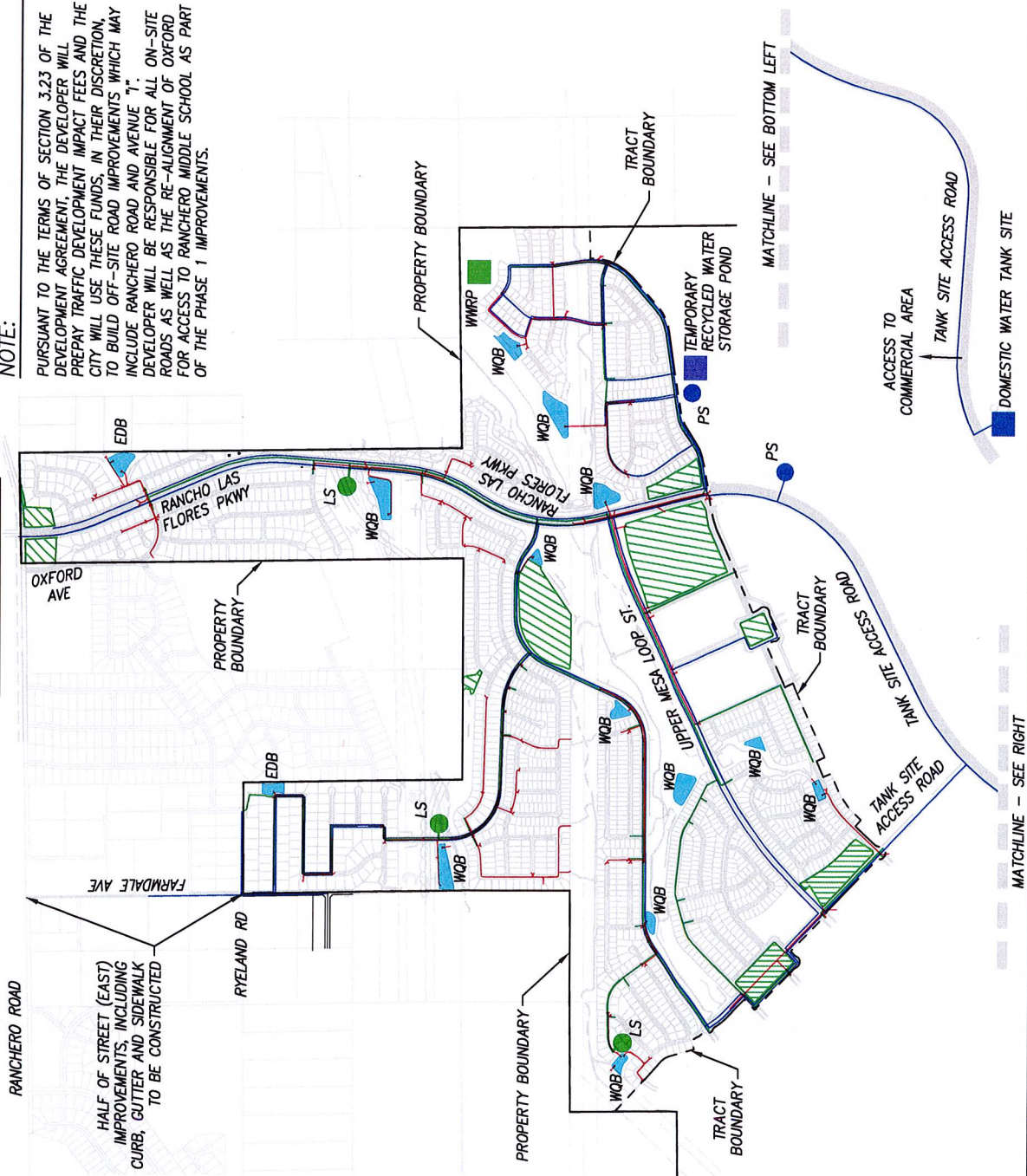
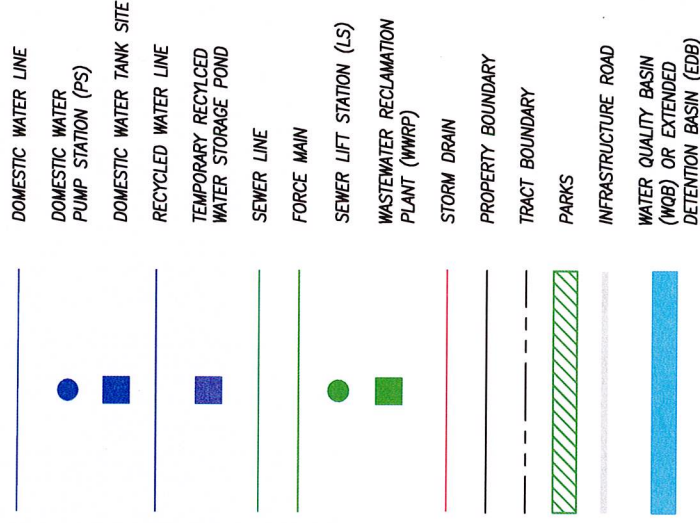


EXHIBIT "D"

NOTE: PURSUANT TO THE TERMS OF SECTION 3.23 OF THE DEVELOPMENT AGREEMENT, THE DEVELOPER WILL PREPAY TRAFFIC DEVELOPMENT IMPACT FEES AND THE CITY WILL USE THESE FUNDS, IN THEIR DISCRETION, TO BUILD OFF-SITE ROAD IMPROVEMENTS WHICH MAY INCLUDE RANCHO ROAD AND AVENUE "I". DEVELOPER WILL BE RESPONSIBLE FOR ALL ON-SITE ROADS AS WELL AS THE RE-ALIGNMENT OF OXFORD FOR ACCESS TO RANCHO MIDDLE SCHOOL AS PART OF THE PHASE 1 IMPROVEMENTS.



LEGEND:



PHASE 1 CONCURRENCY PLAN EXHIBIT TR. 18955 INFRASTRUCTURE ONLY

