

# APPROVED 50 LOT SUBDIVISION

**APPROVED TENTATIVE MAP:**

No. 48374, L.A. County

**LAND SIZE:**

100 Acres

**LOT SIZES:**

From 1 acre to 5 acres

**VIEW LOTS:**

Yes, property is in the foothills, but does not require cuts, fills or extensive grading.

**PROPERTY ZONING:**

Single family residential  
Horse keeping allowable

**LOCATION:**

Littlerock  
96th Street East & Fort Tejon Road

**GENERAL:**

Street paving is required, although, curb, gutter, sidewalk and street lights are not a subdivision requirement.

**PRICE:**

\$600,000.00

**TERMS:**

Submit on terms

**MODEL HOMES:**

Tentative Tract Map has vested rights and 3 Model homes could be started within 60 days.

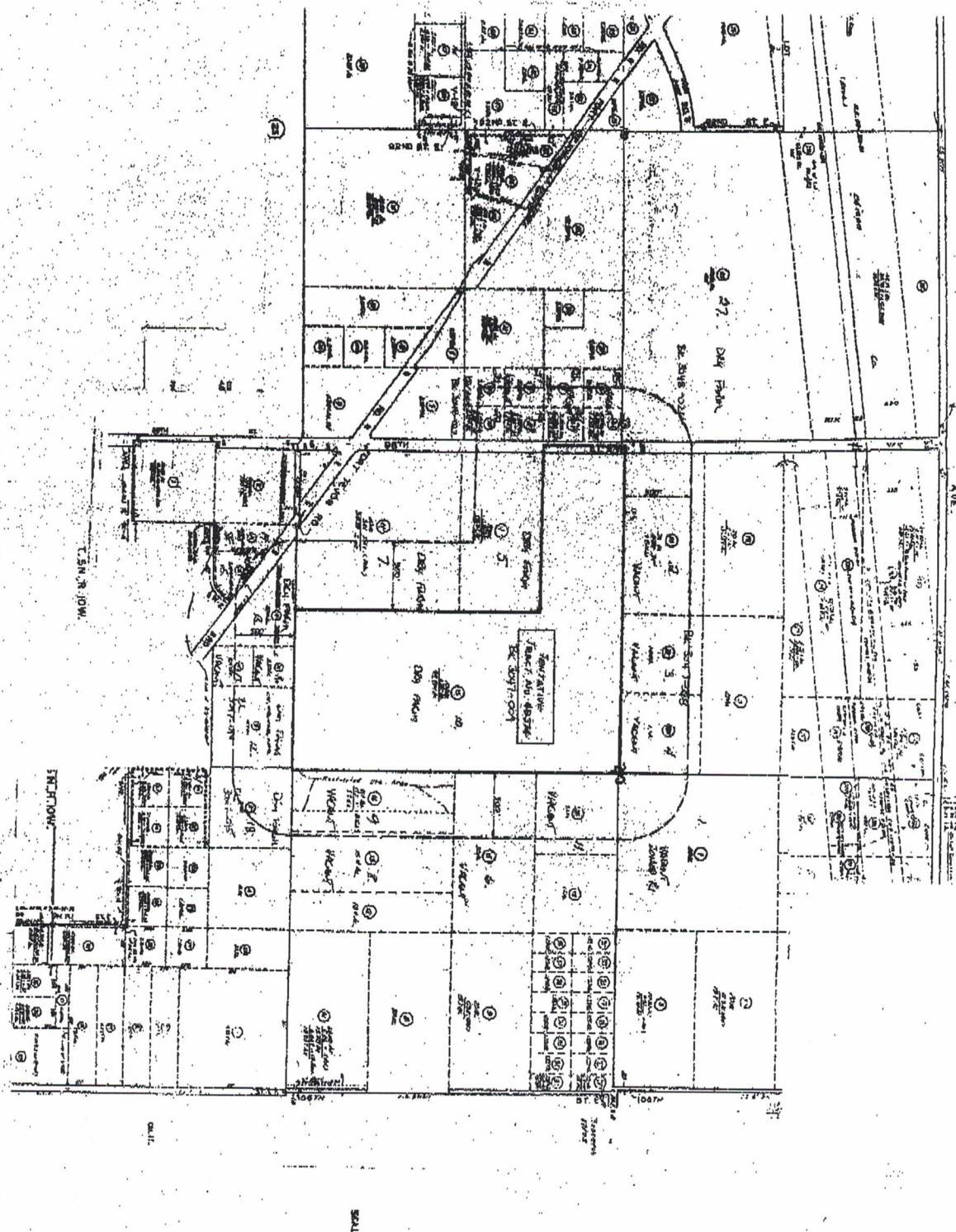
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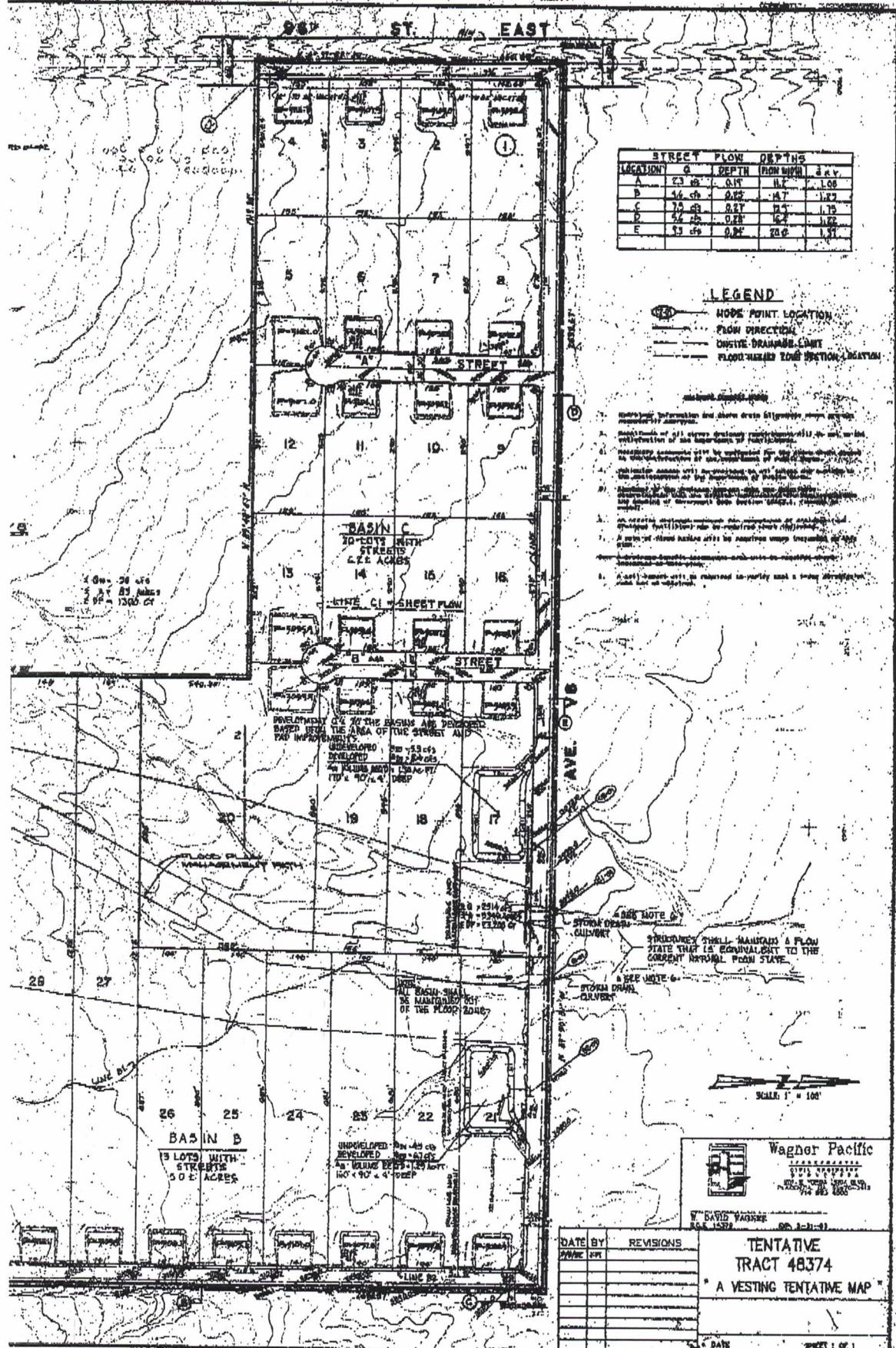
This could be the lowest priced new housing subdivision with very large view lots, with allowable horse keeping in the Littlerock and Palmdale area.

