

**EXHIBIT A
TO
ORDINANCE NO. 20-09**

[Development Fee Schedule]

See following pages.

Water, Wastewater, Water Resources, and Reclaimed Water Development Fees¹

¹ Zone 4 and Zone 5 do not have any utility infrastructure planned for the period covered by the June 2009 Development Fee Study and, therefore, no water, wastewater, water resources or reclaimed water fees have been assessed. Prior to any new construction in Zone 4 and Zone 5 requiring utility infrastructure, a revised infrastructure improvements plan and development fee study will be required to be established the appropriate fee for each.

Zone 1

| All Development Meter Size/Type (inches) | Water | Wastewater | Water Resources | Reclaimed Water | Total |
|--|---------|------------|-----------------|-----------------|---------|
| 1.0 or less (all types) | \$3,395 | \$4,042 | \$294 | \$127 | \$7,858 |
| 1.5 Displacement | 4,243 | 5,053 | 370 | 160 | 9,826 |
| 2.0 Displacement | 8,487 | 10,105 | 740 | 320 | 19,652 |
| 2.0 Comp or Turb. | 13,579 | 16,169 | 1,180 | 510 | 31,438 |
| 3.0 Compound | 27,158 | 32,338 | 2,350 | 1,020 | 62,866 |
| 3.0 Turbine | 29,704 | 35,369 | 2,570 | 1,110 | 68,754 |
| 4.0 Compound | 42,435 | 50,527 | 3,680 | 1,590 | 98,232 |
| 4.0 Turbine | 50,922 | 60,633 | 4,410 | 1,910 | 117,875 |
| 6.0 Compound | 84,870 | 101,055 | 7,350 | 3,180 | 196,454 |
| 6.0 Turbine | 106,087 | 126,319 | 9,190 | 3,970 | 245,566 |
| 8.0 Compound | 135,791 | 161,688 | 11,760 | 5,080 | 314,319 |
| 8.0 Turbine | 152,765 | 181,899 | 13,230 | 5,720 | 353,614 |

Zone 2

| All Development Meter Size/Type (inches) | Water | Wastewater | Water Resources | Reclaimed Water | Total |
|--|---------|------------|-----------------|-----------------|---------|
| 1.0 or less (all types) | \$2,280 | \$5,861 | \$294 | \$127 | \$8,562 |
| 1.5 Displacement | 2,850 | 7,326 | 370 | 160 | 10,706 |
| 2.0 Displacement | 5,700 | 14,652 | 740 | 320 | 21,412 |
| 2.0 Comp or Turb. | 9,121 | 23,443 | 1,180 | 510 | 34,253 |
| 3.0 Compound | 18,241 | 46,886 | 2,350 | 1,020 | 68,497 |
| 3.0 Turbine | 19,951 | 51,281 | 2,570 | 1,110 | 74,913 |
| 4.0 Compound | 28,502 | 73,259 | 3,680 | 1,590 | 107,031 |
| 4.0 Turbine | 34,202 | 87,911 | 4,410 | 1,910 | 128,433 |
| 6.0 Compound | 57,004 | 146,518 | 7,350 | 3,180 | 214,051 |
| 6.0 Turbine | 71,254 | 183,147 | 9,190 | 3,970 | 267,562 |
| 8.0 Compound | 91,206 | 234,429 | 11,760 | 5,080 | 342,474 |
| 8.0 Turbine | 102,606 | 263,732 | 13,230 | 5,720 | 385,289 |

Zone 3

| All Development Meter Size/Type (inches) | Water | Wastewater | Water Resources | Reclaimed Water | Total |
|--|---------|------------|-----------------|-----------------|---------|
| 1.0 or less (all types) | \$4,472 | \$4,313 | \$294 | \$127 | \$9,206 |
| 1.5 Displacement | 5,590 | 5,391 | 370 | 160 | 11,511 |
| 2.0 Displacement | 11,180 | 10,782 | 740 | 320 | 23,022 |
| 2.0 Comp or Turb. | 17,888 | 17,252 | 1,180 | 510 | 36,829 |
| 3.0 Compound | 35,775 | 34,504 | 2,350 | 1,020 | 73,649 |
| 3.0 Turbine | 39,129 | 37,738 | 2,570 | 1,110 | 80,547 |
| 4.0 Compound | 55,898 | 53,912 | 3,680 | 1,590 | 115,081 |
| 4.0 Turbine | 67,078 | 64,695 | 4,410 | 1,910 | 138,093 |
| 6.0 Compound | 111,797 | 107,824 | 7,350 | 3,180 | 230,151 |
| 6.0 Turbine | 139,746 | 134,780 | 9,190 | 3,970 | 287,686 |
| 8.0 Compound | 178,875 | 172,519 | 11,760 | 5,080 | 368,234 |
| 8.0 Turbine | 201,235 | 194,084 | 13,230 | 5,720 | 414,268 |

