



**OFFICE DEVELOPMENT
FOR THE PROPERTY LOCATED
AT 27489 AGOURA ROAD,
AGOURA HILLS**

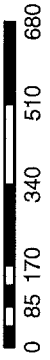
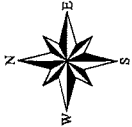
**SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 06-SPR-009
OAK TREE PERMIT CASE NO. 06-OTP-021
VESTING TENTATIVE PARCEL MAP 67397**

EXHIBIT A: Vicinity/Zoning Map

SITE PLAN/ARCHITECTURAL REVIEW - CASE NO. 06-SPR-009
OAK TREE PERMIT - CASE NO. 06-OTP-021
VESTING TENTATIVE PARCEL MAP - CASE NO. VTPM 67397



Vicinity/Zoning
Map



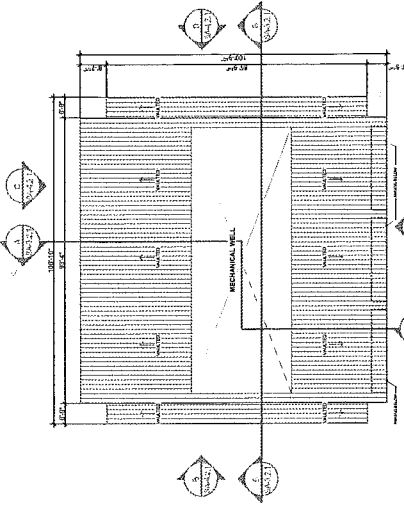


**OFFICE DEVELOPMENT
FOR THE PROPERTY LOCATED
AT 27489 AGOURA ROAD,
AGOURA HILLS**

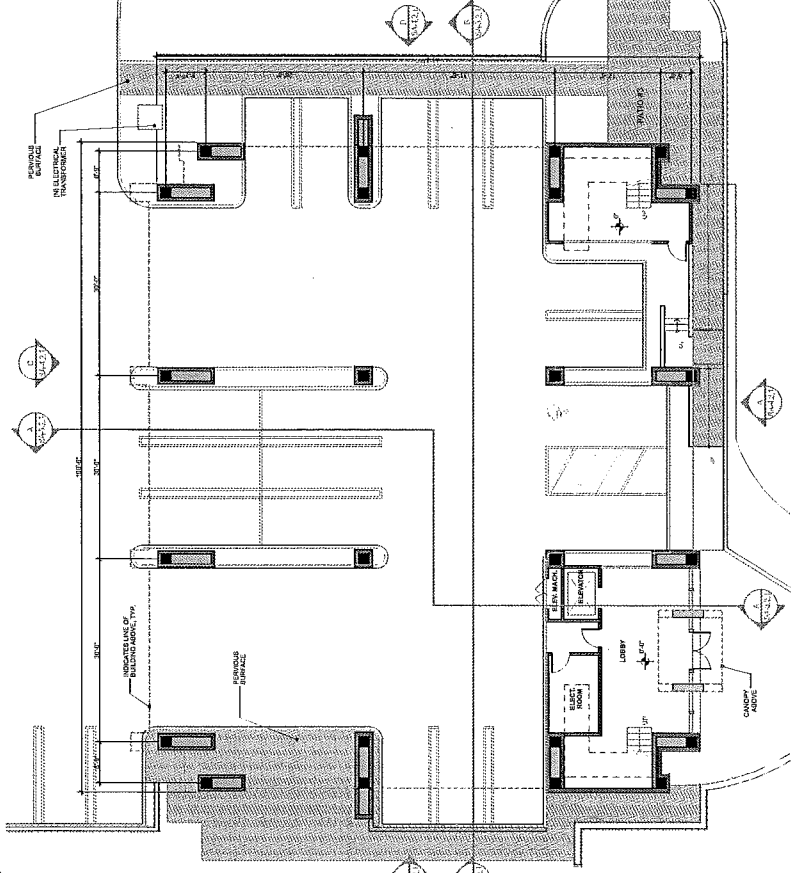
**SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 06-SPR-009
OAK TREE PERMIT CASE NO. 06-OTP-021
VESTING TENTATIVE PARCEL MAP 67397**

**EXHIBIT B: Reduced Copies
of the Plans**

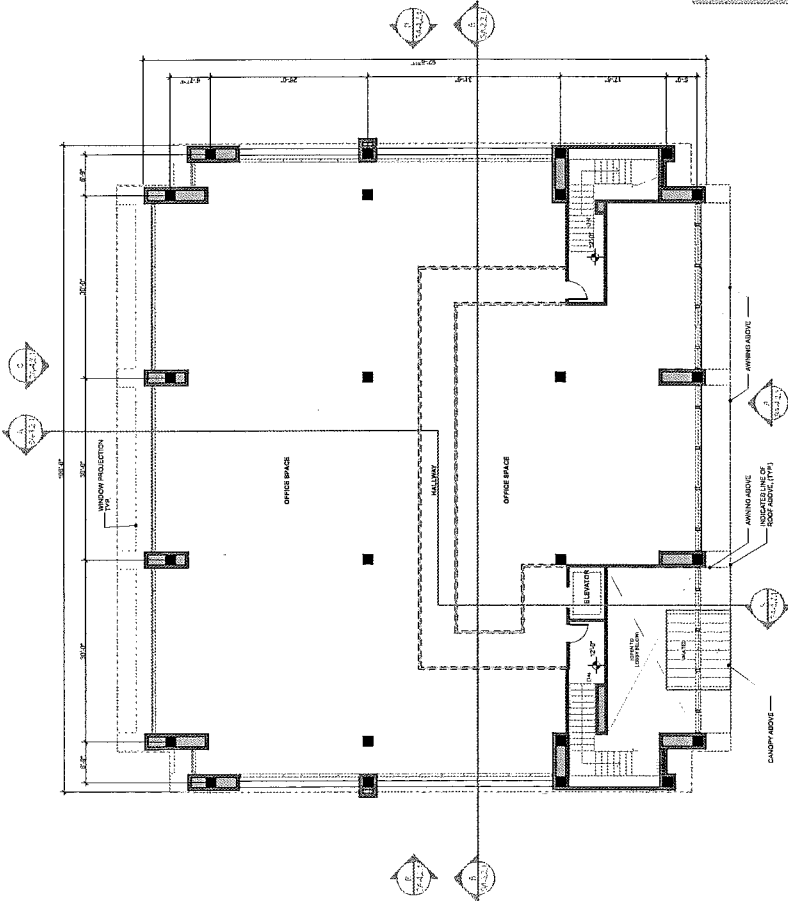
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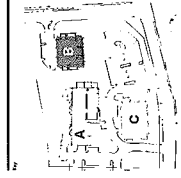
BUILDING-B ROOF PLAN
SCALE: 1/16" = 1'-0"



BUILDING-B LEVEL 1 PLAN



BUILDING-B LEVEL 2 PLAN



02-21-09 PLANNING DEPARTMENT SUBMITTAL
02-21-09 PLANNING DEPARTMENT REVIEW
02-21-09 PLANNING DEPARTMENT REVIEW
02-21-09 PLANNING DEPARTMENT REVIEW
02-21-09 PLANNING DEPARTMENT REVIEW
02-21-09 PLANNING DEPARTMENT REVIEW
02-21-09 PLANNING DEPARTMENT REVIEW
02-21-09 PLANNING DEPARTMENT REVIEW

**LIBERTY CANYON
PROPOSED OFFICE
EXPANSION**

ARCHITECT: BEHR BROWERS ARCHITECTS, INC.
340 N. WESTLAKE BOULEVARD, SUITE 330
WESTLAKE VILLAGE, CALIFORNIA 91362
TEL: 805 496 1101 FAX: 805 496 1271
WWW.BHBA.COM

**BUILDING "B"
FLOOR PLANS**

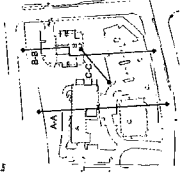
DATE: 02/21/09
DRAWN: CAC
CHECKED: CAC
SCALE: 1/8" = 1'-0"

SA2101

340 N. Westlake Boulevard
Suite 200
Westlake Village
California 91362
805-496-1101
805-496-1271 fax
email: info@behrbrowsers.com

ARCHITECTURE
PLANNING
INTERIORS

BEHR BROWERS ARCHITECTS, INC.
A PROFESSIONAL CORPORATION
10000 Wilshire Blvd., Suite 200
Beverly Hills, CA 90210
Tel: 805-496-1101 Fax: 805-496-1271
www.behrbrowsers.com



