

Professional Office Building Project

29541-29555 Canwood Street
Agoura Hills California

Project Instagram link: [tinyurl.com/g81v50bq](https://www.instagram.com/tinyurl.com/g81v50bq)



Martin Teitelbaum Construction, Inc. has been active in the construction and development business in Southern California since 1955 and possesses an exemplary track record of building for a select and satisfied group of clients on a repetitive basis. Our client base consists primarily of public corporations, developers, business owners and development limited partnerships of which we are principals. We recently completed the Agoura Landmark commercial condominium project, located at 29601-29679 Agoura Road, consisting of 25 distinct units contained in six individual buildings. Our expertise is in commercial and industrial construction. Our company's operating philosophy is predicated upon personal service, attention to detail and the highest degree of loyalty to our clients and investors.

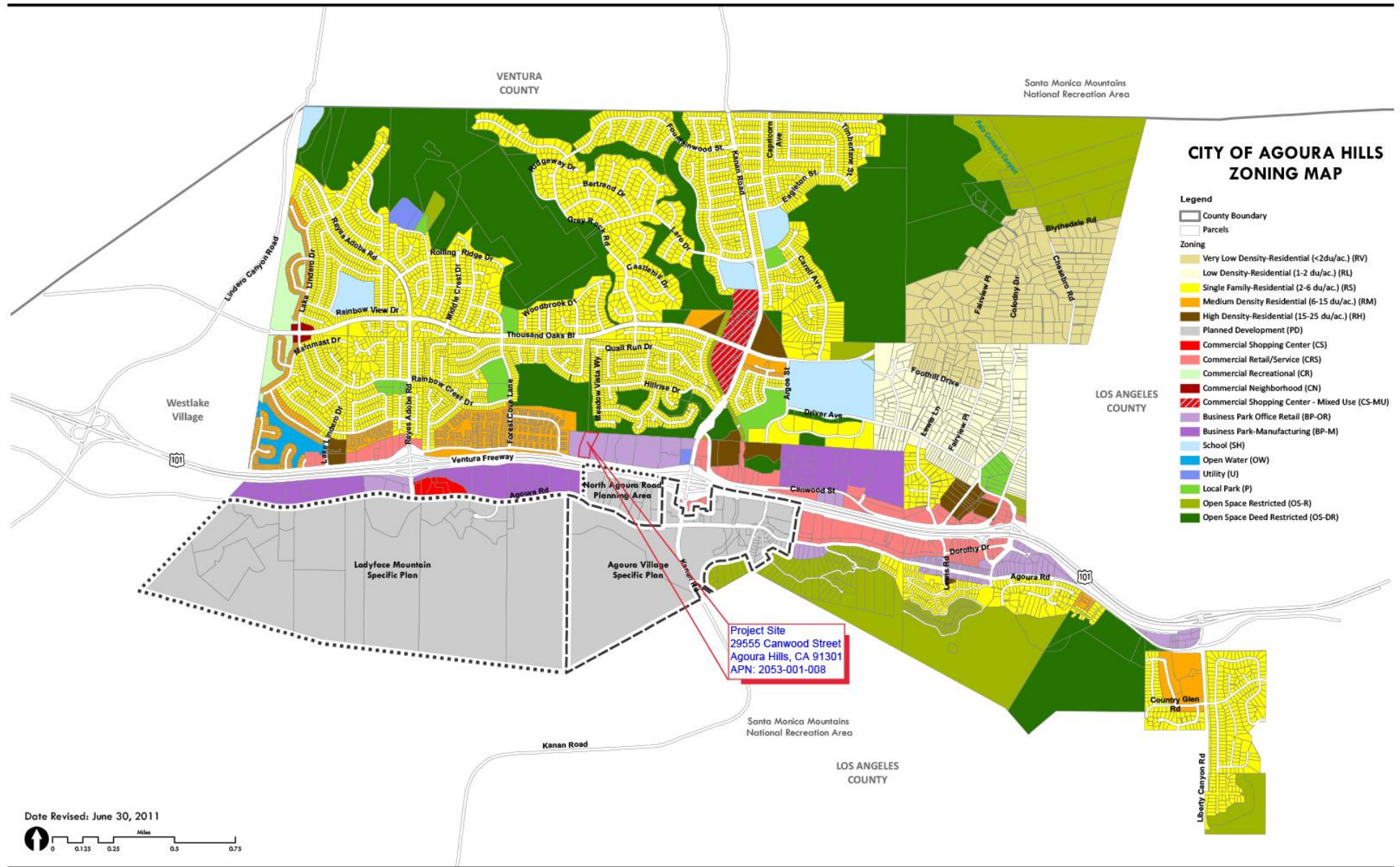
Martin Teitelbaum; J.D. Cum Laude Loyola Law School. Real estate attorney, general contracting, real estate development and property management. 36 years of experience in all phases of commercial and industrial construction, real estate development and real estate law.

