

THE RANCH PLAN
REVISED PLANNING AREA 1
MASTER AREA PLAN
SUBAREA PLANS 1.1, 1.2, AND 1.4
(PA 11-0003; PA 11-0004; PA 11-0005; AND PA 11-0006)



February 23, 2011

Ranch Plan Planned Community

Planning Area 1

Master Area Plan

July 26, 2006

Application # PA06-0023

RMV Community Development, LLC

As Amended February 23, 2011 per Planning Application No. PA11-0003

Ranch Plan Planned Community Planning Area 1 Master Area Plan

As Amended February 23, 2011 per Planning Application No. PA11-0003

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(separate submittal)

Ranch Plan Planned Community

Planning Area 1 Master Area Plan

Introduction

The purpose of this Master Area Plan for Ranch Plan Planned Community (PC) Planning Area 1 is to provide a process to demonstrate that the intent of conceptual development policies contained in the General Plan and the Ranch Plan PC will be realized through more precise discretionary actions. The Area Plan process for the Ranch Plan PC is divided into two levels, a Master Area Plan and Subarea Plan. The Master Area Plan focuses on a Planning Area in its entirety and addresses more regional topics/issues. The Subarea Plan focuses on segments of the Planning Area and community level topics/issues.

A Master Area Plan consists of a map, a set of statistics and other information that describe the general location and type of proposed uses; A Master Area Plan is a process for the refinement of development and open space boundaries and statistical information on an individual and overall Planning Area basis. The map and statistical information presented in the Master Area Plan will be the impetus for refinements/amendments to the PC Development Map and PC Statistical Table. All subsequent projects within the planning area shall be in substantial conformance with the provisions of the approved Master Area Plan. The Planning Commission is the approving authority for the Master Area Plan and Subarea Plan applications and any subsequent amendments.

1. BACKGROUND:

On November 8, 2004, the Orange County Board of Supervisors approved a General Plan Amendment (Resolution No. 04-291), Zone Change (Resolution No. 04-292 and Ordinance No. 04-014), and Development Agreement (Resolution No. 04-293 and Ordinance No. 04-015) for the 22,815-acre RMV Planning Area. The Board of Supervisors selected Alternative B-10 Modified, which established a blueprint for the long-term conservation, management, and development of the last large-scale, integrated landholding in south Orange County. The project was further and subsequently influenced by input received from the general public, the U.S. Army Corps of Engineers (USACE), the California Department of Fish and Game (CDFG), and the U.S. Fish and Wildlife Service (USFWS). The refinements resulted in what is referred to as "Alternative B-12", a plan that is consistent with the settlement agreements.

Alternative B-12 would retain 16,942 gross acres of the Ranch Plan Planned Community in protected open space and would allow for development activities on 5,873 acres. At the same time, Alternative B-12 provides the same level of housing and nonresidential development as previously approved for the B-10 Modified Alternative. This alternative allowed for the construction of up to (i) 14,000 dwelling units, (ii) 3,480,000 square feet of urban activity center uses on 251 acres, (iii) 500,000 square feet of neighborhood center uses on 50 acres, and (iv) 1,220,000 square feet of business park uses on 80 acres, all of which were proposed to occur on approximately 5,873 acres of the RMV Planning Area. A 132-acre area (of which 105 acres are located within PA 1) has been sold to the City of San Juan Capistrano and annexed into the City as recreational open space. This change in status of a portion of the overall Ranch

Plan area resulted in administrative corrections to the Ranch Plan Planned Community Development Map and Ranch Plan Statistical Table. The resulting Subarea Plan corrections have also been incorporated into the Subarea Plan 1.1, Subarea 1.2 and Subarea 1.4 Development Tables (Table 1 in each document). The balance of the 22,683-acre RMV Planning Area, totaling approximately 16,915 acres (or approximately 74.57 percent), was identified for open space uses with 5,768 acres set aside for future development uses.

The proposed Southern Subregion NCCP/MSAA/HCP is being prepared that would provide for the conservation of designated state and federal listed and unlisted species and associated habitats that are currently found within the 132,000-acre NCCP/MSAA/HCP study area (southern subregion), which includes the Ranch Plan.

A Special Area Management Plan (SAMP) is a voluntary watershed-level planning and permitting process involving local landowners and public agencies that seek permit coverage under the federal Clean Water Act Section 404 for future actions affecting jurisdictional Waters of the United States (U.S.). The purpose of a SAMP is to provide for reasonable economic development and the protection and long-term management of sensitive aquatic resources (biological and hydrological). To the extent feasible, federal Waters of the U.S., including wetlands, are avoided and unavoidable impacts are minimized and fully mitigated under the SAMP. The proposed San Juan Creek and Western San Mateo Creek Watersheds SAMP would provide a framework for permit coverage for the San Juan Creek Watershed (approximately 113,000 acres) and the western portion of the San Mateo Creek Watershed (approximately 15,104 acres). The SAMP study area is inclusive of the 22,815-acre RMV Planning Area.

The U.S. Army Corps of Engineers (USACE) has prepared a Draft Environmental Impact Statement (EIS) (November 2005) for the San Juan Creek and Western San Mateo Creek Watersheds SAMP. The SAMP is being prepared as part of a coordinated public planning process that includes the preparation of two other major planning and regulatory components: (1) The Ranch Plan General Plan Amendment and Zone Change (GPA/ZC), which was addressed in FEIR 589 (certified November 2004) and (2) the NCCP/MSAA/HCP, which will be addressed in its own EIR/EIS (under preparation).

Concurrent with the foregoing planning efforts, the Board of Supervisors adopted Resolution No. 04-290, certifying FEIR 589 as complete, adequate, and in full compliance with the requirements of CEQA and the State CEQA Guidelines. A Statement of Findings and Overriding Considerations were adopted as part of the approval process. Findings for unavoidable adverse impacts were made for the following topical areas: land use and relevant planning, agricultural resources, water resources, air quality, noise, aesthetics and visual resources, mineral resources, fire protection services and facilities, traffic and circulation, and biological resources.

On December 8, 2004, the City of Mission Viejo ("City") and a coalition of concerned environmental groups (the "Resource Organizations") filed separate actions in the Orange County Superior Court challenging the Board of Supervisors' approval of the Ranch Plan project and its certification of FEIR 589 (Orange County Superior Court Case Nos. 04CC11999 and 04CC01637). In summary, the individual actions raised questions concerning (i) potential local and regional transportation impacts associated

with implementation of the Ranch Plan project and (ii) the appropriate/desired scope of biological resource protection to be implemented within the boundaries of the RMV Planning area. Following a series of meetings and negotiations between representatives of the County, the City, the applicant, and the Resource Organizations, the parties achieved full settlement of the outstanding issues on June 9, 2005 (City) and August 16, 2005 (Resource Organizations), respectively, with dismissal of the individual lawsuits following thereafter.

The terms of the individual settlements were memorialized in separate agreements executed by and between the parties on the identified dates. Notably, the provisions of the August 16, 2005 settlement agreement (Resource Organizations) resulted in certain refinements to the Ranch Plan project that, in effect, increased the amount of open space that will be permanently protected and managed (i.e., from approximately 15,132 acres to 16,942 acres) and reduced the acreage available for development activities (i.e., from approximately 7,683 acres to 5,873 acres). The project focused on further protection of resources by concentrating development in the areas with lower biological resource values while continuing to protect high resource values, including the vast majority of the western portion of the San Mateo Creek Watershed within the RMV Planning Area.

2. LOCATION AND EXISTING USES

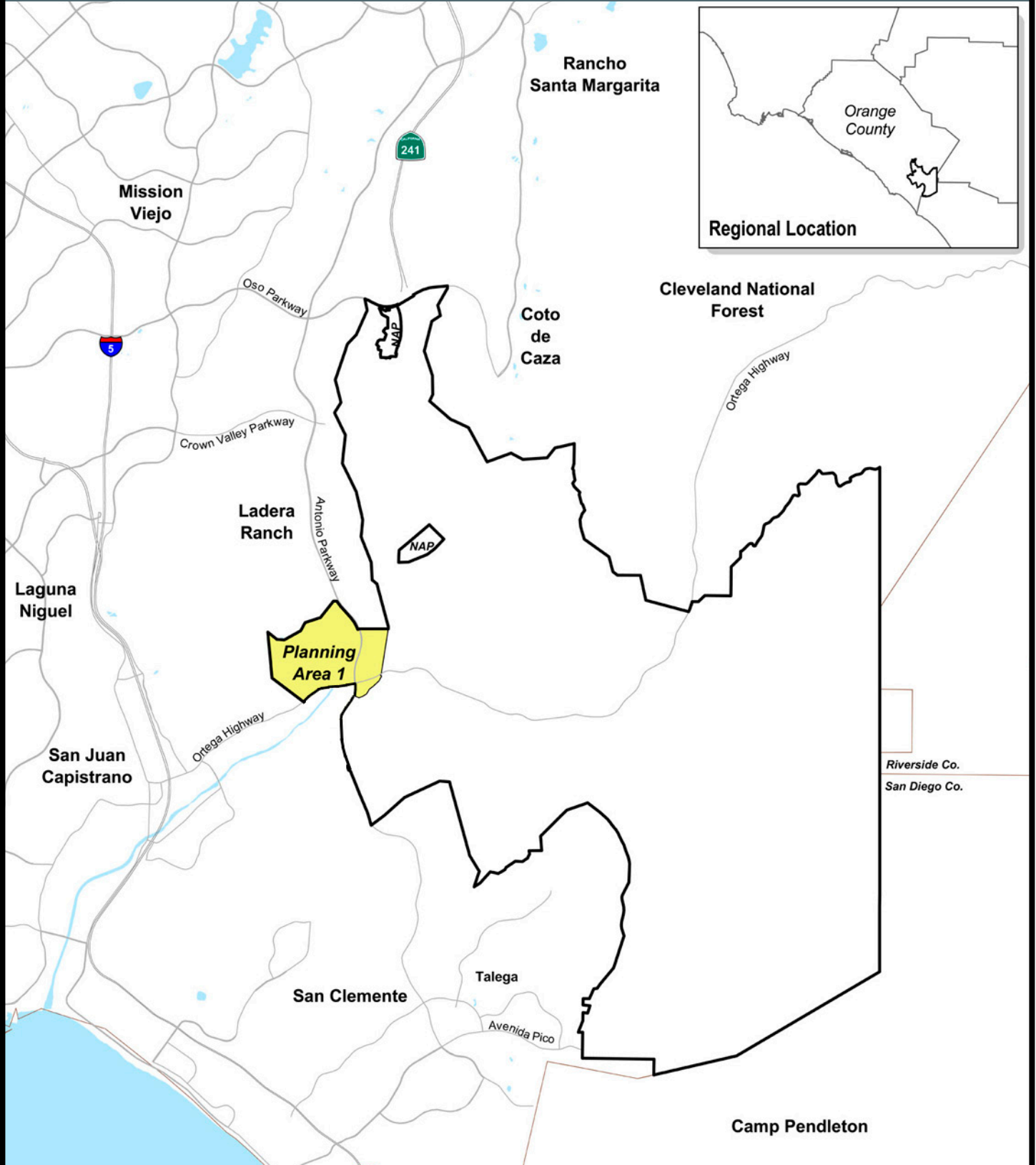
This Master Area Plan addresses Planning Area 1, an 704-acre portion of the Ranch Plan Planned Community shown graphically on Exhibit 1: Regional Location Map, and Exhibit 2: Local Vicinity Map.

The approximately 22,815-acre Ranch Plan project site is located in southeastern Orange County located within unincorporated Orange County. The planned community of Ladera Ranch and the cities of Mission Viejo, San Juan Capistrano, and San Clemente border the project site on the west. The City of Rancho Santa Margarita borders the northern edge of the project site; the United States Marine Corps Base (MCB) Camp Pendleton in San Diego County borders the southern edge; and Caspers Wilderness Park and the Cleveland National Forest, as well as several private properties in Riverside and San Diego counties, border the site on its eastern edge.

Planning Area 1 is located immediately east of the City of San Juan Capistrano in the vicinity of Antonio Parkway and Ortega Highway and immediately south of the Ladera Planned Community within unincorporated Orange County. It is one of several entries into the remaining portions of the Ranch Plan to the east. Ortega Highway traverses the southern portion of the planning area in a southwest to northeast direction. Antonio Parkway traverses the planning area in a generally north-south direction. Planning Area 1 is dissected by San Juan Creek, which is a dominant physical feature extending northeast and southwest through the project site.

Existing land uses within Planning Area 1 include the Rancho Mission Viejo headquarters, several residential homes used by Ranch employees, the Ladera Ranch construction yard, Oaks/Blenheim/Rancho Mission Viejo Riding Park, Sierra Soils, various agricultural production areas (citrus and row crops), and commercial nursery operations. Currently, four Ranch employees reside in residential units located in the planning area. A more detailed discussion of uses is included in Section 3.6.

PLANNING AREA 1



REGIONAL LOCATION MAP

RANCH PLAN PLANNED COMMUNITY

EXHIBIT: 1



NOT TO SCALE

PLANNING AREA 1



MASTER AREA PLAN
LOCAL VICINITY MAP
RANCH PLAN PLANNED COMMUNITY

EXHIBIT: 2



NOT TO SCALE

3. MASTER AREA PLAN PROPOSAL

As required by Ranch Plan PC Program Text Section I.C, Condition of Approval No. 1, a Master Area Plan is required for each of the development Planning Areas. As part of the current processing program, a Master Area Plan is proposed for Planning Area 1.

All of the required Ranch Plan entitlement plans , programs and requirement sources are shown in their planning context on the Exhibit 3 on the following page titled “Ranch Plan Planning Process”. As depicted, the Master Area Plan relates to individual Planning Areas.

As defined by PC Program Text Section II.B, a Master Area Plan consists of a map, set of statistics, and other information that describes the general location and type of proposed uses and is a process for the refinement of development and open space boundaries and statistical information on an individual and overall Planning Area basis. All subsequent projects within the planning area must be in substantial conformance with the provisions of the approved Master Area Plan.

3.1 PC Development Map and PC Statistical Table Amendment:

Two of the key components of the Ranch Plan PC Program Text are the PC Statistical Table and the Development Map. The PC Statistical Table regulates the land uses in each planning area and reflects the overall development level throughout the Ranch Plan Planned Community area. The PC Development Map reflects the type of development within each Planning Area. Although the overall zoning, which includes the zoning map and development regulations, was adopted by ordinance, the PC Statistical Table and PC Development Map were adopted by resolution. This was done because the County recognizes that the zoning regulations allow modifications to the PC Statistical Table and PC Development Map, including transfer of development between planning areas. Modifications to the PC Statistical Table and PC Development Map would require Planning Commission, not Board of Supervisors’ action.

The land use plan for Planning Area 1 is composed of a majority of residential uses with urban activity center, public facilities, recreation and open space. These uses are within the limits of the Ranch Plan-wide zoning, specifically the PC Development Map and PC Statistical Table limits as depicted on Table 1, PC Statistical Table Revision. 1,287 dwelling units and 75-acres of Urban Activity Center uses are proposed within the 467-acre development use portion of Planning Area 1. The remainder of the 704 gross acre PA1 would be 237 acres of permanent open space. The provision of open space dedications associated with Planning Area 1 is discussed further in Section 4.1.D. The Planning Area 1 revisions are reflected in the shaded portion of Table 1, PC Statistical Table Revision.

PLANNING AREA 1

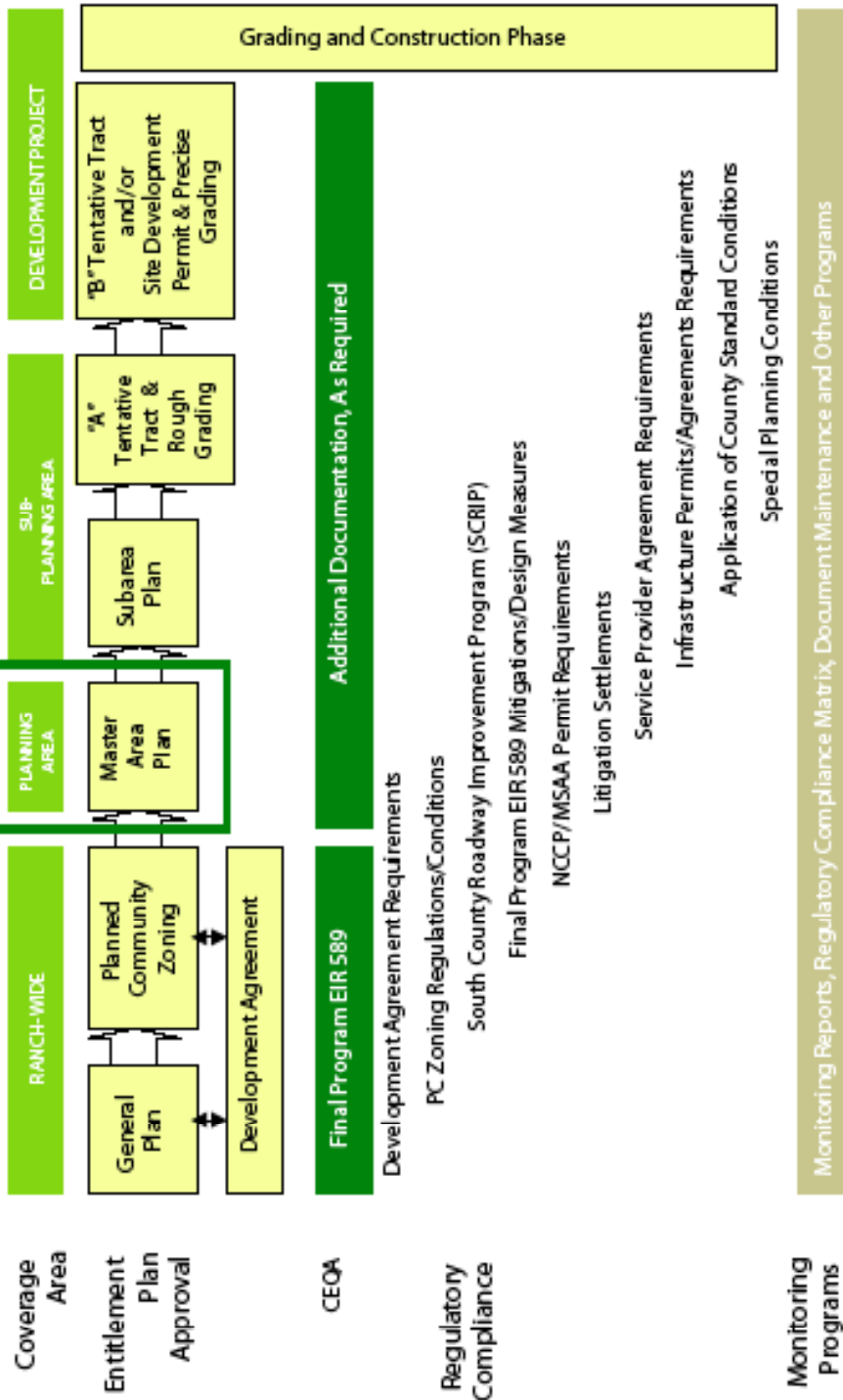


EXHIBIT: 3

SOURCE
DATE

MASTER AREA PLAN
PLANNING PROCESS
RANCH PLAN PLANNED COMMUNITY

Planning Area	Development Use										Open Space Use	Planning Area Totals	
	Residential			Urban Activity Center (UAC)		Neighborhood Center		Business Park		Golf Resort			
	Gross Acres	Maximum Dwelling Units	Maximum Non-Residential Square Footage (000)	Gross Acres	Maximum Square Footage of Non-Residential Uses (000)	Gross Acres	Maximum Square Footage (000)	Gross Acres	Maximum Square Footage (000)	Gross Acres			Gross Acres
Planning Area 1	392	1,287	300	75	140						467	237	704
Planning Areas 2-9	4,959	12,713		187	3,040	50	500	80	1,220	25	5,301	4,475	9,776
Planning Area 10												12,203	12,203
Subtotal	5,351	14,000	300	262	3,180	50	500	80	1,220	25	5,768	16,915	22,683
Total													

Revised July 26, 2006, Per Planning Commission Resolution # 06-05.
Revised February 23, 2011, per PA110003, PA110004, PA110005, and PA110006.

MASTER AREA PLAN
PC STATISTICAL TABLE
RANCH PLAN PLANNED COMMUNITY

TABLE: 1

3.2 Land Use Plan and Master Area Plan Development Table:

The Master Area Plan is intended to show the general location, acreage and type of land use for each Planning Subarea. Three Subareas have been identified for Planning Area 1. The location of each of the Subareas is depicted in Exhibit 5 (Land Use Plan). Combined, these areas provide a mix of residential, non-residential, and open space uses. The distribution of these land use types is shown on Exhibit 4, Master Area Plan Land Use Plan and in Table 2, PA 1 Master Area Plan Development Table. The Subareas are further discussed below.

The Land Use Plan (Exhibit 4) depicts the general location of each proposed Subarea Plan within Planning Area 1, as required by Ranch Plan PC Program Text Section II.B.3.a.2.

The Planning Area 1 Master Area Plan Development Table (Table 2) recognizes the PC Statistical Table use acreages for Planning Area 1 and details the *acreage and type of land use for each proposed Subarea Plan*, as required by Ranch Plan PC Program Text Section II.B.3.a. 2, 3, 4, 6 and 13. Specifically, Table 2 denotes the proposed gross and net acreage in the Residential and Urban Activity Center categories.

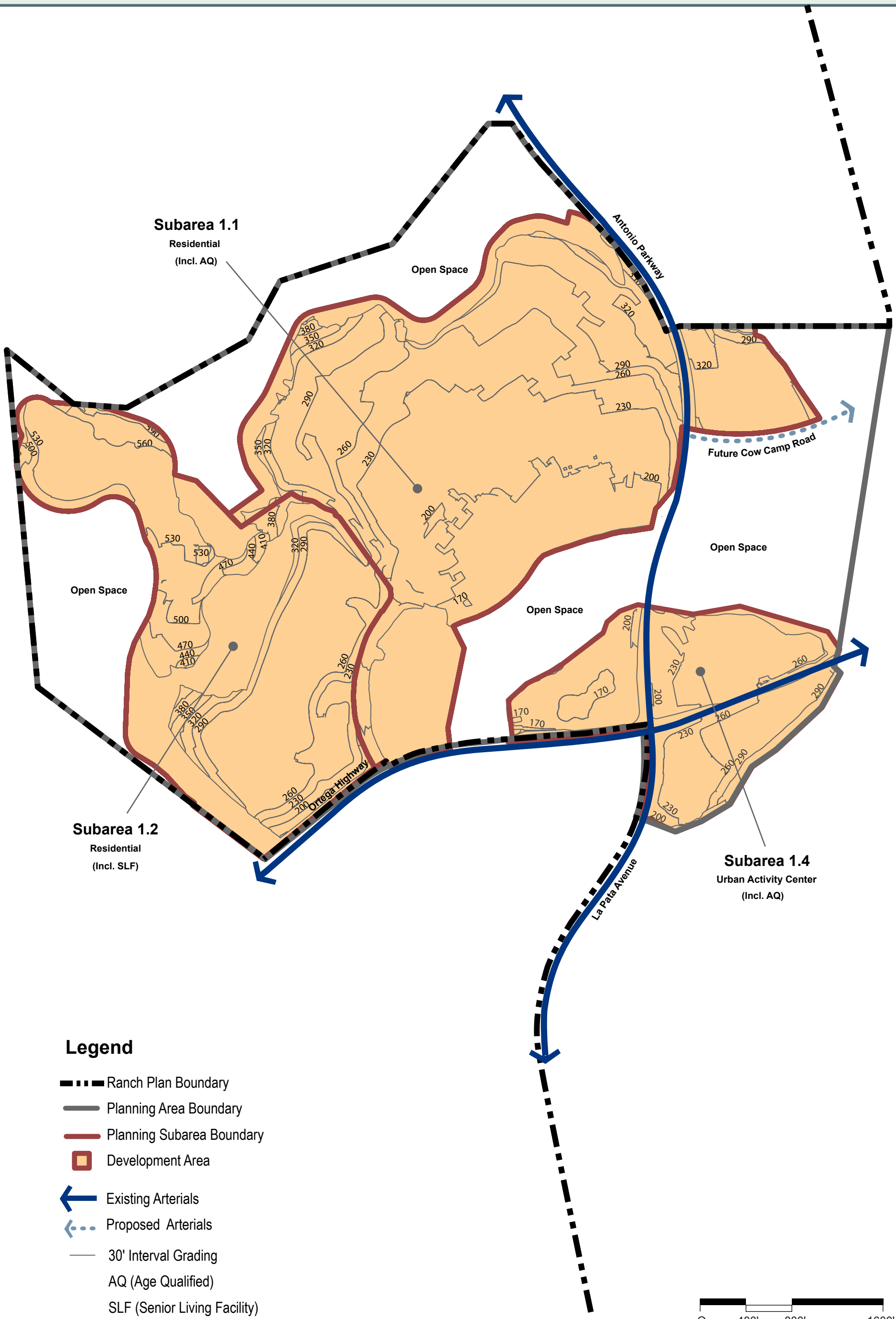
The maximum dwelling unit totals for each Subarea Plan and an estimated senior housing (age qualified) dwelling unit total for the planning area are also provided, as required by PC Program Text Section I.A, General Regulation 27.

Compatibility with existing, adjacent land uses within San Juan Capistrano have been taken into account as part of the land planning for Planning Area 1, as required by Ranch Plan PC Program Text Section II.B.3.d.1. A more specific description of proposed land uses will be addressed in greater detail in the appropriate Subarea Plan. Generally, the following proposed land uses address compatibility issues adjacent to the City of San Juan Capistrano to the west:

- Lower density residential land uses are proposed in Subarea 1.2 adjacent to the existing residences in San Juan Capistrano north of Ortega Highway.
- A 200' open space buffer and separation extending along the length of the Planning Area 1 boundary adjacent San Juan Capistrano for the San Diego Gas & Electric Easement.

The Planning Area 1 Master Area Plan Development Table (Table 2) provides more detailed information on each Subarea as required by PC Program Text Sections II.B.3 and II.B.4, including an initial estimate of the intensity of non-residential development

PLANNING AREA 1



Legend

- Ranch Plan Boundary
- Planning Area Boundary
- Planning Subarea Boundary
- Development Area
- Existing Arterials
- Proposed Arterials
- 30' Interval Grading
- AQ (Age Qualified)
- SLF (Senior Living Facility)



MASTER AREA PLAN
 LAND USE PLAN
 RANCH PLAN PLANNED COMMUNITY

EXHIBIT: 4

February 2011



PLANNING AREA 1

Planning Area	Development Use														Open Space Use	Planning Area Totals
	Residential					Urban Activity Center (UAC)				Neighborhood Center		Business Park		Golf Resort Gross Acreage		
	Gross Acres	Net Acres	Maximum Dwelling Units	Age Qualified Dwelling Units	Maximum Non-Residential Square Footage (000)	Gross Acres	Net Acres	Maximum Square Footage of Non-Residential Uses (000)	Parkland Gross Acreage	Gross Acres	Maximum Square Footage (000)	Gross Acres	Maximum Square Footage (000)			
Planning Area 1	392	286	1,287	400	300	64	48	140	11					467	237	704
Subarea 1.1	246	185	971	300										246		
Subarea 1.2	146	101	16		300									146		
Subarea 1.4			300	100		64	48	140	11					75		

MASTER AREA PLAN
 DEVELOPMENT TABLE
 RANCH PLAN PLANNED COMMUNITY

TABLE: 2

Revised February 23, 2011, per PA110003, PA110004, PA110005 and PA110006

3.2 Land Use Plan and Master Area Plan Development Table (continued):

for purposes of analyzing traffic generation, land use compatibility and infrastructure phasing. More specific non-residential acreages and square footages will be provided with each applicable Subarea Plan.

The Planning Area 1 Master Area Plan Development Table (Table 2) also identifies proposed park acreage, which will incrementally satisfy the Ranch Plan's General Plan Recreation Element parkland requirements as addressed by PC Program Text General Regulation 18 and Section II.B.3.a.6. The Park Implementation Plan is a program designed to plan and monitor the provision and development of local parks within the Ranch Plan PC Area in accordance with Quimby Act requirements. The Park Implementation Plan will be maintained and updated over time as the Project is implemented.

As required by Final Program EIR 589 Mitigation Measure 4.7-3, "As a part of each Master Area Plan, the applicant shall identify how the use of light-colored roof materials and paint to reflect heat to the extent feasible has been incorporated into the design plans." As addressed in the remainder of MM 4.7-3, the means of ensuring this technique is incorporated is the requirement that "Prior to issuance of building permits, the applicant shall identify how the use of light-colored roof materials and paint to reflect heat to the extent feasible has been incorporated into the design plans."

3.3 Preliminary Conceptual Grading:

The proposed PA-1 Land Use Plan (Exhibit 4) provides the PA-1 preliminary conceptual grading at 30-foot contour intervals, as required by Ranch Plan PC Program Text Section II.B.3.a.10. A more detailed Concept Grading Plan, at ten-foot contour intervals, will be provided as part of each applicable Subarea Plan, as required by PC Program Text Section II.B.3.b.8. The Concept Grading Plan for each Subarea Plan and all subsequent subdivision and grading permits must be consistent with the preliminary concept grading shown on the proposed PA-1 Land Use Plan (Exhibit 4), or an Area Plan amendment will be required.

3.4 Infrastructure Phasing:

Phasing of infrastructure requirements for Planning Area 1 is addressed by Exhibits 5 through 11.

Exhibit 5 identifies roadway circulation locations per the Orange County Transportation Agency's (OCTA's) Master Plan of Arterial Highways (MPAH). As one of the key Ranch Plan adopting actions, the South County Roadway Improvement Program (SCRIP Part I) will provide for the imposition, collection and disbursement of fees to facilitate construction of transportation improvements in Orange County that will relieve traffic congestion on existing and future transportation systems as the Ranch Plan is

3.4 Infrastructure Phasing (continued):

developed. The County General Plan Circulation Element Scenic Highway Plan designates Ortega Highway (from Antonio Parkway west to I-5) and Cow Camp Road (from Antonio Parkway east to Ortega Highway) as landscape corridors. Project compliance with the Scenic Highway Plan entails a 25-foot landscape area being dedicated as a scenic preservation easement along these arterial roadways.

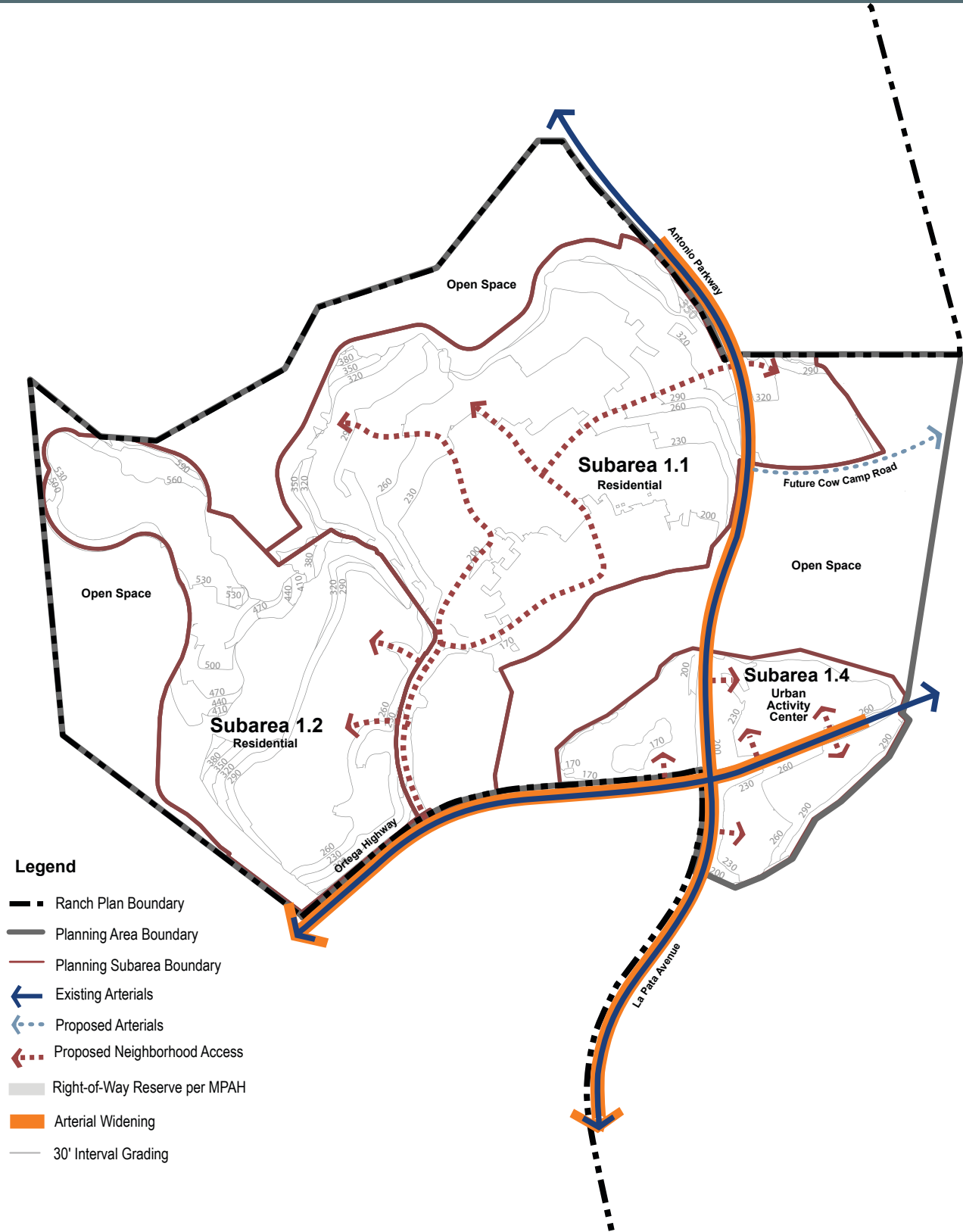
Additionally, final design of the PA-1 circulation system may include other multi-modal forms of transportation, as a more sustainable, efficient and less environmentally impactive system. These would include options for a subregional public or private transit system, bus transit stops, staging areas, alternative fueling and charging stations and multi-use roadway and trail systems to accommodate alternative modes of transportation. Alternative modes may include neighborhood electrical vehicles (NEVs), other non-fossil fuel dependent vehicles (hydrogen/fuel cell powered), car sharing and new technology for systems management. Implementation of such measures will occur as a result of subsequent levels of planning approval, such as subdivision and site development permits.

Exhibits 6 and 7 depict the location of the proposed facilities for domestic and non-domestic water, respectively. The water mains would predominately be within roadways internal to the Planning Area. A domestic and non-domestic water storage reservoir (i.e., tanks) would be provided in the northwest portion of the Planning Area in Subarea 1.2. FEIR 589 estimated each of these facilities as being approximately 4.3 million gallons of storage. In addition to water distribution lines providing connection to individual land uses within Planning Area 1, the project would include the installation of water mains and water storage facilities internal to the Planning Area. Exceptions include connection to the existing sewer lines located in the City of San Juan Capistrano, as depicted in Exhibit 8. Additionally, there would be lines that connect to the existing San Juan Creek lift station, which is located in open space area. This will be addressed and details provided by SMWD as part of their master planning process. No new wastewater conveyance systems are proposed in Planning Area 1.

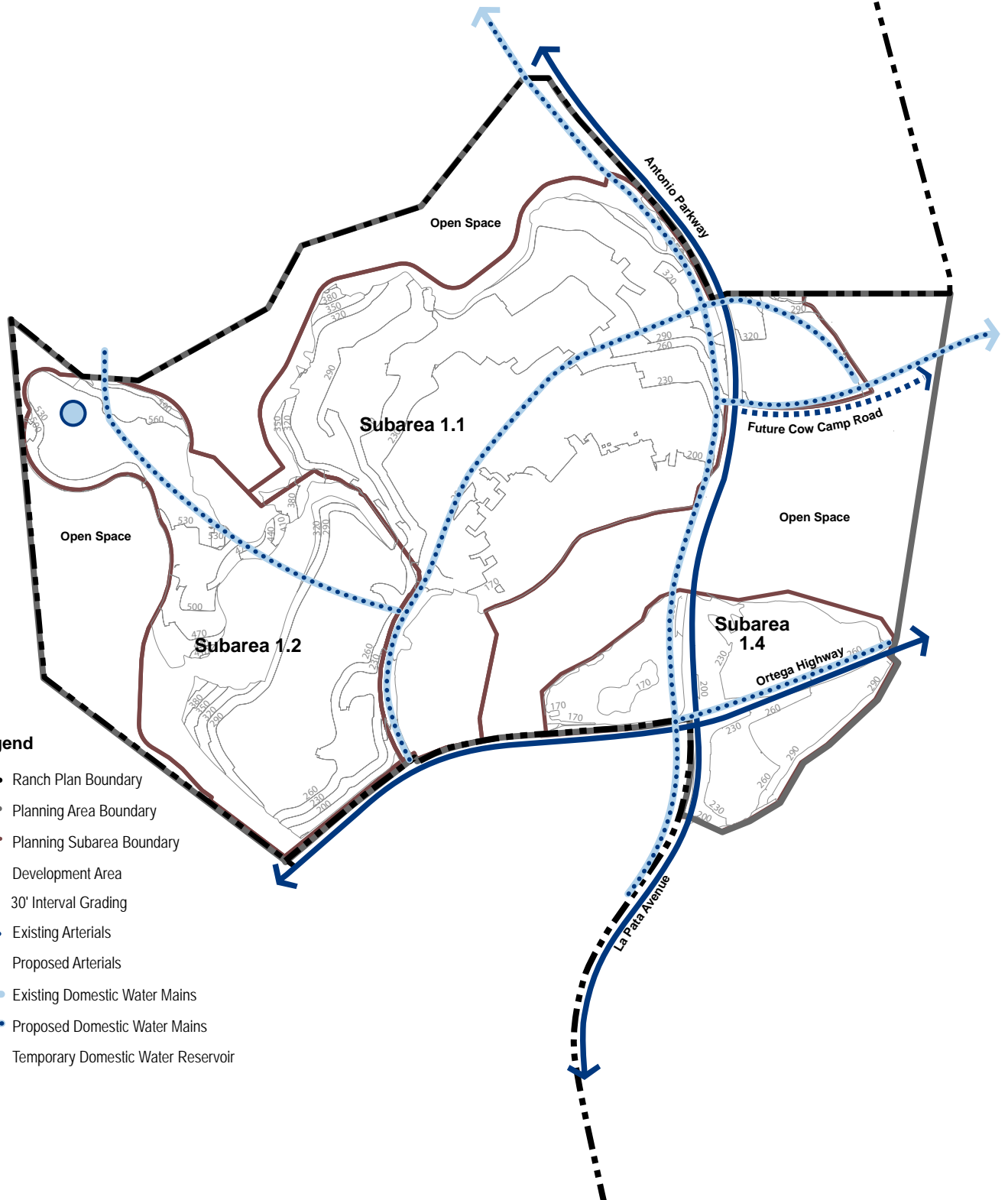
Consistent with the Master Plan of Drainage, new storm drains and outfalls would be constructed in conjunction with the development of Planning Area 1. The majority of the storm drains would be constructed in development areas. The location of these facilities is depicted in Exhibit 9. In addition to the four existing outfall locations (one will be reconstructed), two new outfalls adjacent to San Juan Creek would be provided, as identified and evaluated in FEIR 589. Proposed water quality facilities associated with Planning Area 1 are depicted on Exhibit 10.

Infrastructure locations and intersection geometrics may be revised in conjunction with each subsequent applicable Subarea Plan, if consistent with the traffic study. More detailed infrastructure facility locations will be located as part of each applicable Subarea Plan.

PLANNING AREA 1



PLANNING AREA 1



Legend

- Ranch Plan Boundary
- Planning Area Boundary
- Planning Subarea Boundary
- Development Area
- 30' Interval Grading
- Existing Arterials
- Proposed Arterials
- Existing Domestic Water Mains
- Proposed Domestic Water Mains
- Temporary Domestic Water Reservoir



PLANNING AREA 1

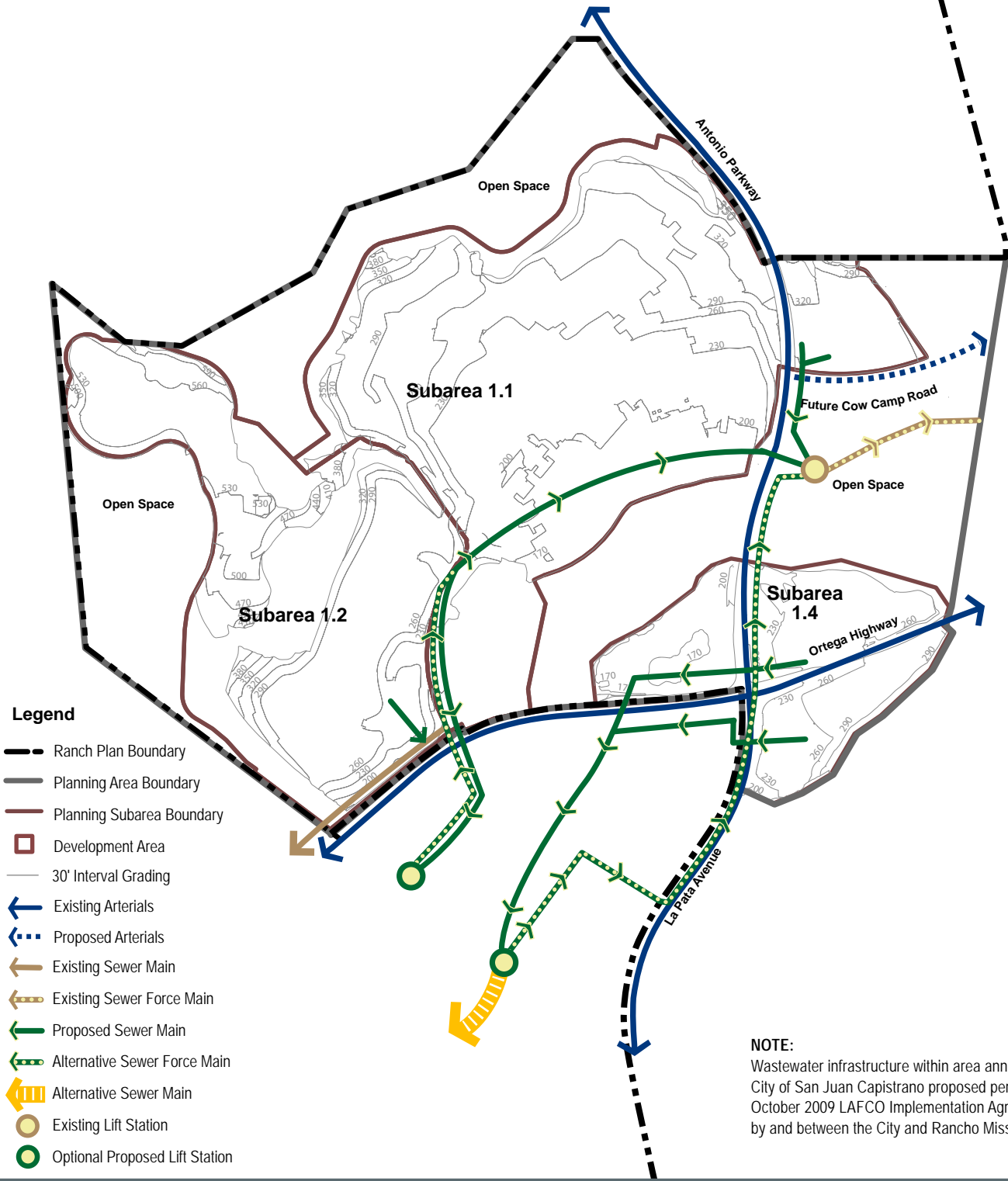


Legend

- Ranch Plan Boundary
- Planning Area Boundary
- Planning Subarea Boundary
- Development Area
- 30' Interval Grading
- Existing Arterials
- Proposed Arterials
- Existing Non-Domestic Water Mains
- Proposed Non-Domestic Water Mains
- Permanent Non-Domestic Reservoir
- Non-Domestic Storage (Potential Water Quality Basin)



PLANNING AREA 1



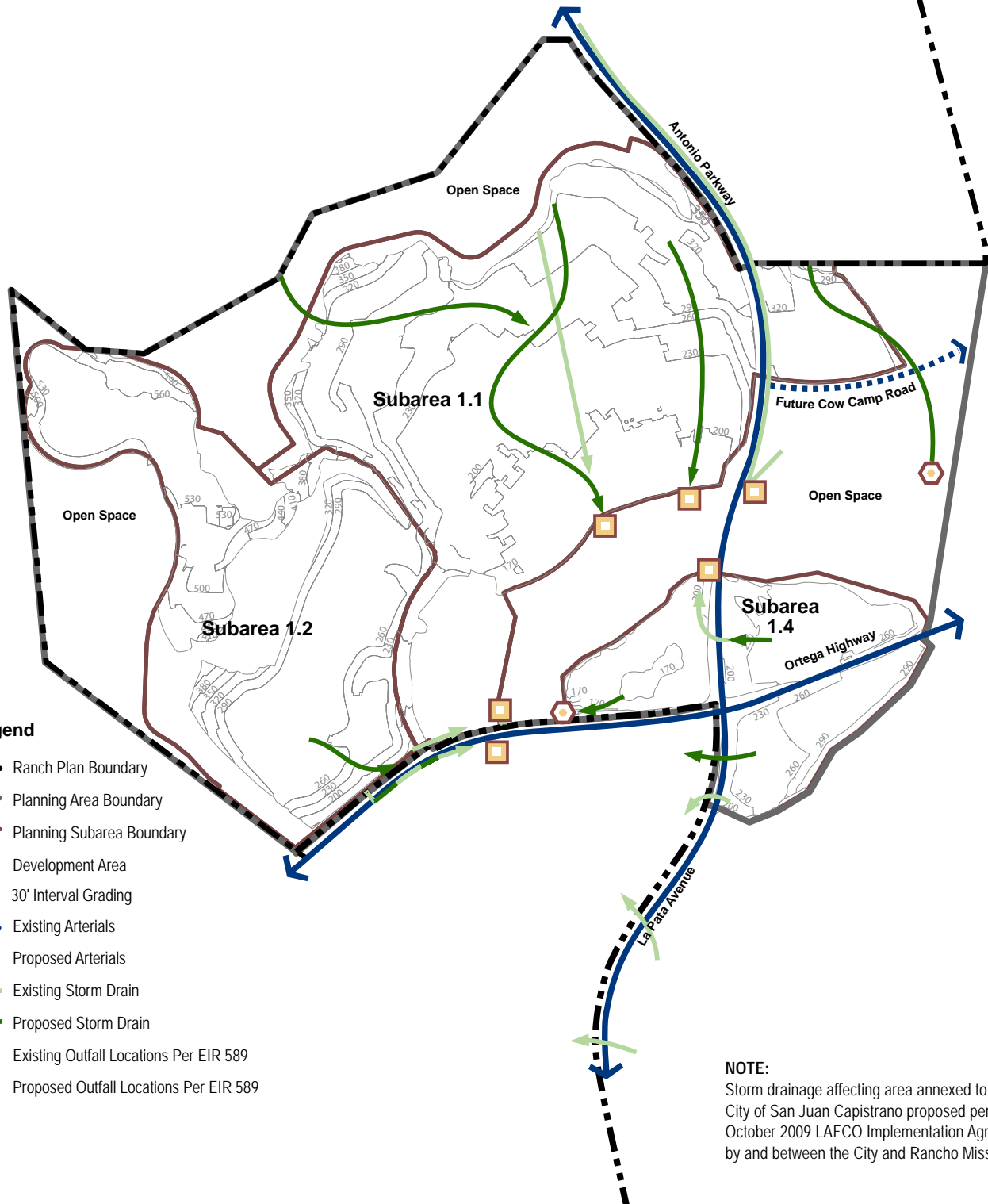
MASTER AREA PLAN
PRELIMINARY WASTEWATER SYSTEM
RANCH PLAN PLANNED COMMUNITY

EXHIBIT: 8



NOT TO SCALE

PLANNING AREA 1



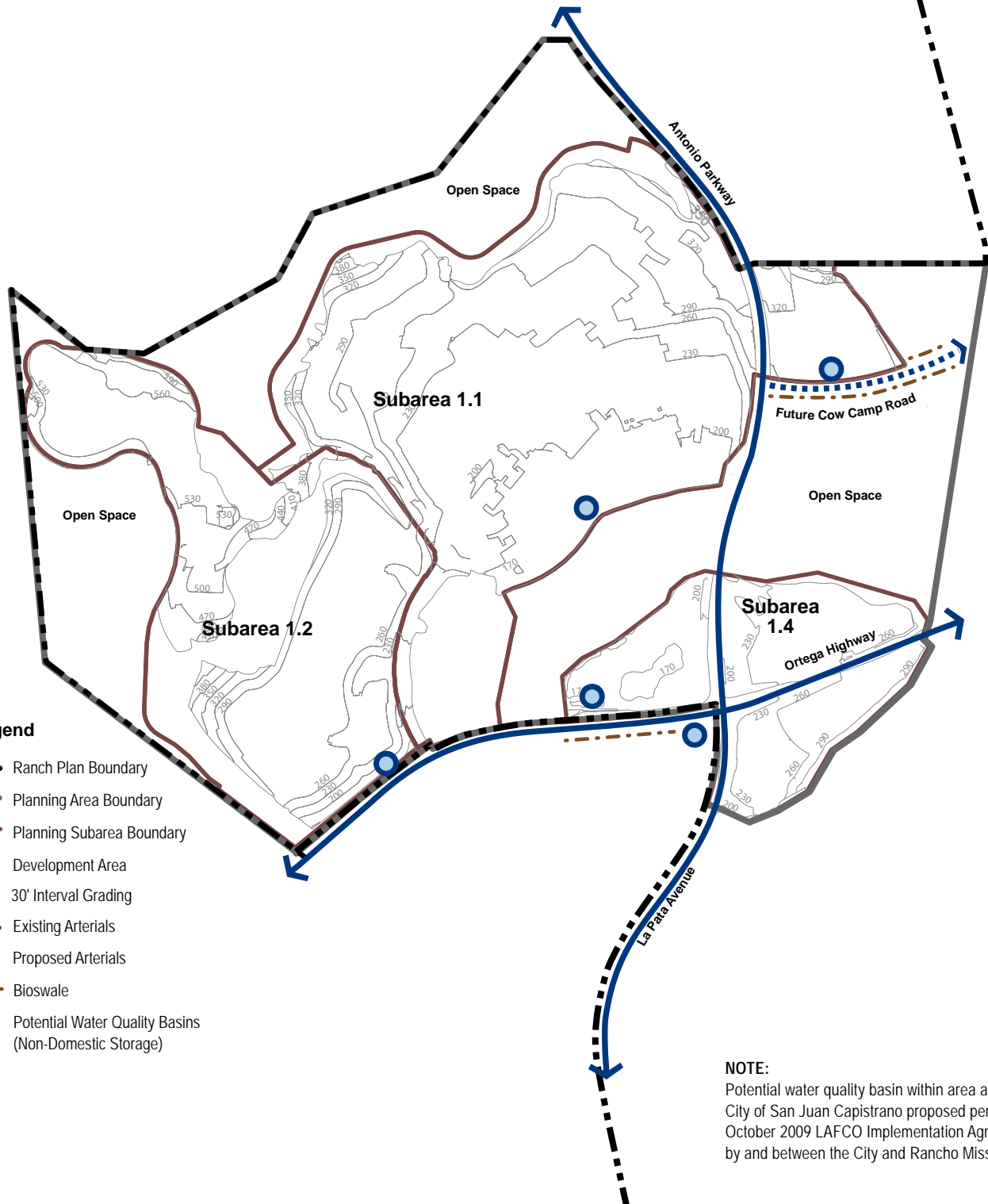
Legend

- Ranch Plan Boundary
- Planning Area Boundary
- Planning Subarea Boundary
- Development Area
- 30' Interval Grading
- Existing Arterials
- Proposed Arterials
- Existing Storm Drain
- Proposed Storm Drain
- Existing Outfall Locations Per EIR 589
- Proposed Outfall Locations Per EIR 589

NOTE:
Storm drainage affecting area annexed to City of San Juan Capistrano proposed per the October 2009 LAFCO Implementation Agreement by and between the City and Rancho Mission Viejo.



PLANNING AREA 1



Legend

- Ranch Plan Boundary
- Planning Area Boundary
- Planning Subarea Boundary
- Development Area
- 30' Interval Grading
- Existing Arterials
- Proposed Arterials
- Bioswale
- Potential Water Quality Basins (Non-Domestic Storage)

NOTE:
 Potential water quality basin within area annexed to City of San Juan Capistrano proposed per the October 2009 LAFCO Implementation Agreement by and between the City and Rancho Mission Viejo.



3.5 Master Trail and Bikeway Implementation Plan:

Final Program EIR 589, Mitigation Measure 4.12-1, requires that:

“In conjunction with approval of the first Master Area Plan, the applicant shall develop a Master Trail and Bikeways Implementation Plan for the Ranch Plan that would establish viable routes for trails and bikeways to provide connectivity to community trails and bikeways in adjacent developments and with existing and proposed recreational facilities. The Master Trail and Bikeways Implementation Plan shall meet with the approval by the Director of PSD in consultation with the Manager, Harbors, Beaches & Parks Program Management.”

