

Confirming Copy

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

City of San Clemente
City Clerk Department
100 Avenida Presidio
San Clemente, CA 92672

Recorded in the County of Orange, California
Gary L. Granville, Clerk/Recorder
No Fee
19990566712 2:22pm 08/03/99
005 17016146 17 77
R08 3 6.00 6.00 0.00 0.00 0.00 0.00

CONFORMED COPY
Not Compared with Original

Exempt recording requested
per Gov. Code Sec. 6103.

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

Miguel Enay City Clerk

**RELEASE AND TERMINATION OF AGREEMENT
REGARDING FINANCING TRAFFIC IMPROVEMENTS**

THIS RELEASE AND TERMINATION ("Termination") is made as of
June 16, 1999, by the City of San Clemente, a municipal corporation (the "City"), with
reference to the following facts and circumstances:

WHEREAS, the City and Centex Development Company L.P., a
Delaware limited partnership ("CDC"), entered into that certain Agreement Regarding
Financing Traffic Improvements dated as of March 20, 1991, and recorded on July 8,
1991 in the Official Records of Orange County, California as Instrument No. 91-
350888, as amended by that certain Amendment to Agreement Regarding Financing
Traffic Improvements by and between the City and CDC dated as of September 4,
1991, and recorded on October 1, 1991 in the Official Records of Orange County,
California as Instrument No. 91-534665 (as amended, the "Improvement Financing
Agreement");

WHEREAS, Laing Forster Ranch LLC, a Delaware limited liability
company ("LFR"), and Laing Forster Ranch II LLC, a Delaware limited liability
company ("LFR II"), are successors in interest to certain obligations under the
Improvement Financing Agreement;


WHEREAS, the City and LFR entered into that certain Amended and
Restated Development Agreement for Forster Ranch dated March 4, 1998, and
recorded on April 14, 1998 in the Official Records of Orange County, California as
Instrument No. 19980219622 (the "Development Agreement");

WHEREAS, the City desires to affirm termination of the Improvement
Financing Agreement in accordance with the provisions of Section 5.2 of the
Development Agreement.

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS.
CITY OF SAN CLEMENTE)

On June 16, 1999, before me, Myrna Erway, City Clerk of the City of San Clemente, personally appeared Lois Berg, Mayor, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.


Myrna Erway, City Clerk
City of San Clemente, California



NOW, THEREFORE, the City hereby acknowledges and agrees that the Improvement Financing Agreement is terminated, and the City hereby releases LFR and LFR II from all obligations and liabilities arising thereunder.

This Termination may be executed in two or more counterparts, each of which shall be deemed an original, but both of which shall constitute one and the same instrument.

IN WITNESS WHEREOF, this Termination has been executed as of the date first above written.

"CITY"

CITY OF SAN CLEMENTE,
a municipal corporation

By: Lois Berg
Name: Lois Berg
Its: Mayor

Date: 6/16/99

Attest:

Mariana Erway
City Clerk of the City of
San Clemente

Approved as to Form:

By: Jeffrey M. Oderman
Jeffrey M. Oderman,
City Attorney

C 89-107

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Myma E... City Clerk

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a municipal corporation

By: Lois Berg
Name: Lois Berg
Its: Mayor

Date: 6/16/99

Attest:

Maryna Erway
City Clerk of the City of
San Clemente

Approved as to Form:

By: Jeffrey M. Oderman
Jeffrey M. Oderman,
City Attorney

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS.
CITY OF SAN CLEMENTE)

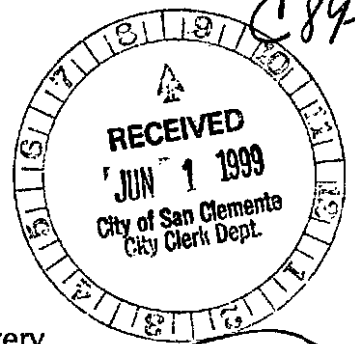
On June 16, 1999, before me, Myrna Erway, City Clerk of the City of San Clemente, personally appeared Lois Berg, Mayor, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal. *Myrna Erway*

Myrna Erway
Myrna Erway, City Clerk
City of San Clemente, California



LAING FORSTER RANCH LLC



May 26, 1999

Via Delivery



Mr. Mike Parness
City Manager
City of San Clemente
100 Ave. Presidio
San Clemente, CA 92672

Re: U.S. Army Corps 404 Permit No. 98-00224-VAW

Dear Mike:

Enclosed please find a fully executed copy of the above-referenced permit. I certainly appreciate all of the city's support during this long and arduous process. As part of Special Condition No. 4(a) attached to this permit, please find enclosed also a "Declaration of Restrictions and Grant of Access Rights" regarding the East Ridge which we are sending to the Corps for their approval. As you can see we have reserved out the roadways and development parcels yet tried to keep intact flexibility for future final design. I will be sending to you later a copy of a deed restriction for that portion of the park site referenced in Special Condition No. 4(c), which I would like to combine with an overall agreement including our maintaining the rear slope adjacent to our planning area no. 3. Should you have any questions or comments regarding these issues, please feel free to call me.

