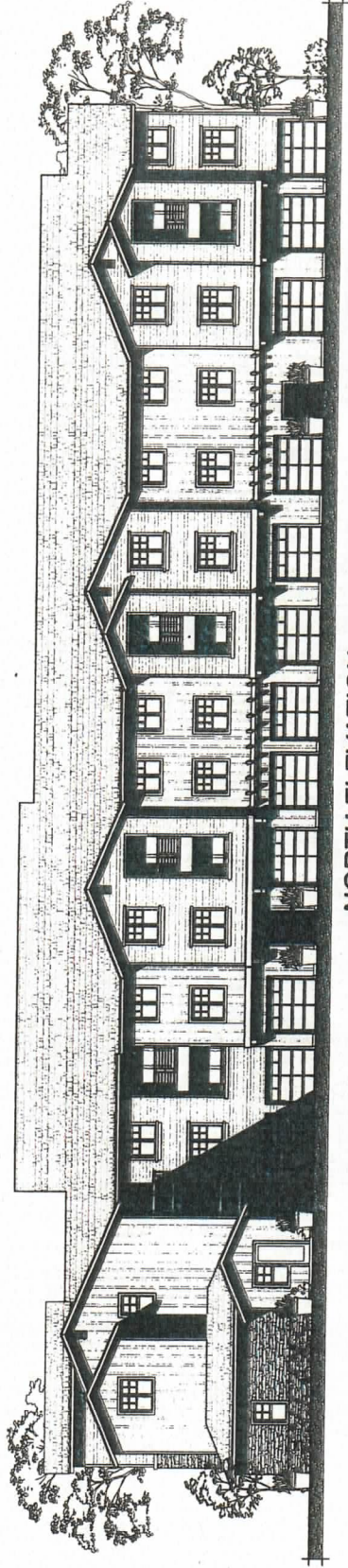


WEST ELEVATION
ADJACENT TO EVA



NORTH ELEVATION
PRIVATE ROAD ADJACENT TO BURM

ORIGINAL SUBMITTAL

Stamp: "A" (Project No. 11 of 20, City of Orange, Date: 11/15/11, A-206)

2/14/12 05-03-2012



TYPE III BUILDING - CONCEPTUAL ELEVATION
SCALE: 1/8" = 1'-0"

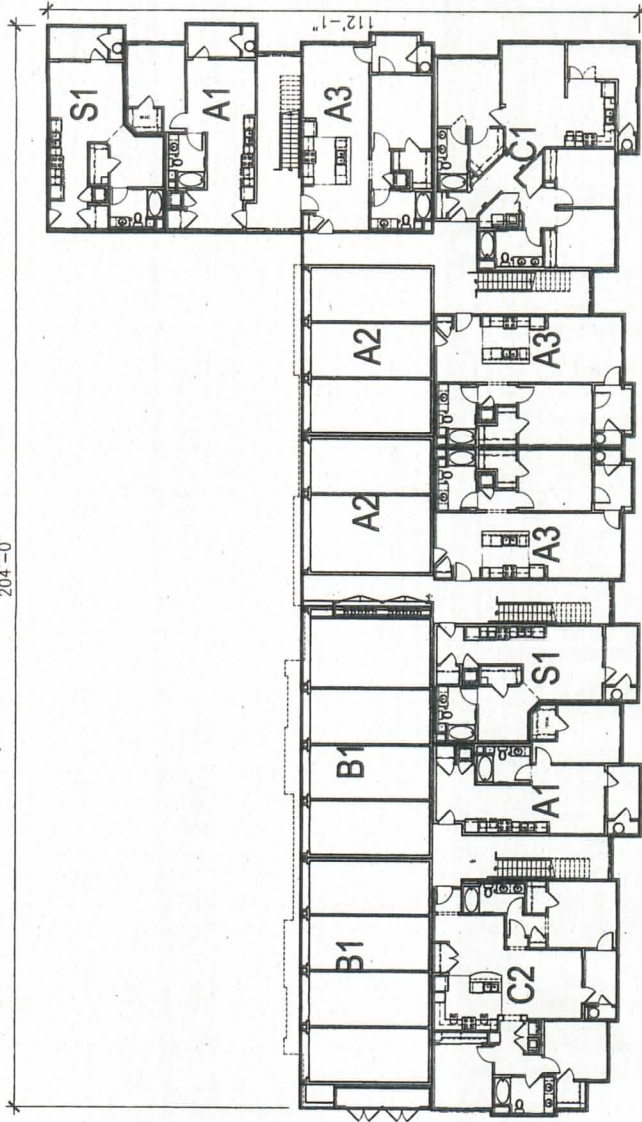
THE VILLAGE AT PORTER RANCH
LOS ANGELES, CA

SHAPPELL PROPERTIES, INC.
6333 WILSHIRE BLVD., SUITE 700 BEVERLY HILLS, CA 90211

ARCHITECTS ORANGE
114 NORTH ORANGE ST., ORANGE, CALIFORNIA 92668 (714) 933-8880



204'-0"



