EXHIBIT N

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March 13, 2020 (Updated March 5, 2021)
Willdan Geotechnical Project No. 105625-1024

CITY OF CALABASAS – DEPARTMENT OF COMMUNITY DEVELOPMENT
ENGINEERING GEOLOGY AND GEOTECHNICAL ENGINEERING REVIEW

Submitted to: Mrs. Tatiana Holden, City of Calabasas

Project Location: West Village Project, Tentative Tract 71546
4790 Las Virgenes Road
Calabasas, California

Geotechnical Reports;

"Geotechnical Review of Alternative 5, West Village Project (formerly Canyon Oaks), Tentative Tract 71546, City of Calabasas, California", Prepared by Geolabs-Westlake Village, Foundation and Soils Engineering, Geology, Dated February 14, 2020, W.O. 9222

Previous Reviews:

"Geotechnical 3rd Party Review of Development Alternatives Proposed West Village Project, Tentative Tract 71546, City of Calabasas, California", Prepared by Leighton and Associates, Inc., Dated March 5, 2020, Project no. 12558-001

"Geotechnical Review of Modified Tentative Tract Grading, West Village Project (formerly Canyon Oaks), Tentative Tract 71546, City of Calabasas, California", Prepared by Geolabs-Westlake Village, Foundation and Soils Engineering, Geology, Dated April 27, 2017, W.O. 9222

"Addendum Letter #7 and Update Geotechnical Feasibility Studies, Environmental Impact Geotechnical Assessment, and Tentative Tract Submittal, Vesting Tentative Tract 71546 – Canyon Oaks Development, 69 Lot Residential Development and Commercial Site, East of the Intersection of Agoura Road and Las Virgenes Road, City of Calabasas, California, Volumes 1 and 2", Prepared by RJR Engineering, Dated January 15, 2015, Project No. 1344.TNHC.14-14

Discussions:

We agree with the findings, conclusions, and recommendations of

- Geolabs 2020, all the recommended remedial measures for the site's stability and landslide as per the previously approved grading plan are still applicable for the proposed Alternative 5.
- Leighton 2020, stabilizing the landslide, refers to Alternative 4, using an extensive number of caissons in place of re-grading/buttressing the slope with potential slope surface scaring and future surficial slope stability problems. Additional in-depth analysis and review will be required if the developer selects this alternative.

Conclusions:
The recommendations presented by the project consultants, earthwork buttressing or using caissons, are feasible and in line with the standard of the practice for stabilizing the landslide against global stability. As stated in the referenced reports, the alternative of using caissons will not be effective in improving the surficial stability, and there will be potential for shallow failures or mudflows when the area is subjected to excessive moisture/flow. With the buttressing alternative, the surficial instability will be eliminated, where soils within the limits of the graded areas are replaced with engineered fill. Such an adverse condition should be considered and properly addressed as the final design steps are taken.

Limitations of Review:
The purpose of Our review is to determine if the submitted report(s) comply with the City codes and generally accepted geotechnical practices within the local area. The scope of our services for this third-party review has been limited to a review of the above-referenced report(s) and associated documents, as supplied by the City. Re-analysis of reported data and calculations or design recommendations are specifically not included within our services' scope. Our review should not be considered a certification, approval, or acceptance of the consultant's work, nor is it meant to accept liability for final design or construction recommendations made by the geotechnical consultant of record or the project designers or engineers. Opinions presented in this review are for the City's use only. Please contact us if you have questions or need additional services.

Please contact us if you have questions.

Respectfully submitted,
WILLDAN GEOTECHNICAL

Ross Khiabani, PE, GE
Director of Geotechnical Services
C 37156, GE 2202

Distribution: Addressee
Roxanne Hughes, Willdan engineering

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May 15, 2017
Willdan Geotechnical Project No. 105625-1024

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Review Status:

The Geotechnical Report is ACCPTABLE for intended use.

REMARKS

Based on our review of the submitted report it is our opinion that the project is acceptable from geotechnical viewpoint for intended purposes. It is our understanding additional detail geologic and geotechnical study will be performed for future phases of the project as 100-scale and 40-scale plans are prepared.

This review was performed in accordance with generally accepted professional geotechnical engineering principles and practice in Southern California at this time. We make no other warranty, either express or implied. Conclusions presented herein are based on review of work by others. No field exploration or laboratory testing was performed.

Please contact us if you have questions.

Respectfully submitted,
WILLDAN GEOTECHNICAL

Ross Khiabani, PE, GE
Director of Geotechnical Services
C 37156, GE 2202

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Roxanne Hughes, Willdan engineering