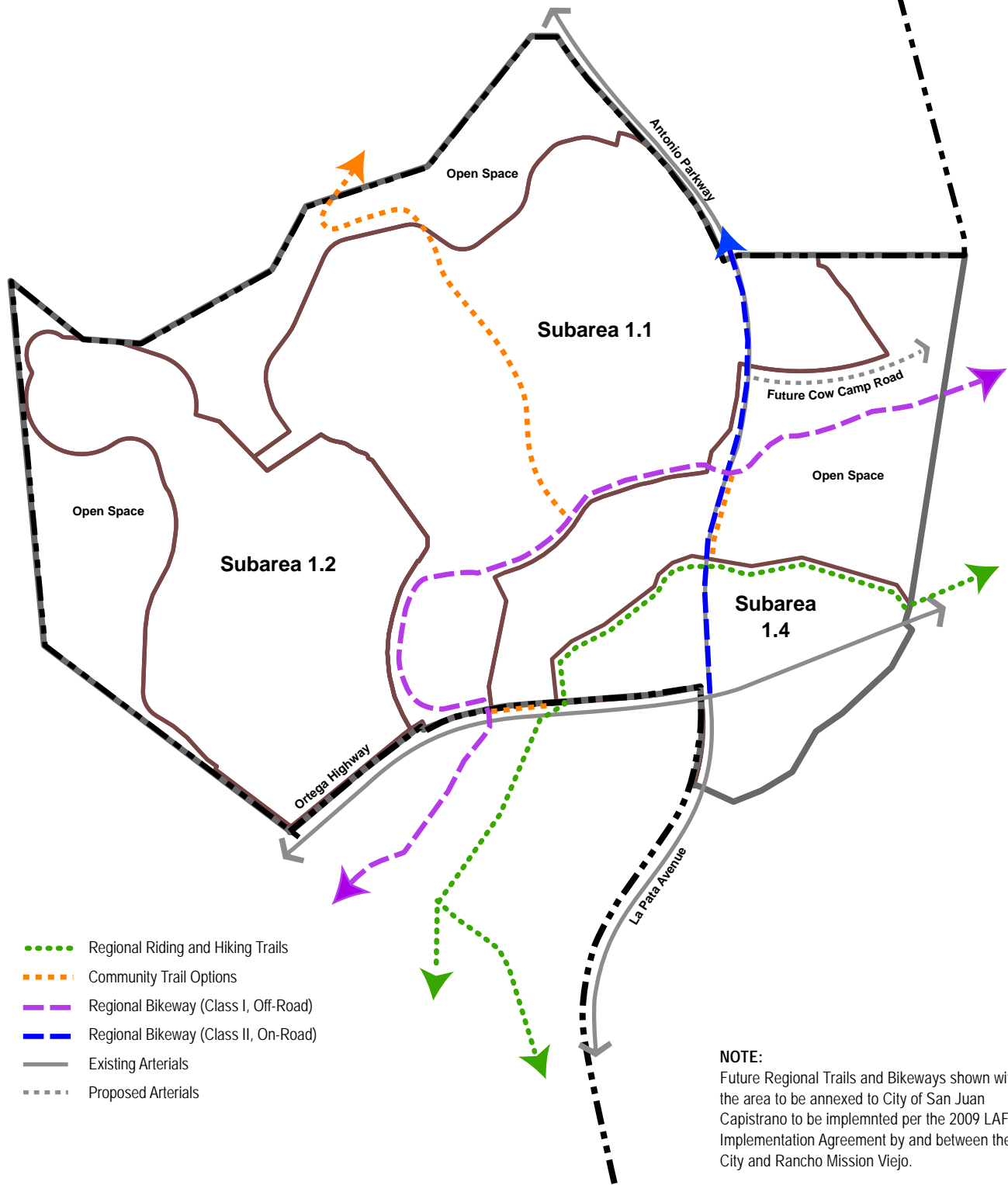
The location of Master Trail and Bikeway facilities will be per the approved Master Trail and Bikeways Implementation Plan. Within Planning Area 1 (see Exhibit 11), this includes the San Juan Creek Class I Bikeway along the northern side of San Juan Creek, and the Antonio Parkway Class II Bikeway extending southerly on Antonio Parkway to Ortega Highway. In addition, the San Juan Creek Regional Riding and Hiking Trail will be located along the south side of San Juan Creek per Final Program EIR 589, Project Design Feature 4.12-6.

Planning Area 1 (see Exhibit 11) is also the location of the Prima Deschecha Regional Riding and Hiking Trail, connecting San Juan Creek Regional Riding and Hiking Trail near the southwest edge of Planning Area 1 and extending southeast adjacent to La Pata Avenue. In addition, a community trail connects the San Juan Creek Class I Bikeway and extends northerly to connect with community trails in Ladera Ranch, as provided by the Ranch Plan Development Agreement (Project Benefits 42 and 43, Community Trail Y) and, by Final Program EIR 589, Project Design Feature (PDF) 4.12-4.

3.6 Agricultural And Other Existing And On-Going Uses:

PC Program Text General Regulation 16 and Section III.H address how existing ranch infrastructure facilities may be maintained in place and/or relocated. Exhibit 12 identifies the existing location of all current agricultural and other existing and on-going uses within Planning Area 1, as required by PC Program Text Section II.B.3.a.5.

1. Wireless facilities in Subarea 1.2, as approved by Site Development Permit PA02-0068.
2. Rancho Mission Viejo headquarters and associated buildings and structures, including an existing heliport and other uses in support of RMV operations.
3. SMWD San Juan Creek Lift Station in the open space area east of Antonio Parkway and south of future Cow Camp Road.



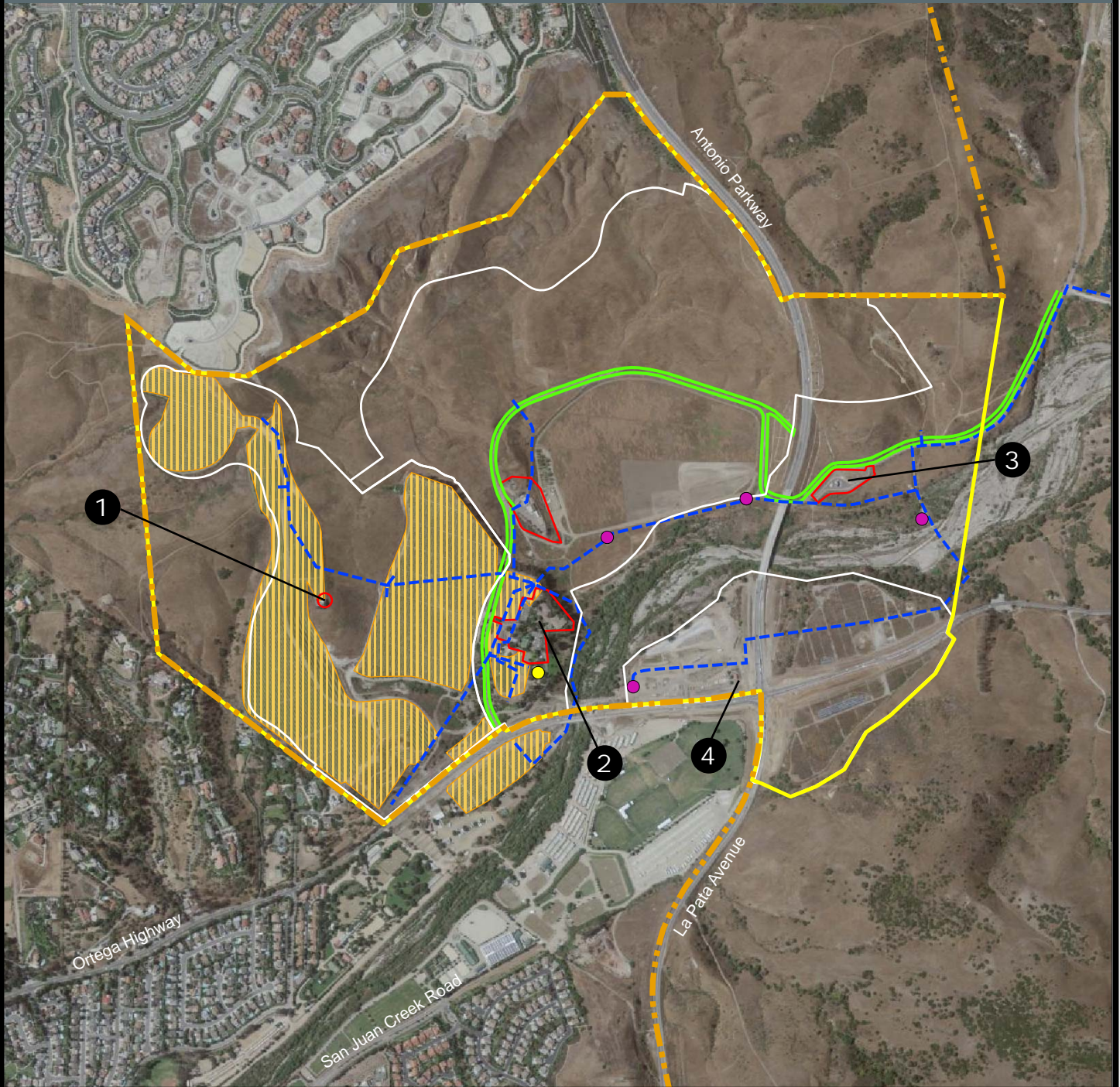
NOTE:
 Future Regional Trails and Bikeways shown within the area to be annexed to City of San Juan Capistrano to be implemented per the 2009 LAFCO Implementation Agreement by and between the City and Rancho Mission Viejo.

PLANNING AREA 1
 TRAILS AND BIKEWAYS CONCEPT
 RANCH PLAN PLANNED COMMUNITY

EXHIBIT: 11



PLANNING AREA 1



Legend

- ① Antenna Site (Lemon Grove)
- ② RMV Headquarters & Operations
- ③ SMWD San Juan Creek Lift Station
- ④ Water Main Flow Control Facility

Planning Boundaries

- Ranch Plan Boundary
- Planning Area 1 Boundary
- Development Boundary

Existing Land Use

- Existing Uses
- RMV Residence

Existing Agriculture

- Orchards

Existing Infrastructure

- CWTRP/San Juan Lift Station Access
- Existing Ranch Well Water Lines
- Well Sites

AGRICULTURAL AND OTHER EXISTING AND ONGOING USES

RANCH PLAN PLANNED COMMUNITY

EXHIBIT: 12



NOT TO SCALE

3.6 Agricultural And Other Existing And On-Going Uses (continued):

4. Water main flow control facility in Subarea 1.4 at northwest corner of Antonio Parkway and Ortega Highway.
5. Employee quarters related to agricultural uses.

Planning Area 1 is also the location of the following additional agricultural and other existing and on-going uses:

- Wells, which may be expanded or relocated.
- Public/private utility buildings and structures
- Infrastructure facilities, including but not limited to all existing ranch roads, pipelines and utilities.

4. MASTER AREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

The Ranch Plan Planned Community Zoning (PC Program Text) was approved by the Orange County Board of Supervisors on November 8, 2004. This Planning Area 1 Master Area Plan, and all Ranch Plan Master Plans, must comply with the following specific requirements in Section I and II of the Ranch Plan PC Program Text:

PC Program Text Section I. General Provisions & Conditions of Approval

A. NCCP / HCP Planning Guidelines, Condition of Approval No. 3 (Section I.C, page 7)

3. *Area Plans for Planning Areas 1 through 9, including Planning Reserve areas and Planning Area 10 (Open Space) shall utilize the recommendations of the draft NCCP/HCP Planning Guidelines (prepared by NCCP/SAMP Working Group, April 2003) developed for the Southern Subregion, Orange County, California and draft Watershed and Sub-Basin Planning Principles (prepared by NCCP/SAMP Working Group, February 2003) developed for the San Juan/Western San Mateo Watersheds, Orange County, California.*

As described in Final Program EIR 589 (Section 4.9 Biological Resources and the biological alternative analysis in FEIR 589 Appendix M), each sub-basin (and therefore each development Planning Area, inclusive of Planning Area 1) is in compliance with the abovementioned Watershed Planning Principles.

B. Fire Protection Program, Condition of Approval No. 8 (Section I.C, page 8) and Final Program EIR 589 Mitigation Measure Nos. 4.5.1 and 4.5.2

8. *Prior to the approval of the first Master Area Plan, the applicant shall obtain Orange County Fire Authority approval of a Ranch Plan Fire Protection Program, per the requirements of Section II.D hereof, including a Planned Community-wide Fuel Modification Plan. If adaptive management tools (grazing, prescribed fires, etc.) for controlling the growth of vegetation surrounding Ranch Plan development are not successful and vegetation transitions from Fuel Model 2 (FM2) to Fuel Model 4 (FM4), as classified by the BEHAVE Fire Behavior Fuel Modeling System, OCFA may opt to require Fuel Modification zone widths based on the BEHAVE model anticipated flame lengths plus 20-feet for defensible space.*

The Orange County Fire Authority (OCFA) is the approval authority for the Ranch Plan Fire Protection Program to satisfy this requirement for the entirety of the Ranch Plan Area. The Conceptual Fuel Modification Plan portion of the Ranch Plan Fire Protection Program has been approved, per the Ranch Plan PC Text, Section II.B.3.a.12.

C. Runoff Management Plan (except PA-1) & Master Plan of Drainage, Condition of Approval No. 4 (Section I.C, page 7) and Final Program EIR 589 Mitigation Measures No. 4.5-1 and 4.5-2

4. *Prior to the approval of the first Master Area Plan, with the exception of Planning Area 1, the applicant shall:*
 - a. *Prepare a Runoff Management Plan (ROMP) satisfactory to Manager, Flood Control Division and Manager, Watershed and Coastal Resources Division.*
 - b. *Prepare a Master Plan of Drainage (MPD) satisfactory to Manager, Flood Control Division and Manager, Watershed and Coastal Resources Division showing all flood control and storm drain features within the affected watershed(s).*

For Planning Area 1, this requirement has already been cleared per Ranch Plan Development Agreement Exhibit F. Once the Ranch-wide ROMP is approved, prior to approval of the first Master Area Plan after this Planning Area 1 Master Area Plan, this Ranch-wide requirement will have been satisfied for all Planning Areas within the watershed(s) covered by the ROMP.

D. Open Space Agreement. Conditions of Approval #9 (Section I.C, page 8) and Final Program EIR 589 Project Design Features (PDF) 4.9-1 and 4.9-2

9. *Prior to the approval of the first Master Area Plan, the landowner shall enter into an agreement with the County regarding the 16,915-acre RMV Open Space.*

Condition 9, above, has been satisfied per the July 25, 2006 Open Space Agreement between the landowner and County, which occurred prior to the July 26, 2006 approval of the first Master Area Plan. Dedicated gross open space acreage associated with Planning Area 1 will include approximately 237 gross acres of internal Planning Area 1 open space and 704 gross acres of external open space contained within Planning Area 10. Both internal and external open space will be phased with development of individual Subareas.

PC Program Text Section II. Implementation Procedures

The Master Area Plan content requirements are found in the approved Ranch Plan PC Program Text Section II.B.3.a, pages 14-15, as listed below in *italics*. Following each PC Program Text requirement are specific notes on how this Master Area Plan is in compliance:

- 1) *Legal description (metes and bounds) of the overall Planning Area boundary and graphic depiction of each Planning Subarea.*

See Attachment 1, Legal Description of Planning Area Boundary

- 2) *The general location, acreage and type of land use for each Planning Subarea.*

See Section 3.2 above and refer to Exhibit 4 and Table 2.

- 3) *Proposed maximum number of dwelling units for each Planning Subarea.*

See Section 3.2 above and refer to Exhibit 4 and Table 2.

- 4) *Proposed maximum number of gross and net acres for non-residential land uses, including community facilities and service stations to be located within Neighborhood Centers, Urban Activity Centers and/or Business Parks.*

See Section 3.2 above and refer to Exhibit 4 and Table 2.

- 5) *A listing of agricultural and other existing and on-going uses, per Section III.H. [PC Program Text], and consistent with [PC Program Text] General Regulation 16.*

See Section 3.2 & 3.6 above and refer to Exhibit 12.

- 6) *Estimated acres of park, recreation and other open space uses will be provided in accordance with [PC Program Text] General Regulation No. 18, and the provisions of the Orange County Local Park Code as contained in the Park Implementation Plan for the Ranch Plan PC Area.*

See Section 3.2 above and refer to Exhibit 4 and Table 2.

- 7) *Identification of applicable project design features, mitigation measures and Development Agreement stipulations unique to the Planning Area.*

See Section 3.2 above and refer to Exhibit 4 and Attachment 2.

- 8) *Other relevant programs, policies and guidelines contained in the Ranch Plan PC, as may be required for consideration, together with a description of how they are being implemented by the Area Plan.*

Refer to the Planning Area 1 Regulation Compliance Matrix (separate submittal) for all applicable requirements and provisions relating to Planning Area 1.

- 9) *A Traffic Analysis that supplements the Final Program EIR 589 traffic study (Austin Foust Associates, Inc., May 2004) shall be submitted for review (per Mitigation Measure 4.6-2) and approval by the Director, PDS. The traffic analysis shall include:*

- a) *An evaluation of how any proposed refinements to [the Ranch Plan] circulation system and/or milestones remain in substantial compliance with appropriate Development Agreement obligations and Final Program EIR 589 mitigation measures.*
- b) *Average Daily Trips generated by uses proposed within the Planning Area, as distributed onto the surrounding circulation system (both within the Ranch Plan PC Area, and in the surrounding vicinity) including the peak hour characteristics of those trips.*

Refer to the Planning Area 1 Traffic Analysis (separate submission) for a full evaluation per “a” and “b” above relating to Planning Area 1.

- 10) *Phasing of infrastructure for the entire planning area, including arterial highway locations (including secondary and collector arterials, if appropriate and known), sewer, storm drainage and a Runoff Management Plan (ROMP), Master Plan of Drainage (MPD), including the location of water quality facilities.*

See Section 3.4 above and refer to Exhibits 5 through 10.

- 11) *A broad color palette shall be provided for the exterior walls and roofing materials of future homes and businesses. Specific emphasis shall be placed on roofing materials visible from Caspers Regional Park to ensure on-going compatibility with the natural surroundings.*

Master Area Plans processed for Planning Areas 3 and 4 will contain additional information to address visible portions of the Ranch Plan area from Caspers Regional Park pursuant to the PC Program Text General Regulations 21 and 22. The issue of color palettes was not intended to be addressed in other Planning Areas.

- 12) *Demonstrate compliance with OCFA Ranch Plan Fire Protection Program, including a Conceptual Fuel Modification Plan, per [PC Program Text] Condition of Approval 8. (also required by Final EIR 589, Mitigation Measures 4.15-1 and 4.15-3).*

See Section 4.1.B. above and refer to Ranch Plan Fire Protection Program (under separate submission).

- 13) *Annual Monitoring Report framework.*

See Section 3.2 above and refer to Exhibit 4 and Table 2.

- 14) *Preliminary conceptual grading at 30-foot contours.*

See Section 3.2 above and refer to Exhibit 4.

- i. *The Planning Commission shall approve each Master Area Plan for Planning Areas 2, 6, 7 and 8 per a finding ascertaining whether the applicable Planning Reserve remains in effect. If so, the Master Area Plan shall be approved per a condition of approval restricting development until the Planning Reserve designation is lifted.*

Not applicable to this Planning Area

- ii. *Special consideration of Planning Area 4 shall be per [PC Program Text] General Regulations 21 and 22.*

Not applicable to this Planning Area

4.2 Other Regulatory Compliance Requirements:

In conjunction with the approval of The Ranch Plan, the County Board of Supervisors adopted a Mitigation Monitoring and Reporting Program (MMRP) pursuant to Public Resources Code Section 21081.6. The MMRP included all the project design features (PDF), standard conditions (SC) and mitigation measures (MM) that were adopted in conjunction with approval of the project. In addition, there are a number of other compliance measures that apply to the project that also serve to reduce environmental impacts. These include provisions from the following:

- Development Agreement requirements
- Planned Community Zoning Regulations/Conditions
- South County Roadway Improvement Program (SCRIP) requirements
- Litigation Settlement Agreement requirements
- Service Provider Agreement requirements

Recognizing the number of conditions that apply to the Ranch Plan, a program for monitoring their implementation has been developed. The Mitigation and Regulation Compliance Matrix recites and categorizes all of the Project's mitigations (from the MMRP), conditions and other project requirements adopted with the initial approving actions and agreements as shown on Exhibit 1 (Ranch Plan Planning Process). Over time, the Regulation Compliance Matrix may be supplemented with added requirements as more detailed plans and programs are approved for the Ranch Plan Project. The Regulation Compliance Matrix represents a single source of the Project's requirements that will be maintained and available for application to subsequent entitlement plans. The program allows for the sorting of the measures to determine which measures are applicable to each portion of the Ranch Plan (i.e., by Planning Area), as well as at each level of entitlement.

Specifically, two Final EIR 589 Mitigation Measures that are required to be addressed as part of the Master Area Plan are as follows:

- MM 4.7-2: With the submittal of each Master Area Plan, the project applicant shall identify locations where alternative fueling facilities could be sited.

No service stations are proposed within Planning Area 1. However, potential for Neighborhood Electrical Vehicle (NEV) charging stations are anticipated within PA-1.

- MM 4.7-3: With the submittal of each Master Area Plan, the project applicant shall identify how shade trees can be incorporated into parking lot designs (to reduce evaporative emissions from parked vehicles); where shade trees can be sited (to reduce summer cooling needs); and how shade trees would be incorporated into bicycle and pedestrian path design.

Shade trees within parking lots are anticipated, with plans to be finalized as part of appropriate site development permits for non-residential uses.

Attachment 1: Legal Description

10-1160-20 (D)
01-20-11

EXHIBIT A

LEGAL DESCRIPTION REVISED PLANNING AREA ONE DEVELOPMENT BOUNDARY

SUB-AREA 1.1

Those portions of Parcels 38, 39, and 43 of Certificate of Compliance CC 2001-01, in the Unincorporated Territory of the County of Orange, State of California, recorded July 26, 2001 as Instrument No. 20010508635 of Official Records, in the office of the County Recorder of said County, together with a portion of Parcels 1, 2, and 3 of Lot Line Adjustment No. LL 2007-002, recorded June 22, 2007 as Instrument No. 2007000398904 of said Official Records, and together with a portion of Rancho Mission Viejo, in said Unincorporated Territory, as shown on the map recorded in Book 1, Pages 63 and 64, both of Patents, Records of Los Angeles County, California, in the office of the County Recorder of said Los Angeles County, described as follows:

Beginning at the Northwesterly terminus of that certain course in the general Northerly line of Parcel One of Planning Area One Development Boundary, as shown on Record of Survey No. 2006-1181, filed in Book 218, Pages 14 through 24, inclusive, of Records of Survey, in the office of said Orange County Recorder, shown as having a bearing and distance of "N 42°06'24" W 184.00' "; thence along said general Northerly line and the general Easterly line and the Southeasterly line of said Parcel One, the following courses: South 42°06'24" East 184.00 feet to the beginning of a curve concave Southwesterly having a radius of 2288.00 feet, Southeasterly 888.37 feet along said curve through a central angle of 22°14'47", non-tangent on a radial line of said curve North 70°08'23" East 124.00 feet, North 90°00'00" East 652.19 feet, South 4°11'52" East 79.42 feet, South 74°17'30" East 36.14 feet to the beginning of a curve concave Southwesterly having a radius of 82.50 feet, Southeasterly 55.55 feet along said curve through a central angle of 38°34'53", South 35°42'37" East 124.25 feet to the beginning of a curve concave Northeasterly having a radius of 97.50 feet, Southeasterly 9.01 feet along said curve through a central angle of 5°17'41", South 41°00'18" East 141.24 feet to the beginning of a curve concave Southwesterly having a radius of 82.50 feet, Southeasterly 13.34 feet along said curve through a central angle of 9°15'57", South 31°44'21" East 209.57 feet, South 34°45'01" East 257.69 feet, South 35°06'58" East 56.14 feet to the beginning of a curve concave Southwesterly having a radius of 82.50 feet, Southeasterly 26.84 feet along said curve through a central angle of 18°38'34" to the beginning of a non-tangent curve concave Northerly having a radius of 1942.00 feet, a radial line of last said curve to said point bears South 21°24'33" East, Westerly 1220.55 feet along said curve through a central angle of 36°00'38" to a point on a non-tangent curve concave Westerly having a radius of 2288.00 feet, a radial line of last said curve to said point bears South 88°33'51" East, Southerly 542.64 feet along said curve through a central angle of 13°35'19",

non-tangent South $39^{\circ}42'19''$ West 162.94 feet to the beginning of a curve concave Northwesterly having a radius of 1000.00 feet, and Southwesterly 72.04 feet along said curve through a central angle of $4^{\circ}07'40''$; thence leaving said Southeasterly line non-tangent South $12^{\circ}51'12''$ West 168.52 feet; thence South $81^{\circ}03'42''$ West 154.73 feet to the beginning of a curve concave Northerly having a radius of 500.00 feet; thence Westerly 39.58 feet along said curve through a central angle of $4^{\circ}32'06''$ to the beginning of a reverse curve concave Southerly having a radius of 1000.00 feet; thence Westerly 143.48 feet along said curve through a central angle of $8^{\circ}13'14''$ to the beginning of a reverse concave Southeasterly having a radius of 300.00 feet; thence Southwesterly 36.34 feet along said curve through a central angle of $6^{\circ}56'28''$ to the beginning of a reverse curve concave Northwesterly having a radius of 800.00 feet; thence Southwesterly 154.54 feet along said curve through a central angle of $11^{\circ}04'06''$ to the beginning of a reverse curve concave Southeasterly having a radius of 200.00 feet; thence Southwesterly 38.28 feet along said curve through a central angle of $10^{\circ}58'03''$ to the beginning of a reverse curve concave Northwesterly having a radius of 5000.00 feet; thence Southwesterly 168.74 feet along said curve through a central angle of $1^{\circ}56'01''$; thence South $72^{\circ}28'10''$ West 128.26 feet to the beginning of a curve concave Southeasterly having a radius of 645.50 feet; thence Southwesterly 102.70 feet along said curve through a central angle of $9^{\circ}06'56''$ to a point on said Southeasterly, said point being on a non-tangent curve concave Southeasterly having a radius of 400.00 feet, a radial line of last said curve to said point bears North $40^{\circ}00'52''$ West; thence along said Southeasterly line, the following courses: Southwesterly 141.58 feet along said curve through a central angle of $20^{\circ}16'49''$ to the beginning of a reverse curve concave Northwesterly having a radius of 1000.00 feet, Southwesterly 891.44 feet along said curve through a central angle of $51^{\circ}04'33''$, non-tangent South $26^{\circ}22'35''$ East 235.45 feet, South $11^{\circ}32'42''$ West 708.08 feet, and South $6^{\circ}56'35''$ East 319.68 feet to a point on the Southerly right-of-way line of Ortega Highway, as shown on said Record of Survey; thence leaving said Southeasterly line and along said Southerly right-of-way line, the following courses: South $83^{\circ}12'45''$ West 46.26 feet to the beginning of a curve concave Southeasterly having a radius of 1480.00 feet, Southwesterly 224.13 feet along said curve through a central angle of $8^{\circ}40'36''$, non-tangent on a radial line of said curve North $15^{\circ}27'51''$ West 50.00 to a point on a non-tangent curve concave Southeasterly having a radius 1530.00 feet, a radial line of said curve to said point bears North $15^{\circ}27'51''$ West, Southwesterly 257.61 feet along said curve through a central angle of $9^{\circ}38'50''$ to a point on the general Southwesterly line of said Parcel One; thence leaving said Southerly right-of-way line and along said general Southwesterly line, the following courses: North $25^{\circ}06'41''$ 135.14 feet to the beginning of a non-tangent curve concave Southeasterly having a radius of 1030.00 feet, a radial line of said curve to said point bears North $29^{\circ}11'37''$ West, and Southwesterly 112.58 feet along said curve through a central angle of $6^{\circ}15'45''$; thence leaving said general Southwesterly line non-tangent North $32^{\circ}53'53''$ West 33.67 feet; thence North $29^{\circ}11'30''$ West 93.05 feet to the beginning of a curve concave Northeasterly having a radius of 928.00 feet; thence Northwesterly 336.42 feet along said curve through a central angle of $20^{\circ}46'16''$; thence North $8^{\circ}25'14''$ West 46.66 feet to the beginning of a curve concave Easterly having a radius of 1028.00 feet; thence

Northerly 440.74 feet along said curve through a central angle of 24°33'53"; thence North 16°08'39" East 165.55 feet to the beginning of a curve concave Southeasterly having a radius of 591.50 feet; thence Northeasterly 167.73 feet along said curve through a central angle of 16°14'50"; thence North 32°23'29" East 170.83 feet; thence South 57°36'31" East 8.00 feet; thence North 32°23'29" East 112.57 feet to the beginning of a curve concave Westerly having a radius of 90.00 feet; thence Northerly 69.77 feet along said curve through a central angle of 44°24'55" to the beginning of a reverse curve concave Easterly having a radius of 78.00 feet; thence Northerly 33.46 feet along said curve through a central angle of 24°34'47" to the Northeasterly line of Parcel 1 of said Lot Line Adjustment LL 2007-002; thence along said Northeasterly line, the following courses: non-tangent North 35°40'51" West 769.65 feet, North 63°33'54" West 37.10 feet to the beginning of a non-tangent curve concave Southwesterly having a radius of 37.00 feet, a radial line of said curve to said point bears South 87°23'36" East, Northwesterly 39.79 feet along said curve through a central angle of 61°37'07" to the beginning of a compound curve concave Southwesterly having a radius of 86.00 feet, Northwesterly 27.35 feet along said curve through a central angle of 18°13'22" to the beginning of a reverse curve concave Northeasterly having a radius of 234.00 feet, Northwesterly 90.21 feet along said curve through a central angle of 22°05'16", North 55°08'49" West 46.02 feet to the beginning of a curve concave Southwesterly having a radius of 126.00 feet, Northwesterly 51.99 feet along said curve through a central angle of 23°38'36", North 78°47'25" West 63.55 feet to the beginning of a curve concave Northeasterly having a radius of 204.00 feet, Northwesterly 78.68 feet along said curve through a central angle of 22°05'51", North 56°41'34" West 44.79 feet to the beginning of a non-tangent curve concave Southeasterly having a radius of 6621.37 feet, a radial line of said curve to said point bears North 31°40'27" West, Southwesterly 526.75 feet along said curve through a central angle of 4°33'29", and non-tangent North 44°11'53" West 155.40 feet; thence leaving said Northeasterly line North 54°30'21" East 354.95 feet; thence North 35°29'39" West 179.64 feet to the beginning of a curve concave Northeasterly having a radius of 300.00 feet; thence Northwesterly 108.65 feet along said curve through a central angle of 20°45'04"; thence North 14°44'35" West 129.24 feet to the beginning of a curve concave Easterly having a radius of 300.00 feet; thence Northerly and Northeasterly 269.66 feet along said curve through a central angle of 51°30'07"; thence North 36°45'32" East 200.89 feet to the beginning of curve concave Northwesterly having a radius of 500.00 feet; thence Northeasterly 112.95 feet along said curve through a central angle of 12°56'36"; thence North 23°48'56" East 583.88 feet to the beginning of a curve concave Southeasterly having a radius of 250.00 feet; thence Northeasterly 231.04 feet along said curve through a central angle of 52°57'01"; thence North 76°45'57" East 504.69 feet to the beginning of a curve concave Southerly having a radius of 200.00 feet; thence Easterly 167.97 feet along said curve through a central angle of 48°07'07"; thence South 55°06'56" East 227.00 feet to the beginning of a curve concave Northerly having a radius of 200.00 feet; thence Easterly 253.79 feet along said curve through a central angle of 72°42'16"; thence North 52°10'48" East 364.70 feet to the beginning of a curve concave Northwesterly having a radius of 300.00 feet; thence Northeasterly 221.63 feet along said curve through a central angle of 42°19'44"; thence North 9°51'04" East 108.08 feet to the

beginning of a curve concave Southeasterly having a radius of 300.00 feet; thence Northeasterly 175.20 feet along said curve through a central angle of 33°27'37"; thence North 43°18'41" East 137.50 feet to the beginning of a curve concave Southeasterly having a radius of 200.00 feet; thence Northeasterly 112.63 feet along said curve through a central angle of 32°16'03"; thence North 75°34'44" East 121.72 feet to the beginning of a curve concave Southerly having a radius of 300.00 feet; thence Easterly 165.29 feet along said curve through a central angle of 31°34'03"; thence South 72°51'13" East 169.93 feet; thence North 11°44'26" East 101.68 feet to the beginning of a curve concave Southwesterly having a radius of 450.00 feet, a radial line of said curve to said point bears North 08°40'58" East, the Southeasterly terminus of said curve being tangent to said course in the general Northerly line of Parcel One described as having a bearing and distance of "South 42°06'24" East 184.00 feet" at the Northwesterly terminus of said courses; thence Southeasterly 307.96 feet along said curve through a central angle of 39°12'40" to the point of beginning.

Containing an area of 246.992 acres, more or less.

Subject to covenants, conditions, reservations, rights-of-way and easements, if any, of record.

SUB-AREA 1.2

That portion of Parcel 1 of Lot Line Adjustment No. LL 2007-002, in the Unincorporated Territory of the County of Orange, State of California, recorded June 22, 2007 as Instrument No. 2007000398904 of Official Records, in the office of the County Recorder of said County, together with a portion of Rancho Mission Viejo, in said Unincorporated Territory, as shown on the map recorded in Book 1, Pages 63 and 64, both of Patents, Records of Los Angeles County, California, in the office of the County Recorder of said Los Angeles County, described as follows:

Beginning at the Southwesterly terminus of that certain course along the general Southwesterly line of Parcel One of Planning Area One Development Boundary, as shown on Record of Survey No. 2006-1181, filed in Book 218, Pages 14 through 24, inclusive, of Records of Survey, in the office of said Orange County Recorder, shown as having a bearing and distance of "N 50°37'08" E 1060.72' "; thence along said general Southwesterly line, the following courses: North 50°37'08" East 1060.72 feet to the beginning of a curve concave Southeasterly having a radius of 1030.00 feet, and Northeasterly 70.50 feet along said curve through a central angle of 3°55'19" to the Southwesterly corner of Sub-Area 1.1, as described herein above; thence leaving said general Southwesterly line and along the Southwesterly line of said Sub-Area 1.1, the following courses: non-tangent North 32°53'53" West 33.67 feet, North 29°11'30" West 93.05 feet to the beginning of a curve concave Northeasterly having a radius of 928.00 feet, Northwesterly 336.42 feet along said curve through a central angle of 20°46'16", North 8°25'14" West 46.66 feet to the beginning of a curve concave Easterly having a

radius of 1028.00 feet, Northerly 440.74 feet along said curve through a central angle of 24°33'53", North 16°08'39" East 165.55 feet to the beginning of a curve concave Southeasterly having a radius of 591.50 feet, Northeasterly 167.73 feet along said curve through a central angle of 16°14'50", North 32°23'29" East 170.83 feet, South 57°36'31" East 8.00 feet, North 32°23'29" East 112.57 feet to the beginning of a curve concave Westerly having a radius of 90.00 feet, Northerly 69.77 feet along said curve through a central angle of 44°24'55" to the beginning of a reverse curve concave Easterly having a radius of 78.00 feet, Northerly 33.46 feet along said curve through a central angle of 24°34'47" to the Northeasterly line of said Parcel 1, continuing along said Southwesterly line and along said Northeasterly line, non-tangent North 35°40'51" West 769.65 feet, North 63°33'54" West 37.10 feet to the beginning of a non-tangent curve concave Southwesterly having a radius of 37.00 feet, a radial line of said curve to said point bears South 87°23'36" East, Northwesterly 39.79 feet along said curve through a central angle of 61°37'07" to the beginning of a compound curve concave Southwesterly having a radius of 86.00 feet, Northwesterly 27.35 feet along said curve through a central angle of 18°13'22" to the beginning of a reverse curve concave Northeasterly having a radius of 234.00 feet, Northwesterly 90.21 feet along said curve through a central angle of 22°05'16", North 55°08'49" West 46.02 feet to the beginning of a curve concave Southwesterly having a radius of 126.00 feet, Northwesterly 51.99 feet along said curve through a central angle of 23°38'36", North 78°47'25" West 63.55 feet to the beginning of a curve concave Northeasterly having a radius of 204.00 feet, Northwesterly 78.68 feet along said curve through a central angle of 22°05'51", North 56°41'34" West 44.79 feet to the beginning of a non-tangent curve concave Southeasterly having a radius of 6621.37 feet, a radial line of said curve to said point bears North 31°40'27" West, Southwesterly 526.75 feet along said curve through a central angle of 4°33'29", and non-tangent North 44°11'53" West 155.40 feet to the Northwesterly corner of said Sub-Area 1.1; thence leaving said Southwesterly line and continuing along said Northeasterly line North 44°11'53" West 402.06 feet to the general Northerly line of said Parcel One; thence along said Northeasterly line and said general Northerly line North 73°54'33" West 199.59 feet to the beginning of a non-tangent curve Southwesterly having a radius of 425.00 feet, a radial line of said curve to said point bears South 80°01'04" East, and Northerly and Northwesterly 499.80 feet along said curve through a central angle of 67°22'48"; thence leaving said Northeasterly line and continuing along said Northerly line, the general Westerly and the general Southwesterly line of said Parcel One, the following courses: Northwesterly 108.17 feet continuing along said curve through a central angle of 14°34'57", North 71°58'49" West 386.71 feet, North 85°45'13" West 232.24 feet, North 85°45'13" West 185.48 feet to the beginning of a curve concave Northeasterly having a radius of 25.00 feet, Northwesterly 15.16 feet along said curve through a central angle of 34°45'02" to the beginning of a reverse curve concave Southeasterly having a radius of 175.00 feet, Westerly and Southwesterly 369.96 feet along said curve through a central angle of 121°07'34" to the beginning of a compound curve concave Easterly having a radius of 250.00 feet, Southerly 178.43 feet along said curve through a central angle of 40°53'32" to the beginning of a reverse curve concave Westerly having a radius of 25.00 feet, Southerly 25.79 feet along said curve through a central angle of 59°06'19" to the

beginning of a reverse curve concave Northeasterly having a radius of 450.00 feet, Southerly, Southeasterly and Easterly 1193.39 feet along said curve through a central angle of 151°56'48" to the beginning of a reverse curve concave Southwesterly having a radius of 225.00 feet, Northeasterly, Easterly and Southeasterly 431.97 feet through a central angle of 110°00'00", South 15°51'46" East 198.90 feet to the beginning of a curve concave Northeasterly having a radius of 200.00 feet, Southeasterly 87.27 feet along said curve through a central angle of 25°00'00" to the beginning of a non-tangent curve concave Westerly having a radius of 600.00 feet, a radial line of said curve to said point bears North 63°58'34" East, Southerly 360.78 feet along said curve through a central angle of 34°27'07" to the beginning of a non-tangent curve concave Northwesterly having a radius of 750.00 feet, a radial line of said curve to said point bears South 86°48'56" East, Southwesterly 392.70 feet along said curve through a central angle of 30°00'00" to the beginning of a reverse curve concave Southeasterly having a radius of 750.00 feet, Southwesterly 405.79 feet along said curve through a central angle of 31°00'00", South 02°11'04" West 518.17 feet to the beginning of a curve concave Northeasterly having a radius of 225.00 feet, Southeasterly 255.25 feet along said curve through a central angle of 65°00'00" to the beginning of a reverse curve concave Southwesterly having a radius of 1000.00 feet, Southeasterly 436.33 feet along said curve through a central angle of 25°00'00" to the beginning of a reverse curve concave Northeasterly having a radius of 500.00 feet, Southeasterly 192.79 feet along said curve through a central angle of 22°05'31", non-tangent on a radial line of said curve South 30°05'33" West 27.64 feet, South 52°57'24" East 770.00 feet to the beginning of a non-tangent curve concave Northwesterly having a radius of 4970.00 feet, a radial line of said curve to said point bears South 37°58'24" East, and Northeasterly 122.11 feet along said curve through a central angle of 01°24'28" to the point of beginning.

Containing an area of 146.039 acres, more or less.

Subject to covenants, conditions, reservations, rights-of-way and easements, if any, of record.

SUB-AREA 1.4

Those portions of Parcels 43 and 44 of Certificate of Compliance CC 2001-01, in the Unincorporated Territory of the County of Orange, State of California, recorded July 26, 2001 as Instrument No. 20010508635 of Official Records, in the office of the County Recorder of said County, together with a portion of Parcel 1 of Lot Line Adjustment No. LL 2004-039, recorded October 21, 2004 as Instrument No. 2004000951825 of said Official Records, and together with a portion of Rancho Mission Viejo, in said Unincorporated Territory, as shown on the map recorded in Book 1, Pages 63 and 64, both of Patents, Records of Los Angeles County, California, in the office of the County Recorder of said Los Angeles County, described as follows:

Beginning at the Northwesterly terminus of that certain course in the Southeasterly line of Parcel Two of Planning Area One Development Boundary, as shown on Record of Survey No. 2006-1181, filed in Book 218, Pages 14 through 24, inclusive, of Records of Survey, in the office of said Orange County Recorder, shown as having a bearing and distance of "N 66°05'19" W 293.20' "; thence along said Southeasterly line, the Easterly line and the general Northerly line of said Parcel Two, the following courses: South 66°05'19" East 293.20 feet, North 68°22'04" East 242.05 feet, North 58°48'46" East 291.08 feet, North 30°21'03" East 378.05 feet, North 55°07'50" East 258.41 feet, North 47°04'43" East 542.18 feet, North 28°53'37" East 344.64 feet, North 46°46'36" West 80.60 feet, North 17°00'25" East 154.87 feet, North 32°55'34" West 190.70 feet, North 73°51'32" West 797.37 feet, South 80°14'19" West 412.18 feet, North 80°18'39" West 490.41 feet, South 69°58'55" West 167.32 feet, South 49°42'04" West 146.86 feet, South 19°30'31" West 101.84 feet, South 52°44'40" West 512.01 feet, South 63°05'30" West 293.27 feet, South 47°50'59" West 213.81 feet, South 06°10'40" East 328.89 feet, and South 46°37'09" West 212.05 feet to a point on the Southerly right-of-way line of Ortega Highway, as shown in the Grant Deed to the County of Orange, recorded August 1, 2008, as Instrument No. 2008000368965 of said Official Records, said line also being the Northerly line of Parcel 7 as described in the Grant Deed to the City of San Juan Capistrano, recorded January 20, 2010 as Instrument No. 2010000028355 of said Official Records; thence leaving said general Northerly line and along said Southerly right-of-way line and said Northerly line, the following courses: North 83°12'45" East 344.58 feet, North 06°47'15" West 19.74 feet to the beginning of a non-tangent curve concave Southerly having a radius of 6326.27 feet, a radial line of said curve to said point bears North 3°13'37" West, Easterly 24.26 feet along said curve through a central angle of 0°13'11", North 86°59'34" East 256.57 feet to the beginning of a curve concave Northerly having a radius of 4579.70 feet, Easterly 139.48 feet along said curve through a central angle of 1°44'42", non-tangent South 87°43'55" East 90.93 feet to the beginning of a non-tangent curve concave Northerly having a radius of 4591.70 feet, a radial line of said curve to said point bears South 5°52'42" East, and Easterly 206.21 feet along said curve through a central angle of 2°34'23" to the Easterly line of said Parcel 7, said Easterly line also being the Westerly right-of-way line of La Pata Avenue as described in the Grant Deed to the County of Orange, recorded January 19, 2010 as Instrument No. 2010000024584 of said Official Records, said point also being the beginning of a non-tangent curve concave Northeasterly having a radius of 34.50 feet, a radial line of said curve to said point bears South 60°30'22" West; thence leaving said Southerly right-of-way line and along said Easterly line and said Westerly right-of-way line, the following courses: Southeasterly 41.25 feet along said curve through a central angle of 68°30'16", North 82°00'06" East 59.70 feet to the beginning of a curve concave Southwesterly having a radius of 78.00 feet, Southeasterly 49.35 feet along said curve through a central angle of 36°14'32", South 61°45'02" East 40.26 feet, South 85°16'34" West 41.35 feet, South 69°08'37" West 83.80 feet, South 56°02'56" East 85.30 feet, South 05°48'04" East 19.90 feet, South 70°06'32" West 20.07 feet, South 00°48'27" East 41.65 feet, South 71°51'46" East 19.10 feet, South 01°37'48" West 208.20 feet, South 09°08'15" West 106.41 feet, South 11°35'41" West 171.67 feet, South 26°29'00" East

61.88 feet, and South 68°03'51" East 26.70 feet to a point on a non-tangent curve concave Northwesterly having a radius of 1550.00 feet, a radial line of said curve to said point bears South 68°03'51" East; thence leaving said Easterly line and said Westerly right-of-way line Northeasterly 85.42 feet along said curve through a central angle of 03°09'27" to a point on said Southeasterly line; thence non-tangent South 87°07'58" East 103.73 feet to the point of beginning.

EXCEPTING therefrom that certain land described in the deed to the Capistrano Valley Water District, recorded November 19, 1993 as Instrument No. 93-0806017 of said Official Records.

TOGETHER with that portion of said Grant Deed to the Capistrano Valley Water District granted to the County of Orange by Grant Deed recorded March 31, 1999 as Instrument No. 19990236394 of said Official Records.

Containing an area of 79.108 acres, more or less.

Subject to covenants, conditions, reservations, rights-of-way and easements, if any, of record.

As shown on Exhibit B attached hereto and by this reference made a part thereof.



JAMES F. GILLEN, PLS 5557

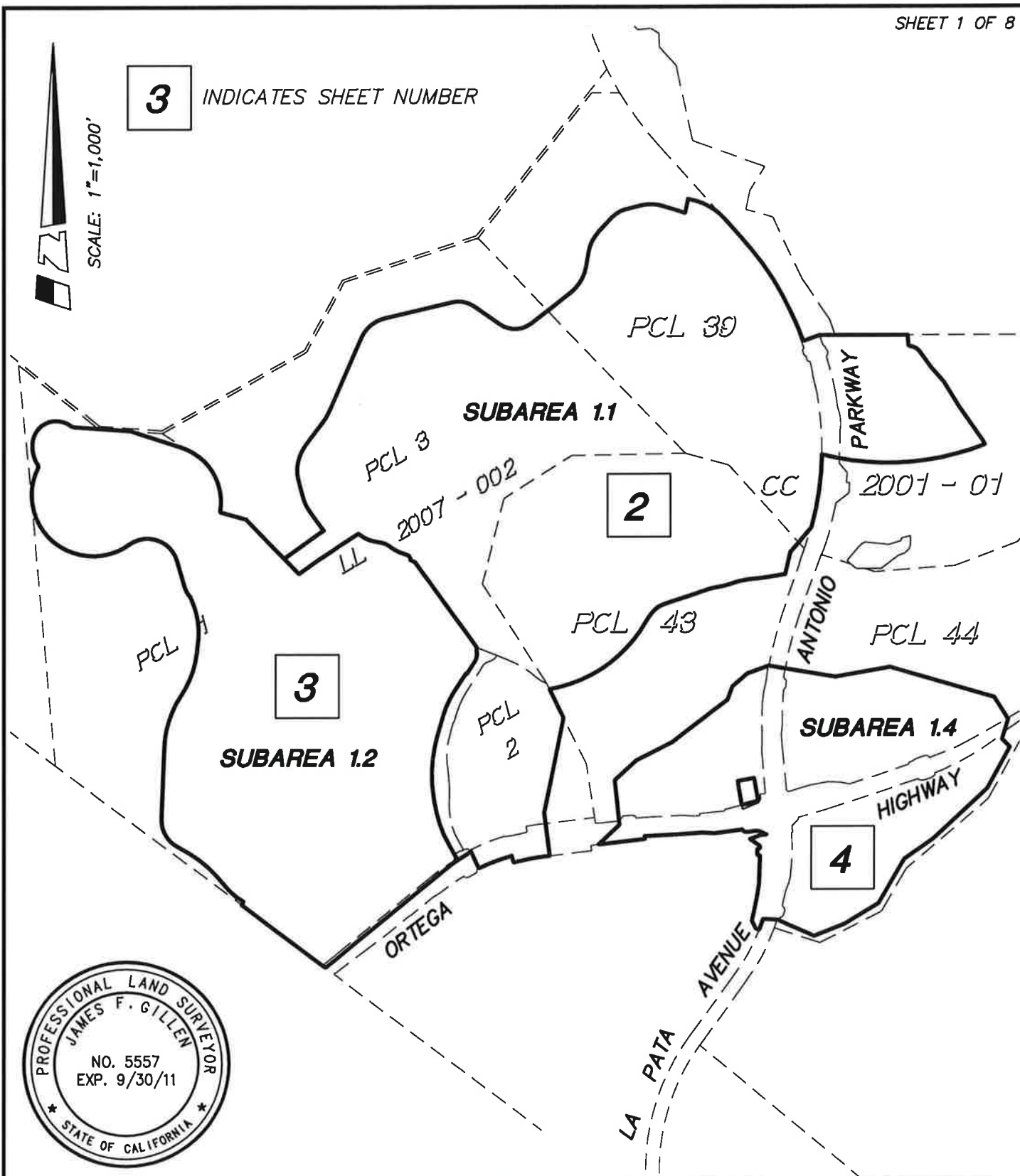




SCALE: 1"=1,000'

3

INDICATES SHEET NUMBER



HUITT-ZOLLARS

Huitt-Zollars, Inc. Irvine
430 Exchange, Suite 200, Irvine, CA 92602-1315
Phone (714) 734-5100 Fax (714) 734-5155

APPROVED BY

1/20/2011

SKETCH TO ACCOMPANY
A LEGAL DESCRIPTION

EXHIBIT 'B' REVISED PLANNING AREA ONE DEVELOPMENT BOUNDARY

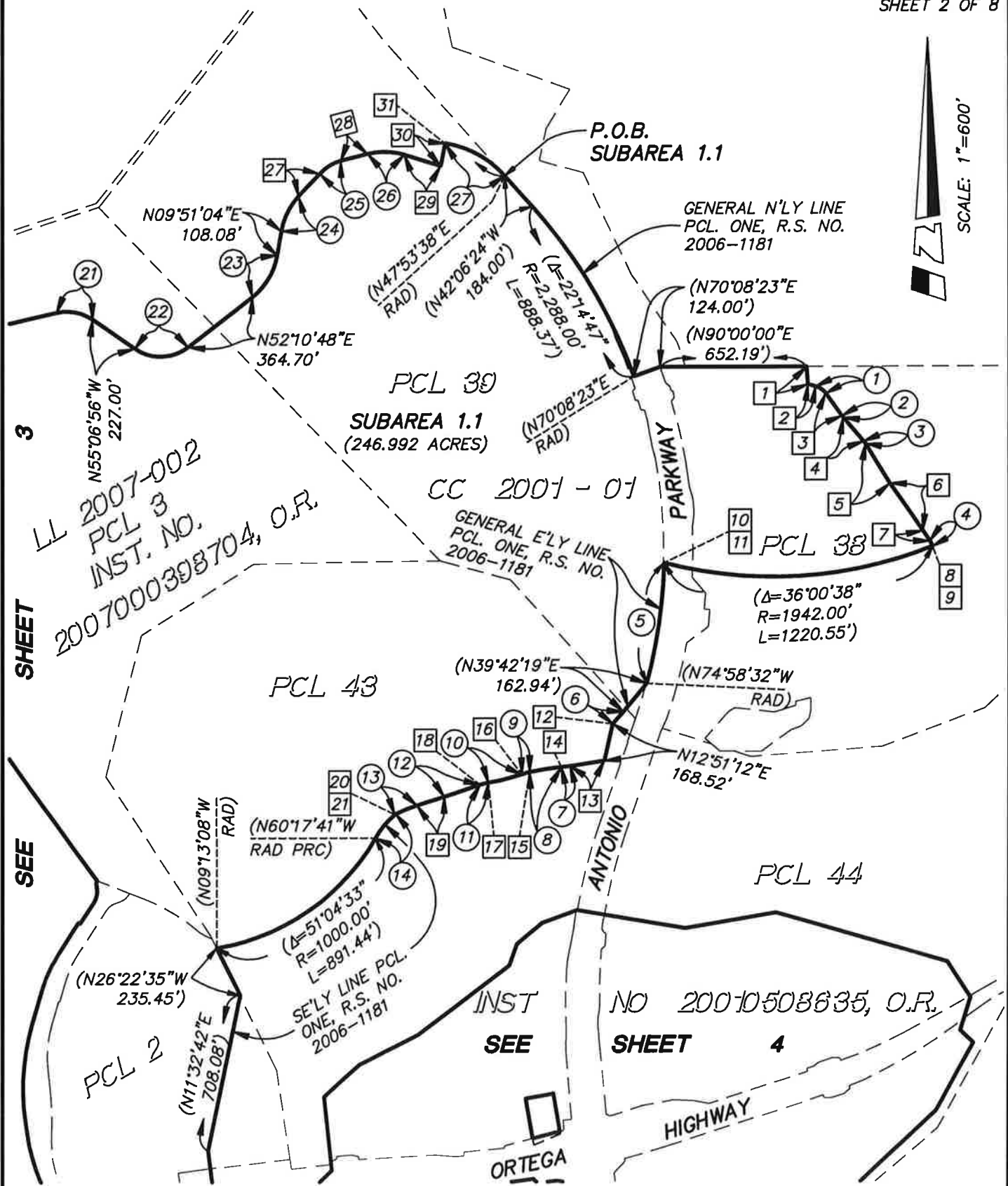
SCALE AS SHOWN

DRAWN BY DWM

CHECKED BY PMc

DATE 1/20/2011

JOB NO. 10-1160-20



SHEET 3

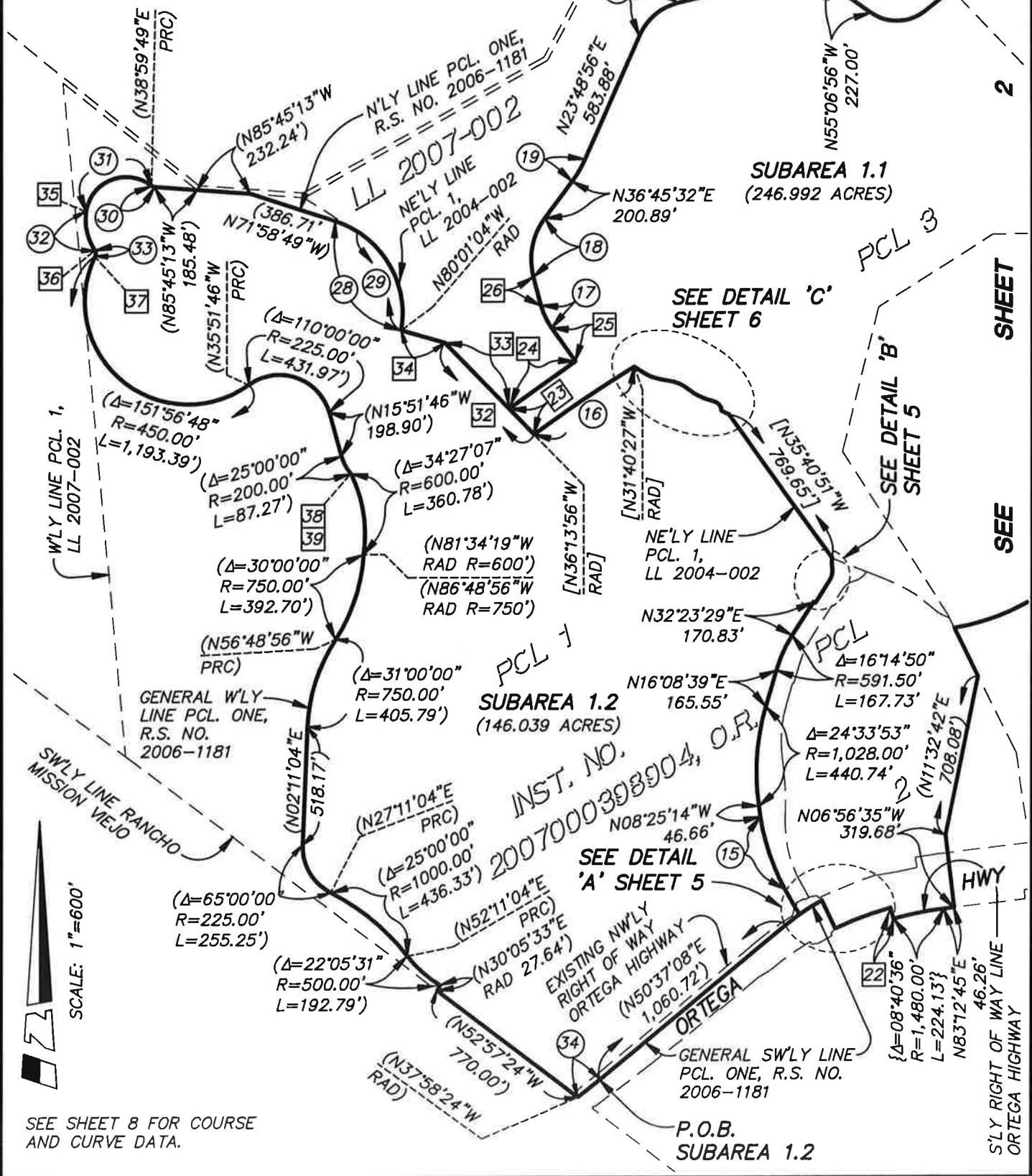
SEE

SEE SHEET 3

(XXX) INDICATES MEASURED & RECORD DATA PER R.S. NO. 2006-1181, R.S.B. 218/14-24.