It was reported that the prior owners had over \$1,800,000.00 invested in this property and Tract Map approvals and it is now Lender owned.

Excellent terms would be available to the right developer.  
For information call Michael George at (213)969-0171 (Broker)

OWNERSHIP AND LAND USE MAP FOR TENATIVE TRACT No 48374





**GENERAL NOTES:**

1. DRAWS APPROVED TO BE BY INDIVIDUAL, SEPTIC TANK SYSTEMS  
AND LITTLE ROCK HOLDING GROUP FROM CALIFORNIA REGIONAL  
WATER CONTROL BOARD - SOUTH LAURENTIAN BASIN - FOR APPROVAL.
2. WATER PURVEYOR IS LITTLE ROCK CREEK IRRIGATION DISTRICT.
3. IT IS THE SUBDIVISOR'S INTENTION TO FILE MULTIPLE FINAL MAPS  
OF THE TENTATIVE MAP.
4. PERMITTING IS REQUESTED TO ADJUST LOT LINES ON FINAL MAPS.
5. THE VACATION (ABANDONMENT) OF THE EASTERNLY 10 FEET OF 99A  
STREET EAST WITHIN THIS SUBDIVISION IS PROPOSED TO BE ACCOMPLISHED  
BY THE FILING OF THE FINAL MAP(S) OR THIS TENTATIVE MAP.

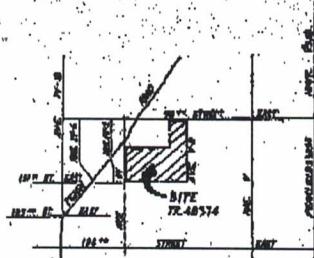
**LEGAL DESCRIPTION**

THE NORTH ONE-HALF OF THE NORTHWEST ONE QUARTER  
AND THE EAST ONE-HALF OF THE EAST ONE-HALF  
OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 8  
NORTH, RANGE 10 WEST, SAN BERNARDINO Mts., IN THE  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING  
TO THE PLAT OF THE S. BAP LAND ASSESSOR'S PARCEL  
NO. 000-000-000-000.

**PROJECT DATA:**

1. STREETING AND PROPOSED ZONING: A-3M.
2. GENERAL PLAN CATEGORICAL: HOME/URBAN
3. LOCAL PLAN: ANGELO VALLEY
4. LOCAL PLAN CATEGORY: H-1 (1 UNIT PER 2 ACRES)
5. GROSS AREA: 10.01 ACRES
6. HA: NO. OF LOTS: 48 (100% FAMILY RESIDENTIAL)
7. MINIMUM LOT AREA: 1 ACRES