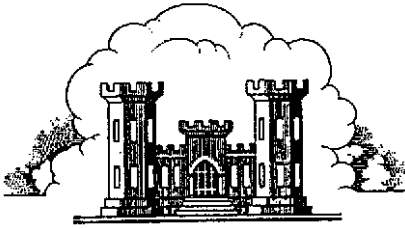
Sincerely,

Ken Nishikawa
Vice President

KN:bh

- C: Mr. Jim Holloway (w/ encl)
- Mr. Dave Lund (w/encl.)
- Mr. Bill Cameron (w/encl)
- Jeff Oderman, Esq., Rutan & Tucker (w/encl)
- Jon Curtis, Esq. Sheppard, Mullin, Richter, & Hampton (w/encl)





LOS ANGELES DISTRICT
U.S. ARMY CORPS OF ENGINEERS

DEPARTMENT OF THE ARMY PERMIT

Permittee: Laing Forster Ranch LLC
Permit Number: 98-00224-VAW
Issuing Office: Los Angeles District

Note: The term "you" and its derivatives, as used in this permit, means the permittee or any future transferee. The term "this office" refers to the appropriate district or division office of the Corps of Engineers having jurisdiction over the permitted activity or the appropriate official acting under the authority of the commanding officer.

You are authorized to perform work in accordance with the terms and conditions specified below.

Project Description: To impact 2.59 acres of waters of the U.S., of which 1.09 acres are wetlands, to develop the following: 1) 1,037 new residential dwelling units on approximately 361 acres, 2) public land uses (e.g., community center), active recreational open space uses (e.g., ball fields, driving range), and other uses on 60 acres, and 3) onsite arterial roadways on 40 acres (see attached drawings). In addition, 443 acres would remain as open space.

Project Location: The Forster Ranch project site comprises approximately 904 acres and is located in the northwestern portion of the City of San Clemente, Orange County, California. The project site is bordered by the City of San Juan Capistrano on the west and north, the Prima Deshecha Sanitary Landfill on the north, Talega Valley on the east, and Marblehead Inland on the south (see attached drawings).

Permit Conditions:

1. Your use of the permitted activity must not interfere with the public's right to free navigation on all navigable waters of the United States.
2. You must have a copy of this permit available on the vessel used for the authorized transportation and disposal of dredged material.
3. You must advise this office in writing, at least two weeks before you start maintenance dredging activities under the authority of this permit.

4. You must install and maintain, at your expense, any safety lights and signals prescribed by the United States Coast Guard (USCG), through regulations or otherwise, on your authorized facilities. The USCG may be reached at the following address and telephone number:

5. The condition below will be used when a Corps permit authorizes an artificial reef, an aerial transmission line, a submerged cable or pipeline, or a structure on the outer continental shelf.

National Ocean Service (NOS) has been notified of this authorization. You must notify NOS and this office in writing, at least two weeks before you begin work and upon completion of the activity authorized by this permit. Your notification of completion must include a drawing which certifies the location and configuration of the completed activity (a certified permit drawing may be used). Notifications to NOS will be sent to the following address: The Director, National Ocean Service (N/CG 222), Rockville, Maryland 20852.

6. The following condition should be used for every permit where legal recordation of the permit would be reasonably practicable and recordation could put a subsequent purchaser or owner of property on notice of permit conditions.

You must take the actions required to record this permit with the Registrar of Deeds or other appropriate official charged with the responsibility for maintaining records of title to or interest in real property.

General Conditions:

1. The time limit for completing the authorized activity ends on May 14, 2003. If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least one month before the above date is reached.

2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification from this permit from this office, which may require restoration of the area.

3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

4. If you sell the property associated with this permit, you must obtain the signature of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization.

5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.

6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished with the terms and conditions of your permit.

Special Conditions:

1. The permittee shall submit a final Mitigation and Monitoring Plan ("Plan") to the Corps of Engineers and obtain written approval of this final plan from the Corps of Engineers prior to the start of project construction in Planning Area 4. The final version of the Plan shall clearly describe the mitigation, monitoring and maintenance activities, construction schedule, success criteria, estimated cost, and contingency plan at each mitigation site. The final plan shall include additional details concerning the required mitigation, including, but not limited to: 1) baseline conditions for the alkali wetland mitigation site at the Gobernadora Ecological Restoration Area (GERA); 2) a mitigation plan for the Arundo mitigation site at Trabuco Creek; and 3) a monitoring program for the alkali meadow wetlands located immediately below Planning Area 4. The permittee shall fully implement the final Mitigation and Monitoring Plan as approved by the Corps of Engineers.

