Trillium

Second Amended Community Master Plan

APPROVED

Trillium

Community Master Plan
Major Amendment Number 2

Buckeye, Arizona
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Overview

In 1888, settlers named a canal in a small rural Arizona community "Buckeye," after the state tree of their home state of Ohio. The canal's great influence on the farming community allowed the City to subsequently take on the name as well. Trillium reflects on the roots of these early Buckeye settlers. Trillium is a wildflower that grows in untouched areas of woods; the white trillium is the state wildflower of Ohio. The name has an elevated tone, yet maintains an element of the rare and wild. Trillium is rooted from the "tri" aspect of the flower. There are three leaves and three petals. In relation to our development, Trillium reflects not only the surrounding three environmental elements: the two mountain ranges and riverbed; Trillium suggests a balance between the past, present and future of The City of Buckeye.

The 3,029 acres that make up the Trillium community (hereinafter referred to as Trillium, Project, Property, or Community) are part of the larger, previously approved, Sun Valley Area Plan. As such, the land uses and street alignments have been generally determined. Refer to **Exhibit 1, Surrounding Land Uses and Street Alignments** for land uses and general locations. These surrounding uses and alignments are general in nature and not as refined as Trillium. The applicant has worked closely with the City of Buckeye to determine preferred roadway alignments. When the land plans for the surrounding developments are refined, their street alignments are anticipated to also be refined and realigned to match those of Trillium, where appropriate.

The Trillium Community Master Plan (CMP) was initially approved in 2004 and later amended in 2009. **Exhibit 2, Existing Sun Valley & Trillium Land Use Plan** graphically depicts the Sun Valley Area Plan with the first amended CMP. A copy of **Appendix H**, Sun Valley Area Plan is on file with the City.

This proposed second amended CMP is a result of a change in the ownership's vision for Trillium. While the underlying concept of creating a viable community is retained, the proposed modifications improve upon the original concept by establishing a defined active adult community with its own club/recreation center, creating a Community Core, adding a Community Park, and providing additional employment opportunities via the neighborhood and regional commercial parcels, and the Business Park. The following principles are the guiding elements of this amendment.

- Create a significant Community Core of approximately 64 acres in size. This Community Core will become a gathering place for the overall Community while creating a focal point and sense of arrival. The uses within this Community Core are envisioned to include a neighborhood park, club/recreation center, elementary school, and an additional parcel that could include commercial, residential or mixed use uses.

- Create community character, connectivity, and recreational opportunities with a large, 102-acre, centralized Community Park consisting of amenities such as soccer, football, and softball fields; tennis and basketball courts; playgrounds; large picnic pavilion, passive recreation areas and ramadas.

- Encourage social interaction with the addition of two club/recreation centers, a hierarchy of parks, and an integrated trail system; thus, creating pedestrian connectivity between neighborhoods, commercial, employment, public facilities, and open spaces.

- Create a diversity of housing types, sizes, designs, and densities to maintain a vibrant, sustainable community from the first time homebuyer to the empty nester.

- Realign Wintersburg Parkway to the Cactus Road alignment to eliminate a barrier between neighborhoods in the eastern portion of Trillium. MCDOT has included the Cactus Road alignment as an acceptable alternative in their Wintersburg Parkway Corridor Study.

- Establish a 303-acre Business Park at the northeast corner of the Community adjacent to Sun Valley Parkway. The Business Park will significantly improve the ratio of employment to households within the Community; thus, contributing to a strong sustainable community.

As a result of the addition of the two club/recreation centers, Community Park, and Business Park, the allowable number of residential units is reduced from what was previously approved. This second CMP amendment for Trillium provides for a maximum of 6,596 dwelling units and an overall density of 2.2 dwelling units per acre. This is a reduction from the 7,700 dwelling units (2.54 dwelling units per acre) in the first amended Trillium CMP.

The vision, theme, and overall character of Trillium are further articulated within this CMP.

Introduction

The Trillium community is located approximately 15 miles north of Interstate 10, along the west side of the Sun Valley Parkway. As shown on **Exhibit 3, Regional Location Map,** Trillium is located between the White Tank Mountains and the Belmont Mountains, and abuts the Hassayampa River on its western boundary. This Community incorporates both magnificent mountain views as well as the unique and relatively unspoiled Sonoran desert environment along the Hassayampa River.

To accentuate the distinctive character of the Community, as well as to allow for the development of a sustainable master planned community, Trillium is designed around a village concept, allowing higher density development in the eastern portion of the Property in closer proximity to Sun Valley Parkway, the Community Core, and employment opportunities and lower densities in the western portion of the Property as you encounter more varied terrain and approach the Hassayampa River.

Land uses, roadway design, trail locations and concepts, and landscape design palettes are developed to enhance the character and overall theme of Trillium.

Goals and Objectives

The following goals are the basis of the Conceptual Land Use Plan.

- Provide a Community Core, which will be the focal point and primary gathering place for the Community.

- Introduce an active adult community inclusive of an independent focal point and gathering place.

- Offer a range of housing types, retail commercial, and employment opportunities responsive to local and regional markets.

- Provide an integrated mix of land uses linked by a hierarchy of streets along with a trail system that offers residents and employees a strong sense of community and the opportunity to walk or bike from place to place within the Community and to adjacent areas.

- Efficiently provide, in conjunction with the City of Buckeye, major utilities and services including water, sewer, roads, and storm drainage to the Community, its residents, and those who work here.

- Preserve views of the White Tank Mountains, Belmont Mountains, the natural desert landscaping, and the native area around the Hassayampa River, while providing for the orderly and sustainable development of the Property.

- Provide two club/recreation centers and a hierarchy of parks, including a large Community Park, several medium sized neighborhood parks, and numerous pocket parks, together with a system of pathways and trails, for the enjoyment of the Trillium residents.

Physical Settings

The physical settings of the Property form the framework in which any new master planned community must exist. Care in analyzing the existing physical settings and sensitivity to the character of the land are key components to insuring that the resulting development will protect the character of the City of Buckeye as well as showcase the Property and development.

Surrounding Properties/Ownership

Exhibit 4, Surrounding Properties illustrates the surrounding properties and current Property ownership for Trillium.

Opportunities and Constraints

The Property provides numerous opportunities and constraints in developing the Property as shown in **Exhibit 5, Opportunities and Constraints**.

No public utilities (water, wastewater, drainage, gas, cable, etc.) exist on the Property. The planning and development of these utilities is a key component to the development of Trillium.

Transmission power lines which traverse the Property and a substation located in the south-central portion of the Property create constraints on the overall development, but also provide the opportunity for open space and trail corridors.

The western portion of the Property encompasses areas of desert habitat and intermittent slopes of greater than 15%, especially near the Hassayampa River. Lower residential densities and unique lot requirements will be necessary to allow for the development of this area while still preserving the overall character.

Prime views of the White Tank Mountains and Belmont Mountains exist throughout the Community. Open edge treatment along drainage corridors will be provided to allow future residents the enjoyment of these views.

Wagner Wash traverses the Property from the northeast to the southwest to the Hassayampa River. This wash, which is the only 404 designated jurisdictional wash on the Property, offers pathways, open space, and view opportunities as well as preservation of the natural desert habitat within the area.

Biological Evaluation

As part of the original CMP approval, SWCA, Inc. Environmental Consultants was contracted to complete a Biological Evaluation for the Trillium development in January

2003. A reliance letter was prepared in June 2016. The finding of this Biological Evaluation Report concluded that no endangered, threatened, proposed endangered, or proposed threatened plants or animals are known to occur regularly within the Project area. No additional endangered species surveys are recommended. A copy of the reliance letter can be found in **Appendix A, Biological Evaluation Reliance Letter**. A copy of the 2003 Biological Evaluation is on file with the City.

Flora

The vegetation present in the Project area consists of native desert vegetation typical of the Lower Colorado River Valley subdivision of the Sonoran desert scrub biotic community. Within the Project area, the two types of vegetation communities exist: upland vegetation and xeroriparian vegetation.

SWCA's report did find Protected Native Plants classified under the Arizona Native Plant Law (A.R.S. 3-904) present in the Project area. No Highly Safeguarded plants are known to exist or were observed in the Project area. All cacti found in the Project area are salvage-restricted plants. **Table 1: Plants Observed within the Project Area** lists the Arizona Department of Agriculture (ADA) protected plant species found in the Project area and the type of protection they are afforded under the law.

Table 1: Plants Observed Within the Project Area

Plants Observed Within the Project Area that are Protected under the Arizona Native Plant Law	
Species	**Category of Protection**
Foothill palo verde	Salvage Assessed
Blue palo verde	Salvage Assessed
Velvet mesquite	Harvest Restricted Salvage Assessed
Ocotillo	Salvage Restricted
Crucifixion thorn *(Castela emoryi)*	Salvage Restricted
Desert ironwood	Salvage Assessed
Desert willow	Salvage Assessed
All cacti (saguaro, strawberry hedgehog, buckhorn cholla, barrel cactus, and silver cholla)	Salvage Restricted
Salvage Restricted – Collection or destruction by permit only Salvage Assessed – These plants have a significant value if salvaged Harvest Restricted – Permits required to remove plant by-products (fuel wood)	

SWCA recommended that a Notice of Intent to Clear Land be submitted to the Arizona Department of Agriculture at least 60 days prior to vegetation removal activities. An onsite nursery for reuse of mature, healthy desert vegetation shall be established.

Where possible, the intent is to incorporate most of the salvaged plants into the development. Any excess vegetation will be offered to commercial plant salvagers. All statutes and regulations regarding salvageable plants will be observed.

Fauna

In November 2014, environmental consultants, Westland Resources Inc., preformed a survey of the Property to determine the occurrence of the Sonoran Desert Tortoise and to determine if the Property had potential habitat that might support the tortoise. Westland determined that Trillium has low and very low quality tortoise habitat. A second survey for presence of the Sonoran Desert Tortoise was performed in April 2015 and one tortoise was found in the far northwest corner of the Property near the banks of the Hassayampa River.

In the event US Fish and Wildlife Service decides to place the Sonoran Desert Tortoise on the Endangered Species List, the Arizona Game and Fish Guidelines for handling the Sonoran Desert Tortoise will be followed if any tortoises are encountered during construction activities, as well as the implementation of other approved tortoise conservation measures.

No pygmy owls were discovered as part of the 2003 SWCA survey. No additional endangered species surveys were recommended.

Archaeological Survey

SWCA, Inc. Environmental Consultants completed an archaeology survey in February 2003. A reliance letter was prepared in June 2016. A total of 2,936 acres were surveyed and approximately 64 acres of this area falls within the Hassayampa River or Wagner Wash. Two sites and 47 isolated artifacts have been identified and recorded. These sites were thoroughly researched, both in office and field, by qualified archeologists from January 13-23, 2003.

The first site is located near the Wagner Wash. It is a 25 m x 23 m area on 1,414 ft. amsl elevation with creosote bush, palo verde, and triangle-leaf bursage vegetation. This 1930 Euro-American site consists of a small concentration of trash and appears to represent a single dumping episode. There are no features that likely represent a historic campsite. This site fails to meet any of the National Register of Historic Places (NRHP) eligibility criteria.

The second site is also located near the Wagner Wash. It is a 56 m x 41 m area on 1,350 ft. amsl with creosote bush, palo verde, and ironwood vegetation. This 1943 Euro-American site condition is fair to poor due to modern human and cattle disturbance, erosion, and architectural augmentation. It consists of a well, cement stock tank, and metal water tank surrounded by fences. The fence, metal water tank, and some wood pallets and tires, appear to be modern additions and repairs.

This site does not contain any new or significant information pertaining to Euro-American habitation in this region and lacks integrity due to modern alterations and additions. This site is not eligible for NRHP considerations.

In addition, SWCA also reviewed four previously documented archaeological surveys in the area. They found no additional sites. Four historic roads located within a half-mile radius of this Project from the General Land Office (GLO) 1919 survey plat maps were observed during the survey. These roads do not meet any NRHP eligibility criteria, as they are not associated with any significant historical person or event and will not contribute any new or significant information.

No further archaeological work is recommended for this Project area. A copy of the reliance letter can be found in **Appendix B, Archaeological Survey Reliance Letter.** A copy of the 2003 Archaeological Survey is on file with the City.

Jurisdictional Water Delineation

In October 2008, the U. S. Army Corps of Engineers determined that Wagner Wash is the only jurisdictional wash within Trillium as shown on **Exhibit 6, Jurisdictional Waterways**. Based upon that determination, a nationwide permit to disturb portions of the wash to install roadway and utility crossings was submitted to and approved by the U. S. Army Corps of Engineers. The jurisdictional delineation and nationwide permit were recently extended by the U. S. Army Corps of Engineers through July 2017 and March 2017, respectively. The development of Trillium will comply with the approved nationwide permit.

Wagner Wash, within Trillium, provides a mechanism for moving stormwater through the Property and an opportunity to add open space, trails, and preservation of natural desert views and habitat. The design concept for Trillium attempts to minimize potential impacts to Wagner Wash. Design standards for Wagner Wash are discussed further in the Recreation/Open Space section. Additional drainage corridors will move stormwater efficiently through the Property to Wagner Wash. These corridors will become green belts and open space corridors.

Development Plan

This plan is guided by and reflective of the policies and guidelines outlined in the City of Buckeye General Plan. The CMP identifies the appropriate land uses, intensity of development, densities, and development standards. Therefore, specific land use, parcels, densities, circulation, open space and design guidelines are presented in this CMP allowing the City to review the specific proposals the applicant is presenting related to the development of this Property.

The overall concept for Trillium builds upon the City of Buckeye General Plan, a detailed assessment of the physical environment, and the vision of the property owners and master developer. The concept includes four villages, which form the backbone for the creation of a distinctive community based plan that maximizes the utilization of the Property, while protecting the entitlements of surrounding properties and the physical environment. The location of the four villages is shown on **Exhibit 7, Community Framework**.

Each Village is further refined into Pods and their associated land uses. These Pods may be further split into smaller development parcels. This provides greater flexibility at the time of development. **Exhibit 8, Land Use Master Plan** graphically depicts the Pods and land uses and is the regulatory document for the CMP. The neighborhoods, parks, open spaces, and internal roadway systems are envisioned to develop as shown on **Exhibit 9, Conceptual Land Plan.** Future engineering studies and market conditions may have an impact on the parcel densities and configurations and could require modifications to the Conceptual Land Plan. The Conceptual Land Plan is a concept of how Trillium is planned to develop. Modifications to the Conceptual Land Plan do not constitute the need for a CMP Amendment, as long as the modifications are in conformance with the Land Use Master Plan exhibit, which is the regulatory document. Modifications to the Land Use Master Plan are subject to Section 8.6.6.K of the City of Buckeye, Arizona Development Code.

Within the four villages, roads, pathways and trails, landscaping, and land uses are designed to accentuate and complement the lifestyles and land forms within the Community. Wagner Wash runs through Trillium, which will remain in its natural state except for road crossings. A series of interconnected pathways/trails within the Community, including alongside both sides of Wagner Wash, provide excellent pedestrian access and opportunities to enjoy the native desert environment throughout the Community. The paths along Wagner Wash will also serve as maintenance roads.

The plan envisions a dynamic Community Core at the primary window into the Community from Sun Valley Parkway. This center of activity delivers the impetus for significant social interaction among the residents with its mix of land uses, which will include a club/recreation center, distinctive park and elementary school. Depending on market conditions, additional opportunities include retail, restaurants, or higher density residential to take advantage of its location near the park and club/recreation center. The Community Core will be linked to the Community's trail system by way of a grade-

separated crossing. Refer to **Exhibit 10 – A through F, Community Core Concept** for a concept of how the Community Core is envisioned.

A 71-acre regional commercial center is ideally situated at the northwest corner of Sun Valley and Wintersburg Parkways, which are both anticipated to become high traffic corridors. This site envisions a major tenant situated at the corner of the two parkways with other commercial buildings situated adjacent to the circular street interior to Trillium. Commercial concepts for this site are shown on **Exhibit 11, Commercial Concept**. The commercial site is anticipated to be phased and layout changed as users are selected and market conditions are known. In addition, a 9-acre neighborhood commercial corner is situated at Wintersburg Parkway and Johnson Road; a convenient location for the residents of Trillium. These locations also promote a walkable environment for the nearby residents.

A Business Park of approximately 303 acres is planned along Sun Valley Parkway at the Community's northern boundary. This employment center will provide nearby employment opportunities for Trillium residents. The Business Park will be an aesthetically pleasing development of high quality architecture of similar or compatible materials, colors, and textures. Development will occur on a per user basis, but the character of each parcel will be controlled by Conditions, Covenants and Restrictions imposed by the master developer to assure a unified theme and character throughout the Business Park. The architectural character and a conceptual parcel site plan that reflects the vision for the Business Park is shown on **Exhibit 12, Business Park Concept**. Access to Sun Valley Parkway will be provided via a commercial collector street. The allowance of and provisions related to any driveway connections to Sun Valley Parkway for parcels adjacent to Sun Valley Parkway will be determined during the site plan review process and are not approved or disallowed by this CMPA.

The local and collector streets internal to the villages will be designed to provide connection between parcels, allowing residents to visit neighbors, shop, work, go to school, and partake of recreational opportunities, while minimizing the need to access the parkway and arterial roadway network. In this way, traffic volumes on the parkway and arterial roadway network will not escalate due to short trips. Although direct vehicular access from Village 2 to the Business Park cannot be provided due to the location of the gated active adult community, a hard surfaced pathway will allow pedestrians and bicyclists from Village 2 to commute to the Business Park without using Sun Valley Parkway. Refer to **Exhibit 13, Street & Circulation Plan** for overall street locations and classifications **and Exhibit 14 – A through D, Street Cross-sections** for street cross-sections and conceptual planting plans.

Recreational opportunities abound within the villages. Two club/recreation centers will be provided, one within the active adult area and a second within the family area of Village 2. The Community Park and neighborhood parks are strategically placed to maximize visibility and accessibility. Pocket parks will be located throughout the residential area with the intent of having a neighborhood and/or pocket park within a relatively short walking distance of every home. Open spaces will include a mix of

urban and traditional style of landscaping, parks, and an interconnected pathway and trail system. Access to the natural environment will be maintained by incorporating paths/trails along the drainage corridors, which link to Wagner Wash or to the Hassayampa River. The paths/trails will become progressively more natural (non-paved) as they approach the Hassayampa River. Other paths/trails within Trillium may be constructed of decomposed granite, asphalt, or concrete.

Community Character

Character is the spirit of the community, essential to its vitality, lifestyle, and economic well-being. An integrated, harmonious design establishes the overall appearance and character of Trillium. Each village is planned with a discernable character. Village 1 is an aesthetically pleasing employment center with a cohesive, compatible layout of high quality architecture. Village 2 promotes a variety of lifestyles ranging from young adults to families and active adults. The entry into Trillium becomes the hub of activity for residents of Trillium with the Community Core and a regional commercial center. Village 3 provides solitude with lower densities within a more secluded and natural setting. Village 4 is designed for families desiring close proximity to an elementary school, neighborhood park, and the large Community Park.

Community Balance

Trillium incorporates a balance of land uses to establish and maintain a high quality of life with its diverse mixture of housing and employment opportunities together with significant community open spaces and amenities. Integrated design elements such as site planning, architecture, engineering, and landscape design will create a cohesive and desirable community.

Connectivity

Land uses are strategically placed to provide a comprehensive multi-model circulation system and to encourage convenient non-automotive trips (such as walking and cycling). Ample non-vehicular, as well as vehicular access, are offered between residential and non-residential areas. Two pedestrian underpasses will be offered to provide a convenient and safe connection for the residents. The first will allow residents ingress and egress to the Community Core without having to cross a collector street at grade. The second will allow pedestrians and bicyclists to continue along the paths on Wagner Wash and to reach the Community Park without having to cross Wintersburg Parkway at grade.

Design

The theme carried throughout Trillium is reflected in the wall and landscape concepts, entry and monumentation features, and signage. Entrances into the Trillium community, perimeter walls, and directional signage are very important in establishing the character of the Project. Just as the Project is designed to accentuate the natural

features of the site and celebrate the history of the City of Buckeye, the entry monuments and perimeter walls will be designed to reflect the area and complement the overall landscape design and Community aesthetics. Refer to **Exhibit 15, Landscape Concepts**; **Exhibit 16, Wall Concepts**; **Exhibit 17, Signage; Exhibit 18, Identity Corner;** and **Exhibit 19 – A and B, Community Entrances** for examples of the overall theme.

Trillium will be designed to be visually appealing, using curvilinear streetscapes, greenbelts, and open spaces at key focal points. The neighborhood parks, Community Park, and the two club/recreation centers are strategically located to be accessible, but also to be visually appealing at key street intersections. Appropriately placed pocket parks and natural open spaces will be located throughout the community. In addition to being pedestrian friendly, Trillium offers generous landscaped parkways and arterial streets and grade-separated pedestrian crossings to access the Community Core and the Community Park. Refer to **Exhibit 20, Pedestrian Underpass** for a concept of how the underpasses could develop.

Recreational Opportunities

Open space corridors are placed strategically throughout Trillium providing continuous visual and physical connectivity. An array of active and passive amenities is distributed throughout the Community. The location, type, and programming of the open space and amenities will be appropriate for the character of each village and the physical environment.

Open Space, Pathways and Trails, and Parks

The recreation areas within Trillium form a hierarchy of parks, pathways and trails, and open spaces, including pocket parks, neighborhood parks, recreation centers, and a larger 102-acre Community Park (93 net-acres). These distinct types of parks benefit specific service areas and are designed to include different levels of recreational activities. Trillium will include numerous pocket parks that provide smaller scale recreational areas designed to satisfy the needs of the surrounding residents. Larger neighborhood parks will be provided, which will serve the surrounding neighborhoods and provide more amenities and playfields than found within the pocket parks. Finally, a Community Park encompassing a variety of sports facilities, playgrounds, picnic pavilion, and various other amenities, together with parking and a trailhead, is located on the south side of Wintersburg Parkway and west of Johnson Road. This facility will attract residents from the entire Trillium community. Refer to **Exhibit 21, Parks & Trails Plan** for anticipated park and trail locations and **Exhibit 22 – A and B, Park Concepts** for the various park concepts and proposed amenities.

The City of Buckeye's 2016 Parks and Recreation Master Plan (PRMP) was adopted by Buckeye City Council on February 16, 2016. Trillium will be in substantial conformance with the PRMP. Assuming lot sizes are predominately 6,000-9,999 square feet and the associated zoning district is SF-6, the required park area per the PRMP would be 5%.

Trillium anticipates a 102- acre Community Park, nine neighborhood parks ranging in size from 3 to 21 acres, two club/recreation centers approximately 9 acres each, and numerous pocket parks within an approximate 1/4 mile distance of each home. As a result, the combined parks and recreation centers will significantly exceed the 2016 PRMP proposed requirement of 151.5 net-acres or 5% of the gross project area. The size, configuration, and amenities are considered conceptual and subject to change as more detailed planning is completed in conjunction with future preliminary plats; however, a minimum of 151.5 acres of park areas will be provided. With the exception of the Community Park, which is designated on the Land Use Master Plan and quantified in the Land Use Budget, park locations may also be revised from those shown on the Conceptual Land Plan. However, each home will be located within approximately ½ mile of a neighborhood park or club/recreation center and ¼ mile of a pocket park. If a golf course is constructed within an active adult community, 50% of the golf course may count toward the park requirements within that active adult community.

The pocket parks, neighborhood parks, recreation centers, and Community Park will be owned and maintained by the respective Homeowner's Associations (HOAs) in which they are located.

Assuming the lot sizes are predominately 6,000-9,999 square feet and the zoning district is SF-6, per the PRMP, the required area of open space is 20%. Trillium will exceed 20% of open space inclusive of parks. The open spaces include common areas such as open spaces, retention basins, natural areas, parks, and club/recreation centers. The parks include pocket parks, neighborhood parks and the Community Park. Preliminary locations of neighborhood parks are represented on **Exhibit 21, Parks & Trails Plan**. When including open spaces, pathway and trail systems, and strategically situated parks, Trillium's open space area will exceed 20% of the Project's total gross area.

Community Core

The Community Core is approximately 64 acres in size and is located at the terminus of both the primary entry from Sun Valley Parkway and the first major entry on Wintersburg Parkway as you travel westerly from Sun Valley Parkway. The Community Core not only provides a distinctive awe-inspiring sense of arrival, but also serves as a dynamic community amenity and gathering place with its neighborhood park, elementary school, and club/recreation center. Depending on market conditions, additional opportunities within the Community Core include retail, restaurant, or higher density residential uses to take advantage of its location near the park and club/recreation center.

The neighborhood park within the Community Core will begin construction prior to issuance of the first certificate of occupancy, not including model homes, and will be completed prior to issuance of the 100th certificate of occupancy. The club /recreation center within the Community Core will be completed no later than the occupancy of the

500th home, exclusive of model homes and active adult homes. Construction of the mixed-use development will be based on market demand. Construction of the school will be determined by the school district.

Refer to **Exhibit 10 – A though F, Community Core Concept** for a concept of how the area is anticipated to develop. The land uses and configurations may be modified as long as the changes meet the requirements of the CMP.

Club /Recreation Centers

In addition to the club/recreation center in the Community Core, a second club recreation center will be provided as a centerpiece of the active adult community. These club/recreation centers will provide a variety of passive and active amenities, which are anticipated to include outdoor event space, tennis facility, pools, and a clubhouse. The club/recreation centers will contribute toward the neighborhood park requirement. The club /recreation center within the Community Core will be completed as described above. The club /recreation center within the active adult community may be phased. However, approximately 50% of the active adult club/recreation center will be developed prior to the occupancy of the 100th home and the remainder of the center will be completed prior to occupancy of the 300th home, exclusive of model homes.

The club /recreation centers will be in general conformance with the conceptual plans as shown on **Exhibit 10 – A through F, Community Core Concept** and **Exhibit 23, Active Adult Club/Recreation Center Concept**.

Community Park

The Community Park is envisioned to serve the overall Trillium community. It is estimated to be approximately 102 acres in size, far exceeding the Parks and Recreation Master Plan range of 35-50 acres. It is located south of Wintersburg Parkway and west of Johnson Road. The Community Park will be owned and maintained by the Trillium Master Homeowners Association.

The Community Park is envisioned to provide a variety of passive and active amenities including sports facilities, playgrounds, picnic pavilion, various other amenities, parking, and trailhead. Sports facilities are envisioned to include baseball, softball, and soccer fields and tennis and basketball courts as shown on **Exhibit 22 – A through C, Park Concepts.** These facilities are representative of the type of amenities that will be provided. The actual amenities provided will be determined during more detailed planning prior to final design of the Community Park. If changes are made, the amenities offered will provide a similar level of service and quality as shown on **Exhibit 22 – A through C, Park Concepts**.

It is envisioned the HOA will partner with the City of Buckeye Community Services to develop a mutually beneficial programming agreement; inclusive of programs such as youth enrichment programs, youth and adult sports, and fitness programs. Under this

agreement, the City could utilize sports facilities and amenities in the Community Park to provide programmed activities to benefit the residents of Trillium.

Trillium will initially be served by two club/recreation centers and neighborhood parks within Village 2. Therefore, the Community Park will be constructed in conjunction with Villages 3 and/or 4. Development of the first 50% of the park amenities will begin no later than occupancy of the 100th home and completed prior to the 500th home in Villages 3 and/or 4; not inclusive of Village 2. The balance of the park will be started no later than occupancy of the 700th home and be completed no later than occupancy of the 1,100th home in Villages 3 and/or 4; not inclusive of Village 2. If Village 3 develops as an active adult community, this park phasing will only be dependent on Village 4's occupancy.

Neighborhood Parks

Neighborhood parks will provide local recreational opportunities and amenities such as ramadas, picnic areas, play equipment, tot lots, open play areas, sports fields or multi-use fields, volleyball and basketball courts. The active adult and Community Core club/recreation centers will contribute toward the neighborhood park requirement. A total of nine neighborhood parks, ranging in size from 3 to 21 acres, together with two club/recreation centers are anticipated. The number, location, and configuration of neighborhood parks may change; however, the total park area of 151.5 acres (5% of the gross area) will be met and each home will be located within approximately ½-mile of a neighborhood or Community Park. The neighborhood parks will be in general conformance with the conceptual plan shown on **Exhibit 22 - A through C, Park Concepts**.

Pocket Parks

Numerous pocket parks are anticipated to serve nearby residents, allowing small open active play areas and tot lots within an approximate ¼ mile walking distance of each resident. These parks are generally a minimum of 0.5 acres in size and interspersed within each of the residential villages. Pocket parks will be in general conformance with the conceptual plan shown on **Exhibit 22 – A through C, Park Concepts**.

Pathways and Trails

In addition to sidewalks located along street landscaped areas, a pathway and trail network has been created to take advantage of the Project's wash, drainage, and greenbelt corridors. The pathways and trails will be in general conformance with the locations and types of pathways and trails shown on **Exhibit 21, Parks & Trails Plan** and **Exhibit 24, Path and Trail Concepts**. The pathway and trail network will interconnect neighborhoods, parks, schools, club/recreation centers, regional and neighborhood commercial, and employment centers and provide a non-vehicular circulation network for Trillium. For ease and safe pedestrian access, a grade-separated crossing will connect the Community Core to the Community's trail system.

A second grade-separated crossing across Wintersburg Parkway will connect the paths along Wagner Wash to the community park. The pathway and trail system is envisioned to reflect the development style and natural features of Trillium and to provide a smooth transition from the more intense village development to low density residential development and natural desert. The non-vehicular circulation is supported by a network of sidewalks, bike lanes, pathways, and trails. Sidewalks vary from 5 feet to 6 feet, secondary paths consist of a 10-foot hard surface, local paths consist of a 4-foot hard or non-paved surface, primary trails vary from a 5-foot to 8-foot non-paved surface, and backcountry trails vary from a 3-foot to 4-foot non-paved surface. The location, number, and type of pathways and trails are subject to change without a CMP amendment as long as the intent of the non-vehicular network shown on **Exhibit 21, Parks & Trails Plan** remains intact.

Open Space Corridor Edge Treatment

The Hassayampa River and Wagner Wash are spectacular natural features within Trillium. They will largely remain in a natural condition. A pathway will be established within Trillium along the top of each bank of Wagner Wash. A backcountry trail along the east side of the Hassayampa River will be established due to the topographic constraints along the river's edge. Man-made open space corridors planned throughout Trillium will also provide open space and connectivity within Trillium. One open space corridor runs along the south side of the active adult community connecting Sun Valley Parkway with Wagner Wash. This open space corridor will be a minimum of 150 feet in width.

To assure these areas are visible and accessible to the adjacent neighborhoods, edge treatments, as discussed below, will be provided when development occurs along these corridors. Conceptual exhibits that reflect the intent of the following provisions are shown on **Exhibit 25 A and B, Open Space Corridor Edge Treatment**. The following edge treatments shall be applied to Wagner Wash, Hassayampa River, and the man-made open space corridors described above.

