

EXHIBIT “A”

ARTICLE VI. INFRASTRUCTURE IMPROVEMENT AREAS

Sec. 38-200 Definitions.

The following words, terms, and phrases, when used in this Article, shall have the meanings ascribed to them in this section except when the context clearly indicates different:

Infrastructure improvement area means the geographic boundaries for each area within the City that is designated by the City and delineated by the map(s) depicted in figure(s) within this Article.

Infrastructure improvement area fees means the user fees charged pursuant to this article to support the funding of public infrastructure improvements to the water distribution and wastewater collection systems within an infrastructure improvement area.

Non-Residential Establishment means all uses other than residential as defined below.

Residential Establishment means single-family or multi-family dwelling unit.

Sec. 38-201. Legislative Findings.

It is the intent of this article that the City may, subject to the availability of funds and resources, designate infrastructure improvement areas for wastewater collection systems and water distribution systems in locations within the City where it is feasible and beneficial for economic development. Infrastructure improvement area fees will be imposed as repayment of any funds expended by the City for the construction of the improvements.

Sec. 38-202. Criteria for Infrastructure Improvement Areas.

In determining if a location is feasible and beneficial for economic development and suitable for an infrastructure improvement area, the City may consider, among other things, whether it is in the public interest to master plan the infrastructure in the area in order to provide efficient and cost-effective public utility services throughout the City, and whether multiple developments are anticipated in the area, which will contribute to the funding of the infrastructure improvements.

Sec. 38-203. Funding for Infrastructure Improvement Areas.

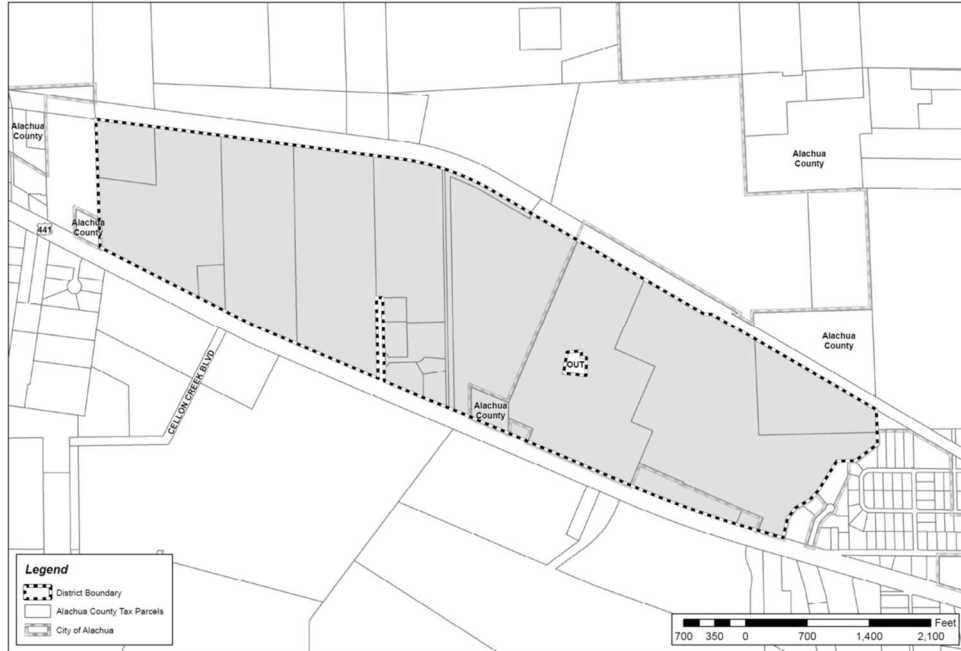
The funding to pay for the construction of Infrastructure Improvement Areas will be paid for by development(s), or they may be initially funded by the City and reimbursed by developments and users as provided for by each specific Infrastructure Improvement Area. Infrastructure improvement area fees shall be in addition to, and not in lieu of, any and all other fees and charges assessed by the City, including, but not limited to, Capital Facilities Charges and Meter Installation Charges.

Sec. 38-204. Designated Infrastructure Improvement Areas.

The following areas are designated as infrastructure improvement areas:

- (a) Alachua East Wastewater Collection Infrastructure Improvement Area (“Area 1”).

(1) Area 1 is depicted in Figure 1 below:



(2) Construction by Master Plan. The construction of the infrastructure improvements for wastewater collection in Area 1 (“Improvements”) will be accomplished by master planning. The fees for the Improvements set forth below are based upon the Master Plan for Area 1 of the future wastewater collection system infrastructure improvements for Area 1 that includes the estimated capital construction costs for such Improvements and the anticipated future non-residential establishments in Area 1 that will receive the benefit of these Improvements. The user fees set forth below collected by the City in Area 1 shall be used by the City to fund the Improvements in Area 1.

(3) Area 1 Funding. Subject to availability of funds, the City is authorized to fund the Improvements and be reimbursed by infrastructure improvement area fees (“Fees”). The Fees have been calculated based upon the Master Plan for Area 1, which may be amended from time to time, and anticipated development activity in Area 1. The Fees will be reviewed periodically and adjusted according to revisions in the Master Plan for Area 1 or to account for changing inflationary or economic conditions. The initial Fees are as follows:

- i. Each new or existing non-residential establishment that connects to the Improvements shall pay the City one dollar (\$1.00) per square foot of the gross building square footage at the time it connects to the Improvements. No final inspection will be conducted or

wastewater services provided until the Fees have been paid to the City.

Fees shall not apply if a structure is destroyed by fire or other unforeseen casualty and the new structure is reconstructed in substantially the same square footage as the structure that was destroyed. The Fees shall be paid upon application for final inspection.