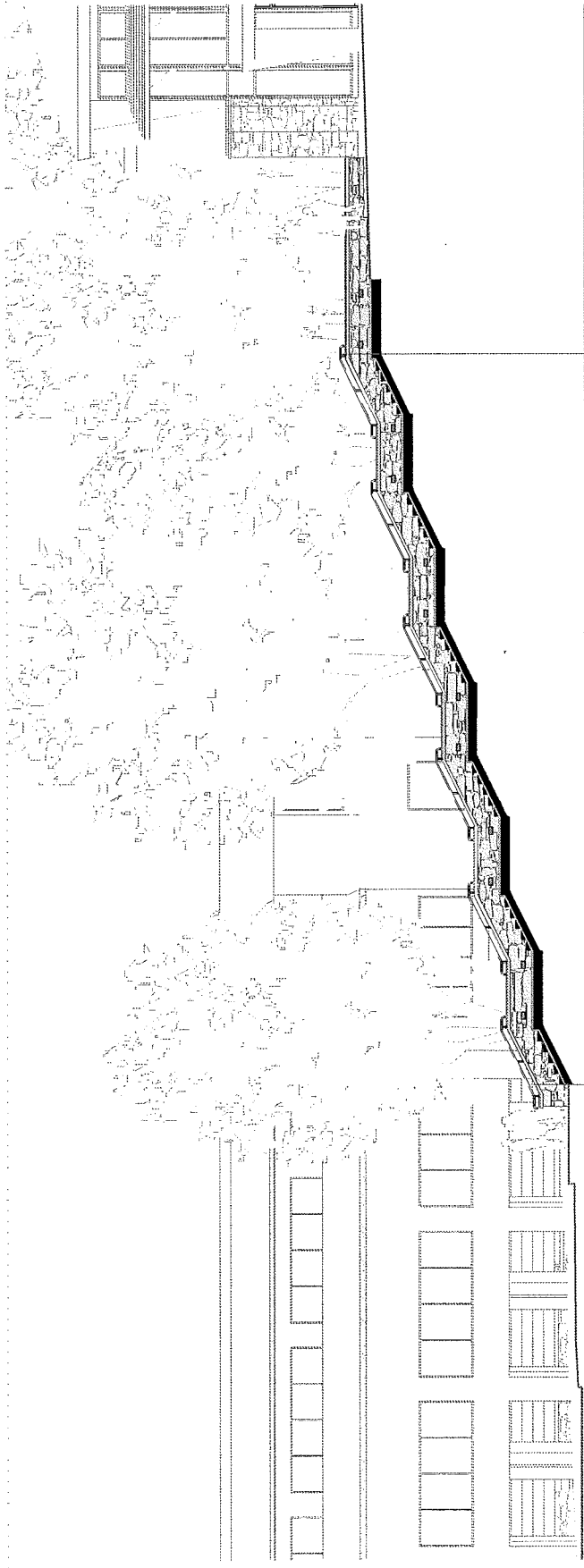
THIS PLAN IS SUBMITTED FOR REVIEW AND COMMENT ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL PLANNING DEPARTMENT. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL PLANNING DEPARTMENT.

**LIBERTY CANYON
PROPOSED OFFICE
EXPANSION**

ADDRESS: 10000 WILSHIRE BLVD., SUITE 200, BEVERLY HILLS, CA 90210
OWNER: BEHR BROWERS ARCHITECTS, INC.
DATE: 01/15/10
PROJECT NO.: 10000 WILSHIRE BLVD., SUITE 200, BEVERLY HILLS, CA 90210
SCALE: 1/8" = 1'-0"

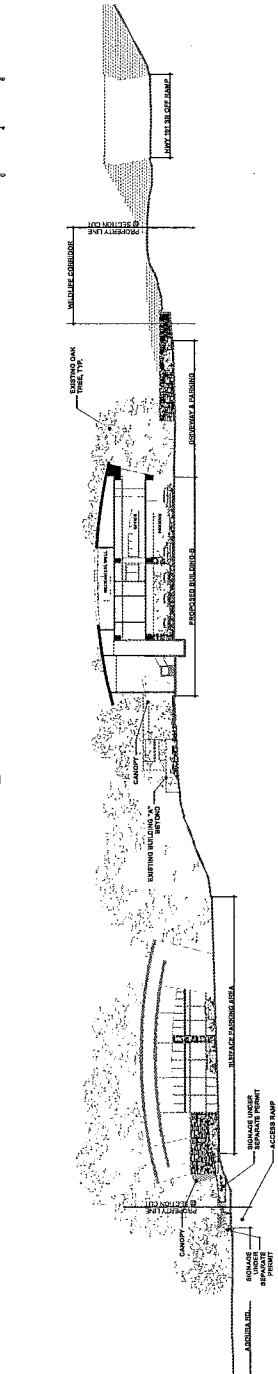
**OVERALL SITE
SECTIONS**

AS MARKED SA4001

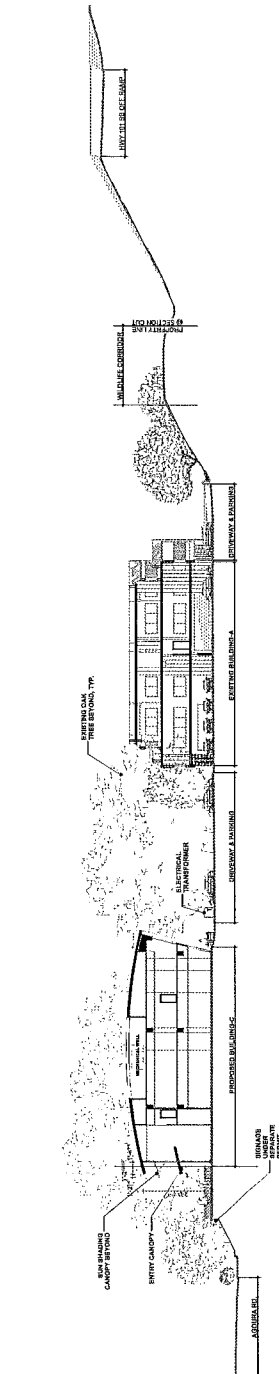


DRIVEWAY & BUILDING "A" BEYOND STAIRS BUILDING "B" PATIO #2

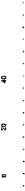
OVERALL SITE / BUILDING SECTION C-C SCALE: 1/8" = 1'-0"



OVERALL SITE / BUILDING SECTION B-B SCALE: 1/8" = 1'-0"



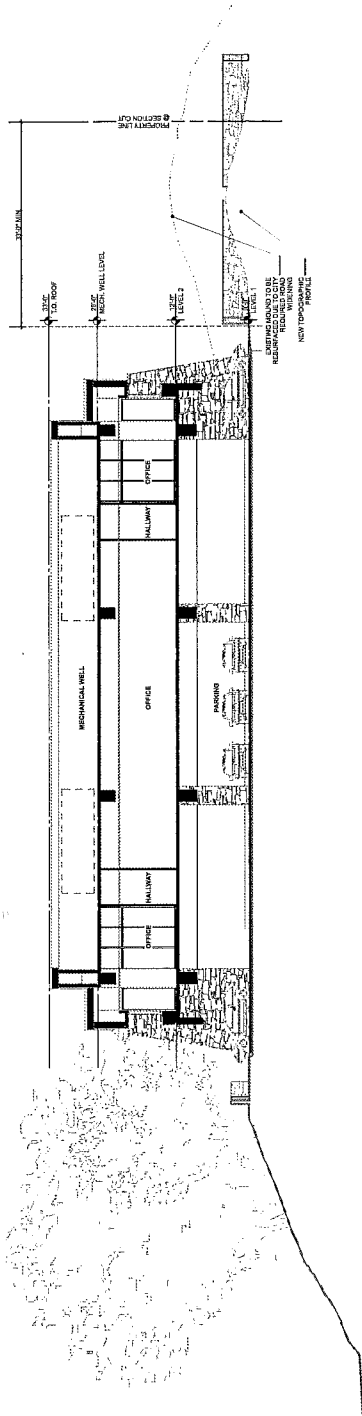
OVERALL SITE / BUILDING SECTION A-A SCALE: 1/8" = 1'-0"



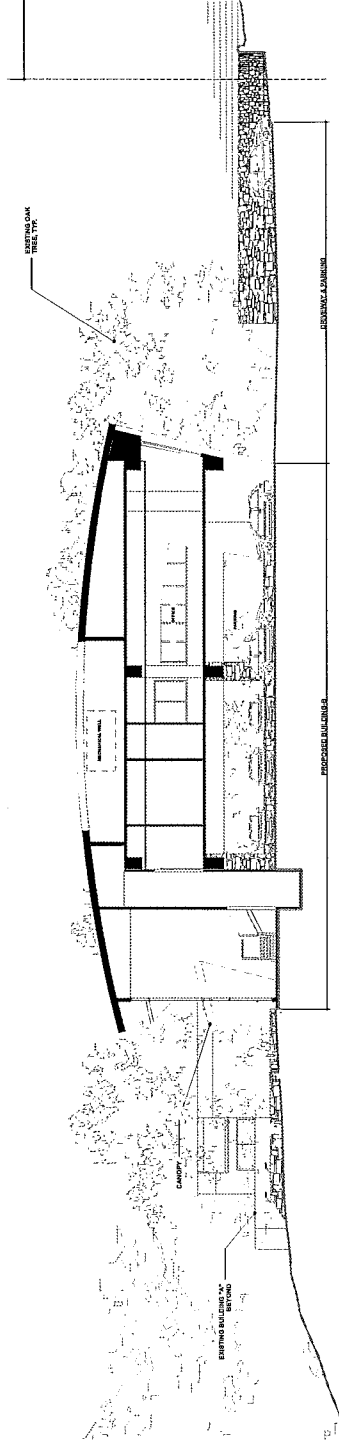
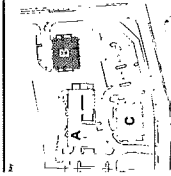
340 N. Weavola Boulevard
Suite 250
Weavola Village
Columbus 91862
952.496.1101
952.496.4421 Fax
www.libertycanyon.com

