

EXHIBIT “A”

ARTICLE VI. INFRASTRUCTURE IMPROVEMENT AREAS

Sec. 38-204. Designated Infrastructure Improvement Areas.

(d) Alachua East Water Distribution Infrastructure Improvement Area (“Area 4”).

(1) Area 4 is depicted in Figure 4 below.



(2) Construction by Master Plan. The construction of the infrastructure improvements for water distribution in Area 4 (“Improvements”) will be accomplished by master planning. The fees for the Improvements set forth below are based upon the Master Plan for Area 4 of the future water distribution system infrastructure improvements for Area 4 that includes the estimated capital construction costs for such Improvements and the anticipated future non-residential establishments and residential establishments in Area 4 that will receive the benefit of these Improvements. The user fees set forth below collected by the City in Area 4 shall be used by the City to fund the Improvements in Area 4.

(3) Area 4 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 4, which may be amended from time to time, and anticipated development activity in Area 4. The Fees will be reviewed periodically and adjusted according to revisions in the Master Plan for Area 4 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 twenty-five cents (\$0.25) 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.