NOTES:

THE TIMING FOR THE FINANCIAL ASSURANCE (LETTER OF CREDIT) AND CONSTRUCTION OF ONSITE ROADWAY IMPROVEMENTS WILL BE AS SPECIFICALLY REQUIRED IN THE ADOPTED DEVELOPMENT ORDER AND/OR DEVELOPER'S AGREEMENT (AS MAY BE AMENDED).

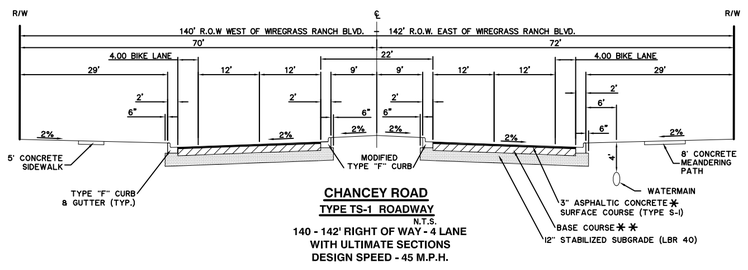
UPON ANY AMENDMENT OF THE ONSITE ROADWAY IMPROVEMENTS WITHIN THE DEVELOPMENT ORDER OR DEVELOPER'S AGREEMENT, THIS MASTER ROADWAY PLAN SHALL AUTOMATICALLY BE AMENDED TO BE CONSISTENT WITH THE CURRENT DEVELOPMENT ORDER OR DEVELOPER'S AGREEMENT.

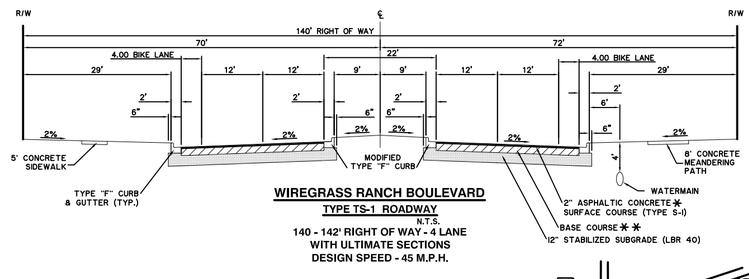
THE SCHEDULE OF IMPROVEMENTS SHOWN BELOW IS CONSISTENT WITH THE ADOPTED DEVELOPMENT ORDER AND SUBJECT TO AMENDMENT AS NOTED ABOVE.

OTHER THAN S.R. 56 WHICH HAS BEEN ALREADY COMPLETED, THERE ARE NO REQUIREMENTS FOR ANY OFFSITE ROADWAY IMPROVEMENTS.

CHANCEY ROAD, WIREGRASS RANCH BOULEVARD AND ALL SUBDIVISION AND PRIMARY URBAN COLLECTOR ROADS SHALL BE CONSTRUCTED INCREMENTALLY AS REQUIRED TO SERVE THE DEVELOPMENT WITHIN WIREGRASS PER THE MASTER ROADWAY PLAN CONDITIONS OF APPROVAL CONDITION NUMBER 2.

ALL PHASE 1 PIPELINE PROJECTS WILL BE PROVIDED PURSUANT TO THE DEVELOPMENT ORDER AND/OR THE DEVELOPER'S AGREEMENT.





Proposed Phase 1 Pipeline Projects
Agreed Proportionate Share Credits (Mitigation Plan)

	Roadway	Improvements	Financial Assurance (1)	Start Date (2)
1	SR 56 / 581 Intersection	Per Plans	3/31/2008 (3)	1/1/2008(3)
2	SR 56 - 581 to Wiregrass Ranch Blvd.(4)	2 Lanes to 6 Lanes*	3/31/2008 (3)	1/1/2008(3)
3	SR 56 - Wiregrass Ranch Blvd. to Meadow Pointe Blvd. (4)	2 Lanes to 4 Lanes*	3/31/2008 (3)	1/1/2008(3)
4	Mansfield Blvd.	New 4 Lanes	3/31/2008 (3)	6/1/2008(3)
5	581 Bypass/Loop Road	New 4 Lanes	5/31/2023	12/1/2023
6	SR 54 ROW Acquisition Fund	N/A	N/A	N/A
7	Park & Ride Facility	N/A(5)	N/A(5)	N/A(5)

(1) A letter of credit, bond or other form of financial assurance shall satisfy this requirement.