**ARCHITECTURE
PLANNING
INTERIORS**

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BUILDING-B SECTION B-B



BUILDING-B SECTION A-A



STATE OF MINNESOTA DEPARTMENT OF REVENUE
LIBERTY CANYON PLANNING DEPARTMENT NUMBER
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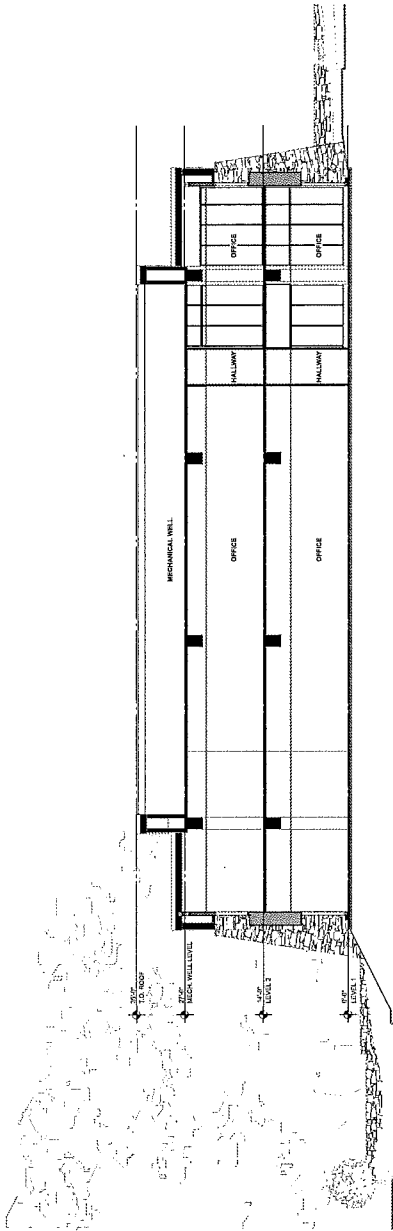
**LIBERTY CANYON
PROPOSED OFFICE
EXPANSION**

ARCHITECT: BEHR BROWERS ARCHITECTS INCORPORATED
340 N. WEAVOLA BOULEVARD SUITE 250
WEAVOLA VILLAGE COLUMBUS 91862
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952.496.4421 FAX
WWW.LIBERTYCANYON.COM
DATE: 10/13/07 SHEET: C020

**BUILDING "B"
SECTIONS**

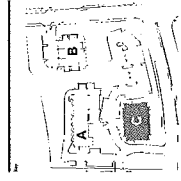
10' = 1/8" SA4101

The information on this drawing is based on the information provided by the client and the contractor. It is the responsibility of the contractor to verify the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided by the client or the contractor. The architect is not responsible for the accuracy of the information provided by the client or the contractor.



BUILDING-C SECTION F-F

(B)



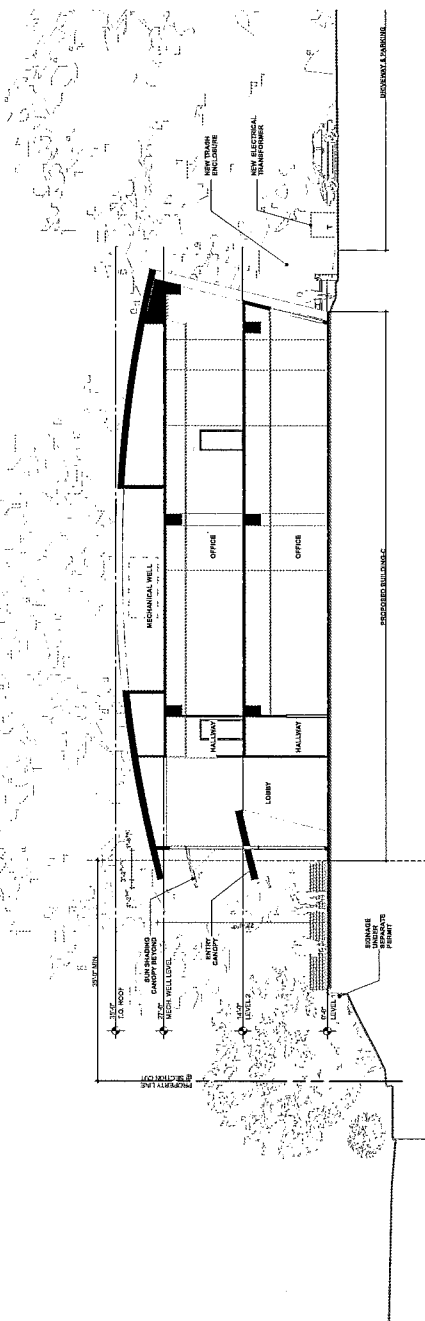
ALL OF THE PLANNING FOR THE LIBERTY CANYON OFFICE EXPANSION AND RENOVATION WAS COMPLETED BY THE ARCHITECTURAL FIRM OF BEHR BROWERS ARCHITECTS INCORPORATED. THE ARCHITECTURAL FIRM HAS OBTAINED ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND THE FEDERAL GOVERNMENT. THE ARCHITECTURAL FIRM HAS OBTAINED ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND THE FEDERAL GOVERNMENT.

**LIBERTY CANYON
PROPOSED OFFICE
EXPANSION**

ARCHITECT: BEHR BROWERS ARCHITECTS INCORPORATED
PROJECT NO. 191813
DATE: 08.18.07

**BUILDING "C"
SECTIONS**

SCALE: 1/8" = 1'-0"
SA4201



BUILDING-C SECTION E-E

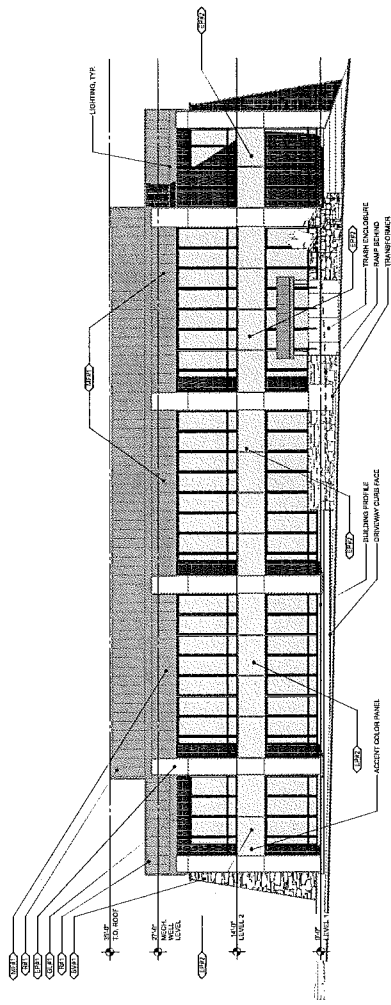
(A)



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ARCHITECTURE
 PLANNING
 INTERIORS

BEHR BROWERS ARCHITECTS INCORPORATED is a professional architectural firm licensed by the State of California. The firm is a member of the American Institute of Architects (AIA) and the California Institute of Architects (C.A.A.). The firm's principal office is located at 340 N Vanhook Boulevard, Suite 250, Vanhook Village, California 91342. The firm's telephone number is 818-461-1101 and its fax number is 818-461-1471. The firm's website is www.behrbrowsers.com. The firm's principal architect is Robert E. Behr, AIA. The firm's principal interior designer is Robert E. Behr, AIA. The firm's principal planner is Robert E. Behr, AIA. The firm's principal architect and interior designer is Robert E. Behr, AIA. The firm's principal planner is Robert E. Behr, AIA. The firm's principal architect and interior designer is Robert E. Behr, AIA. The firm's principal planner is Robert E. Behr, AIA.