Non-Utility Development Fees – Library, Park, Police, Fire, and General Government All Zones

| Residential (per unit) | Parks & Recreation | Library | Police | Fire/EMS | Streets | General Government | Total |
|--------------------------------------|--------------------|---------|--------|----------|---------|--------------------|---------|
| Single Family Detached | \$1,909 | \$535 | \$506 | \$1,178 | \$319 | \$522 | \$4,969 |
| All other Housing Types | \$1,441 | \$404 | \$382 | \$889 | \$166 | \$393 | \$3,675 |
| Nonresidential (per 1,000 sf) | | | | | | | |
| Com / Shop Ctr 25,000 SF or less | NA | NA | \$592 | \$1,378 | \$1,619 | \$611 | \$4,200 |
| Com / Shop Ctr 25,001- 50,000 SF | NA | NA | \$592 | \$1,378 | \$1,501 | \$611 | \$4,082 |
| Com / Shop Ctr 50,001- 100,000 SF | NA | NA | \$592 | \$1,378 | \$1,314 | \$611 | \$3,895 |
| Com / Shop Ctr 100,001- 200,000 SF | NA | NA | \$592 | \$1,378 | \$1,137 | \$611 | \$3,718 |
| Com / Shop Ctr over 200,000 SF | NA | NA | \$592 | \$1,378 | \$976 | \$611 | \$3,557 |
| Office / Inst 10,000 SF or less | NA | NA | \$592 | \$1,378 | \$756 | \$611 | \$3,337 |
| Office / Inst 10,001-25,000 SF | NA | NA | \$592 | \$1,378 | \$612 | \$611 | \$3,193 |
| Office / Inst 25,001-50,000 SF | NA | NA | \$592 | \$1,378 | \$522 | \$611 | \$3,103 |
| Office / Inst 50,001-100,000 SF | NA | NA | \$592 | \$1,378 | \$445 | \$611 | \$3,026 |
| Office / Inst over 100,000 SF | NA | NA | \$592 | \$1,378 | \$379 | \$611 | \$2,960 |
| Business Park | NA | NA | \$592 | \$1,378 | \$425 | \$611 | \$3,006 |
| Light Industrial | NA | NA | \$415 | \$965 | \$232 | \$428 | \$2,040 |
| Warehouse | NA | NA | \$415 | \$965 | \$165 | \$428 | \$1,973 |
| Manufacturing | NA | NA | \$415 | \$965 | \$127 | \$428 | \$1,935 |

**EXHIBIT B
TO
ORDINANCE NO. 20-09**

[Zone Description and Map]

See following pages.

TOWN OF BUCKEYE
ZONE DESCRIPTIONS

Associated With
2009 DEVELOPMENT FEES

Zone 1

Beginning at the centerline of the Watson Road alignment where it intersects the southern floodplain limit line for the Gila River;
Thence Southwesterly along the south side of the Gila River to a point on the centerline of State Route 85 where it intersects the South line of Section 24, Township 1 South, Range 4 West;
Thence Northerly along the centerline of State Route 85 to a point on the centerline of the Buckeye Canal;
Thence Westerly along the centerline of the Buckeye Canal to the centerline of Turner Road;
Thence North along the centerline of Turner Road to the centerline of Interstate Highway 10;
Thence Easterly along the centerline of Interstate Highway 10 to a point where the alignment of Yuma Road intersects the centerline of Interstate Highway 10, which point lies on the South line of Section 8, Township 1 North, Range 3 West;
Thence East along the centerline of Yuma Road to the intersection of Watson Road;
Thence South along the centerline of Watson Road to the centerline of the Lower Buckeye Road alignment;
Thence East along the centerline of the Lower Buckeye Road alignment to the mid-section line of Section 22, Township 1 North, Range 3 West;
Thence South along said mid-section line to the centerline of the Roosevelt Irrigation District Main Canal;
Thence Easterly along the centerline of the Roosevelt Irrigation District Main Canal to the point where it intersects the centerline of Perryville Road;
Thence South along the centerline of Perryville Road to a point on the southern floodplain limit line for the Gila River;
Thence Westerly along the southern floodplain limit line for the Gila River to the centerline of the Watson Road alignment and the Point of Beginning.