1st FLOOR PLAN

ORIGINAL SUBMITTAL

PROJECT "A"
 Page No. 12 of 20
 DATE: 10/16/13 SS: 00-03-PP-1P2

A-207

2/14/13 05-03-2016



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TYPE III BUILDING - FLOOR PLANS

LOS ANGELES, CA

THE VILLAGE AT PORTER RANCH



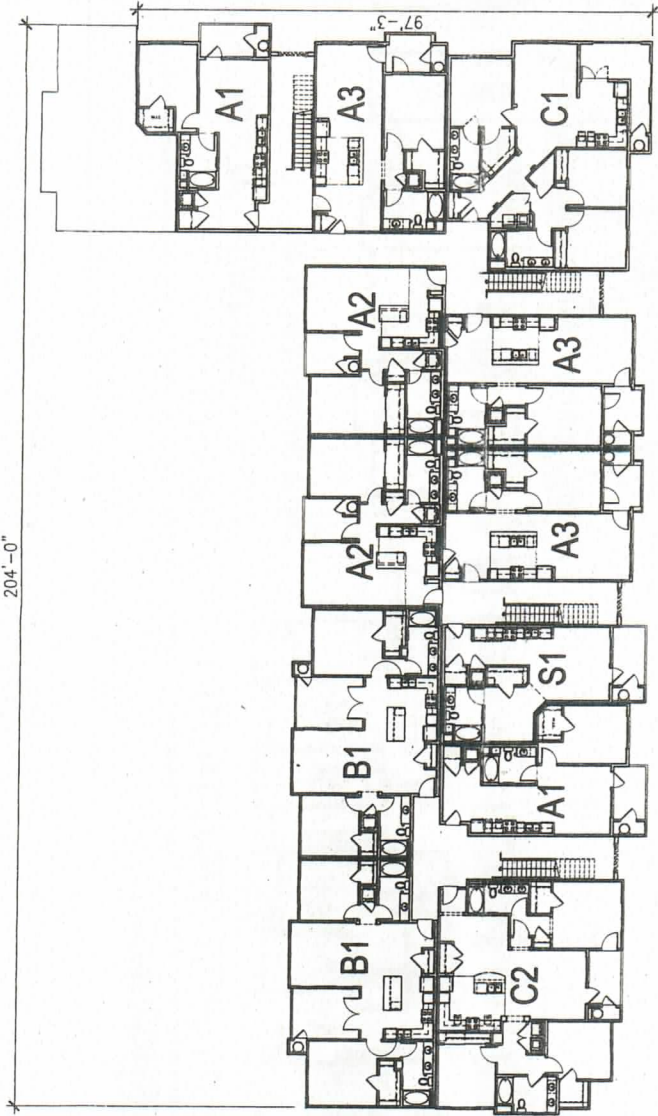
SHAPPELL PROPERTIES, INC.

8383 WILSHIRE BLVD., SUITE 700 BEVERLY HILLS, CA 90211

SCALE: 3/32" = 1'-0"

ARCHITECTS ORANGE
 141 NORTH ORANGE ST., ORANGE, CALIFORNIA 92668 (714) 858-9880

204'-0"



2nd & 3rd FLOOR PLAN

EXHIBIT A
 Page No. 13 of 70
 Case No. 202-TO-15-1333 DE 6, 5P 6 W.

ORIGINAL SUBMITTAL



A-208

05-03-2016



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TYPE III BUILDING - FLOOR PLANS
 SCALE: 3/32" = 1'-0"
 LOS ANGELES, CA

THE VILLAGE AT PORTER RANCH

SHAPELL PROPERTIES, INC.