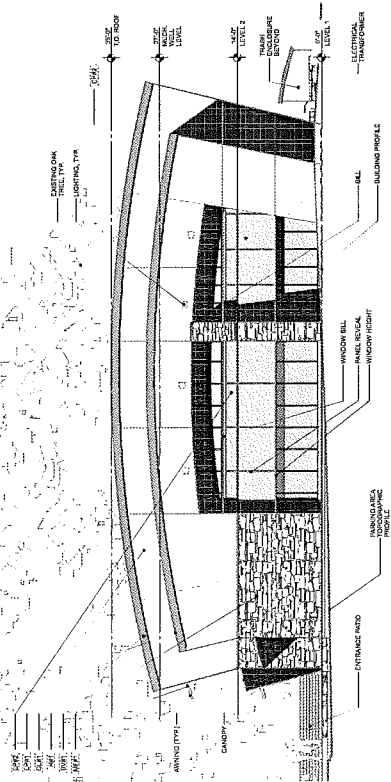


BUILDING-C NORTH ELEVATION

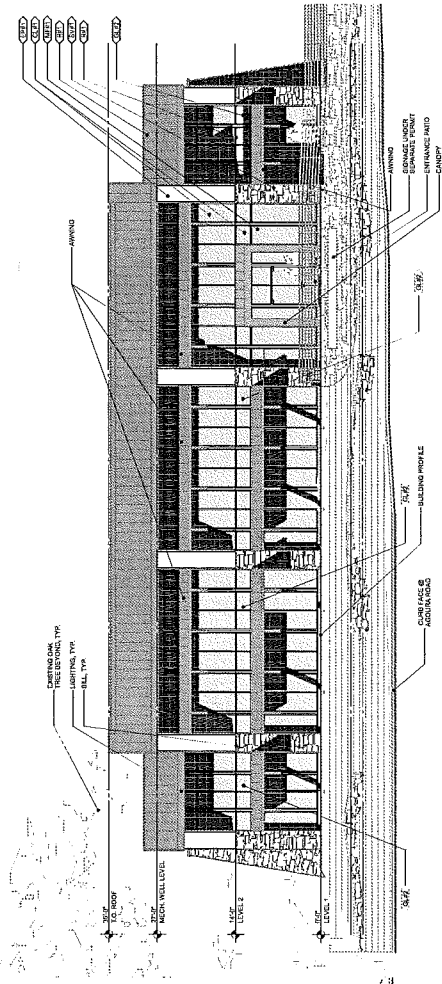
C

BUILDING-C EAST ELEVATION

D

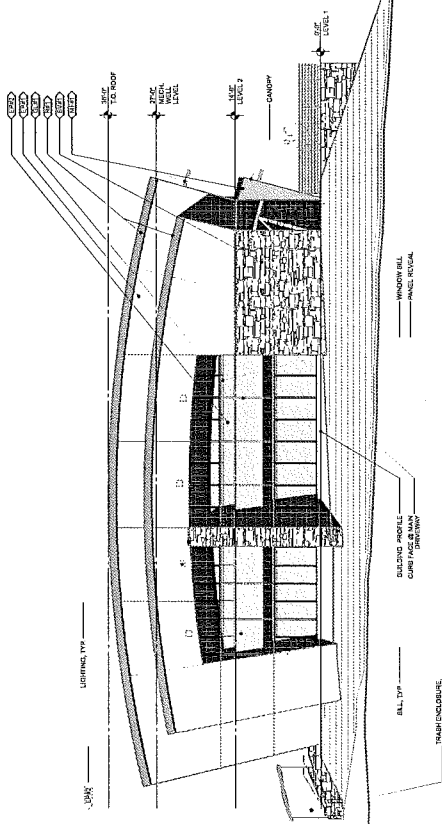


D



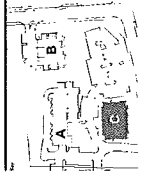
BUILDING-C SOUTH ELEVATION

A



BUILDING-C WEST ELEVATION

B



- NOTES:**
- 1. SEE PLAN FOR EXISTING AND PROPOSED BUILDING FOOTPRINTS.
 - 2. EXISTING AND PROPOSED BUILDING FOOTPRINTS ARE SHOWN ON THE PLAN.
 - 3. EXISTING AND PROPOSED BUILDING FOOTPRINTS ARE SHOWN ON THE PLAN.
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LIBERTY CANYON PROPOSED OFFICE EXPANSION

ARCHITECT: BEHR BROWERS ARCHITECTS INCORPORATED
 340 N VANHOOK BOULEVARD, SUITE 250, VANHOOK VILLAGE, CALIFORNIA 91342
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 WWW: WWW.BEHRBROWERS.COM

DATE: 08/18/07
 DRAWING NO: 07-001-007

LIBERTY CANYON PROPOSED OFFICE EXPANSION

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BEHR BROWERS ARCHITECTS INCORPORATED
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 TEL: 818-461-1101 FAX: 818-461-1471
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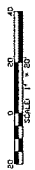
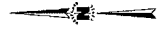
BUILDING "C" EXTERIOR ELEVATIONS

1/8" = 1'-0"
 SA5201

LIBERTY CANYON ROAD



SEE SHEET 3 OF 6



APN: 2064-006-006
 2064-006-007
 2064-006-009
 2064-006-016
 2064-006-018
 2064-006-019

PRELIMINARY GRADING & DRAINAGE PLAN 27489 AGOURA RD, AGOURA HILLS

PROJECT NO. 123107



DATE: 02/14/07

DESIGNED BY: SUN BHATTARAI

CITY OF AGOURA HILLS APPROVAL

REVIEWED BY: SUN BHATTARAI

DATE: 02/14/07

PROJECT NO. 123107

DATE: 02/14/07

DESIGNED BY: SUN BHATTARAI

CITY OF AGOURA HILLS APPROVAL

REVIEWED BY: SUN BHATTARAI

DATE: 02/14/07

PROJECT NO. 123107

DATE: 02/14/07

DESIGNED BY: SUN BHATTARAI

CITY OF AGOURA HILLS APPROVAL

REVIEWED BY: SUN BHATTARAI

DATE: 02/14/07

PROJECT NO. 123107

DATE: 02/14/07

DESIGNED BY: SUN BHATTARAI

CITY OF AGOURA HILLS APPROVAL

REVIEWED BY: SUN BHATTARAI

CONSTRUCTION LEGEND:

1. CONSTRUCT 12" CONCRETE CURB
2. CONSTRUCT 12" CONCRETE CURB & GUTTER
3. CONSTRUCT 12" CONCRETE CURB & GUTTER
4. CONSTRUCT RETAINING WALL
5. SAWCUT LINE
6. CONSTRUCT 12" DIA. CONCRETE CURB
7. RELOCATE EXIST. POWER POLE & ELECTRICAL TO BE
8. CONSTRUCT 12" DIA. CONCRETE CURB
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98. CONSTRUCT 12" DIA. CONCRETE CURB
99. CONSTRUCT 12" DIA. CONCRETE CURB
100. CONSTRUCT 12" DIA. CONCRETE CURB

NOTE:

1. SEE SHEET 3 & 4 FOR EXIST. PROPERTY LINES
2. SEE TENTATIVE TRACT MAP FOR EXIST. PL. EASEMENTS

LEGEND:

- EXIST. 12" RCP STORM DRAIN PER PD. USE (P. 1010)
- EXIST. WATER
- EXIST. RECLAIM IRRIGATION WATER MAIN
- EXIST. SEWER LATERAL
- EXIST. STORM DRAIN
- PROP. RECLAIM IRRIGATION SERVICE
- PROP. SEWER LATERAL
- PROP. WATER
- PROP. ELECTR. PAD

UNIVERSAL SERVICE ALERT

CALL TOLL FREE
 1-800-371-2500

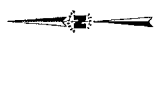
FOR MORE INFO, VISIT US AT
 WWW.911SERVICES.COM

FREEWAY
VENTURA (STATE HWY. 101)



SEE SHEET 5 OF 6 FOR MODIFIED LIBERTY CYN STUDY

SEE SHEET 2 OF 6



APN:
2084-006-006
2084-006-007
2084-006-008
2084-006-016
2084-006-018
2084-006-019

PRELIMINARY GRADING & DRAINAGE PLAN
27489 AGOURA RD,
AGOURA HILLS

NOTE:
1. SEE SHEET 03.4 FOR EXIST PROPERTY LINES
2. SEE TENTATIVE TRACT MAP FOR EXIST P.I. BASEMENTS

- CONSTRUCTION LEGEND:**
- 1. CONSTRUCT 6" CONC. CURB
 - 2. CONSTRUCT 2" WIRE CONC. RIBBON GUTTER
 - 3. SAWCUT LINE
 - 4. SAWCUT LINE
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CITY OF AGOURA HILLS APPROVAL