SEE SHEET 8 FOR COURSE AND CURVE DATA

(XXX) INDICATES MEASURED & RECORD DATA PER R.S. NO. 2006-1181, R.S.B. 21B/14-24.
 [XXX] INDICATES MEASURED & RECORD DATA PER LOT LINE ADJUSTMENT LL 2007-002, INST. NO. 2007000398904, O.R.
 {XXX} INDICATES MEASURED & RECORD DATA PER GRANT DEED, INST. NO. 2010000028355, O.R.



CC 2001 - 01

SUBAREA 1.1
(46.992 ACRES)

SEE SHEET 2

PCL 43

GENERAL N'LY LINE PCL.
TWO, R.S. 2006-1181

PCL 44

SEE

(N46°37'09"E
212.05')
(N06°10'40"W
328.89')
(N47°50'59"E
213.81')
(N63°05'30"E
293.27')

(N19°30'31"E
101.84')
(N49°42'04"E
146.86')

PARKWAY
ANTONIO

(N80°14'19"E
412.18')

(N73°51'32"W
797.37')

(N32°55'34"W
190.70')

SUBAREA 1.4
(79.108 ACRES)

SEE DETAIL 'D'
SHEET 6

N.A.P.
SEE DETAIL 'E'
SHEET 7

ORTEGA HIGHWAY

{N83°12'45"E
344.58'}
{N03°13'37"W
RAD}

N'LY LINE PCL. 7 PER
GRANT DEED, INST. NO.
2010000028355, O.R. &
S'LY RIGHT OF WAY LINE
ORTEGA HIGHWAY PER INST.
NO. 2008000368965, O.R.

{N01°37'48"E
208.20'}
{N09°08'15"E
106.41'}
{N11°35'41"E
171.67'}
{N86°59'34"E
256.57'}

PCL 7
LL 2004-030
INST. NO. 2004000951825, O.R.

(N55°07'50"E
258.41')
(N30°21'03"E
378.05')

E'LY LINE PCL.
TWO, R.S. 2006-1181

SE'LY LINE PCL. TWO,
R.S. 2006-1181

{N26°29'00"W
61.88'}
{N68°03'51"W
RAD 26.70'}

(N71°13'18"W
RAD 2004000951825, O.R.)
(N87°07'58"W
103.73')
(N58°48'46"E
291.08')
(N68°22'04"E
242.05')

P.O.B. 293.20'
SUBAREA 1.4

INST. NO. 20010508635, O.R.

LA PATA AVE



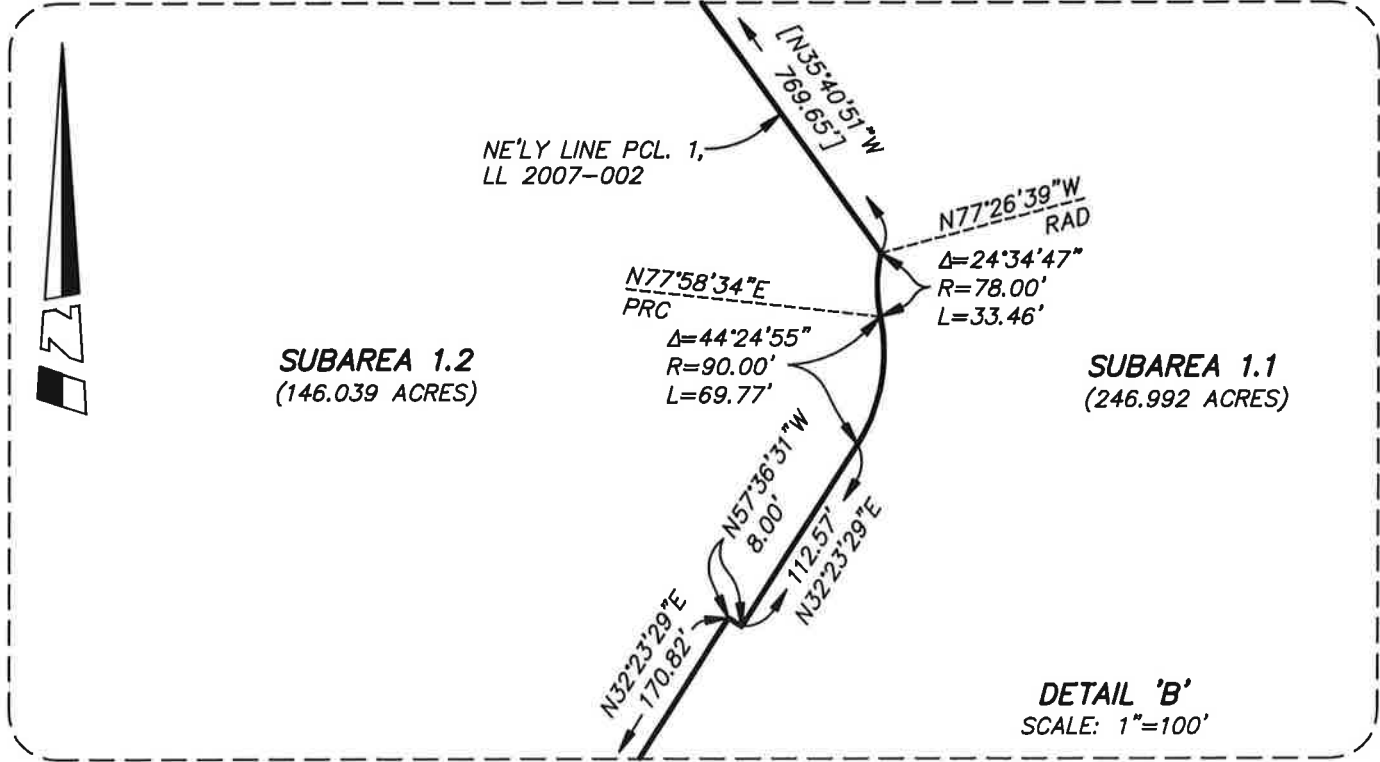
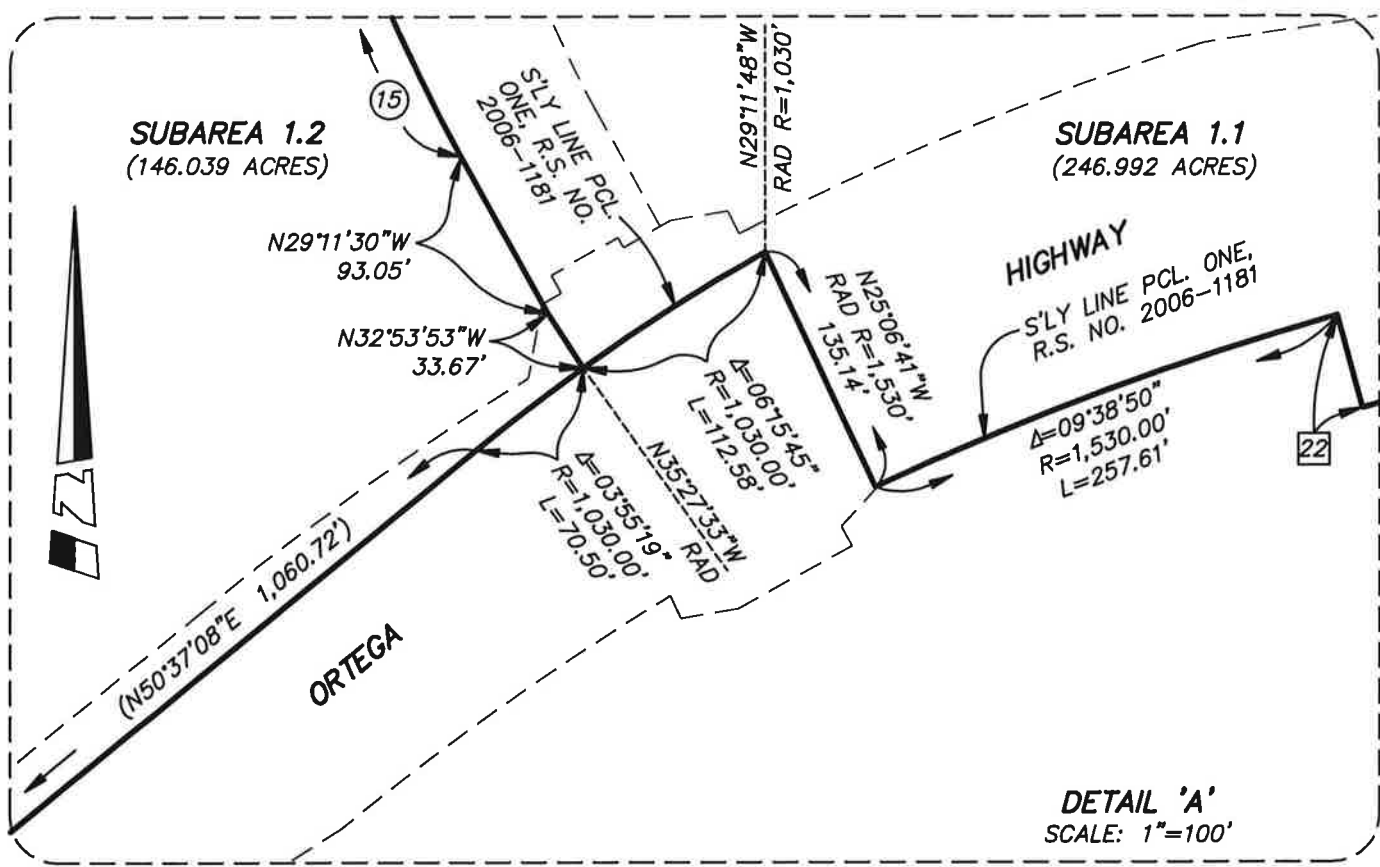
SCALE: 1"=600'

A

E'LY LINE PCL. 7 PER GRANT DEED, INST. NO.
2010000028355, O.R. & W'LY RIGHT OF WAY LINE
LA PATA AVENUE PER INST. NO. 2010000024584, O.R.

(XXX) INDICATES MEASURED & RECORD DATA PER
R.S. NO. 2006-1181, R.S.B. 218/14-24.
{XXX} INDICATES MEASURED & RECORD DATA PER
GRANT DEED, INST. NO. 2010000028355, O.R.

SEE SHEET 8 FOR COURSE
AND CURVE DATA.

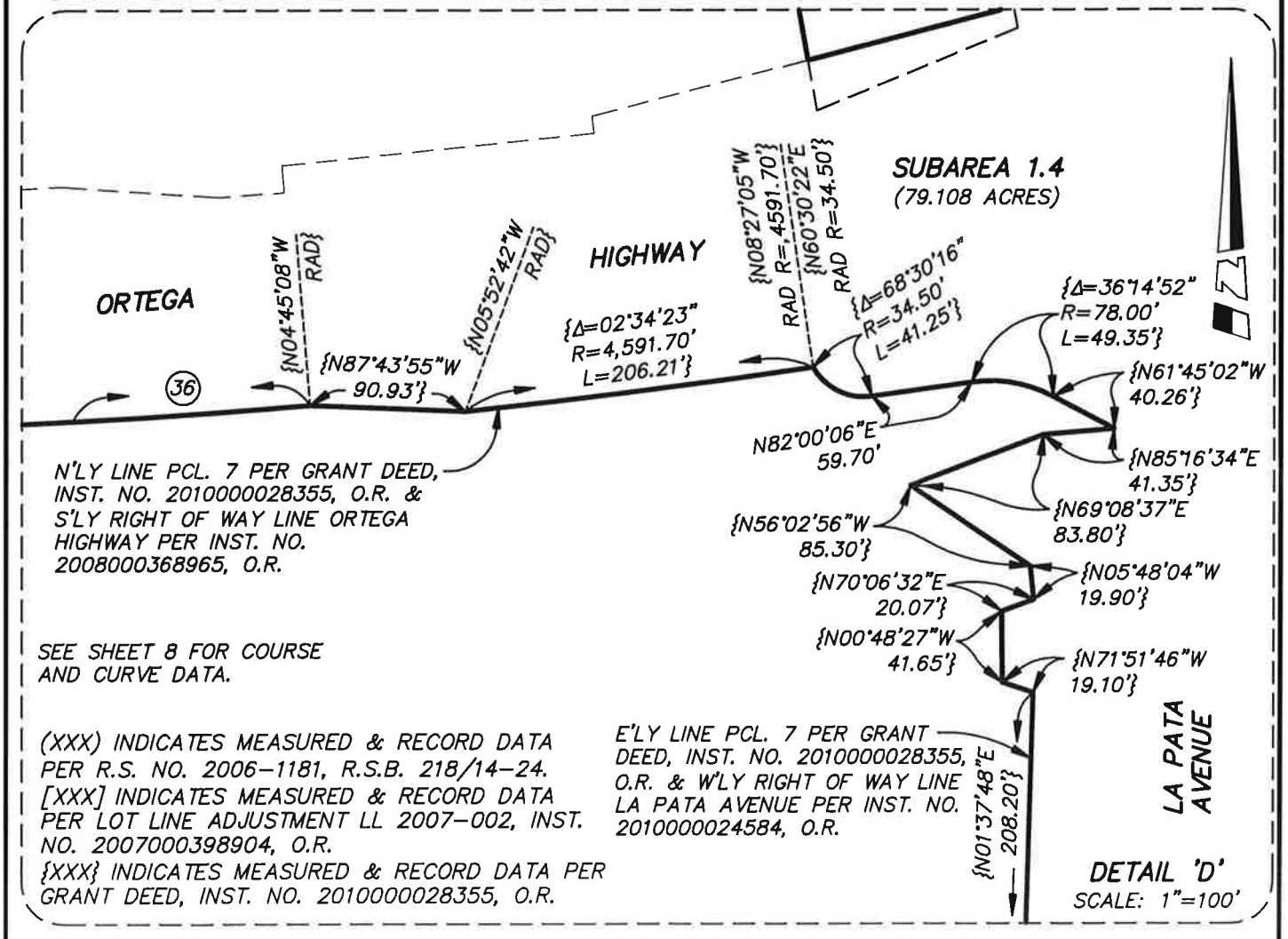
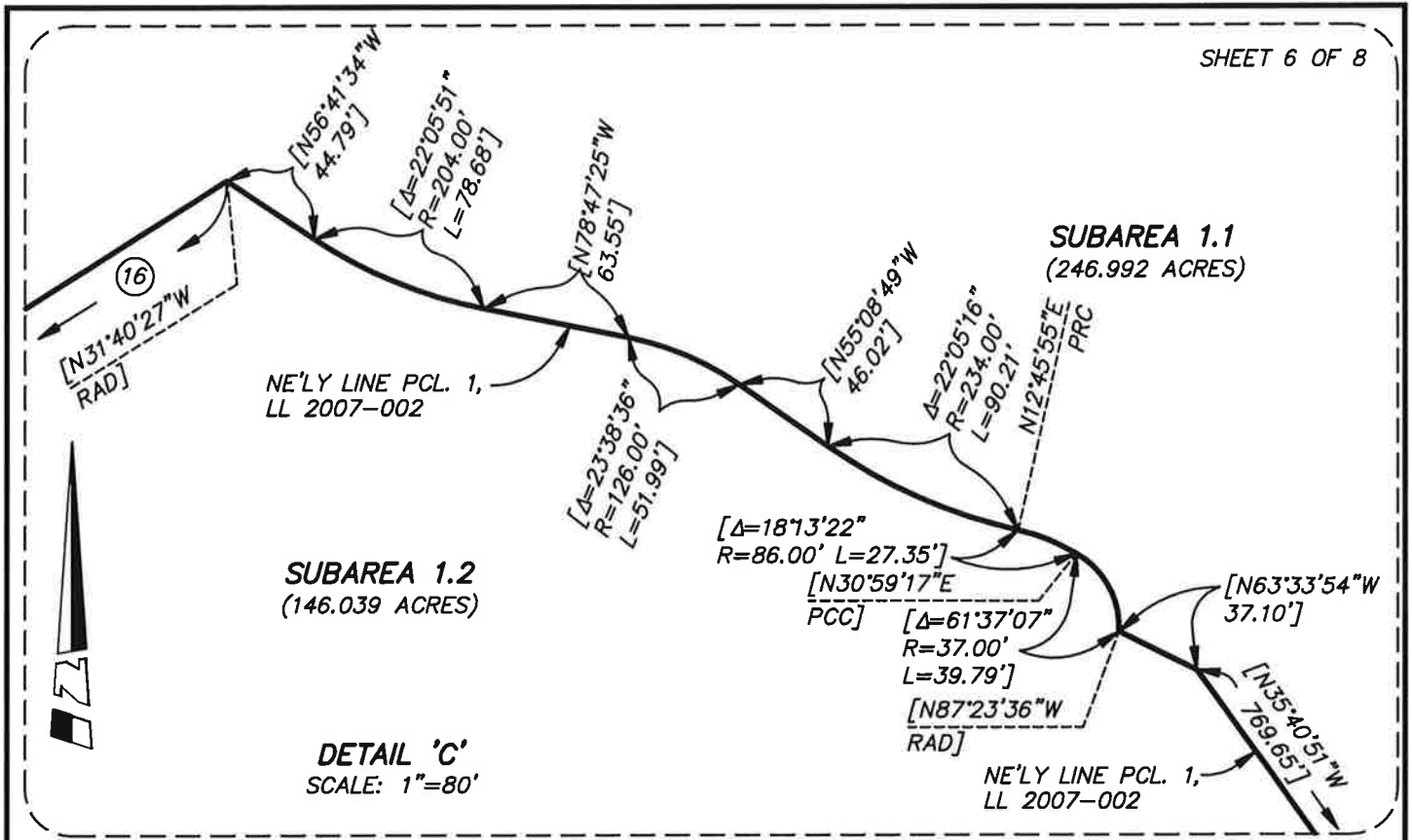


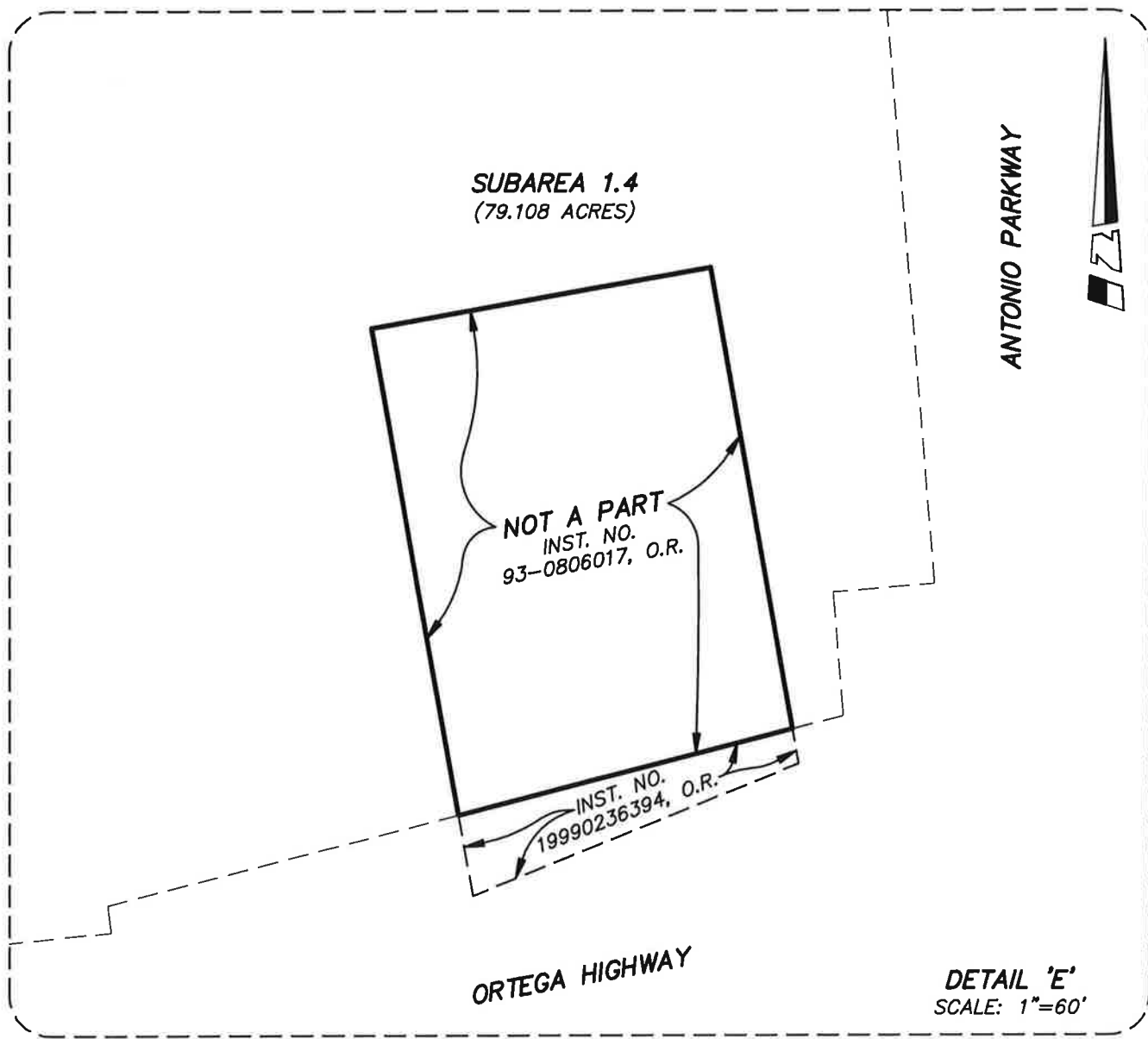
(XXX) INDICATES MEASURED & RECORD DATA PER R.S. NO. 2006-1181, R.S.B. 218/14-24.

[XXX] INDICATES MEASURED & RECORD DATA PER LOT LINE ADJUSTMENT LL 2007-002, INST. NO. 2007000398904, O.R.

{XXX} INDICATES MEASURED & RECORD DATA PER GRANT DEED, INST. NO. 201000028355, O.R.

SEE SHEET 8 FOR COURSE AND CURVE DATA.





SUBAREA 1.4
(79.108 ACRES)

NOT A PART
INST. NO.
93-0806017, O.R.

INST. NO.
19990236394, O.R.

ORTEGA HIGHWAY

ANTONIO PARKWAY



DETAIL 'E'
SCALE: 1"=60'

COURSE DATA:

1	(N04°11'52"W 79.42')
2	(N74°17'30"W 36.14')
3	(N35°42'37"W 124.25')
4	(N41°00'18"W 141.24')
5	(N31°44'21"W 209.57')
6	(N34°45'01"W 257.69')
7	(N35°06'58"W 56.14')
8	(N73°31'36"E RAD R=82.50')
9	(N21°24'33"W RAD R=1942.00')
10	(N14°36'05"E RAD R=1942.00')
11	(N88°33'51"W RAD R=2288.00')
12	N46°10'01"W RAD
13	N81°03'42"E 154.73'
14	N04°24'12"W PRC
15	N12°37'26"W PCC
16	N19°33'54"W PRC
17	N08°29'48"W PRC
18	N19°27'51"W PRC
19	N72°28'10"E 128.26'
20	N26°38'46"W RAD R=649.50'
21	N40°00'52"W RAD R=400'
22	{N15°27'51"W RAD 50.00'}
23	N44°11'53"W 155.40'
24	N54°30'21"E 354.95'
25	N35°29'39"W 179.64'
26	N14°44'35"W 129.24'
27	N43°18'41"E 137.50'
28	N75°34'44"E 121.72'
29	N72°51'13"W 169.93'
30	N11°44'26"E 101.68'
31	N08°40'58"E RAD
32	[N44°11'53"W 557.46']
33	N44°11'53"W 402.06'
34	(N73°54'33"W 199.59') [N73°54'33"W 199.59']
35	(N82°07'45"W PCC)
36	(N56°58'43"E PRC)
37	(N63°54'58"W PRC)
38	(N49°08'14"E RAD R=200.00')
39	(N63°58'34"E RAD R=600.00')
40	{N06°47'15"W 19.74'}
41	(N47°04'43"E 542.18')

CURVE DATA:

①	($\Delta=38^{\circ}34'53''$ R=82.50' L=55.55')
②	($\Delta=5^{\circ}17'41''$ R=97.50' L=9.01')
③	($\Delta=9^{\circ}15'57''$ R=82.50' L=13.34')
④	($\Delta=18^{\circ}38'34''$ R=82.50' L=26.84')
⑤	($\Delta=13^{\circ}35'19''$ R=2288.00' L=542.64')
⑥	($\Delta=04^{\circ}07'40''$ R=1,000.00' L=72.04')
⑦	$\Delta=04^{\circ}32'06''$ R=500.00' L=39.58'
⑧	$\Delta=08^{\circ}13'14''$ R=1,000.00' L=143.48'
⑨	$\Delta=06^{\circ}56'28''$ R=300.00' L=36.34'
⑩	$\Delta=11^{\circ}04'06''$ R=800.00' L=154.54'
⑪	$\Delta=10^{\circ}58'03''$ R=200.00' L=38.28'
⑫	$\Delta=01^{\circ}56'01''$ R=5,000.00' L=168.74'
⑬	$\Delta=09^{\circ}06'56''$ R=645.50' L=102.70'
⑭	($\Delta=20^{\circ}16'49''$ R=400.00' L=141.58')
⑮	$\Delta=20^{\circ}46'16''$ R=928.00' L=336.42'
⑯	[$\Delta=04^{\circ}33'29''$ R=6,621.37' L=526.75']
⑰	$\Delta=20^{\circ}45'04''$ R=300.00' L=108.65'
⑱	$\Delta=51^{\circ}30'07''$ R=300.00' L=269.66'
⑲	$\Delta=12^{\circ}56'36''$ R=500.00' L=112.95'
⑳	$\Delta=52^{\circ}57'01''$ R=250.00' L=231.04'
㉑	$\Delta=48^{\circ}07'07''$ R=200.00' L=167.97'
㉒	$\Delta=72^{\circ}42'16''$ R=200.00' L=253.79'
㉓	$\Delta=42^{\circ}19'44''$ R=300.00' L=221.63'
㉔	$\Delta=33^{\circ}27'37''$ R=300.00' L=175.20'
㉕	$\Delta=32^{\circ}16'03''$ R=200.00' L=112.63'
㉖	$\Delta=31^{\circ}34'03''$ R=300.00' L=165.29'
㉗	$\Delta=39^{\circ}12'40''$ R=450.00' L=307.96'
㉘	($\Delta=81^{\circ}57'45''$ R=425.00' L=607.97')
㉙	[$\Delta=67^{\circ}22'48''$ R=425.00' L=499.80']
㉚	($\Delta=34^{\circ}45'02''$ R=25.00' L=15.16')
㉛	($\Delta=121^{\circ}07'34''$ R=175.00' L=369.96')
㉜	($\Delta=40^{\circ}53'32''$ R=250.00' L=178.43')
㉝	($\Delta=59^{\circ}06'19''$ R=25.00' L=25.79')
㉞	($\Delta=1^{\circ}24'28''$ R=4970.00' L=122.11')
㉟	{ $\Delta=0^{\circ}13'11''$ R=6,326.27' L=24.26'}
㊱	{ $\Delta=01^{\circ}44'42''$ R=4,579.70' L=139.48'}
㊲	$\Delta=3^{\circ}09'27''$ R=1,550.00' L=85.42'

(XXX) INDICATES MEASURED & RECORD DATA PER R.S. NO. 2006-1181, R.S.B. 218/14-24.

[XXX] INDICATES MEASURED & RECORD DATA PER LOT LINE ADJUSTMENT LL 2007-002, INST. NO. 2007000398904, O.R.

{XXX} INDICATES MEASURED & RECORD DATA PER GRANT DEED, INST. NO. 2010000028355, O.R.

Ranch Plan Planned Community

Planning Area 1

Subarea Plan 1.1

July 26, 2006

Application # PA06-0024

RMV Community Development, LLC

As Amended February 23 2011 per Planning Application No. PA11-0004

Ranch Plan Planned Community Subarea Area Plan 1.1

As Amended February 23, 2011 per Planning Application No. PA11-0004

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ATTACHMENTS

1. Legal Description of Planning Subarea Open Space Boundary
2. Planning Area 1 Regulation Compliance Matrix (Conditions of Approval)
(under separate cover)

Ranch Plan Planned Community

Subarea Plan • Planning Area 1 • Subarea 1.1

Introduction

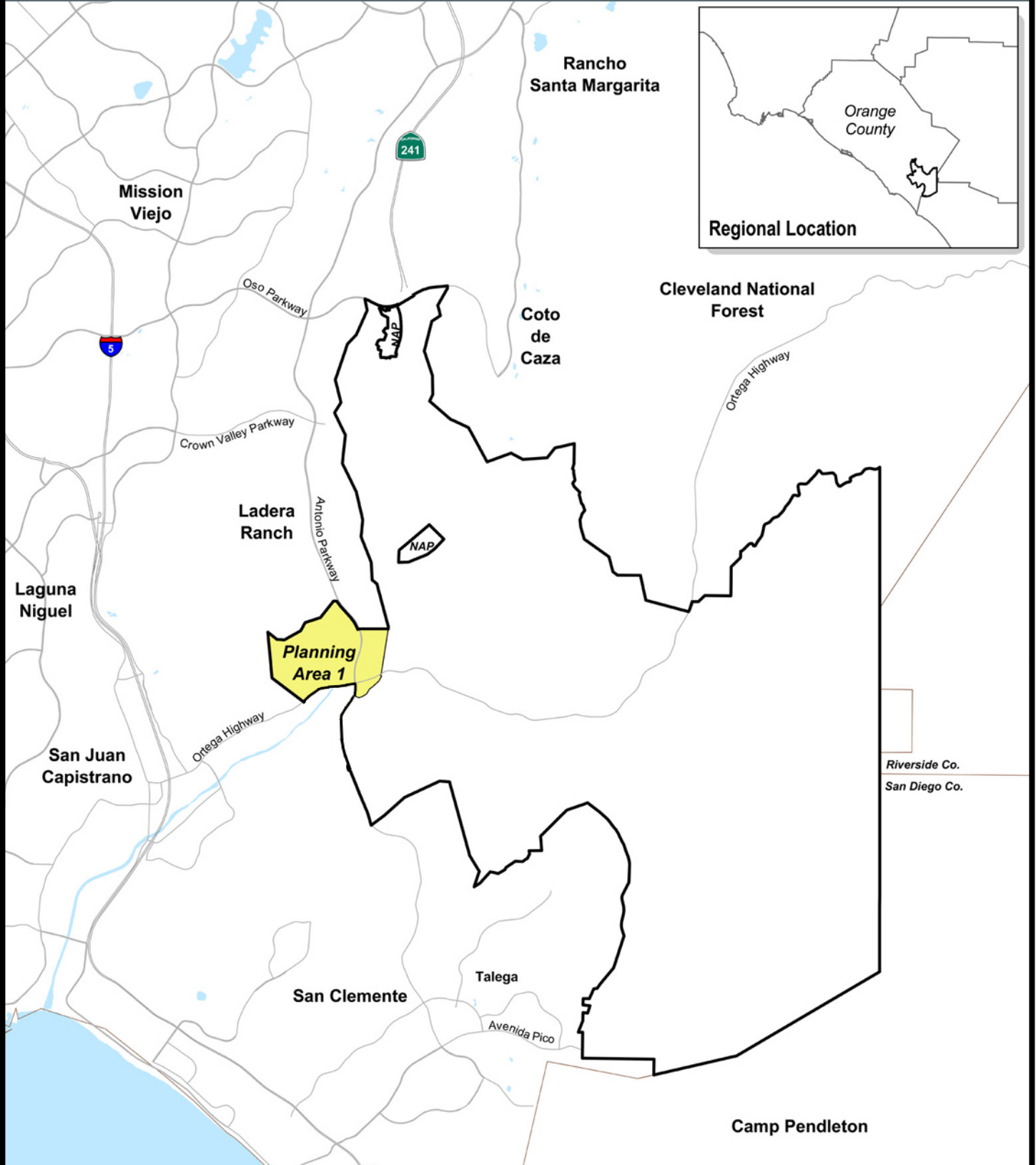
The purpose of this Subarea Plan for Ranch Plan Planned Community (PC) Planning Area 1, Subarea 1.1, is to provide a process to demonstrate that the intent of conceptual development policies contained in the General Plan and the Ranch Plan PC will be realized through more precise discretionary actions. The Area Plan process for the Ranch Plan PC is divided into two levels, a Master Area Plan and Subarea Plan. The Master Area Plan focuses on a Planning Area in its entirety and addresses more regional topics/issues. The Subarea Plan focuses on segments of the Planning Area and community level topics/issues.

A Subarea Plan consist of a map, set of statistics and other information that describe the location and type of proposed uses within the context of a Master Area Plan, including specific types of residential uses. The Planning Commission is the approving authority for the Master Area Plan and Subarea Plan applications and any subsequent amendments, with the exception of reallocations and other adjustments that may be approved by the Director, OC Planning, as specified in PC Program Text Section II.A.4. All subsequent project proposals within this Subarea shall be in substantial conformance with this Subarea Plan 1.1 and the previously approved Master Area Plan for PA-1.

1. BACKGROUND:

On November 8, 2004, the Orange County Board of Supervisors approved a General Plan Amendment (Resolution No. 04-291), Zone Change (Resolution No. 04-292 and Ordinance No. 04-014), and Development Agreement (Resolution No. 04-293 and Ordinance No. 04-015) for the 22,815-acre RMV Planning Area. The Board of Supervisors selected Alternative B-10 Modified, which established a blueprint for the long-term conservation, management, and development of the last large-scale, integrated landholding in south Orange County. The project was further and subsequently influenced by input received from the general public, the U.S. Army Corps of Engineers (USACE), the California Department of Fish and Game (CDFG), and the U.S. Fish and Wildlife Service (USFWS). The refinements resulted in what is referred to as "Alternative B-12", a plan that is consistent with the settlement agreements. Alternative B-12 would retain 16,942 gross acres of the Ranch Plan Planned Community in protected open space and would allow for development activities on 5,873 acres. At the same time, Alternative B-12 provides the same level of housing and nonresidential development as previously approved for the B-10 Modified Alternative. This alternative allowed for the construction of up to (i) 14,000 dwelling units, (ii) 3,480,000 square feet of urban activity center uses on 251 acres, (iii) 500,000 square feet of neighborhood center uses on 50 acres, and (iv) 1,220,000 square feet of business park uses on 80 acres, all of which were proposed to occur on approximately 5,873 acres of the RMV Planning Area. A 132-acre area (of which 105 acres are located within PA 1) has been sold to the City of San Juan Capistrano and annexed into the City as recreational open space. This change in status of a portion of the overall Ranch

PLANNING AREA 1



REGIONAL LOCATION MAP

RANCH PLAN PLANNED COMMUNITY

EXHIBIT: 1



NOT TO SCALE

PLANNING AREA 1



MASTER AREA PLAN
SUBAREA LOCAL VICINITY MAP
RANCH PLAN PLANNED COMMUNITY

EXHIBIT: 2



NOT TO SCALE

1. Background (continued):

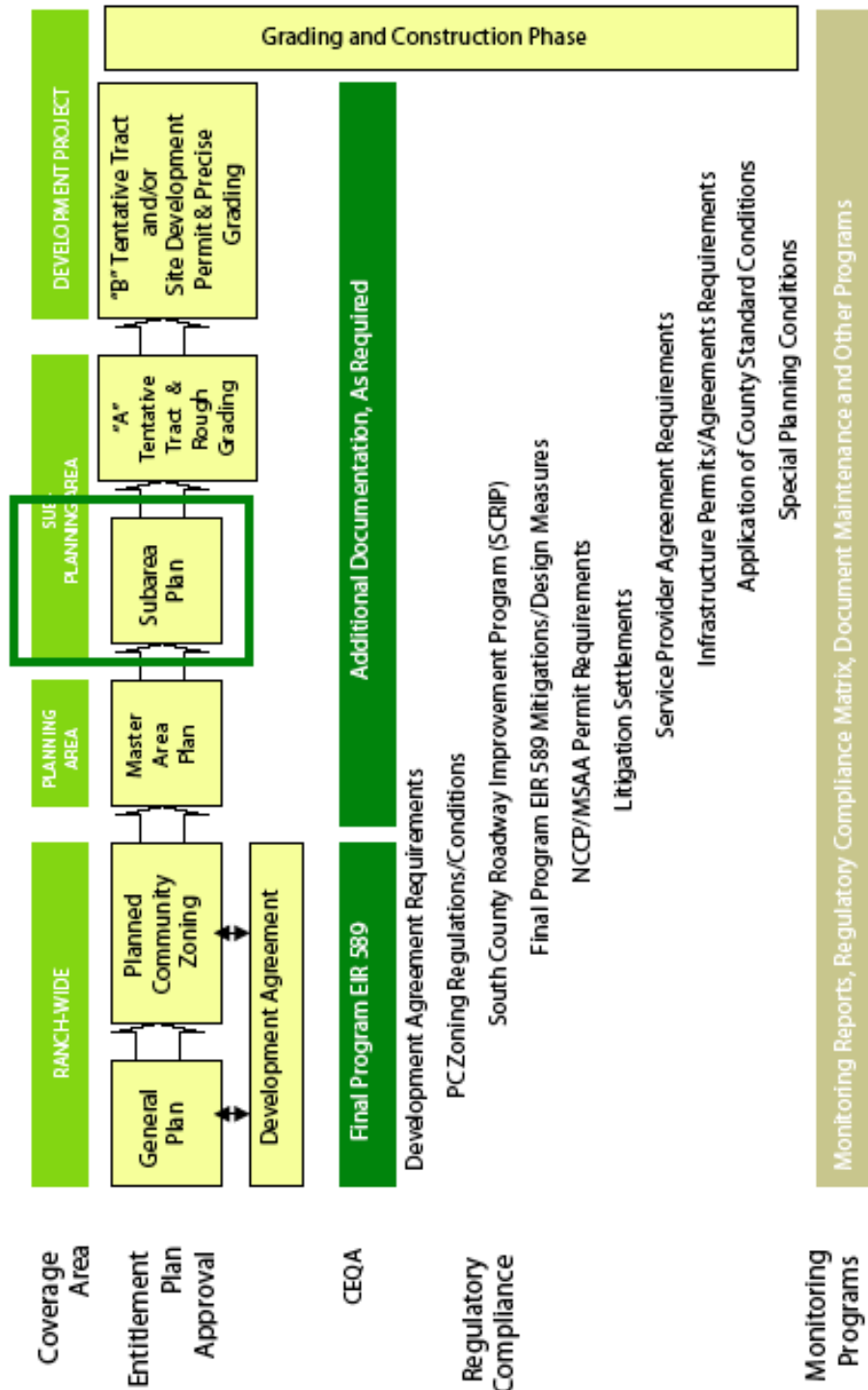
Plan area resulted in administrative corrections to the Ranch Plan Planned Community Development Map and Ranch Plan Statistical Table. The resulting Subarea Plan corrections have also been incorporated into the Subarea Plan 1.1, Subarea 1.2 and Subarea 1.4 Development Tables (Table 1 in each document). The balance of the 22,683-acre RMV Planning Area, totaling approximately 16,915 acres (or approximately 74.57 percent), was identified for open space uses with 5,768 acres set aside for future development uses.

2. LOCATION AND EXISTING USES

This Subarea Plan addresses Planning Area 1, Subarea 1.1, of the Ranch Plan Planned Community shown graphically on Exhibit 1: Regional Location Map, and Exhibit 2: Subarea Local Vicinity Map. The 246-acre Subarea 1.1 is located north of Ortega Highway and San Juan Creek, and west and east of Antonio Parkway in a terraced and hillside setting. The area is physically separated from the Ladera Ranch community to the north by an intervening ridge and hillside open space.

Substantial portions of Subarea 1.1 have been used for ranching and agricultural uses during the last several decades and is the current location of the Rancho Mission Viejo headquarters offices. In the heart of Subarea 1.1 is an approximate 50-acre cultivated field that has been used for local market crops.

PLANNING AREA 1



SUBAREA PLAN
 PLANNING PROCESS
 RANCH PLAN PLANNED COMMUNITY

EXHIBIT: 3

SOURCE
 DATE

3. SUBAREA PLAN 1.1 PROPOSAL

3.1 Land Use Plan and Subarea Plan 1.1 Development Table:

All of the required Ranch Plan entitlement plans are shown in their planning context on the exhibit on the following page titled “Ranch Plan Planning Process”. As depicted in the exhibit, each Subarea Plan addresses a specific Planning Subarea, and must be consistent with the Master Area Plan for that Planning Area. Guidelines for the preparation and processing of Subarea Plans are provided as part of the Ranch Plan Flowcharts and Checklists available on the OC Planning website.

The Land Use Plan (Exhibit 4 on Page 9) depicts the following components, followed by the source of the requirement for inclusion in the Subarea Plan:

- The Subarea 1.1 land use plan consists of 246 gross acres of residential use and 971 proposed dwelling units, including 300 age-qualified dwelling units.
- A potential Home Based Business Enclave (HBBE) location is identified northwest of Antonio Parkway and San Juan Creek.
- The development area also includes community facilities, including, but not be limited to, the following potential sub-uses:
 - Fire station northeast of Antonio Parkway and future Cow Camp Road.
 - Community/recreation center northwest of Antonio Parkway and San Juan Creek. The community/recreation center may include classrooms and a small, limited concessions component (i.e., a coffee shop/snack bar).
 - The community/recreation center may include an approximately 60-foot tall, 20-foot by 20-foot wide architectural feature that may also include wireless facilities.
- Access to Subarea 1.1 is proposed from Ortega Highway and Antonio Parkway.
- Proposed community park locations are to be identified in each Subarea Plan, per Ranch Plan PC Program, Section II.B.3.b.3.: No community park locations are proposed within Subarea 1.1.

The Subarea 1.1 Development Table (Table 1 on Page 10) expands upon the PC Statistical Table and Planning Area 1 Master Area Plan Development Table to include the details listed below, followed by the source of the requirement for inclusion in the Subarea Plan:

- Non-Residential: Gross and net acreages of non-residential uses, including maximum square footage, are provided for “Urban Activity Center (UAC)” uses for each Subarea within Planning Area 1. No acreage is proposed to be classified as Neighborhood Center or Business Park within Planning Area 1.

3.1 Land Use Plan and Subarea Plan 1.1 Development Table (continued):

- Residential:
 - a. Gross and net acres of residential uses, along with a maximum dwelling unit count, are provided for each Planning Subarea within Planning Area 1.
 - b. Maximum dwelling unit totals are provided for specific residential categories within Planning Area 1, as required by the Ranch Plan PC Program, Section II.B.3.b.2. The specific Subarea locations of dwelling units within a particular residential category will be identified with the submittal of builder's tentative tract maps and site development permits.
 - c. Gross acres of community-level parkland, as required by the Ranch Plan PC Program, Section II.B.3.b.3, and General Regulation 18. No community park locations are proposed within Subarea 1.1. Details regarding provision of parkland acreage have been specified by the Ranch Plan Local Park Implementation Program (LPIP) approved by the Subdivision Committee on March 14, 2007.
 - d. The Subarea Plan 1.1 Development Table will provide columns for tracking of "Building Permits", "Certificates of Occupancy" and "Equivalent Dwelling Units" (a factor used to determine milestones for the South County Roadway Improvement Program). When future residential development proposals within Subarea 1.1 are submitted, tracking will occur via the Annual Monitoring Report. At that time these columns will be added to the Development Table.
 - e. Age Qualified Housing: The Subarea 1.1 Development Table specifies the proposed senior citizen housing (age qualified) dwelling units by Planning Subarea, as required by the Ranch Plan PC Program, Section I.B., General Regulation 27.

In summary, when future residential development proposals within Subarea 1.1 are submitted, they must be consistent with two aspects of the Subarea 1.1 Development Table (Table 1 on Page 10):

1. The Subarea 1.1 row, including the appropriate "Gross Acres", "Net Acres" and "Maximum Dwelling Unit" totals.
2. The Residential Categories columns, including "Conventional Single-Family Dwellings", "Planned Concept Detached Dwellings", "Multiple-Family Dwellings", and "Estate Dwellings" totals.

Planning refinements and revisions may be made as these Residential Categories estimates shift and more detailed planning and engineering studies are finalized. These totals will be monitored and modified over time to reflect as-built details.

PLANNING AREA 1



Legend

- Ranch Plan Boundary
- Planning Area Boundary
- Planning Subarea Boundary
- Development Area
- ← Existing Arterials
- ← Proposed Arterials
- ← Proposed Collectors and Neighborhood Access
- Community Facility
- Community Park
- Potential HBBE Location (Home Based Business Enclave)
- 10' Interval Grading
- AQ (Age Qualified)

SUBAREA 1.1
 LAND USE PLAN
 RANCH PLAN PLANNED COMMUNITY

EXHIBIT: 4

January 2011



NOT TO SCALE

PLANNING AREA 1

Planning Area	Development Use																	Open Space Use	Planning Area Totals	
	Residential									Urban Activity Center (UAC)				Neighborhood Center		Business Park				Golf Resort Gross Acreage
	Gross Acres	Net Acres	Maximum Dwelling Units	Conventional Single-Family Detached Dwellings	Planned Concept Detached Dwellings	Multiple-Family Dwellings	Estate Dwellings	Age Qualified Dwelling Units	Maximum Non-Residential Square Footage (000)	Gross Acres	Net Acres	Maximum Square Footage of Non-Residential Uses (000)	Parkland Gross Acreage	Gross Acres	Maximum Square Footage (000)	Gross Acres	Maximum Square Footage (000)			
Planning Area 1	392	286	1,287	261	223	787	16	400	300	64	48	140	11					467	237	704
Subarea 1.1	246	185	971					300										246		
Subarea 1.2	146	101	16						300									146		
Subarea 1.4			300					100		64	48	140	11					75		

SUBAREA PLAN 1.1
 DEVELOPMENT TABLE
 RANCH PLAN PLANNED COMMUNITY

TABLE: 1

Revised February 23, 2011, per PA110003, PA110004, PA110005 and PA110006

3.2 Conceptual Grading:

Exhibit 4 (Land Use Plan) provides the Subarea 1.1 concept grading at 10-foot contour intervals, as required by Ranch Plan PC Program Text Section II.B.3.b.8. The Concept Grading Plan for each Subarea Plan must be generally consistent with the Preliminary Conceptual Grading Plan within the Master Area Plan for Planning Area 1, and all subsequent subdivision and grading permits must be consistent with Subarea 1.1 concept grading (Exhibit 4), or a Master Area Plan amendment will be required.

3.3 Circulation and Infrastructure:

The Circulation and infrastructure plans for Subarea 1.1 are consistent with the circulation and infrastructure components discussed in Section 3.4 and depicted on Exhibits 5-10 of the Planning Area 1 Master Area Plan. Compliance with these circulation and infrastructure requirements satisfies the following requirements of any Subarea Plan:

- Arterial highway locations, including secondary and collectors, as required by the Ranch Plan PC Program, Section II.B.3.b.7.
- County Bikeway, Regional Riding & Hiking Trail and Community Trail locations, as required by the Ranch Plan PC Program, Section II.B.3.b.7. (Note: The Trail and Bikeways Implementation Plan for the Ranch Plan was signed July 18, 2006 by the Director, OC Planning and the Director, OC Parks)
- Storm Drain, Water & Wastewater infrastructure, as required by the Ranch Plan PC Program, Section II.B.3.b.9.

An extensive network of extended detention basins and flood control and runoff management features will be incorporated into the Planning Area 1 land use plan, as addressed by Final Program EIR 589, Project Design Feature (PDF) 4.5-2, which requires:

“Dedicated areas are to be provided throughout the project area to provide sufficient storage for runoff volumes to mitigate increases in peak discharges and to offset impacts of existing development.”

Also, in conjunction with the preparation of each Subarea Plan, the applicant submitted and received December 6, 2006 approval of a Subarea Plan-level Water Quality Management Plan, per Final Program EIR 589 Mitigation Measure 4.5-4.

3.4 Agricultural And Other Existing And On-Going Uses:

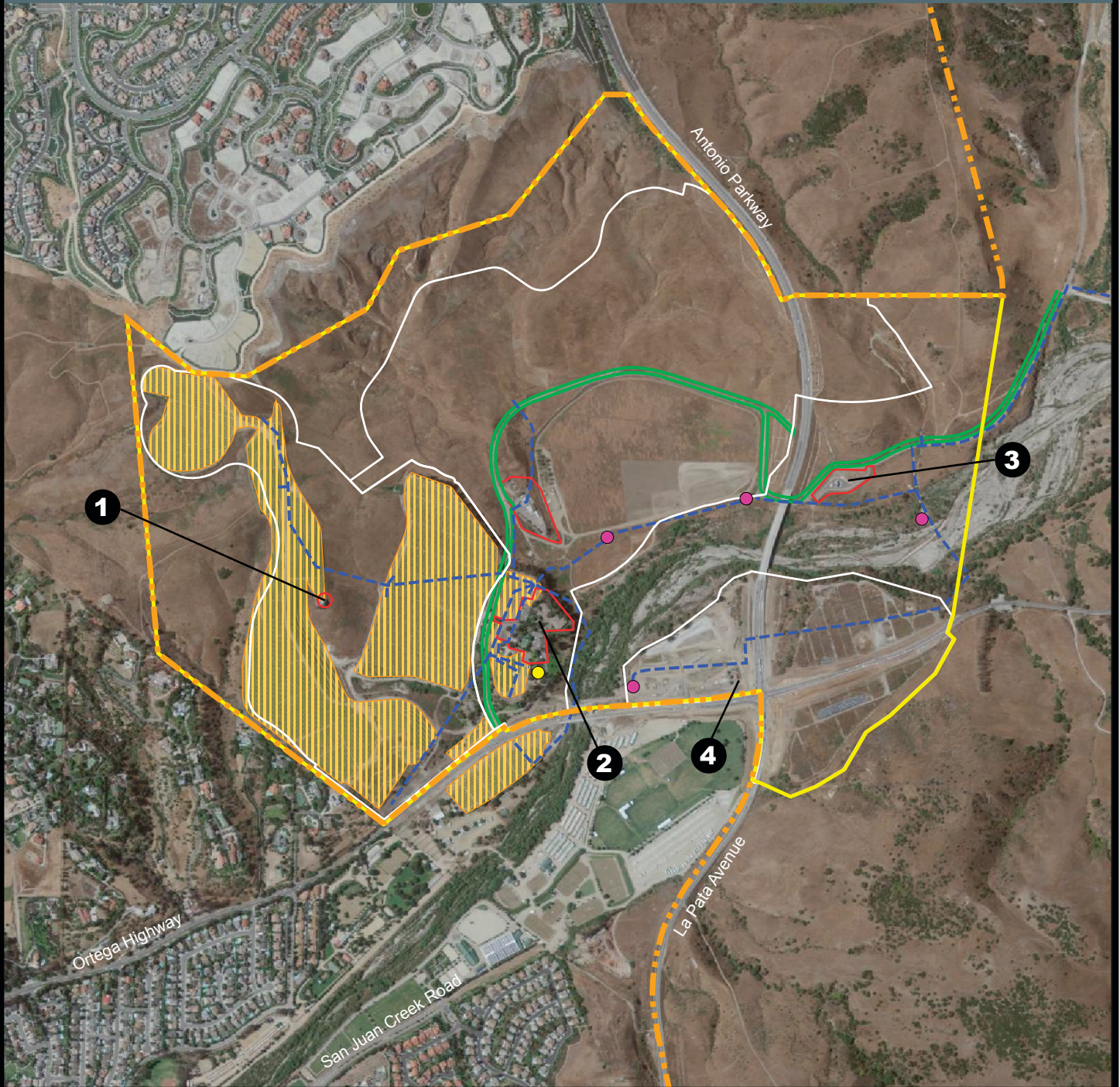
PC Program Text General Regulation 16 and Section III.H address how existing ranch infrastructure facilities may be maintained in place and/or relocated. Exhibit 5 identifies the existing location of all current agricultural and other existing and on-going uses within Subarea 1.1, as required by PC Program Text Section II.B.3.a.5.

