



Project No. G1218-52-01 & 01A  
May 16, 2013

USA Portola Properties, LLC  
SunRanch Capital Partners, LLC  
610 West Ash Street, Suite 1500  
San Diego, California 92101

Attention: Mr. Scott Molloy

Subject: REVIEW OF REVISED TTM'S  
PORTOLA CENTER NORTH AND SOUTH  
TENTATIVE TRACT MAPS 15353 & 17300  
LAKE FOREST, CALIFORNIA

- References:
1. *Geotechnical Investigation, Portola Center North, Tentative Tract No. 17300, Lake Forest, California*, prepared by Geocon Incorporated, dated April 16, 2013 (Project No. G1218-52-01).
  2. *Geotechnical Investigation, Portola Center South, Tentative Tract No.15353, Lake Forest, California*, prepared by Geocon Incorporated, dated July 6, 2012 (Project No. G1218-52-01A).
  3. *Addendum to Geotechnical Investigation, Portola Center South, Tentative Tract No.15353, Lake Forest, California*, prepared by Geocon Incorporated, dated April 1, 2013 (Project No. G1218-52-01A).

Dear Mr. Molloy:

In accordance with your request, we have reviewed the Portola Center Tentative Maps dated April 2, 2013. The revised Tentative Maps include the conversion of the ½-acre park to four additional single family lots near the eastern entrance to Portola South (TM 15353), minor adjustments to the lotting depths and road alignments in some of the single family neighborhoods on Portola South, and adjustments to the pad elevations and street alignments in the northeastern corner of Portola North (TM 17300). The geotechnical investigation reports and addendum were prepared using prior versions of the Tentative Maps (see Reports); however, the changes shown on the April 2013 version of the Tentative Maps are not significant as it relates to the analysis contained in the referenced geotechnical reports and addendum.

Accordingly, no changes to the analysis, conclusions, and recommendations of the project geotechnical reports and addendum as submitted to the City are required.

If you have any questions regarding this letter, or if we may be of further service, please contact the undersigned at your convenience.

Very truly yours,

GEOCON INCORPORATED



John Hoops  
CEG 1524



JH:vb

(e-mail) Addressee