treatment plant, for parts and materials that are currently stored in the vacuum stations.

Motion: Commissioner Tobin made a motion to approve the request, and Commissioner Gibbs seconded the motion.
Vote on Motion:
Commissioner Tobin - Aye
Commissioner Gibbs - Aye
Commissioner Majeska - Aye
Commissioner Heim - Aye
Chairman Asdourian - Aye
Motion Passed: 5 to 0

LEGAL REPORT (M)
Calusa Campground Maintenance and Service Agreement (M-1)
Mr. Mulick informed the Board that Mr. Doug Manson was contracted to review the Maintenance and Service Agreement between the District and Calusa Campground Condominium Association.

COMMISSIONER'S ITEMS (N)
No report.

ROUNDTABLE DISCUSSION (O)
Unfinished Business (O-1)

ADJOURNMENT (P)
The Meeting was adjourned at 5:15 PM.

David Asdourian, Chairman

Diane Bockelman, Clerk

Seal
RESOLUTION NO. 01-02-19

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT ("THE DISTRICT") APPROVING THE REQUEST OF THE MONROE COUNTY LAND AUTHORITY TO EXCLUDE ONE TAX PARCEL AS CONSERVATION LAND FROM THE 2006 NON-AD VALOREM ASSESSMENT AND WAIVE ALL FUTURE SYSTEM DEVELOPMENT CHARGE ("SDC") ASSESSMENTS; AND PROVIDING FOR APPLICABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Tax Parcel described in Section 1 legally described in Exhibit "A" attached hereto and made a part hereof by reference ("the Subject Tax Parcel"), is being conveyed to the Monroe County Land Authority ("Land Authority"), a local agency, for the purpose of protecting the natural environment and preserving wildlife habitat under the provisions of Chapter 380, F.S. and/or Monroe County Code Section 2-397; and

WHEREAS, the Subject Tax Parcel will be used as a Conservation Parcel and will not be improved with facilities that will generate wastewater; and

WHEREAS, application has been made to the District to exclude the Subject Tax Parcel from the 2006 non-ad valorem assessment and waive the outstanding balance of the Subject Tax Parcel’s SDC; and

WHEREAS, pursuant to Section 10.06(a)(iii)2), of the District’s General Rules and Regulations ("Rules"), Conservation Parcels will be exempted from the SDC upon conveyance of the Subject Tax Parcel to the Land Authority.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT THAT:

Section 1. Recitals. The above recitals are true and correct and incorporated into this Resolution by reference.

Section 2. Approve Waiver. The Board finds that there is good and sufficient cause to approve the request to exclude the Subject Tax Parcel from the 2006 Final Assessment Roll upon conveyance to the Land Authority.

Section 3. Excluded Tax Parcel. Upon receipt by the District of proof that the Land Authority has acquired title to the Subject Tax Parcel, the SDC imposed on the Subject Tax Parcel shall be removed and the property classified as Excluded.

Section 4. Effective Date. This Resolution shall be effective upon adoption by the Board.
Section 5. Implementation. The General Manager and/or his designee is authorized to take all actions necessary to implement the terms of this Resolution.

The foregoing Resolution was offered by Commissioner Tobin, who moved for its approval. The motion was seconded by Commissioner Gibbs, and being put to a vote, the result was as follows:

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<tr>
<th>Commissioner</th>
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<td>Chairman Asdourian</td>
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<td>Commissioner Majeska</td>
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<td>Commissioner Tobin</td>
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The Chairman thereupon declared this Resolution duly passed and adopted the 12th day of March 2019.

KEY LARGO WASTEWATER TREATMENT DISTRICT

By: David Asdourian, Chairman

Approved to as to form and legal sufficiency:

ATTEST:

By: Diane Bockelman, Clerk

SEAL
Lot 2, Block 17, LARGO GARDENS, according to the Plat thereof, as recorded in Plat Book 3, at Page 62, of the Public Records of Monroe County, Florida.
RESOLUTION NO. 02-02-19