2. Rancho Mission Viejo headquarters and associated buildings and structures, including an existing heliport and other uses in support of RMV operations.

Subarea 1.1 is also the location of the following additional agricultural and other existing and on-going uses:

- Wells, which may be expanded or relocated.
- Public/private utility buildings and structures
- Infrastructure facilities, including but not limited to all existing ranch roads, pipelines and utilities.

PLANNING AREA 1



Legend

- ① Antenna Site (Lemon Grove)
- ② RMV Headquarters & Operations
- ③ SMWD San Juan Creek Lift Station
- ④ Water Main Flow Control Facility

Planning Boundaries

- Ranch Plan Boundary
- Planning Area 1 Boundary
- Development Boundary

Existing Land Use

- Existing Uses
- RMV Residence

Existing Agriculture

- Orchards

Existing Infrastructure

- CWTRP/San Juan Lift Station Access
- Existing Ranch Well Water Lines
- Well Sites

MASTER AREA PLAN

AGRICULTURAL AND OTHER EXISTING AND ONGOING USES
RANCH PLAN PLANNED COMMUNITY

EXHIBIT: 5



NOT TO SCALE

4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

The Ranch Plan Planned Community Zoning (PC Program Text) was approved by the Orange County Board of Supervisors on November 8, 2004. This Subarea Plan 1.1 complies with the following specific requirements and provisions of Sections I and II of the Ranch Plan PC Program Text:

PC Program Text Section I. General Provisions & Conditions of Approval

A. Additional Area Plan Content (Section II.B.3.d, Page 16):

d. Where required, the Area Plan may provide additional information through text or graphics to demonstrate how the Area Plan complies with the intent and policies contained in the General Plan and the Ranch Plan PC Program. Such additional information may include the following:

1) Compatibility with existing, adjacent land uses.

No proposed land uses within Subarea 1.1 are located adjacent to existing land uses. Land use compatibility is addressed in Section 3.1 above.

2) Scenic highway treatments.

Ortega Highway west of Antonio Parkway, Antonio Parkway and Cow Camp Road are designated as Landscape Corridor Scenic Highways. The construction plans being prepared for these arterials adjacent to Subarea 1.1 incorporate the appropriate 25-foot wide Landscape Corridor Scenic Highway scenic easement.

3) Proposals for treatment of vegetation, biological resources or geological features that may be affected.

No proposed land uses within Subarea 1.1 are located adjacent to significant biological resources or geological features that may be affected.

PC Program Text Section II. Implementation Procedures

The Subarea Plan content requirements are found in the approved Ranch Plan PC Program Text Section II.B.3.b, pages 15-16, as listed below in *italics*. Following each PC Program Text requirement are specific notes on how this Subarea Plan is in compliance:

- 1) *Consistency analysis of all components listed in [PC Program Text] Section II.B.3.a.*

Subarea Plan 1.1 has been prepared consistent with all components of the Master Area Plan for Planning Area 1.

- 2) *The specific residential use categories (i.e., senior housing, estate housing, etc.) and other non-residential uses.*

See Section 3.1 above and refer to Table 1.

- 3) *Locations and more detailed acreage of park, recreation and other open space uses in accordance with [PC Program Text] General Regulation No. 18*

See Section 3.1 above and refer to Exhibit 4.

- 4) *Specify Home Based Business Enclave (HBBE) locations per Section III.A.7 [PC Program Text], with particular emphasis on compatibility with surrounding land uses*

See Section 3.1 above and refer to Exhibit 4.

- 5) *A legal description (metes and bounds) of the edge of development.*

See Attachment 1, Legal Description of Subarea Development Boundary

- 6) *A listing of agricultural and other existing and ongoing uses, per [PC Program Text] Section III.H..*

See Section 3.4 above and refer to Exhibit 5.

- 7) *Circulation features, including Master Plan of Arterial Highways (MPAH) arterial highways, collector roadways, walking, riding and hiking trails and pedestrian facilities.*

See Section 3.3 above and refer to Exhibit 6 of the PA-1 Master Area Plan.

- 8) *Concept grading plan at 10 foot contours.*

See Section 3.2 above and refer to Exhibit 4.

PC Program Text Section II. Implementation Procedures (continued):

9) *Conceptual stormwater drainage, water and wastewater system locations.*

See Section 3.3 above and refer to Exhibits 6-10 of the PA 1 Master Area Plan.

10) *Specify community facility locations, including schools.*

See Section 3.1 above and refer to Exhibit 4 and Table 1.

11) *The Planning Commission shall approve each Master Area Plan for Planning Areas 2, 6, 7 and 8 per a finding ascertaining whether the applicable Planning Reserve remains in effect. If so, the Subarea Plan shall be approved per a condition of approval restricting development until the Planning Reserve designation is lifted.*

Not applicable

4.2 Other Regulatory Compliance Requirements:

In conjunction with the approval of The Ranch Plan, the County Board of Supervisors adopted a Mitigation Monitoring and Reporting Program (MMRP) pursuant to Public Resources Code Section 21081.6. The MMRP included all the project design features (PDF), standard conditions (SC) and mitigation measures (MM) that were adopted in conjunction with approval of the project. In addition, there are a number of other compliance measures that apply to the project that also serve to reduce environmental impacts. These include provisions from the following:

- Development Agreement requirements
- Planned Community Zoning Regulations/Conditions
- South County Roadway Improvement Program (SCRIP) requirements
- Litigation Settlement Agreement requirements
- Service Provider Agreement requirements

Recognizing the number of conditions that apply to the Ranch Plan, a program for monitoring their implementation has been developed. The Mitigation and Regulation Compliance Matrix that recites and categorizes all of the Project's mitigations (from the MMRP), conditions and other project requirements adopted with the initial approving actions and agreements. Over time, the Regulation Compliance Matrix may be supplemented with added requirements as more detailed plans and programs are approved for the Ranch Plan Project. The Regulation Compliance Matrix represents a single source of the Project's requirements that will be maintained and available for application to subsequent entitlement plans. The program allows for the sorting of the measures to determine which measures are applicable to each portion of the Ranch Plan (i.e., by Planning Area), as well as at each level of entitlement. The measures within the Mitigation and Regulatory Compliance Matrix applicable to Planning Area 1 have been included as part of Addendum No. 1 (PA06-0023) for Final EIR 589, as pertaining to this Subarea Plan (under separate cover).

A. Final Program EIR 589, MM 4.15-2 requires:

“As part of the Area Plan and tentative tract map process, the developer shall coordinate with OCFA on street design to ensure arterial highways and local streets meet OCFA requirements, provide adequate turn around locations and widths, and signal preemption is installed in all new traffic signals within the Ranch Plan area. For gated communities, emergency opening devices shall be installed.”

These requirements are addressed as part of the Fire Protection Program approved (as required by Condition of Approval No. 8) prior to Master Area Plan approval. (Note: The Ranch Plan Fire Protection Program was approved by the Orange County Board of Supervisors on July 31, 2007)

Attachment 1: Legal Description

10-1160-20 (D)
01-20-11

EXHIBIT A

LEGAL DESCRIPTION REVISED PLANNING AREA ONE DEVELOPMENT BOUNDARY

SUB-AREA 1.1

Those portions of Parcels 38, 39, and 43 of Certificate of Compliance CC 2001-01, in the Unincorporated Territory of the County of Orange, State of California, recorded July 26, 2001 as Instrument No. 20010508635 of Official Records, in the office of the County Recorder of said County, together with a portion of Parcels 1, 2, and 3 of Lot Line Adjustment No. LL 2007-002, recorded June 22, 2007 as Instrument No. 2007000398904 of said Official Records, and together with a portion of Rancho Mission Viejo, in said Unincorporated Territory, as shown on the map recorded in Book 1, Pages 63 and 64, both of Patents, Records of Los Angeles County, California, in the office of the County Recorder of said Los Angeles County, described as follows:

Beginning at the Northwesterly terminus of that certain course in the general Northerly line of Parcel One of Planning Area One Development Boundary, as shown on Record of Survey No. 2006-1181, filed in Book 218, Pages 14 through 24, inclusive, of Records of Survey, in the office of said Orange County Recorder, shown as having a bearing and distance of "N 42°06'24" W 184.00' "; thence along said general Northerly line and the general Easterly line and the Southeasterly line of said Parcel One, the following courses: South 42°06'24" East 184.00 feet to the beginning of a curve concave Southwesterly having a radius of 2288.00 feet, Southeasterly 888.37 feet along said curve through a central angle of 22°14'47", non-tangent on a radial line of said curve North 70°08'23" East 124.00 feet, North 90°00'00" East 652.19 feet, South 4°11'52" East 79.42 feet, South 74°17'30" East 36.14 feet to the beginning of a curve concave Southwesterly having a radius of 82.50 feet, Southeasterly 55.55 feet along said curve through a central angle of 38°34'53", South 35°42'37" East 124.25 feet to the beginning of a curve concave Northeasterly having a radius of 97.50 feet, Southeasterly 9.01 feet along said curve through a central angle of 5°17'41", South 41°00'18" East 141.24 feet to the beginning of a curve concave Southwesterly having a radius of 82.50 feet, Southeasterly 13.34 feet along said curve through a central angle of 9°15'57", South 31°44'21" East 209.57 feet, South 34°45'01" East 257.69 feet, South 35°06'58" East 56.14 feet to the beginning of a curve concave Southwesterly having a radius of 82.50 feet, Southeasterly 26.84 feet along said curve through a central angle of 18°38'34" to the beginning of a non-tangent curve concave Northerly having a radius of 1942.00 feet, a radial line of last said curve to said point bears South 21°24'33" East, Westerly 1220.55 feet along said curve through a central angle of 36°00'38" to a point on a non-tangent curve concave Westerly having a radius of 2288.00 feet, a radial line of last said curve to said point bears South 88°33'51" East, Southerly 542.64 feet along said curve through a central angle of 13°35'19",

non-tangent South $39^{\circ}42'19''$ West 162.94 feet to the beginning of a curve concave Northwesterly having a radius of 1000.00 feet, and Southwesterly 72.04 feet along said curve through a central angle of $4^{\circ}07'40''$; thence leaving said Southeasterly line non-tangent South $12^{\circ}51'12''$ West 168.52 feet; thence South $81^{\circ}03'42''$ West 154.73 feet to the beginning of a curve concave Northerly having a radius of 500.00 feet; thence Westerly 39.58 feet along said curve through a central angle of $4^{\circ}32'06''$ to the beginning of a reverse curve concave Southerly having a radius of 1000.00 feet; thence Westerly 143.48 feet along said curve through a central angle of $8^{\circ}13'14''$ to the beginning of a reverse concave Southeasterly having a radius of 300.00 feet; thence Southwesterly 36.34 feet along said curve through a central angle of $6^{\circ}56'28''$ to the beginning of a reverse curve concave Northwesterly having a radius of 800.00 feet; thence Southwesterly 154.54 feet along said curve through a central angle of $11^{\circ}04'06''$ to the beginning of a reverse curve concave Southeasterly having a radius of 200.00 feet; thence Southwesterly 38.28 feet along said curve through a central angle of $10^{\circ}58'03''$ to the beginning of a reverse curve concave Northwesterly having a radius of 5000.00 feet; thence Southwesterly 168.74 feet along said curve through a central angle of $1^{\circ}56'01''$; thence South $72^{\circ}28'10''$ West 128.26 feet to the beginning of a curve concave Southeasterly having a radius of 645.50 feet; thence Southwesterly 102.70 feet along said curve through a central angle of $9^{\circ}06'56''$ to a point on said Southeasterly, said point being on a non-tangent curve concave Southeasterly having a radius of 400.00 feet, a radial line of last said curve to said point bears North $40^{\circ}00'52''$ West; thence along said Southeasterly line, the following courses: Southwesterly 141.58 feet along said curve through a central angle of $20^{\circ}16'49''$ to the beginning of a reverse curve concave Northwesterly having a radius of 1000.00 feet, Southwesterly 891.44 feet along said curve through a central angle of $51^{\circ}04'33''$, non-tangent South $26^{\circ}22'35''$ East 235.45 feet, South $11^{\circ}32'42''$ West 708.08 feet, and South $6^{\circ}56'35''$ East 319.68 feet to a point on the Southerly right-of-way line of Ortega Highway, as shown on said Record of Survey; thence leaving said Southeasterly line and along said Southerly right-of-way line, the following courses: South $83^{\circ}12'45''$ West 46.26 feet to the beginning of a curve concave Southeasterly having a radius of 1480.00 feet, Southwesterly 224.13 feet along said curve through a central angle of $8^{\circ}40'36''$, non-tangent on a radial line of said curve North $15^{\circ}27'51''$ West 50.00 to a point on a non-tangent curve concave Southeasterly having a radius 1530.00 feet, a radial line of said curve to said point bears North $15^{\circ}27'51''$ West, Southwesterly 257.61 feet along said curve through a central angle of $9^{\circ}38'50''$ to a point on the general Southwesterly line of said Parcel One; thence leaving said Southerly right-of-way line and along said general Southwesterly line, the following courses: North $25^{\circ}06'41''$ 135.14 feet to the beginning of a non-tangent curve concave Southeasterly having a radius of 1030.00 feet, a radial line of said curve to said point bears North $29^{\circ}11'37''$ West, and Southwesterly 112.58 feet along said curve through a central angle of $6^{\circ}15'45''$; thence leaving said general Southwesterly line non-tangent North $32^{\circ}53'53''$ West 33.67 feet; thence North $29^{\circ}11'30''$ West 93.05 feet to the beginning of a curve concave Northeasterly having a radius of 928.00 feet; thence Northwesterly 336.42 feet along said curve through a central angle of $20^{\circ}46'16''$; thence North $8^{\circ}25'14''$ West 46.66 feet to the beginning of a curve concave Easterly having a radius of 1028.00 feet; thence

Northerly 440.74 feet along said curve through a central angle of 24°33'53"; thence North 16°08'39" East 165.55 feet to the beginning of a curve concave Southeasterly having a radius of 591.50 feet; thence Northeasterly 167.73 feet along said curve through a central angle of 16°14'50"; thence North 32°23'29" East 170.83 feet; thence South 57°36'31" East 8.00 feet; thence North 32°23'29" East 112.57 feet to the beginning of a curve concave Westerly having a radius of 90.00 feet; thence Northerly 69.77 feet along said curve through a central angle of 44°24'55" to the beginning of a reverse curve concave Easterly having a radius of 78.00 feet; thence Northerly 33.46 feet along said curve through a central angle of 24°34'47" to the Northeasterly line of Parcel 1 of said Lot Line Adjustment LL 2007-002; thence along said Northeasterly line, the following courses: non-tangent North 35°40'51" West 769.65 feet, North 63°33'54" West 37.10 feet to the beginning of a non-tangent curve concave Southwesterly having a radius of 37.00 feet, a radial line of said curve to said point bears South 87°23'36" East, Northwesterly 39.79 feet along said curve through a central angle of 61°37'07" to the beginning of a compound curve concave Southwesterly having a radius of 86.00 feet, Northwesterly 27.35 feet along said curve through a central angle of 18°13'22" to the beginning of a reverse curve concave Northeasterly having a radius of 234.00 feet, Northwesterly 90.21 feet along said curve through a central angle of 22°05'16", North 55°08'49" West 46.02 feet to the beginning of a curve concave Southwesterly having a radius of 126.00 feet, Northwesterly 51.99 feet along said curve through a central angle of 23°38'36", North 78°47'25" West 63.55 feet to the beginning of a curve concave Northeasterly having a radius of 204.00 feet, Northwesterly 78.68 feet along said curve through a central angle of 22°05'51", North 56°41'34" West 44.79 feet to the beginning of a non-tangent curve concave Southeasterly having a radius of 6621.37 feet, a radial line of said curve to said point bears North 31°40'27" West, Southwesterly 526.75 feet along said curve through a central angle of 4°33'29", and non-tangent North 44°11'53" West 155.40 feet; thence leaving said Northeasterly line North 54°30'21" East 354.95 feet; thence North 35°29'39" West 179.64 feet to the beginning of a curve concave Northeasterly having a radius of 300.00 feet; thence Northwesterly 108.65 feet along said curve through a central angle of 20°45'04"; thence North 14°44'35" West 129.24 feet to the beginning of a curve concave Easterly having a radius of 300.00 feet; thence Northerly and Northeasterly 269.66 feet along said curve through a central angle of 51°30'07"; thence North 36°45'32" East 200.89 feet to the beginning of curve concave Northwesterly having a radius of 500.00 feet; thence Northeasterly 112.95 feet along said curve through a central angle of 12°56'36"; thence North 23°48'56" East 583.88 feet to the beginning of a curve concave Southeasterly having a radius of 250.00 feet; thence Northeasterly 231.04 feet along said curve through a central angle of 52°57'01"; thence North 76°45'57" East 504.69 feet to the beginning of a curve concave Southerly having a radius of 200.00 feet; thence Easterly 167.97 feet along said curve through a central angle of 48°07'07"; thence South 55°06'56" East 227.00 feet to the beginning of a curve concave Northerly having a radius of 200.00 feet; thence Easterly 253.79 feet along said curve through a central angle of 72°42'16"; thence North 52°10'48" East 364.70 feet to the beginning of a curve concave Northwesterly having a radius of 300.00 feet; thence Northeasterly 221.63 feet along said curve through a central angle of 42°19'44"; thence North 9°51'04" East 108.08 feet to the

beginning of a curve concave Southeasterly having a radius of 300.00 feet; thence Northeasterly 175.20 feet along said curve through a central angle of 33°27'37"; thence North 43°18'41" East 137.50 feet to the beginning of a curve concave Southeasterly having a radius of 200.00 feet; thence Northeasterly 112.63 feet along said curve through a central angle of 32°16'03"; thence North 75°34'44" East 121.72 feet to the beginning of a curve concave Southerly having a radius of 300.00 feet; thence Easterly 165.29 feet along said curve through a central angle of 31°34'03"; thence South 72°51'13" East 169.93 feet; thence North 11°44'26" East 101.68 feet to the beginning of a curve concave Southwesterly having a radius of 450.00 feet, a radial line of said curve to said point bears North 08°40'58" East, the Southeasterly terminus of said curve being tangent to said course in the general Northerly line of Parcel One described as having a bearing and distance of "South 42°06'24" East 184.00 feet" at the Northwesterly terminus of said courses; thence Southeasterly 307.96 feet along said curve through a central angle of 39°12'40" to the point of beginning.

Containing an area of 246.992 acres, more or less.

Subject to covenants, conditions, reservations, rights-of-way and easements, if any, of record.

SUB-AREA 1.2

That portion of Parcel 1 of Lot Line Adjustment No. LL 2007-002, in the Unincorporated Territory of the County of Orange, State of California, recorded June 22, 2007 as Instrument No. 2007000398904 of Official Records, in the office of the County Recorder of said County, together with a portion of Rancho Mission Viejo, in said Unincorporated Territory, as shown on the map recorded in Book 1, Pages 63 and 64, both of Patents, Records of Los Angeles County, California, in the office of the County Recorder of said Los Angeles County, described as follows:

Beginning at the Southwesterly terminus of that certain course along the general Southwesterly line of Parcel One of Planning Area One Development Boundary, as shown on Record of Survey No. 2006-1181, filed in Book 218, Pages 14 through 24, inclusive, of Records of Survey, in the office of said Orange County Recorder, shown as having a bearing and distance of "N 50°37'08" E 1060.72' "; thence along said general Southwesterly line, the following courses: North 50°37'08" East 1060.72 feet to the beginning of a curve concave Southeasterly having a radius of 1030.00 feet, and Northeasterly 70.50 feet along said curve through a central angle of 3°55'19" to the Southwesterly corner of Sub-Area 1.1, as described herein above; thence leaving said general Southwesterly line and along the Southwesterly line of said Sub-Area 1.1, the following courses: non-tangent North 32°53'53" West 33.67 feet, North 29°11'30" West 93.05 feet to the beginning of a curve concave Northeasterly having a radius of 928.00 feet, Northwesterly 336.42 feet along said curve through a central angle of 20°46'16", North 8°25'14" West 46.66 feet to the beginning of a curve concave Easterly having a

radius of 1028.00 feet, Northerly 440.74 feet along said curve through a central angle of 24°33'53", North 16°08'39" East 165.55 feet to the beginning of a curve concave Southeasterly having a radius of 591.50 feet, Northeasterly 167.73 feet along said curve through a central angle of 16°14'50", North 32°23'29" East 170.83 feet, South 57°36'31" East 8.00 feet, North 32°23'29" East 112.57 feet to the beginning of a curve concave Westerly having a radius of 90.00 feet, Northerly 69.77 feet along said curve through a central angle of 44°24'55" to the beginning of a reverse curve concave Easterly having a radius of 78.00 feet, Northerly 33.46 feet along said curve through a central angle of 24°34'47" to the Northeasterly line of said Parcel 1, continuing along said Southwesterly line and along said Northeasterly line, non-tangent North 35°40'51" West 769.65 feet, North 63°33'54" West 37.10 feet to the beginning of a non-tangent curve concave Southwesterly having a radius of 37.00 feet, a radial line of said curve to said point bears South 87°23'36" East, Northwesterly 39.79 feet along said curve through a central angle of 61°37'07" to the beginning of a compound curve concave Southwesterly having a radius of 86.00 feet, Northwesterly 27.35 feet along said curve through a central angle of 18°13'22" to the beginning of a reverse curve concave Northeasterly having a radius of 234.00 feet, Northwesterly 90.21 feet along said curve through a central angle of 22°05'16", North 55°08'49" West 46.02 feet to the beginning of a curve concave Southwesterly having a radius of 126.00 feet, Northwesterly 51.99 feet along said curve through a central angle of 23°38'36", North 78°47'25" West 63.55 feet to the beginning of a curve concave Northeasterly having a radius of 204.00 feet, Northwesterly 78.68 feet along said curve through a central angle of 22°05'51", North 56°41'34" West 44.79 feet to the beginning of a non-tangent curve concave Southeasterly having a radius of 6621.37 feet, a radial line of said curve to said point bears North 31°40'27" West, Southwesterly 526.75 feet along said curve through a central angle of 4°33'29", and non-tangent North 44°11'53" West 155.40 feet to the Northwesterly corner of said Sub-Area 1.1; thence leaving said Southwesterly line and continuing along said Northeasterly line North 44°11'53" West 402.06 feet to the general Northerly line of said Parcel One; thence along said Northeasterly line and said general Northerly line North 73°54'33" West 199.59 feet to the beginning of a non-tangent curve Southwesterly having a radius of 425.00 feet, a radial line of said curve to said point bears South 80°01'04" East, and Northerly and Northwesterly 499.80 feet along said curve through a central angle of 67°22'48"; thence leaving said Northeasterly line and continuing along said Northerly line, the general Westerly and the general Southwesterly line of said Parcel One, the following courses: Northwesterly 108.17 feet continuing along said curve through a central angle of 14°34'57", North 71°58'49" West 386.71 feet, North 85°45'13" West 232.24 feet, North 85°45'13" West 185.48 feet to the beginning of a curve concave Northeasterly having a radius of 25.00 feet, Northwesterly 15.16 feet along said curve through a central angle of 34°45'02" to the beginning of a reverse curve concave Southeasterly having a radius of 175.00 feet, Westerly and Southwesterly 369.96 feet along said curve through a central angle of 121°07'34" to the beginning of a compound curve concave Easterly having a radius of 250.00 feet, Southerly 178.43 feet along said curve through a central angle of 40°53'32" to the beginning of a reverse curve concave Westerly having a radius of 25.00 feet, Southerly 25.79 feet along said curve through a central angle of 59°06'19" to the

beginning of a reverse curve concave Northeasterly having a radius of 450.00 feet, Southerly, Southeasterly and Easterly 1193.39 feet along said curve through a central angle of 151°56'48" to the beginning of a reverse curve concave Southwesterly having a radius of 225.00 feet, Northeasterly, Easterly and Southeasterly 431.97 feet through a central angle of 110°00'00", South 15°51'46" East 198.90 feet to the beginning of a curve concave Northeasterly having a radius of 200.00 feet, Southeasterly 87.27 feet along said curve through a central angle of 25°00'00" to the beginning of a non-tangent curve concave Westerly having a radius of 600.00 feet, a radial line of said curve to said point bears North 63°58'34" East, Southerly 360.78 feet along said curve through a central angle of 34°27'07" to the beginning of a non-tangent curve concave Northwesterly having a radius of 750.00 feet, a radial line of said curve to said point bears South 86°48'56" East, Southwesterly 392.70 feet along said curve through a central angle of 30°00'00" to the beginning of a reverse curve concave Southeasterly having a radius of 750.00 feet, Southwesterly 405.79 feet along said curve through a central angle of 31°00'00", South 02°11'04" West 518.17 feet to the beginning of a curve concave Northeasterly having a radius of 225.00 feet, Southeasterly 255.25 feet along said curve through a central angle of 65°00'00" to the beginning of a reverse curve concave Southwesterly having a radius of 1000.00 feet, Southeasterly 436.33 feet along said curve through a central angle of 25°00'00" to the beginning of a reverse curve concave Northeasterly having a radius of 500.00 feet, Southeasterly 192.79 feet along said curve through a central angle of 22°05'31", non-tangent on a radial line of said curve South 30°05'33" West 27.64 feet, South 52°57'24" East 770.00 feet to the beginning of a non-tangent curve concave Northwesterly having a radius of 4970.00 feet, a radial line of said curve to said point bears South 37°58'24" East, and Northeasterly 122.11 feet along said curve through a central angle of 01°24'28" to the point of beginning.

Containing an area of 146.039 acres, more or less.

Subject to covenants, conditions, reservations, rights-of-way and easements, if any, of record.

SUB-AREA 1.4

Those portions of Parcels 43 and 44 of Certificate of Compliance CC 2001-01, in the Unincorporated Territory of the County of Orange, State of California, recorded July 26, 2001 as Instrument No. 20010508635 of Official Records, in the office of the County Recorder of said County, together with a portion of Parcel 1 of Lot Line Adjustment No. LL 2004-039, recorded October 21, 2004 as Instrument No. 2004000951825 of said Official Records, and together with a portion of Rancho Mission Viejo, in said Unincorporated Territory, as shown on the map recorded in Book 1, Pages 63 and 64, both of Patents, Records of Los Angeles County, California, in the office of the County Recorder of said Los Angeles County, described as follows:

Beginning at the Northwesterly terminus of that certain course in the Southeasterly line of Parcel Two of Planning Area One Development Boundary, as shown on Record of Survey No. 2006-1181, filed in Book 218, Pages 14 through 24, inclusive, of Records of Survey, in the office of said Orange County Recorder, shown as having a bearing and distance of "N 66°05'19" W 293.20' "; thence along said Southeasterly line, the Easterly line and the general Northerly line of said Parcel Two, the following courses: South 66°05'19" East 293.20 feet, North 68°22'04" East 242.05 feet, North 58°48'46" East 291.08 feet, North 30°21'03" East 378.05 feet, North 55°07'50" East 258.41 feet, North 47°04'43" East 542.18 feet, North 28°53'37" East 344.64 feet, North 46°46'36" West 80.60 feet, North 17°00'25" East 154.87 feet, North 32°55'34" West 190.70 feet, North 73°51'32" West 797.37 feet, South 80°14'19" West 412.18 feet, North 80°18'39" West 490.41 feet, South 69°58'55" West 167.32 feet, South 49°42'04" West 146.86 feet, South 19°30'31" West 101.84 feet, South 52°44'40" West 512.01 feet, South 63°05'30" West 293.27 feet, South 47°50'59" West 213.81 feet, South 06°10'40" East 328.89 feet, and South 46°37'09" West 212.05 feet to a point on the Southerly right-of-way line of Ortega Highway, as shown in the Grant Deed to the County of Orange, recorded August 1, 2008, as Instrument No. 2008000368965 of said Official Records, said line also being the Northerly line of Parcel 7 as described in the Grant Deed to the City of San Juan Capistrano, recorded January 20, 2010 as Instrument No. 2010000028355 of said Official Records; thence leaving said general Northerly line and along said Southerly right-of-way line and said Northerly line, the following courses: North 83°12'45" East 344.58 feet, North 06°47'15" West 19.74 feet to the beginning of a non-tangent curve concave Southerly having a radius of 6326.27 feet, a radial line of said curve to said point bears North 3°13'37" West, Easterly 24.26 feet along said curve through a central angle of 0°13'11", North 86°59'34" East 256.57 feet to the beginning of a curve concave Northerly having a radius of 4579.70 feet, Easterly 139.48 feet along said curve through a central angle of 1°44'42", non-tangent South 87°43'55" East 90.93 feet to the beginning of a non-tangent curve concave Northerly having a radius of 4591.70 feet, a radial line of said curve to said point bears South 5°52'42" East, and Easterly 206.21 feet along said curve through a central angle of 2°34'23" to the Easterly line of said Parcel 7, said Easterly line also being the Westerly right-of-way line of La Pata Avenue as described in the Grant Deed to the County of Orange, recorded January 19, 2010 as Instrument No. 2010000024584 of said Official Records, said point also being the beginning of a non-tangent curve concave Northeasterly having a radius of 34.50 feet, a radial line of said curve to said point bears South 60°30'22" West; thence leaving said Southerly right-of-way line and along said Easterly line and said Westerly right-of-way line, the following courses: Southeasterly 41.25 feet along said curve through a central angle of 68°30'16", North 82°00'06" East 59.70 feet to the beginning of a curve concave Southwesterly having a radius of 78.00 feet, Southeasterly 49.35 feet along said curve through a central angle of 36°14'32", South 61°45'02" East 40.26 feet, South 85°16'34" West 41.35 feet, South 69°08'37" West 83.80 feet, South 56°02'56" East 85.30 feet, South 05°48'04" East 19.90 feet, South 70°06'32" West 20.07 feet, South 00°48'27" East 41.65 feet, South 71°51'46" East 19.10 feet, South 01°37'48" West 208.20 feet, South 09°08'15" West 106.41 feet, South 11°35'41" West 171.67 feet, South 26°29'00" East

61.88 feet, and South 68°03'51" East 26.70 feet to a point on a non-tangent curve concave Northwesterly having a radius of 1550.00 feet, a radial line of said curve to said point bears South 68°03'51" East; thence leaving said Easterly line and said Westerly right-of-way line Northeasterly 85.42 feet along said curve through a central angle of 03°09'27" to a point on said Southeasterly line; thence non-tangent South 87°07'58" East 103.73 feet to the point of beginning.

EXCEPTING therefrom that certain land described in the deed to the Capistrano Valley Water District, recorded November 19, 1993 as Instrument No. 93-0806017 of said Official Records.

TOGETHER with that portion of said Grant Deed to the Capistrano Valley Water District granted to the County of Orange by Grant Deed recorded March 31, 1999 as Instrument No. 19990236394 of said Official Records.

Containing an area of 79.108 acres, more or less.

Subject to covenants, conditions, reservations, rights-of-way and easements, if any, of record.

As shown on Exhibit B attached hereto and by this reference made a part thereof.



JAMES F. GILLEN, PLS 5557

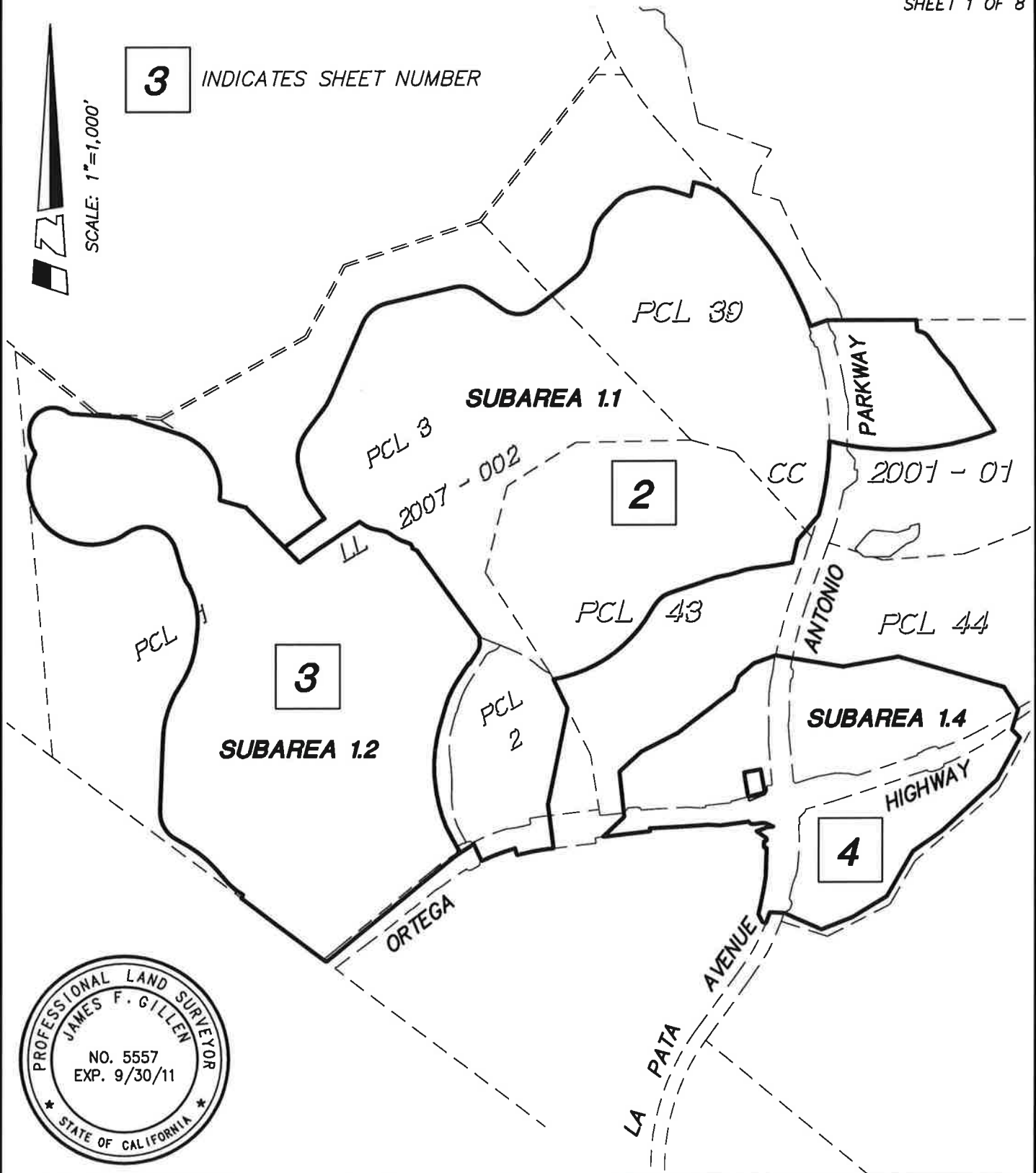




SCALE: 1"=1,000'

3

INDICATES SHEET NUMBER



HUITT-ZOLLARS

Huitt-Zollars, Inc. Irvine
 430 Exchange, Suite 200, Irvine, CA 92602-1315
 Phone (714) 734-5100 Fax (714) 734-5155

APPROVED BY

1/20/2011

SKETCH TO ACCOMPANY
 A LEGAL DESCRIPTION

EXHIBIT 'B'
REVISED PLANNING
AREA ONE
DEVELOPMENT BOUNDARY

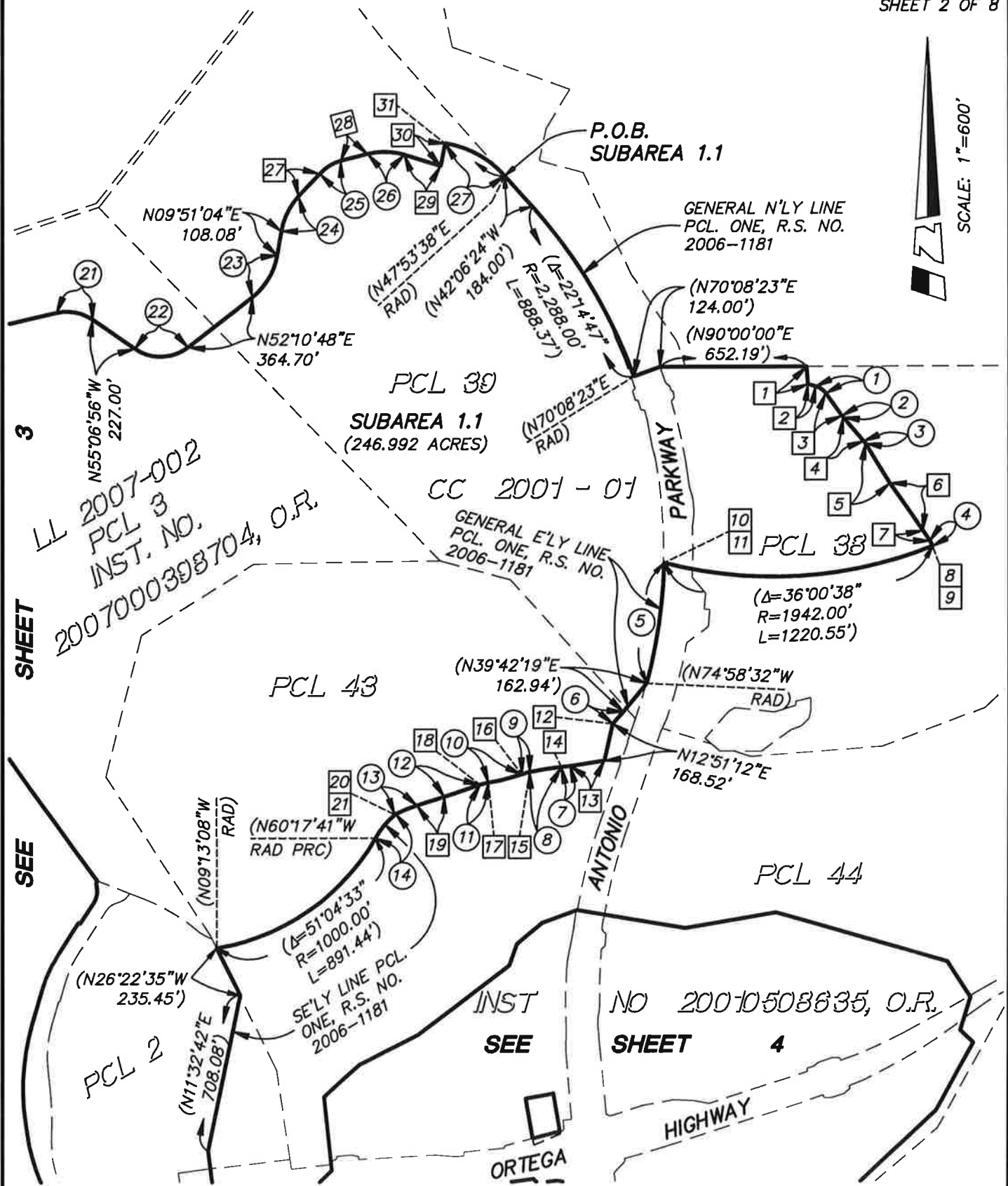
SCALE AS SHOWN

DRAWN BY DWM

CHECKED BY PMc

DATE 1/20/2011

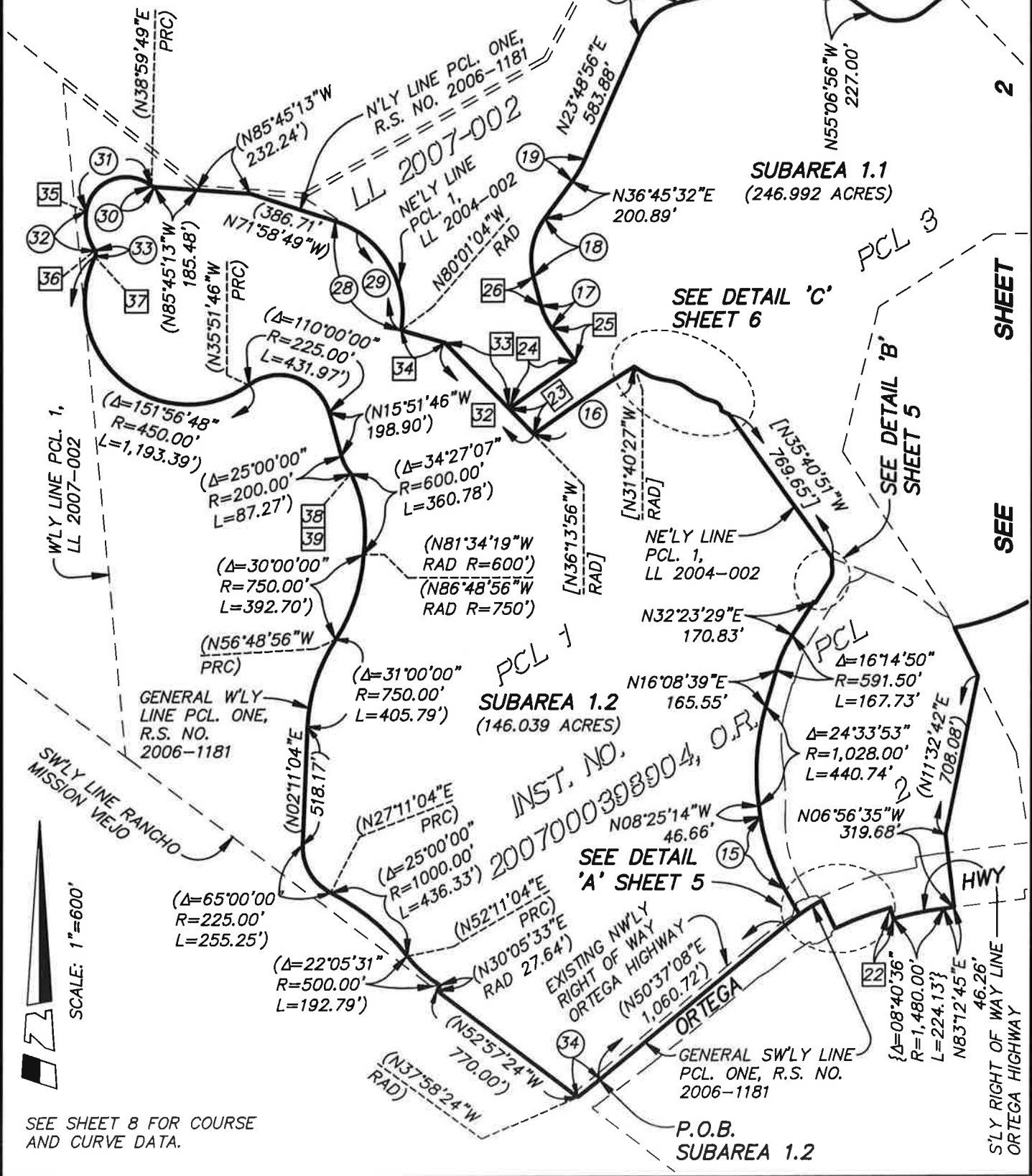
JOB NO. 10-1160-20



(XXX) INDICATES MEASURED & RECORD DATA PER R.S. NO. 2006-1181, R.S.B. 218/14-24.

SEE SHEET 8 FOR COURSE AND CURVE DATA

(XXX) INDICATES MEASURED & RECORD DATA PER R.S. NO. 2006-1181, R.S.B. 21B/14-24.
 [XXX] INDICATES MEASURED & RECORD DATA PER LOT LINE ADJUSTMENT LL 2007-002, INST. NO. 2007000398904, O.R.
 {XXX} INDICATES MEASURED & RECORD DATA PER GRANT DEED, INST. NO. 2010000028355, O.R.

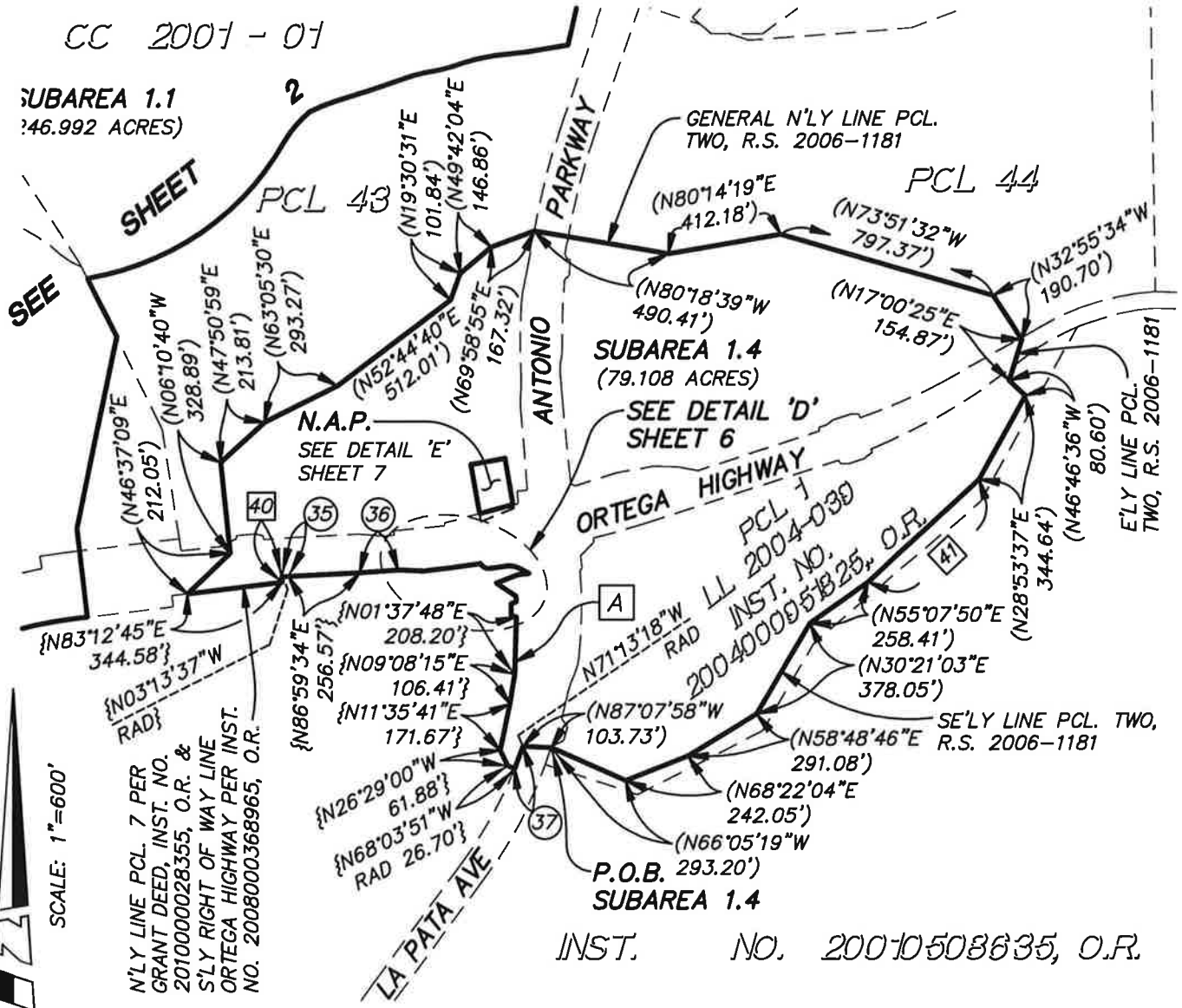


SEE SHEET 8 FOR COURSE AND CURVE DATA.

CC 2001 - 01

SUBAREA 1.1
(46.992 ACRES)

SEE SHEET



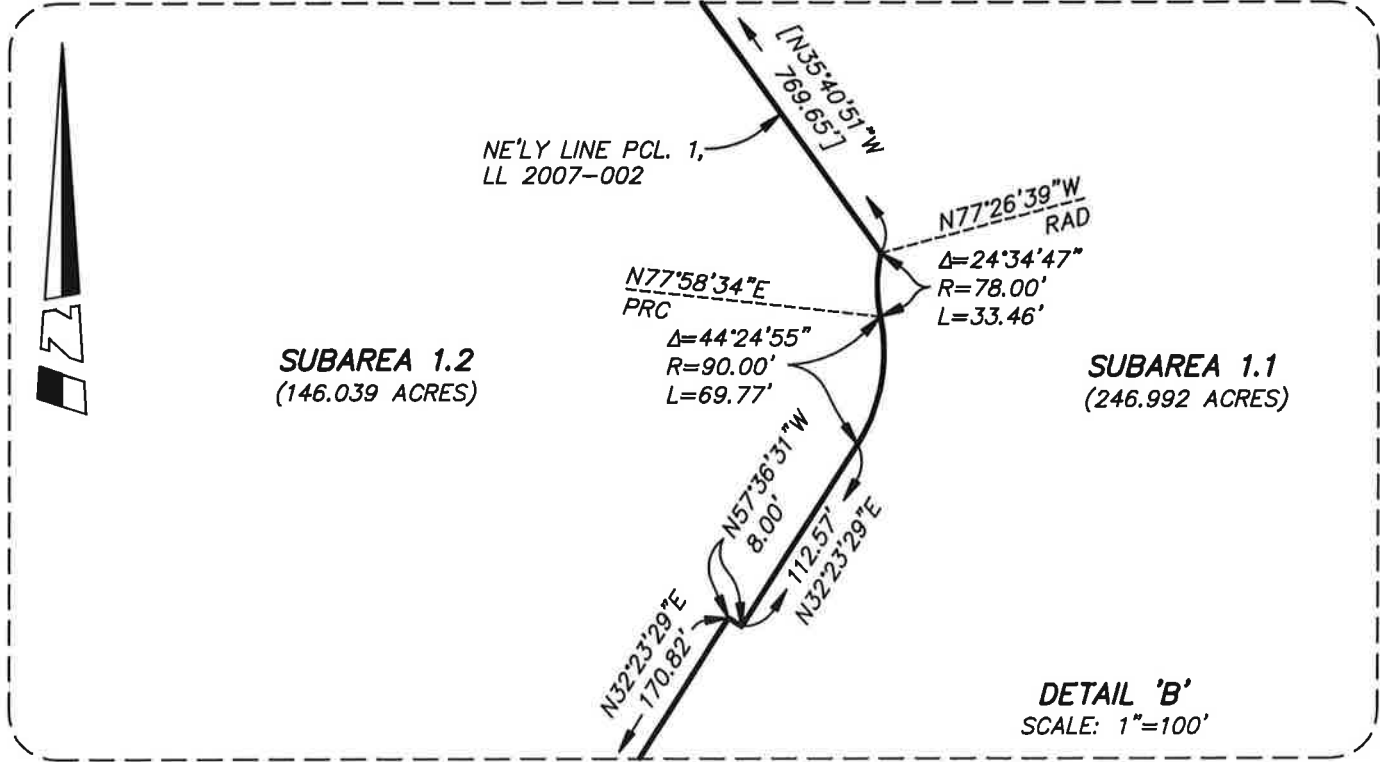
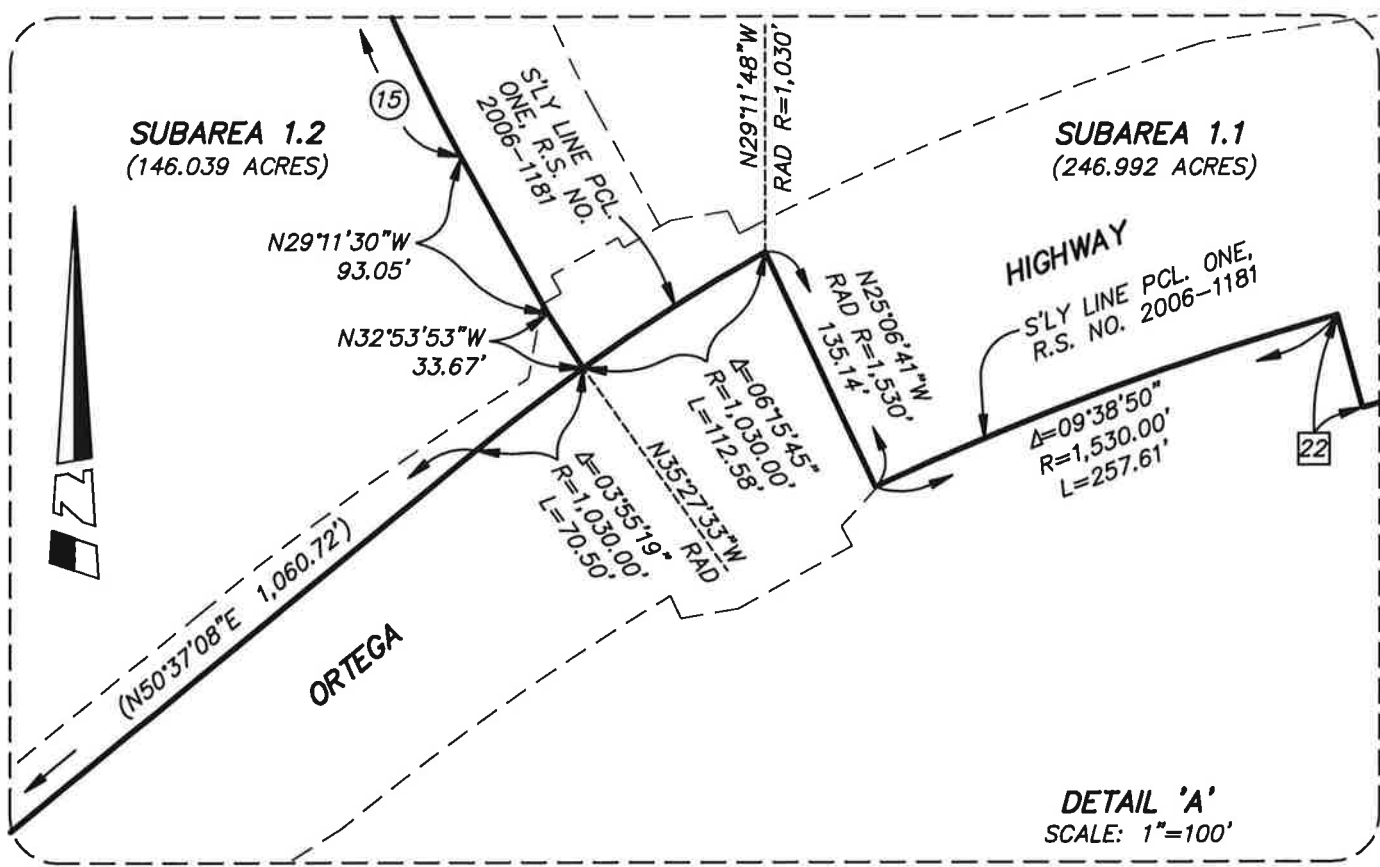
SCALE: 1"=600'

N'LY LINE PCL. 7 PER GRANT DEED, INST. NO. 2010000028355, O.R. & S'LY RIGHT OF WAY LINE ORTEGA HIGHWAY PER INST. NO. 2008000368965, O.R.

