

Assessment Methodology

The ID has been broken down by zones for each type of improvements to be assessed. The following methodology defines the costs and area to be assessed, the various types of improvements to be assessed and the preliminary method for spreading the costs to each benefiting property from each zone.

Costs to be Assessed

The engineer's estimate, which includes construction costs plus anticipated incidentals for the proposed improvement district, will be further broken down specifying the costs associated with each type of improvement for each zone. The engineer's estimate is in Appendix A. The preliminary assessment calculations based on assessment methodology is in Appendix D.

Area to be Assessed

An Assessment District Diagram (located in Appendix C) prepared by RPA, shows the proposed ID and its boundary. This boundary delineates all properties to be included in the ID. Each property's acreage and frontage were determined and utilized in determining the costs of assessment for each type of improvement constructed within the ID.

Various Types of Improvements to be Assessed

The various proposed improvements have been separated by type of improvement for the purposes of calculating the spread of assessment based on the benefits derived by the properties.

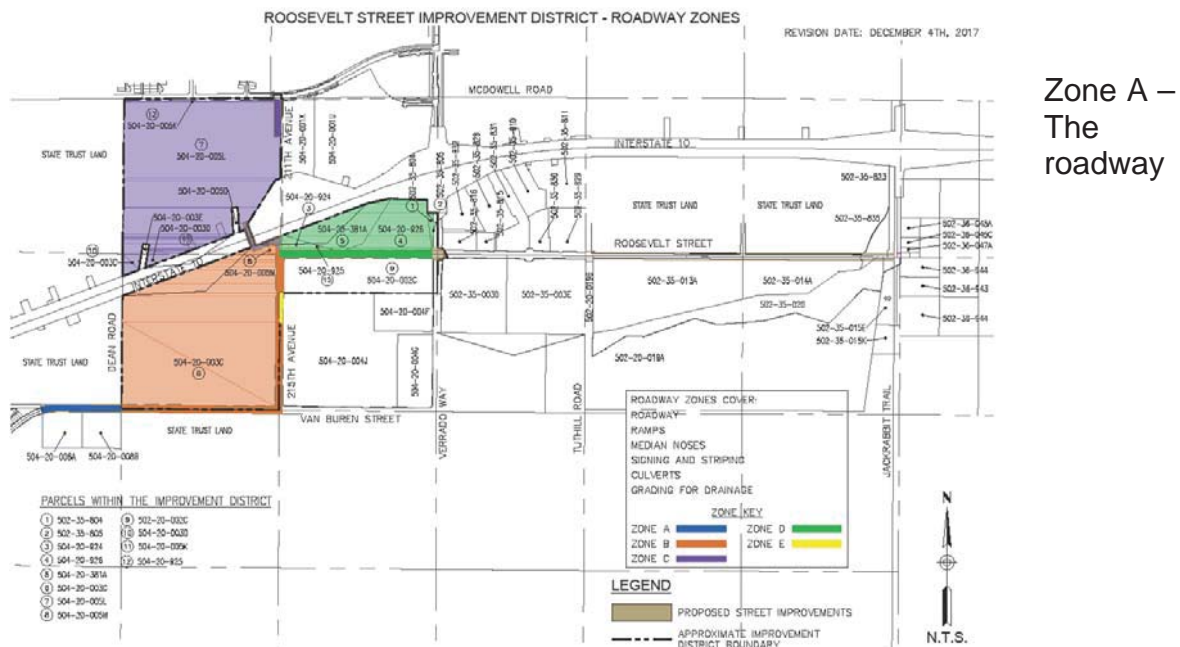
- Roadway Improvements (including: street drainage, signage, marking, landscape and irrigation)
- Intersection Signal Improvements
- Water Improvements
- Sanitary Sewer Improvements

Method of Assessment

The following sets forth the proposed method of assessment for each type of improvement identified above. The exhibits prepared by RPA delineate how each type of improvement is to be assessed and what properties benefit from the improvements within each zone. Enlarged ID Zone Exhibits can be found in Appendix E.

Roadway Improvements

It is proposed that the costs of roadway improvements be assessed directly to the adjacent property owners by zone on a frontage basis. Street drainage, signing, marking, landscape and irrigation improvements related to the roadway improvements will be assessed incidental to the roadway zones.



improvements generally consist of the north half of Van Buren from approximately 1400 west of Dean Road alignment east to Dean Road alignment. This zone is directly adjacent to State Trust Land is not assessable to a governmental agency. The cost of these improvements will be borne by The City of Buckeye for the construction and incidentals related to this zone with a cash participation.

Zone B - The roadway improvements generally consist of the north half of Van Buren Street from Dean Road alignment east to 215th Avenue. Zone B also includes the roadway improvements along the west half of 215th Avenue from Van Buren Street north to Roosevelt Street.