REVIEWED BY: _____ DATE: _____
CITY ENGINEER



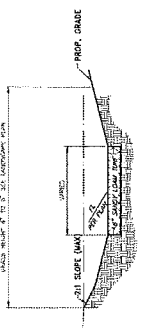
PREPARED BY: _____
CITY ENGINEER

0221 OF PLANNING DEPARTMENT RESUBMITTAL

REV	SYMBOL	DESCRIPTION OF CHANGE	DATE

UNASSIGNED SERVICE ALERT
CALL TOLL FREE
1-800-271-5400
NO WORKING DATE BEFORE YOU GO

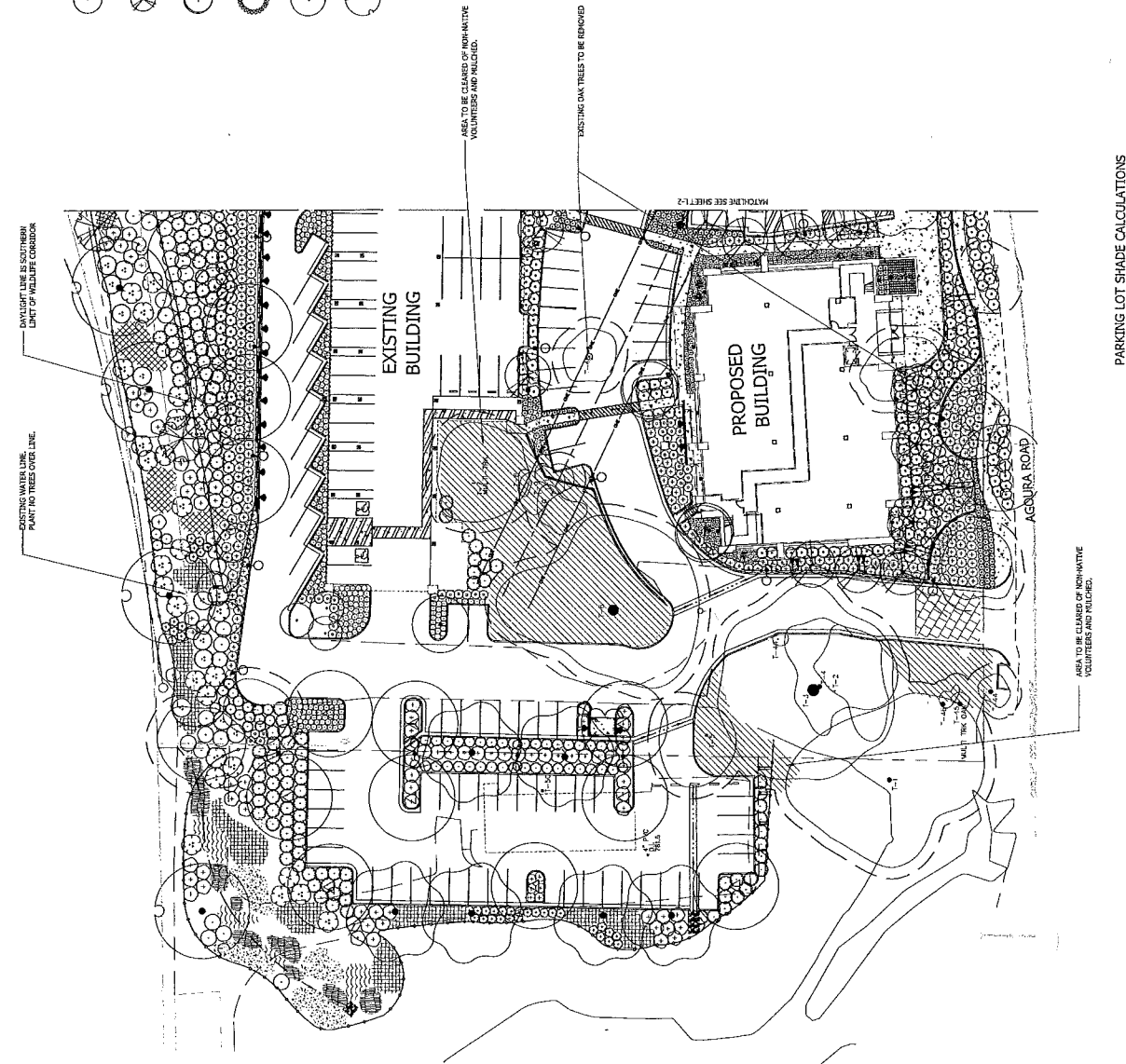
AGOURA HILLS
CITY ENGINEER



BIO-FILTER SECTION



PLANT SCHEDULE	SIZE	QTY
BIOTINICAL/COMMON		
CERCIS OCCIDENTALS / WESTERN REDBUD	15 GAL	8
EXISTING TREES TO REMAIN	15 GAL	19
JUGLANS CALIFORNICA / SOUTHERN CALIFORNIA BLACK WALNUT	5 GAL	3
LABROSTROPHIA FARGESII 'MIDGONNET' / CHAME MYRTLE LIGHT LAVENDER	2" POTS	12
LOQUETARIA STRONGHOLMII 'MOTUNUCLOM' / MOUNTAIN SWEET GUM	2" POTS	4
PISTACHIA CHINENSIS / CHINESE PISTACHE STANDARD	2" POTS	12
PLATANUS RACEMOSA / CALIFORNIA STANBRED STANDARD	2" POTS	18
QUERCUS AGRIFOLIA / COAST LIVE OAK	15 GAL	1
QUERCUS AGRIFOLIA / COAST LIVE OAK	3" POTS	2
QUERCUS AGRIFOLIA / COAST LIVE OAK	4" POTS	18
QUERCUS AGRIFOLIA / COAST LIVE OAK	6" POTS	3
QUERCUS LAEVOGATA / VALLEY OAK	4" POTS	7
BIOTINICAL/COMMON		
IMBICHOBIUS VULGARIS 'TWIN PEAKS' / TWIN PEAKS COYOTE BRUSH	5 GAL	13
CISTIS PUMILANS / ORCHID SCROBES	5 GAL	337
CISTIS SCABERIDGE / COBAL SCROBES	5 GAL	272
GREVILLEA LAURENS 'COASTAL GEN' / COASTAL GEN GREVILLEA	1 GAL	228
HIMYLOCALIS HYBRID 'LITTLE BOND' / LITTLE BOND DAVILY	5 GAL	46
HETEROPHYLLUS ARBUTIFOLIA / TOWN	1 GAL	37
LEUCOPHYLLON MISCANUM / LILY TULIPS	1 GAL	240
PROSTRA 'CREAM DELIGHT' / CREAM DELIGHT FLAX	5 GAL	13
RHAMNUS CALIFORNICA / CALIFORNIA COFFEE BERRY	1 GAL	42
RHAMNUS CRUCIATA / REDBERRY	1 GAL	15
RHAMNUS FRUTICOSA 'SPRINGTIME' / TH / SPRINGTIME INDIAN HAWTHORNE	5 GAL	105
ROSA CALIFORNICA / CALIFORNIA WILD ROSE	5 GAL	112
ROSEMOSSUS OFFICINALIS 'INDUSTRIAL' / DYNAMIC ROSEMARY	5 GAL	504
SALVIA GREGGERI 'TENNIS RED' / FERRARI'S RED SALVIA	5 GAL	300
SALVIA LEUCOPHYLLA / PURPLE LEAF SAGE	1 GAL	100
TRACHELOSPERMON ASPHODELOSIS / STAR JASMINE	5 GAL	340
BIOTINICAL/COMMON		
FRAXINUS VIRGINIANA / BOSTON IVY	5 GAL	46
BIOTINICAL/COMMON		
CHALK SHIRAZ / SEDGE	1 GAL @ 12" OC	901
JUNCUS PATENS / CALIFORNIA GRAY RUSH	1 GAL @ 12" OC	626
HELIOPSIS SCOPULORUM / IMPERIAL HELIOPSIS	1 GAL @ 12" OC	598
MULCH	MULCH	21,199 SF
ROSEMOSSUS OFFICINALIS 'INDUSTRIAL' / DYNAMIC ROSEMARY	1 GAL @ 12" OC	837
SALVIA LEUCOPHYLLA / PURPLE LEAF SAGE	1 GAL @ 12" OC	1,148



PARKING LOT SHADE CALCULATIONS

PARKING LOT	64,306
CANOPY COVERAGE PERCENTAGE	29,991 / 47%

PLANTING TIME NOTE:
ALL NATIVES NEED TO BE PLANTED FROM OCTOBER THRU FEBRUARY.



SCALE 1" = 20'-0"

**BEHR
BROWERS
ARCHITECTS
INCORPORATED**

340 N. Redwood Boulevard
Suite 200
Folsom, CA 95632
916-985-1001
805-494-1421 Fax
email bb@behrbrowsers.com

**ARCHITECTURE
DESIGN
PLANNING
INTERIORS**

BEHR BROWERS ARCHITECTS, INC. IS AN EQUAL OPPORTUNITY EMPLOYER. MINORITY AND FEMALE OWNERSHIP AND CONTROLLED FIRMS ARE ENCOURAGED TO APPLY. IF YOU ARE A MEMBER OF A MINORITY GROUP OR A FEMALE, PLEASE INDICATE YOUR STATUS ON YOUR RESUME AND COVER LETTER. WE WILL CONSIDER YOUR STATUS AS ONE OF THE FACTORS IN OUR EMPLOYMENT DECISIONS. WE WILL NOT DISCRIMINATE ON THE BASIS OF RACE, ETHNICITY, GENDER, RELIGION, NATIONAL ORIGIN, ANCESTRY, AGE, SEXUAL ORIENTATION, OR MARITAL STATUS. IF YOU ARE AN INDIVIDUAL WITH A DISABILITY, PLEASE INDICATE YOUR STATUS ON YOUR RESUME AND COVER LETTER. WE WILL CONSIDER YOUR STATUS AS ONE OF THE FACTORS IN OUR EMPLOYMENT DECISIONS. WE WILL NOT DISCRIMINATE ON THE BASIS OF DISABILITY. IF YOU ARE AN INDIVIDUAL WITH A DISABILITY, PLEASE INDICATE YOUR STATUS ON YOUR RESUME AND COVER LETTER. WE WILL CONSIDER YOUR STATUS AS ONE OF THE FACTORS IN OUR EMPLOYMENT DECISIONS. WE WILL NOT DISCRIMINATE ON THE BASIS OF DISABILITY.

**LIBERTY CANYON
INC.**
15000 MacArthur Blvd., Suite 400
MacArthur, CA 95632
Tel: 916-985-1001
Fax: 805-494-1421
Email: liberty@libertycanyon.com
www.libertycanyon.com