A E'LY LINE PCL. 7 PER GRANT DEED, INST. NO. 2010000028355, O.R. & W'LY RIGHT OF WAY LINE LA PATA AVENUE PER INST. NO. 2010000024584, O.R.

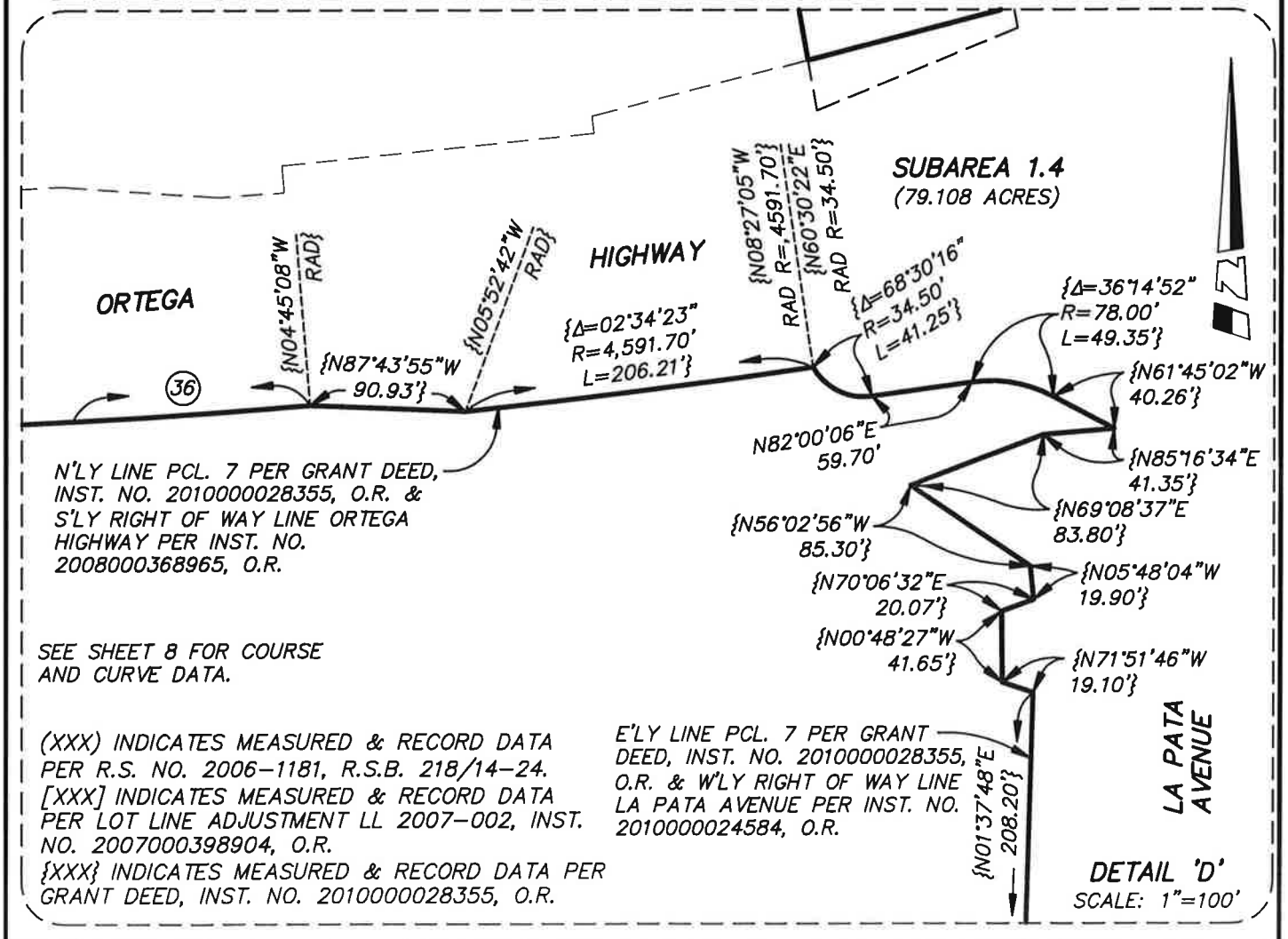
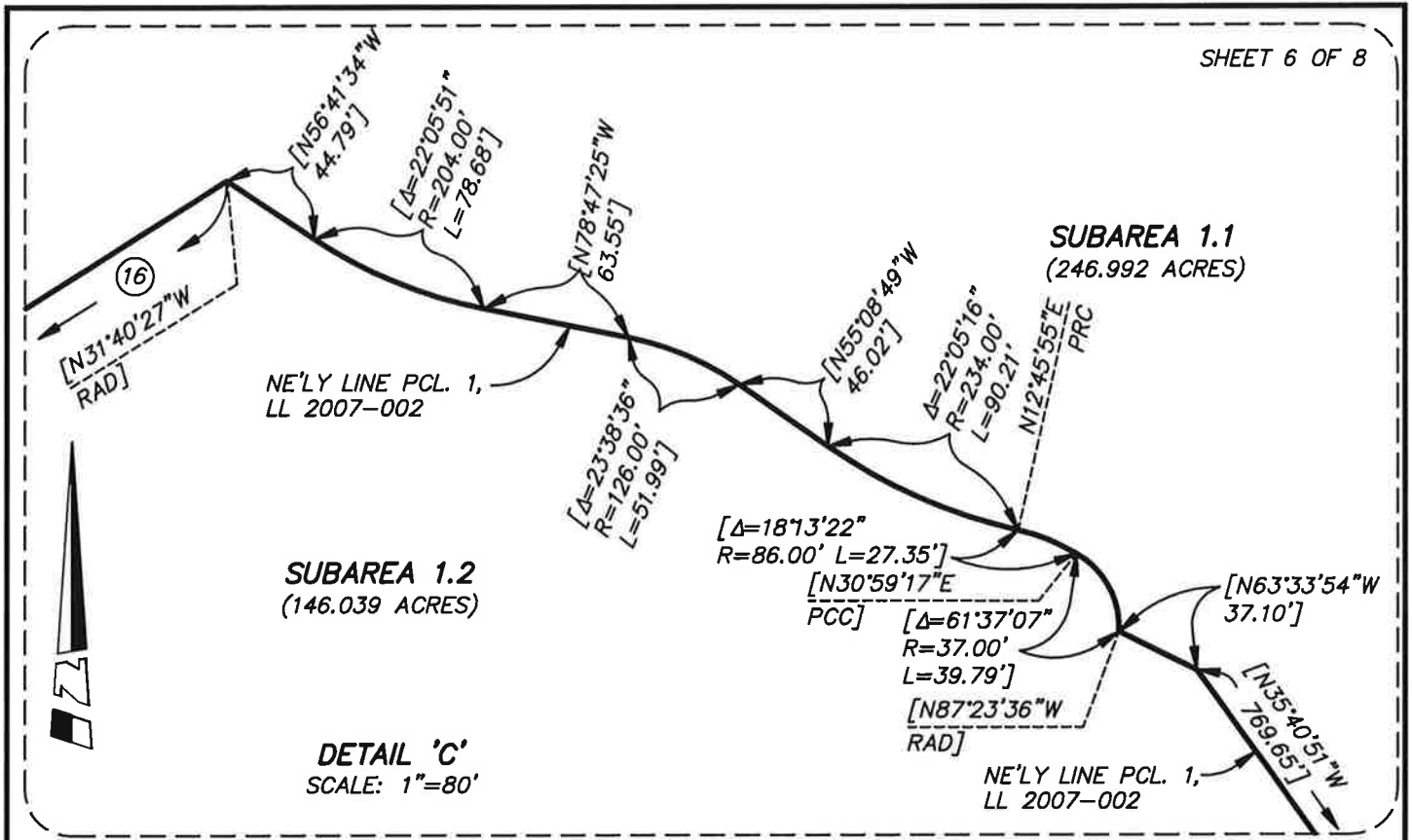
(XXX) INDICATES MEASURED & RECORD DATA PER R.S. NO. 2006-1181, R.S.B. 218/14-24.
 {XXX} INDICATES MEASURED & RECORD DATA PER GRANT DEED, INST. NO. 2010000028355, O.R.

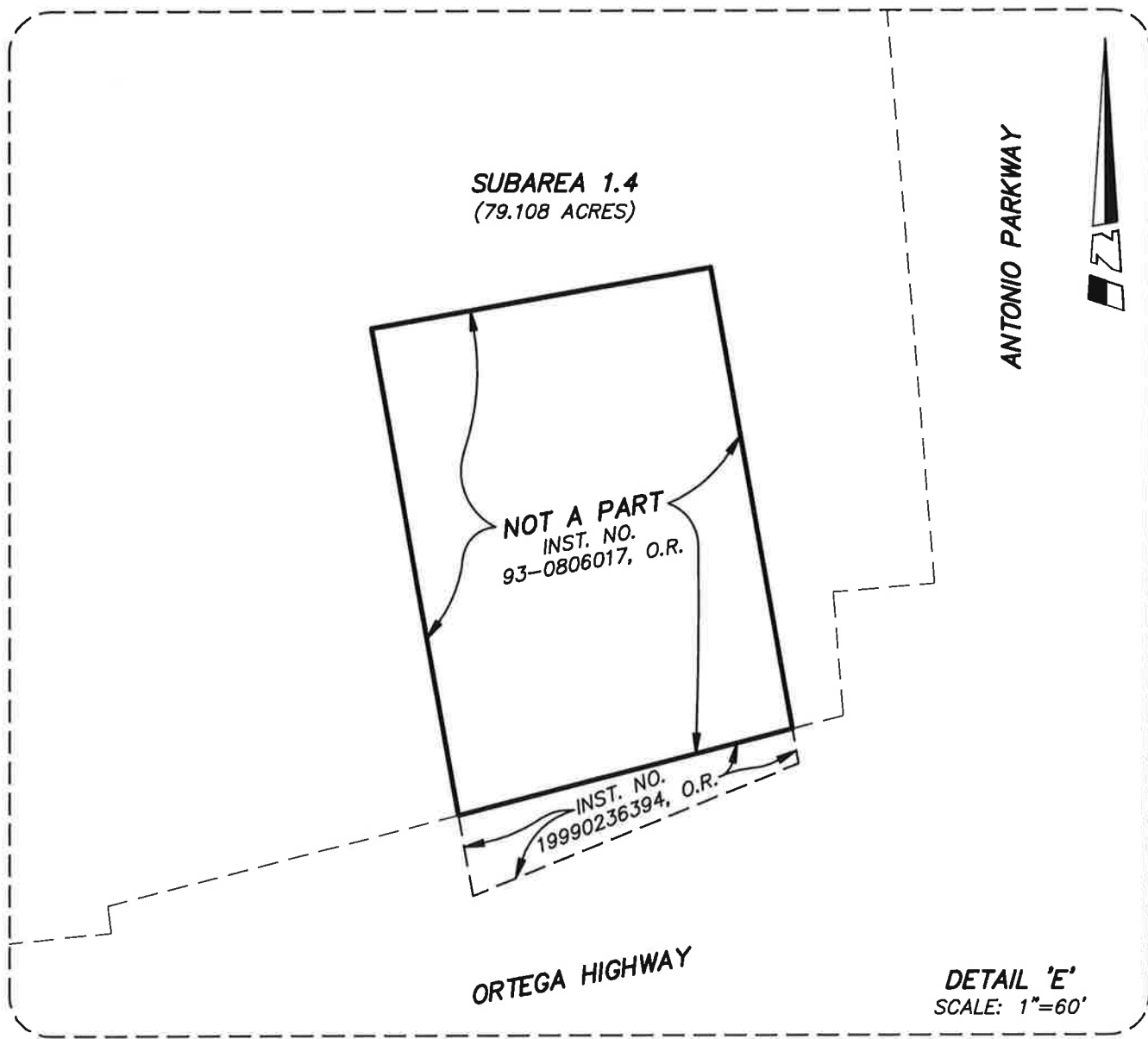
SEE SHEET 8 FOR COURSE AND CURVE DATA.



(XXX) INDICATES MEASURED & RECORD DATA PER R.S. NO. 2006-1181, R.S.B. 218/14-24.
 [XXX] INDICATES MEASURED & RECORD DATA PER LOT LINE ADJUSTMENT LL 2007-002, INST. NO. 2007000398904, O.R.
 {XXX} INDICATES MEASURED & RECORD DATA PER GRANT DEED, INST. NO. 201000028355, O.R.

SEE SHEET 8 FOR COURSE AND CURVE DATA.





SUBAREA 1.4
(79.108 ACRES)

NOT A PART
INST. NO.
93-0806017, O.R.

INST. NO.
19990236394, O.R.

ORTEGA HIGHWAY

ANTONIO PARKWAY



DETAIL 'E'
SCALE: 1"=60'

COURSE DATA:

1	(N04°11'52"W 79.42')
2	(N74°17'30"W 36.14')
3	(N35°42'37"W 124.25')
4	(N41°00'18"W 141.24')
5	(N31°44'21"W 209.57')
6	(N34°45'01"W 257.69')
7	(N35°06'58"W 56.14')
8	(N73°31'36"E RAD R=82.50')
9	(N21°24'33"W RAD R=1942.00')
10	(N14°36'05"E RAD R=1942.00')
11	(N88°33'51"W RAD R=2288.00')
12	N46°10'01"W RAD
13	N81°03'42"E 154.73'
14	N04°24'12"W PRC
15	N12°37'26"W PCC
16	N19°33'54"W PRC
17	N08°29'48"W PRC
18	N19°27'51"W PRC
19	N72°28'10"E 128.26'
20	N26°38'46"W RAD R=649.50'
21	N40°00'52"W RAD R=400'
22	{N15°27'51"W RAD 50.00'}
23	N44°11'53"W 155.40'
24	N54°30'21"E 354.95'
25	N35°29'39"W 179.64'
26	N14°44'35"W 129.24'
27	N43°18'41"E 137.50'
28	N75°34'44"E 121.72'
29	N72°51'13"W 169.93'
30	N11°44'26"E 101.68'
31	N08°40'58"E RAD
32	[N44°11'53"W 557.46']
33	N44°11'53"W 402.06'
34	(N73°54'33"W 199.59') [N73°54'33"W 199.59']
35	(N82°07'45"W PCC)
36	(N56°58'43"E PRC)
37	(N63°54'58"W PRC)
38	(N49°08'14"E RAD R=200.00')
39	(N63°58'34"E RAD R=600.00')
40	{N06°47'15"W 19.74'}
41	(N47°04'43"E 542.18')

CURVE DATA:

①	($\Delta=38^{\circ}34'53''$ R=82.50' L=55.55')
②	($\Delta=5^{\circ}17'41''$ R=97.50' L=9.01')
③	($\Delta=9^{\circ}15'57''$ R=82.50' L=13.34')
④	($\Delta=18^{\circ}38'34''$ R=82.50' L=26.84')
⑤	($\Delta=13^{\circ}35'19''$ R=2288.00' L=542.64')
⑥	($\Delta=04^{\circ}07'40''$ R=1,000.00' L=72.04')
⑦	$\Delta=04^{\circ}32'06''$ R=500.00' L=39.58'
⑧	$\Delta=08^{\circ}13'14''$ R=1,000.00' L=143.48'
⑨	$\Delta=06^{\circ}56'28''$ R=300.00' L=36.34'
⑩	$\Delta=11^{\circ}04'06''$ R=800.00' L=154.54'
⑪	$\Delta=10^{\circ}58'03''$ R=200.00' L=38.28'
⑫	$\Delta=01^{\circ}56'01''$ R=5,000.00' L=168.74'
⑬	$\Delta=09^{\circ}06'56''$ R=645.50' L=102.70'
⑭	($\Delta=20^{\circ}16'49''$ R=400.00' L=141.58')
⑮	$\Delta=20^{\circ}46'16''$ R=928.00' L=336.42'
⑯	[$\Delta=04^{\circ}33'29''$ R=6,621.37' L=526.75']
⑰	$\Delta=20^{\circ}45'04''$ R=300.00' L=108.65'
⑱	$\Delta=51^{\circ}30'07''$ R=300.00' L=269.66'
⑲	$\Delta=12^{\circ}56'36''$ R=500.00' L=112.95'
⑳	$\Delta=52^{\circ}57'01''$ R=250.00' L=231.04'
㉑	$\Delta=48^{\circ}07'07''$ R=200.00' L=167.97'
㉒	$\Delta=72^{\circ}42'16''$ R=200.00' L=253.79'
㉓	$\Delta=42^{\circ}19'44''$ R=300.00' L=221.63'
㉔	$\Delta=33^{\circ}27'37''$ R=300.00' L=175.20'
㉕	$\Delta=32^{\circ}16'03''$ R=200.00' L=112.63'
㉖	$\Delta=31^{\circ}34'03''$ R=300.00' L=165.29'
㉗	$\Delta=39^{\circ}12'40''$ R=450.00' L=307.96'
㉘	($\Delta=81^{\circ}57'45''$ R=425.00' L=607.97')
㉙	[$\Delta=67^{\circ}22'48''$ R=425.00' L=499.80']
㉚	($\Delta=34^{\circ}45'02''$ R=25.00' L=15.16')
㉛	($\Delta=121^{\circ}07'34''$ R=175.00' L=369.96')
㉜	($\Delta=40^{\circ}53'32''$ R=250.00' L=178.43')
㉝	($\Delta=59^{\circ}06'19''$ R=25.00' L=25.79')
㉞	($\Delta=1^{\circ}24'28''$ R=4970.00' L=122.11')
㉟	{ $\Delta=0^{\circ}13'11''$ R=6,326.27' L=24.26'}
㊱	{ $\Delta=01^{\circ}44'42''$ R=4,579.70' L=139.48'}
㊲	$\Delta=3^{\circ}09'27''$ R=1,550.00' L=85.42'

(XXX) INDICATES MEASURED & RECORD DATA PER R.S. NO. 2006-1181, R.S.B. 218/14-24.

[XXX] INDICATES MEASURED & RECORD DATA PER LOT LINE ADJUSTMENT LL 2007-002, INST. NO. 2007000398904, O.R.

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Ranch Plan Planned Community

Planning Area 1

Subarea Plan 1.2

July 26, 2006

Application # PA06-0025

RMV Community Development, LLC

As Amended February 23, 2011 per Planning Application No. PA11-0005

Ranch Plan Planned Community Subarea Area Plan 1.2

As Amended February 23, 2011 per Planning Application No. PA11-0005

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ATTACHMENTS

1. Legal Description of Planning Subarea Open Space Boundary
2. Planning Area 1 Regulation Compliance Matrix (Conditions of Approval)
(under separate cover)

Ranch Plan Planned Community

Subarea Plan • Planning Area 1 • Subarea 1.2

Introduction

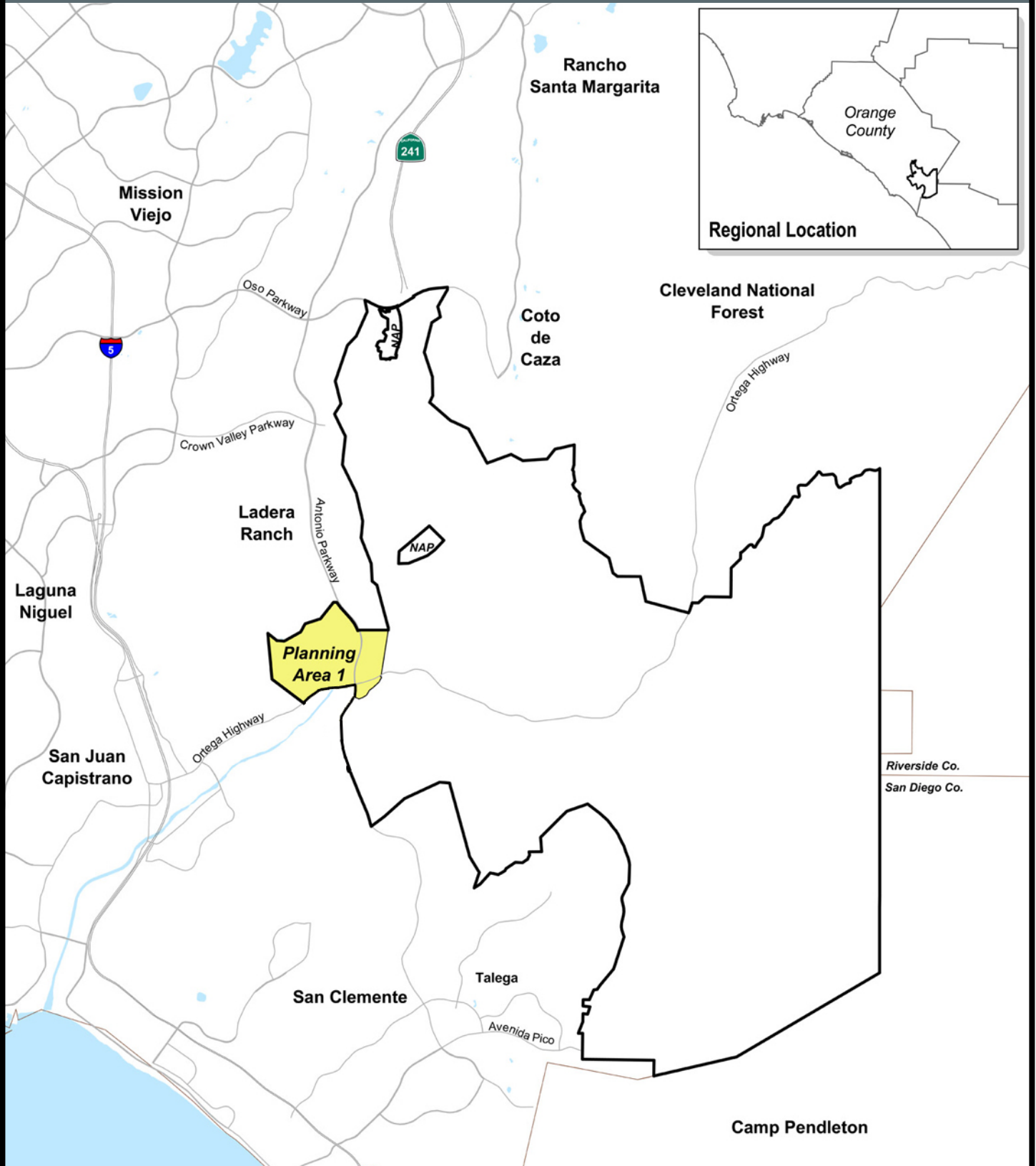
The purpose of this Subarea Plan for Ranch Plan Planned Community (PC) Planning Area 1, Subarea 1.2, is to provide a process to demonstrate that the intent of conceptual development policies contained in the General Plan and the Ranch Plan PC will be realized through more precise discretionary actions. The Area Plan process for the Ranch Plan PC is divided into two levels, a Master Area Plan and Subarea Plan. The Master Area Plan focuses on a Planning Area in its entirety and addresses more regional topics/issues. The Subarea Plan focuses on segments of the Planning Area and community level topics/issues.

A Subarea Plan consist of a map, set of statistics and other information that describe the location and type of proposed uses within the context of a Master Area Plan, including specific types of residential uses. The Planning Commission is the approving authority for the Master Area Plan and Subarea Plan applications and any subsequent amendments, with the exception of reallocations that may be approved by the Director, OC Planning, as specified in PC Program Text Section II.A.4. All subsequent project proposals within this Subarea shall be in substantial conformance with this Subarea Plan 1.2 and the previously approved Master Area Plan for PA-1.

1. BACKGROUND:

On November 8, 2004, the Orange County Board of Supervisors approved a General Plan Amendment (Resolution No. 04-291), Zone Change (Resolution No. 04-292 and Ordinance No. 04-014), and Development Agreement (Resolution No. 04-293 and Ordinance No. 04-015) for the 22,815-acre RMV Planning Area. The Board of Supervisors selected Alternative B-10 Modified, which established a blueprint for the long-term conservation, management, and development of the last large-scale, integrated landholding in south Orange County. The project was further and subsequently influenced by input received from the general public, the U.S. Army Corps of Engineers (USACE), the California Department of Fish and Game (CDFG), and the U.S. Fish and Wildlife Service (USFWS). The refinements resulted in what is referred to as "Alternative B-12", a plan that is consistent with the settlement agreements. Alternative B-12 would retain 16,942 gross acres of the Ranch Plan Planned Community in protected open space and would allow for development activities on 5,873 acres. At the same time, Alternative B-12 provides the same level of housing and nonresidential development as previously approved for the B-10 Modified Alternative. This alternative allowed for the construction of up to (i) 14,000 dwelling units, (ii) 3,480,000 square feet of urban activity center uses on 251 acres, (iii) 500,000 square feet of neighborhood center uses on 50 acres, and (iv) 1,220,000 square feet of business park uses on 80 acres, all of which were proposed to occur on approximately 5,873 acres of the RMV Planning Area. A 132-acre area (of which 105 acres are located within PA 1) has been sold to the City of San Juan Capistrano and annexed into the City as recreational open space. This change in status of a portion of the overall Ranch

PLANNING AREA 1



REGIONAL LOCATION MAP

RANCH PLAN PLANNED COMMUNITY

EXHIBIT: 1



NOT TO SCALE

PLANNING AREA 1



MASTER AREA PLAN
SUBAREA LOCAL VICINITY MAP
RANCH PLAN PLANNED COMMUNITY

EXHIBIT: 2



NOT TO SCALE

1. Background (continued):

Plan area resulted in administrative corrections to the Ranch Plan Planned Community Development Map and Ranch Plan Statistical Table. The resulting Subarea Plan corrections have also been incorporated into the Subarea Plan 1.1, Subarea 1.2 and Subarea 1.4 Development Tables (Table 1 in each document). The balance of the 22,683-acre RMV Planning Area, totaling approximately 16,915 acres (or approximately 74.57 percent), was identified for open space uses with 5,768 acres set aside for future development uses.

2. LOCATION AND EXISTING USES

This Subarea Plan addresses Planning Area 1, Subarea 1.2, of the Ranch Plan Planned Community shown graphically on Exhibit 1: Regional Location Map, and Exhibit 2: Subarea Local Vicinity Map.

The 146-acre Subarea 1.2 is located north of Ortega Highway and adjacent to the City of San Juan Capistrano. The future proposed estate homes would be buffered from similar estate development in the City of San Juan Capistrano by hillside open space and a 200-foot-wide electrical transmission easement along the western planning area border.

Substantial portions of Subarea 1.2 have been used for agricultural uses during the last several decades, primarily as citrus orchards.

3. SUBAREA PLAN 1.2 PROPOSAL

3.1 Land Use Plan and Subarea Plan 1.2 Development Table:

All of the required Ranch Plan entitlement plans are shown in their planning context on the exhibit on the following page titled "Ranch Plan Planning Process". As depicted in the exhibit, each Subarea Plan addresses a specific Planning Subarea, and must be consistent with the Master Area Plan for that Planning Area. Guidelines for the preparation and processing of Subarea Plans are provided as part of the Ranch Plan Flowcharts and Checklists available on the OC Planning website.

The Land Use Plan (Exhibit 4 on Page 9) depicts the following components, followed by the source of the requirement for inclusion in the Subarea Plan:

- The Subarea 1.2 land use plan consists of 16 proposed estate residential dwelling units within 146 acres of gross residential area.
- The Subarea 1.2 land use plan may include a Senior Living Facility, as allowed per PC Program Text Section III.A.5.a.3).c). The residential component of this facility would be allowed without being counted as dwelling units with respect to the Ranch Plan PC limit of 14,000 total allowed dwelling units. 300,000 square feet of non-residential uses would also be allowed within this Senior Living Facility. For purposes of traffic impact analysis, a maximum of 480 facility units are assumed. The precise mix of nursing care beds, assisted living, and independent living would be determined when a specific project is proposed and would be evaluated as part of the site development permit process.

PLANNING AREA 1

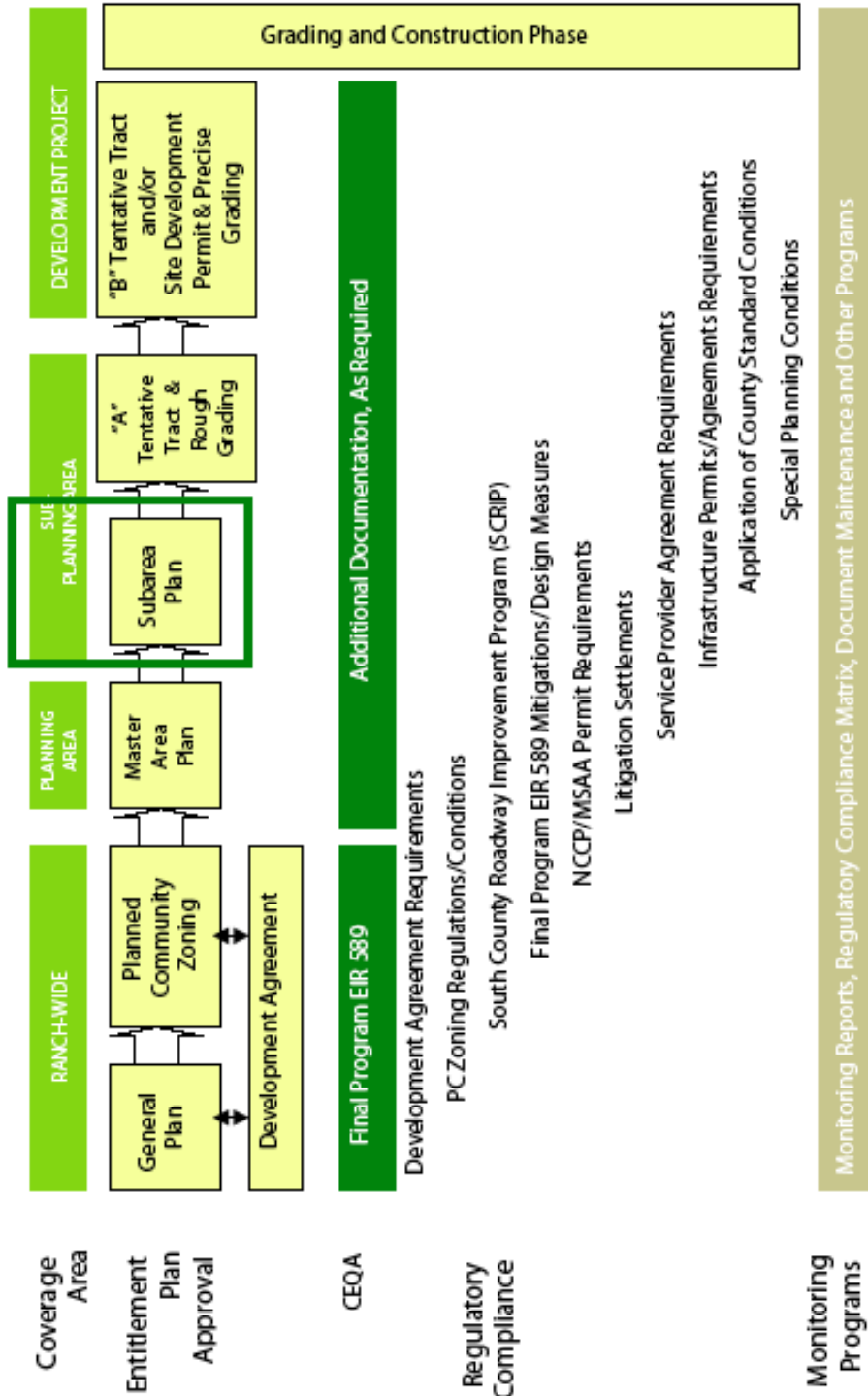


EXHIBIT: 3

SOURCE
DATE

SUBAREA PLAN
PLANNING PROCESS
RANCH PLAN PLANNED COMMUNITY

3.1 Land Use Plan and Subarea Plan 1.2 Development Table (continued):

- Compatibility with existing, adjacent land uses within San Juan Capistrano have been taken into account as part of the land planning for Subarea 1.2, as required by Ranch Plan PC Program Text Section II.B.3.d.1. Generally, lower density residential land uses are proposed in Subarea 1.2 adjacent to the existing residences in San Juan Capistrano north of Ortega Highway.
- RMV Community Development, LLC, must comply with a previous Condition of Approval pertaining to previously approved and currently operating wireless facility in Subarea 1.2:

“Coincident with the approval of any development project(s) within 1,200 feet of PA02-0068 (the applicant is an affiliate of the owner of all lands within 1,200 feet of PA02-0068), but no later than every 5 years from the effective date of this permit, the applicant shall provide an update to the director of the Planning and Development Services Department regarding all proposed development within 1,200 feet of PA02-0068. If any such update indicates that new development of any lands within 1,200 feet of PA02-0068 is proposed, then the director of the Planning and Development Services Department may require the applicant to make modifications to the wireless facilities constructed under PA02-0068 which cause them to be visually compatible with any proposed new development. Such modifications shall be limited to those which lessen the visual impacts on surrounding development (i.e., camouflage, screening, stealth redesign, or other similar techniques). Further, such proposed modifications shall be processed through the Changed Plan procedures of Zoning Code Section 7-9-150.3 (h). When all development approvals have been granted by the County for all lands within 1,200 feet of PA02-0068, this condition of approval shall terminate and the applicant shall no longer be required to submit the updates described above.”
- Proposed community park locations are to be identified in each Subarea Plan, per Ranch Plan PC Program, Section II.B.3.b.3.: No community park locations are proposed within Subarea 1.2.
- Access to Subarea 1.2 is proposed from Ortega Highway

The Subarea 1.2 Development Table (Table 1 on Page 10) expands upon the PC Statistical Table and Planning Area 1 Master Area Plan Development Table to include the details listed below, followed by the source of the requirement for inclusion in the Subarea Plan:

- Non-Residential: Gross and net acreages of non-residential uses, including maximum square footage, are provided for “Urban Activity Center (UAC)” uses for each Subarea within Planning Area 1. No acreage is proposed to be classified as Neighborhood Center or Business Park within Planning Area 1.
- Residential:
 - b. Gross and net acres of residential uses, along with a maximum dwelling unit count, are provided for each Planning Subarea within Planning Area 1.

3.1 Land Use Plan and Subarea Plan 1.2 Development Table (continued):

- b. Maximum dwelling unit totals are provided for specific residential categories within Planning Area 1, as required by the Ranch Plan PC Program, Section II.B.3.b.2. The specific Subarea locations of dwelling units within a particular residential category will be identified with the submittal of builder's tentative tract maps and site development permits.
- c. Gross acres of community-level parkland, as required by the Ranch Plan PC Program, Section II.B.3.b.3, and General Regulation 18. No community park locations are proposed within Subarea 1.2. Details regarding provision of parkland acreage have been specified by the Ranch Plan Local Park Implementation Program (LPIP) approved by the Subdivision Committee on March 14, 2007.
- d. The Subarea Plan 1.2 Development Table will provide columns for tracking of "Building Permits", "Certificates of Occupancy" and "Equivalent Dwelling Units" (a factor used to determine milestones for the South County Roadway Improvement Program). When future residential development proposals within Subarea 1.2 are submitted, tracking will occur via the Annual Monitoring Report. At that time these columns will be added to the Development Table.
- e. Age Qualified Housing: The Subarea 1.2 Development Table specifies the proposed senior citizen housing (age qualified) dwelling units by Planning Subarea, as required by the Ranch Plan PC Program, Section I.B., General Regulation 27.

In summary, when future residential development proposals within Subarea 1.2 are submitted, they must be consistent with two aspects of the Subarea 1.2 Development Table (Table 1 on Page 10):

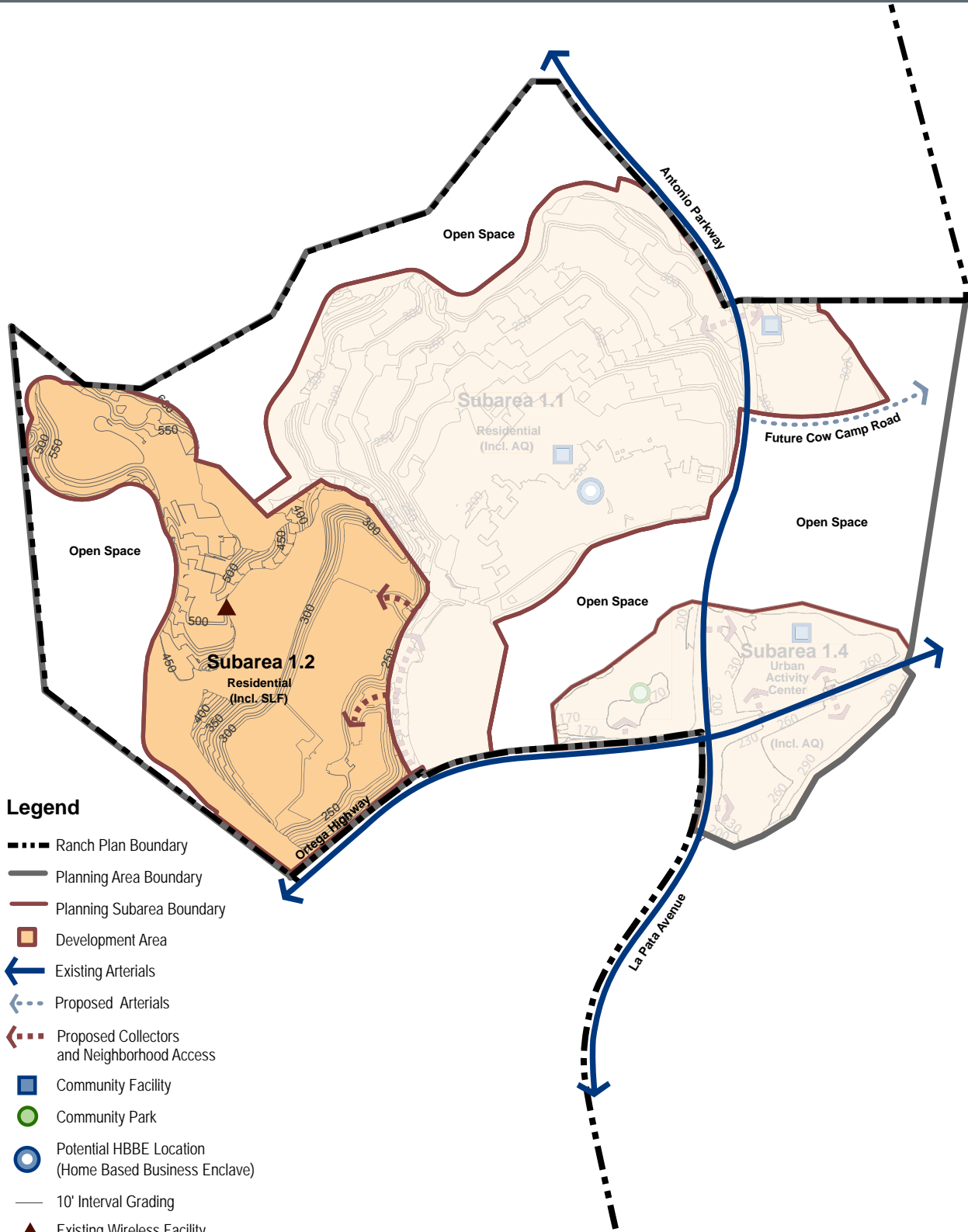
1. The Subarea 1.2 row, including the appropriate "Gross Acres", "Net Acres" and "Maximum Dwelling Unit" totals.
2. The Residential Categories columns, including "Conventional Single-Family Dwellings", "Planned Concept Detached Dwellings", "Multiple-Family Dwellings", and "Estate Dwellings" totals.

Planning refinements and revisions may be made as these Residential Categories estimates shift and more detailed planning and engineering studies are finalized. These totals will be monitored and modified over time to reflect as-built details.

3.2 Conceptual Grading:

Exhibit 4 (Land Use Plan) provides the Subarea 1.2 concept grading at 10-foot contour intervals, as required by Ranch Plan PC Program Text Section II.B.3.b.8. The Concept Grading Plan for each Subarea Plan must be generally consistent with the Preliminary Conceptual Grading Plan within the Master Area Plan for Planning Area 1, and all subsequent subdivision and grading permits must be consistent with Subarea 1.2 concept grading (Exhibit 4), or a Master Area Plan amendment will be required.

PLANNING AREA 1



Legend

- Ranch Plan Boundary
- Planning Area Boundary
- Planning Subarea Boundary
- Development Area
- ← Existing Arterials
- ← Proposed Arterials
- ← Proposed Collectors and Neighborhood Access
- Community Facility
- Community Park
- Potential HBBE Location (Home Based Business Enclave)
- 10' Interval Grading
- ▲ Existing Wireless Facility SLF (Senior Living Facility)

SUBAREA 1.2
 LAND USE PLAN
 RANCH PLAN PLANNED COMMUNITY

EXHIBIT: 4

January 2011



NOT TO SCALE

PLANNING AREA 1

Planning Area	Development Use																	Open Space Use	Planning Area Totals			
	Residential									Urban Activity Center (UAC)				Neighborhood Center		Business Park				Golf Resort Gross Acreage		
	Gross Acres	Net Acres	Maximum Dwelling Units	Conventional Single-Family Detached Dwellings	Planned Concept Detached Dwellings	Multiple-Family Dwellings	Estate Dwellings	Age Qualified Dwelling Units	Maximum Non-Residential Square Footage (000)	Gross Acres	Net Acres	Maximum Square Footage of Non-Residential Uses (000)	Parkland Gross Acreage	Gross Acres	Maximum Square Footage (000)	Gross Acres	Maximum Square Footage (000)					
Planning Area 1	392	286	1,287	261	223	787	16	400	300	64	48	140	11					467	237	704		
Subarea 1.1	246	185	971					300										246				
Subarea 1.2	146	101	16						300									146				
Subarea 1.4			300					100		64	48	140	11					75				

SUBAREA PLAN 1.2
 DEVELOPMENT TABLE
 RANCH PLAN PLANNED COMMUNITY

TABLE: 1

Revised February 23, 2011, per PA110003, PA110004, PA110005 and PA110006

3.3 Circulation and Infrastructure:

The Circulation and infrastructure plans for Subarea 1.2 are consistent with the circulation and infrastructure components discussed in Section 3.3 and depicted on Exhibits 5-10 of the Planning Area 1 Master Area Plan. Compliance with these circulation and infrastructure requirements satisfies the following requirements of any Subarea Plan:

- Arterial highway locations, including secondary and collectors, as required by the Ranch Plan PC Program, Section II.B.3.b.7.
- There are two access points to the residential neighborhood portion of Subarea 1.2 from Reata Road (the primary collector road serving this Subarea).
- County Bikeway, Regional Riding & Hiking Trail and Community Trail locations, as required by the Ranch Plan PC Program, Section II.B.3.b.7. (Note: The Trail and Bikeways Implementation Plan for the Ranch Plan was signed July 18, 2006 by the Director, OC Planning and the Director, OC Parks)
- Storm Drain, Water & Wastewater infrastructure, as required by the Ranch Plan PC Program, Section II.B.3.b.9.

An extensive network of extended detention basins and flood control and runoff management features will be incorporated into the Planning Area 1 land use plan, as addressed by Final Program EIR 589, Project Design Feature (PDF) 4.5-2, which requires:

“Dedicated areas are to be provided throughout the project area to provide sufficient storage for runoff volumes to mitigate increases in peak discharges and to offset impacts of existing development.”

Also, in conjunction with the preparation of each Subarea Plan, the applicant submitted and received December 6, 2006 approval of a Subarea Plan-level Water Quality Management Plan, per Final Program EIR 589 Mitigation Measure 4.5-4.

3.4 Agricultural And Other Existing And On-Going Uses:

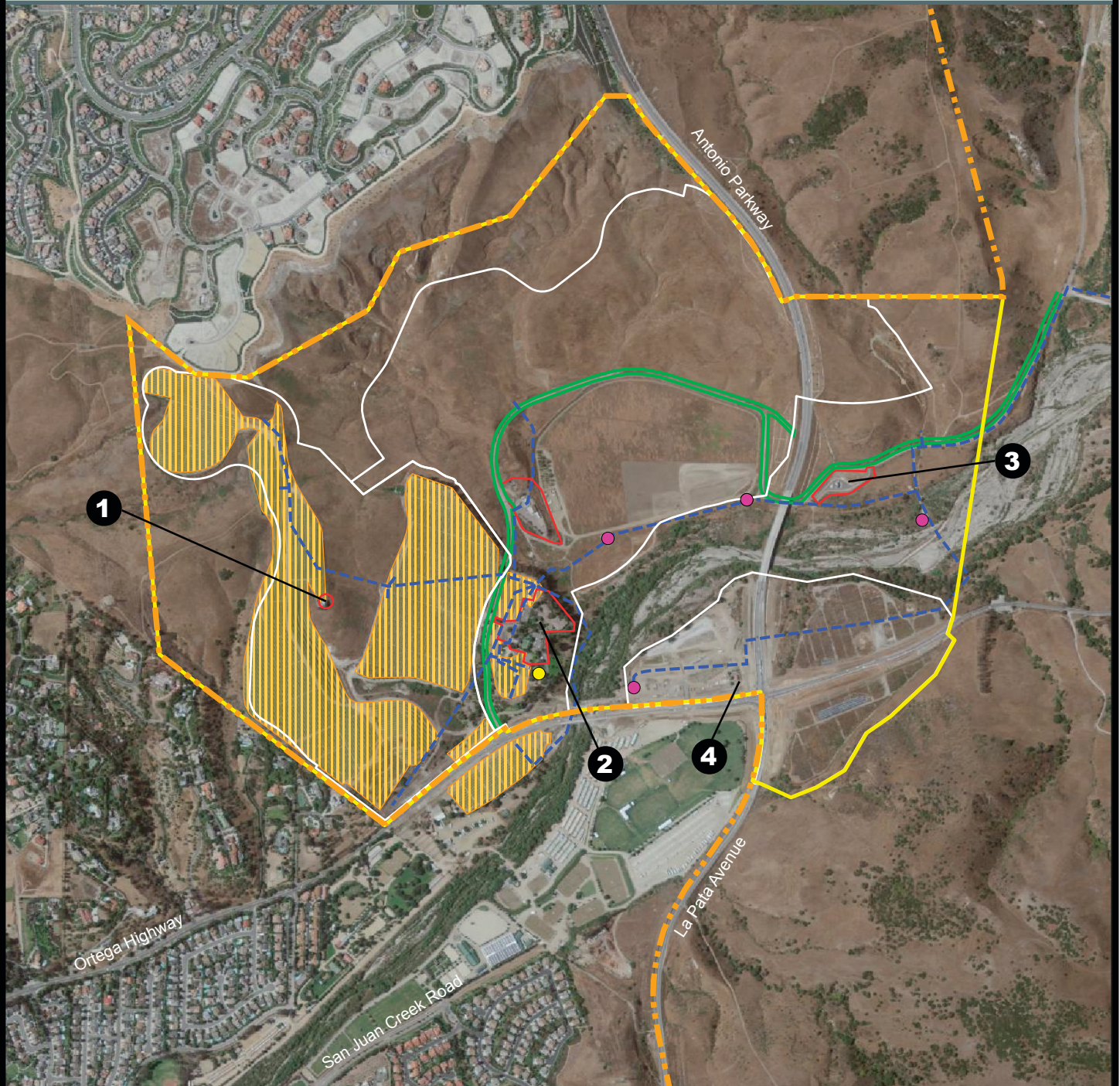
PC Program Text General Regulation 16 and Section III.H address how existing ranch infrastructure facilities may be maintained in place and/or relocated. Exhibit 5 identifies the existing location of all current agricultural and other existing and on-going uses within Subarea 1.2, as required by PC Program Text Section II.B.3.a.5.

1. Wireless facilities, as approved by Site Development Permit PA02-0068.

Subarea 1.2 is also the location of the following additional agricultural and other existing and on-going uses:

- Public/private utility buildings and structures
- Infrastructure facilities, including but not limited to all existing ranch roads, pipelines and utilities.

PLANNING AREA 1



Legend

- ① Antenna Site (Lemon Grove)
- ② RMV Headquarters & Operations
- ③ SMWD San Juan Creek Lift Station
- ④ Water Main Flow Control Facility

Planning Boundaries

- Ranch Plan Boundary
- Planning Area 1 Boundary
- Development Boundary

Existing Land Use

- Existing Uses
- RMV Residence

Existing Agriculture

- Orchards

Existing Infrastructure

- CWTRP/San Juan Lift Station Access
- Existing Ranch Well Water Lines
- Well Sites

MASTER AREA PLAN

AGRICULTURAL AND OTHER EXISTING AND ONGOING USES
RANCH PLAN PLANNED COMMUNITY

EXHIBIT: 5



NOT TO SCALE

4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

The Ranch Plan Planned Community Zoning (PC Program Text) was approved by the Orange County Board of Supervisors on November 8, 2004. This Subarea Plan 1.1 complies with the following specific requirements and provisions of Sections I and II of the Ranch Plan PC Program Text:

PC Program Text Section I. General Provisions & Conditions of Approval

A. Additional Area Plan Content (Section II.B.3.d, Page 16):

d. Where required, the Area Plan may provide additional information through text or graphics to demonstrate how the Area Plan complies with the intent and policies contained in the General Plan and the Ranch Plan PC Program. Such additional information may include the following:

1) Compatibility with existing, adjacent land uses.

No proposed land uses within Subarea 1.2 are located adjacent to existing land uses. Land use compatibility is addressed in Section 3.1 above.

2) Scenic highway treatments.

Ortega Highway west of Antonio Parkway, Antonio Parkway and Cow Camp Road are designated as Landscape Corridor Scenic Highways. The construction plans being prepared for Ortega Highway adjacent to Subarea 1.2 incorporate the appropriate 25-foot wide Landscape Corridor Scenic Highway scenic easement.

3) Proposals for treatment of vegetation, biological resources or geological features that may be affected.

No proposed land uses within Subarea 1.2 are located adjacent to significant biological resources or geological features that may be affected.

PC Program Text Section II. Implementation Procedures

The Subarea Plan content requirements are found in the approved Ranch Plan PC Program Text Section II.B.3.b, pages 15-16, as listed below in *italics*. Following each PC Program Text requirement are specific notes on how this Subarea Plan is in compliance:

- 1) *Consistency analysis of all components listed in [PC Program Text] Section II.B.3.a.*

Subarea Plan 1.2 has been prepared consistent with all components of the Master Area Plan for Planning Area 1.

- 2) *The specific residential use categories (i.e., senior housing, estate housing, etc.) and other non-residential uses.*

See Section 3.1 above and refer to Table 1.

- 3) *Locations and more detailed acreage of park, recreation and other open space uses in accordance with [PC Program Text] General Regulation No. 18*

See Section 3.1 above and refer to Exhibit 4.

- 4) *Specify Home Based Business Enclave (HBBE) locations per Section III.A.7 [PC Program Text], with particular emphasis on compatibility with surrounding land uses*

See Section 3.1 above and refer to Exhibit 4.

- 5) *A legal description (metes and bounds) of the edge of development.*

See Attachment 1, Legal Description of Subarea Development Boundary

- 6) *A listing of agricultural and other existing and ongoing uses, per [PC Program Text] Section III.H..*

See Section 3.4 above and refer to Exhibit 5.

- 7) *Circulation features, including Master Plan of Arterial Highways (MPAH) arterial highways, collector roadways, walking, riding and hiking trails and pedestrian facilities.*

See Section 3.3 above and refer to Exhibit 6 of the PA-1 Master Area Plan.

- 8) *Concept grading plan at 10 foot contours.*

See Section 3.2 above and refer to Exhibit 4.

PC Program Text Section II. Implementation Procedures (continued):

9) *Conceptual stormwater drainage, water and wastewater system locations.*

See Section 3.3 above and refer to Exhibits 6-10 of the PA 1 Master Area Plan.

10) *Specify community facility locations, including schools.*

See Section 3.1 above and refer to Exhibit 4 and Table 1.

11) *The Planning Commission shall approve each Master Area Plan for Planning Areas 2, 6, 7 and 8 per a finding ascertaining whether the applicable Planning Reserve remains in effect. If so, the Subarea Plan shall be approved per a condition of approval restricting development until the Planning Reserve designation is lifted.*

Not applicable.

4.2 Other Regulatory Compliance Requirements:

In conjunction with the approval of The Ranch Plan, the County Board of Supervisors adopted a Mitigation Monitoring and Reporting Program (MMRP) pursuant to Public Resources Code Section 21081.6. The MMRP included all the project design features (PDF), standard conditions (SC) and mitigation measures (MM) that were adopted in conjunction with approval of the project. In addition, there are a number of other compliance measures that apply to the project that also serve to reduce environmental impacts. These include provisions from the following:

- Development Agreement requirements
- Planned Community Zoning Regulations/Conditions
- South County Roadway Improvement Program (SCRIP) requirements
- Litigation Settlement Agreement requirements
- Service Provider Agreement requirements

Recognizing the number of conditions that apply to the Ranch Plan, a program for monitoring their implementation has been developed. The Mitigation and Regulation Compliance Matrix that recites and categorizes all of the Project's mitigations (from the MMRP), conditions and other project requirements adopted with the initial approving actions and agreements. Over time, the Regulation Compliance Matrix may be supplemented with added requirements as more detailed plans and programs are approved for the Ranch Plan Project. The Regulation Compliance Matrix represents a single source of the Project's requirements that will be maintained and available for application to subsequent entitlement plans. The program allows for the sorting of the measures to determine which measures are applicable to each portion of the Ranch Plan (i.e., by Planning Area), as well as at each level of entitlement. The measures within the Mitigation and Regulatory Compliance Matrix applicable to Planning Area 1 have been included as part of Addendum No. 1 (PA06-0023) for Final EIR 589, as pertaining to this Subarea Plan (under separate cover).