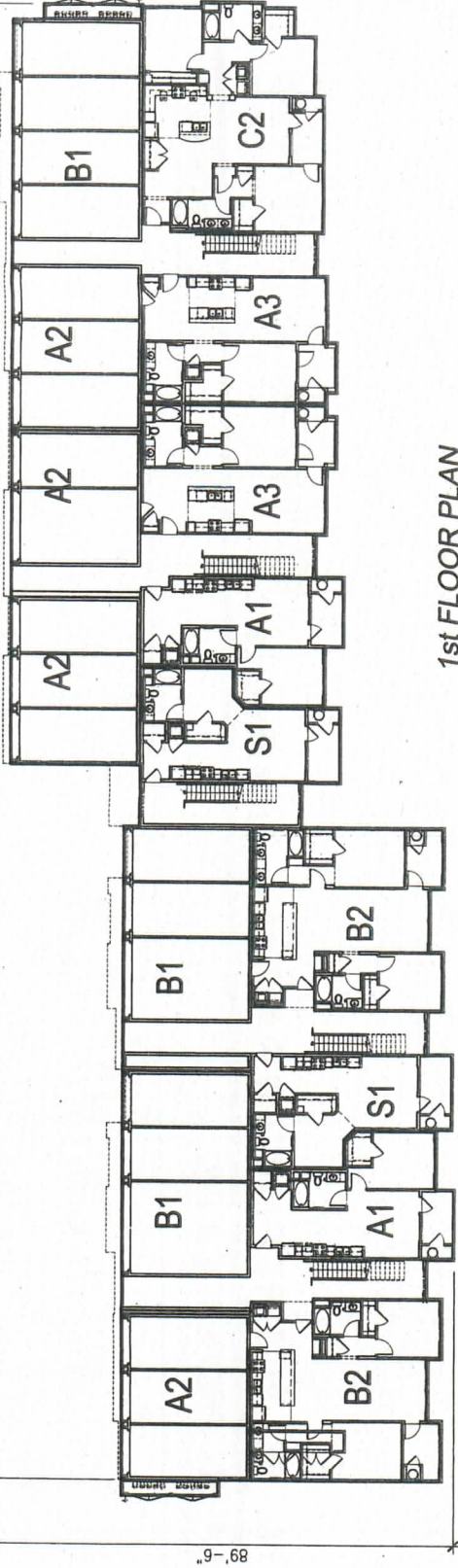


SHAPELL PROPERTIES

6381 WILSHIRE BLVD., SUITE 700 BEVERLY HILLS, CA 90211

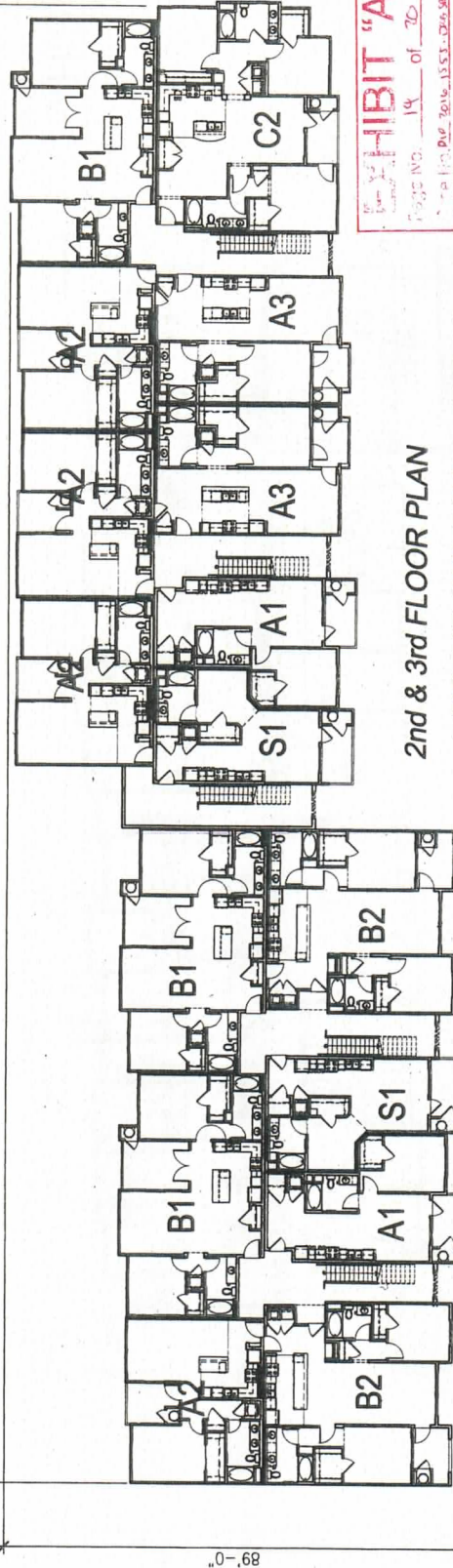
ARCHITECTS ORANGE
 144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92668 (714) 838-8868

286'-2"



1st FLOOR PLAN

285'-10"



2nd & 3rd FLOOR PLAN

TYPE IV BUILDING - ALT 02 - FLOOR PLANS
LOS ANGELES, CA

THE VILLAGE AT PORTER RANCH

SHAPELL PROPERTIES, INC.