- Full or partial view fencing. Where two rear yards are in close proximity, one wall should provide fencing to the open space and the other wall may be solid.

- View fencing shall be a maximum height of six feet, which may have a solid base of no more than two feet above the finish grade of the lot.

- A minimum of 30% of frontage along Wagner Wash, Hassayampa River, and the internal open space corridors shall be open and unfenced. The north edge of the open space corridor that separates the active adult area from the family area will not be subject to this requirement and may incorporate view fencing in lieu of open and unfenced frontage. This overall Community standard shall be tracked with the submittal of each preliminary plat. The 30% requirement for Wagner Wash and Hassayampa River will be tracked individually; whereas, the 30% requirement for the internal open space corridors will be tracked cumulatively.

Open edge treatments to meet the 30% requirement may include (but are not limited to) the following:

- Single-loaded street along the open space;
- Cul-de-sac or knuckle openings a minimum of 50 feet in width;
- Connecting trail or pathway corridors;
- Adjacent parks;
- Open space between building envelopes that are a minimum of 40 feet in width;
- Adjacent open space, a minimum of 50 feet in width greater than the typical drainageway or greenbelt width. Where lots or other development is adjacent, the lots or development shall be unfenced or fenced with a view wall.

The open space corridors along the south side of the Business Park and within powerline easements are specifically excluded from this requirement.

Access and Circulation

The Trillium circulation plan is developed using a hierarchy of parkway, arterial, collector and local streets. The streets will typically be public streets, but the collector and local streets may also be developed as private streets where deemed appropriate by the developer. An interconnected hierarchy of pedestrian pathways and trails will also be offered to provide non-vehicular access throughout the Community.

The Trillium Circulation Plan includes Johnson Road as a north-south arterial, Sun Valley Parkway as a north-south parkway, and Wintersburg Parkway as an east-west parkway. Johnson Road will ultimately provide access to Wintersburg Parkway and Greenway Road. Wintersburg Parkway will provide access to Douglas Ranch.

Trillium's collector streets provide the linkage to the parkway and arterial network. They are designed to connect individual parcels with one another, allowing residents the opportunity to avoid using the parkways and arterials for local trips. The pedestrian and vehicular connectivity minimizes trip distance within and between neighborhoods.

The street classifications and cross-sections are in response to the Traffic Impact Study and City of Buckeye street standards. **Exhibit 13, Street & Circulation Plan** depicts the street network. **Exhibit 14 – A through D, Street Cross-Sections** depicts the street cross-sections and conceptual planting plan along street alignments. All streets will be constructed per City of Buckeye standards. Village 2, Active Adult is anticipated to be gated with private streets. Village 3 may also develop as a gated community with private streets.

Schools

Important to creating a livable community is incorporation of elementary schools centrally located and easily accessible from the surrounding neighborhoods and providing for high school students. Trillium's proposed school sites are shown on the Conceptual Land Plan and also on **Exhibit 21, Parks & Trails Plan.** The elementary schools are located to provide pedestrian and bicycle access.

Based on Student Projection Factors, as indicated within **Table 2: Student Projection Factors** and based on discussions with the School District, less than two elementary schools and less than one-half of a high school are required to serve Trillium. The support letter from Saddle Mountain Unified School District is provided in **Appendix I, Saddle Mountain Unified School District Support Letter**. As a result of the discussions with the school district, two elementary schools and one high school are planned for Trillium. The elementary school located within Village 2 is anticipated to be located within the Community Core and will include a grade-separated crossing under the collector street to provide safe access to the elementary school from the adjacent residential parcels. The elementary school within Village 4 anticipates much less traffic volume along the adjacent collector street. At-grade access will provide safe travel for elementary students. The high school site is located within Trillium along Wintersburg Parkway within Village 3.

Table 2: Student Projection Factors

Elementary School K-8		High School	
Students / Household	**Land Use Category**	**Students / Household**	**Land Use Category**
0.25	Very Low Density	0.17	Very Low Density
0.45	Low Density	0.16	Low Density
0.53	Medium Density	0.05	Medium Density
0.256	Medium/High Density	0.064	Medium/High Density
0.18	High Density	0.09	High Density
0.18	Mixed Use	0.09	Mixed Use
1,100	**Students/Elementary School**	**1,700**	**Students/High School**

Student projection ratios based on information provided by Saddle Mountain Unified School District on 9/4/2015.

The proposed number and location of schools may be amended over time to reflect the actual needs of the school district. At the time of preliminary plat, direct coordination with the school district will occur to reconfirm the school requirements. Relocation of the schools shall not require an amendment to the CMP.

Public Facilities

Through discussions with the fire department, a public safety facility for a joint fire station and police sub-station will be located along Johnson Road north of Wintersburg Parkway in Village 2. Although the site is shown in Pod 9, it can be moved to another location if mutually agreeable to the City and developer, without requiring a CMP amendment.

The wastewater treatment facility has been sized for the Project. The City has stated that they prefer regional wastewater treatment facilities that are capable of handling significantly more flow than would be generated by Trillium alone. The Trillium wastewater treatment facility is located such that the majority of the wastewater flows from the Sun Valley master planned community could be conveyed to it via gravity flow. To take on wastewater flows from Sun Valley or other offsite areas, the Trillium wastewater treatment facility will need to be enlarged by expanding into adjacent residential parcels. Considering this, Section 3.1 of the City of Buckeye Code is amended by this CMPA to allow Major Utility Facilities within the residential zoning categories, if adjacent to the proposed wastewater treatment facility and for the purpose of expanding that facility to accommodate offsite wastewater flows. The expansion into residential parcels would need to be mutually agreeable to the City and developer and would require a conditional use permit.

Land Uses and Zoning Districts

The Land Use Plan includes Very-Low, Low, Medium, Medium-High, and High-Density Residential; Mixed Use; Business Park; Neighborhood Commercial, Regional Commercial; School; Public; and Open Space land uses. The gross overall density for the Trillium development is anticipated to be 2.2 residential dwelling units per acre.

Table 3: Trillium Land Use Summary summarizes the proposed land uses and intended target densities by Village and overall Community. The proposed Community Master Plan will eventually yield a maximum of 6,596 residential units.

Table 3: Trillium Land Use Summary

Village	Land Use Category	Gross Acres	% of Total	Target Unit	% of Total
1	BP (Business Park)	303	100.0%	N/A	0.0%
	Subtotal	**303**	**100%**	**0**	**0%**
2	MDR (3-4.5 du/ac)	677	73.7%	2,436	74.2%
	M/HDR (4.5-10 du/ac)	29	3.2%	203	6.2%
	HDR (10-30 du/ac)	28	3.0%	416	12.7%
	CC (Community Center)	64	6.9%	152	4.6%
	MU (Mixed-Use)	29	3.1%	75	2.3%
	RC (Regional Commercial)	71	7.7%	N/A	0.0%
	NC (Neighborhood Commercial)	9	0.9%	N/A	0.0%
	Public	13	1.4%	N/A	0.0%
	Subtotal	**918**	**100%**	**3,282**	**100%**
3	VLDR (1-2.5 du/ac)	150	13.1%	1,634	81.5%
	LDR (2-4 du/ac)	98	8.6%	295	14.7%
	OS	817	71.4%	N/A	0.0%
	MU (Mixed-Use)	58	5.1%	75	3.7%
	HS	20	1.8%	N/A	0.0%
	Subtotal	**1,144**	**100%**	**2,004**	**100%**
4	LDR (2-4 du/ac)	437	65.9%	1,310	100.0%
	OS	59	8.8%	N/A	0.0%
	Park	102	15.4%	N/A	0.0%
	Public	66	9.9%	N/A	0.0%
	Subtotal	**663**	**100%**	**1,310**	**100%**
Overall	VLDR (1-2.5 du/ac)	150	4.9%	1,634	24.8%
	LDR (2-4 du/ac)	535	17.7%	1,605	24.3%
	MDR (3-4.5 du/ac)	677	22.3%	2,436	36.9%
	M/HDR (4.5-10 du/ac)	29	1.0%	203	3.1%
	HDR (10-30 du/ac)	28	0.9%	416	6.3%
	MU (Mixed-Use)	87	2.9%	150	2%
	CC (Community Center)	64	2.1%	152	2%
	BP (business park)	303	10.0%	N/A	0%
	Public	78	2.6%	N/A	0%
	RC (Regional Commercial)	71	2.3%	N/A	0%
	NC (Neighborhood Commercial)	9	0.3%	N/A	0%
	OS	876	28.9%	N/A	0%
	HS	20	0.7%	N/A	0%
	Community Park	102	3.4%	N/A	0%
	Total	**3,029**	**100%**	**6,596**	**100%**

Notes:

1. All acreage is approximate. Subtotals and totals may not exactly add up due to rounding errors.
2. Community Core is permitted a variety of uses, including neighborhood park, elementary school, and recreation center. Retail uses, multifamily residential, and other mixed uses may be incorporated into the Community Core, but shall not exceed 30% of the Community Core acreage.

Table 4: Land Use Budget, provides projected development density for each of the proposed villages. The Table illustrates the individual Pods, their proposed land uses, minimum and maximum densities, target units, and target densities. The Community Master Plan proposes a maximum of 6,596 dwelling units for Trillium, resulting in a Project density of approximately 2.2 dwelling units per gross acre.

The Trillium Land Use Budget describes the density ranges and target densities that will be allowed within the each residential Pod. The density range is the minimum and maximum density (dwelling units per gross acre) allowed for each Pod. The minimum and maximum number of dwelling units (or range) allowed on any residential Pod is based on the gross acreage for that Pod. Revisions to the number of lots and configuration of any given pod will inevitably occur; however, the density range for each Pod will remain a constant. The number of dwelling units for any residential Pod shall not drop below the range minimum or exceed the range maximum without effecting an amendment to the CMP.

Target density is the density used to calculate the maximum number of dwelling units allowed for each residential Pod without the transfer of units from another Pod. The target density assigned to each Pod cannot be exceeded without transfer of dwelling units to that Pod. The Pod from which density was transferred shall then hold a reduced target density to correspond to the transferred units. The target density on a residential Pod can be achieved by using a combination of lot sizes and housing types as long as the number of lots stays within the minimum and maximum density range. This will provide homebuilders and developers the flexibility and ability to respond to market conditions as the Community develops and future residential preferences are known. In general, a developer or homebuilder can elect to provide larger lots or, where appropriate, smaller lots with more open space. The residential Pod controls the total allowed residential units.

Table 4: Land Use Budget

VILLAGE	POD # (1)	Land Use Category	Gross Area (Acres) (1)	Residential			
				Minimum No. of Units Allowed (2)	Maximum No. of Units Allowed (2)	Total Proposed Units (Target Units) (2) (3)	Target Gross Density (2) (3)
1	1	BP (Business Park)	303	N/A	N/A	N/A	0
		Total	**303**	**0**	**0**	**0**	**0.0**
2	2	Public (water campus)	7	N/A	N/A	N/A	N/A
	3	MDR (3-4.5 du/ac)	359	1,075	1,613	1,291	3.6
	4	MDR (3-4.5 du/ac)	318	954	1,432	1,145	3.6
	5	CC (Community Core) (4)	64	0	350	152	2.4
	6	HDR (10-30 du/ac)	28	277	833	416	15.0
	7	RC (Regional Commercial)	71	N/A	N/A	N/A	N/A
	8	M/HDR (4.5-10 du/ac)	29	130	291	203	7.0
	9	Public (public safety site)	6	N/A	N/A	N/A	N/A
	10	NC (Neighborhood Commercial)	9	N/A	N/A	N/A	N/A
	11	MU (Mixed-Use)	29	0	157	75	2.6
		Total	**918**	**2,436**	**4,676**	**3,282**	**3.6**
3	12	OS (Wagner open space)	22	N/A	N/A	N/A	N/A
	13	OS (Wagner open space)	101	N/A	N/A	N/A	N/A
	14	LDR (2-4 du/ac)	98	196	393	295	3.0
	15	VLDR (1-2.5 du/ac)	817	817	2,043	1,634	2.0
	16	OS (Hassayampa open space)	27	N/A	N/A	N/A	N/A
	17	HS	58	N/A	N/A	N/A	N/A
	18	MU (Mixed-Use)	20	0	111	75	3.7
		Total	**1,144**	**1,013**	**2,547**	**2,004**	**1.8**
4	19	OS (Wagner open space)	59	N/A	N/A	N/A	N/A
	20	Park (community park)	102	N/A	N/A	N/A	N/A
	21	Public (substation)	10	N/A	N/A	N/A	N/A
	22	LDR (2-4 du/ac)	437	873	1,747	1,310	3.0
	23	Public (wastewater)	56	N/A	N/A	N/A	N/A
		Total	**663**	**873**	**1,747**	**1,310**	**2.0**
Total (All Villages)			**3,029**	**4,322**	**6,596**	**6,596**	**2.2**

Note:

(1) All acreage is approximate. Subtotals and totals may not exactly add up due to rounding errors.

(2) Minimum, Maximum, and Target density are based on the CMP Pod as defined in **Exhibit 8, Land Use Master Plan**. As the Project develops, the Pods may be divided into individual parcels. The Minimum, Maximum, and Target density will be determined by the overall CMP Pod and not the individual stand-alone parcel.

(3) Target units and densities may be exceeded if dwelling units are transferred from another Pod and the maximum number of units for the Pod and overall project is not exceeded.

(4) Community Core is permitted a variety of uses, including neighborhood park, elementary school, and recreation center. Retail uses, multifamily residential, and other mixed uses may be incorporated into the Community Core, but shall not exceed 30% of the Community Core acreage.

Residential Zoning Districts

Residential districts are intended to establish a variety of housing types to meet diverse economic and social needs of the residents and to establish an integrated pattern of neighborhoods. **Table 5: Permitted Residential Districts** lists the residential districts permitted within each land use category.

Table 5: Permitted Residential Districts

LAND USE	RESIDENTIAL DISTRICT
VLDR	SF-43, SF-18, SF-10, SF-6, SF-3, SF-1, MF-1 (1)
LDR	SF-18, SF-10, SF-6, SF-3, SF-1, MF-1 (1)
MDR	SF-10, SF-6, SF-3, SF-1, MF-1
M/HDR	SF-3, SF-1, MF-1
HDR	MF-1, MF-2

(1) The combined acreage of SF-1 and MF-1 shall not exceed 15% of the total VLDR area and 25% of the LDR area.

The residential districts shall comply with the City of Buckeye Development Code Section 2.3, as amended, except as modified herein.

Table 6: Residential Development Standards

District			SF-43	SF-18	SF-10	SF-6	SF-3	SF-1	MF-1	MF-2
Lot Dimensions, minimum	Lot Size (sq. ft.)		43,000	18,000	10,000	6,000	3,000	1,000	-	-
	Lot Width (ft.) [1]		140	100	70	50	30	20	-	-
Setbacks, minimum [4]	Front (ft.) [8]	Living Area	40	25	15	10	10	0	-	-
		Front Garage	40	25	21	18	10	0	15	0
		Side Entry Garage	40	25	15	10	10	0	-	-
	Side (ft.) [2][8]	Minimum	20	10	5	5	5	0	5	0
		Total	40	25	15	10'-15' [5]	10'	0'	-	-
	Rear (ft.) [3]		30	30	25 [6]	20 [6]	10 [6]	8 [6]	15	10'
Lot Coverage, maximum (%)			N/A [7]	N/A [7]	N/A [7]	N/A [7]	N/A [7]	N/A [7]	70	85
Building Height, maximum (ft.)			35	35	35	35	45	50	50	-

Notes:

[1] Lot width is measured at the"front garage" front yard building setback.

[2] An additional 5 feet, or an open space tract a minimum of 5' in width, of setback shall be required for all corner lots adjacent to public right-of-way.

[3] For accessory buildings, a 5-foot minimum setback.

[4] A maximum 2' projection will be allowed into the setbacks for bay windows, fireplaces, overhangs, etc.

[5] SF-6 lots less than 58' in width shall have side yard setbacks that total no less than 10' in width, SF-6 lots 58'-63' in width shall have side yard setbacks that total 13' in width, and SF-6 lots greater than 63' in width shall have side yard setbacks that total no less than 15' in width.

[6] Rear yard setback can be reduced to 3' where garage is not accessed from public street but is accessed from an alley, courtyard, or shared drive.

[7] Maximum lot coverage does not apply and lot coverage will be controlled by the required yard setbacks.

[8] All corners shall have a 33'x33' sight visibility triangle.

Residential Uses

The allowable uses permitted within each residential district shall be per Section 3.1 of the City of Buckeye Development Code, as amended, except as amended herein.

The following, which is not permitted per Table 3.1.5, is permitted as a conditional use within Trillium, Village 4 if for the purpose of expanding the Trillium wastewater treatment plant to accommodate offsite wastewater flows.

SF-18, SF-10, SF-6, SF-3, SF-1, and MF-1: Utility facility, major.

The following, which is a conditional use per Table 3.1.5, is specifically permitted within Trillium.

"Primary" cell sites, as shown on **Exhibit 26, Wireless Communication Facilities**, are permitted by right.

The following uses, which are allowed per Table 3.1.5, are specifically not permitted within Trillium.

SF-43: Dwelling, mfd. Home; Shelter care facility, homeless; Cemetery; Agriculture; Commercial ranch; Dairy; Residential ranch; Animal training school; Kennel, indoor only; Kennel, indoor/ outdoor; Veterinary clinic; Farmers market; Major entertainment facility, outdoor; Race track (auto, dog, & horse); RV campground; RV Park; Shooting range, outdoor; Zoo; Feed store; Open-air market or flea market; Nursery & plant sales; Plant sales, retail; Gasoline sales; and Bed & breakfast.

SF-18: Dwelling, mfd. Home; Shelter care facility, homeless; and Cemetery.

SF-10: Dwelling, mfd. Home; Boarding house/ guest room; Shelter care facility, homeless; and Cemetery.

SF-6: Dwelling, mfd. Home; Boarding house/ guest room; Shelter care facility, homeless; and Cemetery.

SF-3: Dwelling, mfd. Home and Boarding house/ guest room.

SF-1: Dwelling, mfd. Home.

MF-1: Boarding house/ guest room; Group home; Shelter care facility, homeless; and Cemetery.

MF-2: Boarding house/ guest room; Shelter care facility, homeless; and Cemetery.

Group home and group recovery home are subject to the following:

1. Group home and group recovery home is a conditional use per Table 3.1.5.

2. Group homes and/or Group recovery homes shall not be permitted within 800 radial feet (as measured from the closest property lines) of another Group home or Group recovery home.

Active Adult Community

A portion of Village 2 is planned to develop as an active adult community. Village 3 and possibly Village 4 could also be developed as an active adult community. Active adult communities are defined as those whose full time residents (with some allowed exceptions) are over a certain age threshold (generally 50 years or older). Age related restrictions for active adult communities will be governed by the Project's CC&Rs, and not by the City of Buckeye.

The following alternative land uses and development standards are allowed for any portion of the Project developed as an active adult community:

1. Elementary school sites as shown on **Exhibit 8, Land Use Master Plan** and **Exhibit 9, Conceptual Land Plan** that are deemed no longer necessary to serve the student population of Trillium may be replaced with residential uses, community centers, recreation centers, golf course and/or golf clubhouses, parks and/or other forms of open space. Development of school sites as residential shall not increase the overall maximum number of allowable residential units as shown in **Table 4: Land Use Budget**.

2. Proposed neighborhood parks within active adult communities may be programmed with amenities that better fit the active adult lifestyle. Alternative uses such as residential, community centers, recreation centers and golf and/or golf clubhouses are also allowed in lieu of neighborhood parks. Residential uses are subject to the overall maximum number of allowable residential units not being exceeded as shown in **Table 4: Land Use Budget** and are subject to the Community's overall required park acreage of 151.5 acres and 20% open space area, inclusive of park area, are met.

3. Community and/or recreation centers will count toward meeting the open space requirement. Also, 50% of the Golf Course will count for a maximum of 50% of open space/park requirements within the active adult area that the golf course serves. This has been added to the Aged Qualified section within the narrative.

4. All residential districts, including single family detached, single family attached and multi-family residential districts as described in this CMP are allowed within active adult communities, subject to the following provisions:

a) The number of residential units that would otherwise be allowed per **Table 4: Land Use Budget** shall not be exceeded for the active adult community.

b) Any residential district that would not otherwise be allowed per **Table 5: Permitted Residential Districts** shall not be located within 600 feet of any dwelling unit within a non-active adult residential area unless adequately screened and buffered from the non-active adult dwelling unit to the satisfaction of the Development Services Director.

5. Neighborhood scale commercial uses contributing to a resort-like lifestyle, such as a restaurant and small shops and not a commercial entity, which are intended to serve and are located within the active adult community are allowed in residential districts as long as any such use is a minimum of 600 feet from any dwelling unit within a non-active adult residential area, or is adequately screened and buffered from the non-active adult dwelling unit to the satisfaction of the Development Services Director, and as long as such commercial use does not exceed 10 percent of the total area of the active adult community.

6. Active adult communities may be gated and separated from the surrounding communities by a solid wall or view fencing and partial view fencing along significant open space corridors with the only penetrations being gated vehicular or non-vehicular access points into the Community.

7. Gated communities shall provide the following:

a) Alternative private streets shall be constructed as required and approved by the City of Buckeye.

b) Water, sewer, public utility, refuse collection, and emergency vehicle easements shall be granted over all private streets.

c) Gates shall be automated per the City of Buckeye Fire Department requirements.

Non-Residential and Mixed Use Zoning Districts

Commercial and Business Park districts strengthen the City's economic base and offer employment opportunities for the residents of the Trillium and surrounding communities. The Business Park district provides an opportunity for a mix of light industrial, office, and manufacturing in a Business Park setting. **Table 7: Permitted Non-Residential and Mixed-Use Districts** lists the non-residential districts permitted within each land use category.

Table 7: Permitted Non-Residential and Mixed-Use Districts

LAND USE	NON-RESIDENTIAL DISTRICT
NC (Neighborhood Commercial)	C-1, PO
RC (Regional Commercial)	C-3
CC (Community Core) (1)	NMU, C-1, SF-1, MF-1, MF-2
BP (Business Park)	BP
MU (Mixed-Use)	NMU, C-1, PO

(1) Uses within the Community Core, other than a park, recreation center, and elementary school, shall not exceed 30% of the Community Core's gross acreage.

Commercial and Business Park districts shall comply with the City of Buckeye Development Code Sections 2.5, Office and Commercial Districts and 2.6, Industrial Districts, as amended, except as modified herein. Mixed-use districts promote compatibility between residential and non-residential uses through the use of pedestrian scale, varied forms, and horizontal and/or vertical mix of uses. All mixed-use districts shall comply with the City of Buckeye Development Code Section 2.4, Mixed-Use Districts, as amended, except as modified herein.

Table 8: Non-Residential and Mixed-Use Development Standards

District			NMU	PO	C-1	C-3	BP
Density			10.0	-	-	-	-
Lot Coverage, maximum (%)			70	70	50	70	70
District Size, minium (acres)			-	-	-	15	15
Setbacks, minimum	Adjacent to Residential Districts	Front (ft.)	-	10	10	20	50
		Side (ft.)		10	30	30	50
		Rear (ft.)		20	30	50	50
	Adjacent to Non-Residential Districts	Front (ft.)	-	0	0	0	Setback from peripheral property line: 25
		Side (ft.)		10 [1]	10 [1]	10 [1]	
		Rear (ft.)		0	0	0	
Building Height, maximum (ft.)			50	90	30	90	60

Notes:
[1] No requirement for side yard setback between buildings within same parcel as long as fire code and building codes are met.

Non-Residential and Mixed-Use Uses

The allowable uses permitted within each non-residential and mixed-use district shall be per Section 3.1 of the City of Buckeye Development Code, as amended, except as amended herein.

The following, which is not permitted per Table 3.1.5, is permitted as a temporary use within Trillium for the purpose of providing a temporary treatment plant to accommodate phasing prior to final construction of the wastewater treatment plant.

SF-18, SF-10, SF-6, SF-3, SF-1, MF-1, NMU, C-1, and PO: Utility facility, major.

The following, which is a conditional use per Table 3.1.5, is specifically permitted within Trillium.

"Primary" cell sites, as shown on **Exhibit 26, Wireless Communication Facilities**, are permitted by right.

The following uses, which are allowed per Table 3.1.5, are specifically not permitted within Trillium.

NMU: Shelter care facility, homeless; Convenience store with gas sales; Tobacco oriented retailer; Gasoline sales; Vehicle sales & rental; Vehicle service & repair, major; Vehicle service & repair, minor; and Bed & breakfast.

PO: Hospital

C-1: Group home; Group recovery home; Shelter care facility, homeless; Cemetery; Crematorium or funeral parlor; Vehicle service & repair, minor; and Bed & breakfast.

C-3: Cemetery; Crematorium or funeral parlor; Hospital; Animal training school; Kennel, indoor only; Veterinary clinic; Race track (auto, dog, & horse); Zoo; Sexually oriented business; Boat, and RV storage.

BP: Cemetery; Crematorium or funeral parlor; Animal training school; Race track (auto, dog, & horse); Vehicle sales & rental; and Recycling Center.

When allowed, Group home and group recovery home are subject to the following:

1. Group home and group recovery home is a conditional use per Table 3.1.5.

2. Group homes and/or Group recovery homes shall not be permitted within 800 radial feet (as measured from the closest property lines) of another Group home or Group recovery home.

General Land Development Standards

Article 5, Development and Design Standards and Guidelines of the City of Buckeye Development Code, as amended shall govern, except as modified within this CMP. Following are specific amendment to the Development Code.

Measurements and Exceptions

Measurements in all residential, mixed-use, commercial, and Business Park uses shall comply with the City of Buckeye Development Code Section 4.2, as amended, except as modified herein.

Section "4.2.4C- Height Exceptions for Structures" is amended to add the following italicized sentence:

The regulations of this Development shall not apply to barns, silos, cooling towers, fire towers, monuments, public art, or water tanks provided the structure does not exceed 75 feet in height and does not occupy a horizontal area in excess of 100 square feet. *The 75 foot height limitation shall apply, but the 100 square foot horizontal area limitation* ***shall not*** *apply to the 3 iconic towers to be located at each major community entrance on Sun Valley Parkway and Wintersburg Parkway and to be located at the Intersection of Sun Valley Parkway and Wintersburg Parkway.*

Building Standards and Guidelines

The goal of the Trillium Building Standards and Guidelines is to create and maintain a livable, attractive, quality development while continuing to add to the "friendly city" characteristics of Buckeye. All residential, commercial, Business Park, and mixed-use building standards and guidelines shall comply with the City of Buckeye Development Code Sections 5.7, 5.8, 5.9, and 5.12, as amended, except as modified herein.

Section "5.7.2.C – Maximum Garage Width" is amended by deleting the existing section within the code and replacing it with the following:

The maximum width of garage doors on front loaded garages, including the garage door but excluding any architectural elements on each side of the garage door, shall not exceed 35% of the overall building façade on lots having a typical width greater than 80 feet, 45% of the overall building façade on lots having typical widths greater than 60 feet and less than or equal to 80 feet and 55% of the façade on lots having a typical lot width of 60 feet or less.

This maximum garage width shall not apply to any building fronting a street or open space whose garage orientation is other than the front street, including those that front on an alley, courtyard or similar shared drive.

Building façade is defined as: Front of home parallel to the street plus the following: Where livable area is forward of the garage, the length of the wall return from the forward livable area to the garage shall be added to the overall façade length. The length of the wall return from the garage to the livable area shall not be included when the garage is forward of the livable area.

Section "5.7.3.B.1 – Orientation of Dwellings to the Street" is amended by deleting the existing section within the code and replacing it with the following:

i. On all lots 55 feet or less in width, each residence shall have at least one primary doorway for access to the dwelling located on the elevation of the dwelling facing the front lot line of the property, and clearly visible from the street or public area adjacent to the front lot line.

ii. On lots 55 feet in width or more, the home may have a primary doorway entrance not facing the front lot line provided the entrance is well lit and the entrance is visible from neighboring units.

Section "5.7.3.B.2 - Architectural Variety" is amended to add the following:

iv. As a standard feature, stone, brick, or accent façade material shall be provided on at least one elevation for each floor plan.

Large Lot Development Standards

Village 3 is planned to develop at a density of 1.8 dwelling units per acre. A range of zoning districts and lot sizes are permitted; thus, creating diversity and supporting sustainability. A range of higher to lower density residential parcels will be strategically situated throughout Village 3. A softer footprint will be applied to parcels with lots greater than 30,000 square feet as outlined below. To accomplish this, disturbance areas shall be established and walls shall be situated to blend with the character and nature of this distinctive area. Refer to the section titled "Open Space, Trails, and Parks" referring to Open Space Corridor Edge Treatment for additional design standards along the Hassayampa River and Wagner Wash.

Disturbance Areas

Lots ranging 30,000 to 43,000 square feet shall be limited to a disturbance area of 20,000 square feet. Lots 43,000 square feet and greater shall be limited to a disturbance area of 25,000 square feet. The non-disturbance area shall not have any improvements other than necessary underground infrastructure and perimeter fencing, as described in the Individual On-Site Walls section below. A natural area open space easement shall be granted over the non-disturbance areas.

Individual On-Site Walls
On lots 30,000 square feet or greater, perimeter walls shall be set at or outside of the disturbance limit at the side or rear property line. When an individual lot is adjacent to significant natural common area open spaces, at least 50% of the wall shall be view fence.

Landscaping Standards

Landscaping within Trillium will be themed in keeping with the overall Sonoran desert setting. Land uses, roadways, pathways and trails and landscaping are all designed to enhance the uniqueness of this environment, while still providing an overall framework to tie the community together as a whole.

Landscaping in all residential, mixed-use, commercial, and Business Park uses shall comply with the City of Buckeye Development Code Section 5.4, as amended, except as modified herein.

"Table 5.4 –1 – Site Landscaping Requirements" is amended by deleting the minimum percentage of parcel to be landscaped within residential developments of 30%, and replacing with the following 2 sentences:

1) *Multifamily developments shall have a minimum of 15% landscaped area within the parcel.*

2) *Residential developments shall have a minimum of 20% landscaped area averaged throughout Trillium. Landscaped areas include the Community Park, neighborhood and pocket parks. Each preliminary plat for single family residential parcels shall track the cumulative landscaped areas to assure the overall 20% is met. This analysis shall take into account other usable open space, parks, and recreation centers located within the vicinity of the parcel.*

Off-Street Parking

Off-Street Parking shall comply with the development standards defined in the City of Buckeye Development Code Section 5.6, as amended, except as modified herein.

Section "4.3 – Off-Street Parking Requirements" is amended to add the following sentences:

1) *Off-street parking is not required for pocket parks or for neighborhood parks less than 4 acres in size. Off-street parking is recommended for any neighborhood park exceeding 5 acres in size and required for any neighborhood parks exceeding 8 acres in size.*

2) *A study may be completed in accordance with "4.3.3-Schedule C" by the developer or property owner, when the developer or property owner believes that the use of Schedule A or Schedule B would result in too much or too little parking*

based on the intended use of the development. The study shall be reviewed by the City and approved by the Director.