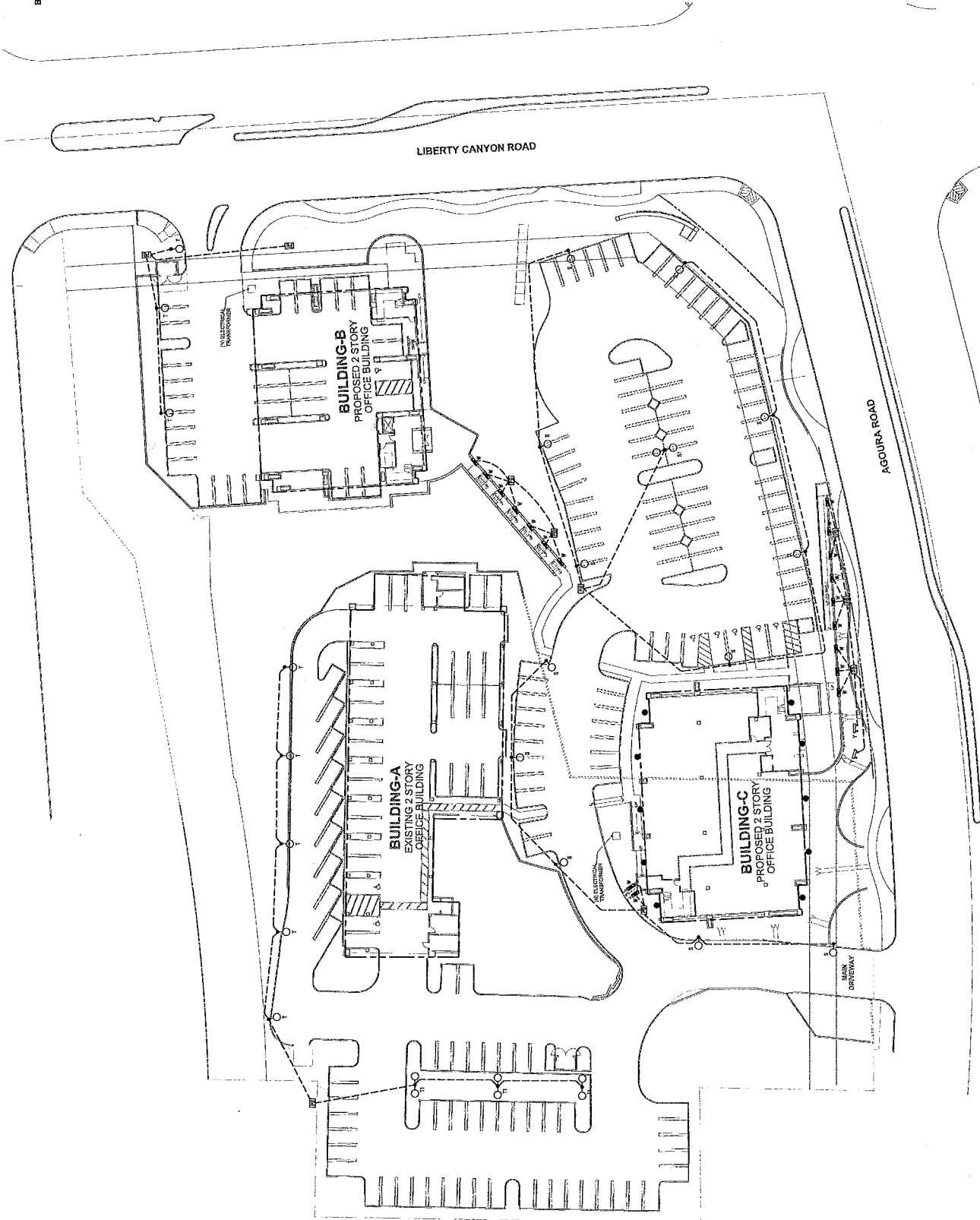
THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

**LIBERTY CANYON
PROPOSED OFFICE
EXPANSION**

10000 MACARTHUR BLVD
MACARTHUR, CA 95632
DATE: 11/12/10
SCALE: 1"=20'-0"

**SITE
LIGHTING PLAN**

SL1001
11/12/10

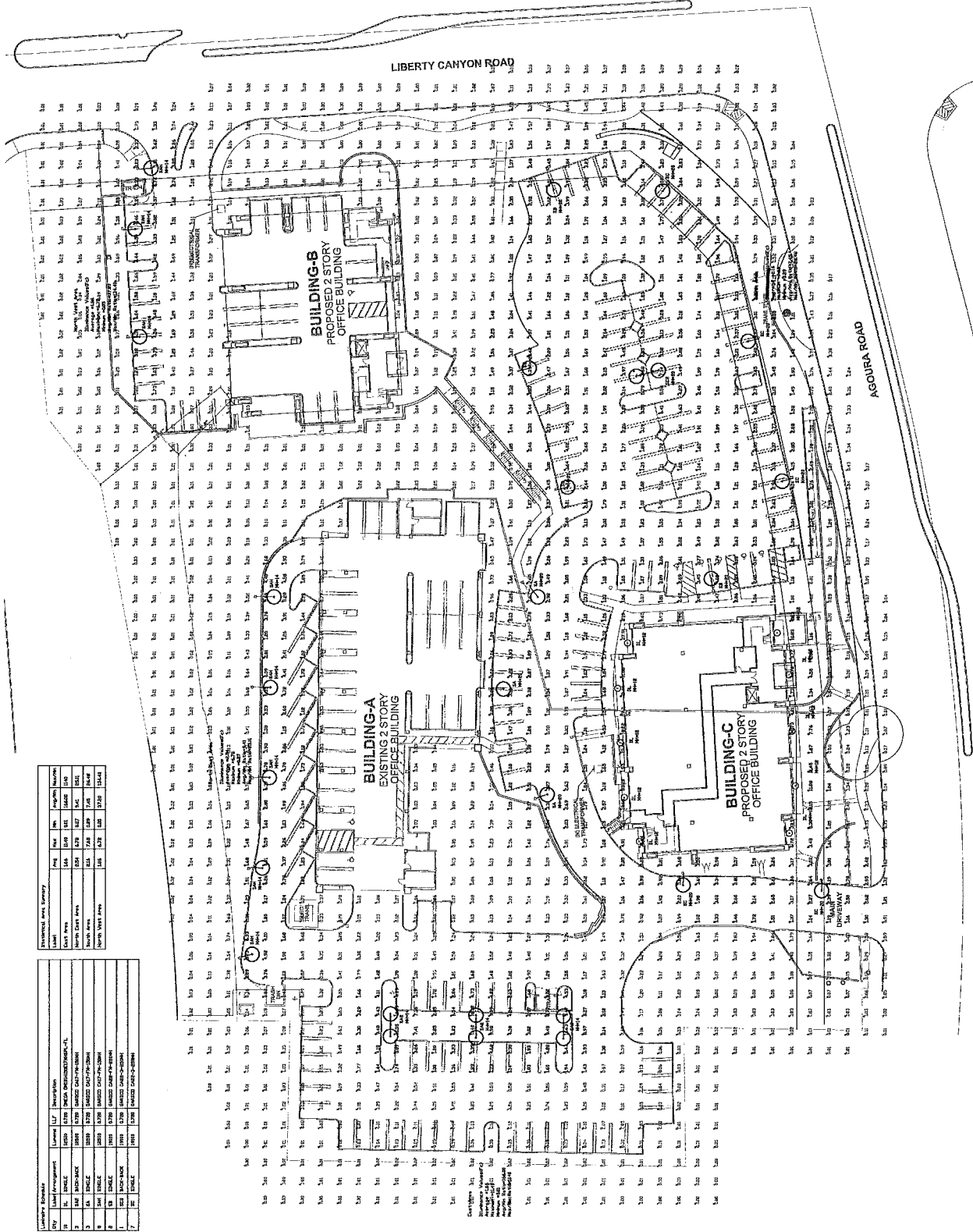


1 SITE LIGHTING PLAN
SCALE: 1"=20'-0"

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1 SITE PHOTOMETRICS
SCALE: 1"=20'-0"



Photometric Area Summary

Area	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)
North Area	100	100	100	100	100	100	100	100	100
South Area	100	100	100	100	100	100	100	100	100
West Area	100	100	100	100	100	100	100	100	100
East Area	100	100	100	100	100	100	100	100	100

Lighting Schedule

Lighting Schedule	Lighting Schedule	Lighting Schedule	Lighting Schedule	Lighting Schedule	Lighting Schedule	Lighting Schedule	Lighting Schedule	Lighting Schedule	Lighting Schedule
1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100

EXIST EASEMENT LEGEND:

1. EASEMENT AS RESERVED BY THE CITY OF AGOURA HILLS FOR ACCESS TO MAINTAIN PUBLIC UTILITIES.
2. SOUTHERN CALIFORNIA EDISON CO. EASEMENT RECORDED 3/23/89, INSTRUMENT NO. 89-451730 O.R.
3. 15' PUBLIC UTILITY EASEMENT PER TRACT NO 8871 & TRACT NO 11161.

NOTE:
ALL OTHER EASEMENTS PER TITLE REPORT NO VWL-2246042 (09) NOT PLOTTABLE.

PROP. EASEMENT LEGEND:

1. 10' WIDE SIDEWALK EASEMENT TO THE CITY OF AGOURA HILLS.

- NOTE:**
1. ALL EXIST. PROPERTY LINES TO MERGE INTO 1 PARCEL.
 2. SEE SHEET 1 FOR ADDITIONAL NOTES.
 3. A ROTATION OF 0° 14' 36" NORTHEAST FOR LOT 3 OF TRACT NO. 11161 WAS USED.

BASIS OF BEARINGS:
THE CENTERLINE OF AGOURA ROAD BEING N 75° 36' 48" E AS SHOWN ON TRACT MAP NO. 331228 RECORDED IN BOOK 1088, PAGES 94-97 OF MAPS

LEGEND:

- BOUNDARY LINE OF PARCELA.
- ▨ EXIST EASEMENT LOCATION

EASEMENT PLOTTED PER PRELIMINARY TITLE REPORT DATED MAY 12, 2006 BY FIRST AMERICAN TITLE COMPANY.

NOTE:
SEE PRELIMINARY GRADING PLAN FOR CONTOUR LINES, LOCATION OF EXISTING UTILITIES, WATER WELLS, SEPTIC TANKS AND LEACH LINES, LOCATION OF UNDERGROUND IRRIGATION AND DRAINAGE LINES, NUMBER, LOCATION AND SIZE OF ALL EXISTING OAK TREES.

