

Figures





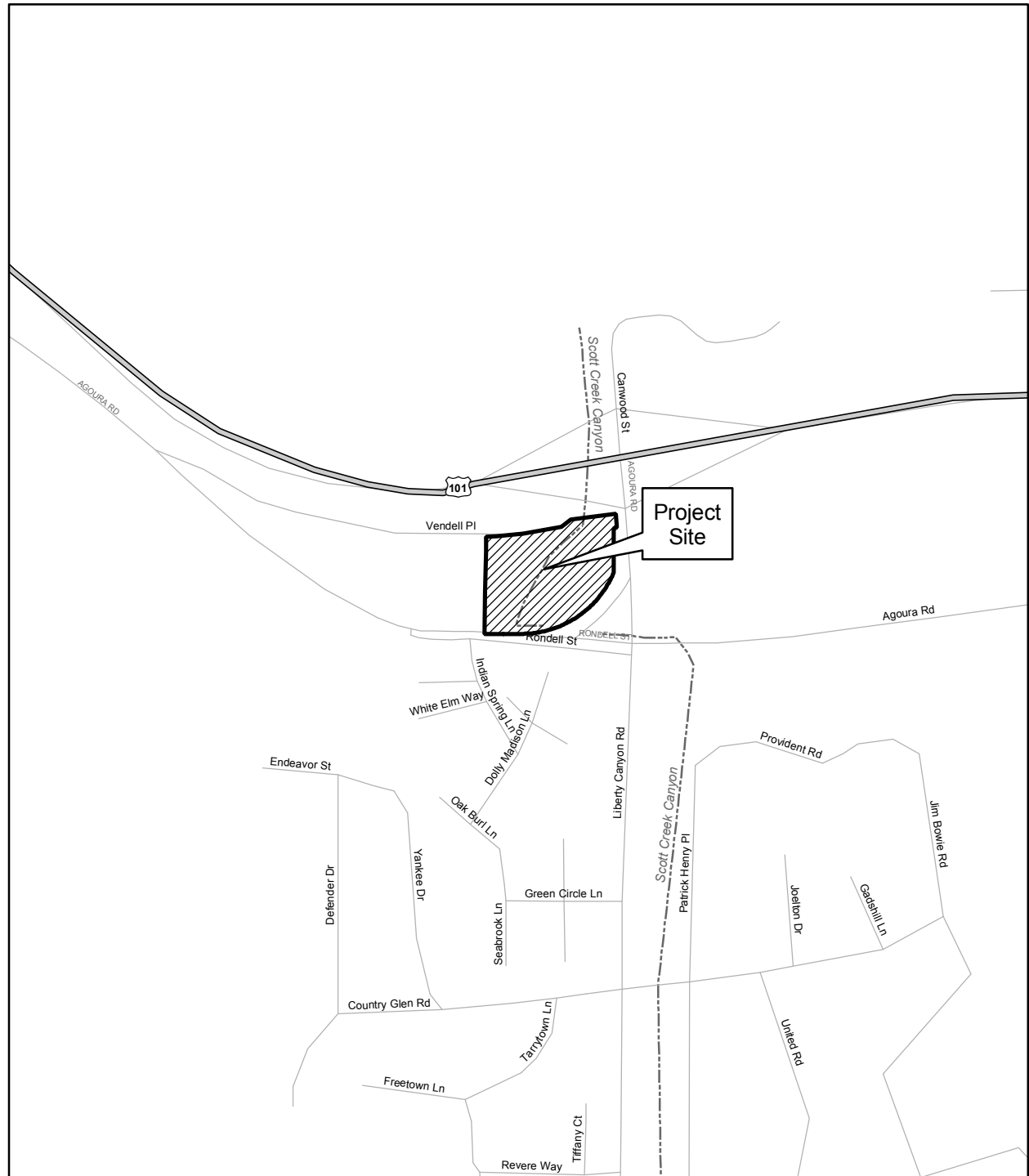
Source: US Bureau of the Census TIGER 2000 data.

★ Project Location




Regional Location

Figure 1



Legend

 Approximate Project Boundary



0 500 1,000 Feet

Site Location

Figure 2
City of Agoura Hills



Source: Rincon Consultants, Inc. January, 2008.