Screening

Fences, walls, and screening in all residential, mixed-use, commercial, and Business Park uses shall comply with the City of Buckeye Development Code Section 5.4.5, as amended, except as modified herein.

Section "5.4.5.B.1.b – Fences and Walls, Height, Side and Rear" is amended to add the following**:**

The maximum height of any privacy wall, excluding retaining wall, shall not exceed 7 feet adjacent to collector streets and 8 feet adjacent to arterial streets or parkways. The maximum height, inclusive of the privacy wall and any required retaining wall, shall not exceed 8 feet adjacent to collector streets and 9 feet adjacent to arterial streets or parkways.

Signage

Refer to **Exhibit 17, Signage** for general theme and concepts envisioned for Trillium. Signage standards and requirements shall comply with the City of Buckeye Development Code Section 5.11, as amended, except as modified herein.

Section "5.11 – Signs" is amended to add the following:

Trillium Monuments and Signage*- signage is allowed to be placed on community, village, and neighborhood monumentation as long as the scale and character of the signage is generally in conformance with that shown on* ***Exhibit 17, Signage****.*

Street Lighting

Street lighting shall conform to Section 5.10, Exterior Lighting of the City of Buckeye Development Code and Section 7.2, Public Street Lights of the City of Buckeye Engineering Design Standards.

Wireless Communication Facilities

The Trillium CMP consists of neighborhoods and employment centers including a mix of uses intended to create a sustainable community. In order to have an environment that utilizes current and future wireless technology, the Trillium CMP includes provisions for the design, development, and operation of wireless communication facilities to serve the needs of the residents and business community.

In order to expedite the development of wireless infrastructure, five wireless communication facility sites have been selected for the "primary" cell towers as a

permitted use, subject only to site plan review. These locations are approved with the CMP. The locations of these "primary" sites are identified with **Exhibit 26, Wireless Communications Facilities**.

As wireless communication usage expands, additional wireless communication facilities, or "future" cell towers, will be necessary to manage the increased capacity. All wireless communication facilities, both "primary" and "future", are subject to Section 3.2.2.I, Towers; Transmitting Stations of the City of Buckeye Development Code except as modified herein. Wireless facilities constructed and used for public safety purposes are exempt from these regulations.

Section "3.2.2.I.1 – Transmitting Station" is amended to add the following sentences shown in *italics* below:

Transmitting stations may be located on the ground, on mixed use or non-residential buildings, or on a structure such as a flagpole, light standard, or water tower, but only within those zoning districts indicated in Table 3.1-1 *or those "primary" facilities as indicated on* ***Exhibit 26, Wireless Communication Facilities*****.**

Antennae mounted to the roof of a structure is allowed to exceed the established building height by 20 feet provided antennas are concealed or otherwise integrated into the building architectural design.

Antennae mounted to the sides of a building is allowed to exceed the established building height by 20 feet provided antennas are concealed or otherwise integrated into the building architectural design .

Section 3.2.2.I.2.a – Evidence of Need to Tower" is amended to add the following sentence:

All wireless communication companies shall be required to locate on existing towers in the Trillium CMP unless an approved, independent radio frequency (RF) study confirms the need for a new wireless communication facility.

Section "3.2.2.I.2.b – Basic Maximum Height" and **Section "3.2.2.I.2.c – Co-Location Bonus Height"** are amended to replace Sections 3.2.2.I.2.b and 3.2.2.I.2.c with the following:

All freestanding structures shall be restricted to 75 feet in conditional use zones or as a secondary use and 125 feet in permitted use zones. Height for a freestanding tower must be measured from grade to the highest point on the tower structure, including any installed antennae and lighting and supporting structures.

Section "3.2.2.I.2.d – Yards" is amended to replace Section 3.2.2.I.2.d with the following sentences:

Accessory equipment located on the ground shall meet the setback requirements of the underlying district, unless the equipment is located within public right-of-way or within a walled compound. The location of the equipment in public right-of-way shall be subject to review and approval by the City of Buckeye.

The required setback shall be equal to the height of the tower unless sited adjacent to major power transmission corridors or utility substations, in which case the setback shall not apply to side(s) adjacent to the power transmission corridor or utility substation.

Section "3.2.2.I.2.f – Buffering, Screening, and Fencing" is amended to modify Section 3.2.2.I.2.F with the following:

All fences and walls*, other than wireless facilities that are part of a Distributed Antenna System approved by the City to be located within public right-of-way,* must be screened as provided in Section 5.4.5, Fences, Walls, and Screenings. The base of the tower and each guy anchor must be surrounded by a fence or wall at least eight feet in height that effectively screens the view of the tower compound and accessory facilities from view from adjacent streets and properties.

New wireless communication facilities that are part of a Distributed Antenna System (DAS) approved by the City to be located within public right-of-way are exempt from the masonry screen wall and setback requirements when antenna are mounted on light standards, traffic control poles, and other existing structures. In this case, an alternate screening plan shall be provided by the Landowner to the Development Services Director for review and approval.

Stealth sites are a requirement in any residential or mixed-use zoned property.

Section "3.2.2.I.2.g – Co-Location of Existing Towers" is amended to add the following:

All freestanding structures shall be designed to accommodate a minimum of two wireless communication companies.

Section "3.2.2.I.2.h – Construction Standards" is amended to add the following:

Antennae mounted to the sides of a building shall not extend from the wall of the building more than fifteen (15) inches.

Antennae mounted to other vertical elements shall be painted to match the structure.

Antennae attached to major power line transmission towers:

i. The antenna array and any related equipment on a major utility transmission tower or pole shall be located below the power lines.

ii. Antenna and cabling shall be painted to match the existing structure.

Antennae attached to other existing vertical elements, including structures, ball field lights, or other pole-like features:

i. The maximum width of the antenna array shall not exceed four (4) feet from center to center of antenna panels.

Section "3.2.2.I.2.i – Access" is amended to replace Section 3.2.2.I.2.i with the following sentences:

Wireless communication facilities shall be served by a durable, all-weather drive from a roadway right-of-way or access easement. Said drive shall be constructed with an all-weather surface consisting, at a minimum, of aggregate base course (ABC) with a dust-less surface and shall be able to support emergency vehicles.

Section "3.2.2.I.2.j – Maintenance, Operation, and Removal" is amended to add the following:

Each tower owner shall maintain the equipment building(s) and the support or tower structure; including the cost of removal in the event the facility is abandoned for more than one year.

Infrastructure

Master Drainage Plan

The main objectives of the Drainage Master Plan is to ensure that the Trillium development provides 100-Year flood protection to habitable structures and the downstream drainage conditions are not significantly altered by the development of this Project. The flood protection systems consider both the potential of offsite flooding sources and the surface runoff generated by individual properties within the watershed.

Physical Constraints

There are physical constraints associated with the natural drainage patterns within this area that provide unique challenges related to the ability to design new drainage facilities. The primary physical constraints include 1) the Hassayampa River, 2) Wagner Wash, which has been identified as a Jurisdictional Water of the United States, and 3) culverts beneath Sun Valley Parkway.

There are also numerous natural washes that convey on- and offsite stormwater runoff across the Property. Some of the existing washes may be kept natural to pass these flows through the Project. Offsite flows approaching the Project will continue to be received either in natural washes or in improved channels, and routed to historical outfall points along the downstream limits of the Property.

Drainage Design Criteria

Trillium will have a pre vs post discharge drainage criteria for the peak 100-year rainfall event. Wagner Wash is a well-defined, regional wash tributary to the Hassayampa River with a FEMA mapped floodplain and floodway. Additionally, Wagner Wash is not tributary to any onsite or offsite ponding conditions along the I-10 embankment or CAP canal. Due to the proximity and direct connectivity of the Property to the Hassayampa River the resulting peak flow in the Hassayampa River will not be increased since the discharge hydrograph for Trillium will occur well in advance to the peak discharge generated by the upstream watershed. However, drainage corridors, directly tributary to the Hassayampa River and Wagner Wash in this watershed will still demonstrate adequate storage capacity so that post-development peak flows will not exceed pre-development peak flows.

Developed areas that drain to the Hassayampa River or Wagner Wash will provide retention to limit the post-development peak discharge compared to the pre-development peak discharge using the greater storage volumes calculated by the First Flush or the 100-year, 2-hour Pre- vs. Post-developed conditions.

Retention/detention basins will be designed so that the runoff shall be disposed of within thirty-six (36) hours either by percolation, drywells or bleed-off connections into

approved drainage ways. Flows from basins shall be in the location and direction of the historic flows.

Many of the washes within the Property will be required to be modified to handle alluvial fan flows identified in the FCDMC Sun Valley Area Drainage Master Plan. The water surface elevation in the channels of washes will remain one foot below any adjacent property.

Wagner Wash represents the most significant watercourse that passes through the interior of the Project. The wash also acts as the hydrologic outfall for all but the westernmost edge of the Project area, which drains directly to the Hassayampa River. The wash has a watershed comprised of many square miles stretching north and east of the site. Wagner Wash is the only Section 404 Jurisdictional Water delineated within the Project. Given the magnitude of the flows conveyed by the wash, and its jurisdictional status, encroachment into Wagner Wash's 100-year floodplain is expected to be relatively limited. The natural watercourse will remain largely undisturbed, and will continue to act as the primary outfall for the Project.

The Master Drainage Report, located in **Appendix C**, details the drainage study providing the evaluation and framework for the current and proposed conditions of the Property. The results of the study will show that stormwater will effectively drain from the Property through onsite drainage corridors as shown in the **Exhibit 27, Drainage Plan**.

Master Potable Water Plan

The Potable Water system for the community has been designed to function both as a part of the larger City of Buckeye system at full build-out of the City's system and as a stand-alone system for serving solely the Trillium community until the City's system is fully built out. A full water study has been completed for the Trillium community and is presented in the Master Potable Water Report for Trillium, prepared by HILGARTWILSON in July 2016. The Master Potable Water Report discusses the proposed potable water infrastructure in detail and should be reviewed in conjunction with this CMPA.

At full build-out, the average day demand for Trillium and a small adjacent offsite area northeast of the Project, which will also be served by the Trillium water campus, is 3,257 GPM (4,690,047 gallons per day). In accordance with current City of Buckeye design standards, the average day demand is calculated using the following demand factors: 2,009 gallons per acre per day for commercial sites, 75 gallons per student per day for elementary school sites, 125 gallons per student per day for the high school site, and 480 and 375 gallons per dwelling unit per day for low/medium and high density residential units, respectively. A population density of 3.2 people per dwelling unit is used for single family residential units, a population density of 2.5 people per dwelling unit is used for multi-family units, and a population density of 2.0 people per dwelling unit is used for active adult units.

At full build-out, the projected maximum day demand and peak hour demand for Trillium, and the small adjacent offsite area northeast of the Project, are projected to be 5,863 GPM (8,442,085 gallons per day) and 9,771 GPM (14,070,142 gallons per day), respectively. The anticipated water storage requirement for the community and the small adjacent offsite area northeast of the Project, as determined using City of Buckeye engineering design criteria is 6.0 million gallons of usable storage.

The Arizona Department of Water Resources (ADWR) has issued two Certificates of Assured Water Supply (CAWS) for the Trillium community. Both of these certificates (Numbers 29-402095.0001 and 29-500049.0001) were issued in December of 2006 – one certificate for each of the two phases of development planned at that time.

Based on the results from groundwater analysis completed by Southwest Ground-water Consultants for an existing well in the Trillium area between 2006 and 2008, it is anticipated that the wells developed for Trillium will each have a capacity of at least 1,800 gpm to 2,000 gpm. Assuming a flow rate of 1,800 gpm from each well and a maximum pumping time of 18 hours per day, it is anticipated that six wells will be required for Trillium to meet the City's full source capacity and redundancy requirements. It is anticipated that five of the wells will be located east of Wagner Wash, and one northwest of the wash. (See **Exhibit 28, Potable Water Plan**)

The Trillium site will be served by two pressure zones due to the range of elevations across the site. It is anticipated that the majority of the site will be in the City's Pressure Zone 5, as defined by the City of Buckeye pressure zone elevation ranges. Portions of the west and southwest regions of the site will be in Pressure Zone 4. The proposed water supply facility (WSF) will be constructed within Zone 5, near the pressure zone boundary, and will function as a dual zone facility. The WSF will serve each zone through pumps and distribution lines dedicated to each zone, with storage tanks being shared between the zones. Pressures throughout the service area will be maintained in accordance with current City standards. Individual PRVs will be provided as required by the City at the time of final design. It is anticipated that one municipal PRV facility will be required along the boundary between the two pressure zones.

Hydraulic water model analysis of the designed infrastructure shows that pressures within the community remain between 51 psi and 110 psi for the domestic scenarios modeled. Maximum and minimum pressures for the average day demand scenario are 110 psi and 54 psi, respectively. Maximum and minimum pressures for the maximum day demand scenario are 109 psi and 54 psi, respectively. Maximum and minimum pressures for the peak hour demand scenario are 107 psi and 51 psi, respectively. All fire flow requirements are also met with residual pressures remaining above 20 psi during maximum day plus fire flow conditions. All hydraulic water analysis and fire flow requirements will be subject to the approval of the City of Buckeye.

The Master Potable Water Report, located in **Appendix D**, details the potable water study. The results of the study are shown in the **Exhibit 28, Potable Water Plan**.

Master Wastewater Plan

The Wastewater Master Plan sizes and locates the wastewater collection system for the Trillium development. The Trillium wastewater collection system for the community will also serve a small area of offsite flows northeast of the Project. The Trillium Water Reclamation Facility (WRF) and collection system service area is illustrated on **Exhibit 29, Wastewater Plan)**. A full wastewater study has been completed for the Trillium community and is presented in the Master Wastewater Report for Trillium, prepared by HILGARTWILSON in July 2016. The Master Wastewater Report discusses the proposed wastewater collection system in detail and should be reviewed in conjunction with this CMPA. The report also discusses an analysis that was completed to show the portion of the future Sun Valley community that could gravity flow to the Trillium WRF if the City decides to use the Trillium WRF as a larger regional facility.

In accordance with current City of Buckeye design standards, the on-site wastewater collection system is designed using the following flow factors: 1,500 gallons per acre per day for commercial sites, 50 gallons per student per day for elementary school sites, 75 gallons per student per day for high school sites, and 100 gallons per capita per day for residential sites. A peaking factor is applied to the average daily flow to properly size the sewer collection lines to handle anticipated peak flows. Consistent with the City's current design guidelines, the peaking factor for sewer lines 8-inches and 10-inches in diameter is 4.0, and for sewer lines 12-inches and larger, the peaking factor is based on the upstream population the sewer line will serve, with a minimum peaking factor of 2.0.

All on-site wastewater collection lines will be a minimum of 8 inches in diameter. These collection lines will tie into sewer trunk mains ranging in size from 8 inches to 30 inches, which convey the wastewater flows to the WRF. (See **Exhibit 29, Wastewater Plan)**

The wastewater collection system will tie into the proposed WRF, which will be located in the southwest corner of the development site. This location places the WRF in the lowest-lying area of the community, thereby allowing for most of the development to be served by gravity sewer and minimizing the number of lift stations needed within the community and also minimizing the size of such lift stations. The average daily flow, including flow from Trillium and from the small offsite area northeast of the Project, projected to be treated at the WRF is 3.20 MGD is projected to be treated at the WRF at ultimate buildout. The peak flow calculated for ultimate buildout is 6.40 MGD.

The Master Wastewater Report, located in **Appendix E**, details the wastewater study. The results of the study are shown in the **Exhibit 29, Wastewater Plan**.

Master Reclaimed Water Plan

The reclaimed water system for the community has been designed to distribute treated effluent from the Trillium WRF to various parks and developed open spaces throughout Trillium for irrigation purposes. A full reclaimed water study has been completed for the Trillium community and is presented in the Master Reclaimed Water Report for Trillium,

prepared by HILGARTWILSON in July 2016. The Master Reclaimed Water Report discusses the proposed reclaimed water distribution system in detail and should be reviewed in conjunction with this CMPA.

It is anticipated the reclaimed water system will serve various parks and developed open space areas, including the Community Park and significant neighborhood parks. Other significantly-sized landscaped areas may also be served by the reclaimed water system where deemed appropriate. Depending on size and proximity to the reclaimed water mains, these may include pocket parks, landscaped areas along arterials and collector streets, community paths/trails, and landscaped tracts, where deemed appropriate.

The projected average day reclaimed water demand for the parks and significant developed open spaces within the Trillium development is estimated to be 481 GPM (692,640 gallons per day) at full build out. In accordance with current City of Buckeye design criteria for water systems, the average day reclaimed water demands are calculated based on the following demand factors: 1,786 gallons per acre per day for developed open spaces / parks and 4,325 gallons per acre per day for turf (See Table 1 in the City of Buckeye Engineering Design Standards, Section 3-1: Water, Adopted December 2012). The Master Reclaimed Water Plan assumes a mix of turf and desert landscaping for the parks and developed open space areas.

The reclaimed water system will consist of 4-inch to 12-inch pipelines. The system will be served by booster pumps supplied from an effluent storage tank located at the proposed WRF and a second set of booster pumps supplied from an effluent storage tank at the water campus. The two largest parks may also be served by treated effluent stored in private recreation lakes at each park.

The Master Reclaimed Water Report, located in **Appendix F**, details the reclaimed water study. The results of the study are shown in the **Exhibit 30, Reclaimed Water Plan**.

Utilities

Water Supply

The water supply system for the Community shall conform to the Master Potable Water Report, as set forth in **Appendix D**, and any refinements thereto.

Wastewater Facilities

Wastewater facilities for the Community shall conform to the Master Wastewater Report, as set forth in **Appendix E**, and any refinements thereto.

Reclaimed Water Facilities

Reclaimed Water facilities for the Community shall conform to the Master Reclaimed Water Report, as set forth in **Appendix F**, and any refinements thereto.

Underground Utilities

All utility lines, including electrical service lines, but not including transformers or enclosures containing equipment *such* as switches, meters or capacitors which are ground mounted, shall be placed underground in accordance with the specifications and policies of the respective utility company, except 69 KV or larger transmission lines, which will remain above ground.

Project Governance

Covenants, Conditions, and Restrictions

Trillium Covenants, Conditions, and Restrictions will set forth rules and regulations governing homeowner's rights and requirements.

Homeowners' Association

A Master Trillium Homeowners' Association will be organized to ensure long-term compliance with the Covenants, Conditions and Restrictions. Multiple Sub-Associations (designed to provide for individual parcel level maintenance or standards) may also be created. The Homeowners' Association(s) will assess monthly fees for the maintenance of landscaped common areas, landscaping in the right-of-way including medians, parks and other Community facilities.

Community Facilities District

A Community Facilities District(s) may be created to finance the installation and/or operations and maintenance of some or all the public infrastructure necessary to serve the Trillium community.

Adoption of Plan / Framework

It is essential that any CMP be compatible with and in substantial compliance with the City's General Plan policies and guidelines, zoning, and other City requirements. The Trillium CMP has been carefully crafted to comply with regulatory and policy documents.

Relationships

The land uses, densities and intensities, and development standards as set forth in this Community Master Plan and as adopted with a Development Agreement remain applicable to the Property. In the event of a conflict between the development standards of the CMP and the City Development Code, the CMP shall govern. The development standards remain with the CMP and supersede the City's Development Code (i.e. setbacks, lot coverage, density arrangement, and types of uses).

General Plan

A General Plan land use designation is Master Planned Community. The Trillium CMP conforms to the General Plan Land Use designation.

Development Agreement

The existing previously approved development agreement will be amended in conjunction with the Trillium CMP.

Land Use Master Plan

Adoption of the Trillium CMP results in its land uses becoming the permitted uses within the City's Planned Community District for the Project. All developed property within the Community shall comply with the uses set forth.

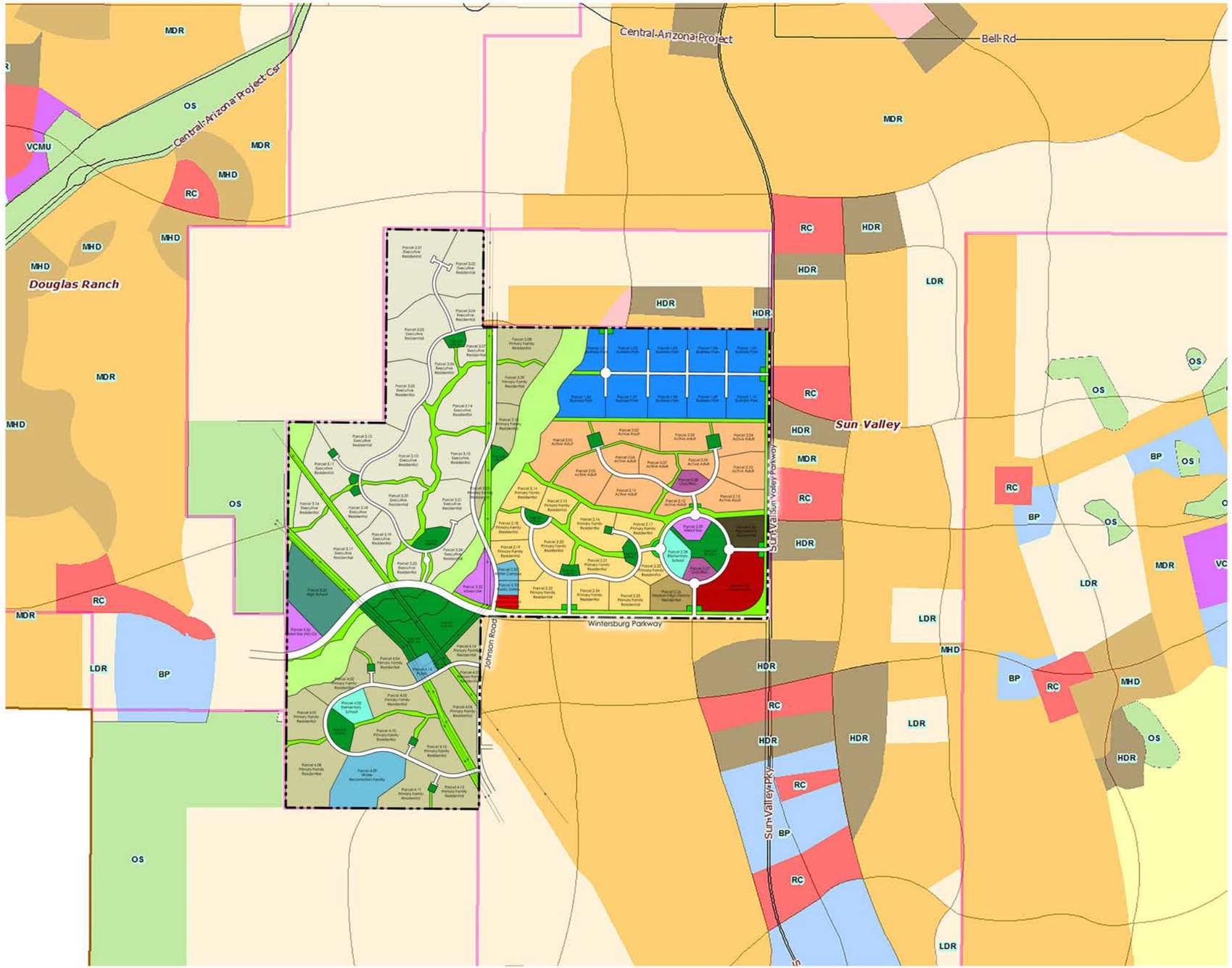
Exhibit 8, Land Use Master Plan graphically depicts the land uses within Trillium. The master engineering studies support the plan. **Exhibit 8, Land Use Master Plan** is the regulatory document for Trillium, while **Exhibit 9, Conceptual Land Plan** depicts a concept anticipated at this time. It is important to note that, as the Project develops, the mix of land uses identified in **Table 4: Land Use Budget** will be implemented.

Certain flexibility is built into the CMP, for example, it is possible that Trillium will include the development of a golf course and golf courses have been included as a permissible use in various Trillium zoning districts. However, the specific locations of golf courses are not included in the Conceptual Land Plan, with the understanding that this use can be included at the time of preliminary plat without necessitating a CMP amendment. In this instance, sufficient flexibility in design has been provided to allow the introduction of a golf course without reducing the permitted number of residential units within Trillium.

It is the intent of this CMP to provide sufficient flexibility with the preliminary plat to minimize the need for any CMP amendments as long as there is compliance with **Exhibit 8, Land Use Master Plan;** the general mix of land uses identified in and defined in **Table 4: Land Use Budget; Table 5: Permitted Residential Districts; Table 7: Permitted Non-Residential and Mixed-Use Districts;** and the development standards as shown in **Table 6: Residential Development Standards** and **Table 8: Non-Residential and Mixed-Use Development Standards.**

Phasing

As with any large CMP, market economics will have a significant impact on the overall phasing of the Project. It is anticipated that the Community will be phased, starting with Village 2. Phases will be based on market conditions, industry factors, and/or business considerations, as determined by the developer. The developer may phase the Project as deemed appropriate by the developer, as long as each phase is properly engineered with adequate utilities and streets to serve each phase. Ultimate utility phasing, as discussed in each utility master plan, will be determined with each preliminary plat submittal. In addition, phasing could include alternative solutions such as a temporary treatment plant.



0' 3000'
SCALE: 1" = 3000'

Trillium

BUCKEYE, ARIZONA

Surrounding Land Uses & Street Alignments Exhibit 1

JF Purchase, L.L.C.
TW Purchase, L.L.C.

El Dorado Holdings Inc.,
JDM Partners, L.L.C.

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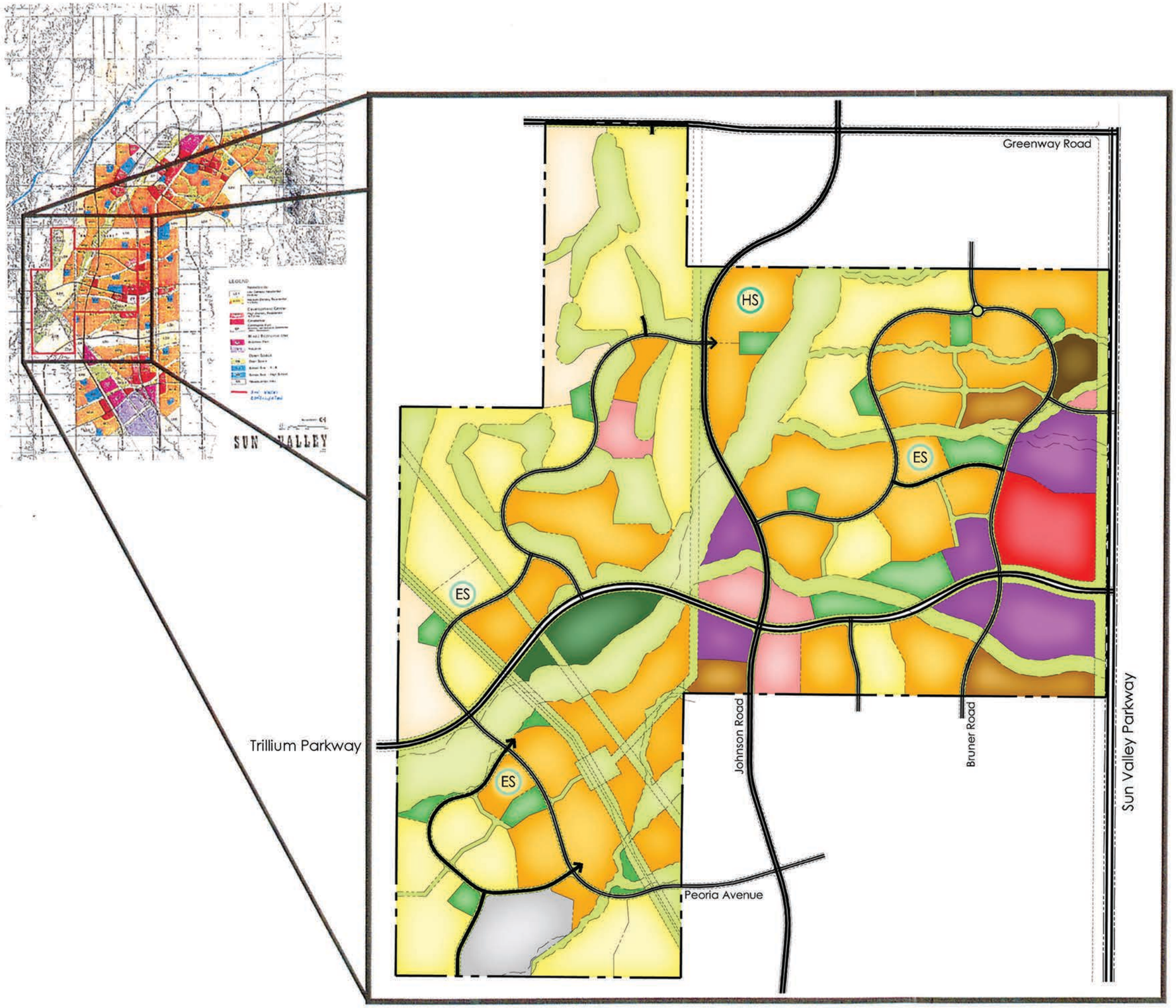
ENGINEER | PLAN | SURVEY | MANAGE

July, 2016



Trillium

BUCKEYE, ARIZONA

Existing Sun Valley & Trillium Land Use Plan Exhibit 2

Legend

- Very Low Density Residential (0-1 DU/Ac.)
- Low Density Residential (1-3 DU/Ac.)
- Medium Density Residential (3-6 DU/Ac.)
- Medium/High Density Residential (6-10 DU/Ac.)
- High Density Residential (10-15 DU/Ac.)
- Elemntary Schools
- High Schools
- Parks
- Open Space
- Waste Water Treatment Facility
- Mixed-Use
- Community Commercial
- Regional Commerical

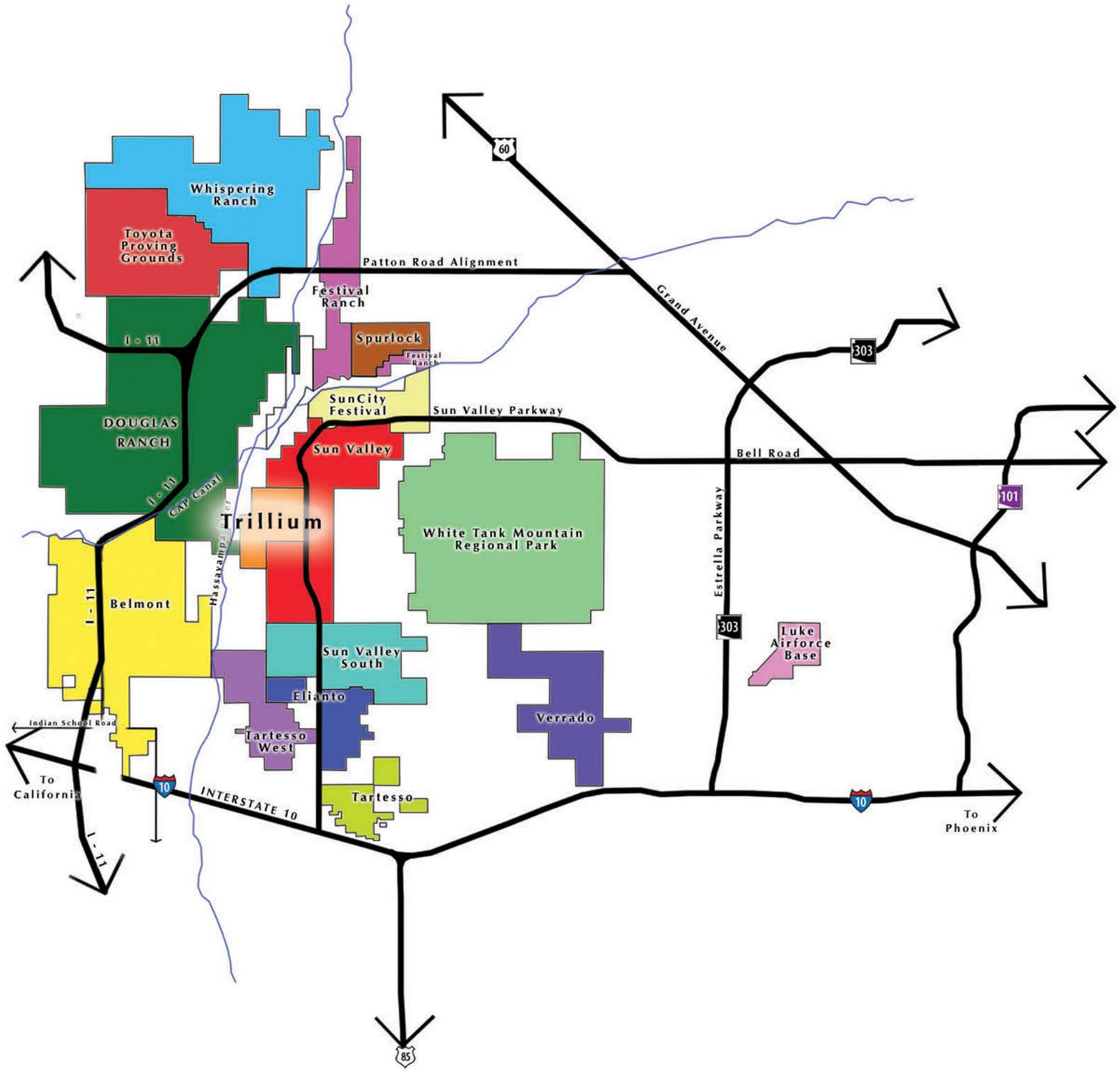
JF Purchase, L.L.C.
TW Purchase, L.L.C.