**OWNER/BUILDER**  
LITTLE ROCK HOLDING GROUP  
P.O. BOX 10000  
101 E. LAKEWOOD DRIVE  
BEVERLY HILLS, CA 90212

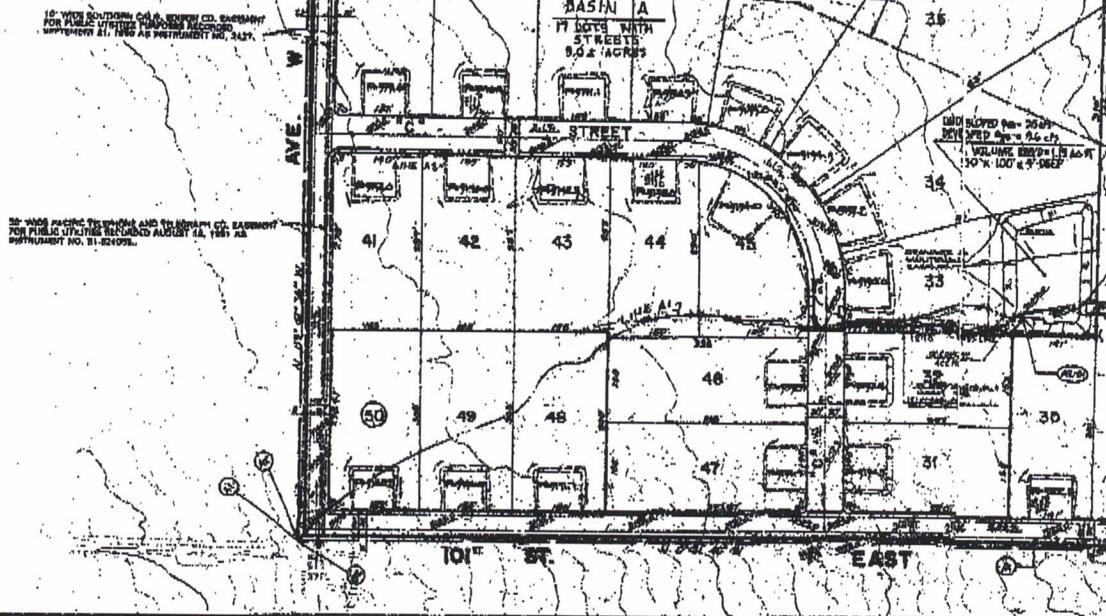
**VICINITY MAP**

LINE	NAME	LINE	NAME
1	101ST	2	102ND
3	103RD	4	104TH
5	105TH	6	106TH
7	107TH	8	108TH
9	109TH	10	110TH
11	111TH	12	112TH
13	113TH	14	114TH
15	115TH	16	116TH
17	117TH	18	118TH
19	119TH	20	120TH
21	121ST	22	122ND
23	123RD	24	124TH
25	125TH	26	126TH
27	127TH	28	128TH
29	129TH	30	130TH
31	131ST	32	132ND
33	133RD	34	134TH
35	135TH	36	136TH
37	137TH	38	138TH
39	139TH	40	140TH
41	141ST	42	142ND
43	143RD	44	144TH
45	145TH	46	146TH
47	147TH	48	148TH
49	149TH	50	150TH



10-YEAR SOUTHERN CALIFORNIA EARTHQUAKE  
IMPROVEMENT ACT, FILED AS PERMITTING NO. 3421.

20-YEAR LAKESIDE TERRAIN AND EARTHQUAKE  
FOR PUBLIC UTILITY DISTRICT, AUGUST 1991, AS  
PERMITTING NO. 81-324093.



DOUD ASSOCIATES INC.  
3535 CAHUENGA BLVD., #204A  
LOS ANGELES, CA 90068

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FACSIMILE TRANSMITTAL SHEET

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TO:

Allan Vong

FROM:

Michael George

COMPANY:

DATE:

6/20/05

FAX NUMBER:

TOTAL NO. OF PAGES INCLUDING COVER:

(916) 392-38738

PHONE NUMBER:

SENDER'S TELEPHONE NUMBER:

(916) 392-3873(323) 969-0171

RE:

99 Acres

SENDER'S FAX NUMBER:

(323) 969-0914

URGENT  FOR REVIEW  PLEASE COMMENT  PLEASE REPLY  PLEASE RECYCLE

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Call me if you have any  
questions.

