



Project No. G1218-52-01 & -01A  
June 6, 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 SELECT FILL QUANTITIES  
PORTOLA CENTER NORTH  
TENTATIVE TRACT MAPS 15353 AND 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 adjusted quantities of select backfill material required for the MSE walls needed for the Portola Center North sites. We understand that the Northwest Site requires approximately 110,000 cubic yards of select fill material and the Northeast Site requires approximately 440, 000 cubic yards of select fill material from the Portola South Site, or a total quantity of 550,000 cubic yards of select fill material for the two sites. This is an increase of approximately 137,000 cubic yards of select fill material beyond the 413,246 cubic yards of select fill material analyzed in our Geotechnical Investigation for Portola Center North (April 2013). The larger amount of select fill material required on the North would correspondingly require more of the non-select fill material on the North to be transported the South but it does not affect the earthwork quantities or grading for the North sites. As it relates the South site, the total area of select fill material available is well above the amounts required for the Project and the areas that harbor select fill material to be excavated are above finished grade. As a result, the revised estimates for select fill quantities do not affect the recommendations or conclusions provided in the referenced geotechnical reports and, therefore, the recommendations and conclusions remain valid for use in design and construction of the project.

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:dmc

(email) Addressee