Zone C – The roadway improvements generally consist of the west half of 215th Avenue from McDowell Road South approximately 640 lineal feet.

Zone D – The roadway improvements generally consist of the north half of Roosevelt Street from 215th Avenue East to Verrado Way.

Zone E – The roadway improvements generally consist of the east half of 215th Avenue beginning approximately 596 LF south of Roosevelt Street extending approximately 624 LF south towards Van Buren Street along the Buckeye Union High School District (BUHSD) frontage. The cost of these improvements will be borne by the BUHSD with a cash participation.

Intersection Signal Improvements

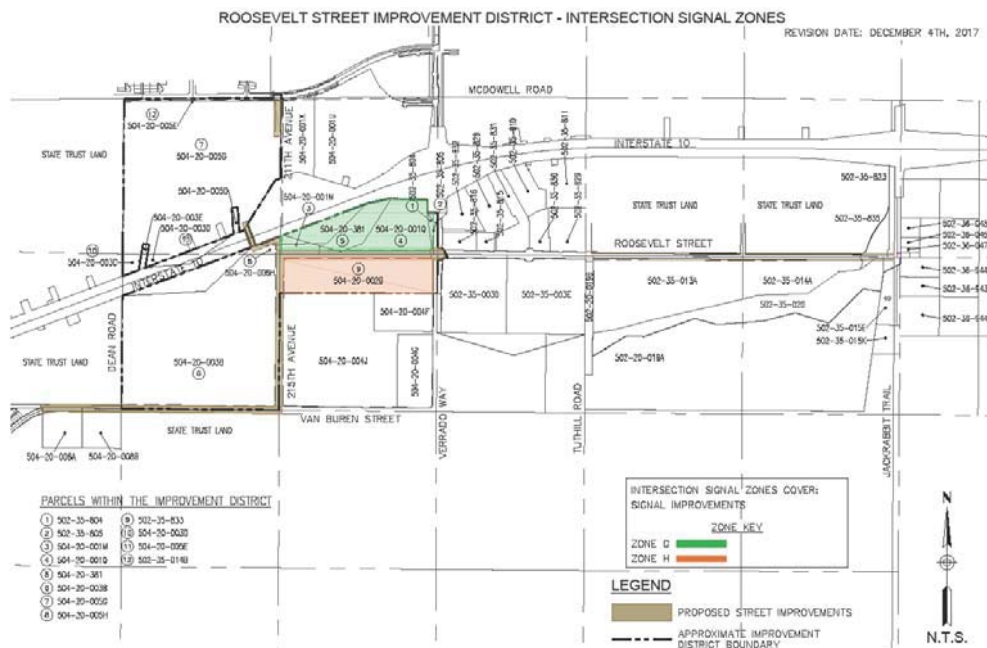
The cost of one half of the traffic signal improvements at Roosevelt Street and Verrado Way shall be assessed in two quadrants relative to Roadway Zones D.

A quarter of the costs shall be assessed to the Sunbelt Land Holdings LP properties adjacent to Roadway Zone D, identified as Intersection Signal Zone G and spread on an acreage basis.

A quarter of the costs shall be assessed to the Geddes Capital Resources LLC properties adjacent to Roadway Zone D, identified as Intersection Signal Zone H spread on an acreage basis.

The Roosevelt Street Co LP properties located along Roosevelt Street between Verrado Way and Jackrabbit Trail will be responsible for a quarter of the intersection signal improvements in cash.

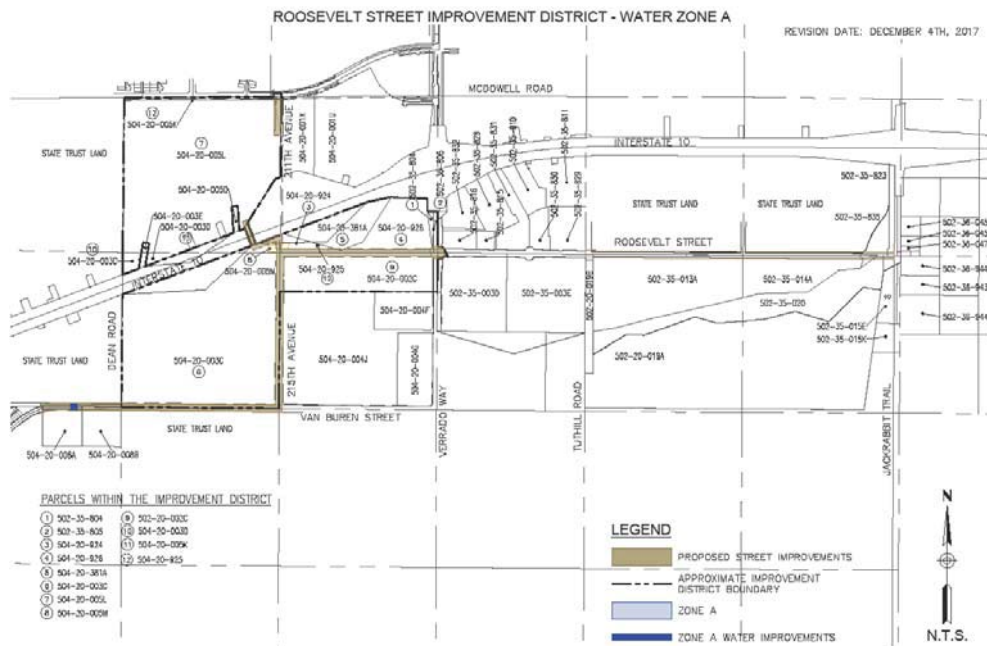
If bid alternative #1 is awarded, the City of Buckeye agrees to participate in cash for a quarter of the signalization improvement costs with a cash participation. The City can recover these costs when parcels 502-35-003D and E develop.



