



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY / LAND DEVELOPMENT DIVISION
**ENGINEERED GRADING CONSULTANT
CERTIFICATION**

(Submit to the local office of Building and Safety prior to Rough Inspection)

Job Address / Tract: TR 61105-40A City: Los Angeles County Permit No.: UNC-GRAD180511000057
Unincorporated
Owner: The Newhall Land And Farming Company
(A California Limited Partnership) Contractor: STICE COMANY INC.

II. ROUGH GRADING - COMPLETION OF WORK



BY FIELD ENGINEER

Based upon field observations, rough grading of the lot(s) listed below has been completed in conformance with Section J105 of the Los Angeles County Building Code. The work includes, but is not limited to, the following: grading to approximate final elevations; staking of property lines; location and gradient of cut and fill slopes; construction of required drainage devices. Building pads are free from flood hazard in conformance with Section 110 of the Los Angeles County Building Code.

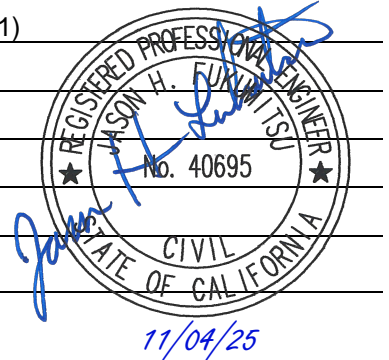
Latest approved plan revision dated: GP61105-01R1 Approved 5/7/18, Delta 2 Approved 7/17/19, Delta 9 Approved 05/01/25

Lot No.(s): AVTTM 61105 Phase 1 Rough Grade Lot 503: (Final Map 61105-40A Lot 1)

Other Areas: _____

Remarks: _____

Engineer: Jason H. Fukumitsu Reg. No.: 40695 Date: _____
(Signature)



BY SOILS ENGINEER

Based upon tests and observations, the earth fills placed on the following lots were installed upon properly prepared base material and compacted in compliance with requirements of Section J105 of the Los Angeles County Building Code. Fill slope surfaces have been compacted and buttress fills or similar stabilization measures have been installed in accordance with my recommendations as approved by the Building Official. Sub-drains have been provided where required, and locations of said sub-drains are shown on as-built plans and/or rough grade reports dated 02-23-2023 and 11-12-2025.

See report dated 11-12-2025 for compaction test data and procedure, recommended allowable soil bearing values, and other special recommendations.

Lot No.(s): AVTTM 61105 Phase 1 Rough Grade Lot 503: (Final Map 61105-40A Lot 1)

EXPANSIVE SOILS (Low Expansion)	(YES)	(NO)	LOT No.(s): _____
BUTTRESS FILLS	(YES)	(NO)	LOT No.(s): _____
REINFORCED EARTH WALLS	(YES)	(NO)	LOT No.(s): _____
RESTRICTED USE AREAS	(YES)	(NO)	LOT No.(s): _____

Remarks: _____

Engineer: Rah Reg. No.: 3247 Date: 11-12-2025
(Signature)