6383 WILSHIRE BLVD., SUITE 700 BEVERLY HILLS, CA 90211

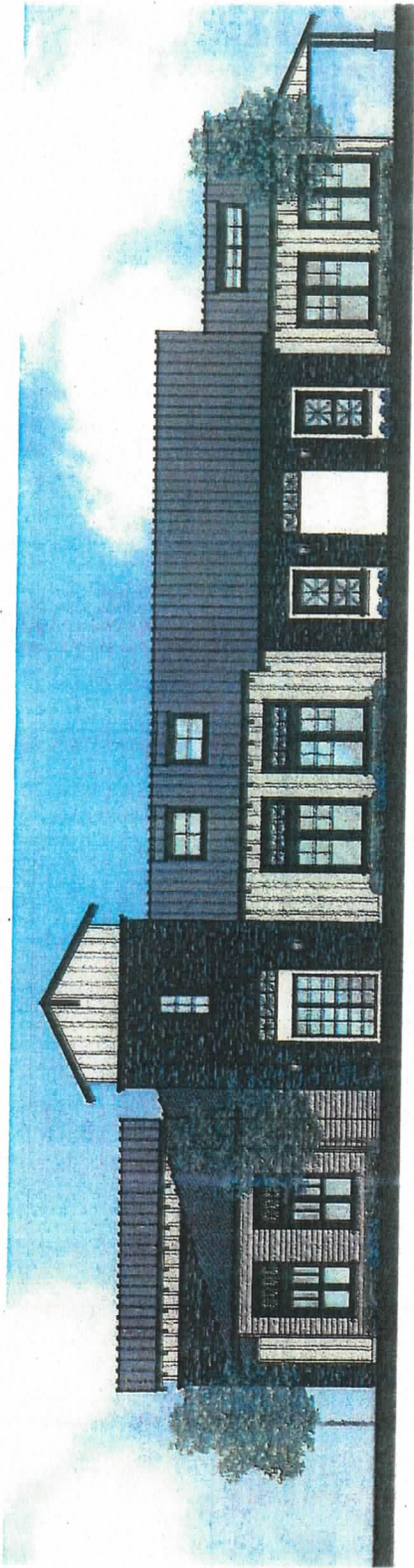
ORIGINAL SUBMITTAL

EXHIBIT "A" A-209
PROJECT NO. 14 of 20
DATE: 06/20/16

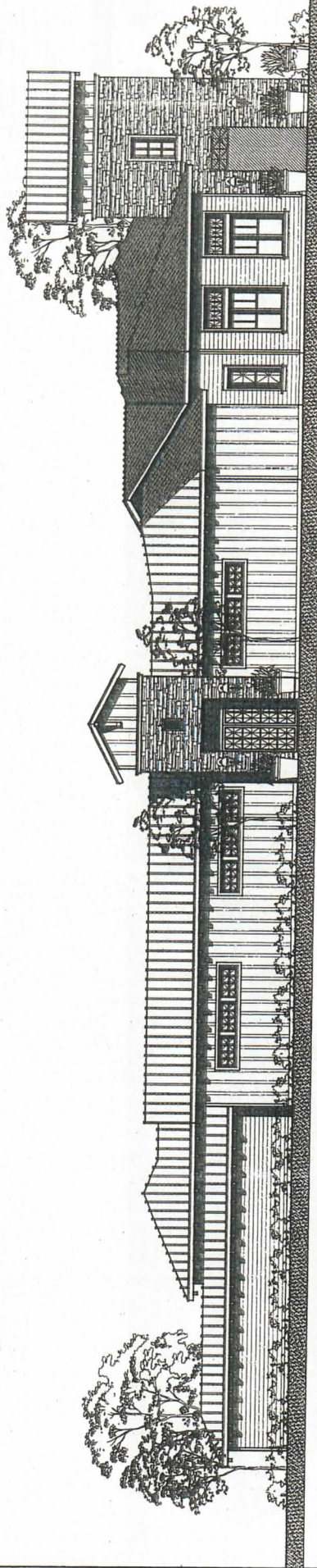
201417 06-03-2016



ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92666 (714) 634-8880



ENTRY DRIVE



RETAIL EDGE

ORIGINAL SUBMITTAL

EXHIBIT "A"
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 DATE: 03-09-2016 1:55:06 PM

A-301

2/14/17 06-03-2016



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LEASING/AMENITIES ELEVATION CONCEPT
 LOS ANGELES, CA

SCALE: 3/16" = 1'-0"

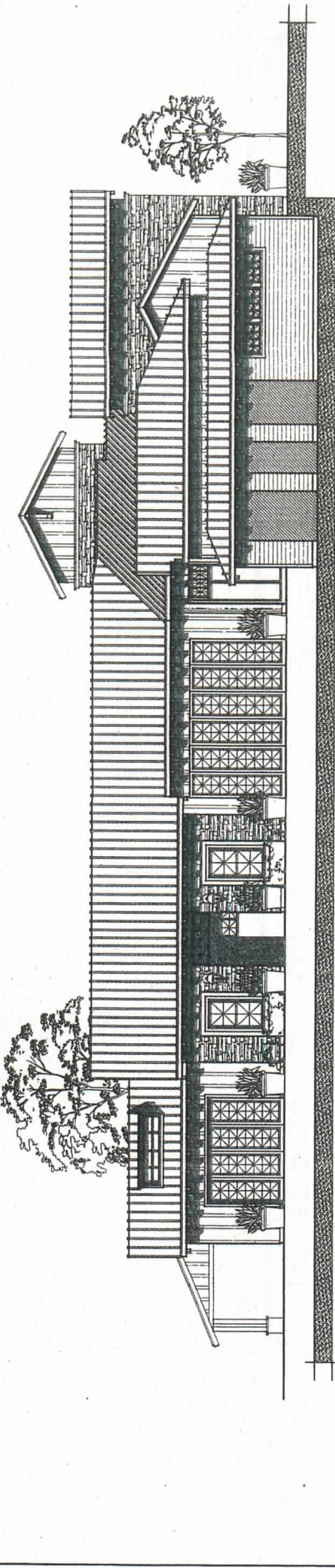
THE VILLAGE AT PORTER RANCH

SHAPELL PROPERTIES, INC.