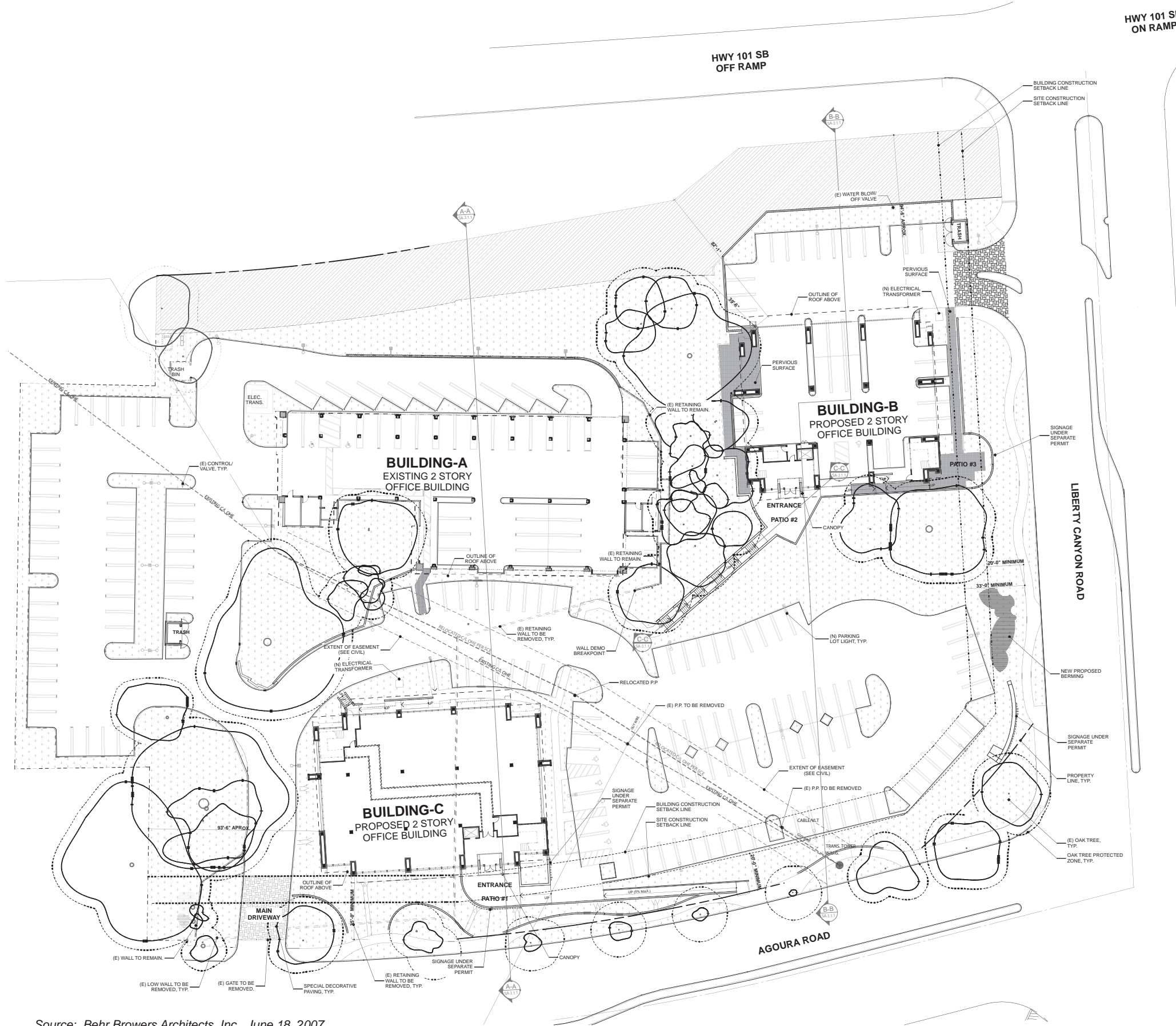
Photo 1 - View of project site looking northeast from Agoura Road.



Photo 2 - View of project site looking southwest from Liberty Canyon Road.