(2) Schedule shown does not preclude the developer from initiating construction of the improvements earlier than the dates required.

(3) These obligations have been satisfied.

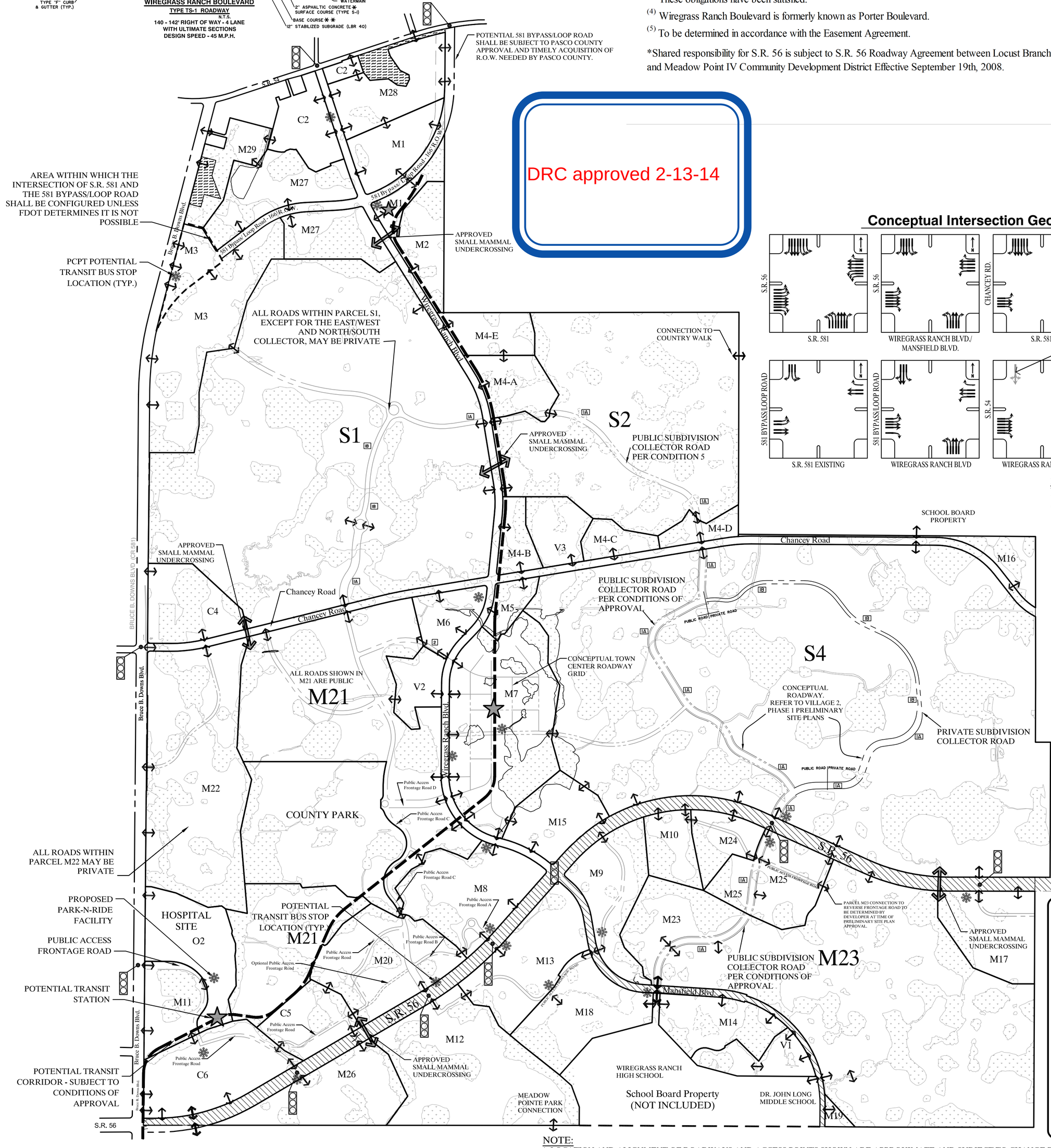
(4) Wiregrass Ranch Boulevard is formerly known as Porter Boulevard.