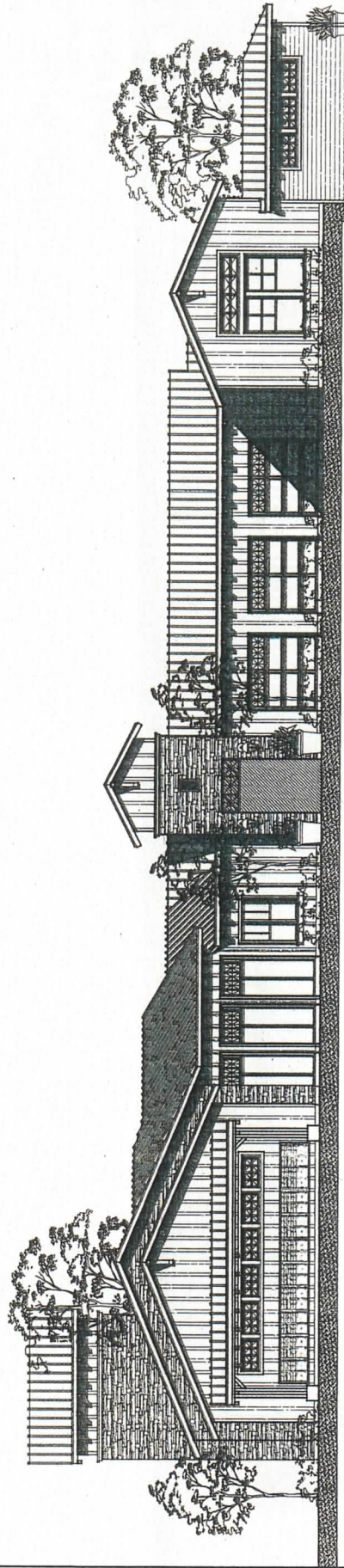
8383 WILSHIRE BLVD., SUITE 700 BEVERLY HILLS, CA 90211



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 144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92668 (714) 834-8880



POOL SIDE (CLUBHOUSE)



POOL SIDE (FITNESS)

ORIGINAL SUBMITTAL
 EXHIBIT "A"
 Page No. 16 of 20
 Date: 01/13/2015 11:55:06 AM PST
 A-302

LEASING/AMENITIES ELEVATION CONCEPT
 SCALE: 3/16" = 1'-0"
 LOS ANGELES, CA

THE VILLAGE AT PORTER RANCH
 SHAPELL PROPERTIES, INC.
 6383 WILSHIRE BLVD., SUITE 700 BEVERLY HILLS, CA 90211



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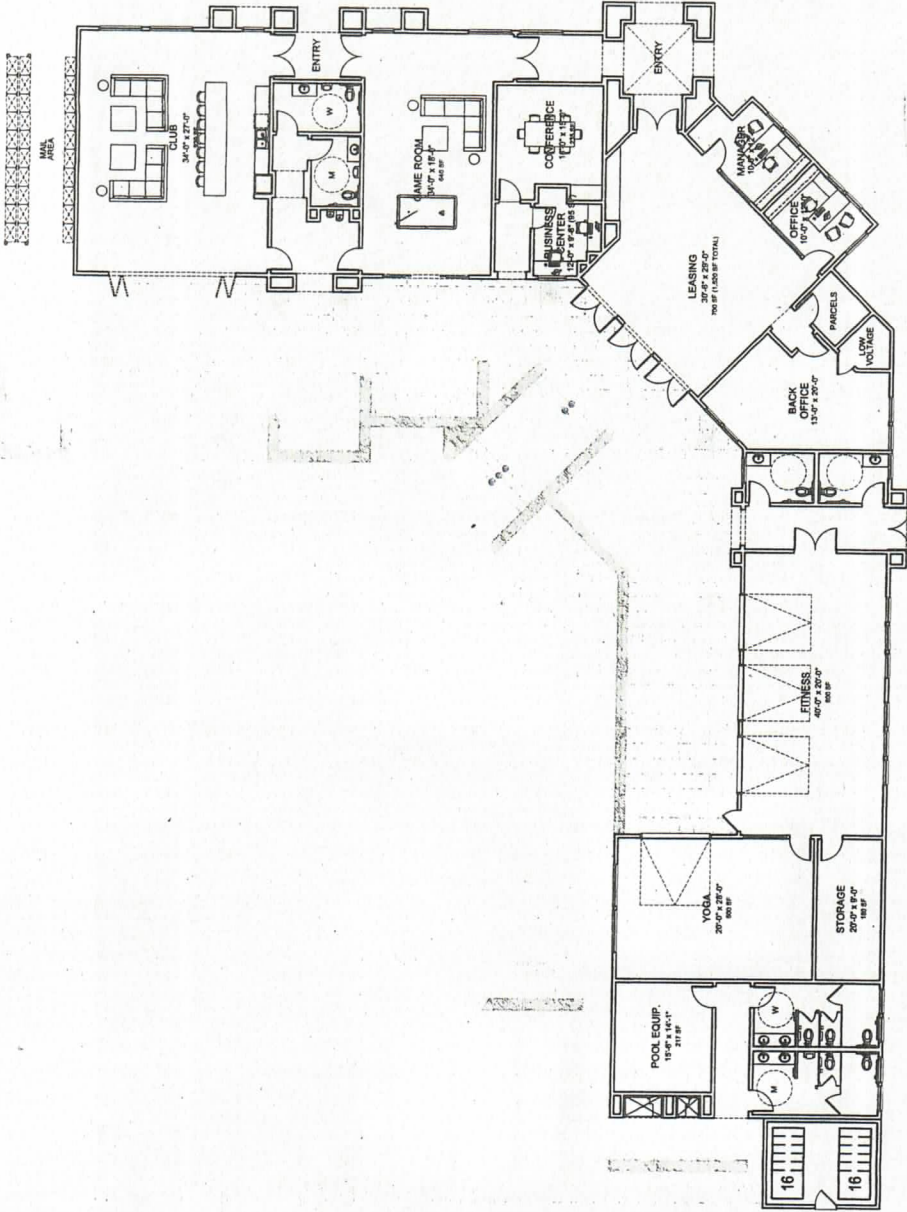