Site Photographs





SITE AREA CALCULATION:

		% GROSS	% NET	NOTES
GROSS SITE AREA	182,081 S.F.			A
NEW WILDLIFE DEDICATION AREA	17,599 S.F.	9.67%	10.70%	B
NET SITE AREA	164,481 S.F.			
IMPROVED OFFSITE PARKING AREA	11,761 S.F.			

BUILDING COVERAGE:

		% GROSS	% NET	NOTES
EXISTING OFFICE BUILDING "A"	14,095 S.F.			C
NEW 1-STORY OFFICE BUILDING "B"	8,925 S.F.			C
NEW 2-STORY MEDICAL OFFICE BUILDING "C"	10,315 S.F.			
TOTAL BUILDING COVERAGE	33,336 S.F.	18.31%	20.27%	

LANDSCAPE AREA CALCULATION:

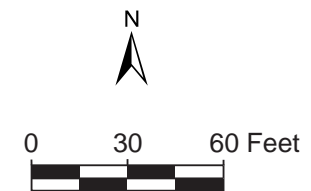
		% GROSS	% NET	NOTES
PAVED AREA	69,319 S.F.	38.07%	42.14%	E
PEDESTRIAN HARDSCAPE	5,772 S.F.	3.17%	3.51%	
SOFTSCAPE	76,941 S.F.	42.26%	46.78%	
LANDSCAPE TOTAL	61,826 S.F.	33.96%	37.59%	

PARKING AREA CALCULATION:

		PARKING RATIO	PARKING RECD	NOTES
EXISTING 2-STORY OFFICE BUILDING "A"	24,540 S.F.	1/300 S.F.	82 STALLS	D
(OVER PARKING)				
NEW 1-STORY OFFICE BUILDING "B"	9,658 S.F.	1/300 S.F.	32 STALLS	
(OVER PARKING)				
NEW 2-STORY MEDICAL OFFICE BUILDING "C"	20,002 S.F.	1/200 S.F.	100 STALLS	
(ON GRADE)				
TOTAL BUILDING AREA	54,200 S.F.			
TOTAL PARKING REQUIRED			214 STALLS	
TOTAL PARKING PROVIDED			215 STALLS	

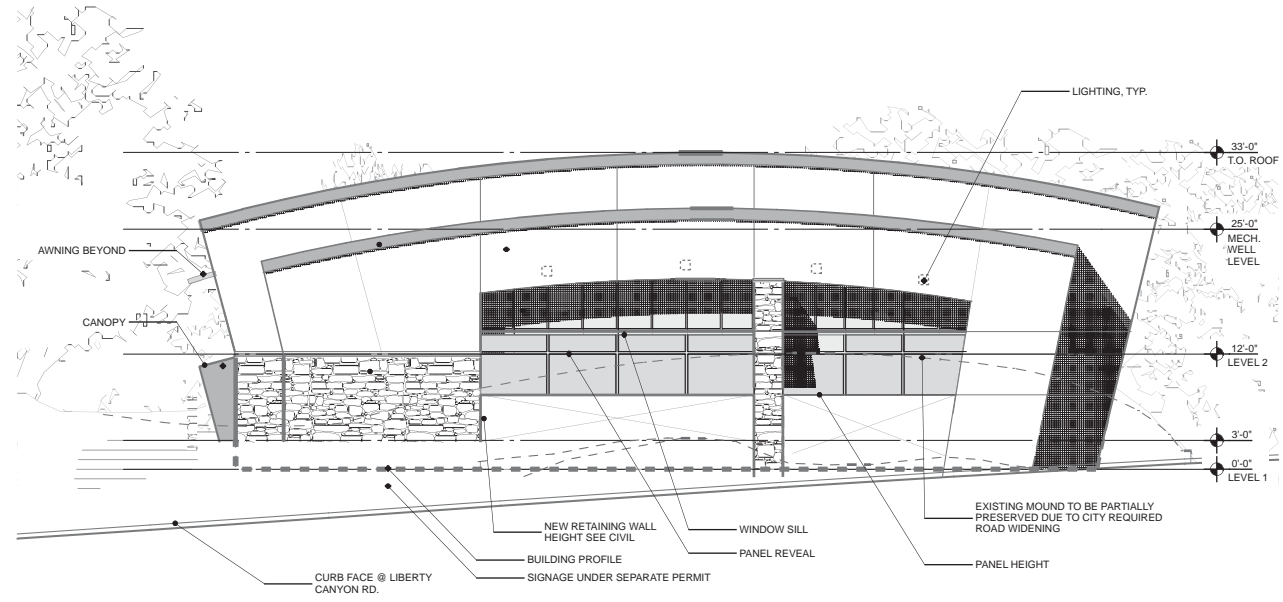
- A. PER PARCEL ACREAGE ON WESTLAND CIVIL TENTATIVE PARCEL MAP NO. 25999 "LIBERTY CENTER" SHEET 3 OF 3 DATED 7/26/01
- B. PROPOSED BY BBA 03/08/06
- C. BUILDING AREA BASED ON FIRST LEVEL AREA PROJECTION OVER PARKING
- D. PER INFORMATION PROVIDED BY LEE & ASSOCIATES FEB'06
- E. TOTAL PAVED AREAS LESS FIRST LEVEL PROJECTION OF BUILDINGS OVER PARKING