2. The permittee shall mitigate for impacts to 2.59 acres (37,927 lineal feet) of waters of the United States, including 1.09 acres of wetlands, by implementing the following compensatory mitigation:

a. For 0.071 acre of impacts to alkali meadow wetlands, the permittee shall create alkali meadow wetlands at a 3.5:1 ratio at GERA and ensure that 0.81 acres (4,530 lineal feet) of jurisdictional waters of the U.S., including alkali meadow wetlands, located immediately below Planning Area 4 are preserved in-kind and in perpetuity. A minimum twenty-foot wide buffer shall be required on each side of the jurisdictional drainage below Planning Area 4. The permittee shall also create one of the following: 1) an additional 2.0 acres of alkali meadow wetlands at GERA; 2) preservation of 1,460 lineal feet of jurisdictional waters of the U.S., including a twenty-foot wide buffer on each side of the drainage, at a location offsite; or 3) the 0.69 acre (1,460 lineal feet) of mitigation associated with the Coast Homeowners Association.

b. For impacts to 1.02 acres of fresh surface water wetlands, the permittee shall create jurisdictional wetlands on the project site at a 2:1 ratio. The mitigation shall consist of the creation of 1.08 acres of alkali marsh wetlands below Planning Area 4 (as shown in Exhibits 6 and 7 of the draft Conceptual Mitigation and Monitoring Plan dated April 19, 1999), and the creation of 0.96 acre of riparian jurisdictional wetlands immediately below the 25-acre parcel located offsite (as shown on the attached drawings).

c. For impacts to 1.5 acres of jurisdictional waters of the U.S., the permittee shall implement the following:

- i. Create 0.67 acre of fresh surface water jurisdictional wetlands on the project site (as shown in Exhibit 10 of the draft Conceptual Mitigation and Monitoring Plan dated April 19, 1999), and 0.82 acre of jurisdictional wetlands offsite within the 23-acre parcel (as shown on the attached drawings)
- ii. Preserve in perpetuity the watersheds within the 23-acre and 25-acre parcels, including approximately 1,820 lineal feet of jurisdictional waters of the U.S. in the 25-acre parcel
- iii. Preserve in perpetuity the 18,573 lineal feet of jurisdictional waters of the U.S. avoided on the east side of the project site and 4,600 lineal feet of jurisdictional waters of the U.S. avoided within Planning Areas 1 and 3 (as identified in the final impacts table dated April 6, 1999). A minimum twenty-foot wide buffer shall be required on each side of the jurisdictional drainages.

d. The permittee shall mitigate for 1.16 acres of unauthorized impacts to jurisdictional waters, including 0.39 acre of wetlands, at a 5:1 ratio by removing giant reed (*Arundo donax*) from Trabuco Creek at a location above Oso Parkway in Orange County.

3. The permittee shall fully implement all terms and conditions of the Biological Opinion (No. 1-6-99-F-05) prepared by the U.S. Fish and Wildlife Service, dated January 20, 1999, except as modified below:

a. The primary responsible party for compliance with the Terms and Conditions of the Biological Opinion shall be Laing Forster Ranch LLC.

4. The permittee shall record conservation easements or declarations of restrictions, which shall run with the land, obligating the permittee, its successor(s) or assigns, or acceptable substitute as approved by the Corps of Engineers, to maintain the mitigation areas required under this permit as natural open space in perpetuity, subject to the permissible uses required under this permit. The permittee shall obtain written approval of the conservation easements or declarations of restrictions from the Corps of Engineers prior to recordation. Since project construction and the creation of wetlands for compensatory mitigation will be implemented in phases pursuant to the schedule provided in the Conceptual Mitigation and Monitoring Plan dated April 19, 1999, the permittee shall record the conservation easements or declarations of restrictions in accordance with the phasing of project construction and related impacts to waters of the U.S. (as specified in parentheses below). The following mitigation areas shall be made subject to a conservation easement or declaration of restrictions:

a. The 18,573 lineal feet of jurisdictional waters of the U.S. on the east side of the project site (as depicted on an exhibit submitted to the Corps dated February 10, 1999), and 4,600 lineal feet of jurisdictional waters of the U.S. in Planning Areas 1 and 3 (as described in the final impacts table dated April 6, 1999), including a minimum twenty-foot wide buffer on each side of the jurisdictional drainages (to be recorded prior to the start of project construction).

