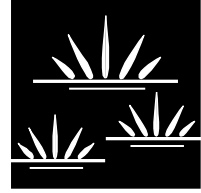


GLENN LUKOS ASSOCIATES

Regulatory Services



May 20, 2014

Mr. Jason Keller
Stratford Ranch Investors, LLC
4100 Newport Place
Suite 400
Newport Beach, California 92660

Subject: Results of a Nesting Bird Survey Conducted for the Stratford Ranch Alternative 2 Development Project, an 84.00-Acre Property Located in the City of Perris, Riverside County, California.

Dear Mr. Keller:

This letter report documents the results of Glenn Lukos Associates' (GLA) May 13, 2014 nesting bird survey for the Stratford Ranch Alternative 2 Development Project (Project), an 84.00-acre property located in the City of Perris, Riverside County, California.

On May 13, 2014, GLA biologist David Smith surveyed the Project Site for nesting birds. All vegetation with the potential to support nesting birds was surveyed within the Project site. The survey was conducted by methodically traversing the study area on foot and scanning the ground and all vegetation including ground cover, shrubs, and trees by direct observation with binoculars.

No active nests or nesting birds were observed within the Project study area. It should be noted that two species were exhibiting possible nesting behaviors; however no nests were observed. A pair of killdeer was observed just northeast of the southern basin exhibiting mild defensive ground behaviors; however upon further observation, the killdeer exhibited no signs of nesting. There is potential for red-winged blackbirds to be nesting on-site (due to habitat at the basins); however, no signs of nests were identified.

For continued compliance with the Migratory Bird Treaty Act, a pre-construction nesting bird survey must be conducted up to three days prior to any construction activities during the breeding season, which begins March 15 and extends through August 31.

29 Orchard
Telephone: (949) 837-0404

■ Lake Forest

■ California 92630-8300
Facsimile: (949) 837-5834

Mr. Jason Keller
Stratford Ranch Investors, LLC
May 20, 2014
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Should you have questions, please contact Martin Rasnick at (949) 837-0404, Ext. 20. I hereby certify that the statements furnished above and in the attached exhibits present data and information required for this biological evaluation, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signed:  Date: May 20, 2014

David Smith, Biologist

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