Contact Information for designated representative:

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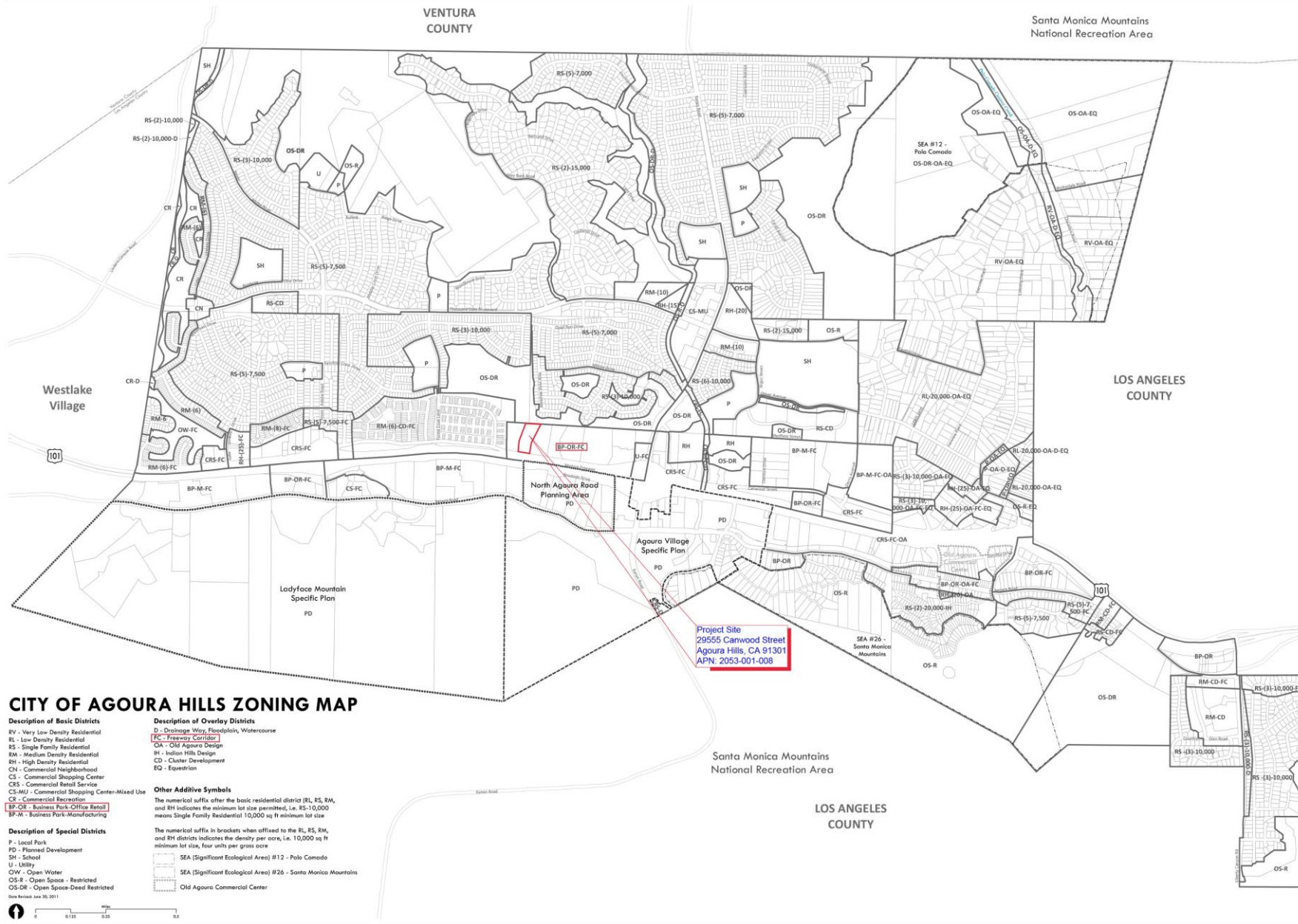
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Owner Profile