- b. The land associated with the 0.67 acre of jurisdictional wetlands to be created on the project site (as depicted in Exhibit 10 of the draft Conceptual Mitigation and Monitoring Plan dated April 19, 1999), (to be recorded prior to the start of project construction).
- c. The 25-acre parcel associated with the 0.96 acre of jurisdictional wetlands to be created offsite, as shown on the attached drawings (to be recorded prior to the start of project construction). In addition, the land on which the 0.96 acre of jurisdictional wetlands is to be created, as shown on the attached drawings (to be recorded within 120 days of the start of project construction)
- d. The 23-acre parcel associated with the 0.82 acre of jurisdictional wetlands to be created offsite, as shown on the attached drawings (to be recorded prior to the start of project construction).
- e. The 0.81 acres of jurisdictional waters of the U.S., including alkali meadow wetlands, located immediately below Planning Area 4 (encompassing 4,530 lineal feet of jurisdictional waters of the U.S.), including a minimum twenty-foot wide buffer on each side of the drainage (to be recorded prior to the start of project construction in Planning Area 4).
- f. The land associated with the 0.25 acre alkali wetland mitigation site at GERA, which is located on property owned by Rancho Mission Viejo (to be recorded prior to the start of project construction in Planning Area 4).
- g. The land associated with one of the following: 1) 2.0 acres of alkali meadow wetlands to be created at GERA; 2) preservation of 1,460 lineal feet of jurisdictional waters of the U.S., including a minimum twenty-foot wide buffer on each side of the drainage; or 3) the 0.69 acre of jurisdictional alkali wetlands associated with the Coast Homeowners Association (to be recorded prior to the start of project construction in Planning Area 4).
5. Within 30 days of issuance of this permit, the permittee shall post a performance bond for 120% of the anticipated cost of the mitigation and monitoring associated with the project (\$600,000.⁰⁰, excluding land costs). The bonding company must appear on the Department of Treasury Circular 570, *Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and Acceptable Reinsuring Companies*. For a current list of Treasury-authorized companies, write or call the Surety Bond Branch, Financial Management Services, Department of the Treasury, Washington, DC 20227; (202) 874-6850. The performance bond shall be conditioned such that if the permittee defaults on the mitigation requirements stated under Special Condition 2 of this permit, the bonding company shall assume all responsibility for the mitigation requirements of this permit. The performance bond shall be released only upon a determination by the Corps that successful mitigation has been completed. The permittee may request incremental releases of a portion of the performance bond upon successful completion of portions of the mitigation and monitoring requirements of this permit. The decision to release a portion of the bond shall be at the sole discretion of the Corps based on performance and success of the mitigation sites and achievement of mitigation milestones by the permittee.

6. Prior to the start of project construction, the permittee shall post a performance bond in the amount of \$700,000.00 to ensure that the performance of Special Condition 4(c) is satisfied. The bonding company must appear on the Department of Treasury Circular 570, *Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and Acceptable Reinsuring Companies*. The performance bond shall be conditioned such that if the permittee defaults on the mitigation requirements stated under Special Condition 4(c) of this permit, the bonding company shall assume all responsibility for the mitigation requirements of this condition. The performance bond shall be released only upon a determination by the Corps that Special Condition 4(c) has been satisfied. In addition, if Special Condition 4(g) is not satisfied prior to the start of project construction in Planning Area 4, an additional performance bond in the amount of \$1,000,000.00 shall be posted prior to the start of project construction in Planning Area 4 to ensure the performance of this condition.

7. The permittee shall retain a qualified biologist(s) to review grading plans, oversee all aspects of construction, including the monitoring that pertains to biological resource protection, ensure compliance with the mitigation requirements, and implement and monitor the wetlands mitigation program. The qualified biologist shall be empowered to halt construction and contact the Corps of Engineers if he/she believe that the terms and conditions of this authorization are being violated.

8. The permittee shall flag the limits of the construction footprint and all jurisdictional areas outside the construction footprint that shall be avoided. Any unauthorized jurisdictional areas impacted outside of the approved construction footprint shall be mitigated on or off-site at a 5:1 ratio, except for unauthorized impacts to alkali wetlands which shall be mitigated at a ratio of 6:1. In the event that additional mitigation is required, the type of mitigation shall be determined by the Corps and may include wetland enhancement, restoration, creation, or preservation.

9. The permittee shall employ all standard Best Management Practices (NPDES) to ensure that toxic materials, silt, debris, or excessive erosion do not enter Prima Deshecha or Segunda Deshecha during project construction.

10. The permittee shall implement a contractor education program to ensure that contractors and all construction personnel are fully informed of the onsite mitigation areas and other biologically sensitive resources associated with the project site and are aware of the terms and conditions of this authorization. A copy of this authorization, with the Special Conditions, shall be provided to all contractors and will be readily available at the work site at all times during periods of work and must be presented upon request by any Corps or other agency personnel with a reasonable reason for making such a request.

11. The permittee shall ensure that all vehicle maintenance, staging, storage and dispensing of fuel occur in designated upland areas. The permittee shall ensure that these designated upland areas are located in such a manner as to prevent any runoff from entering waters of the United States.

Further Information:

1. Congressional Authorities. You have been authorized to undertake the activity described above pursuant to:

- () Section 10 of the River and Harbor Act of 1899 (33 U.S.C. 403).
- (X) Section 404 of the Clean Water Act (33 U.S.C. 1344).
- () Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972 (33 U.S.C. 1413).