Mickey

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FROM :

FAX NO. :

Apr. 19 2003 12:14PM P1

201 E. YORBA LINDA BOULEVARD  
PLACENTIA, CA 92870-3418  
714 993-4500 PHONE  
714 993-6837 FAX

Transmitted Via Fax and U.S. Mail  
April 14, 2003

Job No. 182-01-90

Mr. John Kenworthy  
4312 Gauguin Avenue  
Woodland Hills, CA 91364

RE: **Proposal for Civil Engineering Services**  
**Tentative Tract Map No. 48374, 50 SFR Lots**  
**Little Rock, California**

Dear Mr. Kenworthy:

Thank you for requesting a proposal for Wagner Halladay, Inc. to provide services for the site planning and preparation of a tentative tract map for your Little Rock project in Little Rock, California. The proposed project is the development of 100.15 acres into 50 single-family residential lots.

Attached is our proposed scope of professional services and fees for your review and approval. We have attempted to cover all aspects of this entitlement project, including the research and planning coordination that is required at the County of Los Angeles Department of Regional Planning and Department of Public Works and the Littlerock Creek Irrigation District.

Per my conversations with Annie Lin (213-974-8433), Land Use Regulation Division, the project site zoning is the same as when the project was first submitted. Providing that the site plan does not change, the County of Los Angeles Department of Regional Planning recommended that the tentative map is resubmitted "as is" and it would be processed as a reactivation. The process is basically the same as if it were a new submittal. Appropriate appointments must be arranged with the county for the application submittal, all copies of supporting documents must be submitted with the map and all appropriate fees must be paid at the time of submittal. I have attached the County Application, Instructions, Fee Schedule and a directory for the County Department of Regional Planning staff for your reference.

The current tentative tract map is hand drawn on mylar with non-digital topography. Our proposal includes services for submitting and processing the tentative map without making any changes to the current map. We are also providing an alternative if the county requires significant changes to the tentative tract map or if you decided to have the map prepared in a digital format. These services and fees include preparing new digital topography and redrawing the map in AutoCadd (digital format). This alternative may be beneficial to perform at this time so it can be used for final grading, street and utility design in the future.

As you may recall, research relating to the flood plain indicates that a flood potential may exist. Additional hydrology calculations to update the original hydrology report to meet current standards of the Los Angeles County Department of Public Works.



FROM :

FAX NO. :

Apr. 19 2003 12:14PM P2

John Kenworthy  
Little Rock Holding Group  
Proposal for Civil Engineering Services  
Tentative Tract Map No. 48374, 50 SFR Lots

April 15, 2003  
Page 2

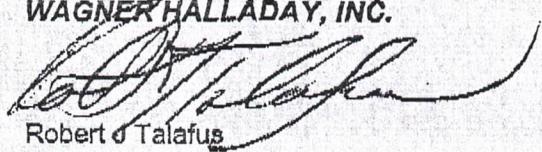
We have indicated a budgetary fee for meetings that include meetings with the client, design coordination meetings with the county and attendance at public hearings. We propose to charge our time for these meetings hourly as meetings are attended.

I would appreciate a signed authorization of this letter to serve as agreement prior to formalizing a contract with Littlerock Holding Group.

Thank you for requesting this proposal and please call me with any questions.

Sincerely,

**WAGNER HALLADAY, INC.**



Robert J. Talafus  
Vice President

RJT:pmf  
J:\Prop-03\Little Rock TTM-ProLtr.doc

Attachments

**AUTHORIZATION TO PROCEED**

**Littlerock Holding Group**

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John Kenworthy

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Date

Your signature above serves as an authorization to proceed prior to having a fully executed contract. Once we have authorization to proceed we will coordinate with Littlerock Holding Group for the preparation of a formal agreement.

FROM :

FAX NO. :

Apr. 19 2003 12:15PM P3

**WAGNER HALLADAY, INC.**

**SCOPE OF PROFESSIONAL SERVICES AND FEES**  
**LITTLEROCK**  
**FOR**  
**LITTLEROCK HOLDING GROUP**  
April 15, 2003

Wagner Halladay, Inc., (Consultant), shall provide the following scope of professional services to Littlerock Holding Group, (Client), for the project known as Tentative Tract Map No. 48374, in the County of Los Angeles. Said services, and fees indicated are for the preparation and submittal of a single family residential subdivision tentative tract map for 50 residential lots on 100.15 acres.