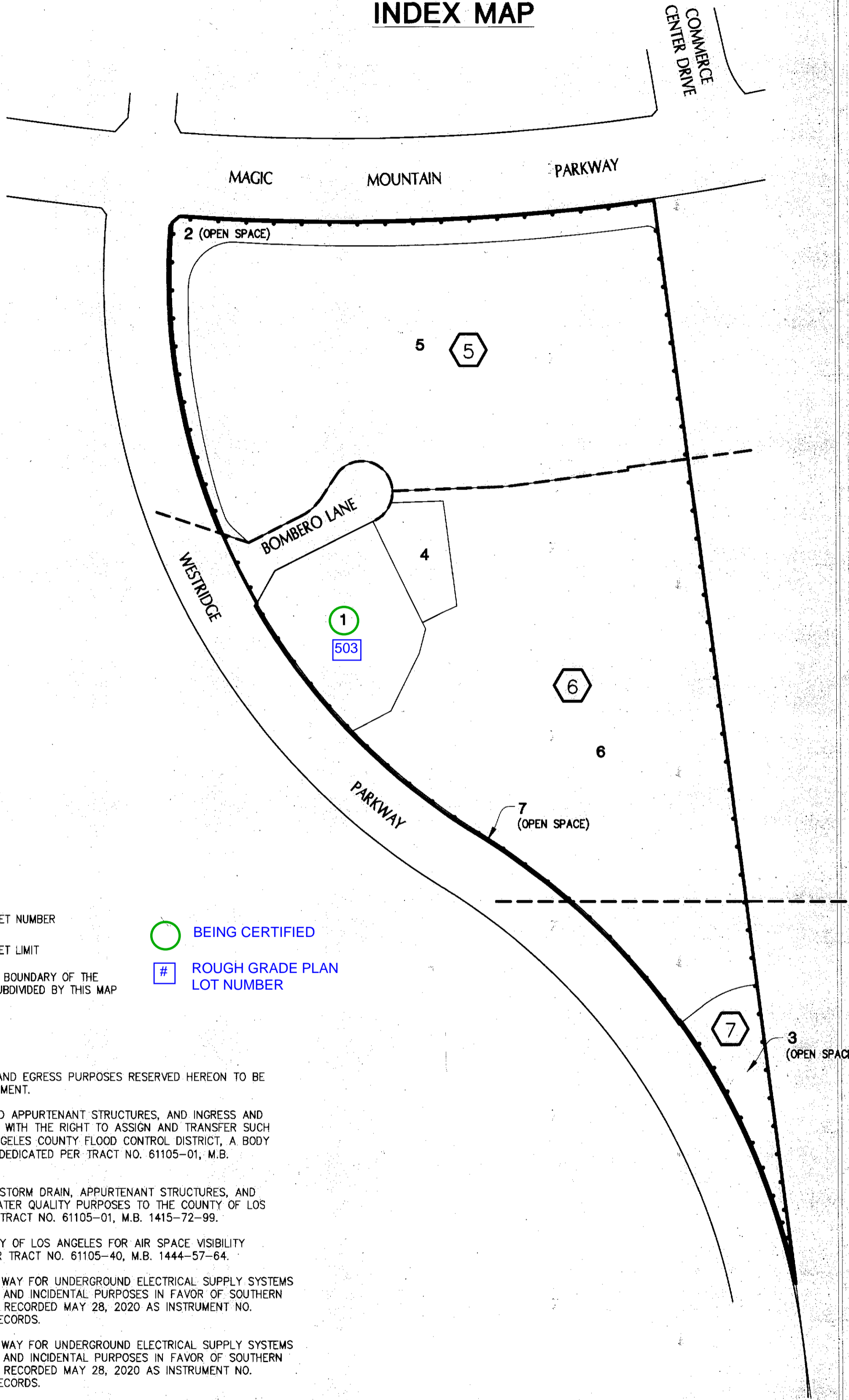
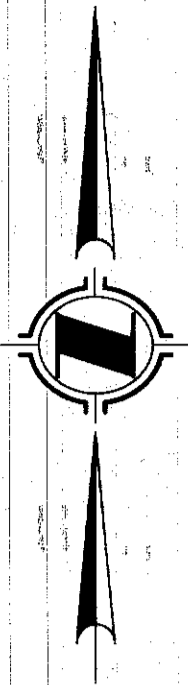
1450/89

SCALE: 1" = 150'

SHEET 4 OF 10 SHEETS

AMENDING MAP OF VESTING
TRACT NO. 61105-40A
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA
LOTS 5 & 6 FOR CONDOMINIUM PURPOSES

INDEX MAP



LEGEND:

- INDICATES SHEET NUMBER
- INDICATES SHEET LIMIT
- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
- BEING CERTIFIED
- ROUGH GRADE PLAN LOT NUMBER

EASEMENT NOTES:

- (A) AN EASEMENT FOR INGRESS AND EGRESS PURPOSES RESERVED HEREON TO BE GRANTED BY SEPARATE DOCUMENT.
- (C) AN EASEMENT FOR DRAIN AND APPURTENANT STRUCTURES, AND INGRESS AND EGRESS PURPOSES TOGETHER WITH THE RIGHT TO ASSIGN AND TRANSFER SUCH EASEMENT(S) TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITIC AS DEDICATED PER TRACT NO. 61105-01, M.B. 1415-72-99.
- (D) AN EASEMENT FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES, AND INGRESS AND EGRESS FOR WATER QUALITY PURPOSES TO THE COUNTY OF LOS ANGELES AS DEDICATED PER TRACT NO. 61105-01, M.B. 1415-72-99.
- (E) AN EASEMENT TO THE COUNTY OF LOS ANGELES FOR AIR SPACE VISIBILITY PURPOSES AS DEDICATED PER TRACT NO. 61105-40, M.B. 1444-57-64.
- (F) AN EASEMENT FOR RIGHT OF WAY FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEM AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED MAY 28, 2020 AS INSTRUMENT NO. 20200579888, OF OFFICIAL RECORDS.
- (G) AN EASEMENT FOR RIGHT OF WAY FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEM AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED MAY 28, 2020 AS INSTRUMENT NO. 20200579890, OF OFFICIAL RECORDS.
- (H) AN EASEMENT TO THE COUNTY OF LOS ANGELES FOR SANITARY SEWER AND INGRESS AND EGRESS PURPOSES AS DEDICATED PER TRACT NO. 61105-01, M.B. 1415-72-99.
- (I) AN EASEMENT TO THE COUNTY OF LOS ANGELES FOR SANITARY SEWER AND INGRESS AND EGRESS PURPOSES.
- (J) 10' WIDE EASEMENT TO THE COUNTY OF LOS ANGELES FOR SANITARY SEWER PURPOSES. (SEE SHEET 10)

NOTES:

- LOT 1 IS FOR FIRE STATION PURPOSES.
- LOTS 2, 3 AND 7 ARE FOR OPEN SPACE PURPOSES.
- LOT 4 IS FOR MIXED USE PURPOSES.
- LOTS 5 AND 6 ARE FOR CONDOMINIUM PURPOSES.

SEE SHEET 3 FOR BOUNDARY MAP,
MONUMENT NOTES AND RECORD
NOTES.

ADDENDUM #2 - APRIL 24, 2026