2. Limits of this authorization.

- a. This permit does not obviate the need to obtain other Federal, state, or local authorizations required by law.
- b. This permit does not grant any property rights or exclusive privileges.
- c. This permit does not authorize any injury to the property or rights of others.
- d. This permit does not authorize interference with any existing or proposed Federal project.

3. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:

- a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
- b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.
- c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
- d. Design or construction deficiencies associated with the permitted work.
- e. Damage claims associated with any future modification, suspension, or revocation of this permit.

4. Reliance on Applicant's Data. The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.

5. Reevaluation of Permit Decision. This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:

- a. You fail to comply with the terms and conditions of this permit.
- b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (See 4 above).
- c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.

Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you to comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measure ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

6. Extensions. General condition 1 establishes a time limit for the completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a reevaluation of the public interest decision, the Corps will normally give you favorable consideration to a request for an extension of this time limit.

Your signature below, as permittee, indicates that you accept and agree to comply with the terms and conditions of this permit.

Ken Nishikawa
PERMITTEE
KEN NISHIKAWA
VICE-PRESIDENT

May 17, 1999
DATE

This permit becomes effective when the Federal official, designated to act for the Secretary of the Army, has signed below.

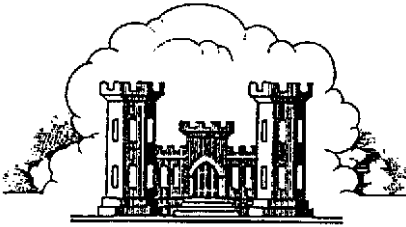
Mark Durham
Richard J. Schubel
Chief, Regulatory Branch
for

20 May 1999
DATE

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below.

TRANSFEEEE

DATE



LOS ANGELES DISTRICT
U.S. ARMY CORPS OF ENGINEERS

**CERTIFICATION OF COMPLIANCE WITH
DEPARTMENT OF THE ARMY PERMIT**

Permit Number: 98-00224-VAW

Name of Permittee: Laing Forster Ranch LLC

Date of Issuance: May 14, 1999

Upon completion of the activity authorized by this permit, sign this certification and return it to the following address:

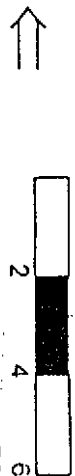
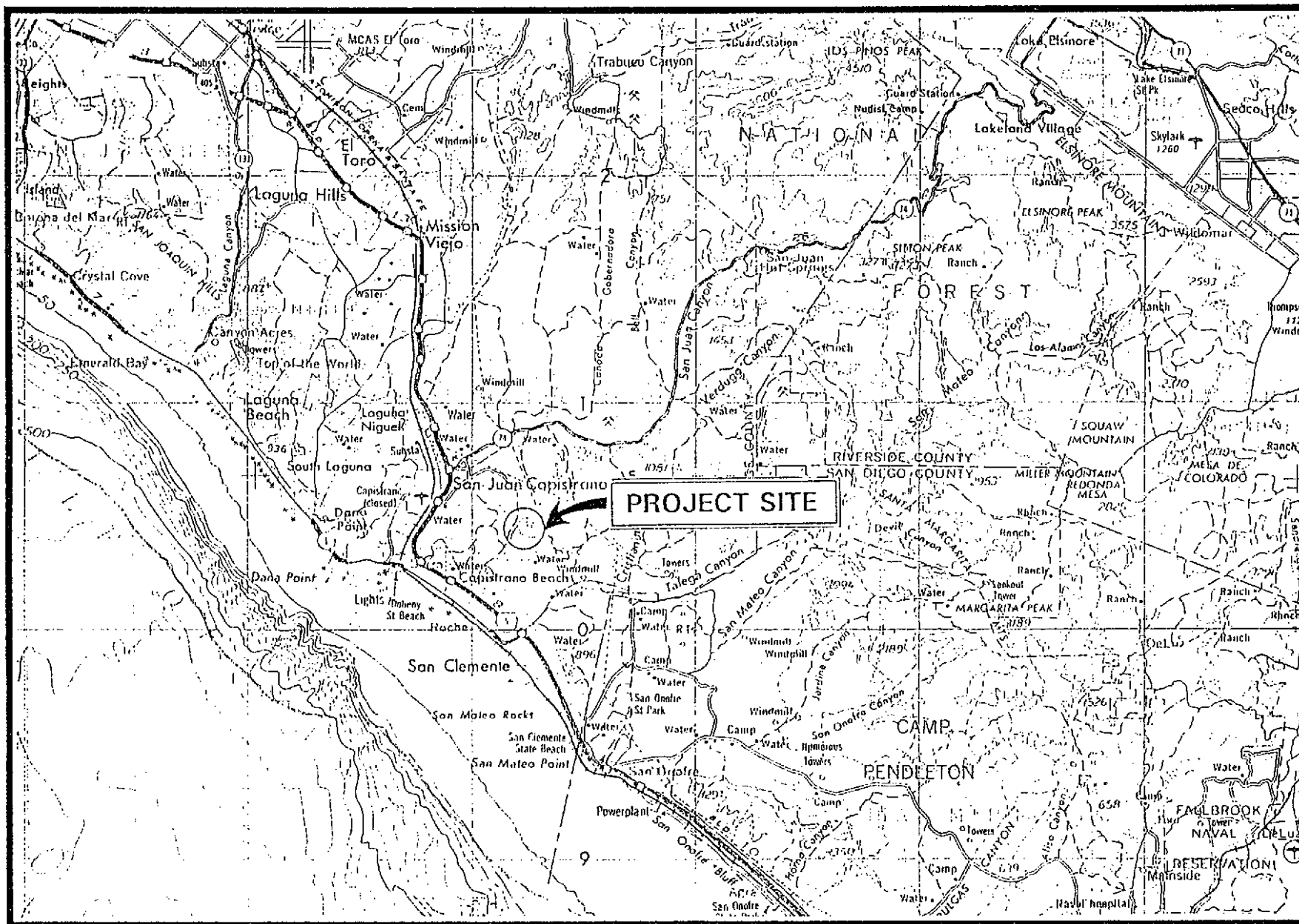
Regulatory Branch - Los Angeles District Office
ATTN: CESPL-CO-R-980022400-VAW
P.O. Box 2711
Los Angeles, California 90053-2352