Zone 2

Beginning at a point on the centerline of State Route 85 where it intersects the South line of Section 24, Township 1 South, Range 4 West;
Thence Westerly along the southern floodplain limit line for the Gila River to a point on the West line of Section 26, Township 1 South, Range 5 West;
Thence North along said East line to the Northwest corner of said Section 26;
Thence East along the North line of said Section 26 to a point on the Western floodplain limit line of the Hassayampa River;
Thence Northerly along said Western floodplain limit line to a point on the centerline of Interstate Highway 10;

Thence Easterly along the centerline of Interstate Highway 10 to a point on the centerline of Turner Road alignment;
Thence Southerly along the centerline of Turner Road alignment to a point on the centerline of the Buckeye Canal;
Thence Easterly along the centerline of the Buckeye Canal to the centerline of State Route 85;
Thence Southerly along the centerline of State Route 85 to the Point of Beginning.

Zone 3

That portion of the incorporated area of the Town of Buckeye lying East of the Western floodplain limit line of the Hassayampa River and North of the following described line:

Beginning at the intersection of the centerline of Interstate Highway 10 and the Western floodplain limit line of the Hassayampa River;
Thence Easterly along the centerline of Interstate Highway 10 to a point where the alignment of Yuma Road intersects the centerline of Interstate Highway 10, which point lies on the South line of Section 8, Township 1 North, Range 3 West;
Thence East along the centerline of Yuma Road to the intersection of Watson Road;
Thence South along the centerline of Watson Road to the centerline of the Lower Buckeye Road alignment;
Thence East along the centerline of the Lower Buckeye Road alignment to the mid-section line of Section 22, Township 1 North, Range 3 West;
Thence South along said mid-section line to the centerline of the Roosevelt Irrigation District Main Canal;
Thence Easterly along the centerline of the Roosevelt Irrigation District Main Canal to the point where it intersects the centerline of Perryville Road.

Zone 4

That portion of the incorporated area of the Town of Buckeye lying West of the Western floodplain limit line of the Hassayampa River.

Zone 5

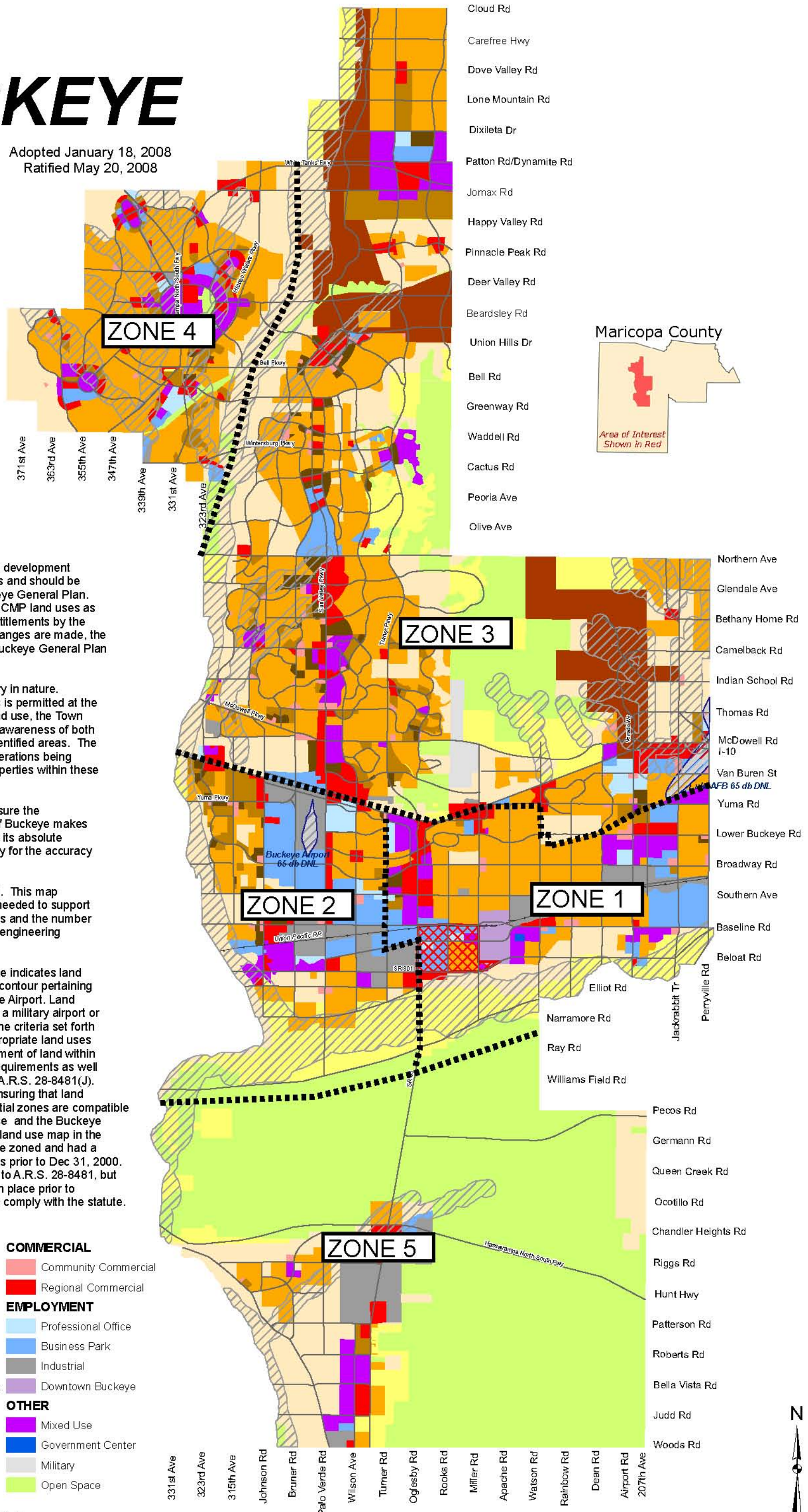
That portion of the incorporated area of the Town of Buckeye lying South of the following described line:

Beginning at the point of intersection of the Southern floodplain limit line for the Gila River with the West line of Section 26, Township 1 South, Range 5 West;
Thence Easterly along the Southern floodplain limit line for the Gila River to the centerline of the Watson Road alignment.

* * * * *

Town of **BUCKEYE**

Adopted January 18, 2008
Ratified May 20, 2008



Notes:

All Community Master Plans (CMP) and development agreements remain as valid entitlements and should be referred to in conjunction with the Buckeye General Plan. The Land Use Map strives to reflect the CMP land uses as accurately as possible. The adopted entitlements by the Town of Buckeye are valid and if any changes are made, the policies and guidelines outlined in the Buckeye General Plan will be followed.

Floodway Transitional Areas are advisory in nature. Though development within these areas is permitted at the level of the designated General Plan land use, the Town wishes to emphasize the importance of awareness of both the hazards and sensitivities in these identified areas. The Town strongly encourages these considerations being addressed in development plans for properties within these areas.

While every effort has been made to ensure the accuracy of this information, the Town of Buckeye makes no warranty, expressed or implied, as to its absolute accuracy and expressly disclaims liability for the accuracy thereof.

Arterial / River crossings are conceptual. This map demonstrates the number of crossings needed to support development at build-out. Final locations and the number of crossings will be determined through engineering and water studies.

Town of Buckeye General Plan Land Use indicates land within the 65 day-night noise level (dnl) contour pertaining to Luke Air Force Base and the Buckeye Airport. Land within the designated 65 dnl adjacent to a military airport or ancillary military facility is restricted by the criteria set forth in A.R.S. 28-8481(J) which outlines appropriate land uses for such land. Any General Plan Amendment of land within these areas must also comply with all requirements as well as the compatible land uses outlined in A.R.S. 28-8481(J). The Town of Buckeye is committed to ensuring that land uses in the high noise or accident potential zones are compatible with the operation of Luke Air Force Base and the Buckeye Airport. Residential uses shown on the land use map in the 65 dnl area for Luke Air Force Base were zoned and had a development plan in place for those uses prior to Dec 31, 2000. These properties continue to be subject to A.R.S. 28-8481, but the development plans that have been in place prior to December 31, 2000 for these properties comply with the statute.

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|-----------------------------------|----------------------|
| Floodway Transitional Areas | COMMERCIAL |
| 65 db noise contour | Community Commercial |
| Downtown Expansion Area | Regional Commercial |
| RESIDENTIAL | EMPLOYMENT |
| Very Low Density 0-1 du/ac | Professional Office |
| Low Density 1.01-3 du/ac | Business Park |
| Medium Density 3.01-6 du/ac | Industrial |
| Medium High Density 6.01-10 du/ac | Downtown Buckeye |
| High Density 10.01-15 du/ac | OTHER |
| Master Planned Community | Mixed Use |
| | Government Center |
| | Military |
| | Open Space |

FIGURE 3-4