A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT ("THE DISTRICT") ADOPTING DISTRICT STAFF'S RECOMMENDATION TO RECALCULATE THE SYSTEM DEVELOPMENT CHARGE ("SDC") ASSESSMENT AND INCREASE THE EQUIVALENT DWELLING UNIT ("EDU") ASSIGNMENT FOR THE PROPERTY LOCATED AT 99060 OVERSEAS HIGHWAY, KEY LARGO, FLORIDA, WITH PARCEL IDENTIFICATION NUMBER 00088020-000000; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Cheeca Holdings, LLC, is the owner of real property located at 99060 Overseas Highway, Key Largo, Florida, with Parcel Identification Number 00088020-000000, legally described in Exhibit "A" attached hereto and made a part hereof by reference ("the Subject Tax Parcel"); and

WHEREAS, upon review of the proposed redevelopment of the Subject Tax Parcel from RV park to resort hotel, District staff has determined that the proposed redevelopment will increase the demand on the District's wastewater facilities; and

WHEREAS, District staff has recommended that the District Board of Commissioners ("the Board") recalculate the SDC assessment and increase the EDU assignment for the Subject Tax Parcel to more accurately reflect the anticipated impact on the District’s wastewater facilities; and

WHEREAS, the Board has considered staff's recommendation at a regularly scheduled meeting of the Board held on March 12, 2019.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT THAT:

Section 1. Recitals. The above recitals are true and correct and incorporated into this Resolution by reference.

Section 2. Adoption of Recommendation. The Board finds that there is good and sufficient cause to adopt staff's recommendation to recalculate the SDC assessment and increase the EDU assignment for the Subject Tax Parcel.

Section 3. SDC Recalculation. The outstanding SDC assessment for the Subject Tax Parcel is hereby increased from $48,448.49 to $373,243.49.
Section 4. **EDU Recalculation.** The EDU assignment for the Subject Tax Parcel is hereby increased from 51.6 EDUs to 161.7 EDUs.

Section 5. **Effective Date.** This Resolution shall be effective upon adoption by the Board.

Section 6. **Implementation.** The General Manager and/or his designee is authorized to take all actions necessary to implement the terms of this Resolution.

The foregoing Resolution was offered by Commissioner **Gibbs** who moved for its approval. The motion was seconded by Commissioner **Heim**, and being put to a vote, the result was as follows:

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The Chairman thereupon declared this Resolution duly passed and adopted the 12th day of March 2019.

KEY LARGO WASTEWATER TREATMENT DISTRICT

By: [Signature] David Asdourian, Chairman

Approved to as to form and legal sufficiency:

By: [Signature] Nicholas W. Mulick, General Counsel

ATTEST:

By: [Signature] Diane Bockelman, Clerk

SEAL
EXHIBIT “A”
LEGAL DESCRIPTION

PARCEL 1:

A portion of Lots 8 and 12, in Section 32, Township 61 South, Range 39 East ("S32, T61S, R39E"), according to the Model Land Company Plat as recorded in Plat Book 1, at Page 68, of the Public Records of Monroe County, Florida, on Key Largo, being more particularly described as follows: From the intersection of the East line of said Lot 8 and the Northwesterly right-of-way of State Road 5 (formerly Florida East Coast Railway Right-of-Way “FECRR”), thence proceed South 43°20’ West along said Northwesterly right-of-way 620 feet to the Point of Beginning of the parcel hereinafter described; thence North 10°07'32" West, 576 feet, more or less, to the Mean High Tide Line of Buttonwood Sound; thence meander said Mean High Tide Line in a Southwesterly direction 135 feet, more or less, to the West line of Lots 8 and 12; thence proceed South 2°00’ East along said West line of Lots 8 and 12, 706 feet, more or less, to said Northwesterly right-of-way; thence proceed North 43°20’ East along said Northwesterly right-of-way 286.50 feet to the Point of Beginning.

PARCEL 2:

A portion of Tracts 4, 8 and 12 in S32, T61S, R39E, on Key Largo, according to the Model Land Company Plat as recorded in Plat Book 1, at Page 68, of the Public Records of Monroe County, Florida, more particularly described as follows: From the intersection of the East line of said Tract 8 and the Northwesterly right-of-way of the Overseas Highway, run South 43°20’ West along said Northwesterly right-of-way, a distance of 320 feet to the Point of Beginning of the parcel hereinafter described; thence continue South 43°20’ West along said right-of-way a distance of 200 feet, thence North 10°07'32" West a distance of 569.5 feet, more or less, to the shore of Buttonwood Sound; thence Northeasterly meandering said shoreline a distance of 200 feet, more or less, to a point of intersection with a line which runs North 10°07'32" West from the Point of Beginning; thence South 10°07'32” East a distance of 569.5 feet, more or less, to the Point of Beginning.