El Dorado Holdings Inc.,
JDM Partners, L.L.C.

GREEY|PICKETT

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

July, 2016



NOT TO SCALE

Trillium

BUCKEYE, ARIZONA

Regional Location Map
Exhibit 3

JF Purchase, L.L.C.
TW Purchase, L.L.C.

El Dorado Holdings Inc.,
JDM Partners, L.L.C.

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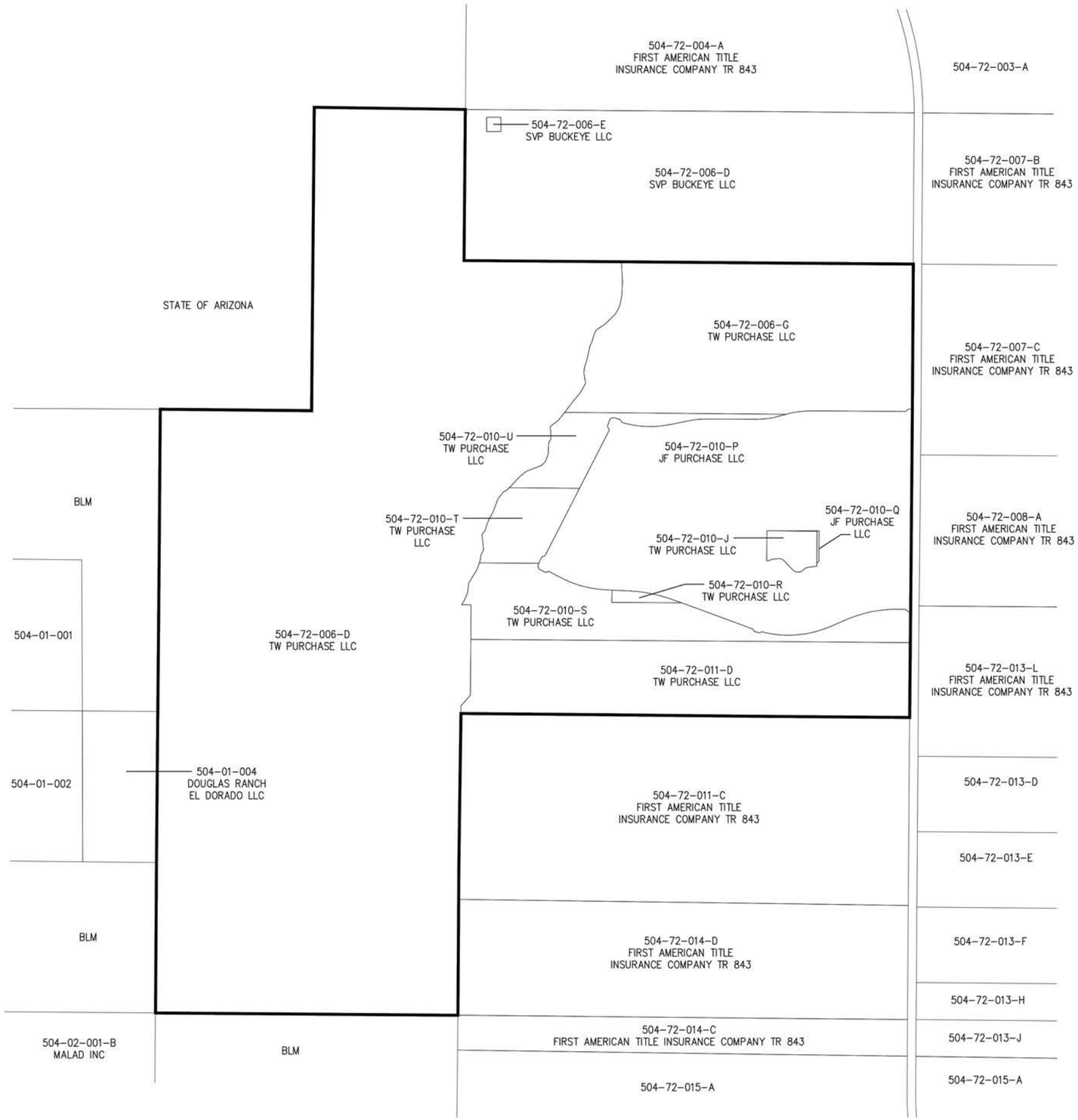
ENGINEER | PLAN | SURVEY | MANAGE

July, 2016



Trillium

BUCKEYE, ARIZONA

Surrounding Properties
Exhibit 4

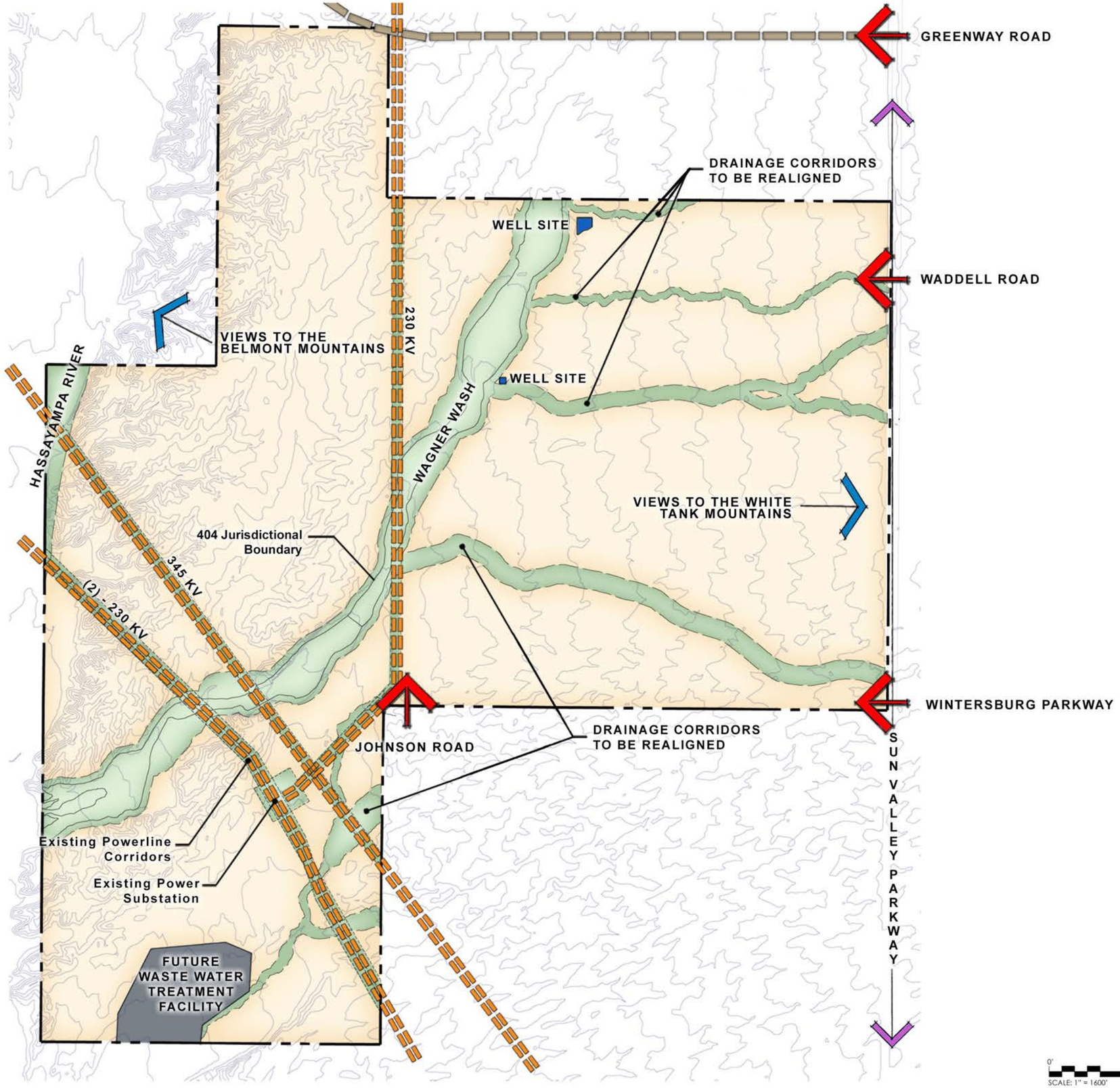
JF Purchase, L.L.C.
TW Purchase, L.L.C.

El Dorado Holdings Inc.,
JDM Partners, L.L.C.

GREEY|PICKETT

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

July, 2016



Trillium

BUCKEYE, ARIZONA

Opportunities & Constraints Exhibit 5

JF Purchase, L.L.C.
TW Purchase, L.L.C.

El Dorado Holdings Inc.,
JDM Partners, L.L.C.

GREEY | PICKETT

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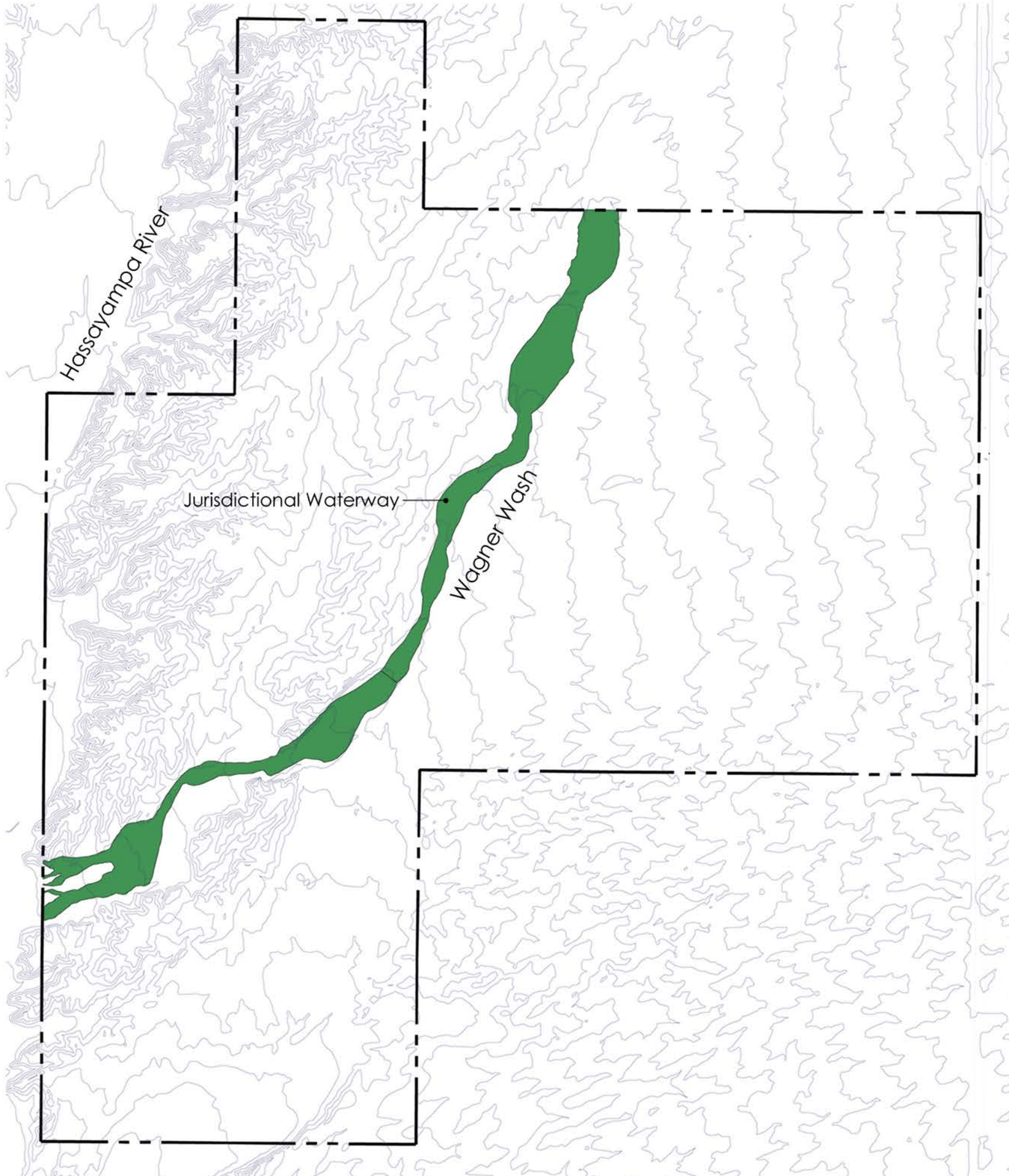
ENGINEER | PLAN | SURVEY | MANAGE

July, 2016



0' 1600'
SCALE: 1" = 1600'

Trillium
BUCKEYE, ARIZONA

Jurisdictional Waterways
Exhibit 6

JF Purchase, L.L.C.
TW Purchase, L.L.C.

El Dorado Holdings Inc.,
JDM Partners, L.L.C.

GREEY|PICKETT

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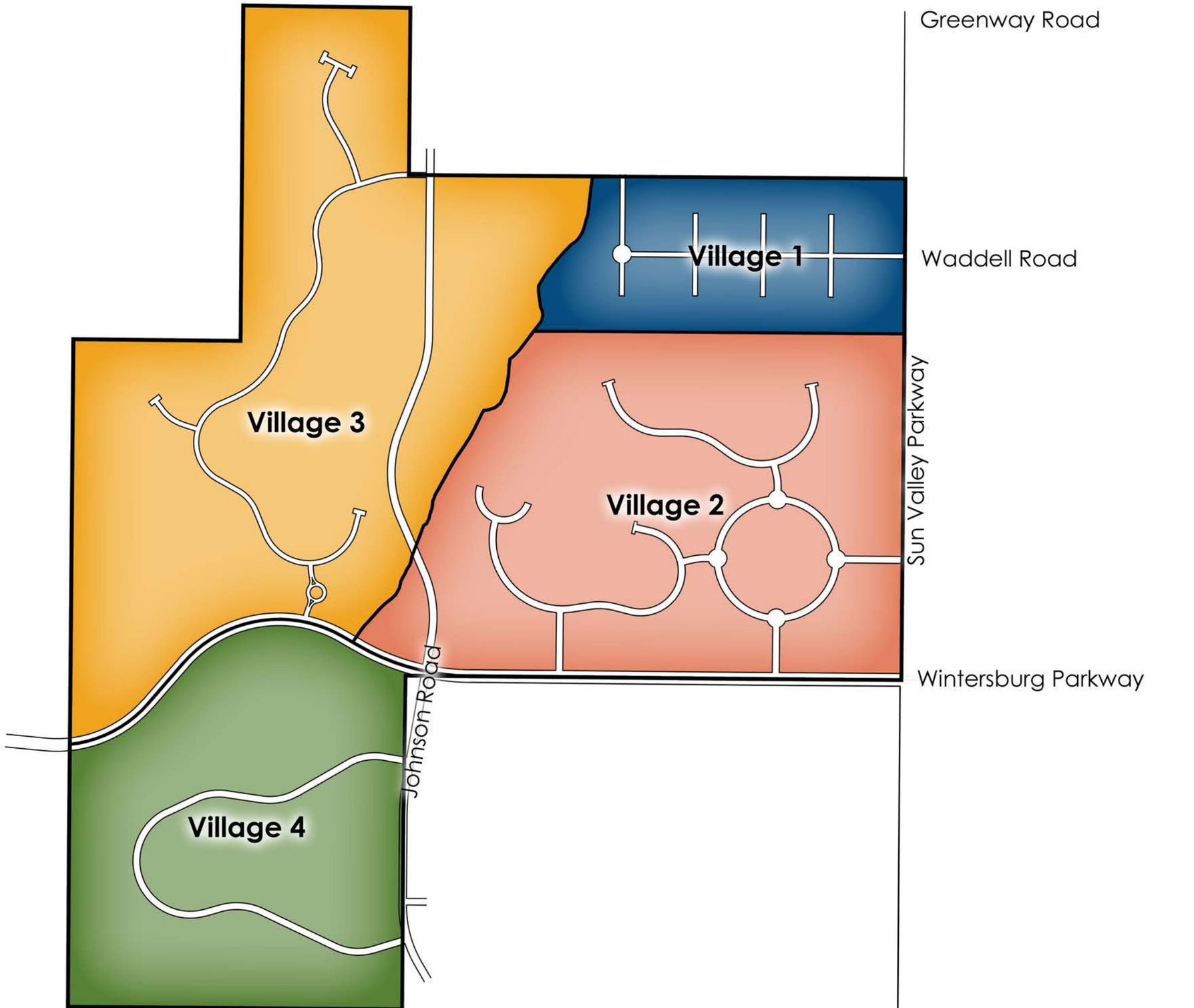
ENGINEER | PLAN | SURVEY | MANAGE

July, 2016



Trillium

BUCKEYE, ARIZONA

Community Framework
Exhibit 7

JF Purchase, L.L.C.
TW Purchase, L.L.C.

El Dorado Holdings Inc.,
JDM Partners, L.L.C.

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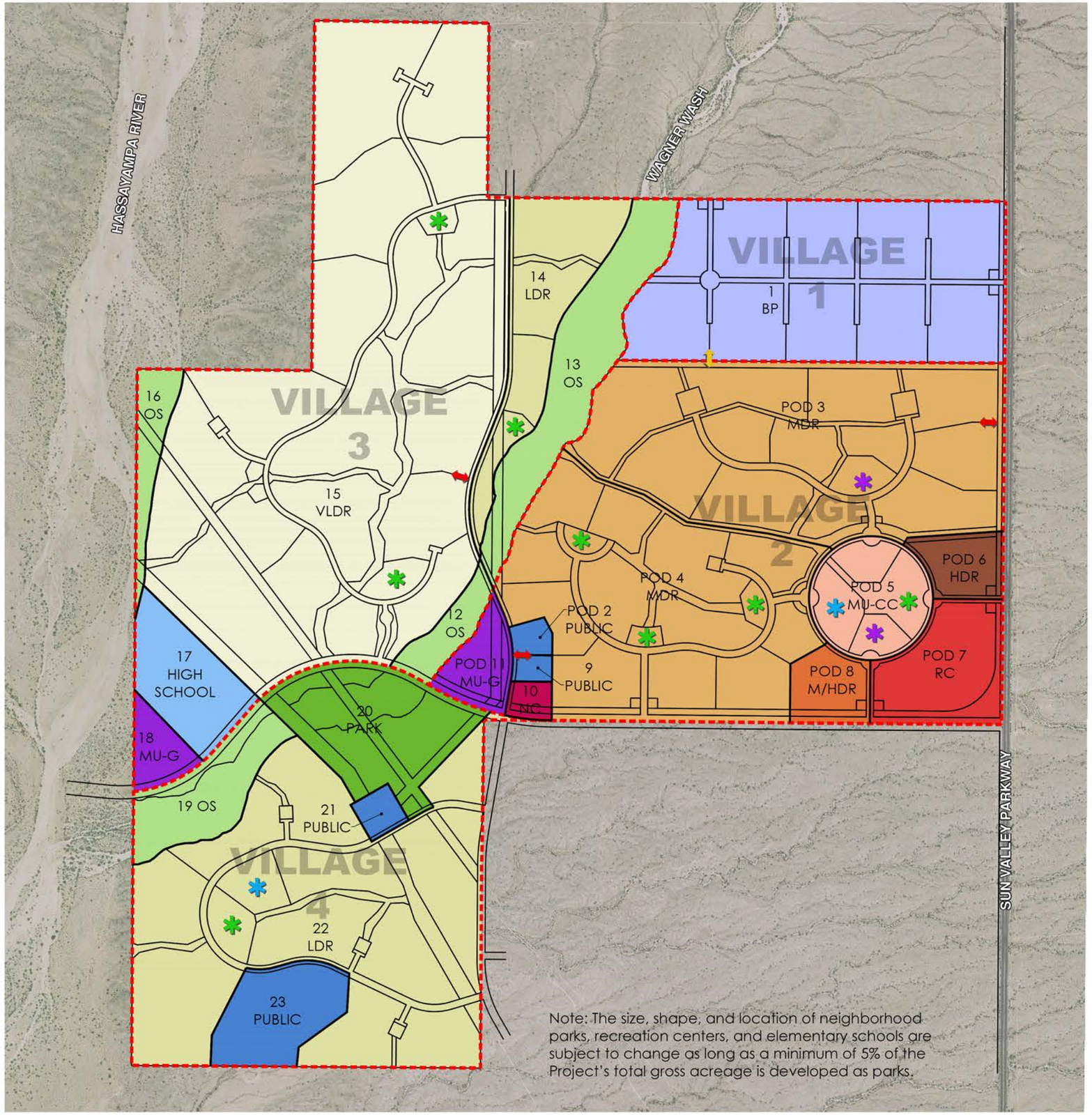
ENGINEER | PLAN | SURVEY | MANAGE

July, 2016



0' 1600'
SCALE: 1" = 1600'

Trillium

BUCKEYE, ARIZONA

Land Use Master Plan
Exhibit 8

Legend

- Village Boundary
- POD Boundary
- BP (Business Park)
- VLDR (0-2.5 DU/Ac.)
- LDR (2.01-4.0 DU/Ac.)
- MDR (3.01-4.5 DU/Ac.)
- M/HDR (6.01-10.0 DU/Ac.)
- HDR (10.01-30.0 DU/Ac.)
- MU (Mixed-Use)
- CC (Community Core)
- RC (Regional Commercial)
- NC (Neighborhood Commercial)
- Community Park
- OS (Open Space)
- Public
- High School
- Elementary School
- Neighborhood Park
- Club / Recreation
- Non-loaded Local Residential Access
- Secondary Emergency Access

JF Purchase, L.L.C.
TW Purchase, L.L.C.

El Dorado Holdings Inc.,
JDM Partners, L.L.C.

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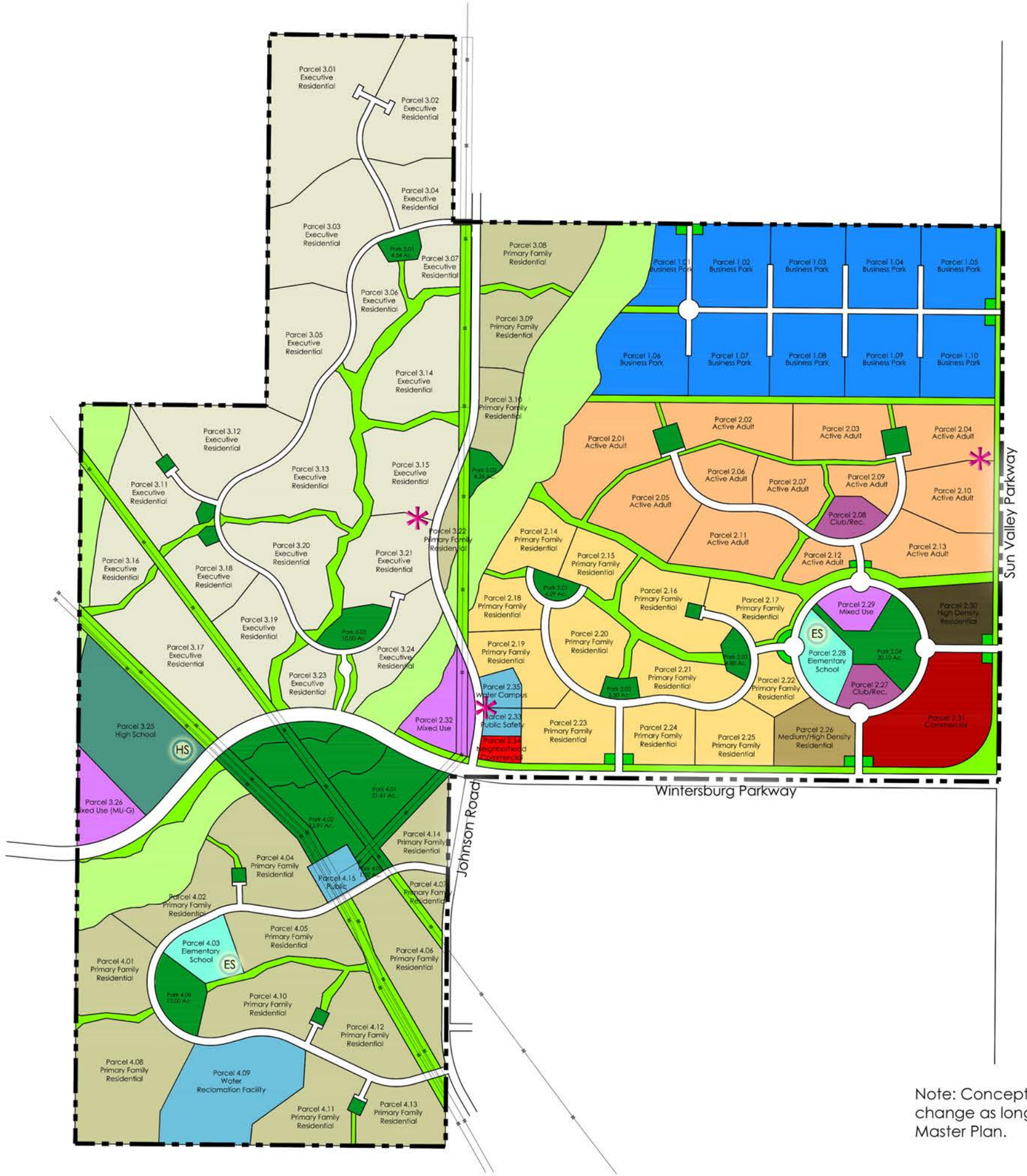
ENGINEER | PLAN | SURVEY | MANAGE

July, 2016



Note: Conceptual Land Plan as shown is subject to change as long as changes conform to the Land Use Master Plan.

0' 1600'
SCALE: 1" = 1600'

Trillium

BUCKEYE, ARIZONA

Conceptual Land Plan
Exhibit 9

Legend

- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium Density Residential (Active Adult)
- Medium/High Density Residential
- High Density Residential
- Elementary School
- High School
- Parks
- Open Space
- Natural Areas
- Mixed Use
- RC (Regional Commercial)
- NC (Neighborhood Commercial)
- Business Park (BP)
- Recreation Centers
- Public
- Non-loaded Local Residential Access

JF Purchase, L.L.C.
TW Purchase, L.L.C.

El Dorado Holdings Inc.,
JDM Partners, L.L.C.

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July, 2016

Note: Graphic shown is conceptual in nature.
Final layout to be determined at the
time of construction documents

NOT TO SCALE

Trillium

BUCKEYE, ARIZONA

Community Core Concept
Exhibit 10 - A

JF Purchase, L.L.C.
TW Purchase, L.L.C.

El Dorado Holdings Inc.,
JDM Partners, L.L.C.

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July, 2016

Note: Graphic shown is conceptual in nature.
Final layout to be determined at the
time of construction documents

NOT TO SCALE

Trillium

BUCKEYE, ARIZONA

Community Core Concept
Exhibit 10 - B

JF Purchase, L.L.C.
TW Purchase, L.L.C.

El Dorado Holdings Inc.,
JDM Partners, L.L.C.

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ENGINEER | PLAN | SURVEY | MANAGE

July, 2016

Note: Graphic shown is conceptual in nature.
Final layout to be determined at the
time of construction documents

NOT TO SCALE

Trillium

BUCKEYE, ARIZONA

Community Core Concept
Exhibit 10 - C

JF Purchase, L.L.C.
TW Purchase, L.L.C.

El Dorado Holdings Inc.,
JDM Partners, L.L.C.

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ENGINEER | PLAN | SURVEY | MANAGE

July, 2016

Note: Graphic shown is conceptual in nature.
Final layout to be determined at the
time of construction documents

NOT TO SCALE

Trillium

BUCKEYE, ARIZONA

Community Core Concept
Exhibit 10 - C

JF Purchase, L.L.C.
TW Purchase, L.L.C.

El Dorado Holdings Inc.,
JDM Partners, L.L.C.

