

PORTER RANCH DEVELOPMENT COMPANY

April 6, 2011

Mr. Mel Mitchell
President
Porter Ranch Neighborhood Council
P.O. Box 7337
Porter Ranch, California 91327

RE: Porter Ranch Grading Operations

Dear Mel:

As the developer of Porter Ranch, we feel it is important to notify the stakeholders of large-scale activities that are planned as Porter Ranch continues to grow. With this in mind, we want to notify residents that grading operations will begin on the land located north of Corbin Avenue between Porter Ranch Road and Mason Avenue in a few weeks. About a month later, similar earthwork movement and grading operations will begin in the area located directly around the school site.

As always, Shapell will endeavor to minimize the nuisances inherent in this type of operation, utilizing water trucks to decrease fugitive dust, regularly monitoring the air quality to meet or exceed the Air Quality Management Board's (AQMD) criteria while, above all, promoting and observing the highest safety standards. The hours of operation will be between 7:00 a.m. and 6:00 p.m., Monday through Saturday. On particularly windy days, operations will cease altogether. This earth movement operation is expected to take approximately one year and will be followed by additional site improvements.

Depending upon the location of the grading activity, the weather, and other variables, you may wish to consider closing windows and or doors, covering swimming pools, spas and/or ponds, using air conditioners and cleaning all filters at regular intervals. We find that this should help minimize any inconvenience associated with any large grading operation.

As requested by the PRNC, Council Office, school district and other stakeholders, the large-scale grading required around the school site has been made a priority. The timeline for this work has been accelerated from the original expected timeline in order to minimize any heavy earth movement operations and associated dust and noise after the new school opens so as not to impact the students and educational environment.

In order to ensure security and the safety for all concerned, the equestrian trail located south of the school site and west of Mason Avenue will be closed during these grading operations.

So, with all of that in mind, we ask you to pardon our dust and remember that with the accelerated timeline and our desire to complete operations as soon as possible, the work may be heavy at times but we will endeavor to complete it prior to the highly anticipated school opening in August/September 2012.

Sincerely,

The Porter Ranch Development Team