



**PACIFIC COAST CIVIL, INC.**

30141 AGOURA ROAD, SUITE 200

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September 5, 2006

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 Lauren Development  
 5655 Lindero Canyon Rd  
 Suite 126  
 Westlake Vlg, CA 91362

John,

Our office has calculated the Low Density Threshold and Maximum Density for the southerly (Bouquet) portion of the Leona Valley properties, calculated at 292.4 acres from existing survey.

133.2 acres fall in the 0-25% slope category  
 143.2 acres fall in the 25-50% slope category  
 16.0 acres fall in the 50% + slope category

The property is entirely within the N-1 (non-urban) land use category.

Allowable densities are calculated as follows:

<u>% Slope</u>	<u>Low Density Threshold</u>	<u>Maximum Density</u>	<u>Minimum or Natural area required</u>
0-25% 133.2 ac	0.5 du/ac 66.6	0.5 du/ac 66.6	
25-50% 143.2 ac	1 du/10 ac 14.3	1 du/2 ac 71.6	70%
50% 16.0 ac	N/A —	1 du/ 20 ac 0.8 ac	70%
80.9, say 80 du		139.0, say, 139 du	