<u>Description of Services</u>	<u>Fees</u>
<b>1. Project Research</b> Research available records at the County of Los Angeles Department of Regional Planning, Department of Public Works and Littlerock Creek Irrigation District offices to obtain reference information on recently constructed utilities, storm drainage and flood control records and data, design standards and planning requirements.	\$ 800
<b>2. Preliminary Hydrology Calculations</b> Update the preliminary calculations for onsite and offsite storm drainage hydrology to conform to current requirements and research/review available information from Los Angeles County to determine the extent and potential for flooding on the site. Confirm the requirements for onsite grading and the requirements for flood protection or overflow drainage onsite. These calculations are intended to be preliminary and will require confirmation with final calculations during the preparation of final tract improvement plans.	1,400
<b>3. Tentative Tract Map Submittal Application</b> Assist Littlerock Holding Group in the preparation of the tentative tract map submittal application and package for submittal to the County of Los Angeles. Services do not include the preparation of surrounding property owner radius map or mailing labels.	1,900
<b>4. Tentative Tract Map Submittal and Processing</b> Submit the tentative tract map package to the county for approval. Coordinate corrections with the county departments and client.	2,800
<b>5. Preliminary Site Quantity and Earthwork Estimate</b> Prepare preliminary quantity estimates of site improvements and earthwork for use by Littlerock Holding Group.	800
<b>6. Meetings (Budget)</b> Attend meetings with client, and the County: a) meetings with Littlerock Holding Group to discuss and coordinate the preparation of application (estimate one (1) meeting); b) County "One-Stop" meeting (estimate one (1) meeting); c) County meeting for Application Submittal (estimate one (1) meeting), Public Hearing with Planning Commission (estimate one (1) meeting). Attendance at meetings will be billed hourly.	1,900

FROM :

FAX NO. :

Apr. 19 2003 12:15PM P4

Little Rock Holding Group  
 Scope of Professional Services and Fees  
 Tentative Tract Map No. 48374, 50 SFR Lots

April 15, 2003  
 Page 2

7. **Project Management** \$ 900  
 Provide project management and coordination with client, and agencies during the preparation of the tentative tract map.

**Base Total** \$ 10,500

### **ALTERNATES**

A. **Topographic Survey** \$ 11,000  
 Perform an aerial topographic survey to be used as a base for the tentative tract map and future final design. This item of work includes survey control research at the County of Los Angeles, field survey to set aerial targets, prepare topography of existing features with two foot contours at a scale of 1 inch = 100 feet.

B. **Tentative Tract Map (Alternate)** 5,000  
 Prepare for submittal to the County of Los Angeles, a tentative tract map for the proposed 50 residential lot subdivision. Said map shall be prepared in AutoCAD 2002 and shall show storm drain retention basins, streets, lots and access to flood control facilities, as well as details of proposed onsite and offsite roadway improvements. The grading and drainage designs shall be indicated on the tentative tract map.

**Alternate Sub-Total** \$ 16,000

**Total with Alternatives** \$ 26,500

### **ADDITIONAL AUTHORIZED SERVICES**

Additional authorized services shall be performed on an hourly basis in accordance with the attached hourly rate and billing policy.

### **SPECIFIC EXCLUSIONS**

Items specifically excluded from the Scope of Services are as follows:

1. Preparation of final tract map(s) and/or improvement plans.
2. Performance of a boundary survey or site specific topographic survey. It is assumed that a field survey will be required to obtain site specific topographic information needed for final tract improvement plan design.
3. The cost of governmental fees and title company charges and the cost of printing, special messenger services and reproduction services shall be invoiced at cost plus a 15% service charge.
4. Construction staking services.
5. Field As-Builts.
6. Traffic studies and/or traffic engineering plans.
7. Onsite street plans and electrical plans for street lighting.
8. Structural calculations and retaining wall plans, if needed.
9. Soils testing and reports.
10. Offsite improvement plans.
11. Preparation of legal exhibits or descriptions.