(b) Alachua West Wastewater Collection Infrastructure Improvement Area (“Area 2”).

(1) Area 2 is depicted in Figure 2 below.



(2) Construction by Master Plan. The construction of the infrastructure improvements for wastewater collection in Area 2 (“Improvements”) will be accomplished by master planning. The fees for the Improvements set forth below are based upon the Master Plan for Area 2 of the future wastewater collection system infrastructure improvements for Area 2 that includes the estimated capital construction costs for such Improvements and the anticipated future non-residential establishments and residential establishments in Area 2 that will receive the benefit of these Improvements. The user fees set forth below collected by the City in Area 2 shall be used by the City to fund the Improvements in Area 2.

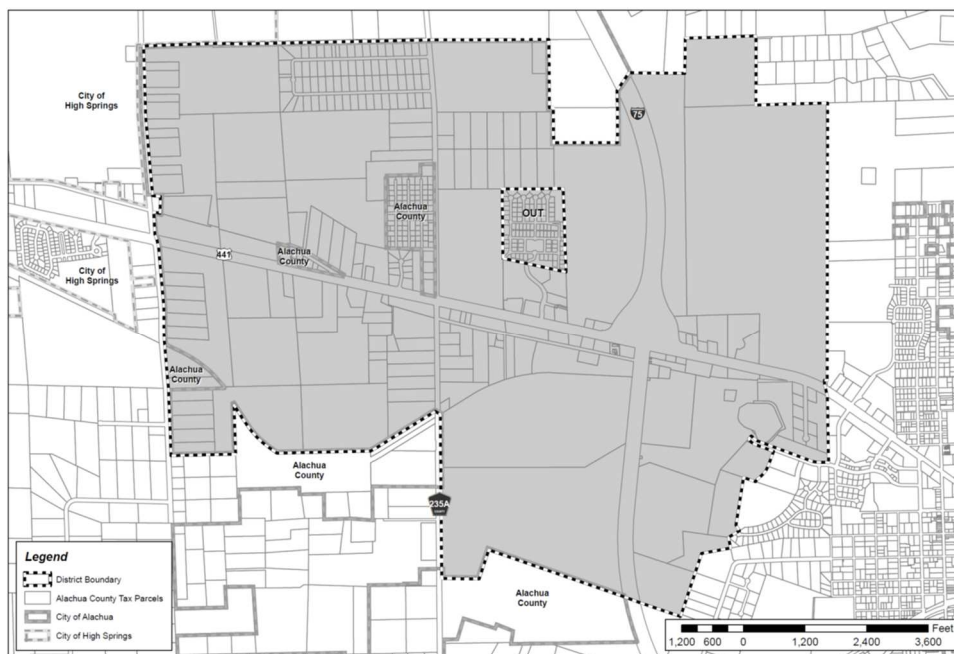
(3) Area 2 Funding. Subject to availability of funds, the City is authorized to fund the Improvements and be reimbursed by infrastructure improvement area fees (“Fees”). The Fees have been calculated based upon the Master Plan for Area 2, which may be amended from time to time, and anticipated development activity in Area 2. The Fees will be reviewed periodically and adjusted according to revisions in the Master Plan for Area 2 or to account for changing inflationary or economic conditions. The initial Fees are as follows:

- i. Each new or existing non-residential establishment that connects to the Improvements shall pay the City seventy-five cents (\$0.75) per square foot of the gross building square footage at the time it connects to the Improvements. No final inspection will be conducted or wastewater services provided until the Fees have been paid to the City.
- ii. Each new or existing residential establishment that connects to the Improvements shall pay the City two-hundred and seventy-five dollars (\$275) at the time it connects to the Improvements. No final inspection will be conducted or wastewater services provided until the Fees have been paid to the City.

Fees shall not apply if a structure is destroyed by fire or other unforeseen casualty and the new structure is reconstructed in substantially the same square footage as the structure that was destroyed. The Fees shall be paid upon application for final inspection.

(c) Alachua West Water Distribution Infrastructure Improvement Area (“Area 3”).

(1) Area 3 is depicted in Figure 3 below.



(2) Construction by Master Plan. The construction of the infrastructure improvements for water distribution in Area 3 (“Improvements”) will be accomplished by master planning. The fees for the Improvements set forth below are based upon the Master Plan for Area 3 of the future water distribution system infrastructure improvements for Area 3 that includes the estimated capital construction costs for such Improvements and the anticipated future non-residential establishments and residential establishments in Area 3 that will receive the benefit of these Improvements. The user fees set forth below collected by the City in Area 3 shall be used by the City to fund the Improvements in Area 3.

(3) Area 3 Funding. Subject to availability of funds, the City is authorized to fund the Improvements and be reimbursed by infrastructure improvement area fees (“Fees”). The Fees have been calculated based upon the Master Plan for Area 3, which may be amended from time to time, and anticipated development activity in Area 3. The Fees will be reviewed periodically and adjusted according to revisions in the Master Plan for Area 3 or to account for changing inflationary or economic conditions. The initial Fees are as follows:

- i. Each new or existing non-residential establishment that connects to the Improvements shall pay the City fifty cents (\$0.50) per square foot of the gross building square footage at the time it connects to the Improvements. No final inspection will be conducted or water services provided until the Fees have been paid to the City.
- ii. Each new or existing residential establishment that connects to the Improvements shall pay the City two-hundred and fifty dollars (\$250) at the time it connects to the Improvements. No final inspection will be conducted or water services provided until the Fees have been paid to the City.

Fees shall not apply if a structure is destroyed by fire or other unforeseen casualty and the new structure is reconstructed in substantially the same square footage as the structure that was destroyed. The Fees shall be paid upon application for final inspection.