A. Final Program EIR 589, MM 4.15-2 requires:

“As part of the Area Plan and tentative tract map process, the developer shall coordinate with OCFA on street design to ensure arterial highways and local streets meet OCFA requirements, provide adequate turn around locations and widths, and signal preemption is installed in all new traffic signals within the Ranch Plan area. For gated communities, emergency opening devices shall be installed.”

These requirements are addressed as part of the Fire Protection Program approved (as required by Condition of Approval No. 8) prior to Master Area Plan approval. (Note: The Ranch Plan Fire Protection Program was approved by the Orange County Board of Supervisors on July 31, 2007)

Attachment 1: Legal Description

10-1160-20 (D)
01-20-11

EXHIBIT A

LEGAL DESCRIPTION REVISED PLANNING AREA ONE DEVELOPMENT BOUNDARY

SUB-AREA 1.1

Those portions of Parcels 38, 39, and 43 of Certificate of Compliance CC 2001-01, in the Unincorporated Territory of the County of Orange, State of California, recorded July 26, 2001 as Instrument No. 20010508635 of Official Records, in the office of the County Recorder of said County, together with a portion of Parcels 1, 2, and 3 of Lot Line Adjustment No. LL 2007-002, recorded June 22, 2007 as Instrument No. 2007000398904 of said Official Records, and together with a portion of Rancho Mission Viejo, in said Unincorporated Territory, as shown on the map recorded in Book 1, Pages 63 and 64, both of Patents, Records of Los Angeles County, California, in the office of the County Recorder of said Los Angeles County, described as follows:

Beginning at the Northwesterly terminus of that certain course in the general Northerly line of Parcel One of Planning Area One Development Boundary, as shown on Record of Survey No. 2006-1181, filed in Book 218, Pages 14 through 24, inclusive, of Records of Survey, in the office of said Orange County Recorder, shown as having a bearing and distance of "N 42°06'24" W 184.00' "; thence along said general Northerly line and the general Easterly line and the Southeasterly line of said Parcel One, the following courses: South 42°06'24" East 184.00 feet to the beginning of a curve concave Southwesterly having a radius of 2288.00 feet, Southeasterly 888.37 feet along said curve through a central angle of 22°14'47", non-tangent on a radial line of said curve North 70°08'23" East 124.00 feet, North 90°00'00" East 652.19 feet, South 4°11'52" East 79.42 feet, South 74°17'30" East 36.14 feet to the beginning of a curve concave Southwesterly having a radius of 82.50 feet, Southeasterly 55.55 feet along said curve through a central angle of 38°34'53", South 35°42'37" East 124.25 feet to the beginning of a curve concave Northeasterly having a radius 97.50 feet, Southeasterly 9.01 feet along said curve through a central angle of 5°17'41", South 41°00'18" East 141.24 feet to the beginning of a curve concave Southwesterly having a radius of 82.50 feet, Southeasterly 13.34 feet along said curve through a central angle of 9°15'57", South 31°44'21" East 209.57 feet, South 34°45'01" East 257.69 feet, South 35°06'58" East 56.14 feet to the beginning of a curve concave Southwesterly having a radius of 82.50 feet, Southeasterly 26.84 feet along said curve through a central angle of 18°38'34" to the beginning of a non-tangent curve concave Northerly having a radius of 1942.00 feet, a radial line of last said curve to said point bears South 21°24'33" East, Westerly 1220.55 feet along said curve through a central angle of 36°00'38" to a point on a non-tangent curve concave Westerly having a radius of 2288.00 feet, a radial line of last said curve to said point bears South 88°33'51" East, Southerly 542.64 feet along said curve through a central angle of 13°35'19",

non-tangent South $39^{\circ}42'19''$ West 162.94 feet to the beginning of a curve concave Northwesterly having a radius of 1000.00 feet, and Southwesterly 72.04 feet along said curve through a central angle of $4^{\circ}07'40''$; thence leaving said Southeasterly line non-tangent South $12^{\circ}51'12''$ West 168.52 feet; thence South $81^{\circ}03'42''$ West 154.73 feet to the beginning of a curve concave Northerly having a radius of 500.00 feet; thence Westerly 39.58 feet along said curve through a central angle of $4^{\circ}32'06''$ to the beginning of a reverse curve concave Southerly having a radius of 1000.00 feet; thence Westerly 143.48 feet along said curve through a central angle of $8^{\circ}13'14''$ to the beginning of a reverse concave Southeasterly having a radius of 300.00 feet; thence Southwesterly 36.34 feet along said curve through a central angle of $6^{\circ}56'28''$ to the beginning of a reverse curve concave Northwesterly having a radius of 800.00 feet; thence Southwesterly 154.54 feet along said curve through a central angle of $11^{\circ}04'06''$ to the beginning of a reverse curve concave Southeasterly having a radius of 200.00 feet; thence Southwesterly 38.28 feet along said curve through a central angle of $10^{\circ}58'03''$ to the beginning of a reverse curve concave Northwesterly having a radius of 5000.00 feet; thence Southwesterly 168.74 feet along said curve through a central angle of $1^{\circ}56'01''$; thence South $72^{\circ}28'10''$ West 128.26 feet to the beginning of a curve concave Southeasterly having a radius of 645.50 feet; thence Southwesterly 102.70 feet along said curve through a central angle of $9^{\circ}06'56''$ to a point on said Southeasterly, said point being on a non-tangent curve concave Southeasterly having a radius of 400.00 feet, a radial line of last said curve to said point bears North $40^{\circ}00'52''$ West; thence along said Southeasterly line, the following courses: Southwesterly 141.58 feet along said curve through a central angle of $20^{\circ}16'49''$ to the beginning of a reverse curve concave Northwesterly having a radius of 1000.00 feet, Southwesterly 891.44 feet along said curve through a central angle of $51^{\circ}04'33''$, non-tangent South $26^{\circ}22'35''$ East 235.45 feet, South $11^{\circ}32'42''$ West 708.08 feet, and South $6^{\circ}56'35''$ East 319.68 feet to a point on the Southerly right-of-way line of Ortega Highway, as shown on said Record of Survey; thence leaving said Southeasterly line and along said Southerly right-of-way line, the following courses: South $83^{\circ}12'45''$ West 46.26 feet to the beginning of a curve concave Southeasterly having a radius of 1480.00 feet, Southwesterly 224.13 feet along said curve through a central angle of $8^{\circ}40'36''$, non-tangent on a radial line of said curve North $15^{\circ}27'51''$ West 50.00 to a point on a non-tangent curve concave Southeasterly having a radius 1530.00 feet, a radial line of said curve to said point bears North $15^{\circ}27'51''$ West, Southwesterly 257.61 feet along said curve through a central angle of $9^{\circ}38'50''$ to a point on the general Southwesterly line of said Parcel One; thence leaving said Southerly right-of-way line and along said general Southwesterly line, the following courses: North $25^{\circ}06'41''$ 135.14 feet to the beginning of a non-tangent curve concave Southeasterly having a radius of 1030.00 feet, a radial line of said curve to said point bears North $29^{\circ}11'37''$ West, and Southwesterly 112.58 feet along said curve through a central angle of $6^{\circ}15'45''$; thence leaving said general Southwesterly line non-tangent North $32^{\circ}53'53''$ West 33.67 feet; thence North $29^{\circ}11'30''$ West 93.05 feet to the beginning of a curve concave Northeasterly having a radius of 928.00 feet; thence Northwesterly 336.42 feet along said curve through a central angle of $20^{\circ}46'16''$; thence North $8^{\circ}25'14''$ West 46.66 feet to the beginning of a curve concave Easterly having a radius of 1028.00 feet; thence

Northerly 440.74 feet along said curve through a central angle of 24°33'53"; thence North 16°08'39" East 165.55 feet to the beginning of a curve concave Southeasterly having a radius of 591.50 feet; thence Northeasterly 167.73 feet along said curve through a central angle of 16°14'50"; thence North 32°23'29" East 170.83 feet; thence South 57°36'31" East 8.00 feet; thence North 32°23'29" East 112.57 feet to the beginning of a curve concave Westerly having a radius of 90.00 feet; thence Northerly 69.77 feet along said curve through a central angle of 44°24'55" to the beginning of a reverse curve concave Easterly having a radius of 78.00 feet; thence Northerly 33.46 feet along said curve through a central angle of 24°34'47" to the Northeasterly line of Parcel 1 of said Lot Line Adjustment LL 2007-002; thence along said Northeasterly line, the following courses: non-tangent North 35°40'51" West 769.65 feet, North 63°33'54" West 37.10 feet to the beginning of a non-tangent curve concave Southwesterly having a radius of 37.00 feet, a radial line of said curve to said point bears South 87°23'36" East, Northwestery 39.79 feet along said curve through a central angle of 61°37'07" to the beginning of a compound curve concave Southwesterly having a radius of 86.00 feet, Northwestery 27.35 feet along said curve through a central angle of 18°13'22" to the beginning of a reverse curve concave Northeasterly having a radius of 234.00 feet, Northwestery 90.21 feet along said curve through a central angle of 22°05'16", North 55°08'49" West 46.02 feet to the beginning of a curve concave Southwesterly having a radius of 126.00 feet, Northwestery 51.99 feet along said curve through a central angle of 23°38'36", North 78°47'25" West 63.55 feet to the beginning of a curve concave Northeasterly having a radius of 204.00 feet, Northwestery 78.68 feet along said curve through a central angle of 22°05'51", North 56°41'34" West 44.79 feet to the beginning of a non-tangent curve concave Southeasterly having a radius of 6621.37 feet, a radial line of said curve to said point bears North 31°40'27" West, Southwesterly 526.75 feet along said curve through a central angle of 4°33'29", and non-tangent North 44°11'53" West 155.40 feet; thence leaving said Northeasterly line North 54°30'21" East 354.95 feet; thence North 35°29'39" West 179.64 feet to the beginning of a curve concave Northeasterly having a radius of 300.00 feet; thence Northwestery 108.65 feet along said curve through a central angle of 20°45'04"; thence North 14°44'35" West 129.24 feet to the beginning of a curve concave Easterly having a radius of 300.00 feet; thence Northerly and Northeasterly 269.66 feet along said curve through a central angle of 51°30'07"; thence North 36°45'32" East 200.89 feet to the beginning of curve concave Northwestery having a radius of 500.00 feet; thence Northeasterly 112.95 feet along said curve through a central angle of 12°56'36"; thence North 23°48'56" East 583.88 feet to the beginning of a curve concave Southeasterly having a radius of 250.00 feet; thence Northeasterly 231.04 feet along said curve through a central angle of 52°57'01"; thence North 76°45'57" East 504.69 feet to the beginning of a curve concave Southerly having a radius of 200.00 feet; thence Easterly 167.97 feet along said curve through a central angle of 48°07'07"; thence South 55°06'56" East 227.00 feet to the beginning of a curve concave Northerly having a radius of 200.00 feet; thence Easterly 253.79 feet along said curve through a central angle of 72°42'16"; thence North 52°10'48" East 364.70 feet to the beginning of a curve concave Northwestery having a radius of 300.00 feet; thence Northeasterly 221.63 feet along said curve through a central angle of 42°19'44"; thence North 9°51'04" East 108.08 feet to the

beginning of a curve concave Southeasterly having a radius of 300.00 feet; thence Northeasterly 175.20 feet along said curve through a central angle of 33°27'37"; thence North 43°18'41" East 137.50 feet to the beginning of a curve concave Southeasterly having a radius of 200.00 feet; thence Northeasterly 112.63 feet along said curve through a central angle of 32°16'03"; thence North 75°34'44" East 121.72 feet to the beginning of a curve concave Southerly having a radius of 300.00 feet; thence Easterly 165.29 feet along said curve through a central angle of 31°34'03"; thence South 72°51'13" East 169.93 feet; thence North 11°44'26" East 101.68 feet to the beginning of a curve concave Southwesterly having a radius of 450.00 feet, a radial line of said curve to said point bears North 08°40'58" East, the Southeasterly terminus of said curve being tangent to said course in the general Northerly line of Parcel One described as having a bearing and distance of "South 42°06'24" East 184.00 feet" at the Northwesterly terminus of said courses; thence Southeasterly 307.96 feet along said curve through a central angle of 39°12'40" to the point of beginning.

Containing an area of 246.992 acres, more or less.

Subject to covenants, conditions, reservations, rights-of-way and easements, if any, of record.

SUB-AREA 1.2

That portion of Parcel 1 of Lot Line Adjustment No. LL 2007-002, in the Unincorporated Territory of the County of Orange, State of California, recorded June 22, 2007 as Instrument No. 2007000398904 of Official Records, in the office of the County Recorder of said County, together with a portion of Rancho Mission Viejo, in said Unincorporated Territory, as shown on the map recorded in Book 1, Pages 63 and 64, both of Patents, Records of Los Angeles County, California, in the office of the County Recorder of said Los Angeles County, described as follows:

Beginning at the Southwesterly terminus of that certain course along the general Southwesterly line of Parcel One of Planning Area One Development Boundary, as shown on Record of Survey No. 2006-1181, filed in Book 218, Pages 14 through 24, inclusive, of Records of Survey, in the office of said Orange County Recorder, shown as having a bearing and distance of "N 50°37'08" E 1060.72' "; thence along said general Southwesterly line, the following courses: North 50°37'08" East 1060.72 feet to the beginning of a curve concave Southeasterly having a radius of 1030.00 feet, and Northeasterly 70.50 feet along said curve through a central angle of 3°55'19" to the Southwesterly corner of Sub-Area 1.1, as described herein above; thence leaving said general Southwesterly line and along the Southwesterly line of said Sub-Area 1.1, the following courses: non-tangent North 32°53'53" West 33.67 feet, North 29°11'30" West 93.05 feet to the beginning of a curve concave Northeasterly having a radius of 928.00 feet, Northwesterly 336.42 feet along said curve through a central angle of 20°46'16", North 8°25'14" West 46.66 feet to the beginning of a curve concave Easterly having a

radius of 1028.00 feet, Northerly 440.74 feet along said curve through a central angle of 24°33'53", North 16°08'39" East 165.55 feet to the beginning of a curve concave Southeasterly having a radius of 591.50 feet, Northeasterly 167.73 feet along said curve through a central angle of 16°14'50", North 32°23'29" East 170.83 feet, South 57°36'31" East 8.00 feet, North 32°23'29" East 112.57 feet to the beginning of a curve concave Westerly having a radius of 90.00 feet, Northerly 69.77 feet along said curve through a central angle of 44°24'55" to the beginning of a reverse curve concave Easterly having a radius of 78.00 feet, Northerly 33.46 feet along said curve through a central angle of 24°34'47" to the Northeasterly line of said Parcel 1, continuing along said Southwesterly line and along said Northeasterly line, non-tangent North 35°40'51" West 769.65 feet, North 63°33'54" West 37.10 feet to the beginning of a non-tangent curve concave Southwesterly having a radius of 37.00 feet, a radial line of said curve to said point bears South 87°23'36" East, Northwesterly 39.79 feet along said curve through a central angle of 61°37'07" to the beginning of a compound curve concave Southwesterly having a radius of 86.00 feet, Northwesterly 27.35 feet along said curve through a central angle of 18°13'22" to the beginning of a reverse curve concave Northeasterly having a radius of 234.00 feet, Northwesterly 90.21 feet along said curve through a central angle of 22°05'16", North 55°08'49" West 46.02 feet to the beginning of a curve concave Southwesterly having a radius of 126.00 feet, Northwesterly 51.99 feet along said curve through a central angle of 23°38'36", North 78°47'25" West 63.55 feet to the beginning of a curve concave Northeasterly having a radius of 204.00 feet, Northwesterly 78.68 feet along said curve through a central angle of 22°05'51", North 56°41'34" West 44.79 feet to the beginning of a non-tangent curve concave Southeasterly having a radius of 6621.37 feet, a radial line of said curve to said point bears North 31°40'27" West, Southwesterly 526.75 feet along said curve through a central angle of 4°33'29", and non-tangent North 44°11'53" West 155.40 feet to the Northwesterly corner of said Sub-Area 1.1; thence leaving said Southwesterly line and continuing along said Northeasterly line North 44°11'53" West 402.06 feet to the general Northerly line of said Parcel One; thence along said Northeasterly line and said general Northerly line North 73°54'33" West 199.59 feet to the beginning of a non-tangent curve Southwesterly having a radius of 425.00 feet, a radial line of said curve to said point bears South 80°01'04" East, and Northerly and Northwesterly 499.80 feet along said curve through a central angle of 67°22'48"; thence leaving said Northeasterly line and continuing along said Northerly line, the general Westerly and the general Southwesterly line of said Parcel One, the following courses: Northwesterly 108.17 feet continuing along said curve through a central angle of 14°34'57", North 71°58'49" West 386.71 feet, North 85°45'13" West 232.24 feet, North 85°45'13" West 185.48 feet to the beginning of a curve concave Northeasterly having a radius of 25.00 feet, Northwesterly 15.16 feet along said curve through a central angle of 34°45'02" to the beginning of a reverse curve concave Southeasterly having a radius of 175.00 feet, Westerly and Southwesterly 369.96 feet along said curve through a central angle of 121°07'34" to the beginning of a compound curve concave Easterly having a radius of 250.00 feet, Southerly 178.43 feet along said curve through a central angle of 40°53'32" to the beginning of a reverse curve concave Westerly having a radius of 25.00 feet, Southerly 25.79 feet along said curve through a central angle of 59°06'19" to the

beginning of a reverse curve concave Northeasterly having a radius of 450.00 feet, Southerly, Southeasterly and Easterly 1193.39 feet along said curve through a central angle of 151°56'48" to the beginning of a reverse curve concave Southwesterly having a radius of 225.00 feet, Northeasterly, Easterly and Southeasterly 431.97 feet through a central angle of 110°00'00", South 15°51'46" East 198.90 feet to the beginning of a curve concave Northeasterly having a radius of 200.00 feet, Southeasterly 87.27 feet along said curve through a central angle of 25°00'00" to the beginning of a non-tangent curve concave Westerly having a radius of 600.00 feet, a radial line of said curve to said point bears North 63°58'34" East, Southerly 360.78 feet along said curve through a central angle of 34°27'07" to the beginning of a non-tangent curve concave Northwesterly having a radius of 750.00 feet, a radial line of said curve to said point bears South 86°48'56" East, Southwesterly 392.70 feet along said curve through a central angle of 30°00'00" to the beginning of a reverse curve concave Southeasterly having a radius of 750.00 feet, Southwesterly 405.79 feet along said curve through a central angle of 31°00'00", South 02°11'04" West 518.17 feet to the beginning of a curve concave Northeasterly having a radius of 225.00 feet, Southeasterly 255.25 feet along said curve through a central angle of 65°00'00" to the beginning of a reverse curve concave Southwesterly having a radius of 1000.00 feet, Southeasterly 436.33 feet along said curve through a central angle of 25°00'00" to the beginning of a reverse curve concave Northeasterly having a radius of 500.00 feet, Southeasterly 192.79 feet along said curve through a central angle of 22°05'31", non-tangent on a radial line of said curve South 30°05'33" West 27.64 feet, South 52°57'24" East 770.00 feet to the beginning of a non-tangent curve concave Northwesterly having a radius of 4970.00 feet, a radial line of said curve to said point bears South 37°58'24" East, and Northeasterly 122.11 feet along said curve through a central angle of 01°24'28" to the point of beginning.

Containing an area of 146.039 acres, more or less.

Subject to covenants, conditions, reservations, rights-of-way and easements, if any, of record.

SUB-AREA 1.4

Those portions of Parcels 43 and 44 of Certificate of Compliance CC 2001-01, in the Unincorporated Territory of the County of Orange, State of California, recorded July 26, 2001 as Instrument No. 20010508635 of Official Records, in the office of the County Recorder of said County, together with a portion of Parcel 1 of Lot Line Adjustment No. LL 2004-039, recorded October 21, 2004 as Instrument No. 2004000951825 of said Official Records, and together with a portion of Rancho Mission Viejo, in said Unincorporated Territory, as shown on the map recorded in Book 1, Pages 63 and 64, both of Patents, Records of Los Angeles County, California, in the office of the County Recorder of said Los Angeles County, described as follows:

Beginning at the Northwesternly terminus of that certain course in the Southeasterly line of Parcel Two of Planning Area One Development Boundary, as shown on Record of Survey No. 2006-1181, filed in Book 218, Pages 14 through 24, inclusive, of Records of Survey, in the office of said Orange County Recorder, shown as having a bearing and distance of "N 66°05'19" W 293.20' "; thence along said Southeasterly line, the Easterly line and the general Northerly line of said Parcel Two, the following courses: South 66°05'19" East 293.20 feet, North 68°22'04" East 242.05 feet, North 58°48'46" East 291.08 feet, North 30°21'03" East 378.05 feet, North 55°07'50" East 258.41 feet, North 47°04'43" East 542.18 feet, North 28°53'37" East 344.64 feet, North 46°46'36" West 80.60 feet, North 17°00'25" East 154.87 feet, North 32°55'34" West 190.70 feet, North 73°51'32" West 797.37 feet, South 80°14'19" West 412.18 feet, North 80°18'39" West 490.41 feet, South 69°58'55" West 167.32 feet, South 49°42'04" West 146.86 feet, South 19°30'31" West 101.84 feet, South 52°44'40" West 512.01 feet, South 63°05'30" West 293.27 feet, South 47°50'59" West 213.81 feet, South 06°10'40" East 328.89 feet, and South 46°37'09" West 212.05 feet to a point on the Southerly right-of-way line of Ortega Highway, as shown in the Grant Deed to the County of Orange, recorded August 1, 2008, as Instrument No. 2008000368965 of said Official Records, said line also being the Northerly line of Parcel 7 as described in the Grant Deed to the City of San Juan Capistrano, recorded January 20, 2010 as Instrument No. 2010000028355 of said Official Records; thence leaving said general Northerly line and along said Southerly right-of-way line and said Northerly line, the following courses: North 83°12'45" East 344.58 feet, North 06°47'15" West 19.74 feet to the beginning of a non-tangent curve concave Southerly having a radius of 6326.27 feet, a radial line of said curve to said point bears North 3°13'37" West, Easterly 24.26 feet along said curve through a central angle of 0°13'11", North 86°59'34" East 256.57 feet to the beginning of a curve concave Northerly having a radius of 4579.70 feet, Easterly 139.48 feet along said curve through a central angle of 1°44'42", non-tangent South 87°43'55" East 90.93 feet to the beginning of a non-tangent curve concave Northerly having a radius of 4591.70 feet, a radial line of said curve to said point bears South 5°52'42" East, and Easterly 206.21 feet along said curve through a central angle of 2°34'23" to the Easterly line of said Parcel 7, said Easterly line also being the Westerly right-of-way line of La Pata Avenue as described in the Grant Deed to the County of Orange, recorded January 19, 2010 as Instrument No. 2010000024584 of said Official Records, said point also being the beginning of a non-tangent curve concave Northeasterly having a radius of 34.50 feet, a radial line of said curve to said point bears South 60°30'22" West; thence leaving said Southerly right-of-way line and along said Easterly line and said Westerly right-of-way line, the following courses: Southeasterly 41.25 feet along said curve through a central angle of 68°30'16", North 82°00'06" East 59.70 feet to the beginning of a curve concave Southwesterly having a radius of 78.00 feet, Southeasterly 49.35 feet along said curve through a central angle of 36°14'32", South 61°45'02" East 40.26 feet, South 85°16'34" West 41.35 feet, South 69°08'37" West 83.80 feet, South 56°02'56" East 85.30 feet, South 05°48'04" East 19.90 feet, South 70°06'32" West 20.07 feet, South 00°48'27" East 41.65 feet, South 71°51'46" East 19.10 feet, South 01°37'48" West 208.20 feet, South 09°08'15" West 106.41 feet, South 11°35'41" West 171.67 feet, South 26°29'00" East

61.88 feet, and South 68°03'51" East 26.70 feet to a point on a non-tangent curve concave Northwesterly having a radius of 1550.00 feet, a radial line of said curve to said point bears South 68°03'51" East; thence leaving said Easterly line and said Westerly right-of-way line Northeasterly 85.42 feet along said curve through a central angle of 03°09'27" to a point on said Southeasterly line; thence non-tangent South 87°07'58" East 103.73 feet to the point of beginning.

EXCEPTING therefrom that certain land described in the deed to the Capistrano Valley Water District, recorded November 19, 1993 as Instrument No. 93-0806017 of said Official Records.

TOGETHER with that portion of said Grant Deed to the Capistrano Valley Water District granted to the County of Orange by Grant Deed recorded March 31, 1999 as Instrument No. 19990236394 of said Official Records.

Containing an area of 79.108 acres, more or less.

Subject to covenants, conditions, reservations, rights-of-way and easements, if any, of record.

As shown on Exhibit B attached hereto and by this reference made a part thereof.



JAMES F. GILLEN, PLS 5557

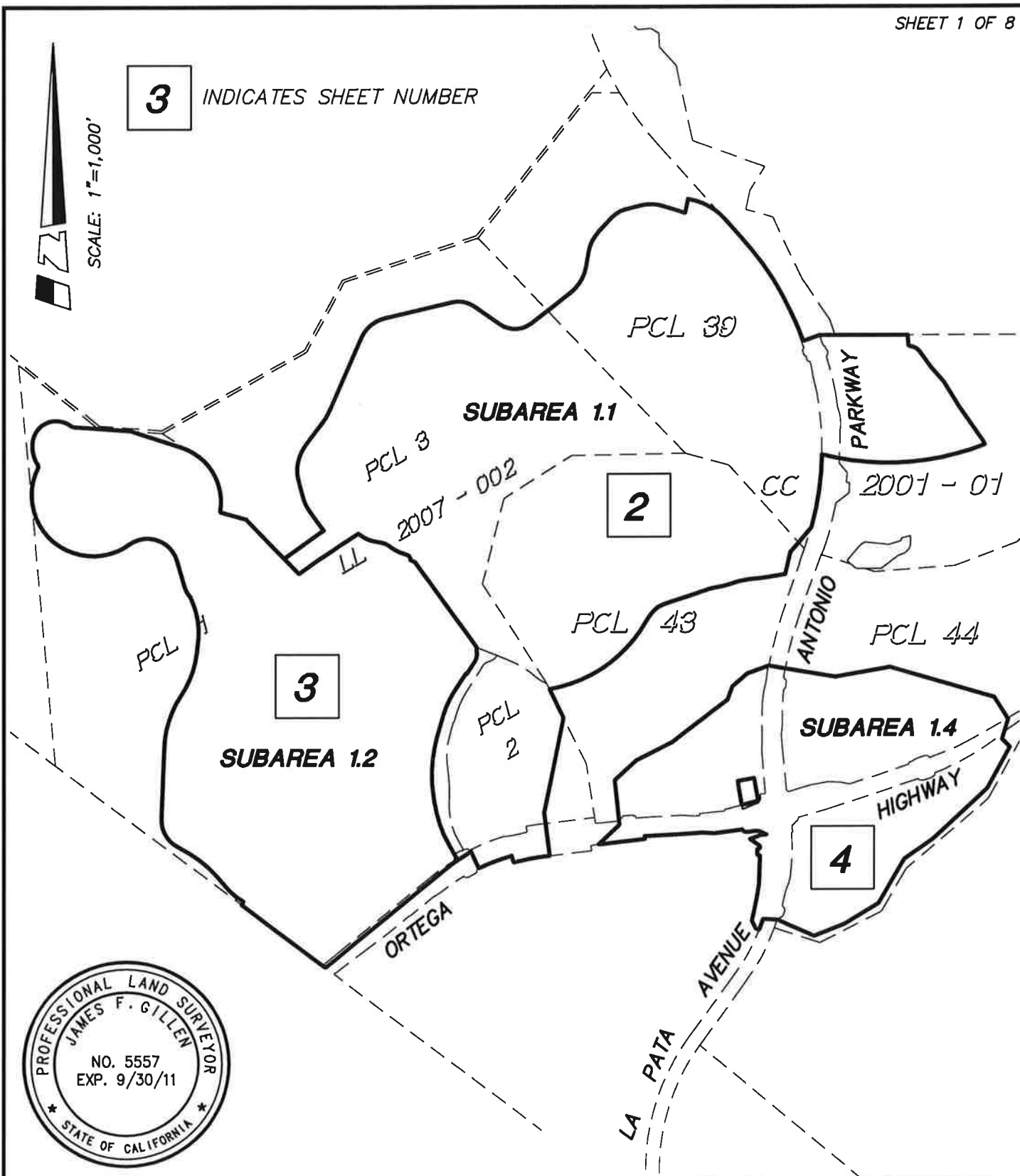




SCALE: 1"=1,000'

3

INDICATES SHEET NUMBER



HUITT-ZOLLARS

Huitt-Zollars, Inc. Irvine
430 Exchange, Suite 200, Irvine, CA 92602-1315
Phone (714) 734-5100 Fax (714) 734-5155

APPROVED BY

1/20/2011

SKETCH TO ACCOMPANY
A LEGAL DESCRIPTION

EXHIBIT 'B' REVISED PLANNING AREA ONE DEVELOPMENT BOUNDARY

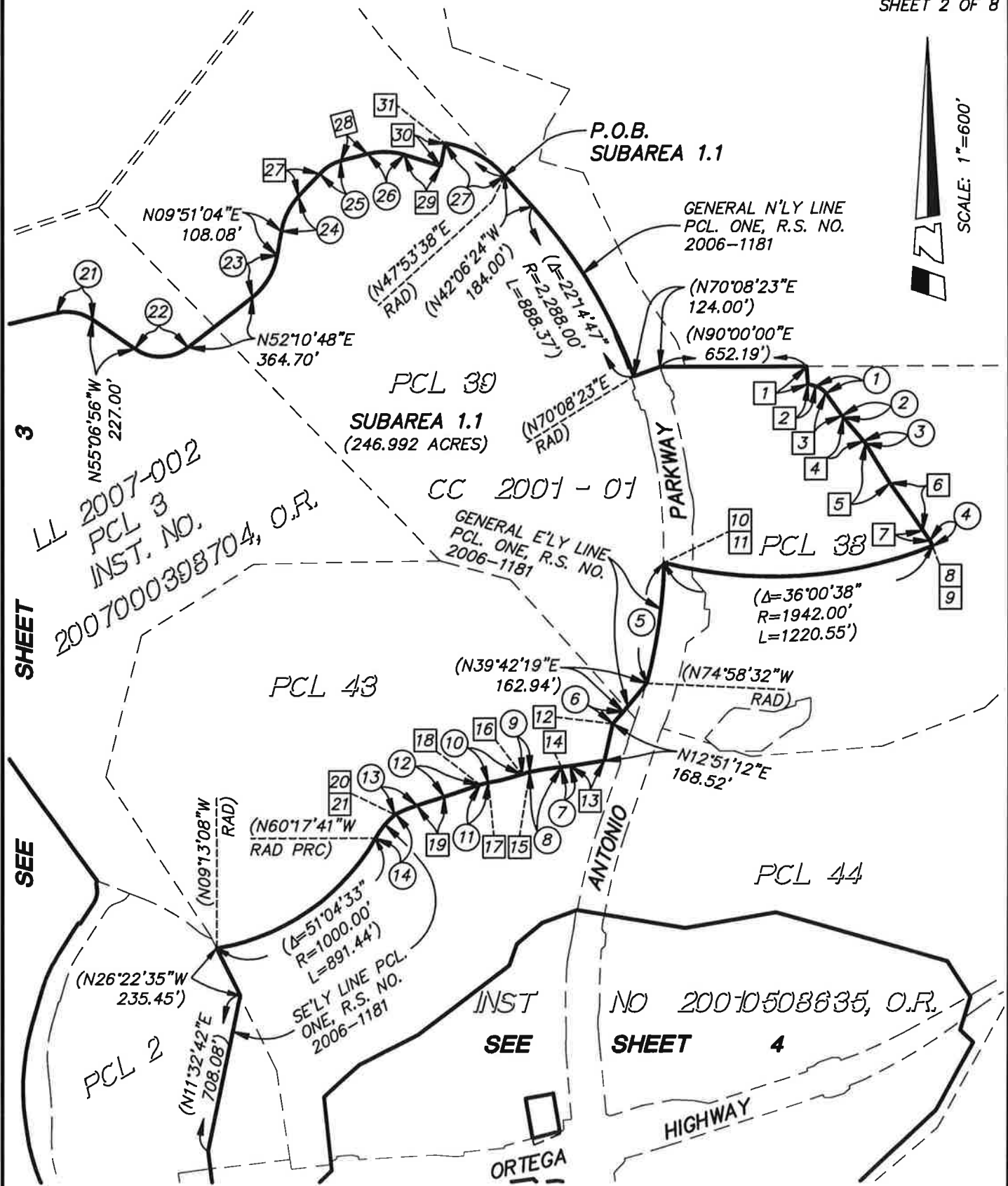
SCALE AS SHOWN

DRAWN BY DWM

CHECKED BY PMc

DATE 1/20/2011

JOB NO. 10-1160-20



3

SHEET

SEE

LL 2007-002
PCL 3
INST. NO.
2007000398704, O.R.

CC 2007-01

PCL 43

PCL 44

PCL 2

SE'LY LINE PCL.
ONE, R.S. NO.
2006-1181

INST
SEE

NO 20070508635, O.R.
SHEET 4

ORTEGA

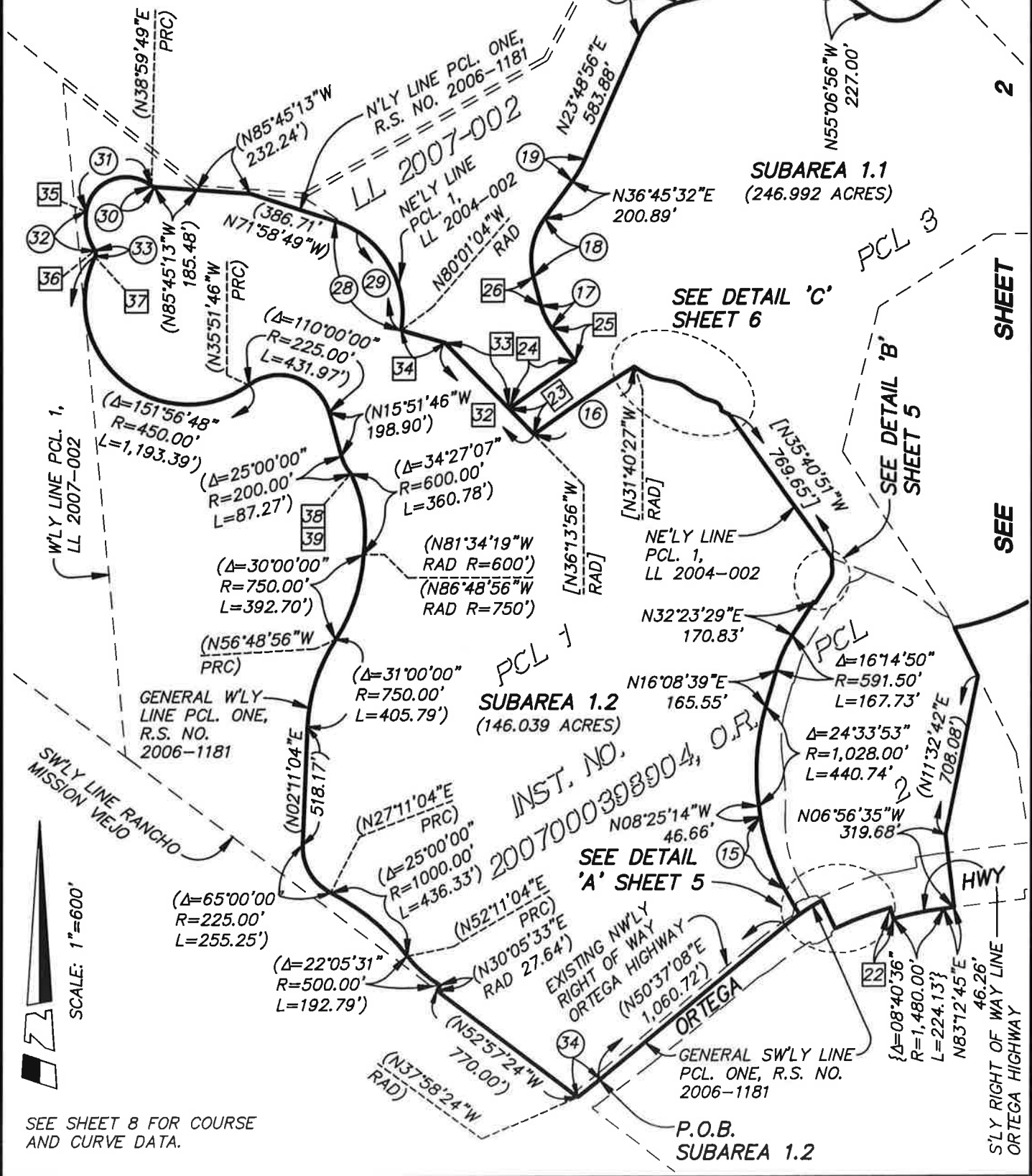
HIGHWAY

SEE SHEET 3

(XXX) INDICATES MEASURED & RECORD DATA PER
R.S. NO. 2006-1181, R.S.B. 218/14-24.

SEE SHEET 8 FOR COURSE
AND CURVE DATA

(XXX) INDICATES MEASURED & RECORD DATA PER R.S. NO. 2006-1181, R.S.B. 21B/14-24.
 [XXX] INDICATES MEASURED & RECORD DATA PER LOT LINE ADJUSTMENT LL 2007-002, INST. NO. 2007000398904, O.R.
 {XXX} INDICATES MEASURED & RECORD DATA PER GRANT DEED, INST. NO. 2010000028355, O.R.



CC 2001 - 01

SUBAREA 1.1
(46.992 ACRES)

SEE SHEET 2

PCL 43

GENERAL N'LY LINE PCL.
TWO, R.S. 2006-1181

PCL 44

SEE

(N46°37'09"E
212.05')
(N06°10'40"W
328.89')
(N47°50'59"E
213.81')
(N63°05'30"E
293.27')

(N19°30'31"E
101.84')
(N49°42'04"E
146.86')

PARKWAY
ANTONIO

(N80°14'19"E
412.18')
(N80°18'39"W
490.41')

(N73°51'32"W
797.37')
(N17°00'25"E
154.87')

(N32°55'34"W
190.70')

SUBAREA 1.4
(79.108 ACRES)

SEE DETAIL 'D'
SHEET 6

N.A.P.
SEE DETAIL 'E'
SHEET 7

ORTEGA HIGHWAY

E'LY LINE PCL.
TWO, R.S. 2006-1181

{N83°12'45"E
344.58'}
{N03°13'37"W
RAD}

N'LY LINE PCL. 7 PER
GRANT DEED, INST. NO.
2010000028355, O.R. &
S'LY RIGHT OF WAY LINE
ORTEGA HIGHWAY PER INST.
NO. 2008000368965, O.R.

{N01°37'48"E
208.20'}
{N09°08'15"E
106.41'}
{N11°35'41"E
171.67'}

{N86°59'34"E
256.57'}
{N26°29'00"W
61.88'}
{N68°03'51"W
RAD 26.70'}

PCL 7
LL 2004-030
INST. NO. 2004000951825, O.R.

N71°13'18"W
RAD

(N55°07'50"E
258.41')
(N30°21'03"E
378.05')

SE'LY LINE PCL. TWO,
R.S. 2006-1181

(N87°07'58"W
103.73')
(N58°48'46"E
291.08')

(N68°22'04"E
242.05')
(N66°05'19"W
P.O.B. 293.20')

INST. NO. 20010508635, O.R.

LA PATA AVE



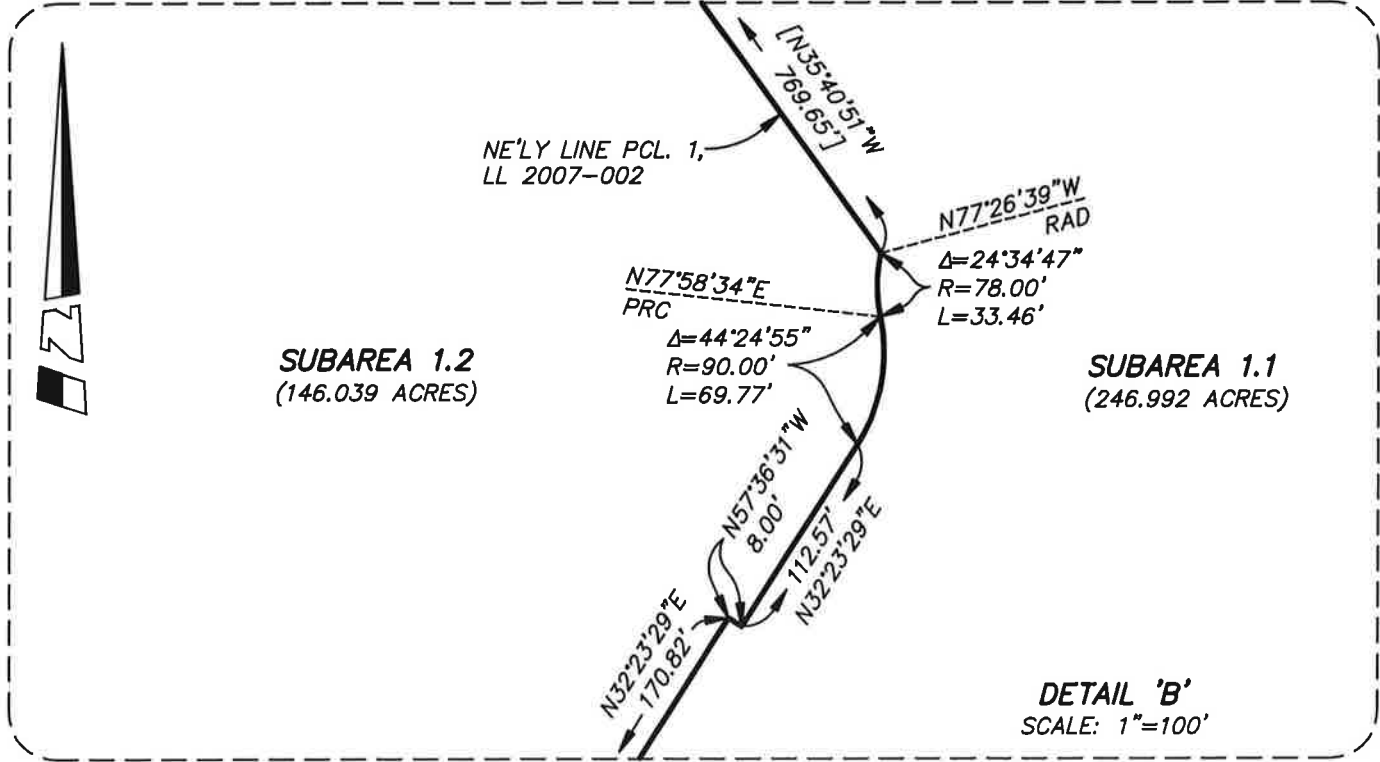
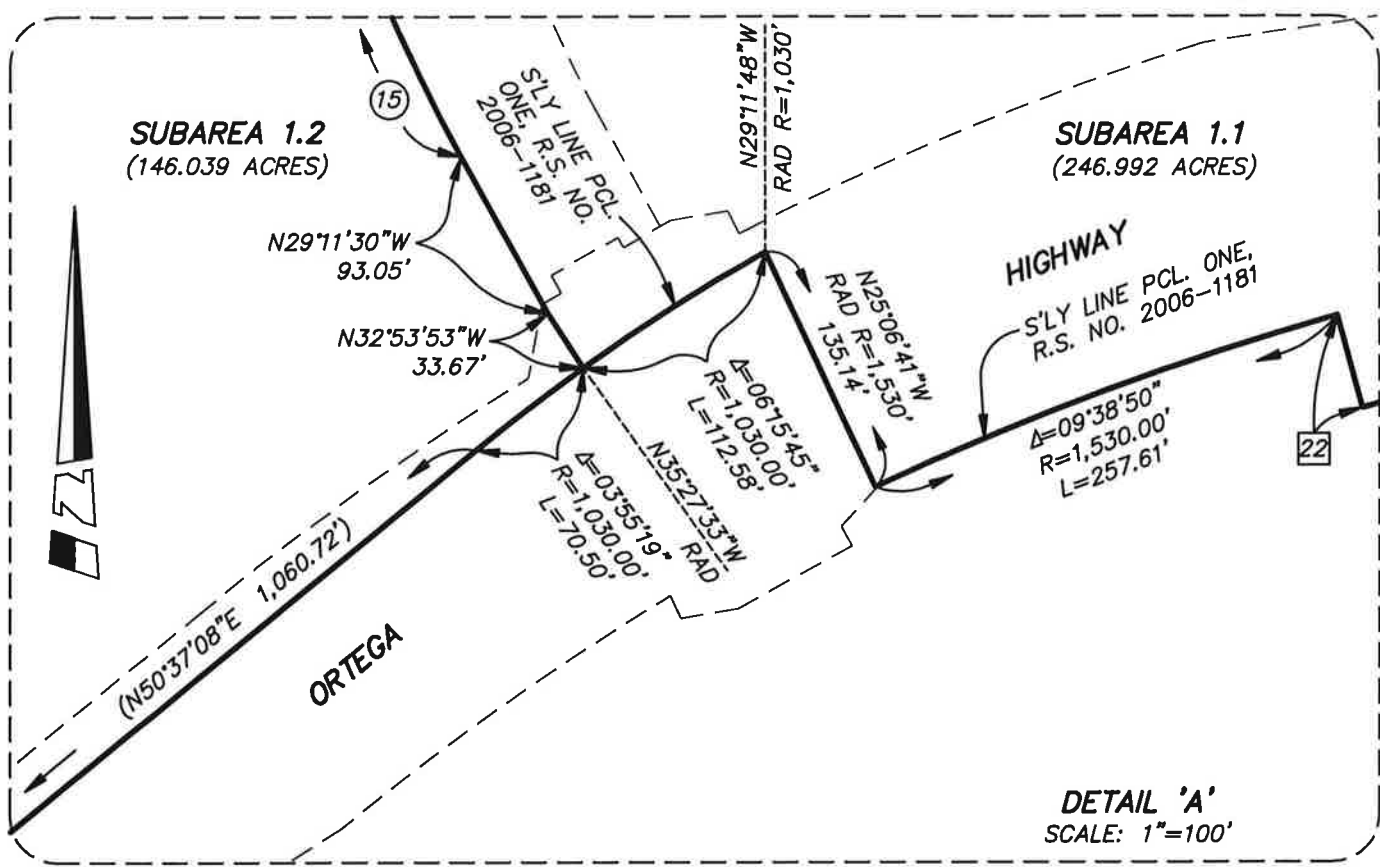
SCALE: 1"=600'

A

E'LY LINE PCL. 7 PER GRANT DEED, INST. NO.
2010000028355, O.R. & W'LY RIGHT OF WAY LINE
LA PATA AVENUE PER INST. NO. 2010000024584, O.R.

(XXX) INDICATES MEASURED & RECORD DATA PER
R.S. NO. 2006-1181, R.S.B. 218/14-24.
{XXX} INDICATES MEASURED & RECORD DATA PER
GRANT DEED, INST. NO. 2010000028355, O.R.

SEE SHEET 8 FOR COURSE
AND CURVE DATA.

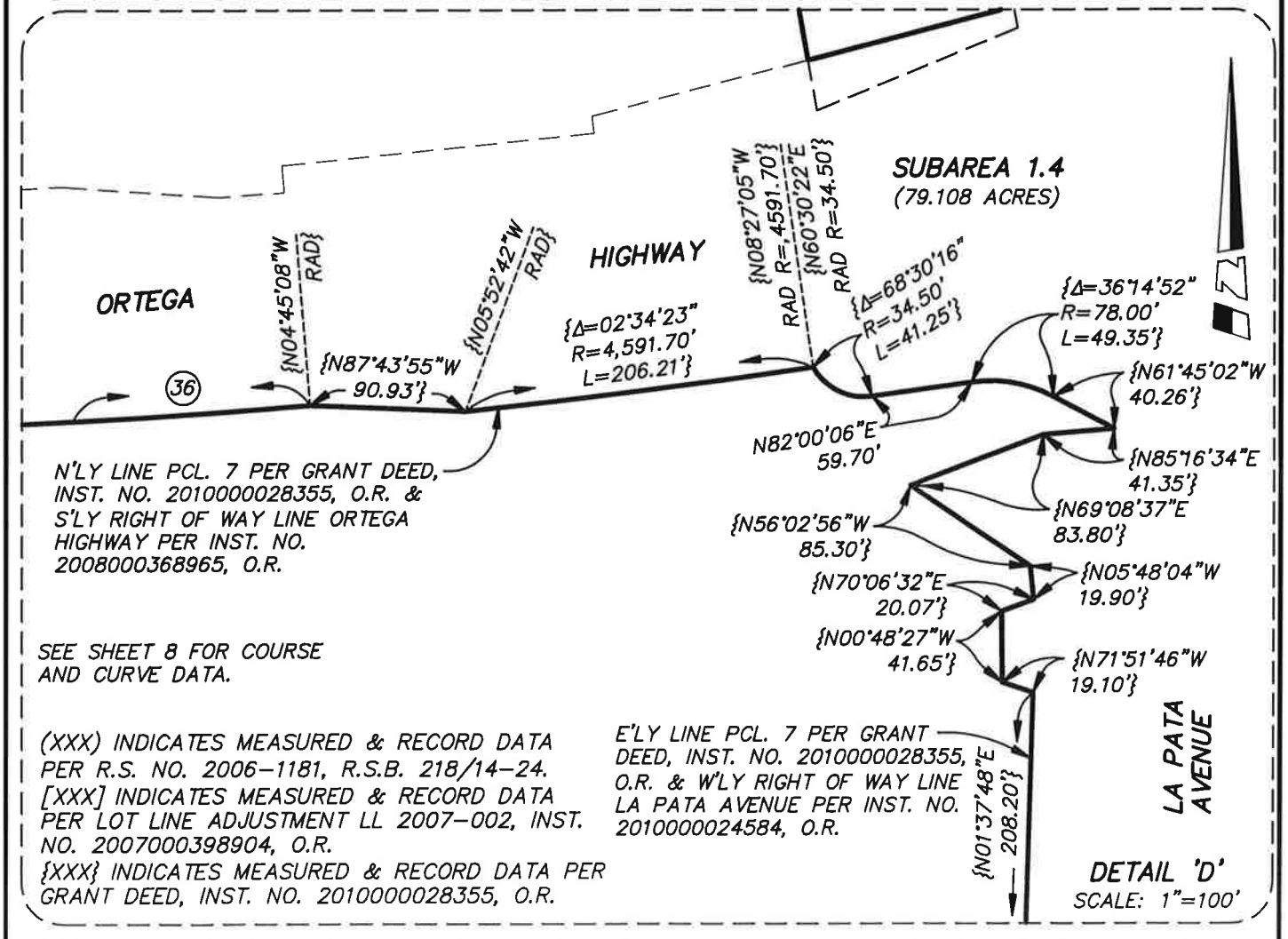
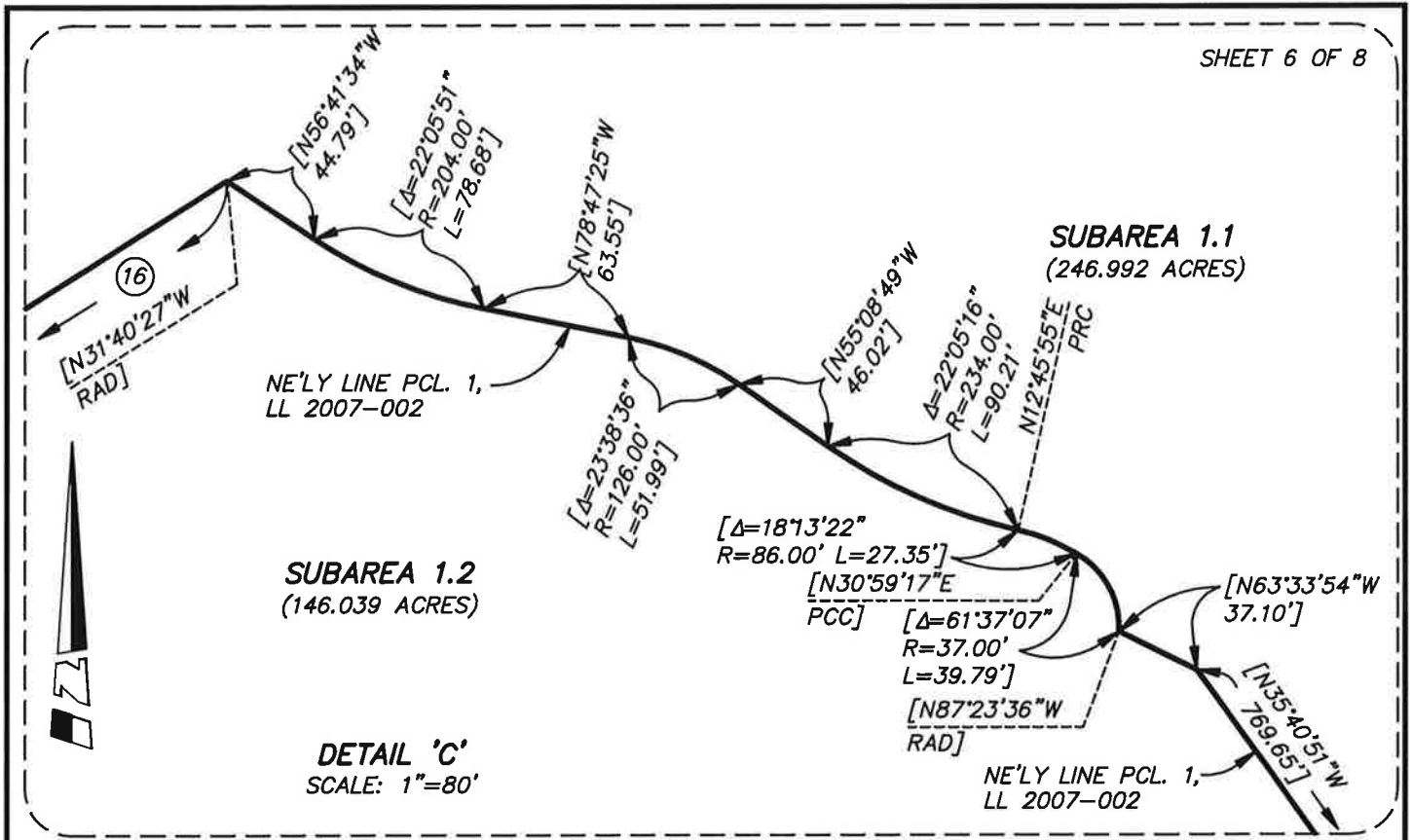


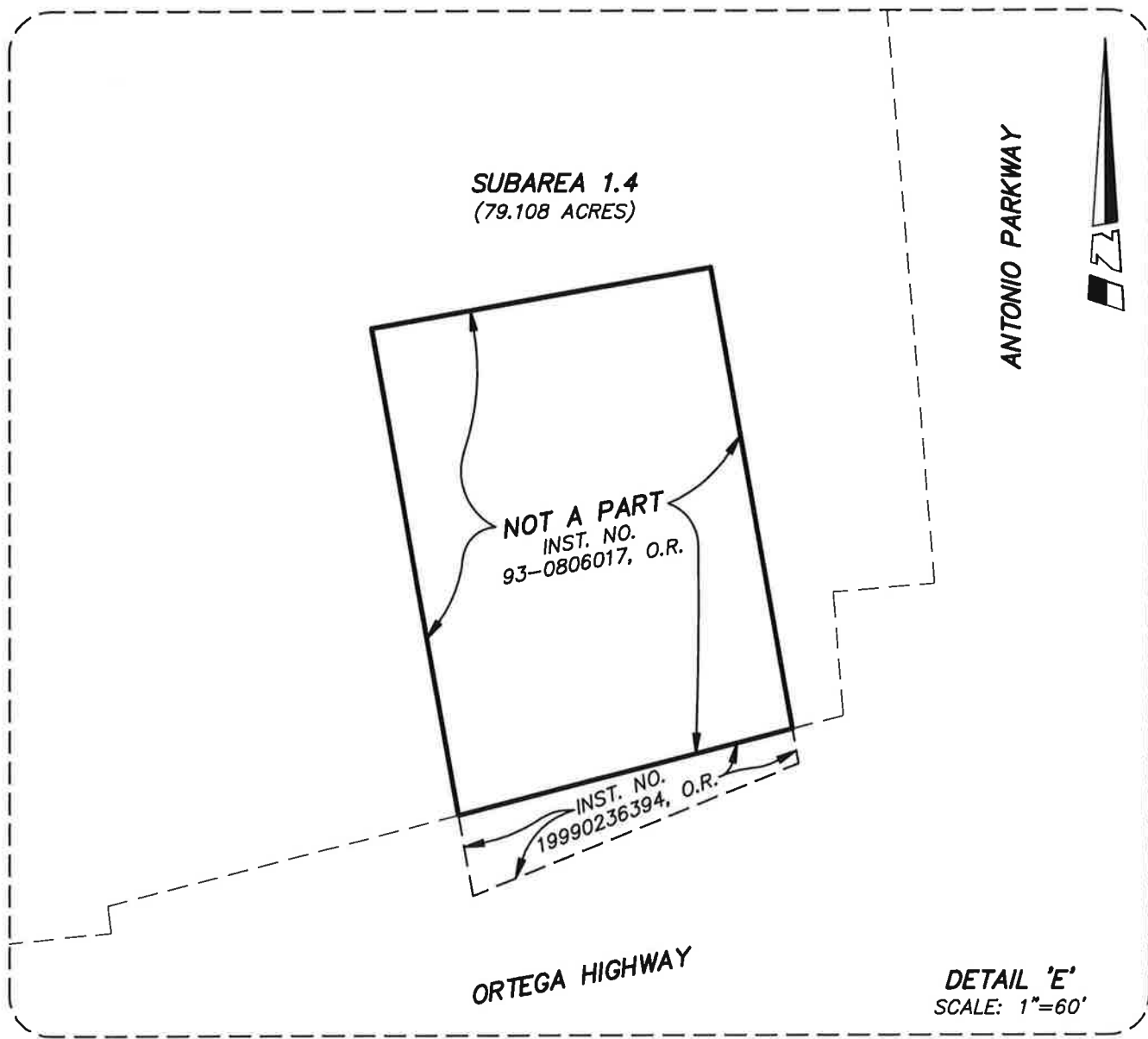
(XXX) INDICATES MEASURED & RECORD DATA PER R.S. NO. 2006-1181, R.S.B. 218/14-24.