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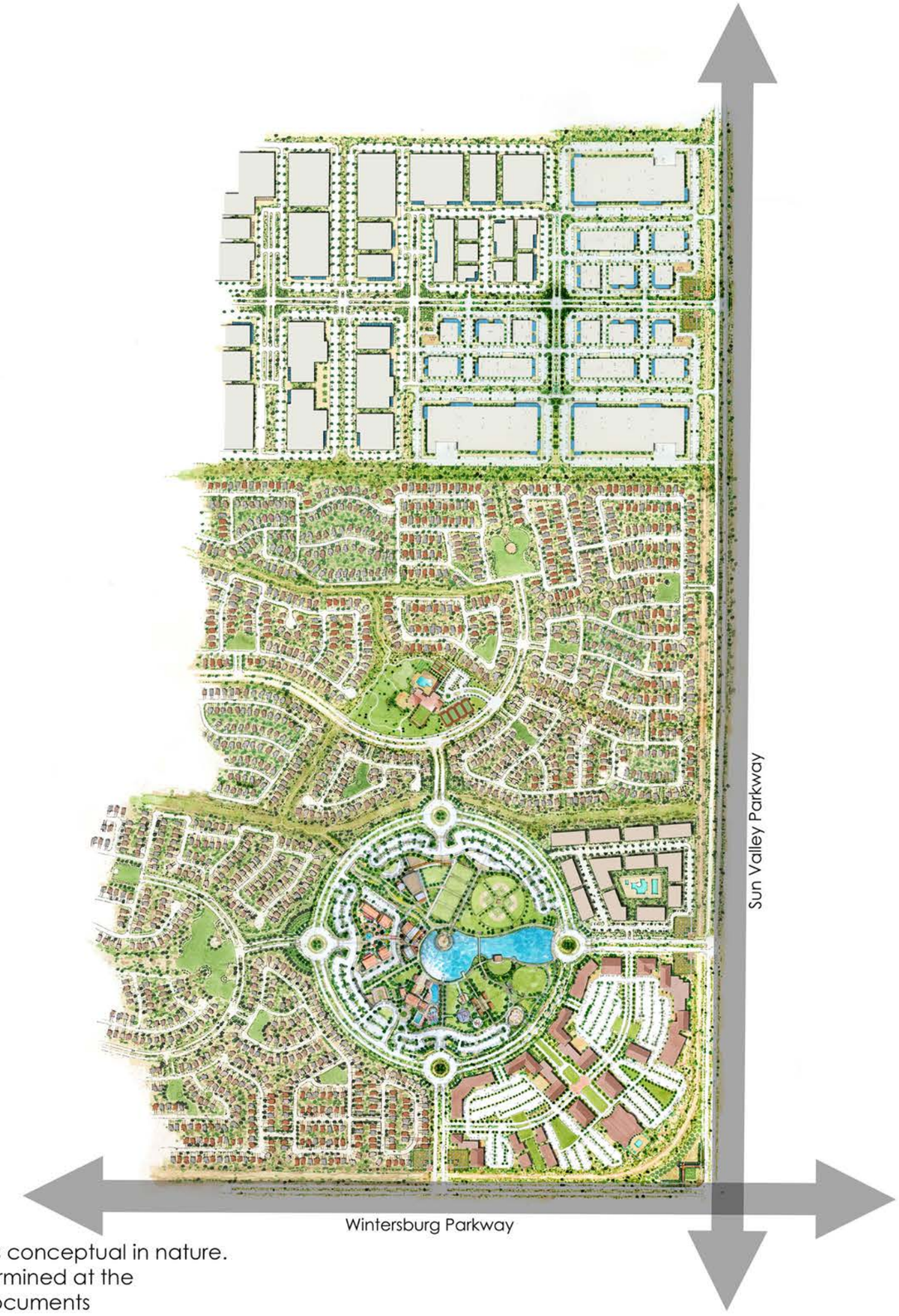
HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

July, 2016



Note: Graphic shown is conceptual in nature.
Final layout to be determined at the
time of construction documents

NOT TO SCALE

Trillium

BUCKEYE, ARIZONA

Community Core Concept
Exhibit 10 - E

JF Purchase, L.L.C.
TW Purchase, L.L.C.

El Dorado Holdings Inc.,
JDM Partners, L.L.C.

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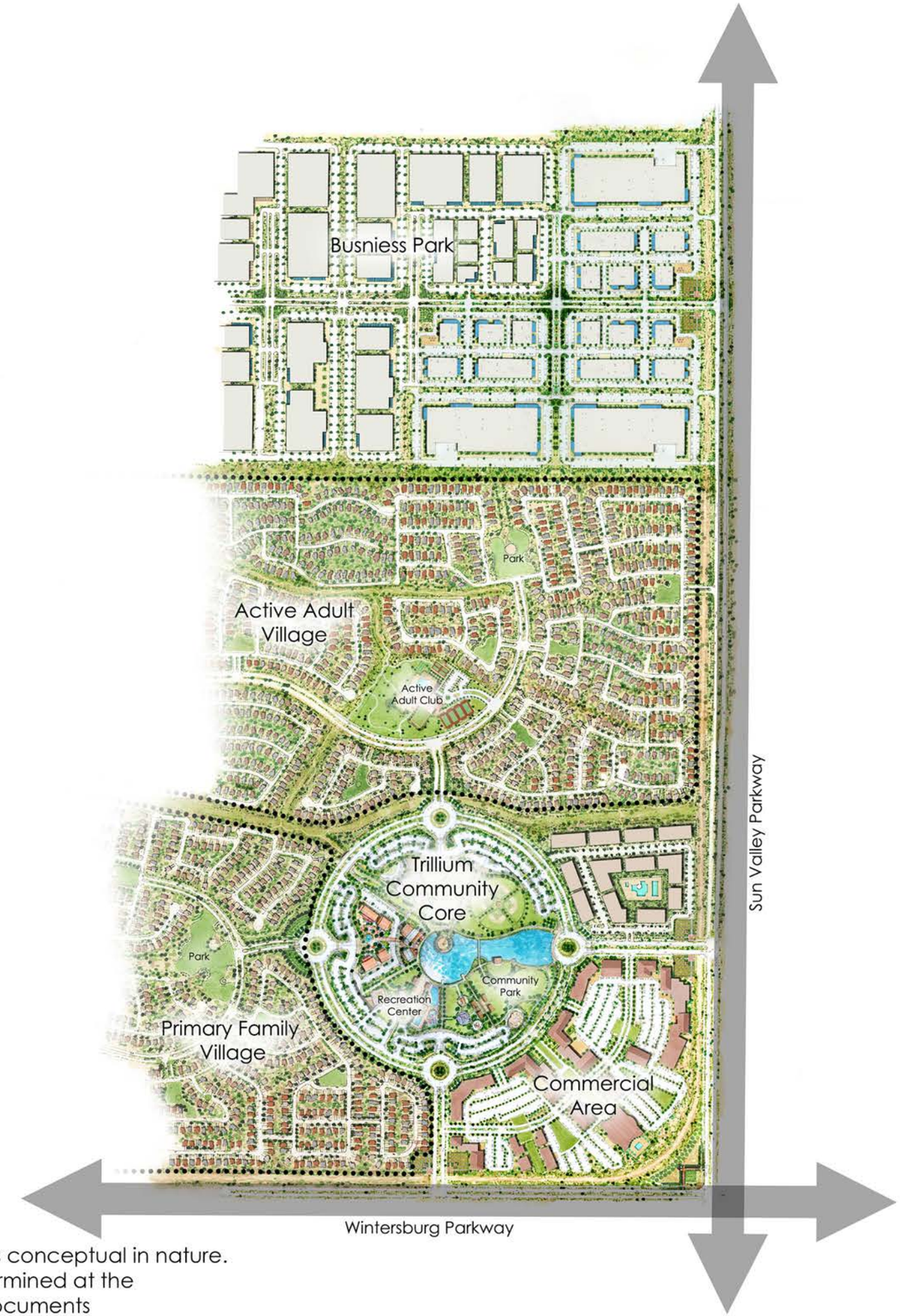
HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

July, 2016



Note: Graphic shown is conceptual in nature.
Final layout to be determined at the
time of construction documents

NOT TO SCALE

Trillium

BUCKEYE, ARIZONA

Community Core Concept
Exhibit 10 - F

JF Purchase, L.L.C.
TW Purchase, L.L.C.

El Dorado Holdings Inc.,
JDM Partners, L.L.C.

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July, 2016

Note: Graphic shown is conceptual in nature.
Final layout to be determined at the
time of construction documents

Trillium

BUCKEYE, ARIZONA

Commercial Concept
Exhibit 11

JF Purchase, L.L.C.
TW Purchase, L.L.C.

El Dorado Holdings Inc.,
JDM Partners, L.L.C.

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July, 2016

Note: Graphic shown is conceptual in nature. Final layout to be determined at the time of construction documents

Trillium

BUCKEYE, ARIZONA

Business Park Concept
Exhibit 12

JF Purchase, L.L.C.
TW Purchase, L.L.C.

El Dorado Holdings Inc.,
JDM Partners, L.L.C.

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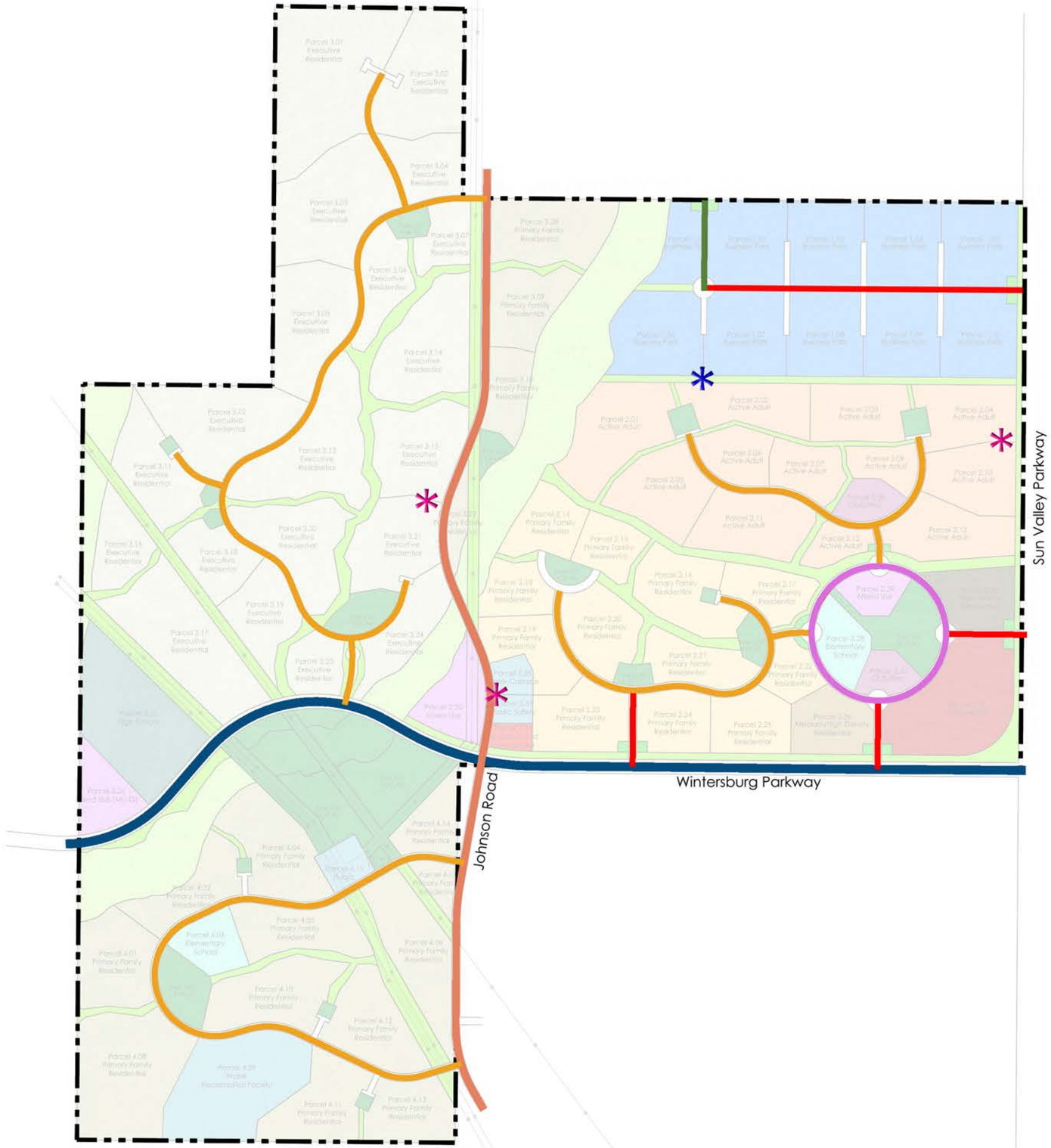
July, 2016



Note: This exhibit to be revised when traffic impact study is complete.

0' 1600'
SCALE: 1" = 1600'

Trillium

BUCKEYE, ARIZONA

Street & Circulation Plan
Exhibit 13

Legend

- Parkway
- Arterial
- Major Collector
- Collector
- Collector Section w/ Major Collector ROW
- Commercial Collector
- Non-loaded Local Residential Access
- Secondary Emergency Access

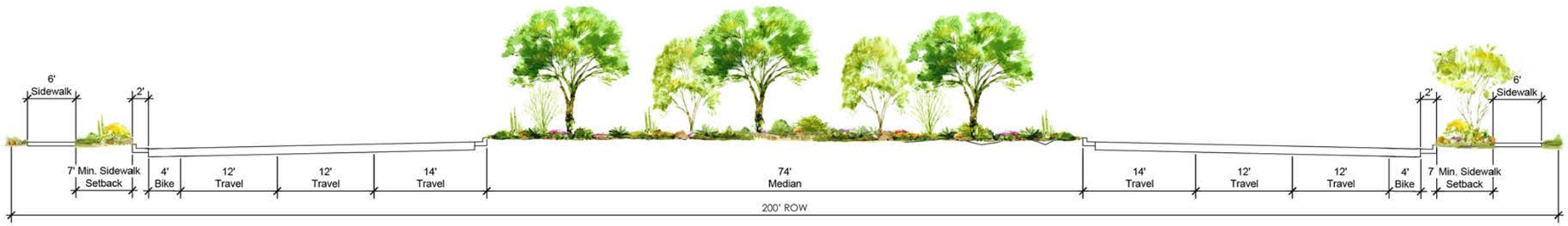
JF Purchase, L.L.C.
TW Purchase, L.L.C.

El Dorado Holdings Inc.,
JDM Partners, L.L.C.

GREEY|PICKETT

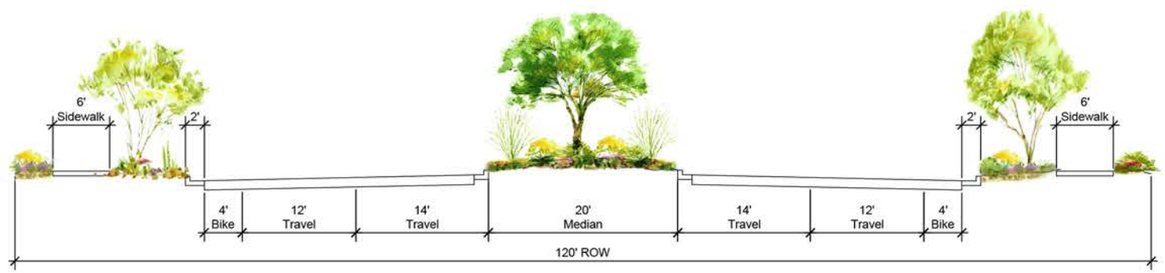
HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

July, 2016



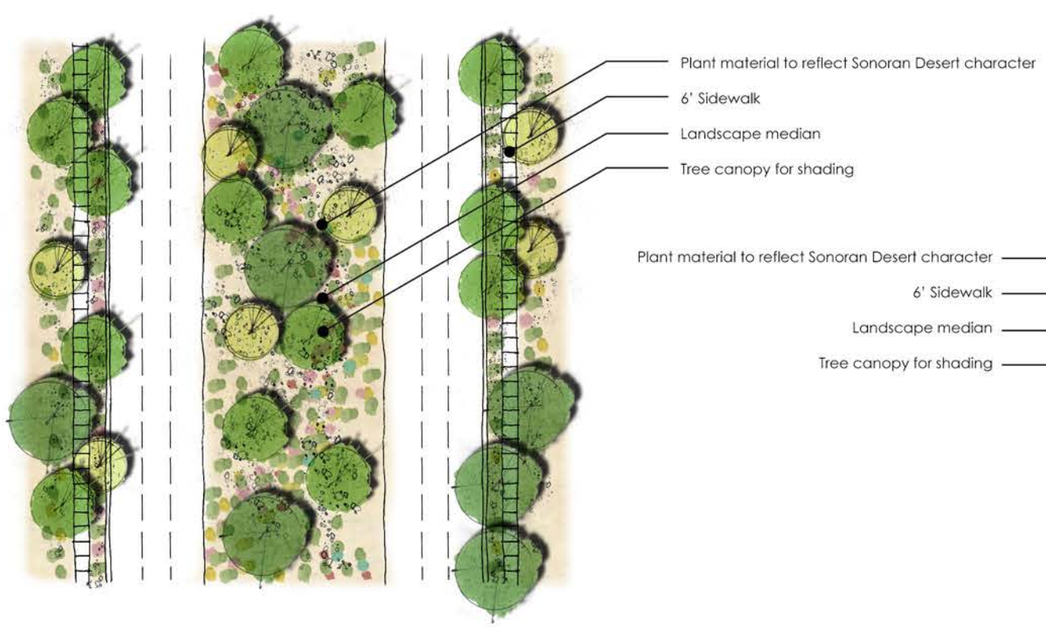
Section 1. Wintersburg Parkway

Note: Full right-of-way for Wintersburg Parkway, west of Johnson Road, will be dedicated to the City. The outside travel lanes (2 each direction) will be constructed as part of the Trillium development. Half street improvements for the portion of Wintersburg Parkway, east of Johnson Road and within Trillium project boundary will be constructed as part of the Trillium development.

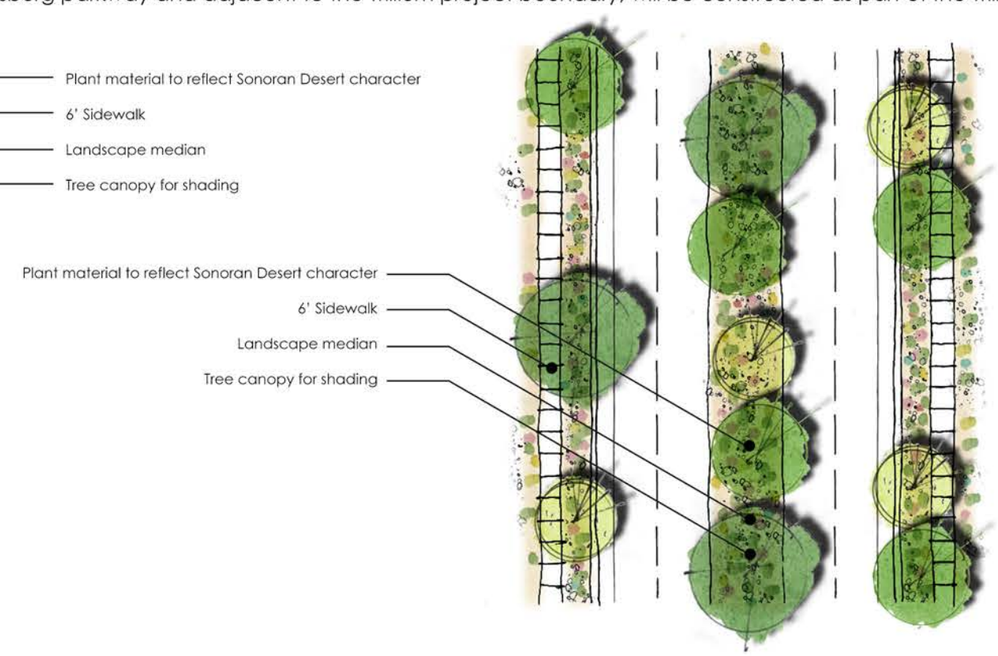


Section 2. Johnson Road - Arterial #63130

Note: Full right-of-way for Johnson Road, north of Wintersburg Parkway, will be dedicated to the City. The western half of right-of-way will be constructed by the developer as part of the Trillium development. Half street improvements for the portion of Johnson Road, south of Wintersburg parkway and adjacent to the Trillium project boundary, will be constructed as part of the Trillium development.



Conceptual Planting Plan 1. Wintersburg Parkway



Conceptual Planting Plan 2. Johnson Road - Arterial

Trillium

BUCKEYE, ARIZONA

Street Cross Sections
Exhibit 14 - A

JF Purchase, L.L.C.
TW Purchase, L.L.C.

El Dorado Holdings Inc.,
JDM Partners, L.L.C.

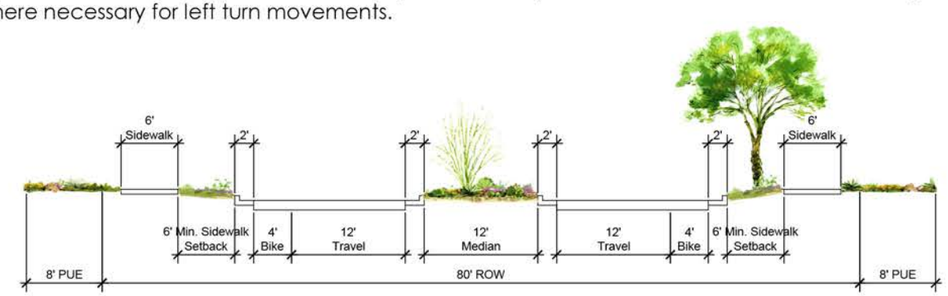
GREEY|PICKETT

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

July, 2016

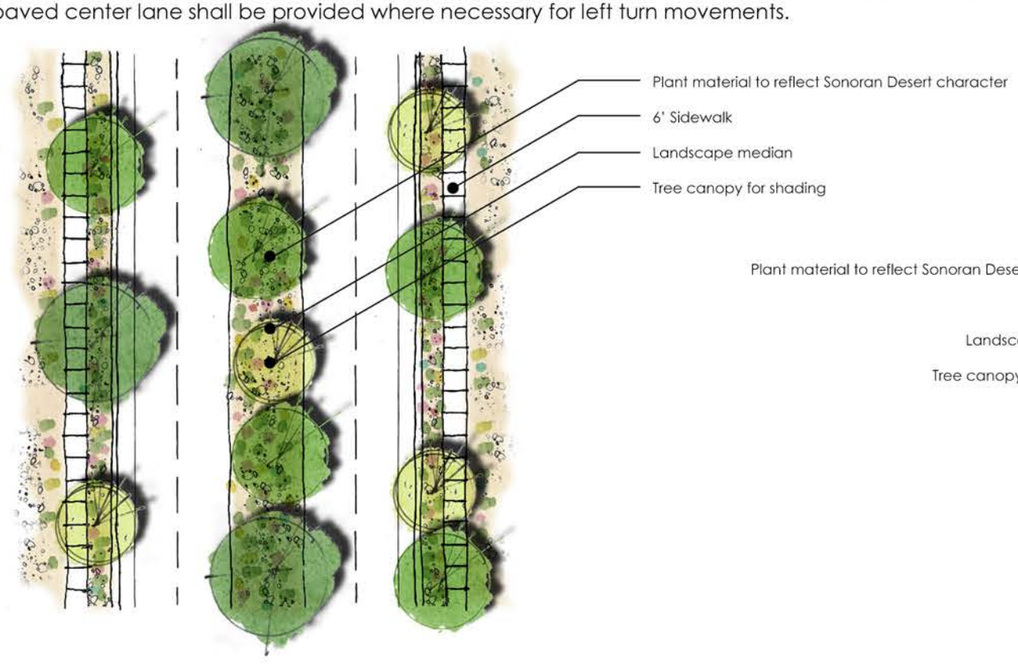
Section 3. Major Collector*
#63140

*Note: The raised median option may be provided at the discretion of the developer or will be provided if the TIA deems it necessary for controlling traffic. Where not provided, a paved center lane shall be provided where necessary for left turn movements.

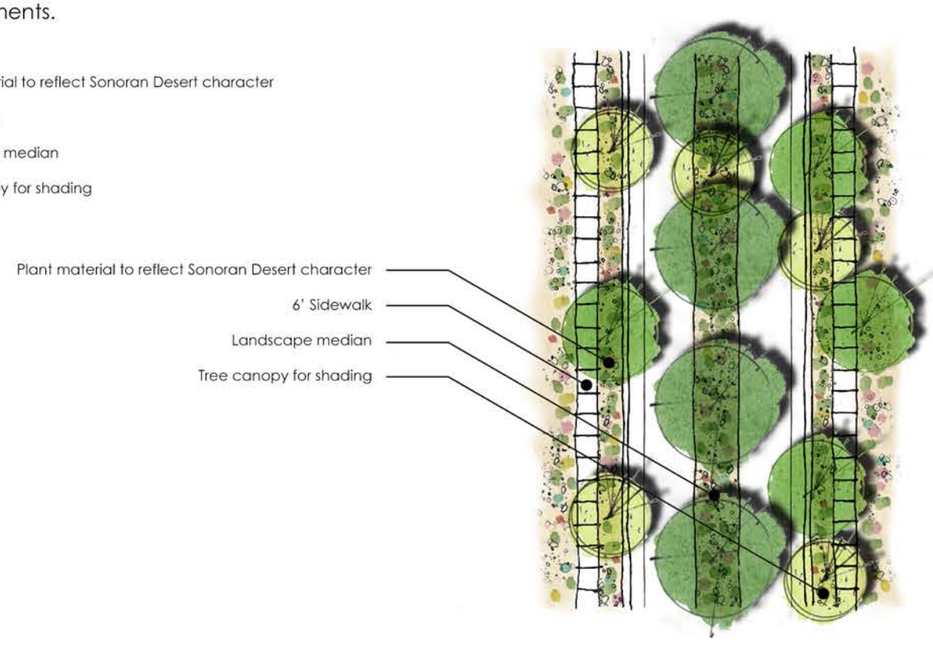


Section 4. Collector*
#63150

*Note: The raised median option may be provided at the discretion of the developer or will be provided if the TIA deems it necessary for controlling traffic. Where not provided, a paved center lane shall be provided where necessary for left turn movements.



Conceptual Planting Plan 3. Major Collector



Conceptual Planting Plan 4. Collector

Trillium

BUCKEYE, ARIZONA

Street Cross Sections
Exhibit 14 - B

JF Purchase, L.L.C.
TW Purchase, L.L.C.

El Dorado Holdings Inc.,
JDM Partners, L.L.C.

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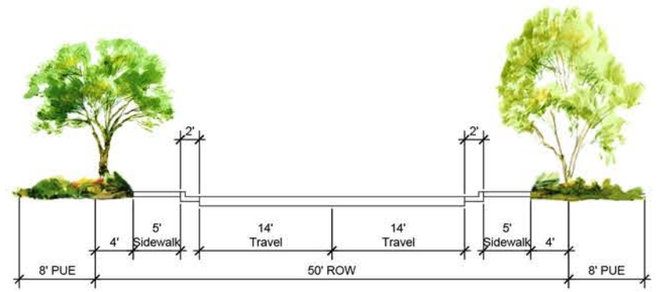
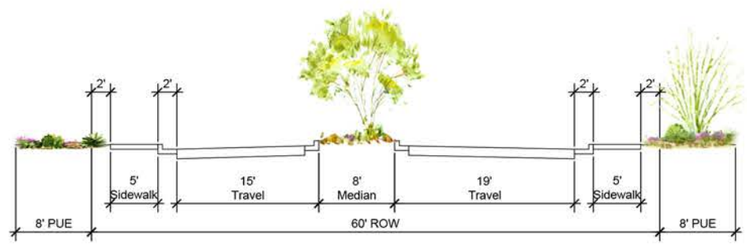
July, 2016

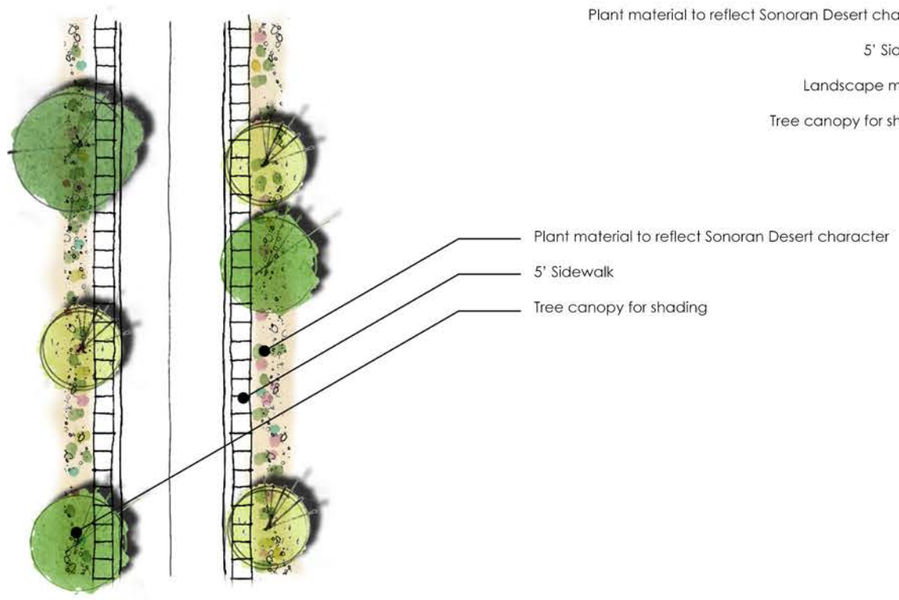


Section 5. Local*
#63160

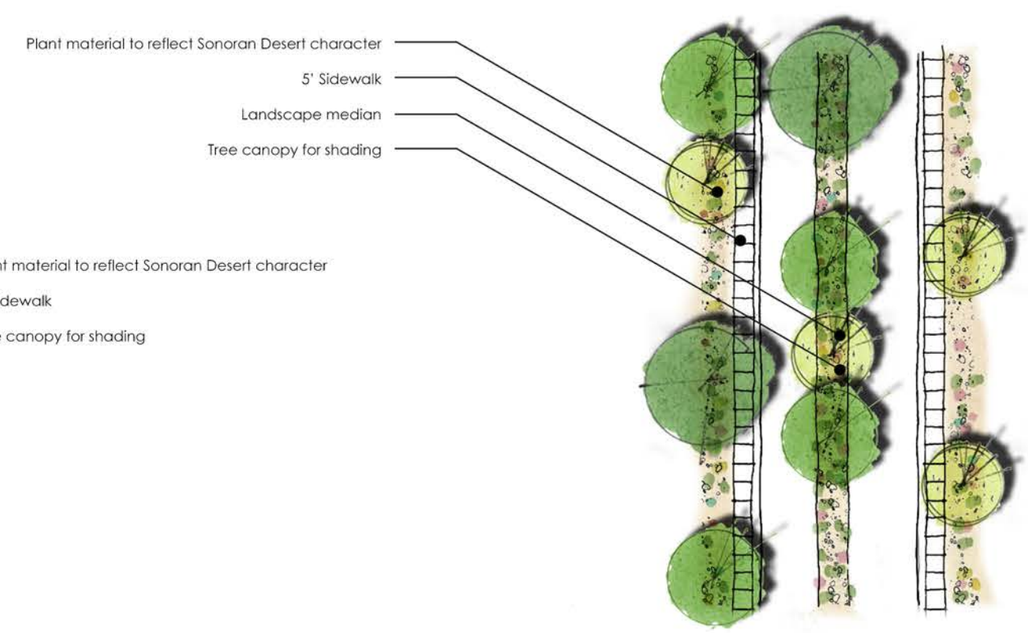
*Note: Other street cross-sections may be allowed for private local streets and local streets within hillside or environmentally sensitive areas.