FROM :

FAX NO. :

Apr. 19 2003 12:15PM P5

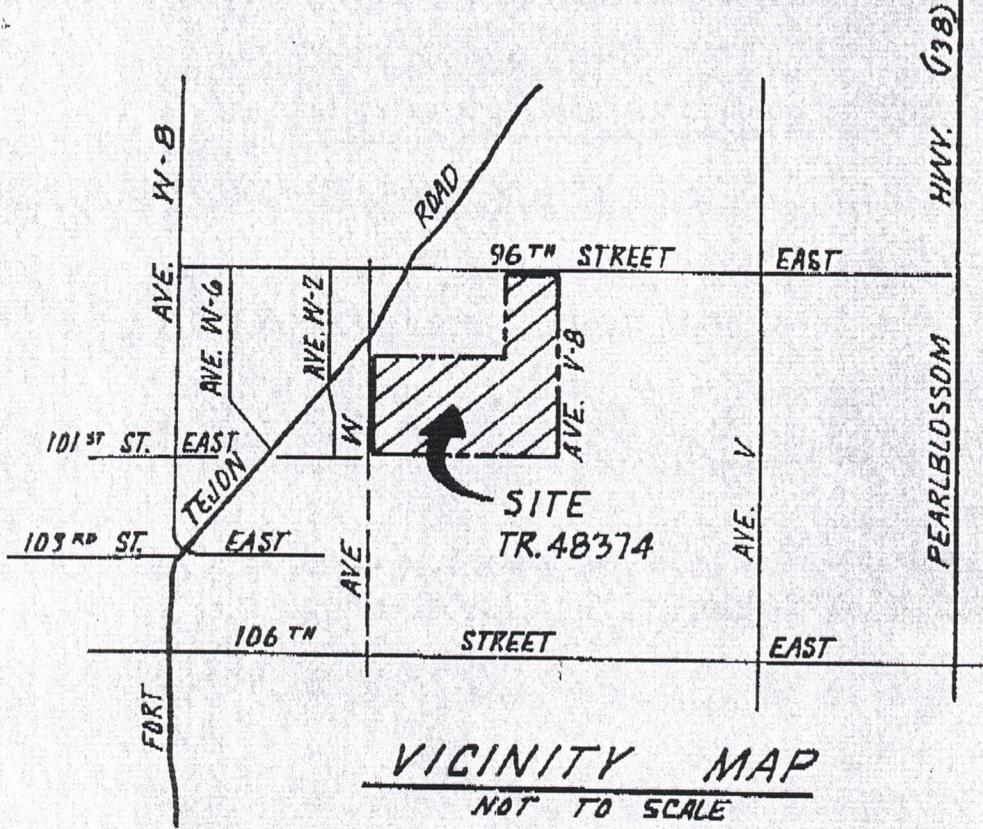
**WAGNER HALLADAY, INC.**  
**HOURLY RATES AND BILLING POLICY**  
 Effective October 1, 2002 through September 30, 2003

<u>CLASSIFICATION</u>	<u>HOURLY RATES</u>	
	<u>REGULAR</u>	<u>OVERTIME</u>
<b>ENGINEERING</b>		
Draftsman	\$ 76.00	\$ 93.00
Designer	\$ 90.00	\$107.00
Engineer	\$103.00	\$122.00
Project Manager/Sr. Engineer	\$116.00	\$137.00
Principal	\$132.00	
<b>SURVEYING</b>		
One-Man Party/Chief of Surveys	\$110.00	\$130.00
Two-Man Party	\$185.00	\$220.00
Three-Man Party	\$230.00	\$270.00
Drive Time	\$110.00	
Field Coord./Mapping Supervisor	\$ 98.00	\$116.00
<b>CLERICAL</b>		
Secretary	\$ 42.00	
Messenger	\$ 42.00	