And

Also that certain land better described and known as Lots 1 through 9, LEITNER’S SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 3, at Page 177 of the Public Records of Monroe County, Florida (which said Plat has now been revoked and duly vacated), said above-described Plat of LEITNER’S SUBDIVISION also being commonly known as follows, to wit: start at a point where Lot 8, S32, T61S, R39E, intersects the Northwesterly right-of-way of U.S. Highway No. 1 (formerly
FECRR) and the Northwest side of Woodward Way; thence at an angle of 135°15’ Southwesterly a
distance of 200 feet to the Point of Beginning; thence South 43°20’ West along the Northwesterly right-
of-way of U.S. Highway No. 1 a distance of 120.0 feet; thence North 10°07’32” West to the water's
edge of Buttonwood Sound a distance of approximately 569.51 feet; thence North 47°15’ East a distance
of 120 feet; thence South 9°46’29” East a distance of 563.06 feet to the Point of Beginning.

PARCEL 3:

The Southerly 50.00 feet of Lot 3, Block 3, EL DORADO HEIGHTS, according to the Plat thereof, as
recorded in Plat Book 1, at Page 203, of the Public Records of Monroe County, Florida.

Together with portions of the following described parcels:

The South one-half of the following described property to wit: the West 45 feet of the East 120 feet of
those parts of Lots 9 and 11 lying North of the FECRR's right-of-way, according to the Plat thereof, as
recorded in Plat Book 1, at Page 68, of the Public Records of Monroe County, Florida.

And

The East 75 feet of those parts of Lots 9 and 11 lying North of the FECRR's right-of-way, according to
the Plat thereof, as recorded in Plat Book 1, at Page 68, of the Public Records of Monroe County, Florida,
said lands lying and being in S32, T61S, R39E, Monroe County, Florida.

Subject portions being more particularly described as follows:

Begin at the intersection of the Easterly line of EL DORADO HEIGHTS with the Southerly line of Lot
9, Block 3, of said EL DORADO HEIGHTS, according to the Plat thereof, as recorded in Plat Book 1,
at Page 203, of the Public Records of Monroe County, Florida, said Southerly line being also the
Northwesterly right-of-way of State Road No. 5 (U.S. Highway No. 1) 100 feet Northwesterly of the
centerline of said State Road No. 5. From said Point of Beginning, run thence South 02°00’43” East
along said Easterly line of said EL DORADO HEIGHTS for a distance of 42.17 feet to the Northwesterly
right-of-way of said State Road No. 5, 70 feet Northwesterly of the centerline of said State Road No. 5;
thence run North 43°20’00” East along said right-of-way for a distance of 169.06 feet to a 1-inch square
iron rod (original “Jenkins” pin) on the East line of Lot 11, according to the Plat thereof, as recorded in
Plat Book 1, at Page 68, of the Public Records of Monroe County, Florida; thence run North 02°00’00”
West along said East line of Lot 11 for a distance of 211.2 feet, more or less, to an existing chain-link
fence; thence run along said chain-link fence in a Southwesterly direction for 120.55 feet, more or less,
to a point on the Easterly line of said EL DORADO HEIGHTS; thence run South 02°00'43” East along
said Easterly line of said EL DORADO HEIGHTS for a distance of 280.2 feet, more or less, to the Point
of Beginning.

And

Commence at the intersection of the Easterly line of EL DORADO HEIGHTS and the Southerly line of
Lot 9, Block 3, of said EL DORADO HEIGHTS, according to the Plat thereof, as recorded in Plat Book
1, at Page 203 of the Public Records of Monroe County, Florida, said Southerly line being also the
Northwesterly right-of-way of State Road No. 5 (U.S. Highway No. 1) 100 feet Northwesterly of the
centerline of said State Road No. 5. From said Point of Commencement, run thence North 02°00'43”
West along said Easterly line of said EL DORADO HEIGHTS for a distance of 280.2 feet, more or less,
to an existing chain-link fence and the Point of Beginning of the herein described parcel of land. From
said Point of Beginning, continue North 02°00'43” West along said Easterly line of said EL DORADO
HEIGHTS for a distance of 120.34 feet to a right angle intersection with the Easterly line of Lot 11, according to the Plat thereof, as
recorded in Plat Book 1, at Page 68, of the Public Records of Monroe County, Florida; thence run South
02°00'00” East along said Easterly line of said Lot 11 for a distance of 50.00 feet to an existing chain-
link fence; thence run along said chain-link fence in a Southwesterly direction for a distance of 120.55
feet, more or less, to the Point of Beginning.