Section 6. Residential Entrance
#63190



Conceptual Planting Plan 5. Local



Conceptual Planting Plan 6. Residential Entrance

Trillium
BUCKEYE, ARIZONA

Street Cross Sections
Exhibit 14 - C

JF Purchase, L.L.C.
TW Purchase, L.L.C.

El Dorado Holdings Inc.,
JDM Partners, L.L.C.

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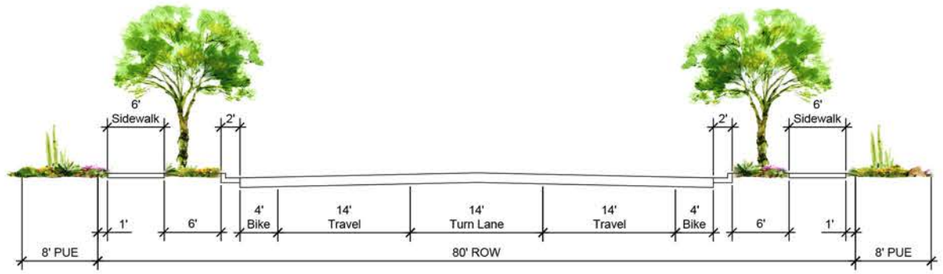
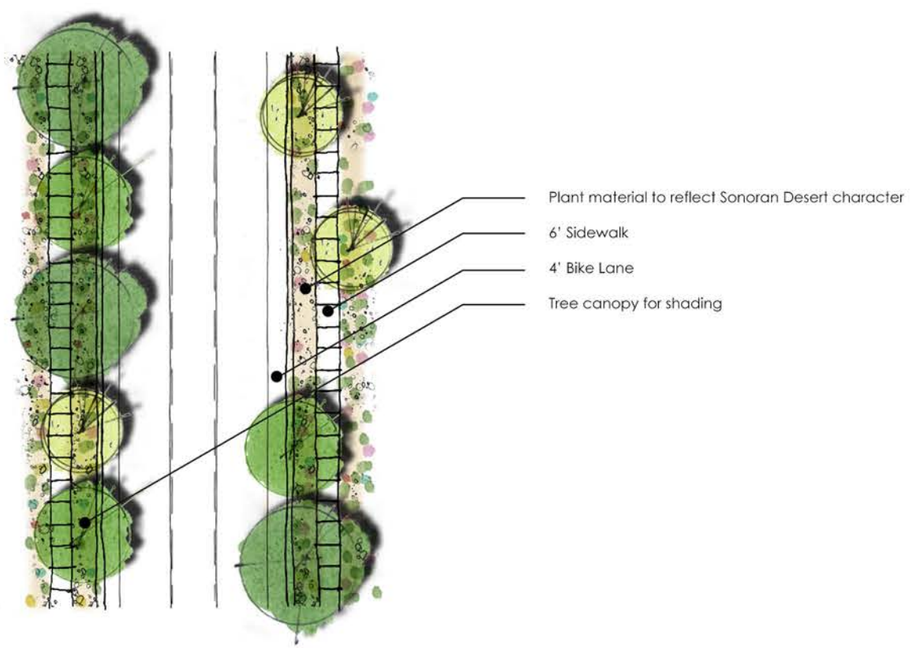
July, 2016



Section 7. Commercial Collector
#63180



Conceptual Planting Plan 7. Commercial Collector

Trillium

BUCKEYE, ARIZONA

Street Cross Sections
Exhibit 14 - D

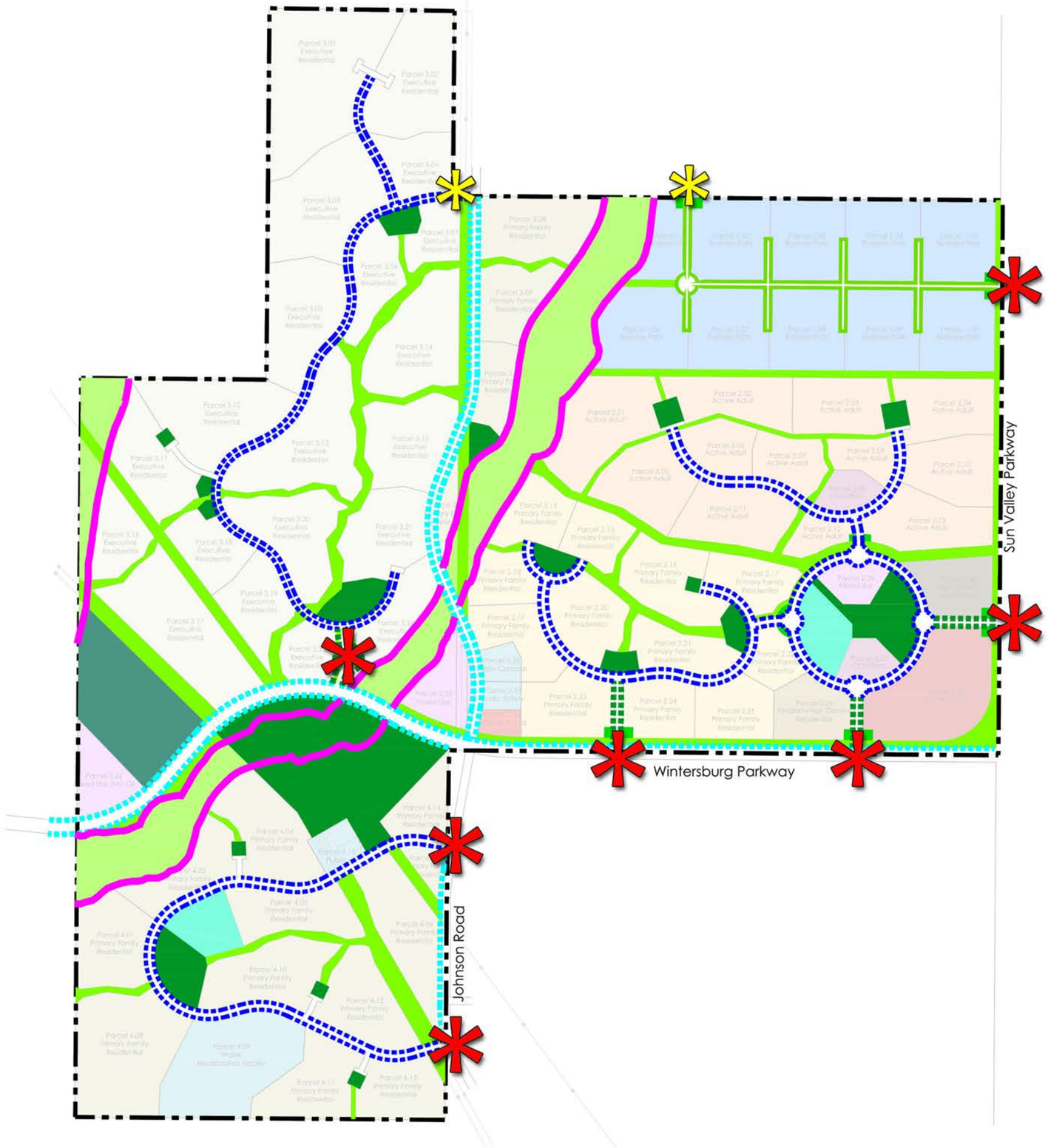
JF Purchase, L.L.C.
TW Purchase, L.L.C.

El Dorado Holdings Inc.,
JDM Partners, L.L.C.

GREEY|PICKETT

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

July, 2016



SCALE: 1" = 1600'

Trillium

BUCKEYE, ARIZONA

Landscape Concepts
Exhibit 15

Legend

- Feature Landscape Palette
- Themed Arterial Landscape Palette
- Community Collector Landscape Palette
- Enhanced Desert Landscape Palette
- Transitional Desert Landscape Palette
- Native Desert Landscape Palette
- Primary Village Entry Monumentation
- Secondary Village Entry Monumentation

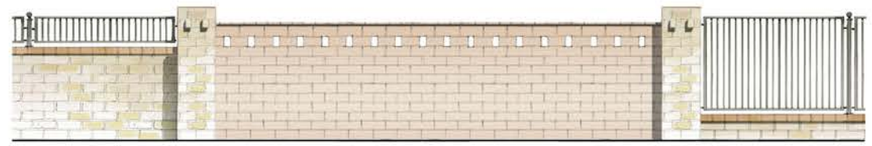
JF Purchase, L.L.C.
TW Purchase, L.L.C.

El Dorado Holdings Inc.,
JDM Partners, L.L.C.

GREEY|PICKETT

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

July, 2016



Note: Graphic shown is conceptual in nature. Final design to be determined at the time of construction documents.

Trillium

BUCKEYE, ARIZONA

Wall Concepts
Exhibit 16

JF Purchase, L.L.C.
TW Purchase, L.L.C.

El Dorado Holdings Inc.,
JDM Partners, L.L.C.

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ENGINEER | PLAN | SURVEY | MANAGE

July, 2016

Note: Graphic shown is conceptual in nature. Final design to be determined at the time of construction documents.

Trillium

BUCKEYE, ARIZONA

Signage
Exhibit 17

JF Purchase, L.L.C.
TW Purchase, L.L.C.

El Dorado Holdings Inc.,
JDM Partners, L.L.C.

GREEY|PICKETT

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

July, 2016

Note: Graphic shown is conceptual in nature. Final design to be determined at the time of construction documents.

Trillium

BUCKEYE, ARIZONA

Identity Corner
Exhibit 18

JF Purchase, L.L.C.
TW Purchase, L.L.C.

El Dorado Holdings Inc.,
JDM Partners, L.L.C.

GREEY|PICKETT

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

July, 2016

Note: Graphic shown is conceptual in nature. Final design to be determined at the time of construction documents.

Trillium

BUCKEYE, ARIZONA

Community Entrances
Exhibit 19 - A

JF Purchase, L.L.C.
TW Purchase, L.L.C.

El Dorado Holdings Inc.,
JDM Partners, L.L.C.

GREEY|PICKETT

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

July, 2016

Note: Graphic shown is conceptual in nature. Final design to be determined at the time of construction documents.

Trillium

BUCKEYE, ARIZONA

Community Entrances
Exhibit 19 - B

JF Purchase, L.L.C.
TW Purchase, L.L.C.

El Dorado Holdings Inc.,
JDM Partners, L.L.C.

GREEY|PICKETT

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

July, 2016

Note: Graphic shown is conceptual in nature. Final design to be determined at the time of construction documents.

Trillium

BUCKEYE, ARIZONA

Pedestrian Underpass
Exhibit 20

JF Purchase, L.L.C.
TW Purchase, L.L.C.

El Dorado Holdings Inc.,
JDM Partners, L.L.C.

GREEY|PICKETT

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

July, 2016

Note: Trail & Pathway type, location, and number are subject to change without a CMP amendment as long as parks remain connected by a pedestrian network.

0' 1600'
SCALE: 1" = 1600'

Trillium

BUCKEYE, ARIZONA

Parks & Trails Plan
Exhibit 21

Legend

- Secondary Path - 10' Hard Surface
- Local Path - 4' Hard Surface or Non-paved
- Primary Trail - 5'-8' Non-paved
- Backcountry Trail - 3'-4' Non-paved
- Sidewalk - 6' Concrete
- Parks
- Open Space
- Natural Area
- Elementary School
- High School
- Grade-Separated Crossing

JF Purchase, L.L.C.
TW Purchase, L.L.C.

El Dorado Holdings Inc.,
JDM Partners, L.L.C.

GREEY|PICKETT

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

July, 2016

Note: Graphic shown is conceptual in nature.
Final layout to be determined at the
time of construction documents

CONCEPTUAL COMMUNITY PARK - NOT TO SCALE

Trillium

BUCKEYE, ARIZONA

Park Concepts
Exhibit 22 - A

JF Purchase, L.L.C.
TW Purchase, L.L.C.

El Dorado Holdings Inc.,
JDM Partners, L.L.C.

GREEY|PICKETT

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

July, 2016

Note: Graphic shown is conceptual in nature.
Final layout to be determined at the
time of construction documents

CONCEPTUAL COMMUNITY CORE PARK - NOT TO SCALE

Trillium

BUCKEYE, ARIZONA

Park Concepts
Exhibit 22 - B

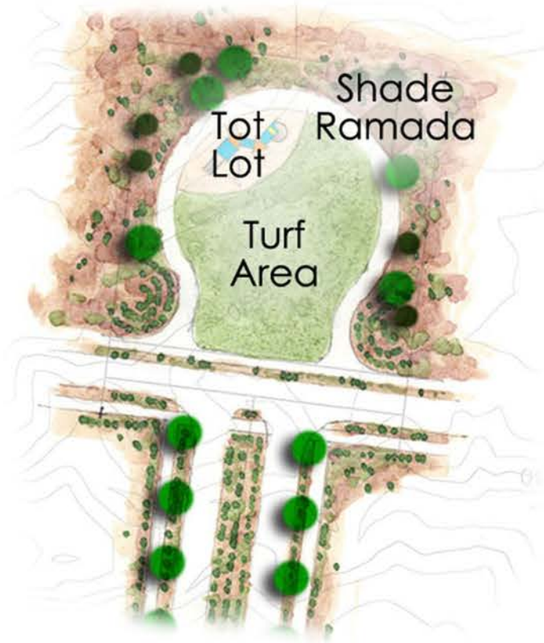
JF Purchase, L.L.C.
TW Purchase, L.L.C.

El Dorado Holdings Inc.,
JDM Partners, L.L.C.

GREEY|PICKETT

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

July, 2016



CONCEPTUAL POCKET PARK - NOT TO SCALE

Note: Graphic shown is conceptual in nature.
Final layout to be determined at the
time of construction documents

CONCEPTUAL NEIGHBORHOOD PARK - NOT TO SCALE

Trillium

BUCKEYE, ARIZONA

Park Concepts
Exhibit 22 - C

JF Purchase, L.L.C.
TW Purchase, L.L.C.

El Dorado Holdings Inc.,
JDM Partners, L.L.C.

GREEY|PICKETT

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

July, 2016

Note: Graphic shown is conceptual in nature.
Final layout to be determined at the
time of construction documents

NOT TO SCALE

Trillium

BUCKEYE, ARIZONA

Active Adult Club / Recreation Center Concept Exhibit 23

JF Purchase, L.L.C.
TW Purchase, L.L.C.

El Dorado Holdings Inc.,
JDM Partners, L.L.C.

GREEY|PICKETT

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

July, 2016

Note: Graphic shown is conceptual in nature.
Final layout to be determined at the
time of construction documents

NOT TO SCALE

Trillium

BUCKEYE, ARIZONA

Active Adult Club / Recreation Center Concept Exhibit 23-B

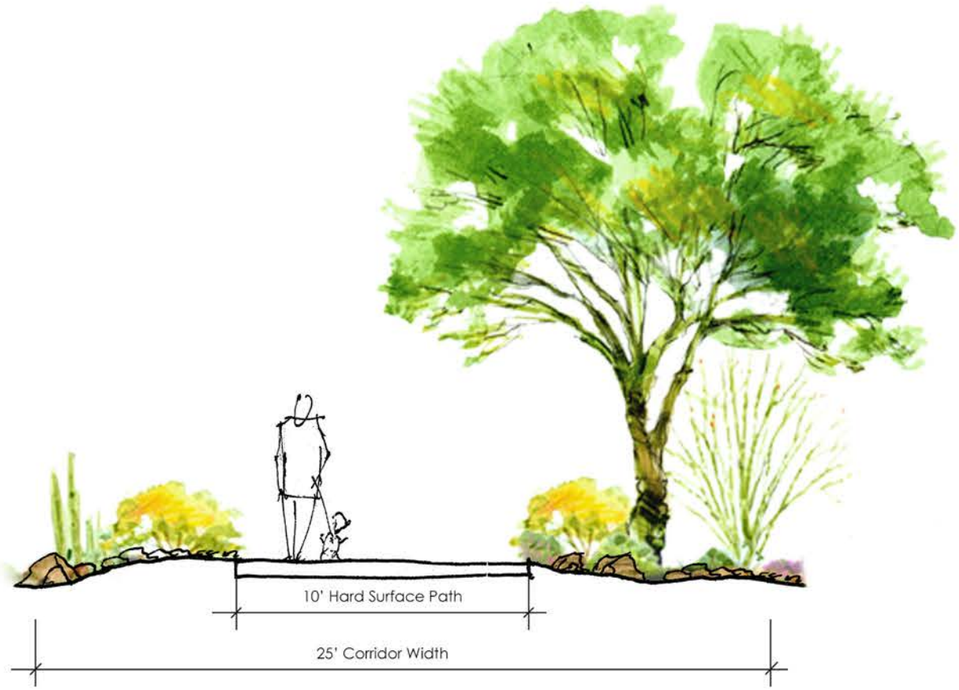
JF Purchase, L.L.C.
TW Purchase, L.L.C.

El Dorado Holdings Inc.,
JDM Partners, L.L.C.

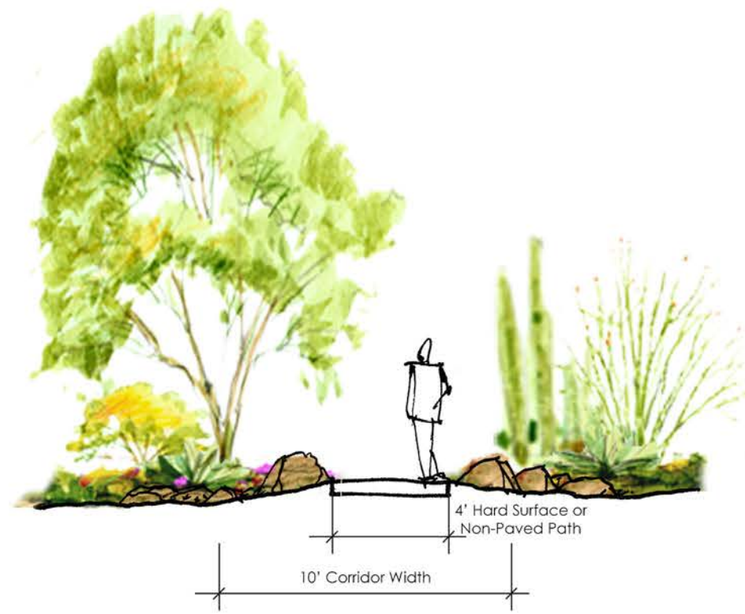
GREEY|PICKETT

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

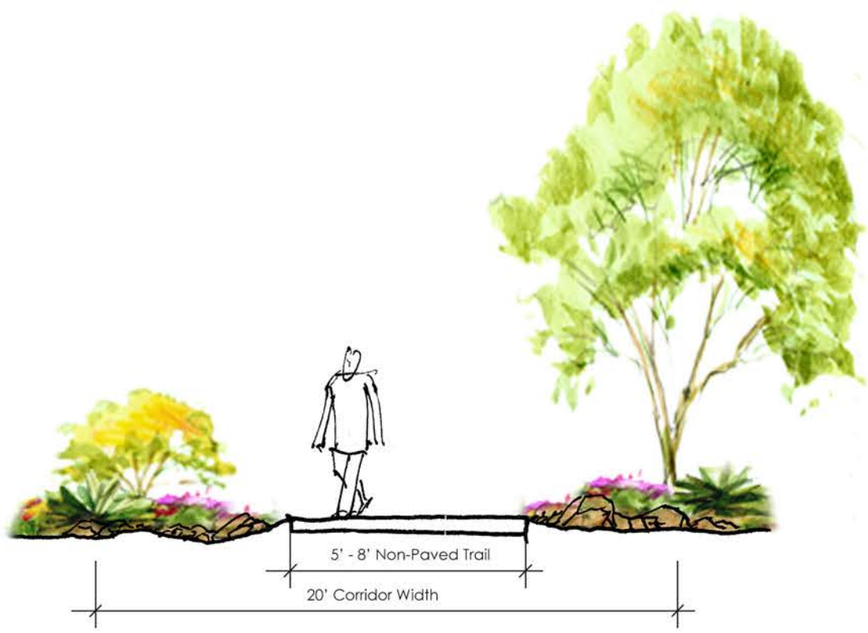
October 2016



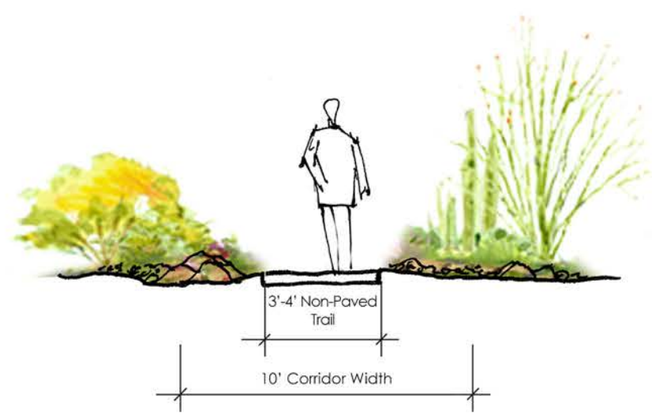
Conceptual Secondary Path - 10' Hard Surface



Conceptual Local Path - 4' Hard Surface or Non-Paved



Conceptual Primary Trail - 5' - 8' Non-Paved



Conceptual Backcountry Trail - 3'-4' Non-Paved

Trillium

BUCKEYE, ARIZONA

Path and Trail Concepts
Exhibit 24

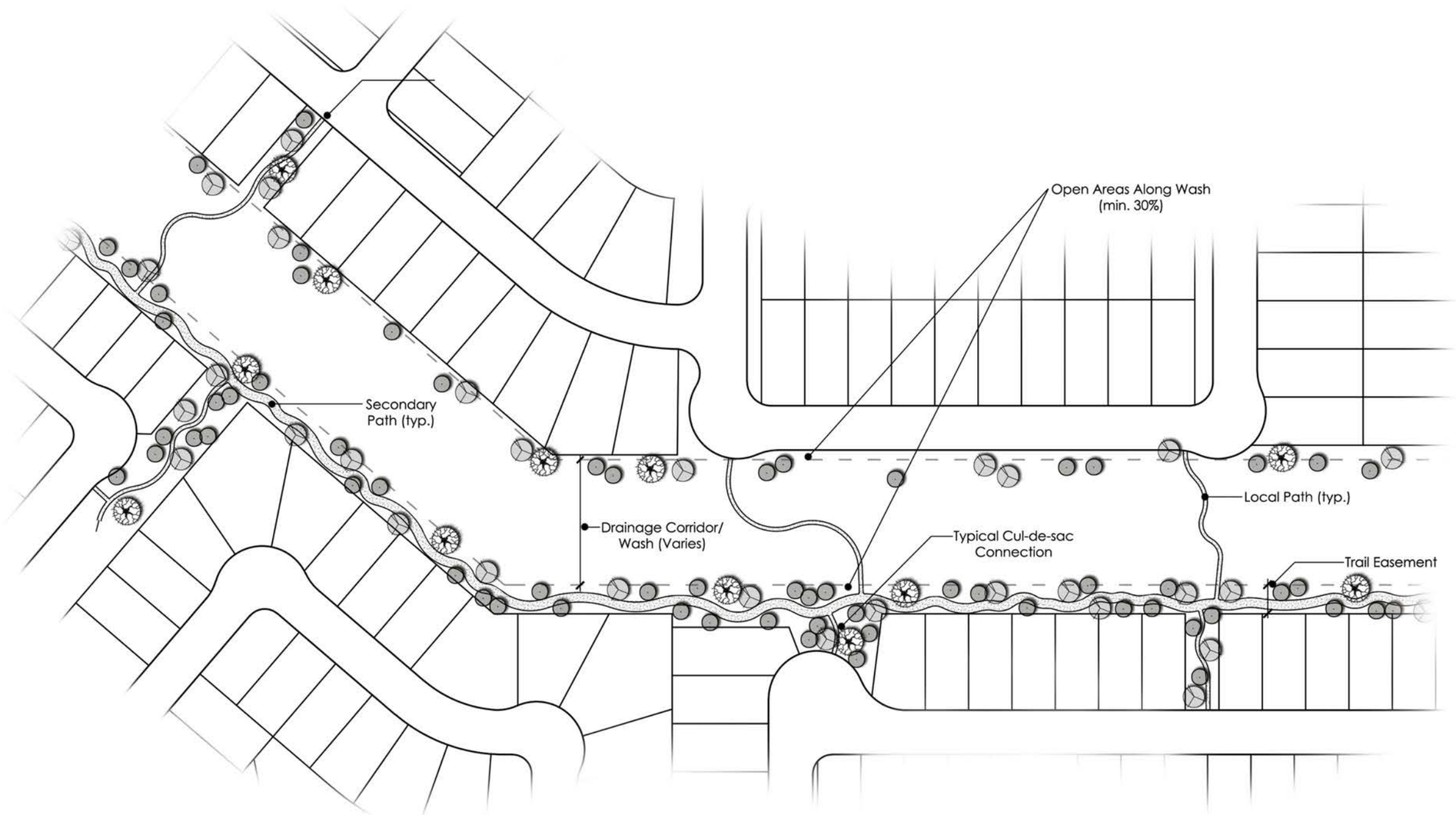
JF Purchase, L.L.C.
TW Purchase, L.L.C.

El Dorado Holdings Inc.,
JDM Partners, L.L.C.

GREEY|PICKETT

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

July, 2016



Trillium

BUCKEYE, ARIZONA

Open Space
Corridor Edge Treatment
Exhibit 25 - A

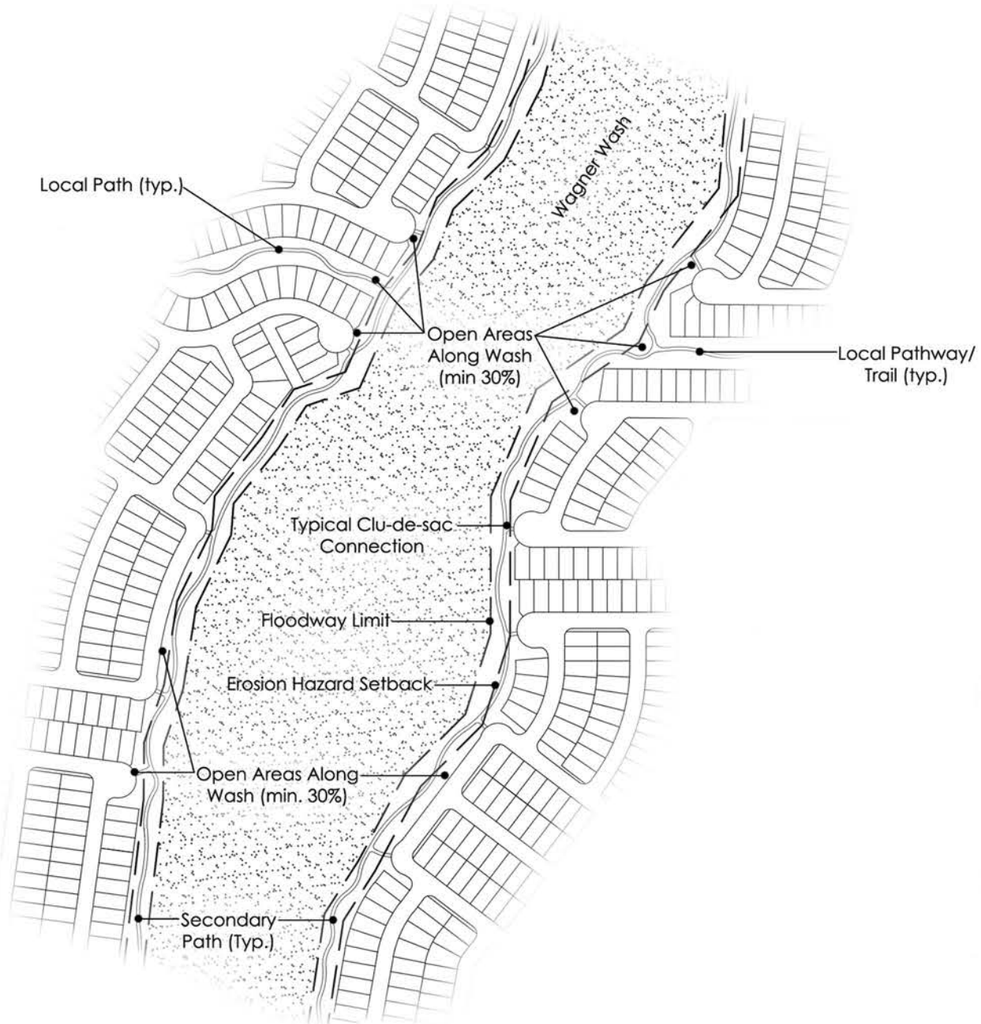
JF Purchase, L.L.C.
TW Purchase, L.L.C.

El Dorado Holdings Inc.,
JDM Partners, L.L.C.

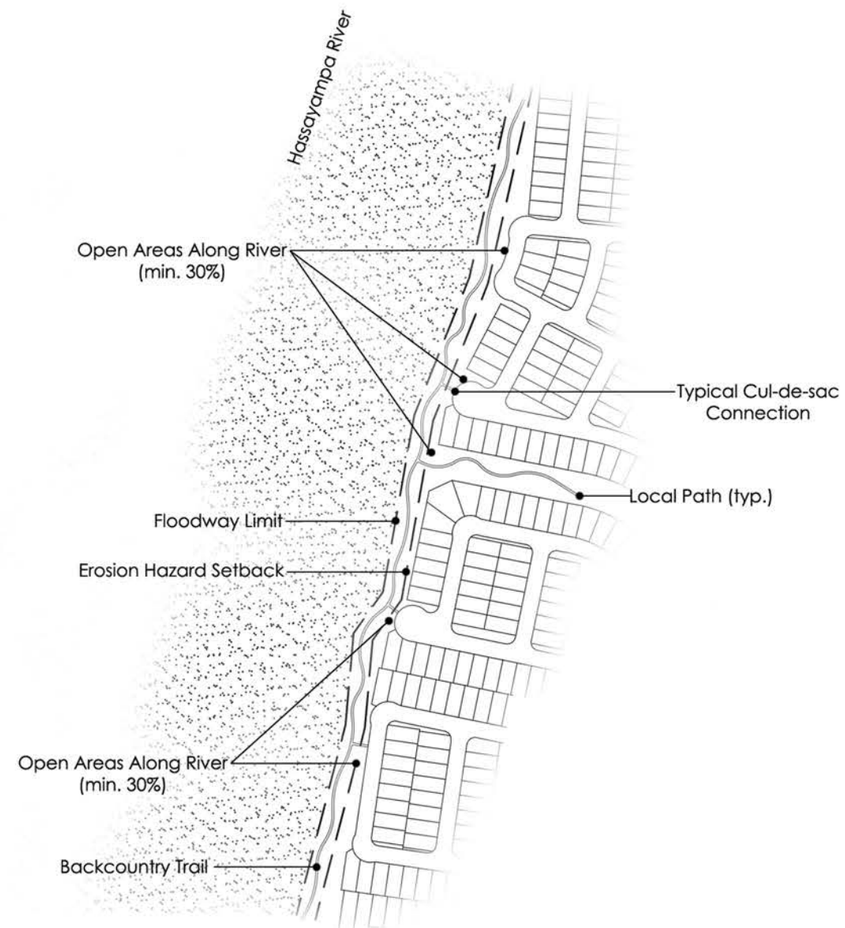
GREEY|PICKETT

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

July, 2016



Wagner Wash Edge
Treatment Example



Hassayampa River Edge
Treatment Example

Trillium

BUCKEYE, ARIZONA

Open Space Corridor Edge Treatment Exhibit 25 - B

Wagner Wash & Hassayampa River

JF Purchase, L.L.C.
TW Purchase, L.L.C.