CONTAINS 4.18± ACRES VESTING TENTATIVE PARCEL MAP NO. 67397

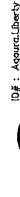
FOR OFFICE BUILDINGS PURPOSES
IN THE CITY OF AGOURA HILLS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PORTION OF THE SOUTHWEST QUARTER OF SECTION 25,
TOWNSHIP 1 NORTH, RANGE 18 WEST, SAN BERNARDINO MERIDIAN,
IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES AND
LOT 3 OF TRACT NO. 11161, IN THE COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 197
PAGE 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER
OF SAID COUNTY.

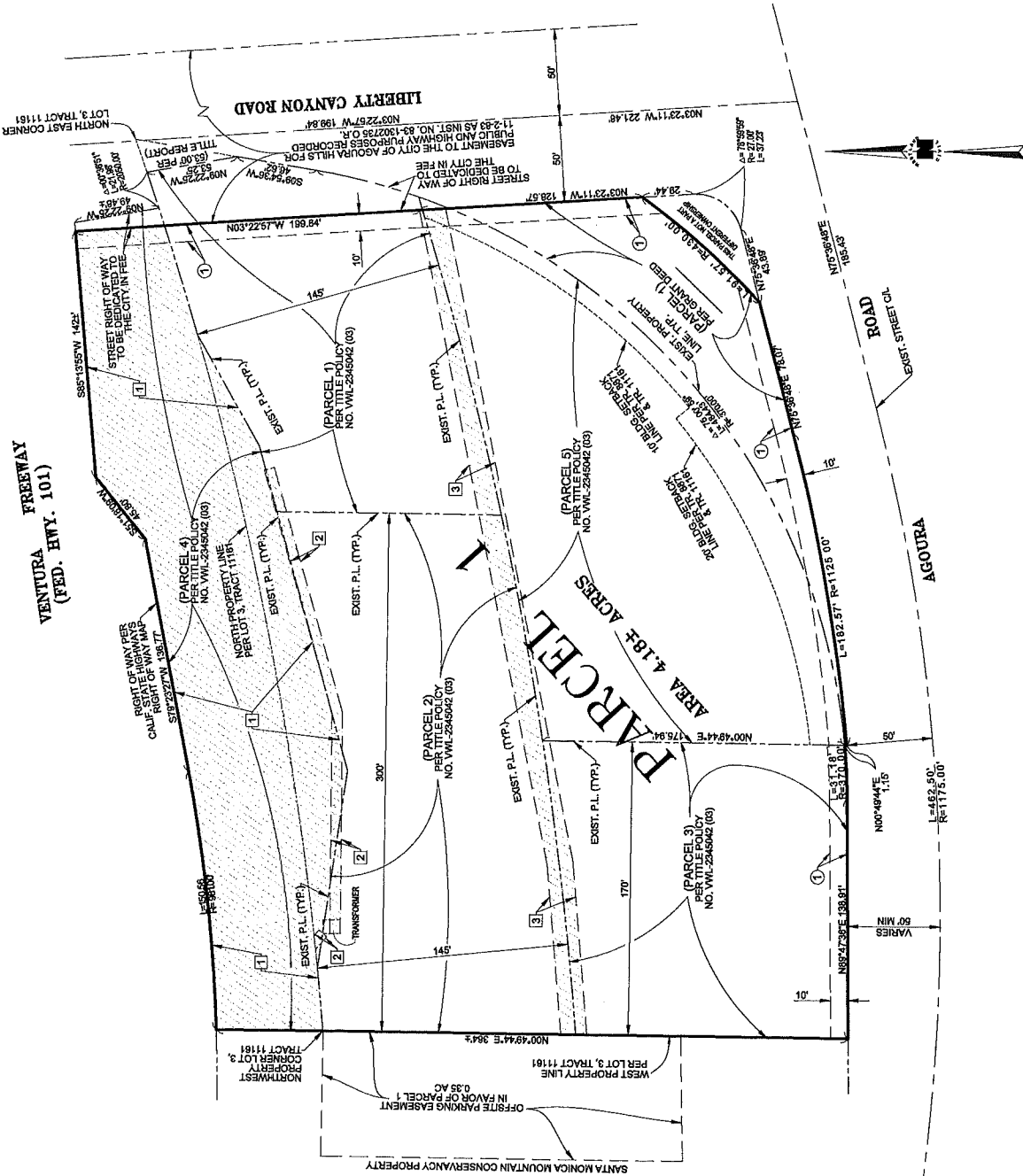
JUNE 29, 2006

PREPARED BY

Drf : AgouraLiberty



WESTLAND CIVIL, INC.
CIVIL ENGINEERS / ARCHITECTS AND SURVEYORS
850 37th CHARLES DR. SUITE 206, THOUSAND OAKS, CA 91320
(805) 463-1330 FAX: (805) 448-9123



BEHR
BROWERS
ARCHITECTS
INCORPORATED

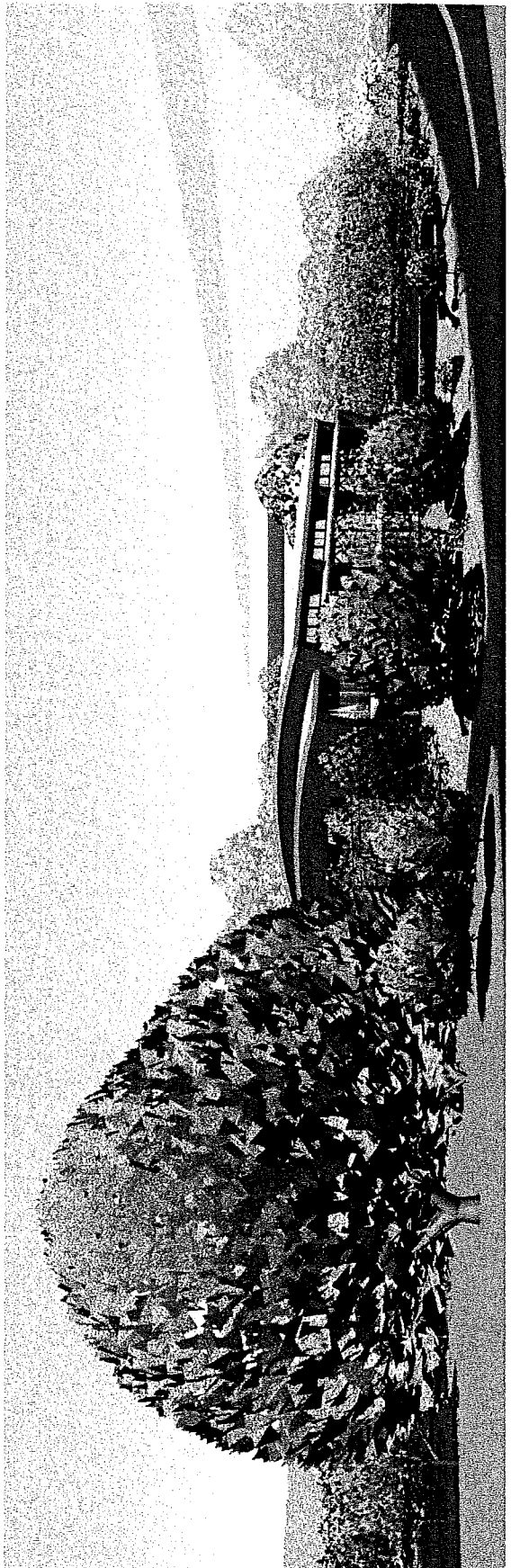
340 N. Woodside Boulevard
Suite 250
Woodside Village
California 93362
953.684.1101
953.684.1401 Fax
email: kbrower@behrbrowsers.com

ARCHITECTURAL
PLANNING
INTERIORS

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Architectural: 953.684.1101
Interior: 953.684.1401
Planning: 953.684.1401
Fax: 953.684.1401
www.bhrbrowsers.com
340 N. Woodside Boulevard
Suite 250
Woodside Village
Woodside, CA 93362
953.684.1101
953.684.1401
www.bhrbrowsers.com



VIEW LOOKING NORTH-WEST FROM AGOURA ROAD AND LIBERTY CANYON ROAD



VIEW LOOKING EAST ALONG AGOURA ROAD TOWARDS LIBERTY CANYON ROAD

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ARCHITECTURAL PLANNING INTERIORS
LIBERTY CANYON
PROPOSED OFFICE
EXPANSION
AGOURA RD & LIBERTY CANYON

PROJECT NUMBER: 08-18-07
DATE: 08/18/07

SA9003
SITE
PERSPECTIVES



**OFFICE DEVELOPMENT
FOR THE PROPERTY LOCATED
AT 27489 AGOURA ROAD,
AGOURA HILLS**

**SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 06-SPR-009
OAK TREE PERMIT CASE NO. 06-OTP-021
VESTING TENTATIVE PARCEL MAP 67397**

**EXHIBIT C: Photographs of the Site
and
Color and Material Board**

**SITE PLAN/ARCHITECTURAL REVIEW—CASE NO. 06-SPR-009
OAK TREE PERMIT—CASE NO. 06-OTP-021
VESTING TENTATIVE PARCEL MAP 67397**