[XXX] INDICATES MEASURED & RECORD DATA PER LOT LINE ADJUSTMENT LL 2007-002, INST. NO. 2007000398904, O.R.

{XXX} INDICATES MEASURED & RECORD DATA PER GRANT DEED, INST. NO. 201000028355, O.R.

SEE SHEET 8 FOR COURSE AND CURVE DATA.





COURSE DATA:

1	(N04°11'52"W 79.42')
2	(N74°17'30"W 36.14')
3	(N35°42'37"W 124.25')
4	(N41°00'18"W 141.24')
5	(N31°44'21"W 209.57')
6	(N34°45'01"W 257.69')
7	(N35°06'58"W 56.14')
8	(N73°31'36"E RAD R=82.50')
9	(N21°24'33"W RAD R=1942.00')
10	(N14°36'05"E RAD R=1942.00')
11	(N88°33'51"W RAD R=2288.00')
12	N46°10'01"W RAD
13	N81°03'42"E 154.73'
14	N04°24'12"W PRC
15	N12°37'26"W PCC
16	N19°33'54"W PRC
17	N08°29'48"W PRC
18	N19°27'51"W PRC
19	N72°28'10"E 128.26'
20	N26°38'46"W RAD R=649.50'
21	N40°00'52"W RAD R=400'
22	{N15°27'51"W RAD 50.00'}
23	N44°11'53"W 155.40'
24	N54°30'21"E 354.95'
25	N35°29'39"W 179.64'
26	N14°44'35"W 129.24'
27	N43°18'41"E 137.50'
28	N75°34'44"E 121.72'
29	N72°51'13"W 169.93'
30	N11°44'26"E 101.68'
31	N08°40'58"E RAD
32	[N44°11'53"W 557.46']
33	N44°11'53"W 402.06'
34	(N73°54'33"W 199.59') [N73°54'33"W 199.59']
35	(N82°07'45"W PCC)
36	(N56°58'43"E PRC)
37	(N63°54'58"W PRC)
38	(N49°08'14"E RAD R=200.00')
39	(N63°58'34"E RAD R=600.00')
40	{N06°47'15"W 19.74'}
41	(N47°04'43"E 542.18')

CURVE DATA:

①	($\Delta=38^{\circ}34'53''$ R=82.50' L=55.55')
②	($\Delta=5^{\circ}17'41''$ R=97.50' L=9.01')
③	($\Delta=9^{\circ}15'57''$ R=82.50' L=13.34')
④	($\Delta=18^{\circ}38'34''$ R=82.50' L=26.84')
⑤	($\Delta=13^{\circ}35'19''$ R=2288.00' L=542.64')
⑥	($\Delta=04^{\circ}07'40''$ R=1,000.00' L=72.04')
⑦	$\Delta=04^{\circ}32'06''$ R=500.00' L=39.58'
⑧	$\Delta=08^{\circ}13'14''$ R=1,000.00' L=143.48'
⑨	$\Delta=06^{\circ}56'28''$ R=300.00' L=36.34'
⑩	$\Delta=11^{\circ}04'06''$ R=800.00' L=154.54'
⑪	$\Delta=10^{\circ}58'03''$ R=200.00' L=38.28'
⑫	$\Delta=01^{\circ}56'01''$ R=5,000.00' L=168.74'
⑬	$\Delta=09^{\circ}06'56''$ R=645.50' L=102.70'
⑭	($\Delta=20^{\circ}16'49''$ R=400.00' L=141.58')
⑮	$\Delta=20^{\circ}46'16''$ R=928.00' L=336.42'
⑯	[$\Delta=04^{\circ}33'29''$ R=6,621.37' L=526.75']
⑰	$\Delta=20^{\circ}45'04''$ R=300.00' L=108.65'
⑱	$\Delta=51^{\circ}30'07''$ R=300.00' L=269.66'
⑲	$\Delta=12^{\circ}56'36''$ R=500.00' L=112.95'
⑳	$\Delta=52^{\circ}57'01''$ R=250.00' L=231.04'
㉑	$\Delta=48^{\circ}07'07''$ R=200.00' L=167.97'
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㉗	$\Delta=39^{\circ}12'40''$ R=450.00' L=307.96'
㉘	($\Delta=81^{\circ}57'45''$ R=425.00' L=607.97')
㉙	[$\Delta=67^{\circ}22'48''$ R=425.00' L=499.80']
㉚	($\Delta=34^{\circ}45'02''$ R=25.00' L=15.16')
㉛	($\Delta=121^{\circ}07'34''$ R=175.00' L=369.96')
㉜	($\Delta=40^{\circ}53'32''$ R=250.00' L=178.43')
㉝	($\Delta=59^{\circ}06'19''$ R=25.00' L=25.79')
㉞	($\Delta=1^{\circ}24'28''$ R=4970.00' L=122.11')
㉟	{ $\Delta=0^{\circ}13'11''$ R=6,326.27' L=24.26'}
㊱	{ $\Delta=01^{\circ}44'42''$ R=4,579.70' L=139.48'}
㊲	$\Delta=3^{\circ}09'27''$ R=1,550.00' L=85.42'

(XXX) INDICATES MEASURED & RECORD DATA PER R.S. NO. 2006-1181, R.S.B. 218/14-24.

[XXX] INDICATES MEASURED & RECORD DATA PER LOT LINE ADJUSTMENT LL 2007-002, INST. NO. 2007000398904, O.R.

{XXX} INDICATES MEASURED & RECORD DATA PER GRANT DEED, INST. NO. 2010000028355, O.R.

Ranch Plan Planned Community

Planning Area 1

Subarea Plan 1.4

July 26, 2006

Application # PA06-0027

RMV Community Development, LLC

As Amended February 23, 2011 per Planning Application No. PA11-0006

Ranch Plan Planned Community Subarea Area Plan 1.4

As Amended February 23, 2011 per Planning Application No. PA11-0006

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- ATTACHMENTS**
1. Legal Description of Planning Subarea Open Space Boundary
 2. Planning Area 1 Regulation Compliance Matrix (Conditions of Approval)
(under separate cover)

Ranch Plan Planned Community

Subarea Plan • Planning Area 1 • Subarea 1.4

Introduction

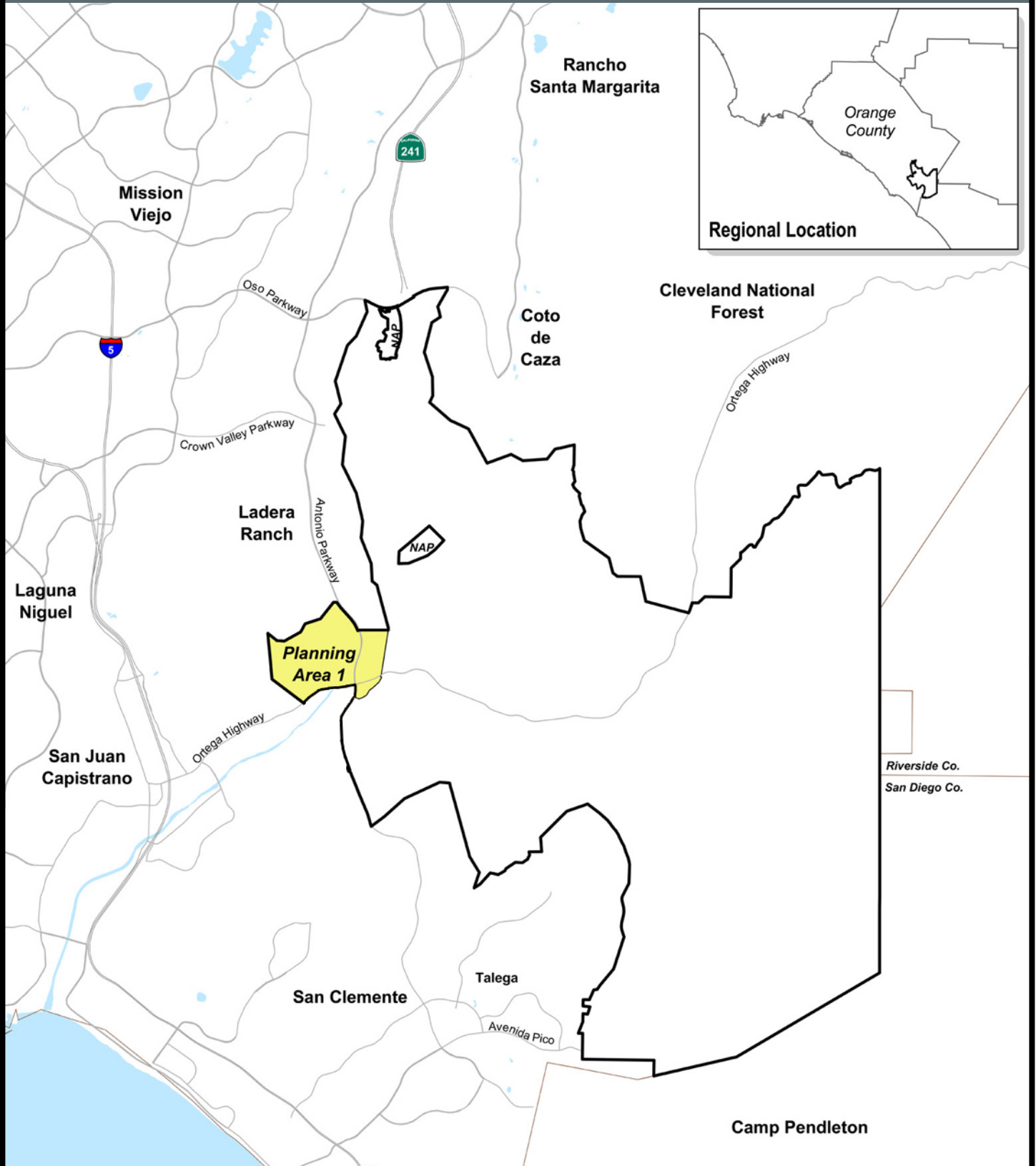
The purpose of this Subarea Plan for Ranch Plan Planned Community (PC) Planning Area 1, Subarea 1.4, is to provide a process to demonstrate that the intent of conceptual development policies contained in the General Plan and the Ranch Plan PC will be realized through more precise discretionary actions. The Area Plan process for the Ranch Plan PC is divided into two levels, a Master Area Plan and Subarea Plan. The Master Area Plan focuses on a Planning Area in its entirety and addresses more regional topics/issues. The Subarea Plan focuses on segments of the Planning Area and community level topics/issues.

A Subarea Plan consist of a map, set of statistics and other information that describe the location and type of proposed uses within the context of a Master Area Plan, including specific types of residential uses. The Planning Commission is the approving authority for the Master Area Plan and Subarea Plan applications and any subsequent amendments, with the exception of reallocations and other adjustments that may be approved by the Director, OC Planning, as specified in PC Program Text Section II.A.4. All subsequent project proposals within this Subarea shall be in substantial conformance with this Subarea Plan 1.4 and the previously approved Master Area Plan for PA-1.

1. BACKGROUND:

On November 8, 2004, the Orange County Board of Supervisors approved a General Plan Amendment (Resolution No. 04-291), Zone Change (Resolution No. 04-292 and Ordinance No. 04-014), and Development Agreement (Resolution No. 04-293 and Ordinance No. 04-015) for the 22,815-acre RMV Planning Area. The Board of Supervisors selected Alternative B-10 Modified, which established a blueprint for the long-term conservation, management, and development of the last large-scale, integrated landholding in south Orange County. The project was further and subsequently influenced by input received from the general public, the U.S. Army Corps of Engineers (USACE), the California Department of Fish and Game (CDFG), and the U.S. Fish and Wildlife Service (USFWS). The refinements resulted in what is referred to as "Alternative B-12", a plan that is consistent with the settlement agreements. Alternative B-12 would retain 16,942 gross acres of the Ranch Plan Planned Community in protected open space and would allow for development activities on 5,873 acres. At the same time, Alternative B-12 provides the same level of housing and nonresidential development as previously approved for the B-10 Modified Alternative. This alternative allowed for the construction of up to (i) 14,000 dwelling units, (ii) 3,480,000 square feet of urban activity center uses on 251 acres, (iii) 500,000 square feet of neighborhood center uses on 50 acres, and (iv) 1,220,000 square feet of business park uses on 80 acres, all of which were proposed to occur on approximately 5,873 acres of the RMV Planning Area. A 132-acre area (of which 105 acres are located within PA 1) has been sold to the City of San Juan Capistrano and annexed into the City as recreational open space. This change in status of a portion of the overall Ranch

PLANNING AREA 1



REGIONAL LOCATION MAP

RANCH PLAN PLANNED COMMUNITY

EXHIBIT: 1



NOT TO SCALE

PLANNING AREA 1



MASTER AREA PLAN
SUBAREA LOCAL VICINITY MAP
RANCH PLAN PLANNED COMMUNITY

EXHIBIT: 2



NOT TO SCALE

1. Background (continued):

Plan area resulted in administrative corrections to the Ranch Plan Planned Community Development Map and Ranch Plan Statistical Table. The resulting Subarea Plan corrections have also been incorporated into the Subarea Plan 1.1, Subarea 1.2 and Subarea 1.4 Development Tables (Table 1 in each document). The balance of the 22,683-acre RMV Planning Area, totaling approximately 16,915 acres (or approximately 74.57 percent), was identified for open space uses with 5,768 acres set aside for future development uses.

2. LOCATION AND EXISTING USES

This Subarea Plan addresses Planning Area 1, Subarea 1.4, of the Ranch Plan Planned Community shown graphically on Exhibit 1: Regional Location Map, and Exhibit 2: Subarea Local Vicinity Map.

The 75-acre Subarea 1.4 is located on three corners – the northwest, northeast and southeast corners – of the intersection of Ortega Highway and Antonio Parkway/La Pata Avenue. All three portions of Subarea 1.4 have been used as nurseries.

3. SUBAREA PLAN 1.4 PROPOSAL

3.1 Land Use Plan and Subarea Plan 1.4 Development Table:

All of the required Ranch Plan entitlement plans are shown in their planning context on the exhibit on the following page titled “Ranch Plan Planning Process”. As depicted in the exhibit, each Subarea Plan addresses a specific Planning Subarea, and must be consistent with the Master Area Plan for that Planning Area.

The Land Use Plan (Exhibit 4 on Page 9) depicts the following components, followed by the source of the requirement for inclusion in the Subarea Plan: Guidelines for the preparation and processing of Subarea Plans are provided as part of the Ranch Plan Flowcharts and Checklists available on the OC Planning website.

- The Subarea 1.4 land use plan consists of a mix of residential uses together with a retail center, office uses and a Community Daycare center (designated as a Community Facility on Exhibit 4) located at the northeast corner of Ortega Highway and Antonio Parkway and adjacent to San Juan Creek. The retail center may include an approximately 60-foot tall, 20-foot by 20-foot wide architectural feature that may also include wireless facilities.
- A mix of primarily multi-family residential uses is proposed for the southeast corner of Ortega Highway and Antonio Parkway.
- The area includes 64 gross acres of Urban Activity Center use with a maximum of 140,000 square foot for the proposed Retail Center and 300 dwelling units, of which 100 are identified for age qualified residents.
- An additional 11 gross acres of land designated as Urban Activity Center (UAC) at the northwest corner of Ortega Highway and Antonio Parkway and adjacent to San Juan Creek is proposed as a community park.

The Subarea 1.4 Development Table (Table 1 on Page 10) expands upon the PC Statistical Table and Planning Area 1 Master Area Plan Development Table to include the details listed below, followed by the source of the requirement for inclusion in the Subarea Plan:

- Non-Residential: Gross and net acreages of non-residential uses, including maximum square footage, are provided for “Urban Activity Center (UAC)” uses for each Subarea within Planning Area 1. Neighborhood Center and Business Park type uses are also allowed uses within the Urban Activity Center (UAC) classification.

PLANNING AREA 1

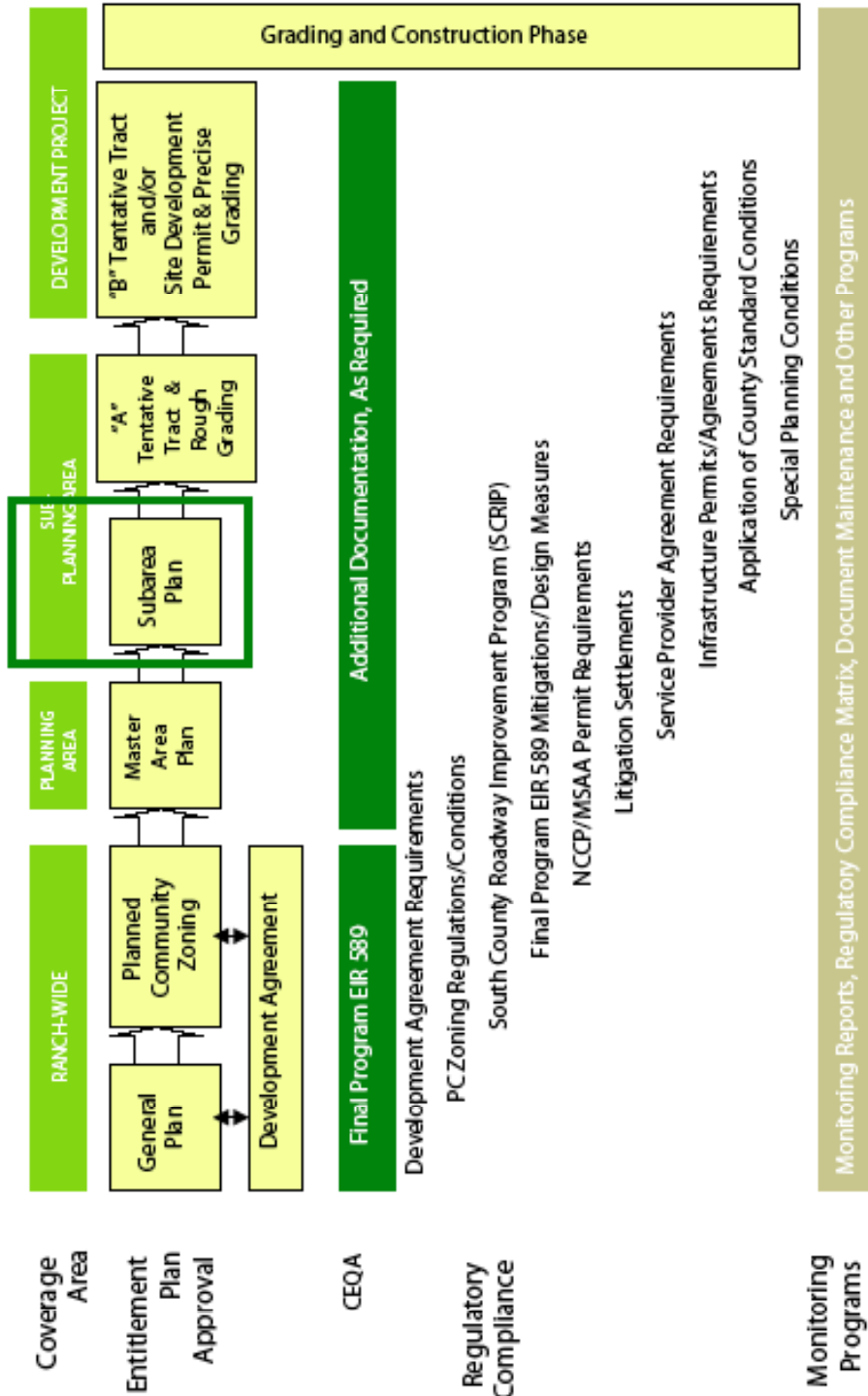


EXHIBIT: 3

SOURCE
DATE

SUBAREA PLAN
PLANNING PROCESS
RANCH PLAN PLANNED COMMUNITY

3.1 Land Use Plan and Subarea Plan 1.4 Development Table (continued):

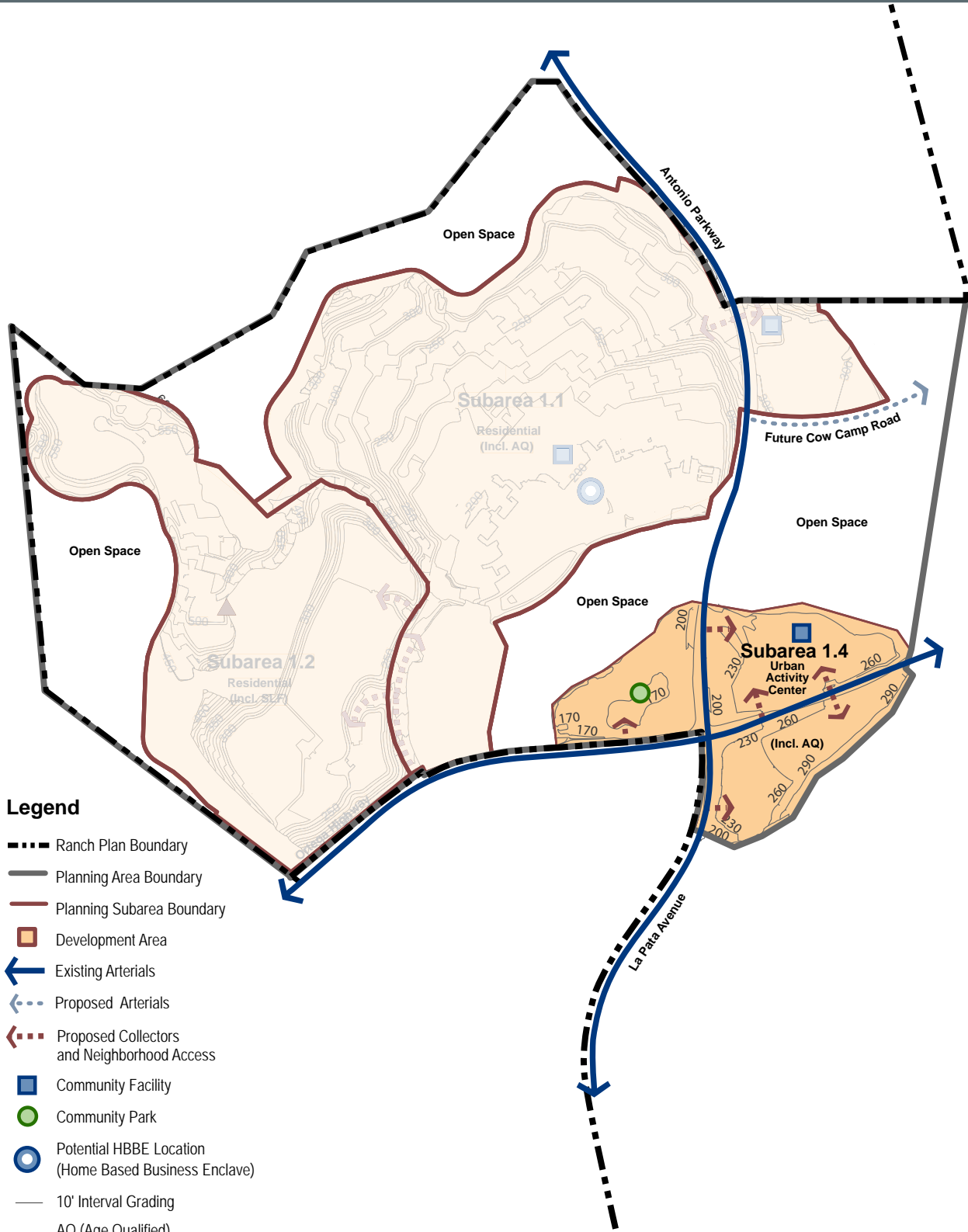
- Residential:
 - a. Gross and net acres of residential uses, along with a maximum dwelling unit count, are provided for each Planning Subarea within Planning Area 1.
 - b. Maximum dwelling unit totals are provided for specific residential categories within Planning Area 1, as required by the Ranch Plan PC Program, Section II.B.3.b.2.
 - c. Gross acres of community-level parkland, as required by the Ranch Plan PC Program, Section II.B.3.b.3, and General Regulation 18. An 11-acre community park location is proposed within Subarea 1.4. Details regarding provision of parkland acreage have been specified by the Ranch Plan Local Park Implementation Program (LPIP) approved by the Subdivision Committee on March 14, 2007.
 - d. The Subarea Plan 1.1 Development Table will provide columns for tracking of “Building Permits”, “Certificates of Occupancy” and “Equivalent Dwelling Units” (a factor used to determine milestones for the South County Roadway Improvement Program). When future residential development proposals within Subarea 1.4 are submitted, tracking will occur via the Annual Monitoring Report. At that time these columns will be added to the Development Table.
 - e. Age Qualified Housing: The Subarea 1.4 Development Table specifies the proposed senior citizen housing (age qualified) dwelling units by Planning Subarea, as required by the Ranch Plan PC Program, Section I.B., General Regulation 27. Senior citizen housing may include Age-qualified housing (AQ), which counts toward the 14,000 dwelling unit cap for the Ranch Plan, and also includes Senior Living Facility (SLF) and Continuing Care Retirement Community (CCRC) housing, which do not count toward the 14,000 dwelling unit cap.

In summary, when future residential development proposals within Subarea 1.4 are submitted, they must be consistent with two aspects of the Subarea 1.4 Development Table (Table 1 on Page 10):

1. The Subarea 1.4 row, including the appropriate “Gross Acres”, “Net Acres” and “Maximum Dwelling Unit” totals.
2. The Residential Categories columns, including “Conventional Single-Family Dwellings”, “Planned Concept Detached Dwellings”, “Multiple-Family Dwellings”, and “Estate Dwellings” totals.

Planning refinements and revisions may be made as these Residential Categories estimates shift and more detailed planning and engineering studies are finalized. These totals will be monitored and modified over time to reflect as-built details.

PLANNING AREA 1



SUBAREA 1.4
 LAND USE PLAN
 RANCH PLAN PLANNED COMMUNITY

EXHIBIT: 4

January 2011



NOT TO SCALE

PLANNING AREA 1

Planning Area	Development Use																	Open Space Use	Planning Area Totals	
	Residential									Urban Activity Center (UAC)				Neighborhood Center		Business Park				Golf Resort Gross Acreage
	Gross Acres	Net Acres	Maximum Dwelling Units	Conventional Single-Family Detached Dwellings	Planned Concept Detached Dwellings	Multiple-Family Dwellings	Estate Dwellings	Age Qualified Dwelling Units	Maximum Non-Residential Square Footage (000)	Gross Acres	Net Acres	Maximum Square Footage of Non-Residential Uses (000)	Parkland Gross Acreage	Gross Acres	Maximum Square Footage (000)	Gross Acres	Maximum Square Footage (000)			
Planning Area 1	392	286	1,287	261	223	787	16	400	300	64	48	140	11					467	237	704
Subarea 1.1	246	185	971					300										246		
Subarea 1.2	146	101	16						300									146		
Subarea 1.4			300					100		64	48	140	11					75		

SUBAREA PLAN 1.4
 DEVELOPMENT TABLE
 RANCH PLAN PLANNED COMMUNITY

TABLE: 1

Revised February 23, 2011, per PA110003, PA110004, PA110005 and PA110006

3.2 Conceptual Grading:

Exhibit 4 (Land Use Plan) provides the Subarea 1.4 concept grading at 10-foot contour intervals, as required by Ranch Plan PC Program Text Section II.B.3.b.8. The Concept Grading Plan for each Subarea Plan must be generally consistent with the Preliminary Conceptual Grading Plan within the Master Area Plan for Planning Area 1, and all subsequent subdivision and grading permits must be consistent with Subarea 1.4 concept grading (Exhibit 4), or a Master Area Plan amendment will be required.

3.3 Circulation and Infrastructure:

The Circulation and infrastructure plans for Subarea 1.4 are consistent with the circulation and infrastructure components discussed in Section 3.4 and depicted on Exhibits 5-10 of the Planning Area 1 Master Area Plan. Compliance with these circulation and infrastructure requirements satisfies the following requirements of any Subarea Plan:

- Arterial highway locations, including secondary and collectors, as required by the Ranch Plan PC Program, Section II.B.3.b.7.
- County Bikeway, Regional Riding & Hiking Trail and Community Trail locations, as required by the Ranch Plan PC Program, Section II.B.3.b.7. (Note: The Trail and Bikeways Implementation Plan for the Ranch Plan was signed July 18, 2006 by the Director, OC Planning and the Director, OC Parks)
- Access to Subarea 1.4 is from Ortega Highway, La Pata Avenue and Antonio Parkway.
- Storm Drain, Water & Wastewater infrastructure, as required by the Ranch Plan PC Program, Section II.B.3.b.9.

An extensive network of extended detention basins and flood control and runoff management features will be incorporated into the Planning Area 1 land use plan, as addressed by Final Program EIR 589, Project Design Feature (PDF) 4.5-2, which requires:

“Dedicated areas are to be provided throughout the project area to provide sufficient storage for runoff volumes to mitigate increases in peak discharges and to offset impacts of existing development.”

Also, in conjunction with the preparation of each Subarea Plan, the applicant submitted and received December 6, 2006 approval of a Subarea Plan-level Water Quality Management Plan, per Final Program EIR 589 Mitigation Measure 4.5-4.

3.4 Agricultural And Other Existing And On-Going Uses:

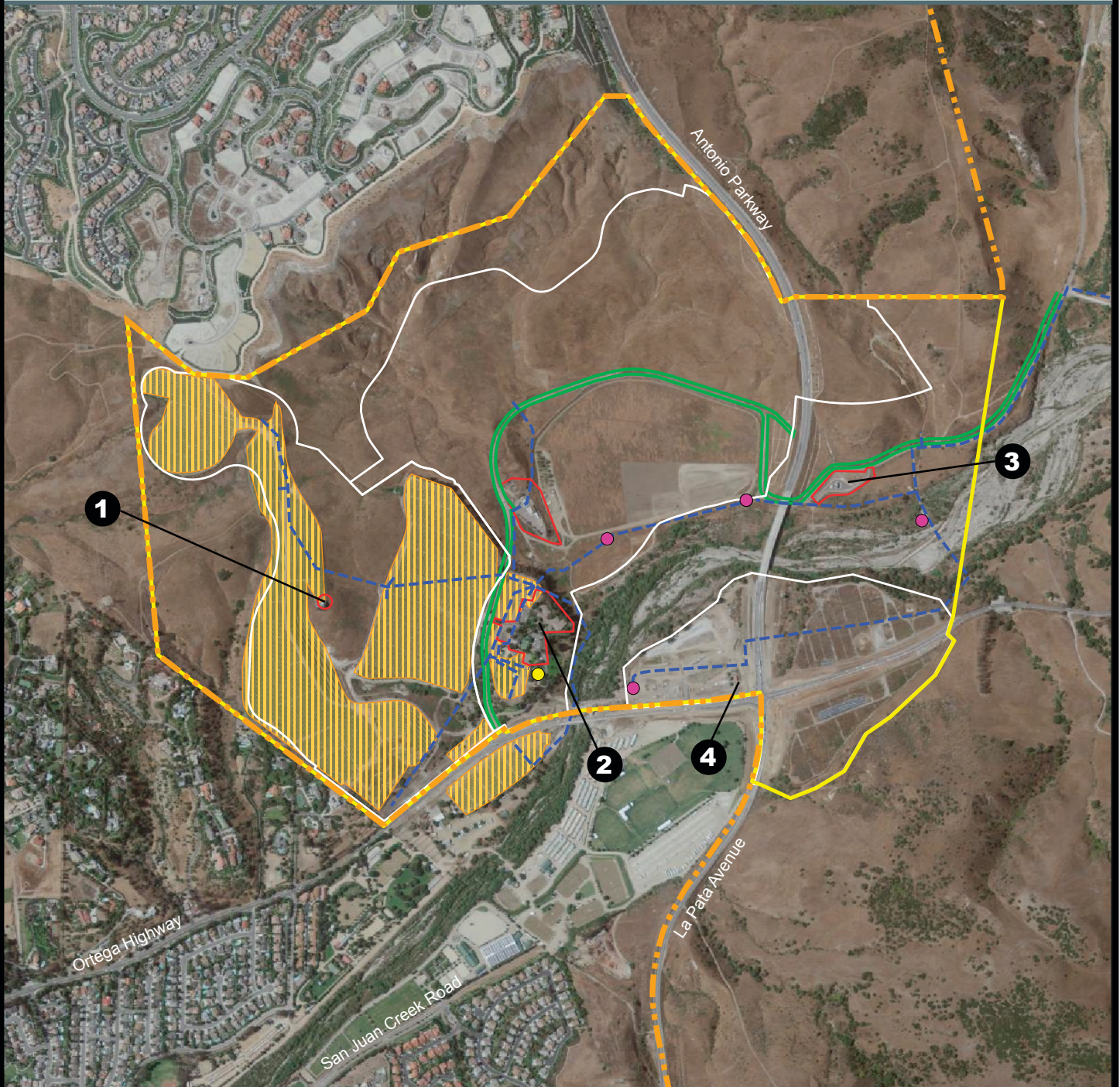
PC Program Text General Regulation 16 and Section III.H address how existing ranch infrastructure facilities may be maintained in place and/or relocated. Exhibit 5 identifies the existing location of all current agricultural and other existing and on-going uses within Subarea 1.4, as required by PC Program Text Section II.B.3.a.5.

4. Water main flow control facility at northwest corner of Antonio Parkway and Ortega Highway.

Subarea 1.4 is also the location of the following additional agricultural and other existing and on-going uses:

- Public/private utility buildings and structures
- Infrastructure facilities, including but not limited to all existing ranch roads, pipelines and utilities.

PLANNING AREA 1



Legend

- ① Antenna Site (Lemon Grove)
- ② RMV Headquarters & Operations
- ③ SMWD San Juan Creek Lift Station
- ④ Water Main Flow Control Facility

Planning Boundaries

- Ranch Plan Boundary
- Planning Area 1 Boundary
- Development Boundary

Existing Land Use

- Existing Uses
- RMV Residence

Existing Agriculture

- Orchards

Existing Infrastructure

- CWTRP/San Juan Lift Station Access
- Existing Ranch Well Water Lines
- Well Sites

MASTER AREA PLAN

AGRICULTURAL AND OTHER EXISTING AND ONGOING USES
RANCH PLAN PLANNED COMMUNITY

EXHIBIT: 5



NOT TO SCALE

4. SUBAREA PLAN REQUIREMENTS

4.1 Ranch Plan PC Program Text Requirements

The Ranch Plan Planned Community Zoning (PC Program Text) was approved by the Orange County Board of Supervisors on November 8, 2004. This Subarea Plan 1.4 complies with the following specific requirements and provisions of Sections I and II of the Ranch Plan PC Program Text:

PC Program Text Section I. General Provisions & Conditions of Approval

A. Additional Area Plan Content (Section II.B.3.d, Page 16):

d. Where required, the Area Plan may provide additional information through text or graphics to demonstrate how the Area Plan complies with the intent and policies contained in the General Plan and the Ranch Plan PC Program. Such additional information may include the following:

1) Compatibility with existing, adjacent land uses.

No proposed land uses within Subarea 1.4 are located adjacent to existing land uses. Land use compatibility is addressed in Section 3.1 above.

2) Scenic highway treatments.

Ortega Highway west of Antonio Parkway, Antonio Parkway and Cow Camp Road are designated as Landscape Corridor Scenic Highways. The construction plans being prepared for Ortega Highway and Antonio Parkway adjacent to Subarea 1.4 incorporate the appropriate 25-foot wide Landscape Corridor Scenic Highway scenic easement.

3) Proposals for treatment of vegetation, biological resources or geological features that may be affected.

No proposed land uses within Subarea 1.4 are located adjacent to significant biological resources or geological features that may be affected.

PC Program Text Section II. Implementation Procedures

The Subarea Plan content requirements are found in the approved Ranch Plan PC Program Text Section II.B.3.b, pages 15-16, as listed below in *italics*. Following each PC Program Text requirement are specific notes on how this Subarea Plan is in compliance:

- 1) *Consistency analysis of all components listed in [PC Program Text] Section II.B.3.a.*

Subarea Plan 1.4 has been prepared consistent with all components of the Master Area Plan for Planning Area 1.

- 2) *The specific residential use categories (i.e., senior housing, estate housing, etc.) and other non-residential uses.*

See Section 3.1 above and refer to Table 1.

- 3) *Locations and more detailed acreage of park, recreation and other open space uses in accordance with [PC Program Text] General Regulation No. 18*

See Section 3.1 above and refer to Exhibit 4.

- 4) *Specify Home Based Business Enclave (HBBE) locations per Section III.A.7 [PC Program Text], with particular emphasis on compatibility with surrounding land uses*

See Section 3.1 above and refer to Exhibit 4.

- 5) *A legal description (metes and bounds) of the edge of development.*

See Attachment 1, Legal Description of Subarea Development Boundary

- 6) *A listing of agricultural and other existing and ongoing uses, per [PC Program Text] Section III.H..*

See Section 3.4 above and refer to Exhibit 5.

- 7) *Circulation features, including Master Plan of Arterial Highways (MPAH) arterial highways, collector roadways, walking, riding and hiking trails and pedestrian facilities.*

See Section 3.3 above and refer to Exhibit 6 of the PA-1 Master Area Plan.

- 8) *Concept grading plan at 10 foot contours.*

See Section 3.2 above and refer to Exhibit 4.

PC Program Text Section II. Implementation Procedures (continued):

9) *Conceptual stormwater drainage, water and wastewater system locations.*

See Section 3.3 above and refer to Exhibits 6-10 of the PA 1 Master Area Plan.

10) *Specify community facility locations, including schools.*

See Section 3.1 above and refer to Exhibit 4 and Table 1.

11) *The Planning Commission shall approve each Master Area Plan for Planning Areas 2, 6, 7 and 8 per a finding ascertaining whether the applicable Planning Reserve remains in effect. If so, the Subarea Plan shall be approved per a condition of approval restricting development until the Planning Reserve designation is lifted.*

Not applicable

4.2 Other Regulatory Compliance Requirements:

In conjunction with the approval of The Ranch Plan, the County Board of Supervisors adopted a Mitigation Monitoring and Reporting Program (MMRP) pursuant to Public Resources Code Section 21081.6. The MMRP included all the project design features (PDF), standard conditions (SC) and mitigation measures (MM) that were adopted in conjunction with approval of the project. In addition, there are a number of other compliance measures that apply to the project that also serve to reduce environmental impacts. These include provisions from the following:

- Development Agreement requirements
- Planned Community Zoning Regulations/Conditions
- South County Roadway Improvement Program (SCRIP) requirements
- Litigation Settlement Agreement requirements
- Service Provider Agreement requirements

Recognizing the number of conditions that apply to the Ranch Plan, a program for monitoring their implementation has been developed. The Mitigation and Regulation Compliance Matrix that recites and categorizes all of the Project's mitigations (from the MMRP), conditions and other project requirements adopted with the initial approving actions and agreements. Over time, the Regulation Compliance Matrix may be supplemented with added requirements as more detailed plans and programs are approved for the Ranch Plan Project. The Regulation Compliance Matrix represents a single source of the Project's requirements that will be maintained and available for application to subsequent entitlement plans. The program allows for the sorting of the measures to determine which measures are applicable to each portion of the Ranch Plan (i.e., by Planning Area), as well as at each level of entitlement. The measures within the Mitigation and Regulatory Compliance Matrix applicable to Planning Area 1 have been included as part of Addendum No. 1 (PA06-0023) for Final EIR 589, as pertaining to this Subarea Plan (under separate cover).

A. Final Program EIR 589, MM 4.15-2 requires:

“As part of the Area Plan and tentative tract map process, the developer shall coordinate with OCFA on street design to ensure arterial highways and local streets meet OCFA requirements, provide adequate turn around locations and widths, and signal preemption is installed in all new traffic signals within the Ranch Plan area. For gated communities, emergency opening devices shall be installed.”

These requirements are addressed as part of the Fire Protection Program approved (as required by Condition of Approval No. 8) prior to Master Area Plan approval. (Note: The Ranch Plan Fire Protection Program was approved by the Orange County Board of Supervisors on July 31, 2007)

Attachment 1: Legal Description

10-1160-20 (D)
01-20-11

EXHIBIT A

LEGAL DESCRIPTION REVISED PLANNING AREA ONE DEVELOPMENT BOUNDARY

SUB-AREA 1.1

Those portions of Parcels 38, 39, and 43 of Certificate of Compliance CC 2001-01, in the Unincorporated Territory of the County of Orange, State of California, recorded July 26, 2001 as Instrument No. 20010508635 of Official Records, in the office of the County Recorder of said County, together with a portion of Parcels 1, 2, and 3 of Lot Line Adjustment No. LL 2007-002, recorded June 22, 2007 as Instrument No. 2007000398904 of said Official Records, and together with a portion of Rancho Mission Viejo, in said Unincorporated Territory, as shown on the map recorded in Book 1, Pages 63 and 64, both of Patents, Records of Los Angeles County, California, in the office of the County Recorder of said Los Angeles County, described as follows:

Beginning at the Northwesterly terminus of that certain course in the general Northerly line of Parcel One of Planning Area One Development Boundary, as shown on Record of Survey No. 2006-1181, filed in Book 218, Pages 14 through 24, inclusive, of Records of Survey, in the office of said Orange County Recorder, shown as having a bearing and distance of "N 42°06'24" W 184.00' "; thence along said general Northerly line and the general Easterly line and the Southeasterly line of said Parcel One, the following courses: South 42°06'24" East 184.00 feet to the beginning of a curve concave Southwesterly having a radius of 2288.00 feet, Southeasterly 888.37 feet along said curve through a central angle of 22°14'47", non-tangent on a radial line of said curve North 70°08'23" East 124.00 feet, North 90°00'00" East 652.19 feet, South 4°11'52" East 79.42 feet, South 74°17'30" East 36.14 feet to the beginning of a curve concave Southwesterly having a radius of 82.50 feet, Southeasterly 55.55 feet along said curve through a central angle of 38°34'53", South 35°42'37" East 124.25 feet to the beginning of a curve concave Northeasterly having a radius 97.50 feet, Southeasterly 9.01 feet along said curve through a central angle of 5°17'41", South 41°00'18" East 141.24 feet to the beginning of a curve concave Southwesterly having a radius of 82.50 feet, Southeasterly 13.34 feet along said curve through a central angle of 9°15'57", South 31°44'21" East 209.57 feet, South 34°45'01" East 257.69 feet, South 35°06'58" East 56.14 feet to the beginning of a curve concave Southwesterly having a radius of 82.50 feet, Southeasterly 26.84 feet along said curve through a central angle of 18°38'34" to the beginning of a non-tangent curve concave Northerly having a radius of 1942.00 feet, a radial line of last said curve to said point bears South 21°24'33" East, Westerly 1220.55 feet along said curve through a central angle of 36°00'38" to a point on a non-tangent curve concave Westerly having a radius of 2288.00 feet, a radial line of last said curve to said point bears South 88°33'51" East, Southerly 542.64 feet along said curve through a central angle of 13°35'19",

non-tangent South $39^{\circ}42'19''$ West 162.94 feet to the beginning of a curve concave Northwesterly having a radius of 1000.00 feet, and Southwesterly 72.04 feet along said curve through a central angle of $4^{\circ}07'40''$; thence leaving said Southeasterly line non-tangent South $12^{\circ}51'12''$ West 168.52 feet; thence South $81^{\circ}03'42''$ West 154.73 feet to the beginning of a curve concave Northerly having a radius of 500.00 feet; thence Westerly 39.58 feet along said curve through a central angle of $4^{\circ}32'06''$ to the beginning of a reverse curve concave Southerly having a radius of 1000.00 feet; thence Westerly 143.48 feet along said curve through a central angle of $8^{\circ}13'14''$ to the beginning of a reverse concave Southeasterly having a radius of 300.00 feet; thence Southwesterly 36.34 feet along said curve through a central angle of $6^{\circ}56'28''$ to the beginning of a reverse curve concave Northwesterly having a radius of 800.00 feet; thence Southwesterly 154.54 feet along said curve through a central angle of $11^{\circ}04'06''$ to the beginning of a reverse curve concave Southeasterly having a radius of 200.00 feet; thence Southwesterly 38.28 feet along said curve through a central angle of $10^{\circ}58'03''$ to the beginning of a reverse curve concave Northwesterly having a radius of 5000.00 feet; thence Southwesterly 168.74 feet along said curve through a central angle of $1^{\circ}56'01''$; thence South $72^{\circ}28'10''$ West 128.26 feet to the beginning of a curve concave Southeasterly having a radius of 645.50 feet; thence Southwesterly 102.70 feet along said curve through a central angle of $9^{\circ}06'56''$ to a point on said Southeasterly, said point being on a non-tangent curve concave Southeasterly having a radius of 400.00 feet, a radial line of last said curve to said point bears North $40^{\circ}00'52''$ West; thence along said Southeasterly line, the following courses: Southwesterly 141.58 feet along said curve through a central angle of $20^{\circ}16'49''$ to the beginning of a reverse curve concave Northwesterly having a radius of 1000.00 feet, Southwesterly 891.44 feet along said curve through a central angle of $51^{\circ}04'33''$, non-tangent South $26^{\circ}22'35''$ East 235.45 feet, South $11^{\circ}32'42''$ West 708.08 feet, and South $6^{\circ}56'35''$ East 319.68 feet to a point on the Southerly right-of-way line of Ortega Highway, as shown on said Record of Survey; thence leaving said Southeasterly line and along said Southerly right-of-way line, the following courses: South $83^{\circ}12'45''$ West 46.26 feet to the beginning of a curve concave Southeasterly having a radius of 1480.00 feet, Southwesterly 224.13 feet along said curve through a central angle of $8^{\circ}40'36''$, non-tangent on a radial line of said curve North $15^{\circ}27'51''$ West 50.00 to a point on a non-tangent curve concave Southeasterly having a radius 1530.00 feet, a radial line of said curve to said point bears North $15^{\circ}27'51''$ West, Southwesterly 257.61 feet along said curve through a central angle of $9^{\circ}38'50''$ to a point on the general Southwesterly line of said Parcel One; thence leaving said Southerly right-of-way line and along said general Southwesterly line, the following courses: North $25^{\circ}06'41''$ 135.14 feet to the beginning of a non-tangent curve concave Southeasterly having a radius of 1030.00 feet, a radial line of said curve to said point bears North $29^{\circ}11'37''$ West, and Southwesterly 112.58 feet along said curve through a central angle of $6^{\circ}15'45''$; thence leaving said general Southwesterly line non-tangent North $32^{\circ}53'53''$ West 33.67 feet; thence North $29^{\circ}11'30''$ West 93.05 feet to the beginning of a curve concave Northeasterly having a radius of 928.00 feet; thence Northwesterly 336.42 feet along said curve through a central angle of $20^{\circ}46'16''$; thence North $8^{\circ}25'14''$ West 46.66 feet to the beginning of a curve concave Easterly having a radius of 1028.00 feet; thence

Northerly 440.74 feet along said curve through a central angle of 24°33'53"; thence North 16°08'39" East 165.55 feet to the beginning of a curve concave Southeasterly having a radius of 591.50 feet; thence Northeasterly 167.73 feet along said curve through a central angle of 16°14'50"; thence North 32°23'29" East 170.83 feet; thence South 57°36'31" East 8.00 feet; thence North 32°23'29" East 112.57 feet to the beginning of a curve concave Westerly having a radius of 90.00 feet; thence Northerly 69.77 feet along said curve through a central angle of 44°24'55" to the beginning of a reverse curve concave Easterly having a radius of 78.00 feet; thence Northerly 33.46 feet along said curve through a central angle of 24°34'47" to the Northeasterly line of Parcel 1 of said Lot Line Adjustment LL 2007-002; thence along said Northeasterly line, the following courses: non-tangent North 35°40'51" West 769.65 feet, North 63°33'54" West 37.10 feet to the beginning of a non-tangent curve concave Southwesterly having a radius of 37.00 feet, a radial line of said curve to said point bears South 87°23'36" East, Northwesterly 39.79 feet along said curve through a central angle of 61°37'07" to the beginning of a compound curve concave Southwesterly having a radius of 86.00 feet, Northwesterly 27.35 feet along said curve through a central angle of 18°13'22" to the beginning of a reverse curve concave Northeasterly having a radius of 234.00 feet, Northwesterly 90.21 feet along said curve through a central angle of 22°05'16", North 55°08'49" West 46.02 feet to the beginning of a curve concave Southwesterly having a radius of 126.00 feet, Northwesterly 51.99 feet along said curve through a central angle of 23°38'36", North 78°47'25" West 63.55 feet to the beginning of a curve concave Northeasterly having a radius of 204.00 feet, Northwesterly 78.68 feet along said curve through a central angle of 22°05'51", North 56°41'34" West 44.79 feet to the beginning of a non-tangent curve concave Southeasterly having a radius of 6621.37 feet, a radial line of said curve to said point bears North 31°40'27" West, Southwesterly 526.75 feet along said curve through a central angle of 4°33'29", and non-tangent North 44°11'53" West 155.40 feet; thence leaving said Northeasterly line North 54°30'21" East 354.95 feet; thence North 35°29'39" West 179.64 feet to the beginning of a curve concave Northeasterly having a radius of 300.00 feet; thence Northwesterly 108.65 feet along said curve through a central angle of 20°45'04"; thence North 14°44'35" West 129.24 feet to the beginning of a curve concave Easterly having a radius of 300.00 feet; thence Northerly and Northeasterly 269.66 feet along said curve through a central angle of 51°30'07"; thence North 36°45'32" East 200.89 feet to the beginning of curve concave Northwesterly having a radius of 500.00 feet; thence Northeasterly 112.95 feet along said curve through a central angle of 12°56'36"; thence North 23°48'56" East 583.88 feet to the beginning of a curve concave Southeasterly having a radius of 250.00 feet; thence Northeasterly 231.04 feet along said curve through a central angle of 52°57'01"; thence North 76°45'57" East 504.69 feet to the beginning of a curve concave Southerly having a radius of 200.00 feet; thence Easterly 167.97 feet along said curve through a central angle of 48°07'07"; thence South 55°06'56" East 227.00 feet to the beginning of a curve concave Northerly having a radius of 200.00 feet; thence Easterly 253.79 feet along said curve through a central angle of 72°42'16"; thence North 52°10'48" East 364.70 feet to the beginning of a curve concave Northwesterly having a radius of 300.00 feet; thence Northeasterly 221.63 feet along said curve through a central angle of 42°19'44"; thence North 9°51'04" East 108.08 feet to the

beginning of a curve concave Southeasterly having a radius of 300.00 feet; thence Northeasterly 175.20 feet along said curve through a central angle of 33°27'37"; thence North 43°18'41" East 137.50 feet to the beginning of a curve concave Southeasterly having a radius of 200.00 feet; thence Northeasterly 112.63 feet along said curve through a central angle of 32°16'03"; thence North 75°34'44" East 121.72 feet to the beginning of a curve concave Southerly having a radius of 300.00 feet; thence Easterly 165.29 feet along said curve through a central angle of 31°34'03"; thence South 72°51'13" East 169.93 feet; thence North 11°44'26" East 101.68 feet to the beginning of a curve concave Southwesterly having a radius of 450.00 feet, a radial line of said curve to said point bears North 08°40'58" East, the Southeasterly terminus of said curve being tangent to said course in the general Northerly line of Parcel One described as having a bearing and distance of "South 42°06'24" East 184.00 feet" at the Northwesterly terminus of said courses; thence Southeasterly 307.96 feet along said curve through a central angle of 39°12'40" to the point of beginning.