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 Case No. RW 1016-1555 DEP 1089

ORIGINAL SUBMITTAL

A-303

2/14/17 05/01/2018



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LEASING/AMENITIES PLAN

SCALE: 1/8" = 1'-0"

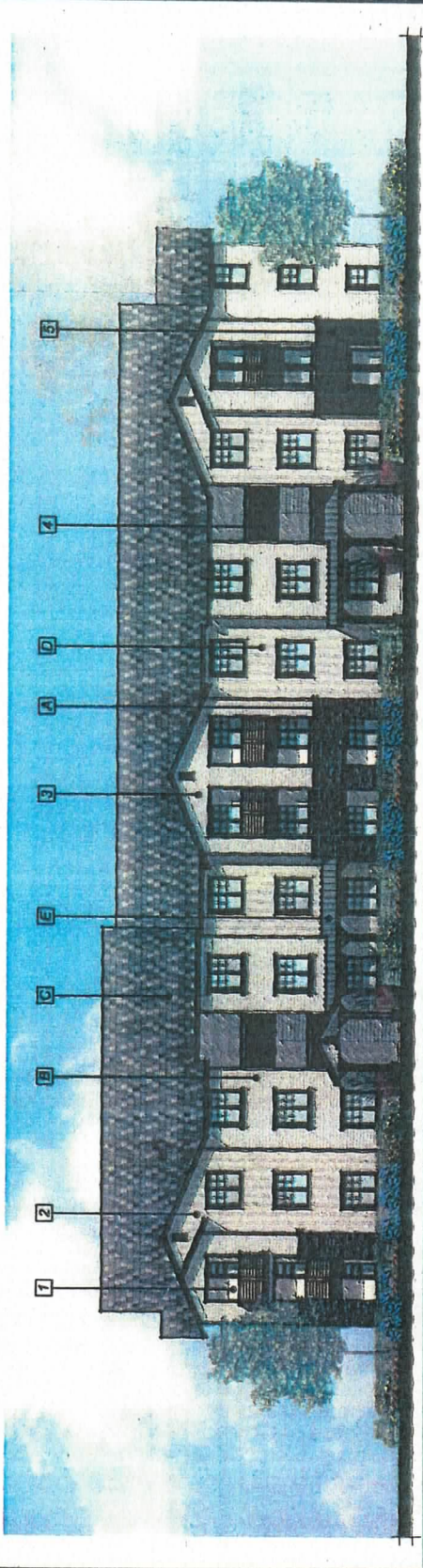
ARCHITECTS ORANGE
 141 NORTH ORANGE ST., ORANGE, CALIFORNIA 92667 (714) 859-9860