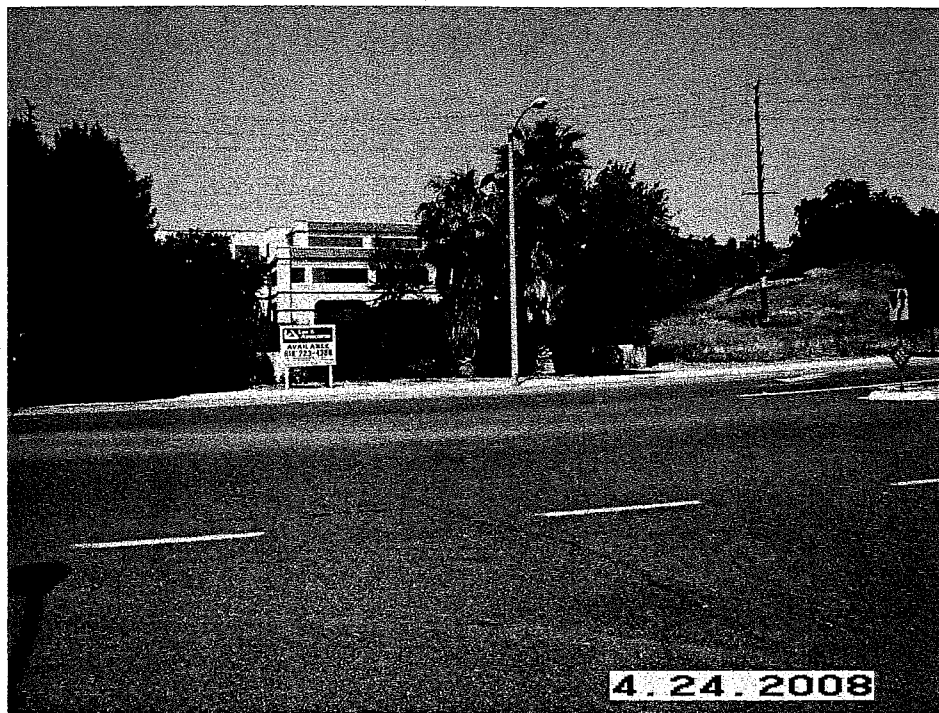


Looking North at the Project Site

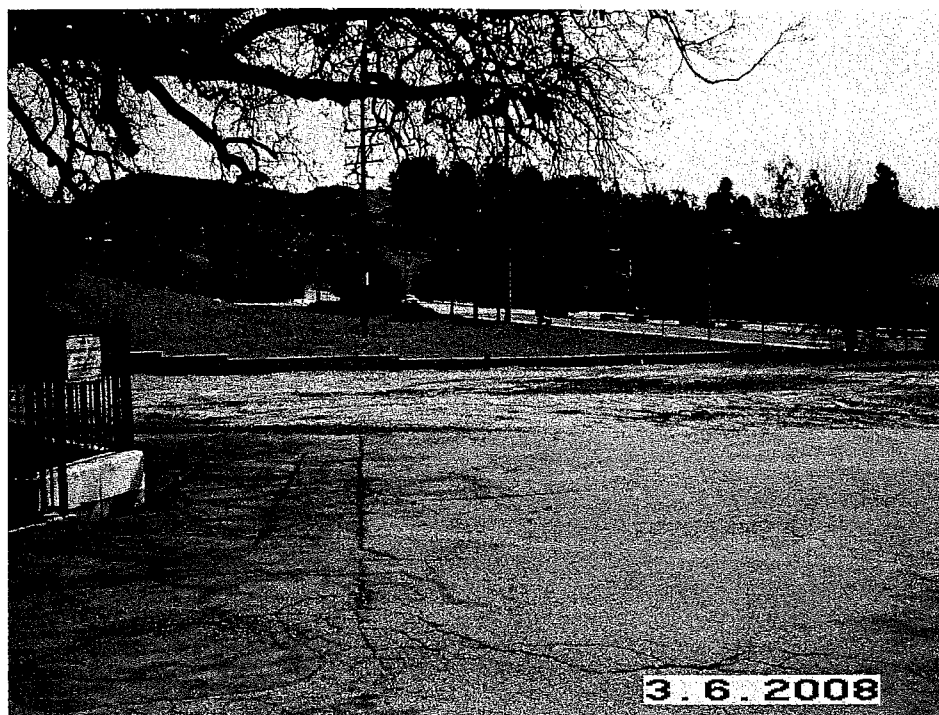


Looking South at the Intersection

**SITE PLAN/ARCHITECTURAL REVIEW—CASE NO. 06-SPR-009
OAK TREE PERMIT—CASE NO. 06-OTP-021
VESTING TENTATIVE PARCEL MAP 67397**



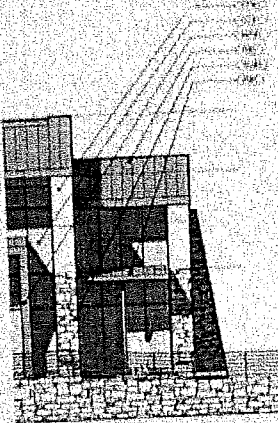
Looking North at the Project Site




Looking South at the Intersection

COLOR AND MATERIAL BOARD

**SITE PLAN/ARCHITECTURAL REVIEW—CASE NO. 06-SPR-009
OAK TREE PERMIT—CASE NO. 06-OTP-021
VESTING TENTATIVE PARCEL MAP NO. 67397**



ELEVATION TYPICAL
MF# 1 & RH# 1




EPW 1

**B.F.H.R.
BROWERS
ARCHITECTS**


ARCHITECTS
1000 AVENUE
SUITE 100
DALLAS, TEXAS 75201
PHONE: (214) 521-1234
FAX: (214) 521-1234
WWW.BFWARCHITECTS.COM

DATE: 01/30/08
DRAWN BY: J. SMITH
CHECKED BY: M. JONES

SV# 1



VICINITY MAP



MATERIAL LEGEND

- CEX EXTENSIBLE MOUNTING SYSTEM
- CEX EXTERIOR WALL CLADDING
- CEX INTERIOR WALL CLADDING
- CEX WOOD FINISHES
- CEX METAL FINISHES
- CEX GLASS SYSTEMS
- CEX ROOFING SYSTEMS
- CEX LIGHTING FIXTURES

LIBERTY CANYON PROPOSED OFFICE EXPANSION

3101.01 — MLR

77000.100 PM

SPAR COLOR BOARD
BUILDINGS B & C

CR-01

06-SPR-009

1.30.2008



**OFFICE DEVELOPMENT
FOR THE PROPERTY LOCATED
AT 27489 AGOURA ROAD,
AGOURA HILLS**

**SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 06-SPR-009
OAK TREE PERMIT CASE NO. 06-OTP-021
VESTING TENTATIVE PARCEL MAP 67397**

EXHIBIT D: Letter from a Resident

April 22, 2008

Regarding: The Liberty Canyon Center
Public Hearing scheduled for May 1, 2008

Chairman O'Meara and Commissioners,

In mid-February, I was one of several Liberty Canyon homeowners that met with Michael Browsers and Francisco Behr regarding their proposed project for 2 new office buildings at the NW corner of Liberty Canyon and Agoura Road. The parcel already contains one office building, which they explained, would remain but be repainted to match the new buildings.

One new office building will be located across Agoura Road from the Rondell condominiums; the other will be near the eastbound freeway exit at the north end of the property. The size of the buildings seems compatible with the property. The development would be much improved if the City could work with the developers to underground the transmission lines.

My criticism is with the style of the architecture and the proposed color of the new buildings. The buildings have a curved roof, which I believe I heard them say, is open at it's center giving them the appearance of a quanset hut from the east and west elevations. The south elevation appears to be primarily glass. The style is nothing like any other structure in Agoura Hills. It is not compatible with the residential neighborhood, the office buildings to the east, or the office buildings that are still under construction at Agoura Road and Chesebro. The color is a deep rust red (a sample has been painted on the back of the existing building). I have recently seen it used as an accent color on buildings, but never as a principle color. The architects feel that this represents the natural colors of the hills, etc. I strongly oppose this bright color for the Liberty Canyon area.

I understand that staff is recommending widening of Liberty Canyon Road to accommodate a left turn pocket into the northern driveway near the freeway offramp. In discussions over the years with a variety of prospective developers, it was always my understanding that, if this driveway was used, it was to be a right turn in and right turn out entrance/exit only, because of it's close proximity to the freeway. If the developer feels that the right turns in and out are inadequate, should the project be redesigned to include access to the northern building from Agoura Road? Staff is also recommending a sidewalk. I and several other residents feel a sidewalk here is unnecessary – a sidewalk to where? There is a sidewalk on the other side of the street that goes to the bus stop. This widening and sidewalk will result in the removal of 2 beautiful oak trees and the willows that would screen the northern building.

The residents in Liberty Canyon have always known that this corner would be developed and have worked with several prospective developers in the past. We do not object to office buildings here. Our concerns with the style and the color were expressed to Mr. Behr and Mr. Browers when we met with them in February, but I do not believe any changes were addressed. Please ask that they provide some modifications to the buildings to make them more compatible with our area. We also discussed the widening of Liberty Canyon Rd with them. They were not opposed to leaving the road as it is and, thus, saving the oak trees.

Other concerns such as lighting, signage, improvement to the freeway offramp landscaping, and the wild life corridor can be addressed in the conditions.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Joan Yacovone".

Joan Yacovone



**OFFICE DEVELOPMENT
FOR THE PROPERTY LOCATED
AT 27489 AGOURA ROAD,
AGOURA HILLS**

**SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 06-SPR-009
OAK TREE PERMIT CASE NO. 06-OTP-021
VESTING TENTATIVE PARCEL MAP 67397**

EXHIBIT E: Final Mitigated Declaration