(5) To be determined in accordance with the Easement Agreement.

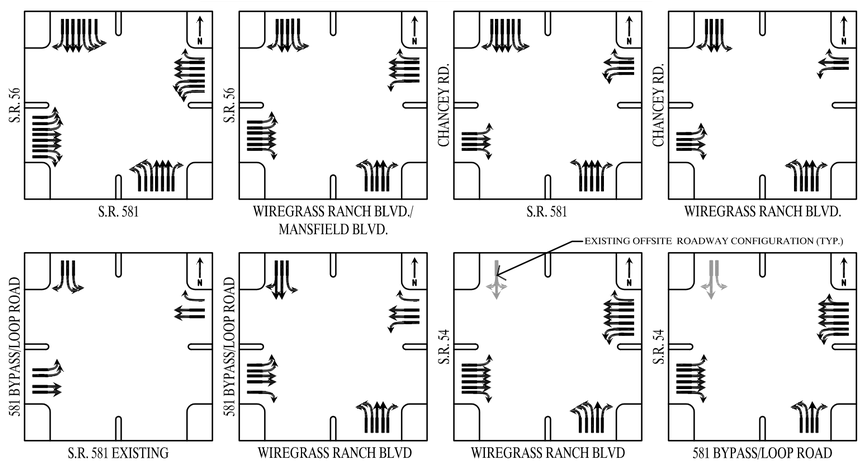
*Shared responsibility for S.R. 56 is subject to S.R. 56 Roadway Agreement between Locust Branch LLC, Pasco County, Florida, and Meadow Point IV Community Development District Effective September 19th, 2008.

1" = 1000'

DRC approved 2-13-14



Conceptual Intersection Geometry



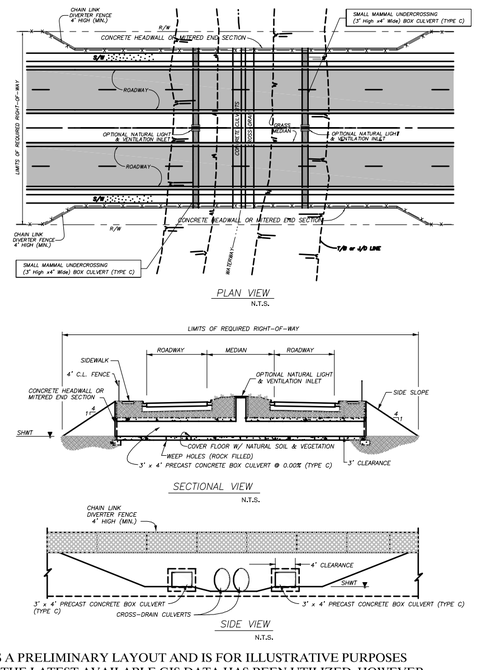
NOTE:
THE REQUIRED INTERSECTION DESIGN STANDARDS FOR THE 581 BYPASS/LOOP ROAD SHALL BE REVIEWED AND APPROVED BY PASCO COUNTY AND F.D.O.T.

NOTE:

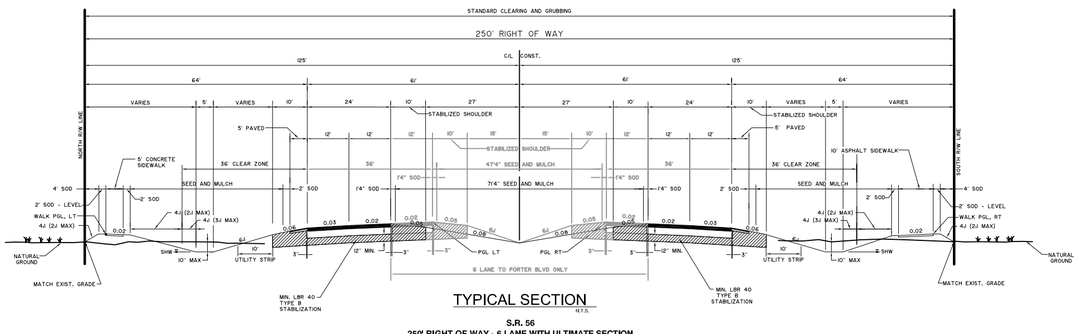
1. LOCATION AND ALIGNMENT OF ROADWAYS AND ACCESS POINTS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE BASED UPON FINAL ENGINEERING, DESIGN AND PERMITTING.

2. ALL POTENTIAL TRANSIT BUS STOP LOCATIONS ARE CONCEPTUAL AND MAY BE ADJUSTED BASED UPON FINAL COORDINATION BETWEEN THE DEVELOPER AND PASCO COUNTY PUBLIC TRANSPORTATION (PCPT).

S.R. 56 SMALL MAMMAL UNDERCROSSING

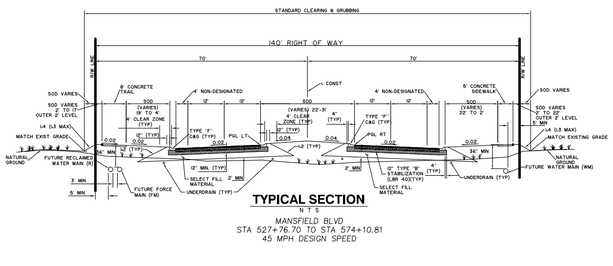


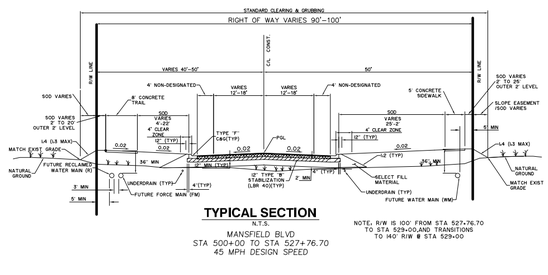
NOTE:
THIS IS A PRELIMINARY LAYOUT AND IS FOR ILLUSTRATIVE PURPOSES ONLY. THE LATEST AVAILABLE GIS DATA HAS BEEN UTILIZED, HOWEVER, KING MAKES NO GUARANTEES ON ITS ACCURACY. THE CONCEPT SHOWN IS SUBJECT TO CHANGE BASED ON FINAL ENGINEERING, FIELD SURVEY, ENVIRONMENTAL AND GOVERNMENTAL APPROVALS.



S.R. 56
250' RIGHT OF WAY - 6 LANE WITH ULTIMATE SECTION

S.R. 56 HAS BEEN CONSTRUCTED CONSISTENT WITH THE PERMITTED CONSTRUCTION DRAWINGS AS APPROVED BY F.D.O.T. AND PASCO COUNTY.





WIREGRASS
MASTER ROADWAY PLAN
PASCO COUNTY, FLORIDA

PREPARED FOR:
LOCUST BRANCH, LLC
P.O. BOX 1531
TAMPA, FLORIDA 33601

PREPARED BY:

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ENGINEERING ASSOCIATES, INC.
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One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
Engineering License #2610

NO.	DATE	DESCRIPTION	APP'D BY
20	10-25-13	REVISED PER COUNTY COMMENTS	SDS
19	8-30-13	REVISED PER NOPC 4 / DEVELOPMENT ORDER	SDS
18	1-29-13	REVISED PER DRC APPROVAL	SDS
17	12-28-12	REVISED PER NOPC 4/DEVELOPERS AGREEMENT	SDS

JOB NO. 3778-001-000
DATE: 8/20/2008
SCALE: 1"=1,000'
DRAWN BY: CCL

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H:\PLANNING\projects\3778\001\000\MRP\MasterRoadwayPhasingPlan.dwg , October 25, 2013 12:13 PM, ELIZABETH A. LYON-HALL, King Engineering Associate Inc.