LOS ANGELES, CA

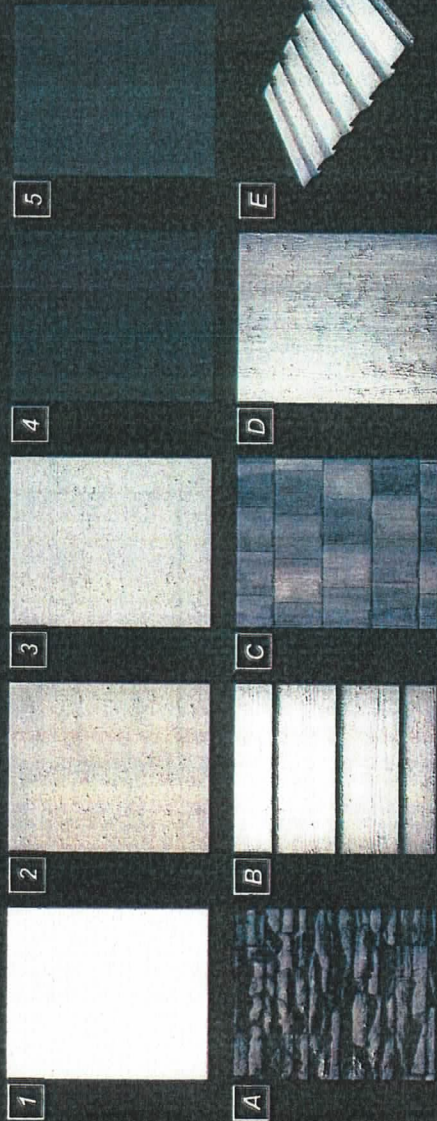
THE VILLAGE AT PORTER RANCH

SHAPELL PROPERTIES, INC.
 8363 WILSHIRE BLVD., SUITE 700 BEVERLY HILLS, CA 90211





- 1 SW 6034 MODEST WHITE
- 2 SW 7036 ACCESSABLE BEIGE
- 3 SW 7064 PASSIVE
- 4 SW 6076 TURKISH COFFEE
- 5 SW 7048 URBANE BRONZE
- A EL DORADO STACKED STONE - BLACK RIVER
- B HARDIE LAP SIDING
- C ROOFERAL SAXONY SPILT SHAKE 600 STONE MOUNTAIN BLEND
- D HARDIE BOARD AND BATTEN SIDING
- E REVERSE ROX RIB PROFILE METAL SIDING SW 7017 CITY SCAPE



A-401

TYPE I BUILDING - CONCEPTUAL ELEVATION
LOS ANGELES, CA



THE VILLAGE AT PORTER RANCH

SHAPELL PROPERTIES, INC.

ARCHITECTS ORANGE



10000 S. GARDEN AVENUE, SUITE 100, GARDEN CITY, CA 92345

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 Case No. DWG. 2016.1555-DWG-AP-040

ORIGINAL SUBMITTAL

A-501



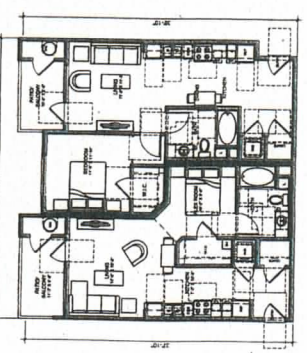
UNIT PLANS

LOS ANGELES, CA

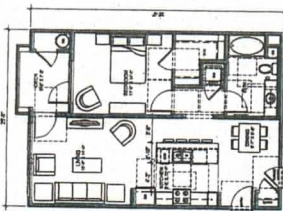
THE VILLAGE AT PORTER RANCH

SHAPELL PROPERTIES, INC.
 8383 WILSHIRE BLVD., SUITE 700 BEVERLY HILLS, CA 90211

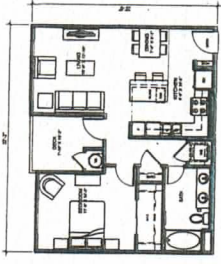
ARCHITECTS ORANGE
 144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92666 (714) 634-9880



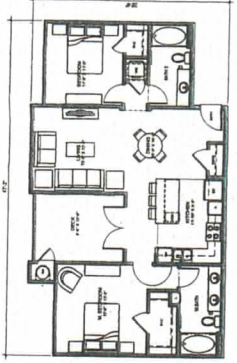
UNIT S1
 APPROXIMATE
 UNIT AREA: 724 SQ. FT.
 PATIO/BALCONY: 87 SQ. FT.



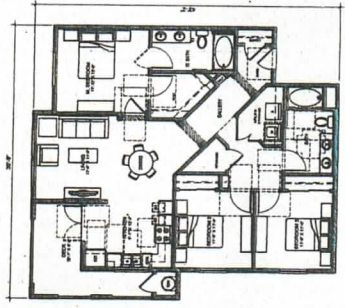
UNIT A3
 APPROXIMATE
 UNIT AREA: 622 SQ. FT.
 PATIO/BALCONY: 28 SQ. FT.



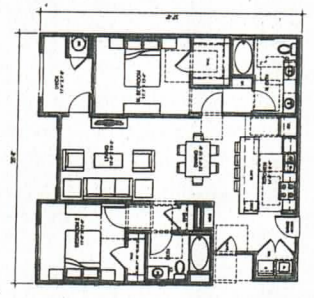
UNIT A2
 APPROXIMATE
 UNIT AREA: 733 SQ. FT.
 PATIO/BALCONY: 73 SQ. FT.



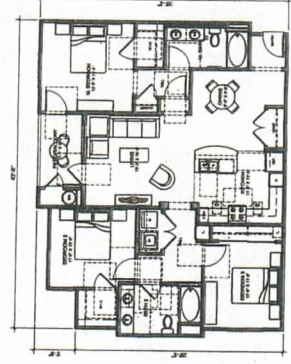
UNIT B1
 APPROXIMATE
 UNIT AREA: 1082 SQ. FT.
 PATIO/BALCONY: 129 SQ. FT.



UNIT C1, ALT 00
 APPROXIMATE
 UNIT AREA: 1519 SQ. FT.
 NET UNIT SQ. FT.: 1519 SQ. FT.
 PATIO/BALCONY: 130 SQ. FT.



UNIT B2
 APPROXIMATE
 UNIT AREA: 1781 SQ. FT.
 PATIO/BALCONY: 85 SQ. FT.



UNIT C2
 APPROXIMATE
 UNIT AREA: 1407 SQ. FT.
 PATIO/BALCONY: 67 SQ. FT.