Date Revised: June 30, 2011

Zoning Map



CITY OF AGOURA HILLS ZONING MAP

Description of Basic Districts

- RV - Very Low Density Residential
- RL - Low Density Residential
- RS - Single Family Residential
- RM - Medium Density Residential
- RH - High Density Residential
- CN - Commercial Neighborhood
- CS - Commercial Shopping Center
- CRS - Commercial Retail Service
- CS-MU - Commercial Shopping Center-Mixed Use
- CR - Commercial Recreation
- BP-DR - Business Park-Office Retail
- BP-M - Business Park-Manufacturing

Description of Special Districts

- P - Local Park
- PD - Planned Development
- SH - School
- U - Utility
- OW - Open Water
- OS-R - Open Space - Restricted
- OS-DR - Open Space-Deed Restricted

Data Revisited June 30, 2011

Description of Overlay Districts

- D - Drainage Way, Floodplain, Watercourse
- FC - Freeway Corridor
- OA - Old Agoura Design
- IH - Indian Hills Design
- CD - Cluster Development
- EQ - Equestrian

Other Additive Symbols

The numerical suffix after the basic residential district (RL, RS, RM, and RH) indicates the minimum lot size permitted, i.e. RS-10,000 means Single Family Residential 10,000 sq ft minimum lot size

- SEA (Significant Ecological Area) #12 - Palo Comado
- SEA (Significant Ecological Area) #26 - Santa Monica Mountains
- Old Agoura Commercial Center