Water Improvements

The water improvement costs are included in the estimates by zone and are proposed to be assessed on a frontage basis. Where the water improvements leave the roadway right-of-way at the intersection of 215th Avenue and Roosevelt Street in a dedicated easement northwesterly to serve the property North of I-10 (Zone C), the cost of these improvements shall be directly assessed to the properties for which the water improvements serve north of the I-10, spread on an acreage basis.

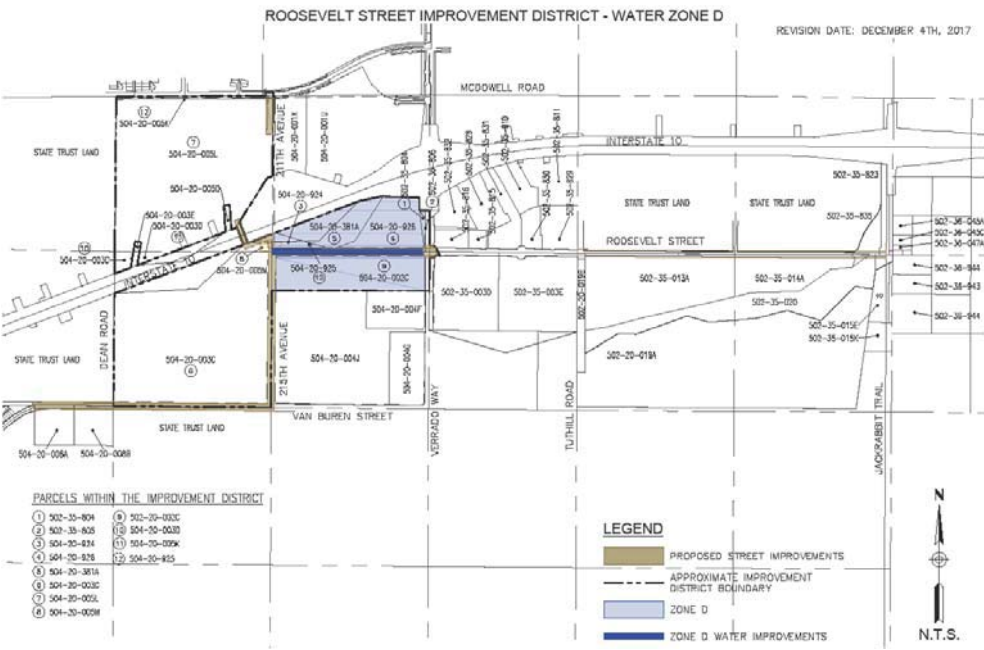
Zone A – the water improvements along Van Buren Street from approximately 1400 feet west of Dean Road Alignment east to the Dean Road alignment. These improvements are generally located in the north half of Van Buren Street, are directly adjacent to State Land property, and provide fire protection to the area. As previously stated, governmental agencies are not able to be assessed. If bid alternative #1 is awarded, the City of Buckeye agrees to pay for the construction and incidentals related to this zone with a cash participation.