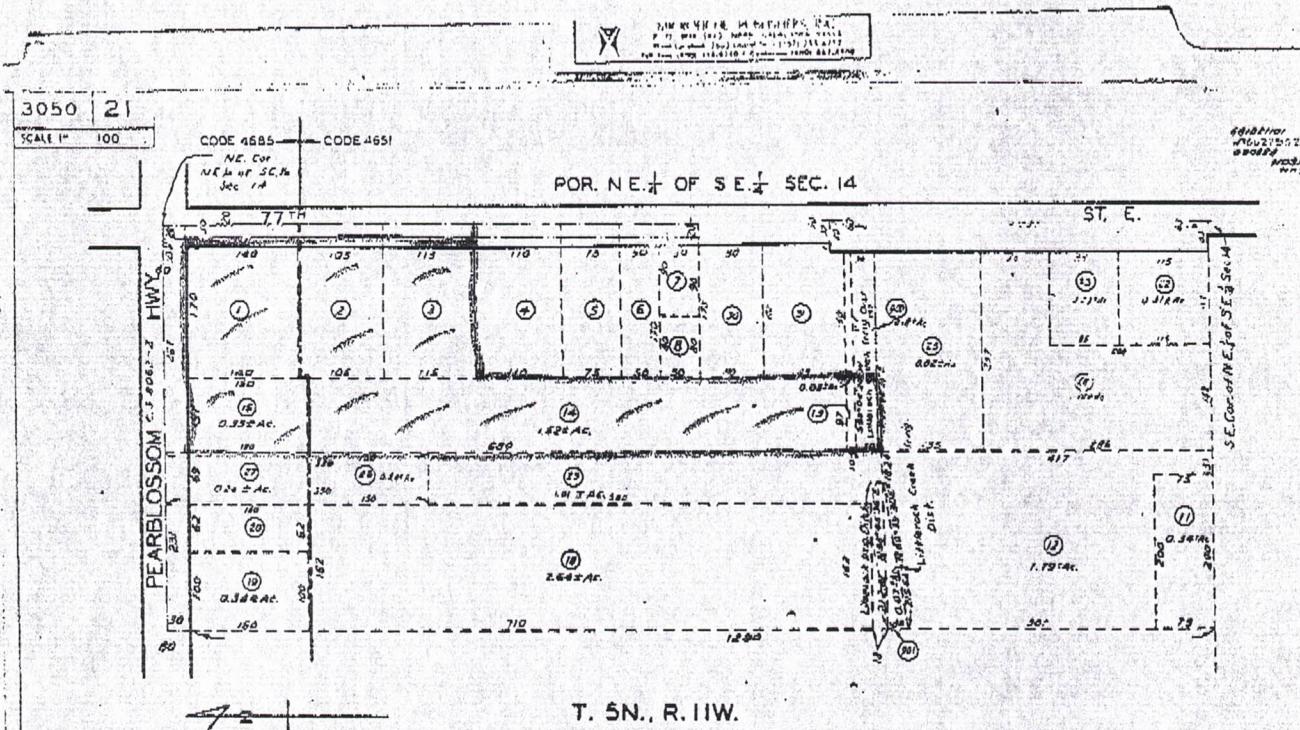
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1. In the event of any increase in costs due to the granting of wage increases and/or other employee benefits due to the terms of any labor agreement, such increase shall be adjusted proportionately to all hourly wages.
2. Cost of filing, checking fees and other outside charges, such as blueprints, reproductions and messenger charges will be billed at cost plus service charges at a rate of 15%.
3. Cost of normal survey stakes and other field supplies are included in the above rates. Special type monuments will be charged at cost.
4. Billings will be monthly. Invoices are due and payable upon presentation.
5. A late payment Finance Charge will be computed at the periodic rate of 1.5% per month, which is an annual percentage rate of 18%, and will be applied to any unpaid balance commencing 30 days after the date of the invoice.
6. Wagner Halladay, Inc. shall have the right to curtail work in the event payments for services are not kept current.

It should be noted that on October 1, 2003, the existing Master Survey Agreement between the International Union of Operating Engineers and the Southern California Association of Civil Engineers and Land Surveyors covering Consultant's field employees is subject to a percentage adjustment. Therefore, all unexpended portions of the professional fees and the hourly rates for both field and office work shall be subject to an increase pursuant to the terms of said agreement. Said increase shall be based upon the same percentage increase contained in said agreement.



TR 48374



T. SN., R. IIW.