Please note that your permitted activity is subject to a compliance inspection by an Army Corps of Engineers representative. If you fail to comply with this permit you may be subject to permit suspension, modification, or revocation.

I hereby certify that the work authorized by the above referenced permit has been completed in accordance with the terms and conditions of said permit.

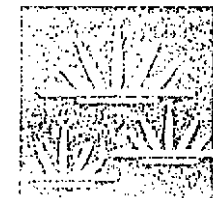
Signature of Permittee

Date



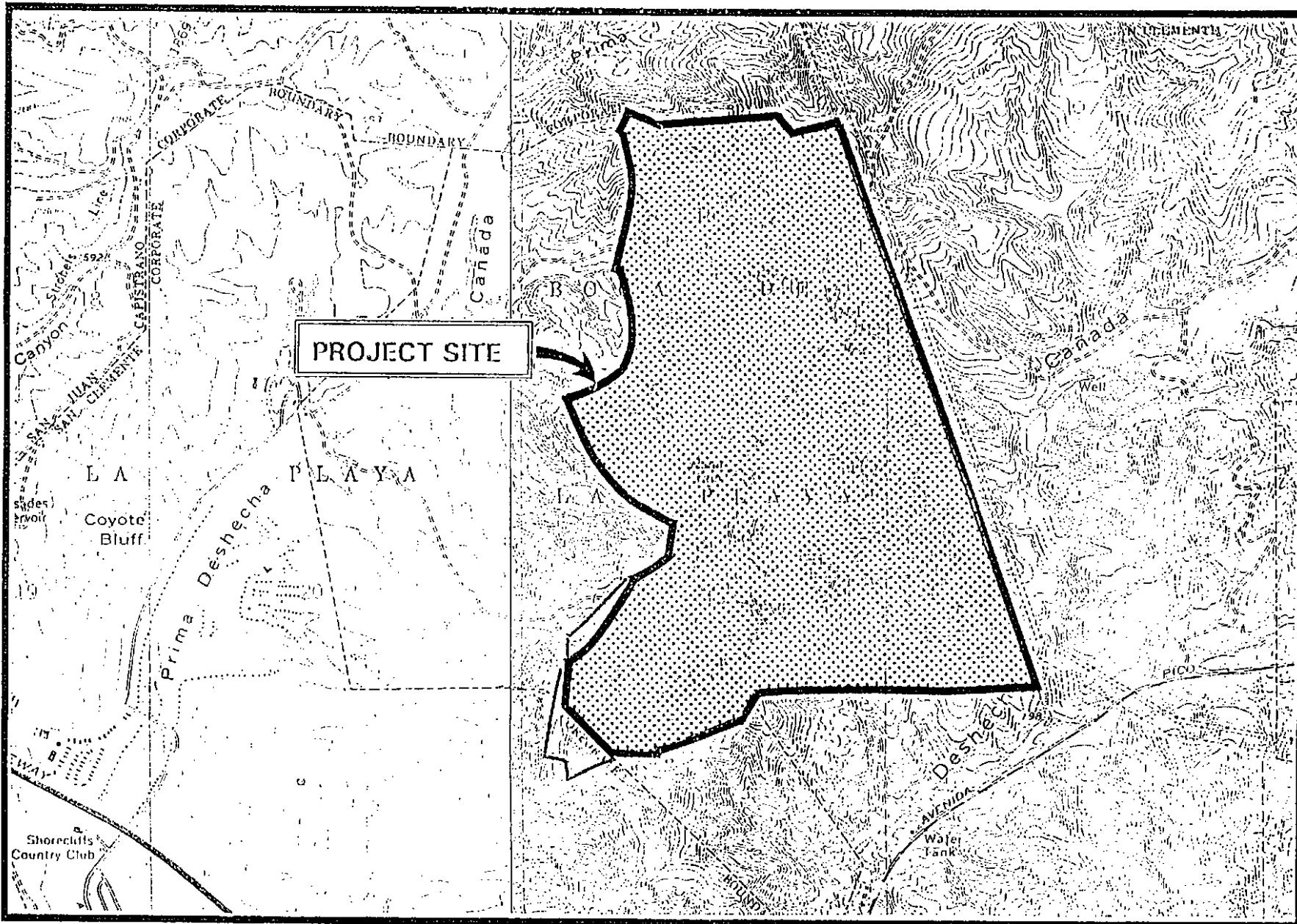
FORSTER RANCH
Regional Map

GLENN LUKOS ASSOCIATES
EXHIBIT 1



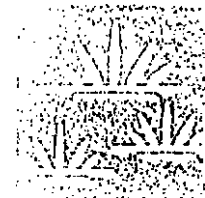
Adapted from USGS Dana Point & San Clemente
Quadrangles