El Dorado Holdings Inc.,
JDM Partners, L.L.C.

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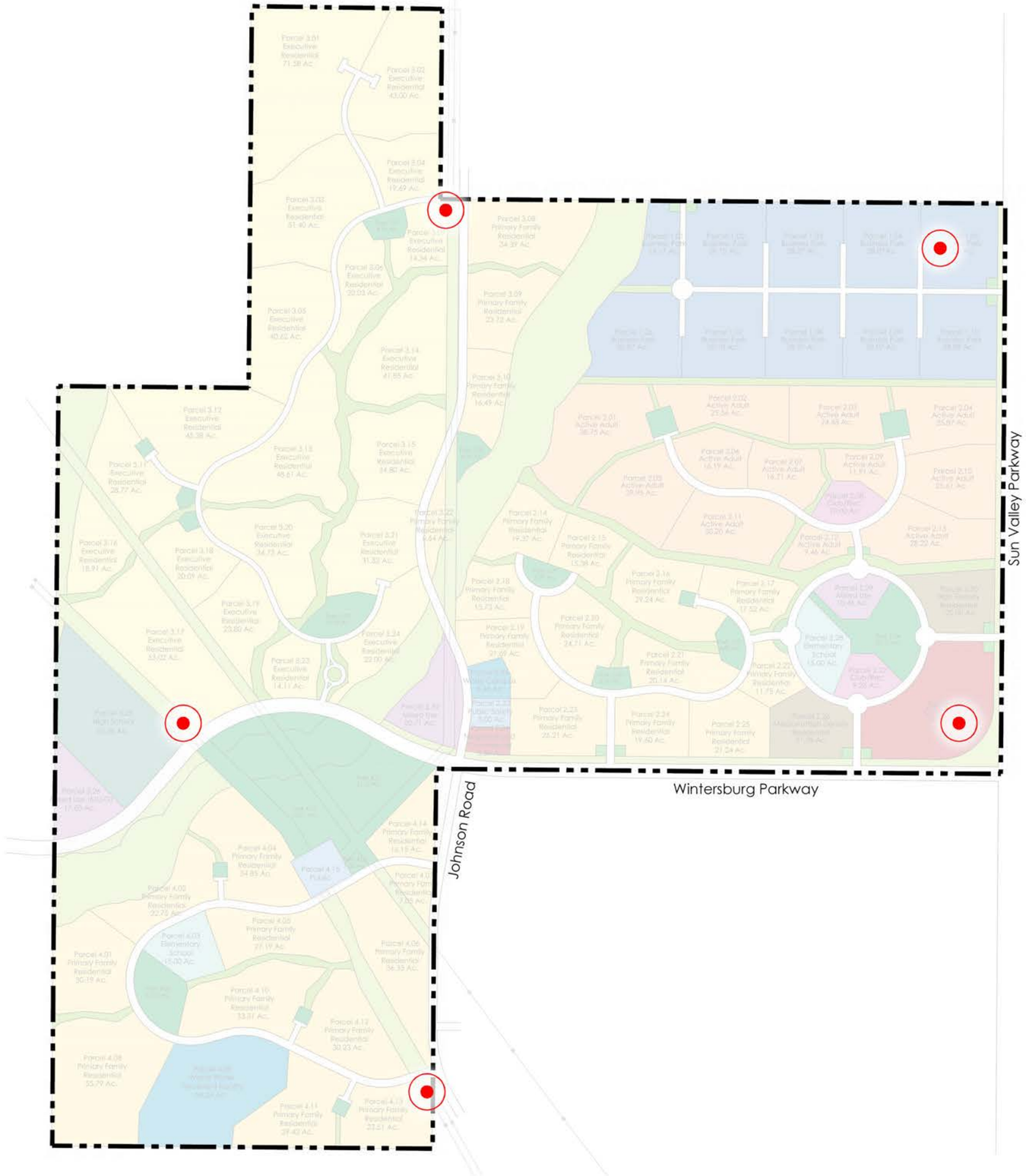
HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

July, 2016



Trillium

BUCKEYE, ARIZONA

Wireless Communication Facilities Exhibit 26

Legend

- Primary Wireless Communication Site

JF Purchase, L.L.C.
TW Purchase, L.L.C.

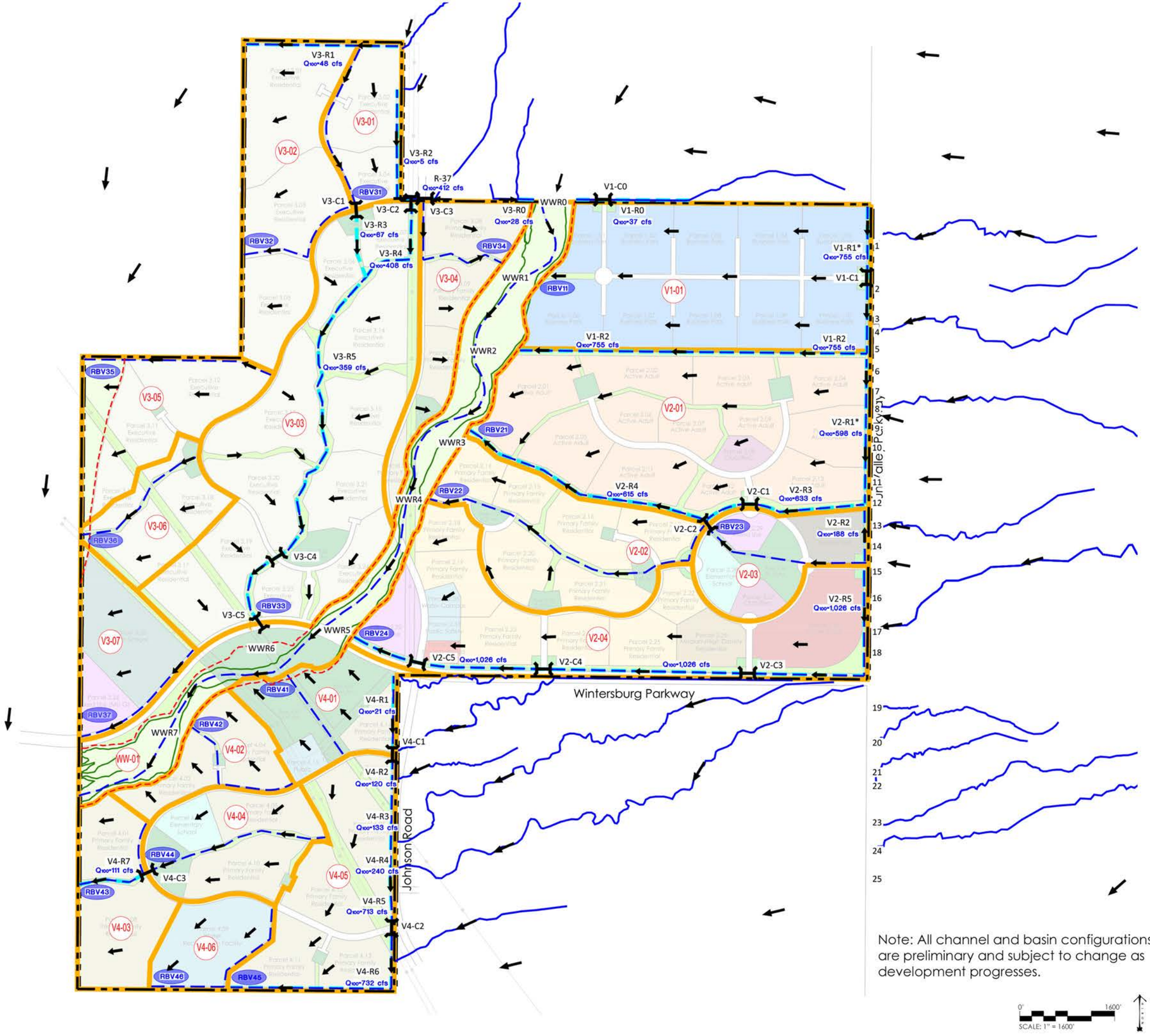
El Dorado Holdings Inc.,
JDM Partners, L.L.C.

GREEY|PICKETT

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

July, 2016

0' 1600'
SCALE: 1" = 1600'



Note: All channel and basin configurations are preliminary and subject to change as development progresses.

Trillium

BUCKEYE, ARIZONA

Drainage Plan
Exhibit 27

Legend

- Onsite Drainage Area
- JD 404 Limits
- Erosion Hazard Setback
- Proposed Drainage Channels
- Onsite Drainage Flow Path
- Offsite Drainage Flow Path
- Flow Arrow
- Proposed Culvert Crossing
- V2-C3 Proposed Village Channel Label
- V2-01 Drainage Area Label
- RBV24 Retention Basin
- 15 Existing Culvert Location
- V2-R3 Q100=564 cfs Village/Routing/Flow Rate Label

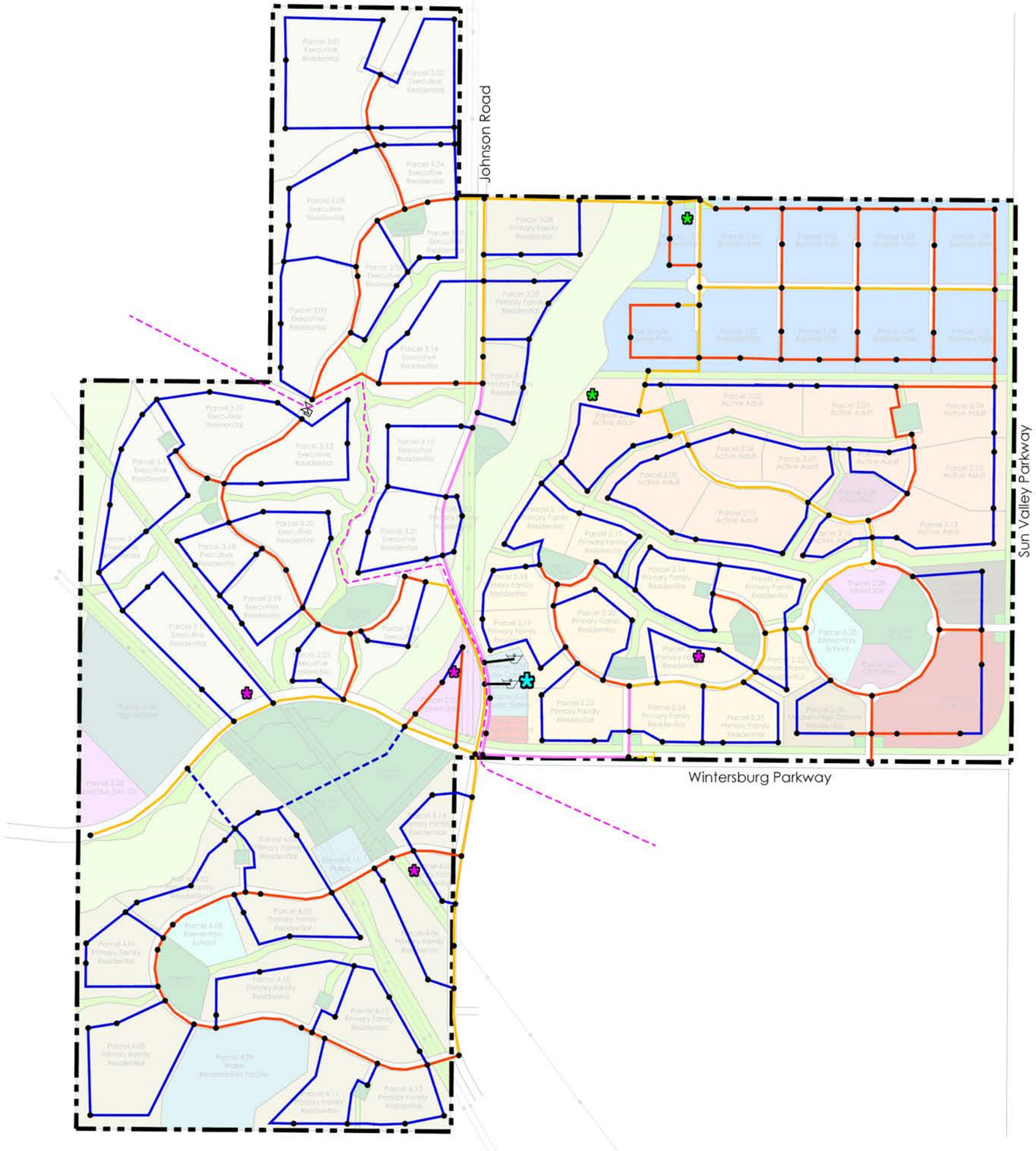
JF Purchase, L.L.C.
TW Purchase, L.L.C.

El Dorado Holdings Inc.,
JDM Partners, L.L.C.

GREEY|PICKETT

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

July, 2016



Trillium

BUCKEYE, ARIZONA

Potable Water Plan
Exhibit 28

Legend

- 8" Diameter Pipe
- 12" Diameter Pipe
- 16" Diameter Pipe
- 20" Diameter Pipe
- Water Campus
- Existing Well Site
- Proposed Well Site
- Water Pressure Zone
- Proposed Water Line
- Potential Water Line For Looping
- Reservoir
- Junction
- Pressure Reducing Valve

0' 1600'
SCALE: 1" = 1600'

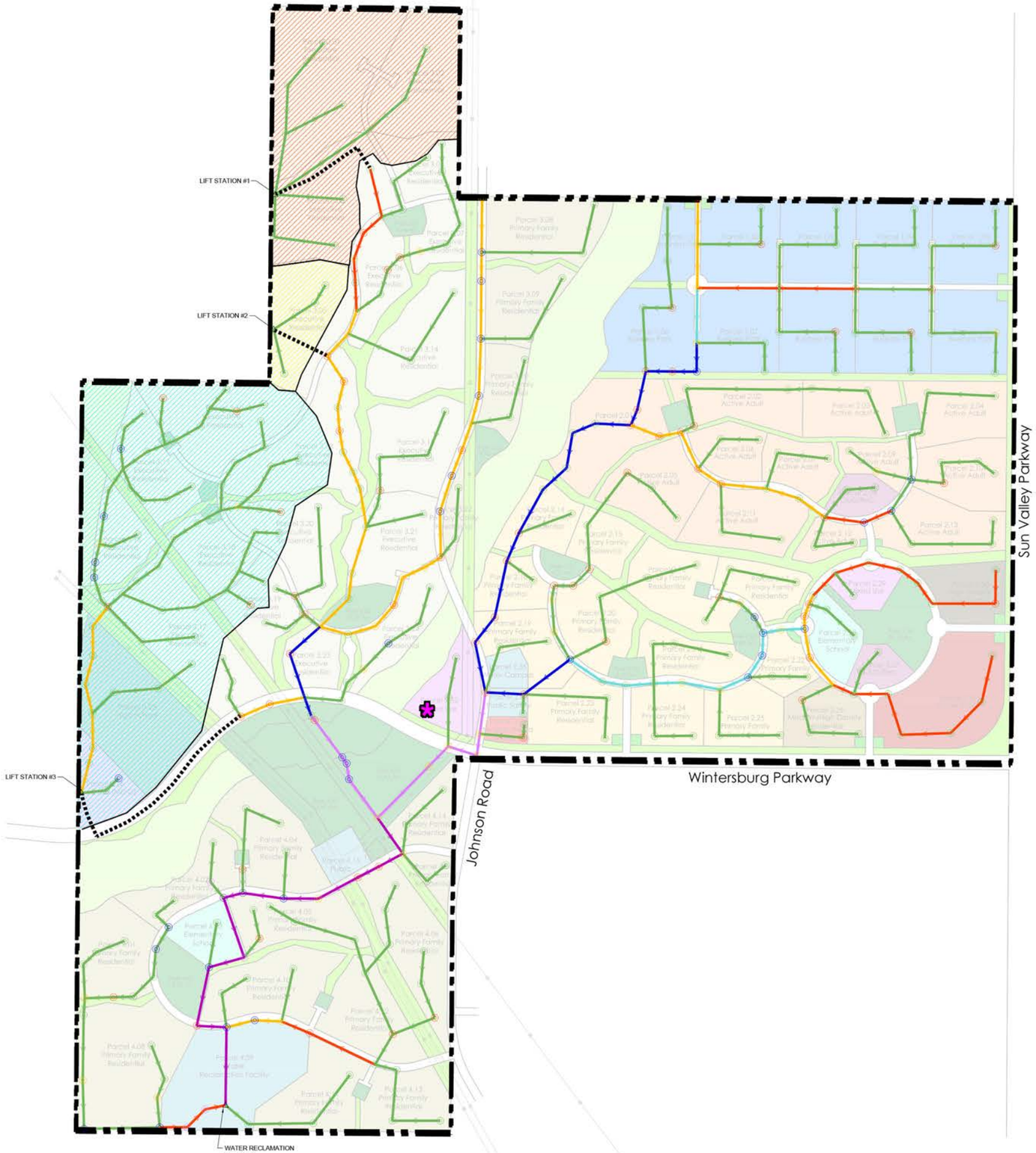
JF Purchase, L.L.C.
TW Purchase, L.L.C.

El Dorado Holdings Inc.,
JDM Partners, L.L.C.

GREEY|PICKETT

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

July, 2016



0' 1600'
SCALE: 1" = 1600'

Trillium

BUCKEYE, ARIZONA

Wastewater Plan
Exhibit 29

Legend

- 8" Diameter Pipe
- 10" Diameter Pipe
- 12" Diameter Pipe
- 15" Diameter Pipe
- 18" Diameter Pipe
- 21" Diameter Pipe
- 30" Diameter Pipe
- 0-10' Manhole Depth
- 10-15' Manhole Depth
- 15-20' Manhole Depth
- 20-25' Manhole Depth
- 25' + Manhole Depth
- Lift Station #1
- Lift Station #2
- Lift Station #3
- Proposed Sewer Line
- Proposed Forcemain
- Proposed Outfall
- Temporary Wastewater Treatment Facility

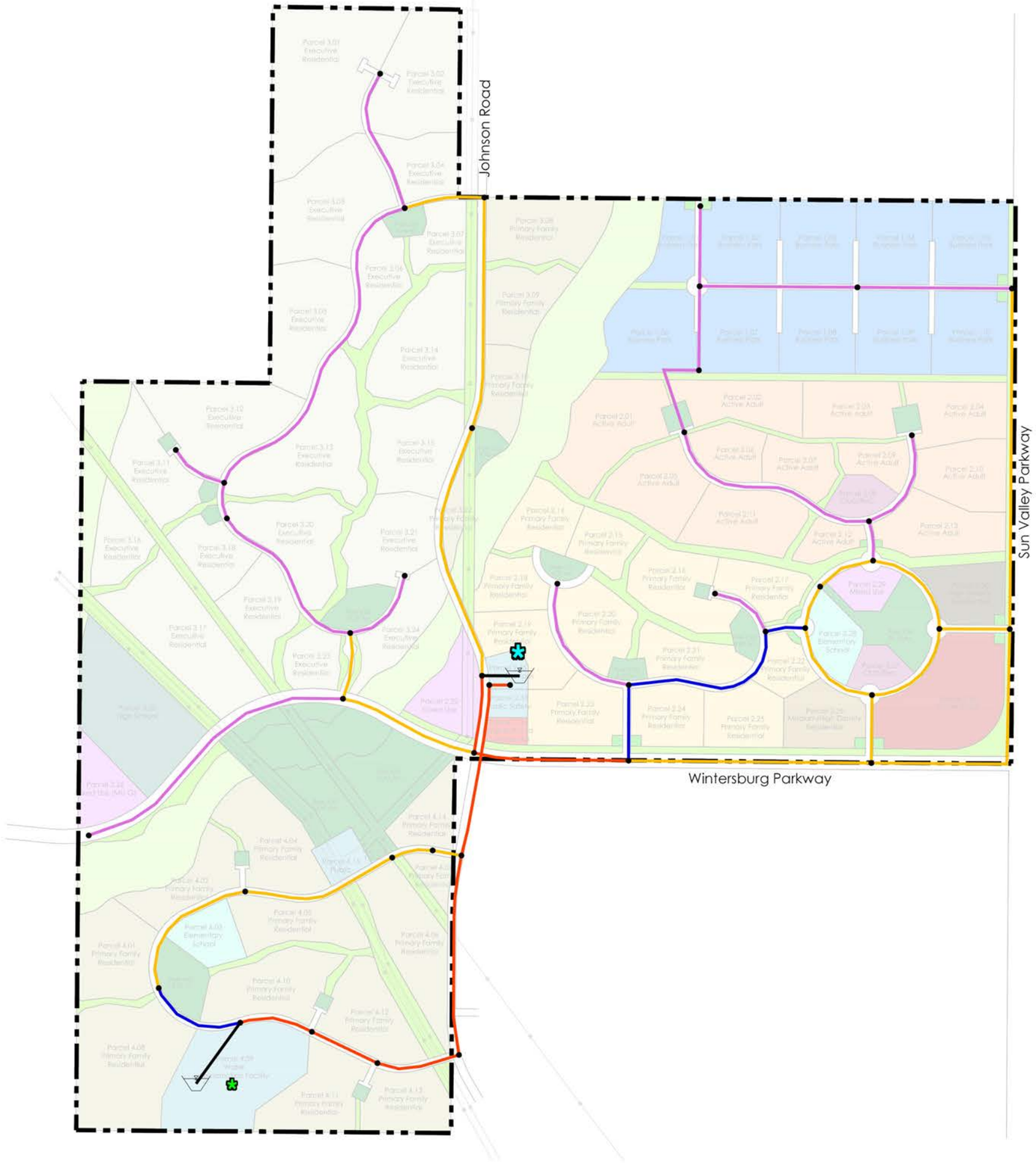
JF Purchase, L.L.C.
TW Purchase, L.L.C.

El Dorado Holdings Inc.,
JDM Partners, L.L.C.

GREEY|PICKETT

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

July, 2016



Trillium

BUCKEYE, ARIZONA

Reclaimed Water Plan
Exhibit 30

Legend

- 4" Diameter Pipe
- 6" Diameter Pipe
- 8" Diameter Pipe
- 12" Diameter Pipe
- Junction
- Proposed Water Line
- Reservoir
- Water Campus
- Wastewater Reclamation

JF Purchase, L.L.C.
TW Purchase, L.L.C.

El Dorado Holdings Inc.,
JDM Partners, L.L.C.

GREEY|PICKETT

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

July, 2016

0' 1600'
SCALE: 1" = 1600'

APPENDIX A
BIOLOGICAL EVALUATION RELIANCE LETTER

A copy of the 2003 Biological Evaluation is on file with the City.

SWCA®
ENVIRONMENTAL CONSULTANTS
Sound Science. Creative Solutions.

Tucson Office
343 West Franklin Street
Tucson, AZ 85701
Tel 520.325.9194 Fax 520.325.2033
www.swca.com

June 7, 2016

Linda Cheney
Vice President
El Dorado Holdings
8501 N. Scottsdale Rd, Suite 120
Scottsdale, Arizona 85253

Re: Reliance Letter for the Trillium Project Report, Maricopa County, Arizona

Dear Ms. Cheney:

Per El Dorado Holdings' request, this letter will serve as SWCA Environmental Consultant's (SWCA) consent and acknowledgment that El Dorado Holdings and its affiliates may rely on the information presented in our 2003 report:

- *Biological Evaluation of the Bell 3000 Project Area, Buckeye, Maricopa County, Arizona*, January 20, 2003.

While El Dorado Holdings may rely on the information presented in the 2003 report, please note that these reports are now nearly 13 years old; thus, SWCA is not responsible for any changes in regulations (e.g,. status listing changes for species protected by the Endangered Species Act) or changes to the condition of the property, that may affect the identification of sensitive biological resources.

SWCA appreciates this opportunity to be of service to you. Please contact us if you have further environmental consulting needs.

Sincerely,

Eleanor R. Gladding

Eleanor R. Gladding
Senior Biologist / Project Manager

APPENDIX B
ARCHAEOLOGICAL SURVEY RELIANCE LETTER

A copy of the 2003 Archaeological Survey is on file with the City.

SWCA®
ENVIRONMENTAL CONSULTANTS
Sound Science. Creative Solutions.

Phoenix Office
3033 North Central Avenue, Suite 145
Phoenix, AZ 85012
Tel 602.274.3831 Fax 602.274.3958
www.swca.com

June 9, 2016

Linda Cheney
Vice President
El Dorado Holdings
8501 N. Scottsdale Rd., Suite 120
Scottsdale, Arizona 85253

Re: Reliance Letter for the Trillium Development Project Report, Maricopa County, Arizona

Dear Ms. Cheney:

This letter will serve as SWCA's consent and acknowledgment that El Dorado Holdings and its affiliates may rely on the information presented in our 2003 report:

- *An Archaeological Survey of 3,000 Acres Located between the Hassayampa River and Sun Valley Parkway in Northwestern Maricopa County, Arizona.*

The methods used during the survey are in accordance with current standards. Only two archaeological sites were recorded; both sites were recommended not eligible for the National Register of Historic Places. SWCA checked AZSITE, the on-line database of archaeological records and found that one additional survey has been conducted by Archaeological Consulting Services in 2005 within the boundaries of the Trillium project area since the above survey was conducted. No sites were recorded. The results are reported in *Cultural Resources Survey of 12 acres of private land for the proposed Trillium Master Planned Community School, Cactus Road and Sun Valley Parkway, Maricopa County, Arizona* by Glennda Luhnow. According to AZSITE, very few sites have been recorded in the project vicinity. The low density of archaeological sites in and around the project area suggests that the probability of other sites being found on the property area low.

While El Dorado Holdings may rely on the information presented in the 2003 report, please note that these reports are now 13 years old and SWCA is not responsible for changes in regulations (e.g. requirements of the Arizona State Historic Preservation Office), or changes to the condition of the property, that may affect the identification of sensitive archaeological resources.

SWCA appreciates this opportunity to be of service to you. Please contact us if you have further environmental consulting needs.

Sincerely,

Adrienne Tremblay
Project Manager, Cultural Resources

APPENDIX C
MASTER DRAINAGE REPORT

The Master Drainage Report is submitted to the City of Buckeye under separate cover and is incorporated into the Trillium Community Master Plan.

APPENDIX D
MASTER POTABLE WATER REPORT

The Master Potable Water Report is submitted to the City of Buckeye under separate cover and is incorporated into the Trillium Community Master Plan.

APPENDIX E
MASTER WASTEWATER REPORT

The Master Wastewater Report is submitted to the City of Buckeye under separate cover and is incorporated into the Trillium Community Master Plan.

APPENDIX F
MASTER RECLAIMED WATER REPORT

The Master Reclaimed Water Report is submitted to the City of Buckeye under separate cover and is incorporated into the Trillium Community Master Plan.

APPENDIX G
TRAFFIC IMPACT STUDY

The Traffic Impact Study is submitted to the City of Buckeye under separate cover and is incorporated into the Trillium Community Master Plan.

APPENDIX H
SUN VALLEY AREA PLAN

This document is on file with the City of Buckeye

APPENDIX I
SADDLE MOUNTAIN UNIFIED SCHOOL DISTRICT SUPPORT LETTER

Saddle Mountain Unified School District #90
38201 W. Indian School Road
Tonopah, AZ 85354
623-474-5115

SADDLE MOUNTAIN
Unified School District #90

Everyone learns, every day.

September 8, 2015

Linda Cheney
Vice President
El Dorado Holdings, Inc.
426 North 44th Street, Suite 100
Phoenix, AZ 85008

Re: Trillium—Saddle Mountain Unified School District

Dear Ms. Cheney:

The purpose of this letter is to acknowledge that Trillium has been coordinating with the Saddle Mountain Unified School District (SMUSD) with respect to school facilities in Trillium. We understand that Trillium is processing an amendment to the Community Master Plan for Trillium. We have reviewed the student generation figures contained in the CMP amendment and support them. The number of school sites is adequate for the proposed student population. We are in support of the plan in its most recent revision.

Both parties below acknowledge that before any plats or site plans are approved, Trillium and the Saddle Mountain Unified School District will enter into an agreement that will include the following:

1. The donation of elementary and high school sites.
2. The dollar contribution per dwelling unit to the school district, less any agreed upon offsets for donation of land and infrastructure improvements.
3. Agreement on the location, size and number of school sites to be determined at the time of Neighborhood Planning Unit approval by the Town of Buckeye.

If you have any questions, please do not hesitate to call.

Sincerely,

Mark Joraanstad, Ed. D.
Superintendent
Saddle Mountain USD #90

Linda Cheney
Vice President
El Dorado Holdings, Inc.

Paul Roetto
Board President

Gary Burton
Board Clerk

Dan Blackson
Board Member

Jim Keith
Board Member

Bernadette Delacruz
Board Member

APPENDIX J
TITLE REPORT

SPECIAL REPORT

SCHEDULE A

Amendment No 1

1. This report is for informational purposes only and is not to be considered as a commitment to issue any form of Title Insurance Policy. This report is for the sole use and benefit of the parties set forth in Number 2 below and liability is hereby limited to the amount of the fee paid.

   This report was prepared from only those items of public record shown in the title plant indices of the issuing company to show the condition of title as reflected by same. Those items to which the hereinafter described land is subject are set forth in Schedule B, Part Two. No attempt has been made to reflect the condition of title relating to the items set forth in Schedule B, Part One.

2. For the use and benefit of:

   EL Dorado Holdings, Inc.

