

PORTER RANCH DEVELOPMENT COMPANY

June 3, 2013

Ms. Paula Cracium, President
Porter Ranch Neighborhood Council
P.O. Box 7337
Porter Ranch, California 91327

RE: Porter Ranch Construction Activities

Dear Paula:

As the developer of Porter Ranch, we feel it is important to notify the PRNC and community stakeholders of significant activities that are planned as Porter Ranch continues to grow. With this in mind, we want to notify residents that re-striping and street median modification work will begin in the next few weeks. This work will be performed on Mason and Sesnon Avenues, primarily near the Porter Ranch Community School. The construction timeframe is approximately one-month and, when complete, will create legal street parking with designated hours within those areas only. This work is being performed by Porter Ranch Development Company and is in cooperation with LAUSD solely to assist the new school with much needed legal parking opportunities.

In addition to the needed parking improvements, earth-moving activities will commence north of Corbin Avenue, just west of Porter Ranch Drive. The work is expected to begin this summer and will be underway for approximately six months. Operating hours will be those allowed by the City of Los Angeles Code and operations will cease on particularly windy days when AQMD thresholds are met. The earth-moving operations are the beginning of new homes, amenities and are part of the approved growth plan for Porter Ranch. Once we have more details available on the types of homes, etc., we will let the community know of the plans.

The new townhome neighborhood, Seville at Porter Ranch, located just east of Las Brisas at Aldea on Rinaldi, will be opening for sale mid-August 2013. These luxury townhomes will feature 2 to 4 bedrooms, 2 to 3 baths in 1,374 to just over 1,800 square feet. We look forward to showcasing these beautiful new townhomes and welcoming new residents to our community. For more information, please visit www.liveSeville.com.

Residents may have noticed that construction activities resumed east and south of the new Porter Ranch Community School. The final underground infrastructure work is underway and new homes will begin to emerge. The neighborhood of Avila will bring new homes ranging in size from approximately 2,500 to just over 2,800 square feet and its sister neighborhood will likely feature larger homes. These homes will reflect exciting new designs and are located within walking distance to our new community school. Timeframes and pricing will be made available when determined.

As always, we endeavor to be good neighbors and positive land stewards for the Porter Ranch Community as we grow.

Sincerely,

The Porter Ranch Development Team