NORTH
↑

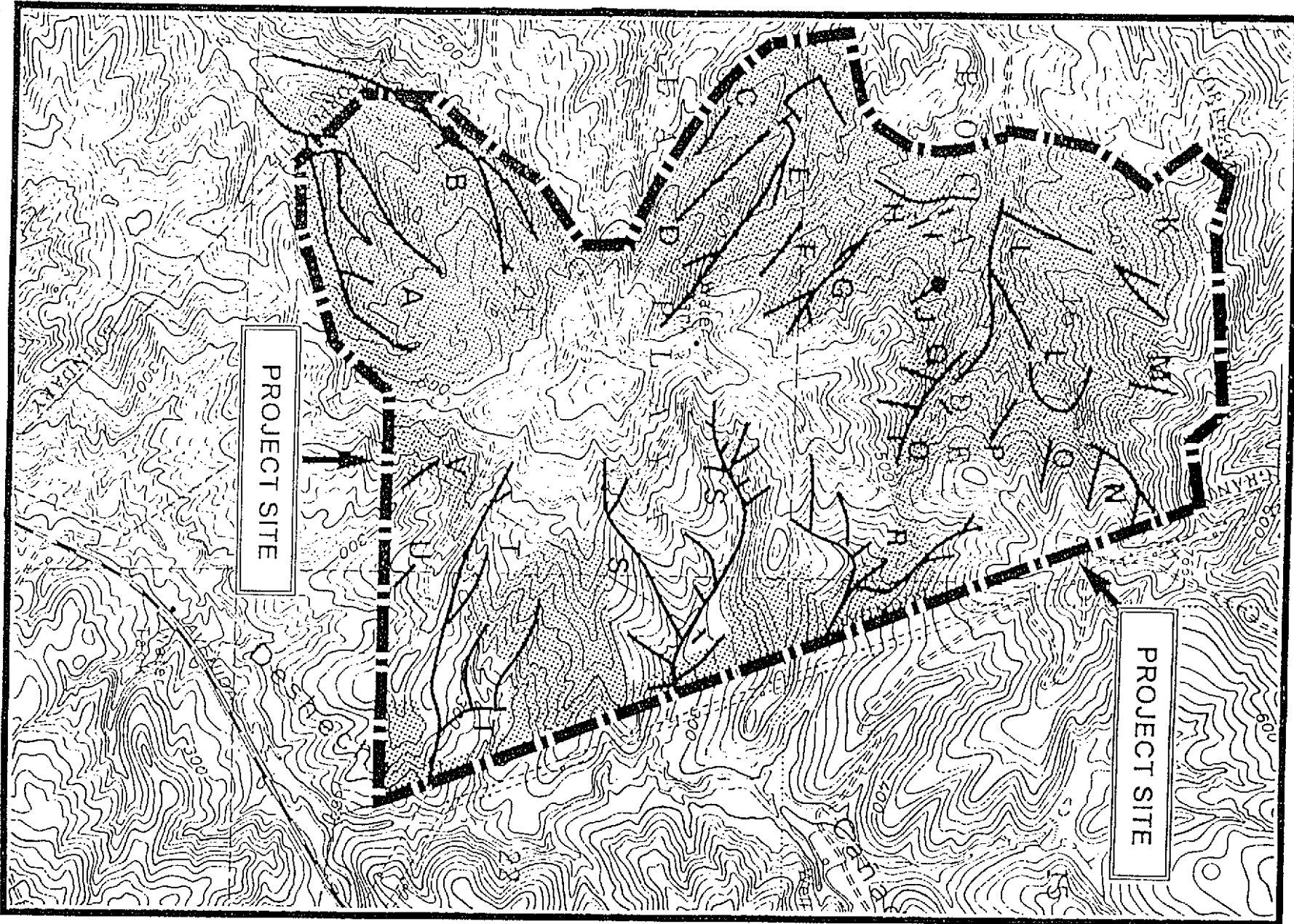


FORSTER RANCH
Vicinity Map

GLENN LUKOS ASSOCIATES
EXHIBIT 2



Adapted from USGS San Clemente and San Juan
Capistrano Quadrangles

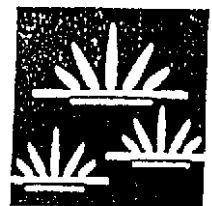


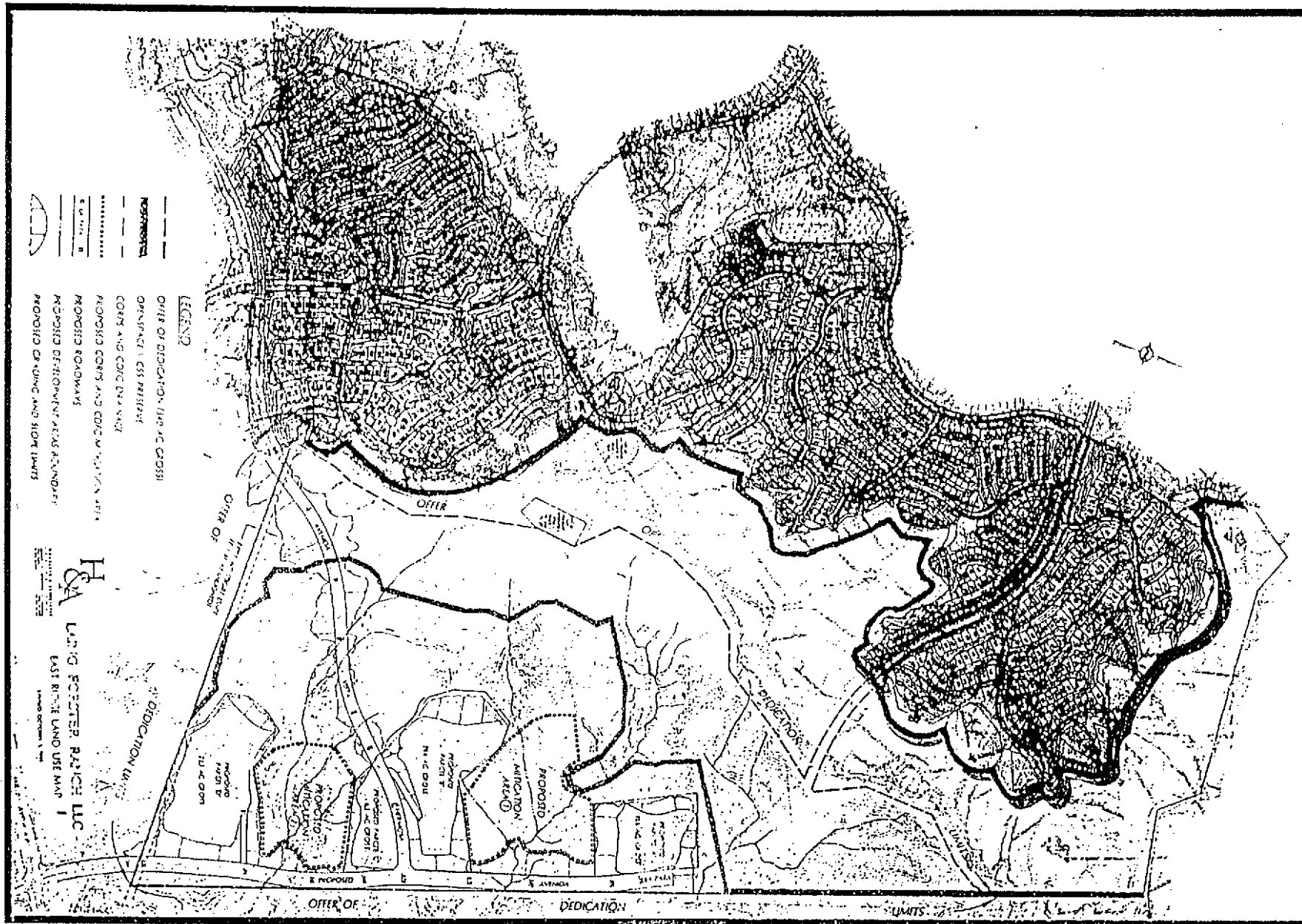
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Jurisdictional Drainages and Impact Area

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EXHIBIT 4





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Negotiated Project Alternative

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EXHIBIT 5