3. The Title to the fee estate in the land described herein is at this date hereof vested in:

   TW Purchase LLC, an Arizona limited liability company, as to Parcel Nos. 1 and 2 and JF Purchase LLC, an Arizona limited liability company, as to Parcel No. 3

4. The land referred to in this report is situated in Maricopa County, Arizona, and is described as:

   SEE EXHIBIT "A" ATTACHED HEREIN

Search made to January 13, 2016 at 7:30 A.M.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: *Daniel Figueroa/ljb (602)567-8100*

EXHIBIT "A"

PARCEL NO. 1:

A PORTION OF SECTION 7, SECTION 8, SECTION 17, AND SECTION 18, TOWNSHIP 3 NORTH, RANGE 4 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND SECTION 13, SECTION 24, AND THE EAST HALF OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 5 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 3 1/2 INCH G.L.O. BRASS CAP FOUND AT THE NORTHEAST CORNER OF SAID SECTION 12;

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, SOUTH 00 DEGREES 29 MINUTES 45 SECONDS WEST, 2,639.96 FEET TO A 2 1/2 INCH G.L.O. BRASS CAP FOUND AT THE EAST QUARTER CORNER OF SAID SECTION 12;

THENCE ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 7, SOUTH 89 DEGREES 32 MINUTES 32 SECONDS EAST, 5,278.67 FEET TO A 3 INCH M.C.H.D. BRASS CAP, MARKED RLS 21782 2001 FOUND AT THE WEST QUARTER CORNER OF SAID SECTION 8;

THENCE ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 8, SOUTH 89 DEGREES 33 MINUTES 16 SECONDS EAST, 2,571.18 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SUN VALLEY PARKWAY AS RECORDED IN BOOK 33 OF ROAD MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT ALSO BEING A POINT ON A LINE 75.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 00 DEGREES 20 MINUTES 22 SECONDS WEST, 2,536.40 FEET;

THENCE NORTH 89 DEGREES 39 MINUTES 38 SECONDS WEST, 37.00 FEET;

THENCE SOUTH 45 DEGREES 20 MINUTES 22 SECONDS WEST, 56.57 FEET;

THENCE NORTH 89 DEGREES 39 MINUTES 38 SECONDS WEST, 1,633.75 FEET TO A POINT OF CURVATURE HAVING A RADIUS OF 1,865.00 FEET;

THENCE WEST, 367.18 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTH, THROUGH A CENTRAL ANGLE OF 11 DEGREES 16 MINUTES 49 SECONDS;

THENCE SOUTH 79 DEGREES 03 MINUTES 33 SECONDS WEST, 308.12 FEET TO A POINT OF A CURVATURE HAVING A RADIUS OF 1,735.00 FEET;

THENCE WESTERLY, 341.37 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTH, THROUGH A CENTRAL ANGLE OF 11 DEGREES 16 MINUTES 24 SECONDS;

THENCE NORTH 89 DEGREES 40 MINUTES 03 SECONDS WEST, 795.35 FEET TO A POINT OF CURVATURE HAVING RADIUS OF 1,865.00 FEET;

THENCE WESTERLY, 384.25 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTH, THROUGH A CENTRAL ANGLE OF 11 DEGREES 48 MINUTES 17 SECONDS;

THENCE SOUTH 78 DEGREES 31 MINUTES 40 SECONDS WEST, 303.23 FEET TO A POINT OF CURVATURE HAVING A RADIUS OF 1,735.00 FEET;

THENCE WESTERLY, 852.25 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTH, THROUGH A CENTRAL ANGLE OF 28 DEGREES 08 MINUTES 39 SECONDS;

THENCE NORTH 26 DEGREES 38 MINUTES 13 SECONDS WEST, 54.81 FEET;

THENCE NORTH 73 DEGREES 23 MINUTES 25 SECONDS WEST, 130.24 FEET;

THENCE SOUTH 63 DEGREES 21 MINUTES 55 SECONDS WEST, 58.27 FEET;

THENCE SOUTH 22 DEGREES 22 MINUTES 49 SECONDS WEST, 130.66 FEET;

THENCE SOUTH 24 DEGREES 05 MINUTES 45 SECONDS EAST, 52.17 FEET TO A POINT ON A NON-TANGENT CURVE, THE RADIUS POINT OF WHICH BEARS NORTH 64 DEGREES 08 MINUTES 27 SECONDS WEST, 1,735.00 FEET;

THENCE SOUTHWESTERLY, 35.91 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHWEST, THROUGH A CENTRAL ANGLE OF 01 DEGREES 11 MINUTES 09 SECONDS;

THENCE SOUTH 27 DEGREES 02 MINUTES 42 SECONDS WEST, 2,515.84 FEET;

THENCE SOUTH 73 DEGREES 26 MINUTES 56 SECONDS WEST, 55.17 FEET;

THENCE SOUTH 26 DEGREES 34 MINUTES 00 SECONDS WEST, 130.29 FEET;

THENCE SOUTH 17 DEGREES 57 MINUTES 18 SECONDS EAST, 59.06 FEET;

THENCE SOUTH 62 DEGREES 28 MINUTES 36 SECONDS EAST, 130.29 FEET;

THENCE NORTH 70 DEGREES 38 MINUTES 29 SECONDS EAST, 55.17 FEET;

THENCE SOUTH 62 DEGREES 57 MINUTES 18 SECONDS EAST, 266.79 FEET TO A POINT OF CURVATURE HAVING A RADIUS OF 1,865.00 FEET;

THENCE EASTERLY, 805.37 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTH, THROUGH A CENTRAL ANGLE OF 24 DEGREES 44 MINUTES 33 SECONDS;

THENCE SOUTH 87 DEGREES 41 MINUTES 51 SECONDS EAST, 344.07 FEET TO A POINT OF CURVATURE HAVING A RADIUS OF 2,795.00 FEET;

THENCE EASTERLY, 874.63 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTH, THROUGH A CENTRAL ANGLE OF 17 DEGREES 55 MINUTES 46 SECONDS;

THENCE SOUTH 69 DEGREES 46 MINUTES 04 SECONDS EAST, 1,424.13 FEET TO A POINT OF CURVATURE HAVING A RADIUS OF 1,865.00 FEET;

THENCE EASTERLY, 28.46 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTH, THROUGH A CENTRAL ANGLE OF 00 DEGREES 52 MINUTES 28 SECONDS;

THENCE SOUTH 27 DEGREES 16 MINUTES 15 SECONDS EAST, 43.28 FEET;

THENCE SOUTH 73 DEGREES 02 MINUTES 20 SECONDS EAST, 96.00 FEET;

THENCE NORTH 60 DEGREES 47 MINUTES 37 SECONDS EAST, 42.99 FEET TO A POINT ON A NON-TANGENT CURVE, THE RADIUS POINT OF WHICH BEARS NORTH 14 DEGREES 33 MINUTES 53 SECONDS EAST, 1,865.00 FEET;

THENCE EASTERLY, 1,235.20 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTH,

THROUGH A CENTRAL ANGLE OF 37 DEGREES 56 MINUTES 50 SECONDS;

THENCE NORTH 66 DEGREES 37 MINUTES 03 SECONDS EAST, 300.61 FEET TO A POINT OF CURVATURE HAVING A RADIUS OF 2,195.00 FEET;

THENCE EASTERLY, 915.83 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTH, THROUGH A CENTRAL ANGLE OF 23 DEGREES 54 MINUTES 21 SECONDS;

THENCE SOUTH 89 DEGREES 28 MINUTES 36 SECONDS EAST, 143.18 FEET;

THENCE SOUTH 44 DEGREES 28 MINUTES 36 SECONDS EAST, 56.57 FEET;

THENCE SOUTH 89 DEGREES 28 MINUTES 36 SECONDS EAST, 38.27 FEET TO A POINT ON SAID WESTERLY RIGHT OF WAY LINE OF SAID SUN VALLEY PARKWAY;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 00 DEGREES 31 MINUTES 24 SECONDS WEST, 1,862.08 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17;

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17, NORTH 89 DEGREES 33 MINUTES 53 SECONDS WEST, 2,640.45 FEET TO A 2 1/2 INCH GLO BRASS CAP FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 18;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18, NORTH 89 DEGREES 24 MINUTES 46 SECONDS WEST, 2,630.44 FEET TO A 2 1/2 INCH GLO BRASS CAP FOUND AT THE SOUTH QUARTER CORNER OF SAID SECTION 18;

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18, NORTH 89 DEGREES 27 MINUTES 52 SECONDS WEST, 2,645.61 FEET TO A 3 1/2 INCH GLO BRASS CAP FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 18;

THENCE SOUTH 00 DEGREES 48 MINUTES 21 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, 2,637.19 FEET, TO A 2 1/2 INCH G.L.O. BRASS CAP FOUND AT THE EAST QUARTER CORNER OF SAID SECTION 24;

THENCE SOUTH 00 DEGREES 19 MINUTES 45 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, 2638.89 FEET, TO A 2 INCH MARICOPA COUNTY ALUMINUM CAP, MARKED RLS 21782 2001 FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 24;

THENCE NORTH 89 DEGREES 33 MINUTES 27 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, 2646.08 FEET, TO A 2 1/2 INCH G.L.O. BRASS CAP FOUND AT THE SOUTH QUARTER CORNER OF SAID SECTION 24;

THENCE NORTH 89 DEGREES 34 MINUTES 10 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, 2639.11 FEET, TO A 2 1/2 INCH G.L.O. BRASS CAP FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 24;

THENCE NORTH 00 DEGREES 21 MINUTES 34 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, 2633.94 FEET, TO A 2 1/2 INCH G.L.O. BRASS CAP FOUND AT THE WEST QUARTER CORNER OF SAID SECTION 24;

THENCE NORTH 00 DEGREES 30 MINUTES 56 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, 2634.73 FEET, TO A 2 1/2 INCH G.L.O. BRASS CAP FOUND AT THE NORTHWEST CORNER OF SAID SECTION 24;

THENCE NORTH 00 DEGREES 29 MINUTES 48 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, 2641.72 FEET, TO A 2 INCH BRASS CAP, MARKED RLS 31034 2003 FOUND AT THE WEST QUARTER CORNER OF SAID SECTION 13;

THENCE NORTH 00 DEGREES 29 MINUTES 48 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 13, 2641.72 FEET, TO A 2 INCH BRASS CAP MARKED RLS 31034 2003 FOUND AT THE NORTHWEST CORNER OF SAID SECTION 13;

THENCE SOUTH 89 DEGREES 26 MINUTES 42 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, 2643.17 FEET, TO A 2 1/2 INCH G.L.O. BRASS CAP FOUND AT THE NORTH QUARTER CORNER OF SAID SECTION 13;

THENCE NORTH 00 DEGREES 29 MINUTES 00 SECONDS EAST, ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 12, 5302.81 FEET, A 2 INCH G.L.O. BRASS CAP FOUND AT THE NORTH QUARTER CORNER OF SAID SECTION 12;

THENCE SOUTH 89 DEGREES 08 MINUTES 44 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 12, 2642.10 FEET, TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 2:

A PORTION OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 4 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A GLO BRASS CAP FOUND AT THE WEST QUARTER CORNER OF SAID SECTION 17, FROM WHICH A GLO BRASS CAP FOUND AT THE NORTHWEST CORNER OF SAID SECTION 17 BEARS NORTH 00 DEGREES 30 MINUTES 01 SECOND EAST, 2641.18 FEET;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, NORTH 00 DEGREES 30 MINUTES 01 SECONDS EAST, 99.34 FEET;

THENCE SOUTH 89 DEGREES 29 MINUTES 59 SECONDS EAST, 56.12 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF PROPOSED BRUNER ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 00 DEGREES 00 MINUTES 06 SECONDS EAST, 478.47 FEET;

THENCE CONTINUING ON SAID EAST RIGHT OF WAY, NORTH 45 DEGREES 00 MINUTES 06 SECONDS EAST, 42.43 FEET TO THE SOUTH RIGHT OF WAY LINE OF PROPOSED SURREY AVENUE;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 89 DEGREES 59 MINUTES 54 SECONDS EAST, 867.01 FEET;

THENCE SOUTH 00 DEGREES 30 MINUTES 01 SECONDS WEST, 525.99 FEET;

THENCE SOUTH 48 DEGREES 22 MINUTES 41 SECONDS WEST, 30.49 FEET;

THENCE SOUTH 30 DEGREES 35 MINUTES 22 SECONDS WEST, 53.68 FEET;

THENCE SOUTH 57 DEGREES 29 MINUTES 32 SECONDS WEST, 32.23 FEET;

THENCE SOUTH 88 DEGREES 59 MINUTES 11 SECONDS WEST, 25.79 FEET;

THENCE SOUTH 70 DEGREES 11 MINUTES 27 SECONDS WEST, 21.07 FEET;

THENCE SOUTH 86 DEGREES 18 MINUTES 54 SECONDS WEST, 31.57 FEET;

THENCE SOUTH 81 DEGREES 11 MINUTES 48 SECONDS WEST, 51.10 FEET;

THENCE SOUTH 62 DEGREES 48 MINUTES 41 SECONDS WEST, 59.09 FEET;

THENCE SOUTH 51 DEGREES 14 MINUTES 39 SECONDS WEST, 41.85 FEET;

THENCE SOUTH 58 DEGREES 00 MINUTES 18 SECONDS WEST, 32.95 FEET;

THENCE SOUTH 73 DEGREES 46 MINUTES 03 SECONDS WEST, 43.44 FEET;

THENCE NORTH 82 DEGREES 28 MINUTES 45 SECONDS WEST, 50.52 FEET;

THENCE NORTH 58 DEGREES 50 MINUTES 33 SECONDS WEST, 41.02 FEET;

THENCE NORTH 43 DEGREES 49 MINUTES 24 SECONDS WEST, 32.66 FEET;

THENCE NORTH 45 DEGREES 57 MINUTES 03 SECONDS WEST, 43.72 FEET;

THENCE NORTH 31 DEGREES 54 MINUTES 04 SECONDS WEST, 30.45 FEET;

THENCE NORTH 46 DEGREES 48 MINUTES 25 SECONDS WEST, 99.06 FEET;

THENCE NORTH 42 DEGREES 17 MINUTES 07 SECONDS WEST, 37.92 FEET;

THENCE NORTH 56 DEGREES 19 MINUTES 14 SECONDS WEST, 57.44 FEET;

THENCE NORTH 88 DEGREES 34 MINUTES 38 SECONDS WEST, 48.84 FEET;

THENCE SOUTH 79 DEGREES 40 MINUTES 39 SECONDS WEST 26.65 FEET;

THENCE SOUTH 86 DEGREES 14 MINUTES 15 SECONDS WEST, 33.19 FEET;

THENCE SOUTH 87 DEGREES 47 MINUTES 54 SECONDS WEST, 40.95 FEET;

THENCE SOUTH 78 DEGREES 41 MINUTES 40 SECONDS WEST, 36.28 FEET;

THENCE SOUTH 50 DEGREES 20 MINUTES 41 SECONDS WEST, 22.98 FEET;

THENCE SOUTH 80 DEGREES 55 MINUTES 27 SECONDS WEST, 29.87 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 3:

A PORTION OF SECTIONS 8, 17 AND 18, TOWNSHIP 3 NORTH, RANGE 4 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE, FOUND AT THE SOUTH QUARTER CORNER OF SAID SECTION 17, FROM WHICH A MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP FOUND AT THE NORTH QUARTER CORNER OF SAID SECTION 17 BEARS NORTH 00 DEGREES 31 MINUTES 24 SECONDS EAST, 5,282.00 FEET;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17, NORTH 00 DEGREES 31 MINUTES 24 SECONDS EAST, 1,861.96 FEET;

THENCE NORTH 89 DEGREES 28 MINUTES 36 SECONDS WEST, 75.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 28 MINUTES 36 SECONDS WEST, 38.27 FEET;

THENCE NORTH 44 DEGREES 28 MINUTES 36 SECONDS WEST, 56.57 FEET;

THENCE NORTH 89 DEGREES 28 MINUTES 36 SECONDS WEST, 143.18 FEET TO A POINT OF CURVATURE HAVING A RADIUS OF 2,195.00 FEET;

THENCE WESTERLY, 915.83 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23 DEGREES 54 MINUTES 21 SECONDS;

THENCE SOUTH 66 DEGREES 37 MINUTES 03 SECONDS WEST, 300.61 FEET TO A POINT OF CURVATURE HAVING A RADIUS OF 1,865.00 FEET;

THENCE WESTERLY 1,235.20 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37 DEGREES 56 MINUTES 50 SECONDS;

THENCE SOUTH 60 DEGREES 47 MINUTES 37 SECONDS WEST, 42.99 FEET;

THENCE NORTH 73 DEGREES 02 MINUTES 20 SECONDS WEST, 96.00 FEET;

THENCE NORTH 27 DEGREES 16 MINUTES 15 SECONDS WEST, 43.28 FEET TO A POINT ON A NON TANGENT CURVE, THE RADIUS POINT OF WHICH BEARS NORTH 19 DEGREES 21 MINUTES 27 SECONDS, EAST, 1,865.00 FEET;

THENCE WESTERLY, 28.46 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00 DEGREES 52 MINUTES 28 SECONDS;

THENCE NORTH 69 DEGREES 46 MINUTES 04 SECONDS WEST, 1,424.13 FEET TO A POINT OF CURVATURE HAVING A RADIUS OF 2,795.00 FEET;

THENCE WESTERLY, 874.63 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17 DEGREES 55 MINUTES 46 SECONDS;

THENCE NORTH 87 DEGREES 41 MINUTES 51 SECONDS WEST, 344.07 FEET TO A POINT OF CURVATURE HAVING A RADIUS OF 1,865.00 FEET;

THENCE WESTERLY, 805.37 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24 DEGREES 44 MINUTES 33 SECONDS;

THENCE NORTH 62 DEGREES 57 MINUTES 18 SECONDS WEST, 266.79 FEET;

THENCE SOUTH 70 DEGREES 38 MINUTES 29 SECONDS WEST, 55.17 FEET;

THENCE NORTH 62 DEGREES 28 MINUTES 36 SECONDS WEST, 130.29 FEET;

THENCE NORTH 17 DEGREES 57 MINUTES 18 SECONDS WEST, 59.06 FEET;

THENCE NORTH 26 DEGREES 34 MINUTES 00 SECONDS EAST, 130.29 FEET;

THENCE NORTH 73 DEGREES 26 MINUTES 56 SECONDS EAST, 55.17 FEET;

THENCE NORTH 27 DEGREES 02 MINUTES 42 SECONDS EAST, 2,515.84 FEET TO A POINT OF CURVATURE HAVING A RADIUS OF 1,735.00 FEET;

THENCE NORTHEASTERLY, 35.91 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 11 MINUTES 09 SECONDS;

THENCE NORTH 24 DEGREES 05 MINUTES 45 SECONDS WEST, 52.17 FEET;

THENCE NORTH 22 DEGREES 22 MINUTES 49 SECONDS EAST, 130.66 FEET;

THENCE NORTH 63 DEGREES 21 MINUTES 55 SECONDS EAST, 58.27 FEET;

THENCE SOUTH 73 DEGREES 23 MINUTES 25 SECONDS EAST, 130.24 FEET;

THENCE SOUTH 26 DEGREES 38 MINUTES 13 SECONDS EAST 54.81 FEET TO A POINT ON A NON TANGENT-CURVE, THE RADIUS POINT OF WHICH BEARS NORTH 16 DEGREES 40 MINUTES 19 SECONDS EAST, 1,735.00 FEET;

THENCE EASTERLY, 852.25 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28 DEGREES 08 MINUTES 39 SECONDS;

THENCE NORTH 78 DEGREES 31 MINUTES 40 SECONDS EAST, 303.23 FEET TO A POINT OF CURVATURE HAVING A RADIUS OF 1,865.00 FEET;

THENCE EASTERLY, 384.25 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11 DEGREES 48 MINUTES 17 SECONDS;

THENCE SOUTH 89 DEGREES 40 MINUTES 03 SECONDS EAST, 795.35 FEET TO A POINT OF CURVATURE HAVING A RADIUS OF 1,735.00 FEET;

THENCE EASTERLY, 341.37 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11 DEGREES 16 MINUTES 24 SECONDS;

THENCE NORTH 79 DEGREES 03 MINUTES 03 SECONDS EAST, 308.12 FEET TO A POINT OF CURVATURE HAVING A RADIUS OF 1,865.00 FEET;

THENCE EASTERLY 367.18 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11 DEGREES 16 MINUTES 49 SECONDS;

THENCE SOUTH 89 DEGREES 39 MINUTES 38 SECONDS EAST, 1,633.75 FEET;

THENCE NORTH 45 DEGREES 20 MINUTES 22 SECONDS EAST, 56.57 FEET;

THENCE SOUTH 89 DEGREES 39 MINUTES 38 SECONDS EAST, 37.00 FEET TO A POINT ON A LINE 75.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF SUN VALLEY PARKWAY AS RECORDED IN BOOK 33 OF ROAD MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 00 DEGREES 20 MINUTES 22 SECONDS WEST, 104.88 FEET;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 00 DEGREES 31 MINUTES 24 SECONDS WEST, 3,419.92 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM:

A PORTION OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 4 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A GLO BRASS CAP FOUND AT THE WEST QUARTER CORNER OF SAID SECTION 17, FROM WHICH A GLO BRASS CAP FOUND AT THE NORTHWEST CORNER OF SAID SECTION 17 BEARS NORTH 00 DEGREES 30 MINUTES 01 SECONDS EAST, 2641.18 FEET;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, NORTH 00 DEGREES 30 MINUTES 01 SECONDS EAST, 99.34;

THENCE SOUTH 89 DEGREES 29 MINUTES 59 SECONDS EAST, 56.12 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF PROPOSED BRUNER ROAD, SAID POINT BEING THE TRUE POINT OF

BEGINNING;

THENCE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 00 DEGREES 00 MINUTES 06 SECONDS EAST, 478.47 FEET;

THENCE CONTINUING ON SAID EAST RIGHT OF WAY, NORTH 45 DEGREES 00 MINUTES 06 SECONDS EAST, 42.43 FEET TO SOUTH RIGHT OF WAY LINE OF PROPOSED SURREY AVENUE;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 89 DEGREES 59 MINUTES 54 SECONDS EAST, 867.01 FEET;

THENCE SOUTH 00 DEGREES 30 MINUTES 01 SECONDS WEST, 525.99 FEET;

THENCE SOUTH 48 DEGREES 22 MINUTES 41 SECONDS WEST, 30.49 FEET;

THENCE SOUTH 30 DEGREES 35 MINUTES 22 SECONDS WEST, 53.68 FEET;

THENCE SOUTH 57 DEGREES 29 MINUTES 32 SECONDS WEST, 32.23 FEET;

THENCE SOUTH 88 DEGREES 59 MINUTES 11 SECONDS WEST, 25.79 FEET;

THENCE SOUTH 70 DEGREES 11 MINUTES 27 SECONDS WEST, 21.07 FEET;

THENCE SOUTH 86 DEGREES 18 MINUTES 54 SECONDS WEST, 31.57 FEET;

THENCE SOUTH 81 DEGREES 11 MINUTES 48 SECONDS WEST, 51.10 FEET;

THENCE SOUTH 62 DEGREES 48 MINUTES 41 SECONDS WEST, 59.09 FEET;

THENCE SOUTH 51 DEGREES 14 MINUTES 39 SECONDS WEST, 41.85 FEET;

THENCE SOUTH 58 DEGREES 00 MINUTES 18 SECONDS WEST, 32.95 FEET;

THENCE SOUTH 73 DEGREES 46 MINUTES 03 SECONDS WEST, 43.44 FEET;

THENCE NORTH 82 DEGREES 28 MINUTES 45 SECONDS WEST, 50.52 FEET;

THENCE NORTH 58 DEGREES 50 MINUTES 33 SECONDS WEST, 41.02 FEET;

THENCE NORTH 43 DEGREES 49 MINUTES 24 SECONDS WEST, 32.66 FEET;

THENCE NORTH 45 DEGREES 57 MINUTES 03 SECONDS WEST, 43.72 FEET;

THENCE NORTH 31 DEGREES 54 MINUTES 04 SECONDS WEST, 30.45 FEET;

THENCE NORTH 46 DEGREES 48 MINUTES 25 SECONDS WEST, 99.06 FEET;

THENCE NORTH 42 DEGREES 17 MINUTES 07 SECONDS WEST, 37.92 FEET;

THENCE NORTH 56 DEGREES 19 MINUTES 14 SECONDS WEST, 57.44 FEET;

THENCE NORTH 88 DEGREES 34 MINUTES 38 SECONDS WEST, 48.84 FEET;

THENCE SOUTH 79 DEGREES 40 MINUTES 39 SECONDS WEST, 26.65 FEET;

THENCE SOUTH 86 DEGREES 14 MINUTES 15 SECONDS WEST, 33.19 FEET;

THENCE SOUTH 87 DEGREES 47 MINUTES 54 SECONDS WEST, 40.95 FEET;

THENCE SOUTH 78 DEGREES 41 MINUTES 40 SECONDS WEST, 36.28 FEET;

THENCE SOUTH 50 DEGREES 20 MINUTES 41 SECONDS WEST, 22.98 FEET;

THENCE SOUTH 80 DEGREES 55 MINUTES 27 SECONDS WEST, 29.87 FEET TO THE TRUE POINT OF BEGINNING.

SCHEDULE B

PART ONE:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

3. Easements, liens, or encumbrances, or claims thereof, which are not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; whether or not the aforementioned matters excepted are shown by the public records.

6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

7. Lack of a right of access to and from the land.

SCHEDULE B
Amendment No 1

(All recording data refers to records in the office of the County Recorder in the County in which the land is situated.)

EXCEPTIONS:

1. Second installment of 2015 taxes, a lien, payable on or before March 1, 2016, and delinquent May 1, 2016.

2. Taxes for the full year of 2016.
(The first half is due October 1, 2016 and is delinquent November 1, 2016. The second half is due March 1, 2017 and is delinquent May 1, 2017 .)

   504-01-006D 1

   504-72-006G 8

   504-72-010J 5

   504-72-010P through 504-72-010U

   504-72-011D 1

3. Any assessment which may become a lien on the property herein described by reason of that certain proposed improvement lien, dated and posted January 03, 2006, Job No. 05-06.

4. Any charge upon said land by reason of its inclusion in Central Arizona Groundwater Replenishment District.

5. Any charge upon said land by reason of its inclusion in Trillium Community Facilities District.

6. Right of Way No. AR-035584 for easement and rights incident thereto for Mead-Liberty 345KV transmission line and right of way and access roads as set forth in document recorded as 85-411067 of Official Records and recorded as 88-279054 of Official Records.

   (Affects Parcel Nos. 1 and 2)

7. Right of Way No. PHX-082297 for easement and rights incident thereto for electric transmission line as set forth in document recorded as 85-411068 of Official Records and recorded as 88-279054 of Official Records.

   (Affects Parcel Nos. 1 and 2)

8. Right of Way No. A-10987 for easement and rights incident thereto for a 230 KV transmission line as set forth in document recorded as 85-411069 of Official Records and recorded as 88-279054 of Official Records.

(Affects Parcel Nos. 1 and 2)

9. Covenants, Conditions and Restrictions as set forth in document recorded in 2006-1672589 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

10. Covenants, Conditions and Restrictions as set forth in document recorded in 2006-866068 of Official records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

(Affects Parcel No. 3)

11. The terms and provisions contained in the document entitled "Pre-Annexation and Development Agreement" recorded as recorded September 22, 2004 as 2004-1105637 of Official Records; re-recorded March 23, 2005 as 2005-354480 of Official Records and amendment recorded August 29, 2006 as 2006-1146706 of Official Records and 2nd Amendment recorded October 12, 2010 as 2010-887433 of Official Records and Ordinance No. 31-10 recorded October 21, 2010 as 2010-922433 of Official Records.

12. The terms and provisions contained in the document entitled "Agreement and Notice of Municipal Provider Reporting Requirements for Trillium-Phase II Regarding Membership in the Central Arizona Groundwater Replenishment District" recorded December 22, 2006 as 2006-1672588 of Official Records.

13. The terms and provisions contained in the document entitled "Agreement and Notice of Municipal Provider" recorded June 27, 2006 as 2006-866067 of Official Records.

(Affects Parcel No. 3)

14. All matters as set forth in Notice of Formation of Trillium Community Facilities District (Town of Buckeye, Arizona), recorded January 12, 2006 as 2006-055381 of Official Records.

15. All matters as set forth in Development, Financing Participation and Intergovernmental Agreement No. 1 for Trillium Community Facilities District (Buckeye, Arizona), recorded January 12, 2006 as 2006-055382 of Official Records.

16. All matters as set forth in Resolution No. 05-06, recorded January 12, 2006 as 2006-055383 of Official Records.

17. All matters as set forth in General Plan for the Proposed Trillium Community Facilities District, recorded January 12, 2006 as 2006-055384 of Official Records.

18. An easement for right of way, slope, drainage and incidental purposes in the document recorded as 87-194103 of Official Records and thereafter conveyed to Maricopa County recorded as 87-194115 of Official Records.

19. An easement for access, utility and incidental purposes in the document recorded as 93-637670 of Official Records.

(Affects Parcel Nos. 1 and 2)

20. An easement for slope, drainage easement and incidental purposes in the document recorded as 87-194102 of Official Records and thereafter conveyed to Maricopa County, a political subdivision of the State of Arizona, its successors and assigns by document recorded as 87-194115 of Official Records.

21. Resolution No. 19-98 by the Town of Buckeye adopting Water and Wastewater Guideline recorded December 11, 1998 as 98-1121262 of Official records.

22. Easements, Restrictions, Reservations, Conditions, setback lines and other matters as set forth in the document recorded as Book 309 of Maps, Page 12.

23. Right of Way, Drainage Easement and Slope Easement for Sun Valley Parkway shown as Book 33 of Road Maps, Page 4.

24. Rights of the United States of America, State of Arizona, the municipality and the public, in and to that part of said land falling in the bed of the Hassayampa River.

    (Affects Parcel Nos. 1 and 2)

25. Rights of way for transmission lines as disclosed as 88-279054 of Official Records and thereafter, the terms and provisions contained in the document entitled "Agreement" recorded January 09, 2004 as 2004-022680 of Official Records; re-recorded January 30, 2004 as 2004-093673 of Official Records and re-recorded May 21, 2004 as 2004-570341 of Official Records. By and between Trillium West LLC, an Arizona limited liability company and Western Area Power Administration United States Department of Energy.

    (Affects Parcel Nos. 1 and 2)

26. Rights of way for transmission lines as disclosed as 86-111064 of Official Records and thereafter, Notice of Location of Portions of Certain Transmission Lines by The Bureau of Reclamation recorded July 22, 2004 as 2004-837375 of Official Records.

    (Affects Parcel Nos. 1 and 2)

27. Ordinance No. 35-04, creating a Development Agreement and the Community Master Plan for the Development of Trillium, recorded as 2004-1076604 of Official Records and Amended as disclosed by Ordinance No. 31-10 recorded October 21, 2010 as 2010-922433 of Official Records.

28. Ordinance No. 68-04, amending the Land Use District Map of the Town of Buckeye, recorded as 2005-103985 of Official Records and recorded as 2005-103986 of Official Records.

    (Affects Parcel Nos. 1 and 2)

29. Lack of a right of access to and from the land.

    (Affects Parcel No. 2 by reason of the fact that contiguous property is in different ownership.)

30. Water rights, claims or title to water, whether or not shown by the public records.

31. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.

End of Schedule B

First American Title Insurance Company National Commercial Services

The First American Corporation

PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from public records or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its *Fair Information Values*, a copy of which can be found on our web site at www.firstam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial services providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products and services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's *Fair Information Values*. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

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