Containing an area of 246.992 acres, more or less.

Subject to covenants, conditions, reservations, rights-of-way and easements, if any, of record.

SUB-AREA 1.2

That portion of Parcel 1 of Lot Line Adjustment No. LL 2007-002, in the Unincorporated Territory of the County of Orange, State of California, recorded June 22, 2007 as Instrument No. 2007000398904 of Official Records, in the office of the County Recorder of said County, together with a portion of Rancho Mission Viejo, in said Unincorporated Territory, as shown on the map recorded in Book 1, Pages 63 and 64, both of Patents, Records of Los Angeles County, California, in the office of the County Recorder of said Los Angeles County, described as follows:

Beginning at the Southwesterly terminus of that certain course along the general Southwesterly line of Parcel One of Planning Area One Development Boundary, as shown on Record of Survey No. 2006-1181, filed in Book 218, Pages 14 through 24, inclusive, of Records of Survey, in the office of said Orange County Recorder, shown as having a bearing and distance of "N 50°37'08" E 1060.72' "; thence along said general Southwesterly line, the following courses: North 50°37'08" East 1060.72 feet to the beginning of a curve concave Southeasterly having a radius of 1030.00 feet, and Northeasterly 70.50 feet along said curve through a central angle of 3°55'19" to the Southwesterly corner of Sub-Area 1.1, as described herein above; thence leaving said general Southwesterly line and along the Southwesterly line of said Sub-Area 1.1, the following courses: non-tangent North 32°53'53" West 33.67 feet, North 29°11'30" West 93.05 feet to the beginning of a curve concave Northeasterly having a radius of 928.00 feet, Northwesterly 336.42 feet along said curve through a central angle of 20°46'16", North 8°25'14" West 46.66 feet to the beginning of a curve concave Easterly having a

radius of 1028.00 feet, Northerly 440.74 feet along said curve through a central angle of 24°33'53", North 16°08'39" East 165.55 feet to the beginning of a curve concave Southeasterly having a radius of 591.50 feet, Northeasterly 167.73 feet along said curve through a central angle of 16°14'50", North 32°23'29" East 170.83 feet, South 57°36'31" East 8.00 feet, North 32°23'29" East 112.57 feet to the beginning of a curve concave Westerly having a radius of 90.00 feet, Northerly 69.77 feet along said curve through a central angle of 44°24'55" to the beginning of a reverse curve concave Easterly having a radius of 78.00 feet, Northerly 33.46 feet along said curve through a central angle of 24°34'47" to the Northeasterly line of said Parcel 1, continuing along said Southwesterly line and along said Northeasterly line, non-tangent North 35°40'51" West 769.65 feet, North 63°33'54" West 37.10 feet to the beginning of a non-tangent curve concave Southwesterly having a radius of 37.00 feet, a radial line of said curve to said point bears South 87°23'36" East, Northwesterly 39.79 feet along said curve through a central angle of 61°37'07" to the beginning of a compound curve concave Southwesterly having a radius of 86.00 feet, Northwesterly 27.35 feet along said curve through a central angle of 18°13'22" to the beginning of a reverse curve concave Northeasterly having a radius of 234.00 feet, Northwesterly 90.21 feet along said curve through a central angle of 22°05'16", North 55°08'49" West 46.02 feet to the beginning of a curve concave Southwesterly having a radius of 126.00 feet, Northwesterly 51.99 feet along said curve through a central angle of 23°38'36", North 78°47'25" West 63.55 feet to the beginning of a curve concave Northeasterly having a radius of 204.00 feet, Northwesterly 78.68 feet along said curve through a central angle of 22°05'51", North 56°41'34" West 44.79 feet to the beginning of a non-tangent curve concave Southeasterly having a radius of 6621.37 feet, a radial line of said curve to said point bears North 31°40'27" West, Southwesterly 526.75 feet along said curve through a central angle of 4°33'29", and non-tangent North 44°11'53" West 155.40 feet to the Northwesterly corner of said Sub-Area 1.1; thence leaving said Southwesterly line and continuing along said Northeasterly line North 44°11'53" West 402.06 feet to the general Northerly line of said Parcel One; thence along said Northeasterly line and said general Northerly line North 73°54'33" West 199.59 feet to the beginning of a non-tangent curve Southwesterly having a radius of 425.00 feet, a radial line of said curve to said point bears South 80°01'04" East, and Northerly and Northwesterly 499.80 feet along said curve through a central angle of 67°22'48"; thence leaving said Northeasterly line and continuing along said Northerly line, the general Westerly and the general Southwesterly line of said Parcel One, the following courses: Northwesterly 108.17 feet continuing along said curve through a central angle of 14°34'57", North 71°58'49" West 386.71 feet, North 85°45'13" West 232.24 feet, North 85°45'13" West 185.48 feet to the beginning of a curve concave Northeasterly having a radius of 25.00 feet, Northwesterly 15.16 feet along said curve through a central angle of 34°45'02" to the beginning of a reverse curve concave Southeasterly having a radius of 175.00 feet, Westerly and Southwesterly 369.96 feet along said curve through a central angle of 121°07'34" to the beginning of a compound curve concave Easterly having a radius of 250.00 feet, Southerly 178.43 feet along said curve through a central angle of 40°53'32" to the beginning of a reverse curve concave Westerly having a radius of 25.00 feet, Southerly 25.79 feet along said curve through a central angle of 59°06'19" to the

beginning of a reverse curve concave Northeasterly having a radius of 450.00 feet, Southerly, Southeasterly and Easterly 1193.39 feet along said curve through a central angle of 151°56'48" to the beginning of a reverse curve concave Southwesterly having a radius of 225.00 feet, Northeasterly, Easterly and Southeasterly 431.97 feet through a central angle of 110°00'00", South 15°51'46" East 198.90 feet to the beginning of a curve concave Northeasterly having a radius of 200.00 feet, Southeasterly 87.27 feet along said curve through a central angle of 25°00'00" to the beginning of a non-tangent curve concave Westerly having a radius of 600.00 feet, a radial line of said curve to said point bears North 63°58'34" East, Southerly 360.78 feet along said curve through a central angle of 34°27'07" to the beginning of a non-tangent curve concave Northwesterly having a radius of 750.00 feet, a radial line of said curve to said point bears South 86°48'56" East, Southwesterly 392.70 feet along said curve through a central angle of 30°00'00" to the beginning of a reverse curve concave Southeasterly having a radius of 750.00 feet, Southwesterly 405.79 feet along said curve through a central angle of 31°00'00", South 02°11'04" West 518.17 feet to the beginning of a curve concave Northeasterly having a radius of 225.00 feet, Southeasterly 255.25 feet along said curve through a central angle of 65°00'00" to the beginning of a reverse curve concave Southwesterly having a radius of 1000.00 feet, Southeasterly 436.33 feet along said curve through a central angle of 25°00'00" to the beginning of a reverse curve concave Northeasterly having a radius of 500.00 feet, Southeasterly 192.79 feet along said curve through a central angle of 22°05'31", non-tangent on a radial line of said curve South 30°05'33" West 27.64 feet, South 52°57'24" East 770.00 feet to the beginning of a non-tangent curve concave Northwesterly having a radius of 4970.00 feet, a radial line of said curve to said point bears South 37°58'24" East, and Northeasterly 122.11 feet along said curve through a central angle of 01°24'28" to the point of beginning.

Containing an area of 146.039 acres, more or less.

Subject to covenants, conditions, reservations, rights-of-way and easements, if any, of record.

SUB-AREA 1.4

Those portions of Parcels 43 and 44 of Certificate of Compliance CC 2001-01, in the Unincorporated Territory of the County of Orange, State of California, recorded July 26, 2001 as Instrument No. 20010508635 of Official Records, in the office of the County Recorder of said County, together with a portion of Parcel 1 of Lot Line Adjustment No. LL 2004-039, recorded October 21, 2004 as Instrument No. 2004000951825 of said Official Records, and together with a portion of Rancho Mission Viejo, in said Unincorporated Territory, as shown on the map recorded in Book 1, Pages 63 and 64, both of Patents, Records of Los Angeles County, California, in the office of the County Recorder of said Los Angeles County, described as follows:

Beginning at the Northwesterly terminus of that certain course in the Southeasterly line of Parcel Two of Planning Area One Development Boundary, as shown on Record of Survey No. 2006-1181, filed in Book 218, Pages 14 through 24, inclusive, of Records of Survey, in the office of said Orange County Recorder, shown as having a bearing and distance of "N 66°05'19" W 293.20' "; thence along said Southeasterly line, the Easterly line and the general Northerly line of said Parcel Two, the following courses: South 66°05'19" East 293.20 feet, North 68°22'04" East 242.05 feet, North 58°48'46" East 291.08 feet, North 30°21'03" East 378.05 feet, North 55°07'50" East 258.41 feet, North 47°04'43" East 542.18 feet, North 28°53'37" East 344.64 feet, North 46°46'36" West 80.60 feet, North 17°00'25" East 154.87 feet, North 32°55'34" West 190.70 feet, North 73°51'32" West 797.37 feet, South 80°14'19" West 412.18 feet, North 80°18'39" West 490.41 feet, South 69°58'55" West 167.32 feet, South 49°42'04" West 146.86 feet, South 19°30'31" West 101.84 feet, South 52°44'40" West 512.01 feet, South 63°05'30" West 293.27 feet, South 47°50'59" West 213.81 feet, South 06°10'40" East 328.89 feet, and South 46°37'09" West 212.05 feet to a point on the Southerly right-of-way line of Ortega Highway, as shown in the Grant Deed to the County of Orange, recorded August 1, 2008, as Instrument No. 2008000368965 of said Official Records, said line also being the Northerly line of Parcel 7 as described in the Grant Deed to the City of San Juan Capistrano, recorded January 20, 2010 as Instrument No. 2010000028355 of said Official Records; thence leaving said general Northerly line and along said Southerly right-of-way line and said Northerly line, the following courses: North 83°12'45" East 344.58 feet, North 06°47'15" West 19.74 feet to the beginning of a non-tangent curve concave Southerly having a radius of 6326.27 feet, a radial line of said curve to said point bears North 3°13'37" West, Easterly 24.26 feet along said curve through a central angle of 0°13'11", North 86°59'34" East 256.57 feet to the beginning of a curve concave Northerly having a radius of 4579.70 feet, Easterly 139.48 feet along said curve through a central angle of 1°44'42", non-tangent South 87°43'55" East 90.93 feet to the beginning of a non-tangent curve concave Northerly having a radius of 4591.70 feet, a radial line of said curve to said point bears South 5°52'42" East, and Easterly 206.21 feet along said curve through a central angle of 2°34'23" to the Easterly line of said Parcel 7, said Easterly line also being the Westerly right-of-way line of La Pata Avenue as described in the Grant Deed to the County of Orange, recorded January 19, 2010 as Instrument No. 2010000024584 of said Official Records, said point also being the beginning of a non-tangent curve concave Northeasterly having a radius of 34.50 feet, a radial line of said curve to said point bears South 60°30'22" West; thence leaving said Southerly right-of-way line and along said Easterly line and said Westerly right-of-way line, the following courses: Southeasterly 41.25 feet along said curve through a central angle of 68°30'16", North 82°00'06" East 59.70 feet to the beginning of a curve concave Southwesterly having a radius of 78.00 feet, Southeasterly 49.35 feet along said curve through a central angle of 36°14'32", South 61°45'02" East 40.26 feet, South 85°16'34" West 41.35 feet, South 69°08'37" West 83.80 feet, South 56°02'56" East 85.30 feet, South 05°48'04" East 19.90 feet, South 70°06'32" West 20.07 feet, South 00°48'27" East 41.65 feet, South 71°51'46" East 19.10 feet, South 01°37'48" West 208.20 feet, South 09°08'15" West 106.41 feet, South 11°35'41" West 171.67 feet, South 26°29'00" East

61.88 feet, and South 68°03'51" East 26.70 feet to a point on a non-tangent curve concave Northwesterly having a radius of 1550.00 feet, a radial line of said curve to said point bears South 68°03'51" East; thence leaving said Easterly line and said Westerly right-of-way line Northeasterly 85.42 feet along said curve through a central angle of 03°09'27" to a point on said Southeasterly line; thence non-tangent South 87°07'58" East 103.73 feet to the point of beginning.

EXCEPTING therefrom that certain land described in the deed to the Capistrano Valley Water District, recorded November 19, 1993 as Instrument No. 93-0806017 of said Official Records.

TOGETHER with that portion of said Grant Deed to the Capistrano Valley Water District granted to the County of Orange by Grant Deed recorded March 31, 1999 as Instrument No. 19990236394 of said Official Records.

Containing an area of 79.108 acres, more or less.

Subject to covenants, conditions, reservations, rights-of-way and easements, if any, of record.

As shown on Exhibit B attached hereto and by this reference made a part thereof.



JAMES F. GILLEN, PLS 5557

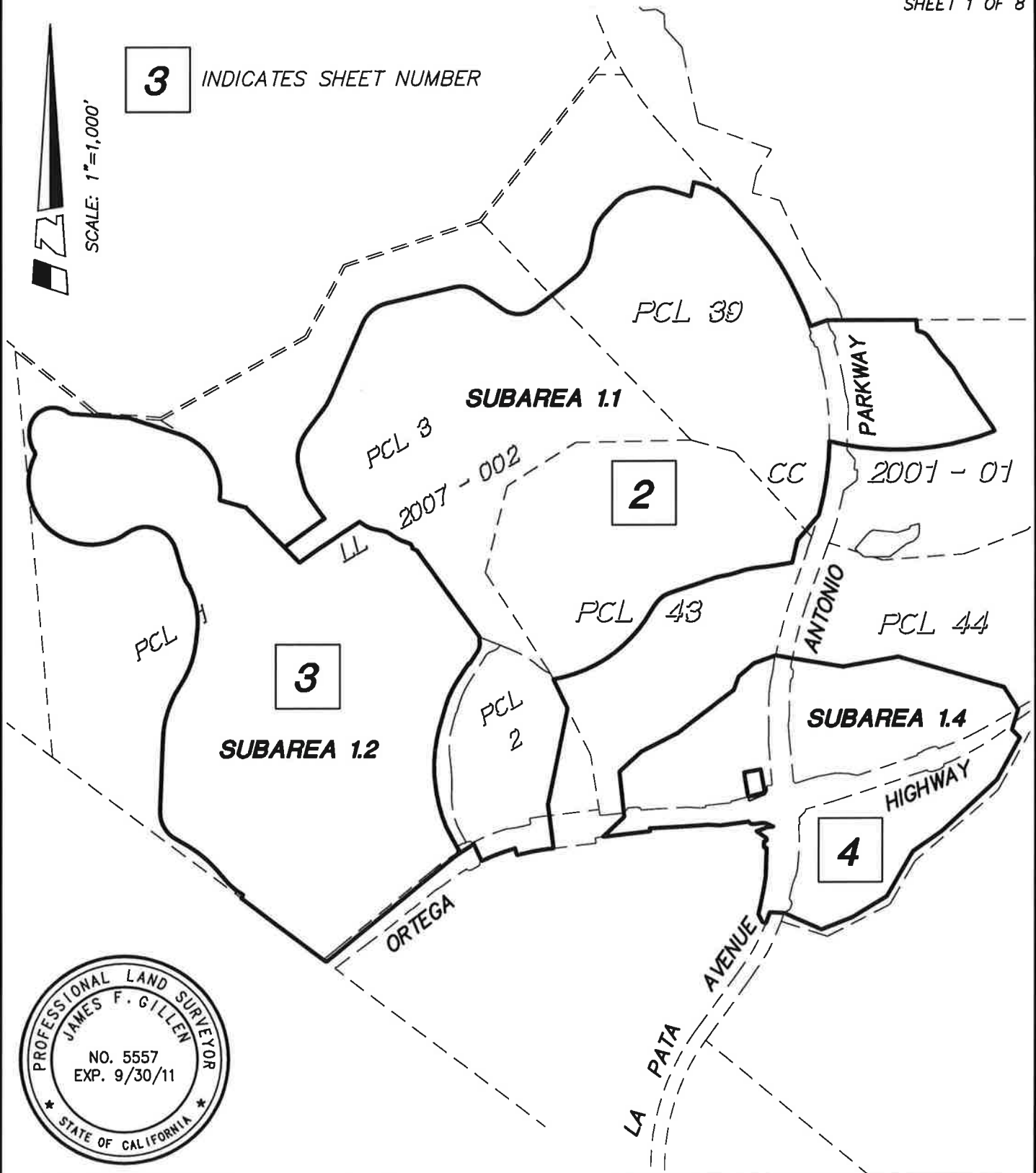




SCALE: 1"=1,000'

3

INDICATES SHEET NUMBER



HUITT-ZOLLARS

Huitt-Zollars, Inc. Irvine
430 Exchange, Suite 200, Irvine, CA 92602-1315
Phone (714) 734-5100 Fax (714) 734-5155

APPROVED BY

1/20/2011

SKETCH TO ACCOMPANY
A LEGAL DESCRIPTION

EXHIBIT 'B' REVISED PLANNING AREA ONE DEVELOPMENT BOUNDARY

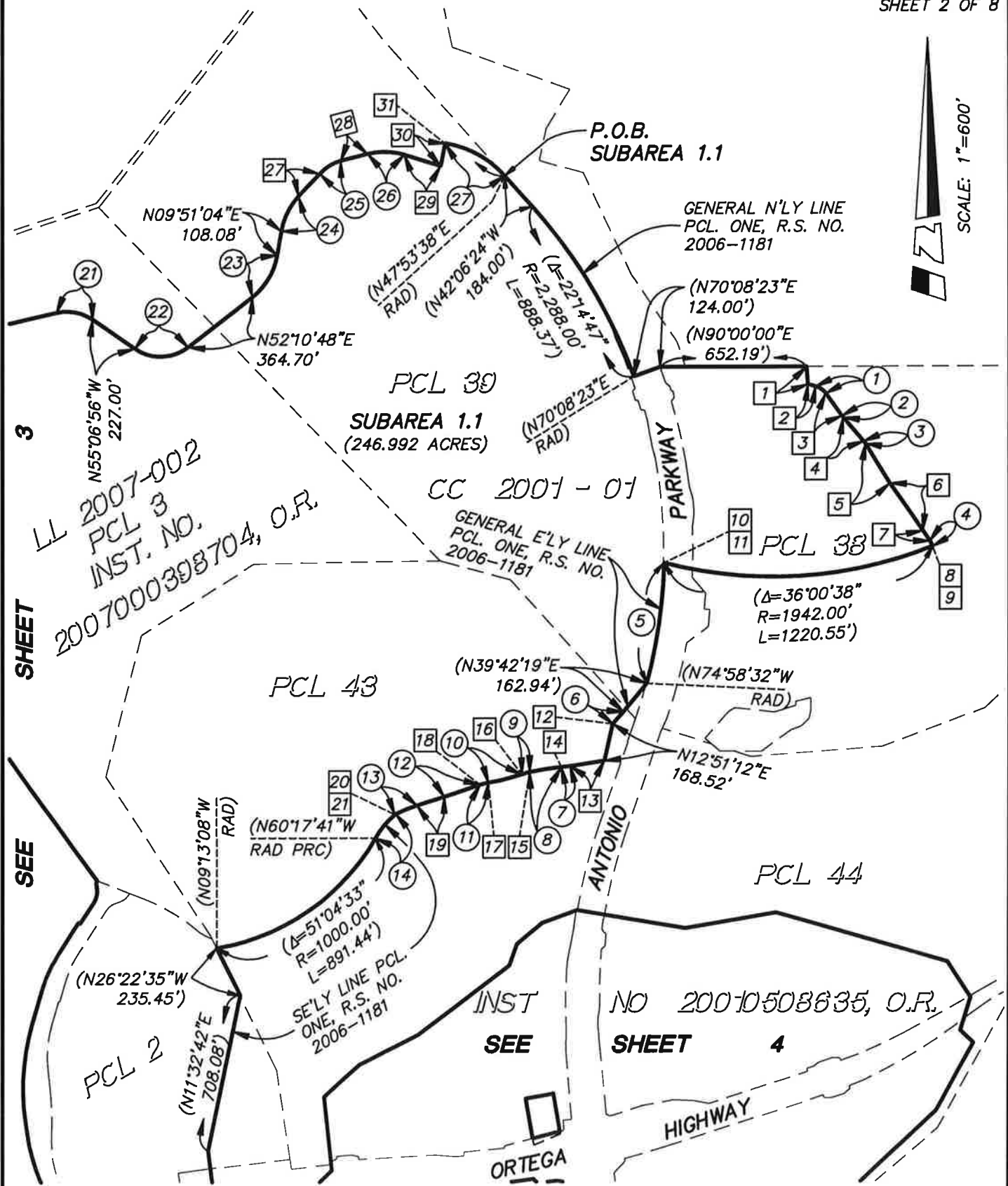
SCALE AS SHOWN

DRAWN BY DWM

CHECKED BY PMc

DATE 1/20/2011

JOB NO. 10-1160-20



SEE SHEET 3

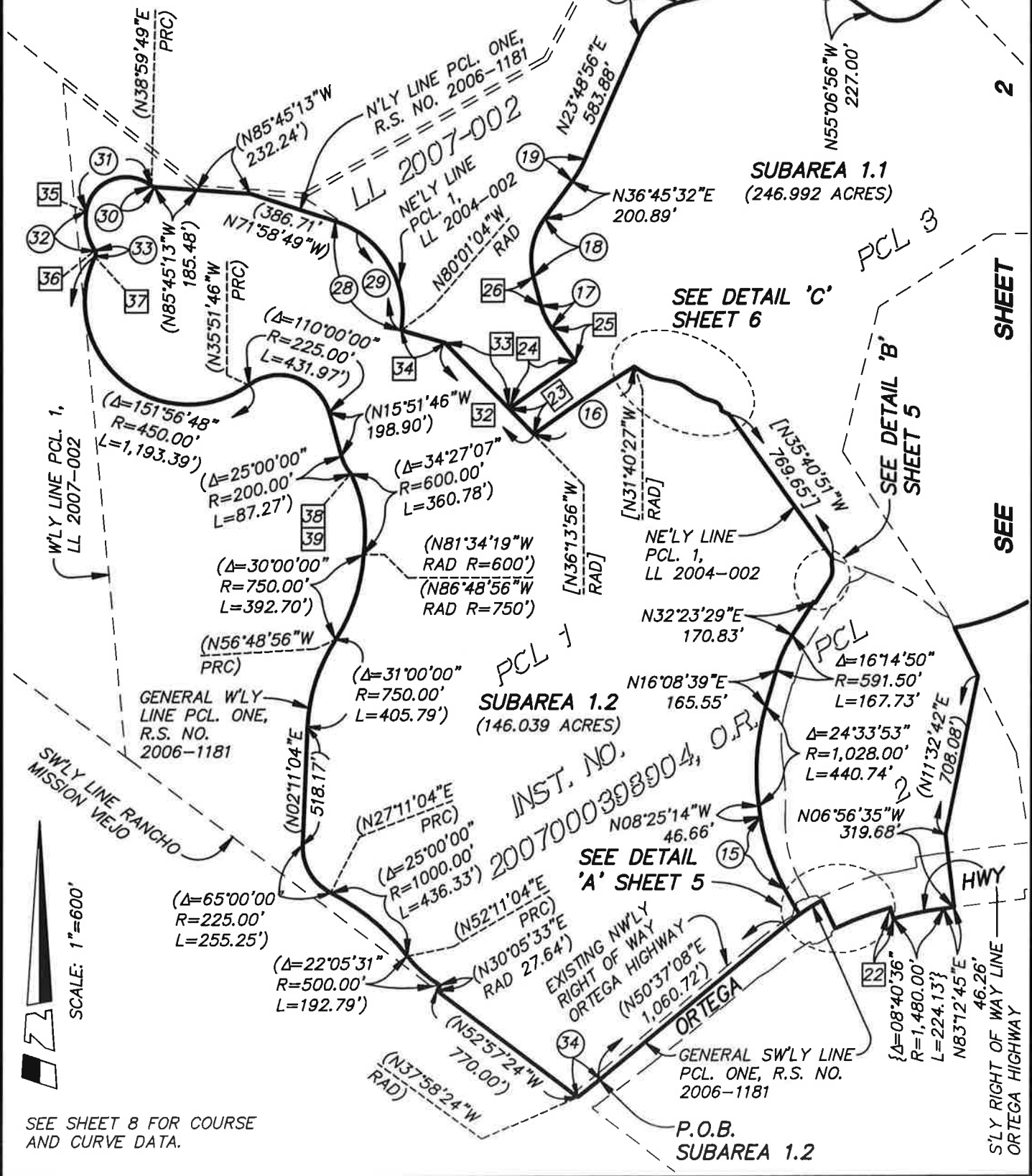
SEE SHEET 4

SEE SHEET 3

(XXX) INDICATES MEASURED & RECORD DATA PER R.S. NO. 2006-1181, R.S.B. 218/14-24.

SEE SHEET 8 FOR COURSE AND CURVE DATA

(XXX) INDICATES MEASURED & RECORD DATA PER R.S. NO. 2006-1181, R.S.B. 21B/14-24.
 [XXX] INDICATES MEASURED & RECORD DATA PER LOT LINE ADJUSTMENT LL 2007-002, INST. NO. 2007000398904, O.R.
 {XXX} INDICATES MEASURED & RECORD DATA PER GRANT DEED, INST. NO. 2010000028355, O.R.



CC 2001 - 01

SUBAREA 1.1
(46.992 ACRES)

SEE SHEET 2

PCL 43

GENERAL N'LY LINE PCL.
TWO, R.S. 2006-1181

PCL 44

SEE

(N46°37'09"E
212.05')
(N06°10'40"W
328.89')
(N47°50'59"E
213.81')
(N63°05'30"E
293.27')

(N19°30'31"E
101.84')
(N49°42'04"E
146.86')

PARKWAY
ANTONIO

(N80°14'19"E
412.18')

(N73°51'32"W
797.37')

(N32°55'34"W
190.70')

SUBAREA 1.4
(79.108 ACRES)

SEE DETAIL 'D'
SHEET 6

N.A.P.
SEE DETAIL 'E'
SHEET 7

ORTEGA HIGHWAY

{N83°12'45"E
344.58'}
{N03°13'37"W
RAD}

N'LY LINE PCL. 7 PER
GRANT DEED, INST. NO.
2010000028355, O.R. &
S'LY RIGHT OF WAY LINE
ORTEGA HIGHWAY PER INST.
NO. 2008000368965, O.R.

{N01°37'48"E
208.20'}
{N09°08'15"E
106.41'}
{N11°35'41"E
171.67'}
{N86°59'34"E
256.57'}

PCL 7
LL 2004-030
INST. NO. 2004000951825, O.R.

(N55°07'50"E
258.41')
(N30°21'03"E
378.05')

E'LY LINE PCL.
TWO, R.S. 2006-1181

SE'LY LINE PCL. TWO,
R.S. 2006-1181

{N26°29'00"W
61.88'}
{N68°03'51"W
RAD 26.70'}

(N71°13'18"W
RAD 2004000951825, O.R.)
(N87°07'58"W
103.73')
(N58°48'46"E
291.08')
(N68°22'04"E
242.05')
(N66°05'19"W
P.O.B. 293.20')

SUBAREA 1.4

INST. NO. 20010508635, O.R.

LA PATA AVE



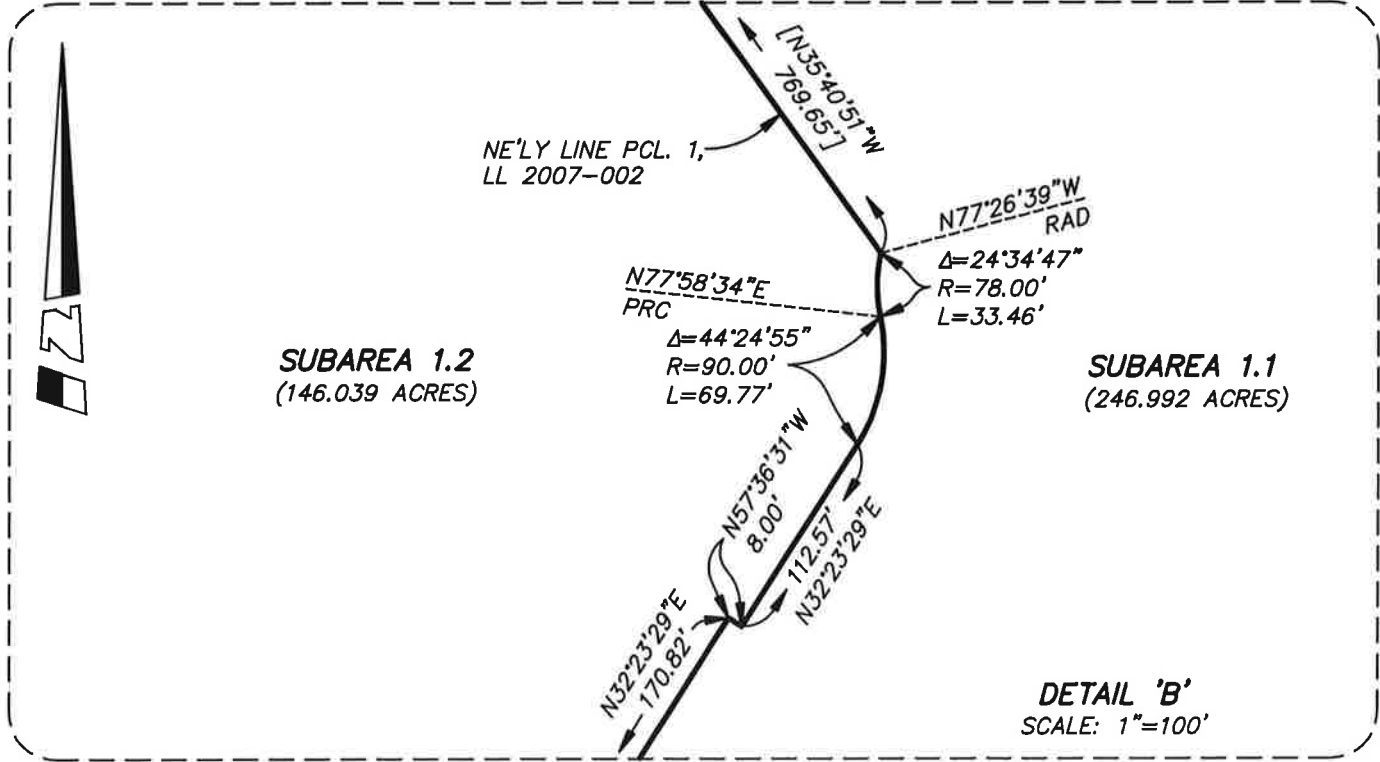
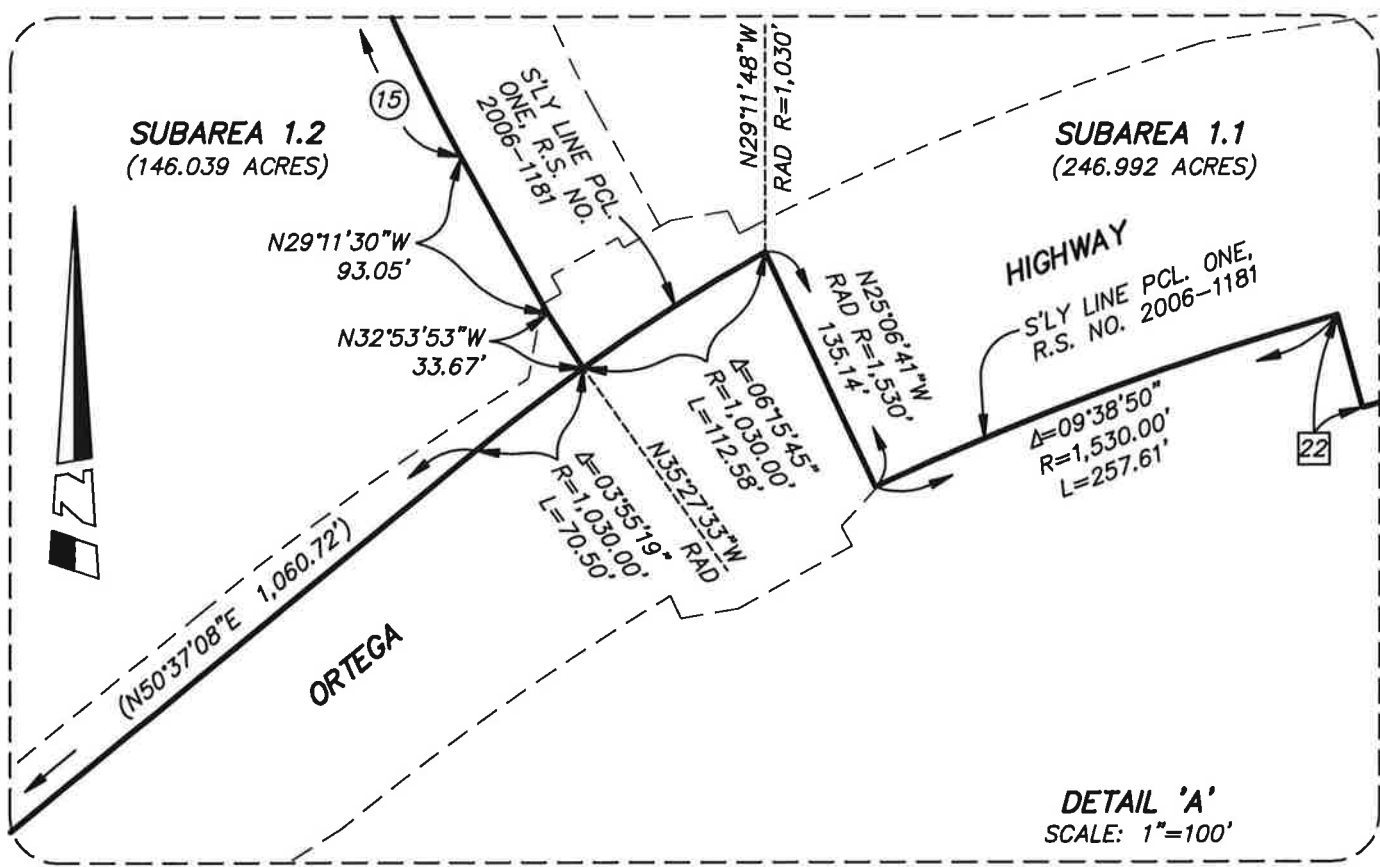
SCALE: 1"=600'

A

E'LY LINE PCL. 7 PER GRANT DEED, INST. NO.
2010000028355, O.R. & W'LY RIGHT OF WAY LINE
LA PATA AVENUE PER INST. NO. 2010000024584, O.R.

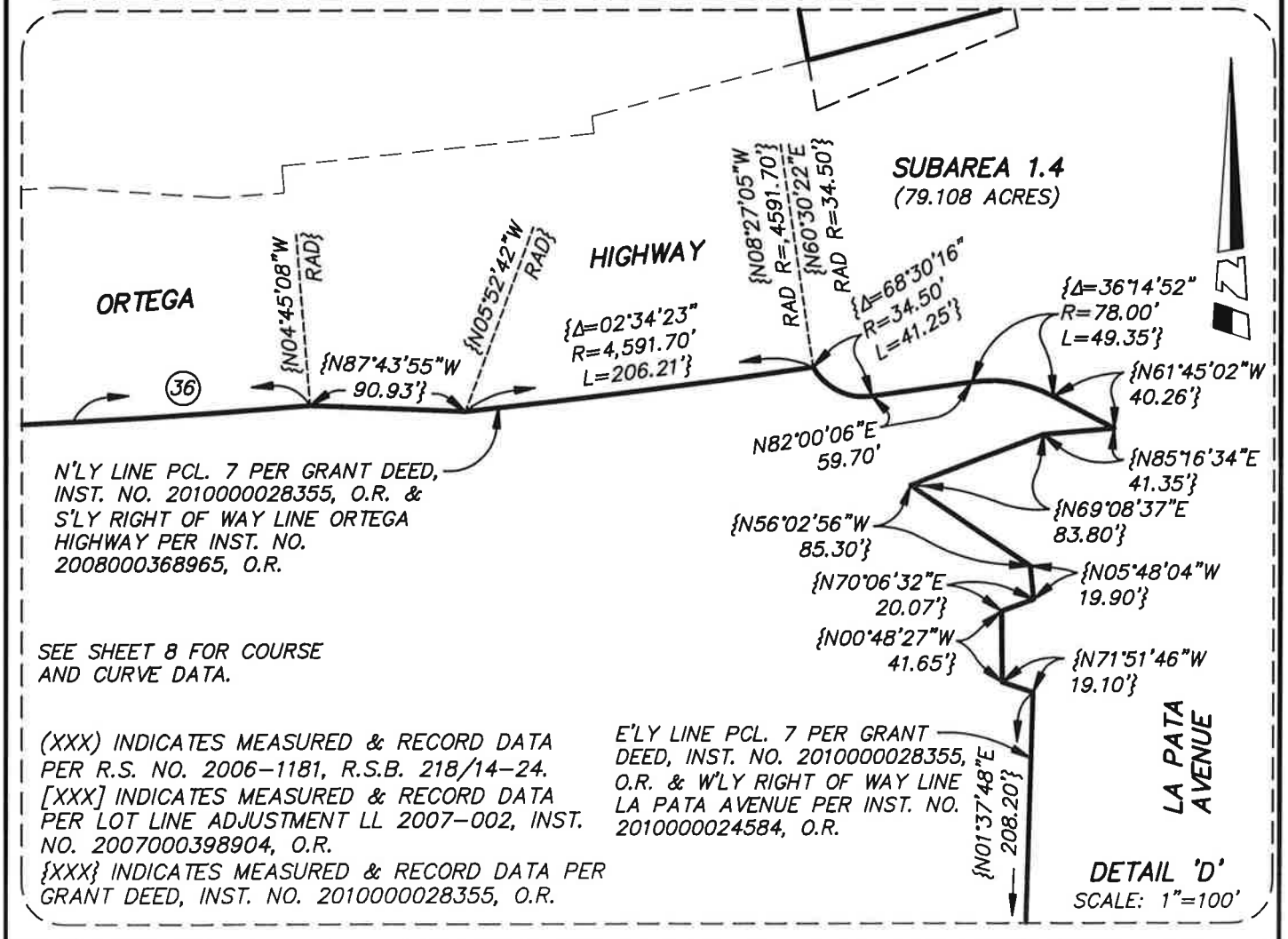
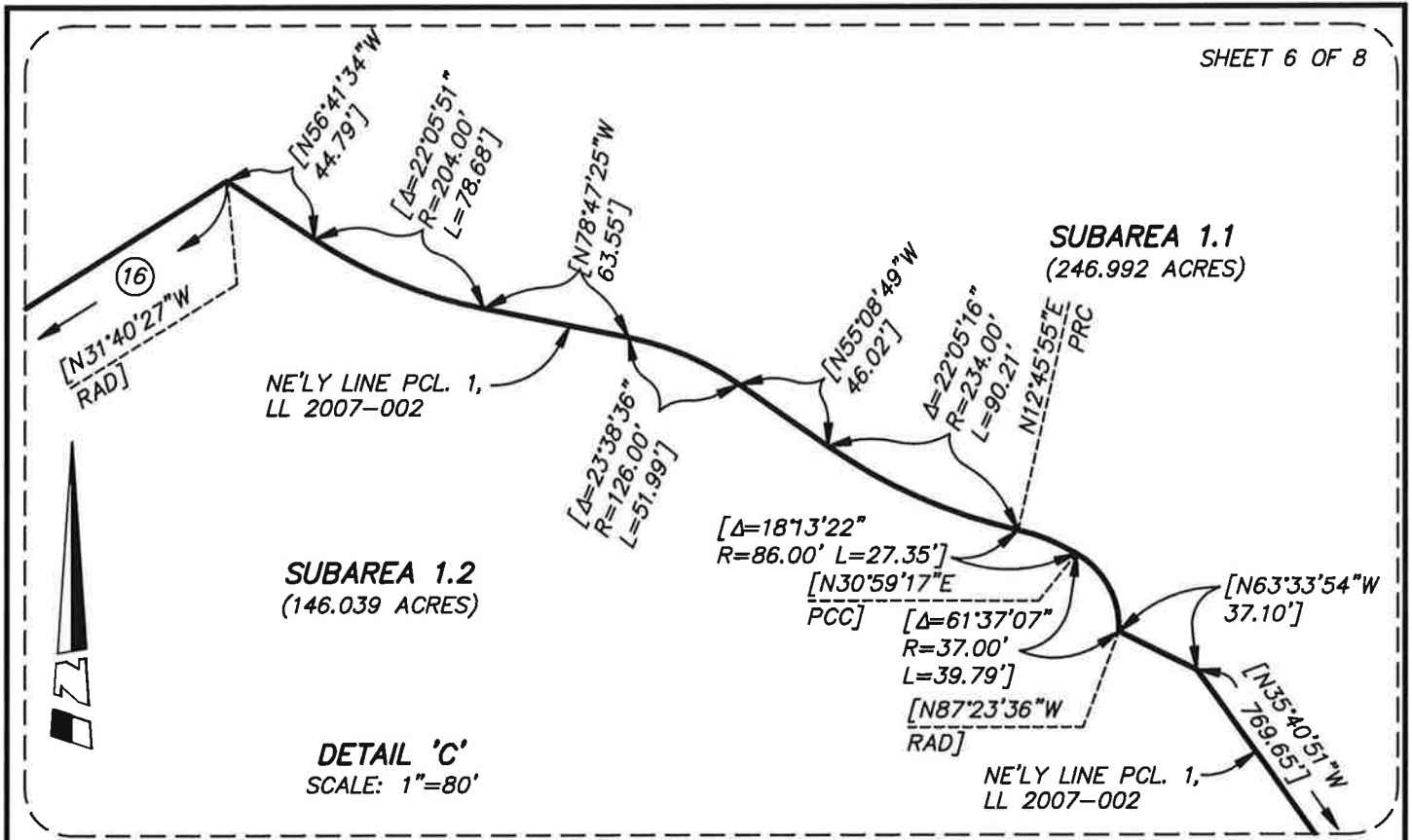
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{XXX} INDICATES MEASURED & RECORD DATA PER
GRANT DEED, INST. NO. 2010000028355, O.R.

SEE SHEET 8 FOR COURSE
AND CURVE DATA.



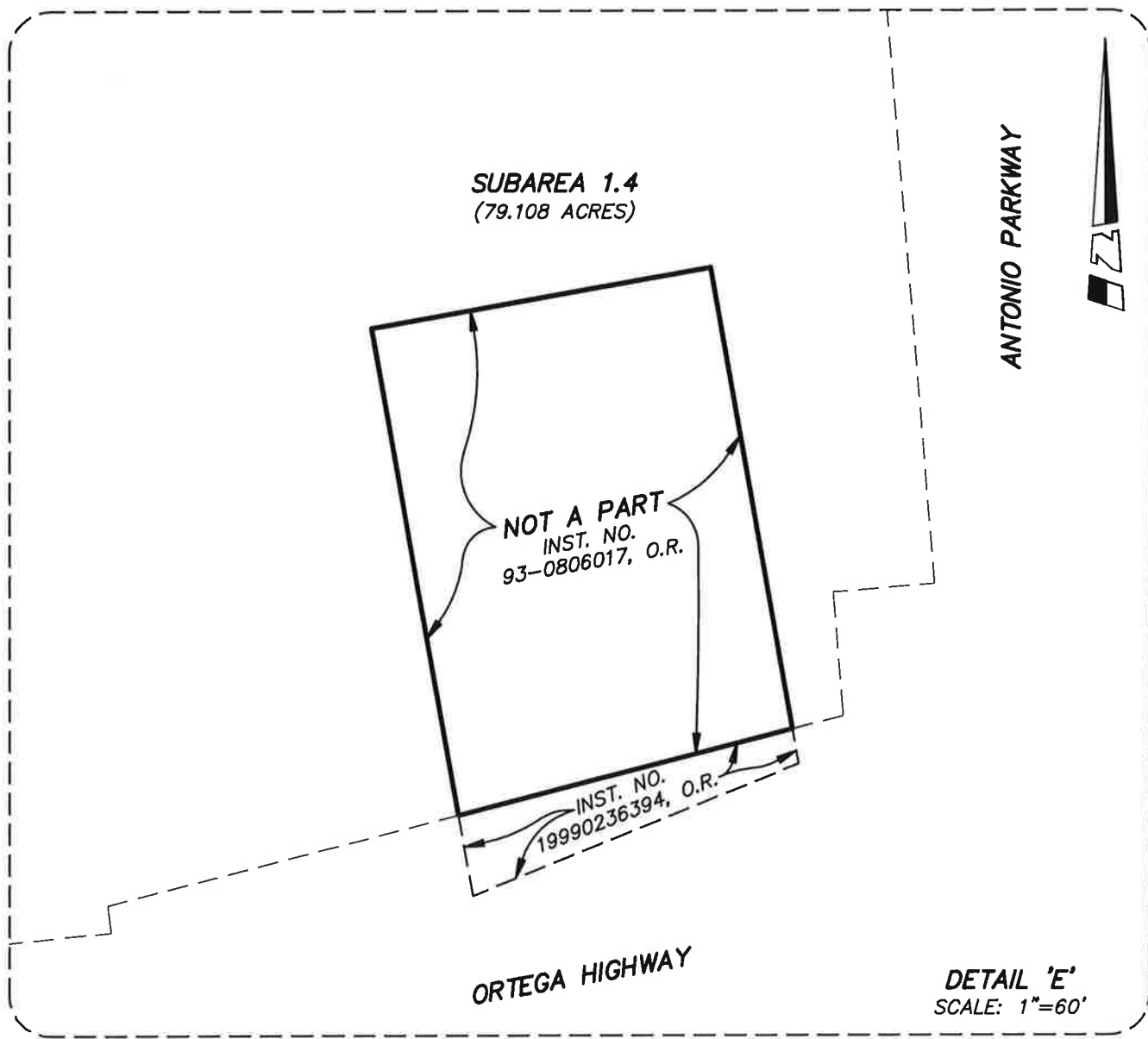
(XXX) INDICATES MEASURED & RECORD DATA PER R.S. NO. 2006-1181, R.S.B. 218/14-24.
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 {XXX} INDICATES MEASURED & RECORD DATA PER GRANT DEED, INST. NO. 201000028355, O.R.

SEE SHEET 8 FOR COURSE AND CURVE DATA.



SEE SHEET 8 FOR COURSE AND CURVE DATA.

(XXX) INDICATES MEASURED & RECORD DATA PER R.S. NO. 2006-1181, R.S.B. 218/14-24.
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 {XXX} INDICATES MEASURED & RECORD DATA PER GRANT DEED, INST. NO. 2010000028355, O.R.



SUBAREA 1.4
(79.108 ACRES)

NOT A PART
INST. NO.
93-0806017, O.R.

INST. NO.
19990236394, O.R.

ORTEGA HIGHWAY

ANTONIO PARKWAY



DETAIL 'E'
SCALE: 1"=60'

COURSE DATA:

1	(N04°11'52"W 79.42')
2	(N74°17'30"W 36.14')
3	(N35°42'37"W 124.25')
4	(N41°00'18"W 141.24')
5	(N31°44'21"W 209.57')
6	(N34°45'01"W 257.69')
7	(N35°06'58"W 56.14')
8	(N73°31'36"E RAD R=82.50')
9	(N21°24'33"W RAD R=1942.00')
10	(N14°36'05"E RAD R=1942.00')
11	(N88°33'51"W RAD R=2288.00')
12	N46°10'01"W RAD
13	N81°03'42"E 154.73'
14	N04°24'12"W PRC
15	N12°37'26"W PCC
16	N19°33'54"W PRC
17	N08°29'48"W PRC
18	N19°27'51"W PRC
19	N72°28'10"E 128.26'
20	N26°38'46"W RAD R=649.50'
21	N40°00'52"W RAD R=400'
22	{N15°27'51"W RAD 50.00'}
23	N44°11'53"W 155.40'
24	N54°30'21"E 354.95'
25	N35°29'39"W 179.64'
26	N14°44'35"W 129.24'
27	N43°18'41"E 137.50'
28	N75°34'44"E 121.72'
29	N72°51'13"W 169.93'
30	N11°44'26"E 101.68'
31	N08°40'58"E RAD
32	[N44°11'53"W 557.46']
33	N44°11'53"W 402.06'
34	(N73°54'33"W 199.59') [N73°54'33"W 199.59']
35	(N82°07'45"W PCC)
36	(N56°58'43"E PRC)
37	(N63°54'58"W PRC)
38	(N49°08'14"E RAD R=200.00')
39	(N63°58'34"E RAD R=600.00')
40	{N06°47'15"W 19.74'}
41	(N47°04'43"E 542.18')

CURVE DATA:

①	($\Delta=38^{\circ}34'53''$ R=82.50' L=55.55')
②	($\Delta=5^{\circ}17'41''$ R=97.50' L=9.01')
③	($\Delta=9^{\circ}15'57''$ R=82.50' L=13.34')
④	($\Delta=18^{\circ}38'34''$ R=82.50' L=26.84')
⑤	($\Delta=13^{\circ}35'19''$ R=2288.00' L=542.64')
⑥	($\Delta=04^{\circ}07'40''$ R=1,000.00' L=72.04')
⑦	$\Delta=04^{\circ}32'06''$ R=500.00' L=39.58'
⑧	$\Delta=08^{\circ}13'14''$ R=1,000.00' L=143.48'
⑨	$\Delta=06^{\circ}56'28''$ R=300.00' L=36.34'
⑩	$\Delta=11^{\circ}04'06''$ R=800.00' L=154.54'
⑪	$\Delta=10^{\circ}58'03''$ R=200.00' L=38.28'
⑫	$\Delta=01^{\circ}56'01''$ R=5,000.00' L=168.74'
⑬	$\Delta=09^{\circ}06'56''$ R=645.50' L=102.70'
⑭	($\Delta=20^{\circ}16'49''$ R=400.00' L=141.58')
⑮	$\Delta=20^{\circ}46'16''$ R=928.00' L=336.42'
⑯	[$\Delta=04^{\circ}33'29''$ R=6,621.37' L=526.75']
⑰	$\Delta=20^{\circ}45'04''$ R=300.00' L=108.65'
⑱	$\Delta=51^{\circ}30'07''$ R=300.00' L=269.66'
⑲	$\Delta=12^{\circ}56'36''$ R=500.00' L=112.95'
⑳	$\Delta=52^{\circ}57'01''$ R=250.00' L=231.04'
㉑	$\Delta=48^{\circ}07'07''$ R=200.00' L=167.97'
㉒	$\Delta=72^{\circ}42'16''$ R=200.00' L=253.79'
㉓	$\Delta=42^{\circ}19'44''$ R=300.00' L=221.63'
㉔	$\Delta=33^{\circ}27'37''$ R=300.00' L=175.20'
㉕	$\Delta=32^{\circ}16'03''$ R=200.00' L=112.63'
㉖	$\Delta=31^{\circ}34'03''$ R=300.00' L=165.29'
㉗	$\Delta=39^{\circ}12'40''$ R=450.00' L=307.96'
㉘	($\Delta=81^{\circ}57'45''$ R=425.00' L=607.97')
㉙	[$\Delta=67^{\circ}22'48''$ R=425.00' L=499.80']
㉚	($\Delta=34^{\circ}45'02''$ R=25.00' L=15.16')
㉛	($\Delta=121^{\circ}07'34''$ R=175.00' L=369.96')
㉜	($\Delta=40^{\circ}53'32''$ R=250.00' L=178.43')
㉝	($\Delta=59^{\circ}06'19''$ R=25.00' L=25.79')
㉞	($\Delta=1^{\circ}24'28''$ R=4970.00' L=122.11')
㉟	{ $\Delta=0^{\circ}13'11''$ R=6,326.27' L=24.26'}
㊱	{ $\Delta=01^{\circ}44'42''$ R=4,579.70' L=139.48'}
㊲	$\Delta=3^{\circ}09'27''$ R=1,550.00' L=85.42'

(XXX) INDICATES MEASURED & RECORD DATA PER R.S. NO. 2006-1181, R.S.B. 218/14-24.

[XXX] INDICATES MEASURED & RECORD DATA PER LOT LINE ADJUSTMENT LL 2007-002, INST. NO. 2007000398904, O.R.

{XXX} INDICATES MEASURED & RECORD DATA PER GRANT DEED, INST. NO. 2010000028355, O.R.