PARCEL 4:

A parcel of land on Key Largo, Monroe County, Florida, being part of the East 75 feet of Lots 9 and 11,
and part of the West 45 feet of the East 120 feet of Lots 9 and 11, according to the Plat thereof, as
recorded in Plat Book 1, at Page 68, of the Public Records of Monroe County, Florida, and being more
particularly described as follows:

Commence at the intersection of the East line of EL DORADO HEIGHTS, according to the Plat thereof,
as recorded in Plat Book 1, at Page 203, of the Public Records of Monroe County, Florida, with the
South line of Lot 9, Block 3 of said subdivision, said South line being also the Northwest right-of-way
of State Road No. 5 (US Highway No. 1) 100 feet Northwest of the centerline of said highway; run
thence North 2°00'43” West along said East line of said EL DORADO HEIGHTS for a distance of
337.91 feet to the Point of Beginning of the herein described parcel; from said Point of Beginning,
continue North 2°00'43” West along said East line of said EL DORADO HEIGHTS for a distance of
337 feet, more or less, to the shoreline of Buttonwood South; thence meander said shoreline in a
Northeasterly direction for a distance of 188 feet, more or less, to an intersection with the East line of
the said Lot 9, according to the Plat thereof, as recorded in Plat Book 1, at Page 68 of the Public Records of Monroe County, Florida; thence run South 02°00’00” East along said East line of said Lot 9 and along the East line of said Lot 11, according to the Plat thereof, as recorded in Plat Book 1, at Page 68 of the Public Records of Monroe County, Florida, for a distance of 444 feet, more or less, to a point on the said East line of the said Lot 11, said point being at right angles with the Point of Beginning of the herein described parcel; thence run South 88°00’00” West at right angles with the previously described course for a distance of 120.34 feet to the Point of Beginning of the herein described parcel.

And

Lot 3, Block 3, EL DORADO HEIGHTS, less the South 50.0 feet thereof, according to the Plat thereof, as recorded in Plat Book 1, at Page 203, of the Public Records of Monroe County, Florida.

PARCEL 5:

A part of Lots 4 and 8 in S32, T61S, R39E, and more particularly described as follows: Commencing at a point where Lot 8, S32, T61S, R39E, intersects the Northerly side of U.S. Highway No. 1 (formerly FECRR) and Woodward Way, and from said point at an angle 135°15’00” (136°29’00” measured), run Southwesterly 200 feet; thence at an angle of 53°16’29” run Northwesterly 563.99 feet; thence run Northeasterly meandering along the water’s edge 142 feet, more or less; thence run South 49°42’13” East for 131.80 feet; thence run North 89°59’00” East for 45.00 feet; thence run along Woodward Way Southeasterly a distance of 415.29 feet back to the Point of Beginning.

PARCEL 6:

A portion of Tract 8 and 12 in S32, T61S, R39E on Key Largo, according to MODEL LAND COMPANY PLAT, as recorded in Plat Book 1, at Page 68, of the Public Records of Monroe County, Florida, more particularly described as follows: From the intersection of the East line of said Tract 8 and the Northwesterly right-of-way of the Overseas Highway, run South 43°20’ West along the said Northwesterly right-of-way a distance of 520 feet to the Point of Beginning of the parcel of land hereinafter described; thence continue South 43°20’ West along said Northwesterly right-of-way a distance of 100 feet; thence North 10°07’32” West a distance of 578 feet, more or less, to the shore of Buttonwood Sound; thence Northeasterly, meandering said shoreline a distance of 100 feet, more or less, to a point of intersection with a line which runs North 10°07’32” West from the Point of Beginning; thence South 10°07’32” East a distance of 569.5 feet, more or less, to the Point of Beginning.
RESOLUTION NO. 03-02-19

A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT ("THE DISTRICT") ADOPTING DISTRICT STAFF'S RECOMMENDATION TO IMPOSE A SYSTEM IMPACT CHARGE ("SIC") FOR THE PROPERTY LOCATED AT 104700 OVERSEAS HIGHWAY, KEY LARGO, FLORIDA, WITH PARCEL IDENTIFICATION NUMBERS 00085170-000000 AND 00085190-000000; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Key Largo Baptist Church, INC, is the owner of real property located at 104700 Overseas Highway, Key Largo, Florida, with Parcel Identification Numbers 00085170-000000 and 00085190-000000, legally described in Exhibit “A” attached hereto and made a part hereof by reference ("the Subject Tax Parcel"); and