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 Case No. Div. 700-1553 Rev. 10/13/09



L-I
 L.A. GROUP
 Design Works
 Landscape Architecture
 3015 Wilshire Blvd. Suite 2000
 Los Angeles, CA 90010
 Tel: 310.274.1111
 Fax: 310.274.1112
 Email: DesignWorks@lagroup.com



Village at Porter Ranch

Porter Ranch

Multi-Family Site:	557,568 SF
Site Area	(12.8 acres x 43,560 SF / acre = 557,568 SF)
Landscape Area	229,950 SF
LANDSCAPE AREA REQUIRED =	25%
LANDSCAPE AREA PROVIDED =	41%

L.A. Group Design Works, Inc.

Landscape Architecture

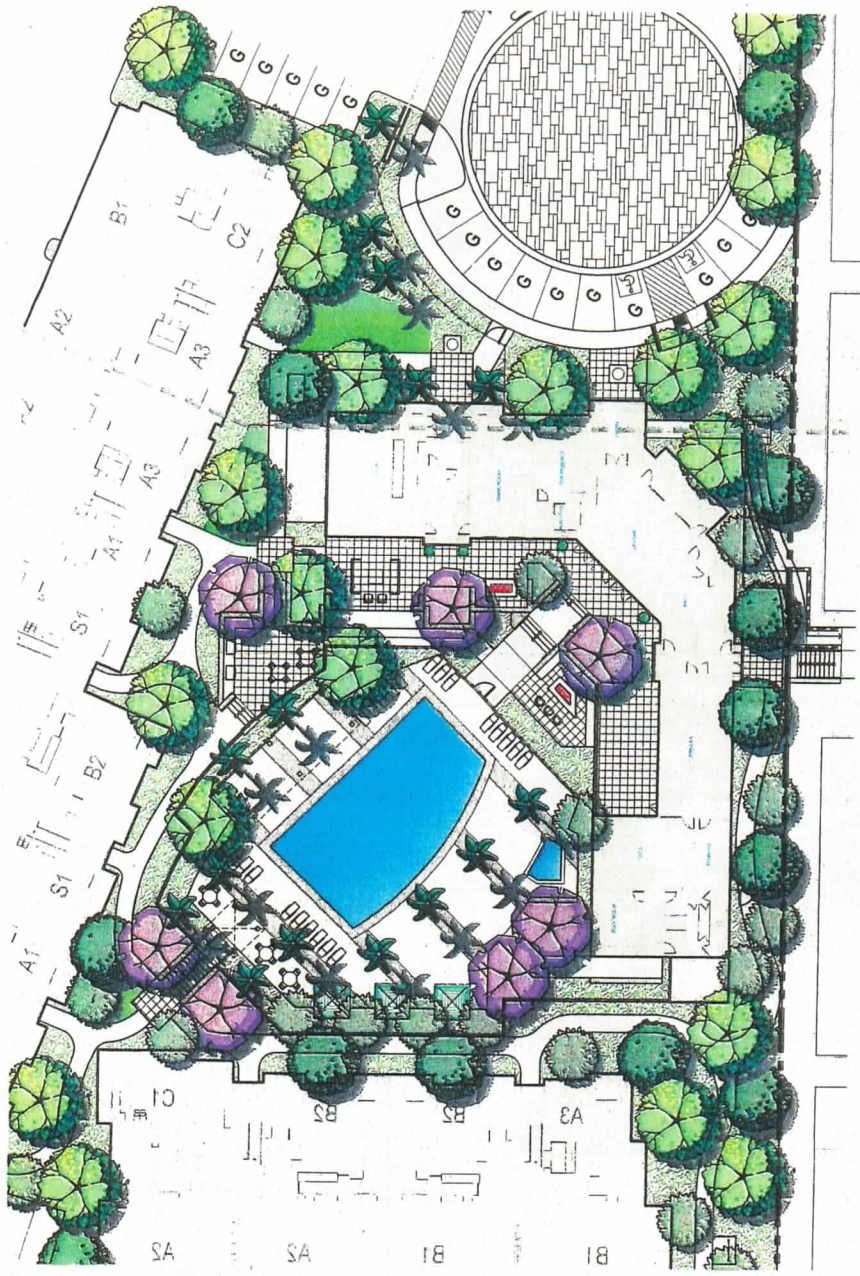
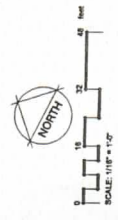


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 Case No. 2016 155 0000000000000000

L-2
 L.A. GROUP
 Design Works
 Landscape Architecture
 2603 Ventura Blvd, Suite 201
 Culver City, CA 90230
 P 310.251.2276 / F 310.251.2270
 email: DesignWorks@lagroupinc.com



Village at Porter Ranch

Porter Ranch

L.A. Group Design Works, Inc.

Landscape Architecture



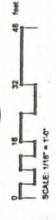
EXHIBIT
 Page No. 22 of 22
 Case: J. D. No. 033 010396-596

L-3



L.A. GROUP
 Design Works

Landscape Architecture
 24013 Ventura Blvd, Suite 201
 Culver City, CA 91302
 P: 310.251.9718 / F: 310.251.9719
 email: DesignWorks@lagroup.com



Village at Porter Ranch

Porter Ranch

L.A. Group Design Works, Inc.

Landscape Architecture