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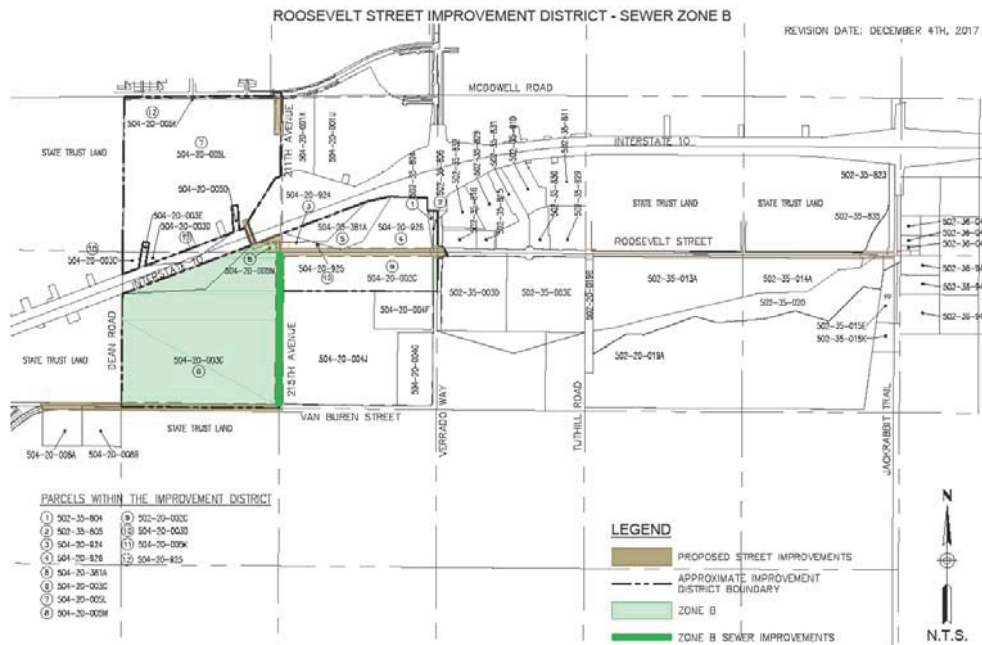
Zone D – the water improvements along Roosevelt Street from 215th Avenue East to Verrado Way.



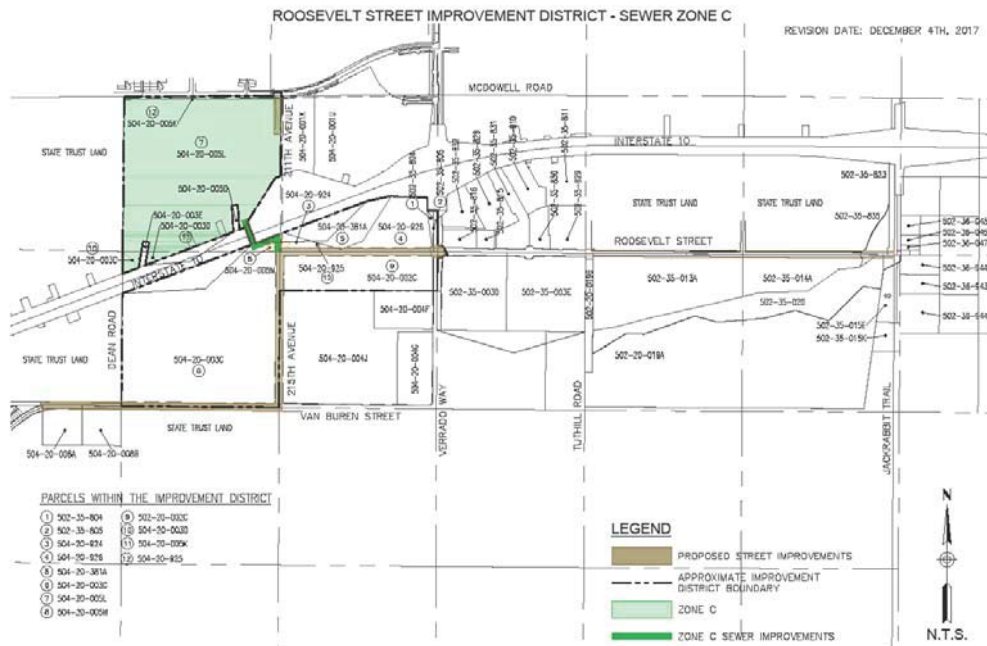
Sanitary Sewer Improvements

The sewer improvements shall be broken down into Zones to determine which properties benefit from the proposed improvements and should participate in the cost of that zone based on the property's acreage.

Zone B – the sewer improvements located along 215th Avenue from Van Buren Street to Roosevelt Street.



Zone C – the sewer improvements from the intersection of 215th Avenue and Roosevelt Street northwesterly across the I-10 Freeway to the property located north of the I-10 Freeway. The costs of the sewer where it leaves the intersection of 215th Avenue and Roosevelt Street and crosses the I-10 freeway, shall be assessed directly to the property north of the I-10 Freeway and spread on an acreage basis.



Zone D – the sewer improvements located in Roosevelt Street beginning approximately 1200 lineal feet west of Verrado Way east to Verrado Way.