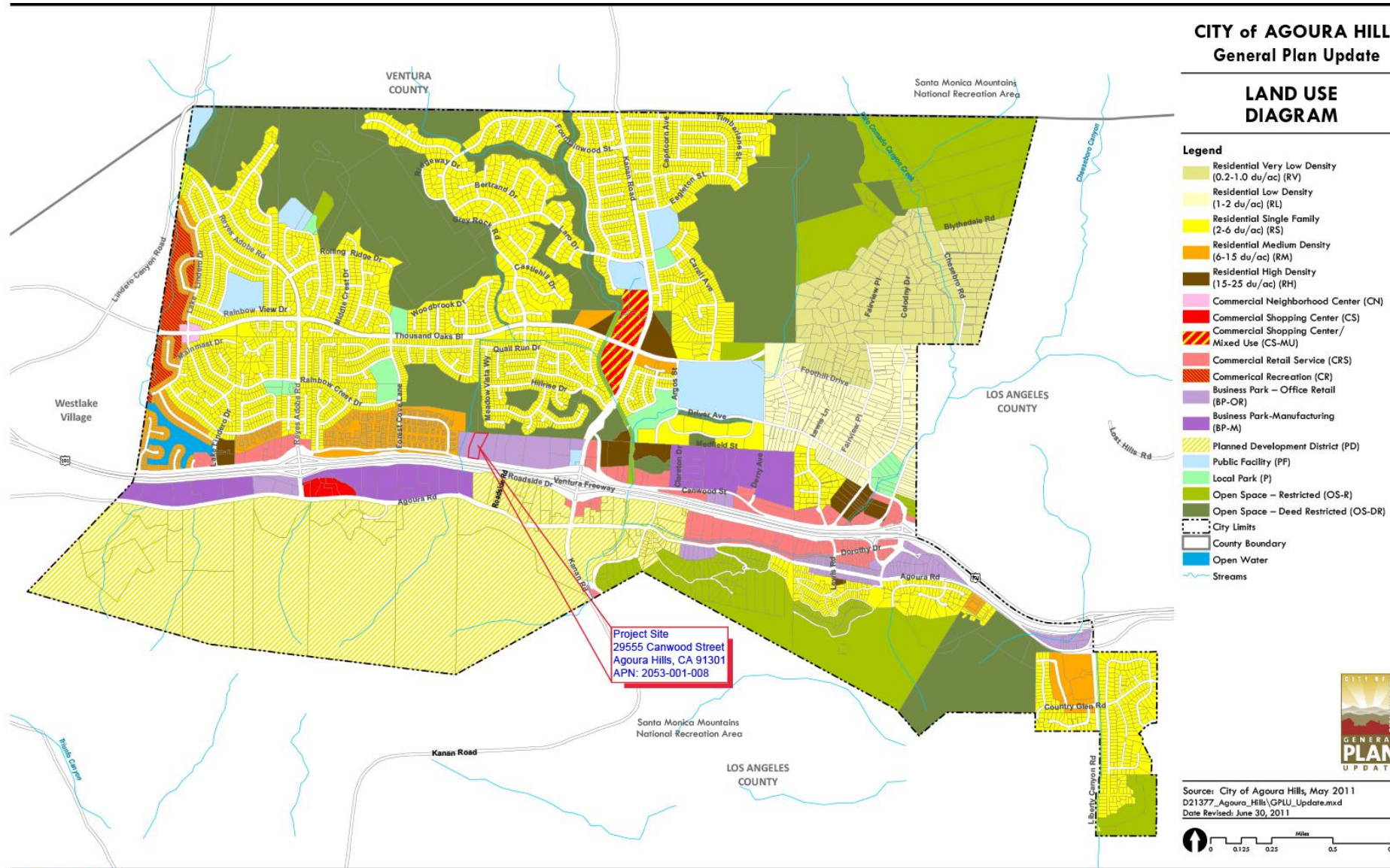


Zoning Map

Professional Office Planned Unit Development
2955 Canwood Street, Agoura Hills California

CITY of AGOURA HILLS
General Plan Update

LAND USE
DIAGRAM





PROJECT STATISTICS

SITE AREA COVERAGE BREAKDOWN

PARCEL SIZE	150,367.0 sf. (3.45 ac)	
PORTION OF PARCEL ON CANWOOD STREET	89,481.0 sf.	
NET PARCEL	141,419 sf. (3.246 AC)	100%
UNDEVELOPED LANDSCAPE	44,567 sf.	31.5%
DEVELOPED LANDSCAPE	12,718 sf.	9.0%
BUILDINGS	21,100 sf.	15%
TRASH ENCLOSURE	254 sf.	0.1%
HARDSCAPE	6,234 sf.	4.4%
PAVING	56,546 sf.	40.0%

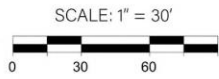
BUILDING GROSS AREAS

BLDG 1	6,188sf.
BLDG 2	3,669sf.
BLDG 3	3,870sf.
BLDG 4	3,649sf.
BLDG 5	3,724sf.
TOTAL	21,100sf.

PARKING REQUIRED

5/1000	106 STALLS
PARKING PROVIDED	
STANDARD	104 STALLS
ACCESSIBLE	5 STALLS
TOTAL	109 STALLS

OWNER/CONTRACTOR: MARTIN TEITELBAUM
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ARCHITECT: BRIAN POLIQUIN
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NORTH

Site Plan

Professional Office Planned Unit Development
2955 Canwood Street, Agoura Hills California



View from Canwood Street Looking North



View from Canwood Street Looking North



View from Canwood Street Looking North, Close up view.