WHEREAS, upon review of the proposed development of a church facility on the Subject Tax Parcel, District staff has determined that it will increase the demand on the District’s wastewater facilities; and

WHEREAS, an SIC is imposed on new customers and existing customers who modify, add or construct facilities that impose a potential increased demand on the District’s wastewater facilities; and

WHEREAS, staff has recommended that the District’s Board of Commissioners ("the Board") adopt a Resolution imposing an SIC and increasing the EDU assignment for the Subject Tax Parcel; and

WHEREAS, the Board has considered the staff’s recommendation at a regularly scheduled meeting of the Board held on March 12, 2019.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT THAT:

Section 1. Recitals. The above recitals are true and correct and incorporated into this Resolution by reference.

Section 2. Adoption of Recommendation. The Board finds that there is good and sufficient cause to impose an SIC in the amount of $34,818.00.

Section 3. EDU Increase. The wastewater base charge will be calculated based on 9.4 EDUs.
Section 4. Effective Date. This Resolution shall be effective upon adoption by the Board.

Section 5. Implementation. The General Manager and/or his designee is authorized to take all actions necessary to implement the terms of this Resolution.

The foregoing Resolution was offered by Commissioner Heim, who moved for its approval. The motion was seconded by Commissioner Majeska, and being put to a vote, the result was as follows:

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<tr>
<td>Chairman Asdourian</td>
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<td>Commissioner Gibbs</td>
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<td>Commissioner Majeska</td>
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<td>Commissioner Tobin</td>
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The Chairman thereupon declared this Resolution duly passed and adopted the 12th day of March 2019.

KEY LARGO WASTEWATER TREATMENT DISTRICT

By: [Signature]
David Asdourian, Chairman

Approved to as to form and legal sufficiency:

By: [Signature]
Nicholas W. Mullick, General Counsel

ATTEST:

By: [Signature]
Diane Bockelman, Clerk

SEAL
RESOLUTION NO. 03-02-19
RE NO. 00085170-000000 and 00085190-000000
AK NO. 1093840 and 1093823

EXHIBIT “A”

The South 1/2 of Lot 5, Section 12, Township 61 South, Range 39 East, MODEL LAND COMPANY’S PLAT, according to the Plat thereof, as recorded in Plat Book 1, at Page 68 of the Public Records of Monroe County, Florida;

AND

all of that part of the South 1/2 of Lot 6, in Section 12, Township 61 South, Range 39 East, lying Northwesterly of a line which is parallel to and 120 feet distant Northwesterly of and measured at right angles to the centerline of the Florida East Coast Railway right-of-way, as said right-of-way was laid out over and across said Lot 6, MODEL LAND COMPANY’S PLAT, according to the Plat thereof, as recorded in Plat Book 1, at Page 68 of the Public Records of Monroe County, Florida;

AND

a parcel of submerged land in Blackwater Sound in Sections 11 and 12, Township 61 South, Range 39 East, Key Largo, Monroe County, Florida, more particularly described as follows: From the intersection of the dividing line between Lot 6 and Lot 9 in Section 12, Township 61 South, Range 39 East, as shown on MODEL LAND COMPANY’S PLAT, as recorded in Plat Book 1, at Page 68, of the Public Records of Monroe County, Florida, with the Northwesterly right-of-way line of the Overseas Highway (said right-of-way line being 50 feet Northwesterly from the centerline thereof) run South 89° 16’ West along said dividing line between Lots 6 and 9 and between Lots 5 and 10, all according to said Plat Book 1, at Page 68, a distance of 901.5 feet to the mean high tide line on the shore of Blackwater Sound and the Point of Beginning of the parcel hereinafter described; thence North 77°45'10" West, a distance of 213.95 feet; thence North 26°04'10" East, a distance of 323.39 feet; thence South 88° 33’ East, a distance of 139.5 feet to the said mean high tide line as the dividing line between the Culver property and Block 13 of BOWEN’S ADDITION, Plat Book 2, Page 107, thence Southerly meandering said mean high tide line, a distance of 337.40 feet to the Point of Beginning.