DISCLAIMER:
THE SITE INFORMATION CONTAINED HEREIN IS BASED ON INFORMATION PROVIDED BY OTHERS AND ON MINIMAL FIELD OBSERVATION. AN ACTUAL SURVEY OF THE EXISTING CONDITIONS SHOULD BE DONE TO DETERMINE THE ACTUAL EXTENT OF ALL CONDITIONS AND IMPROVEMENTS IN THE PROPERTY

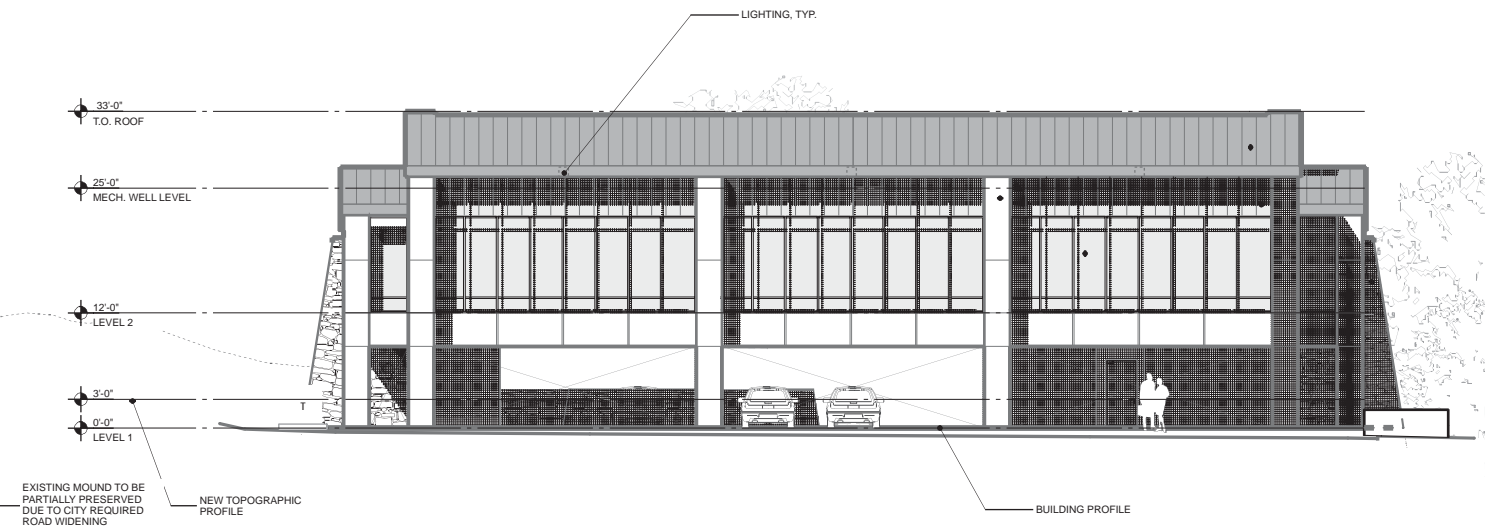


Site Plan
Figure 4
City of Agoura Hills

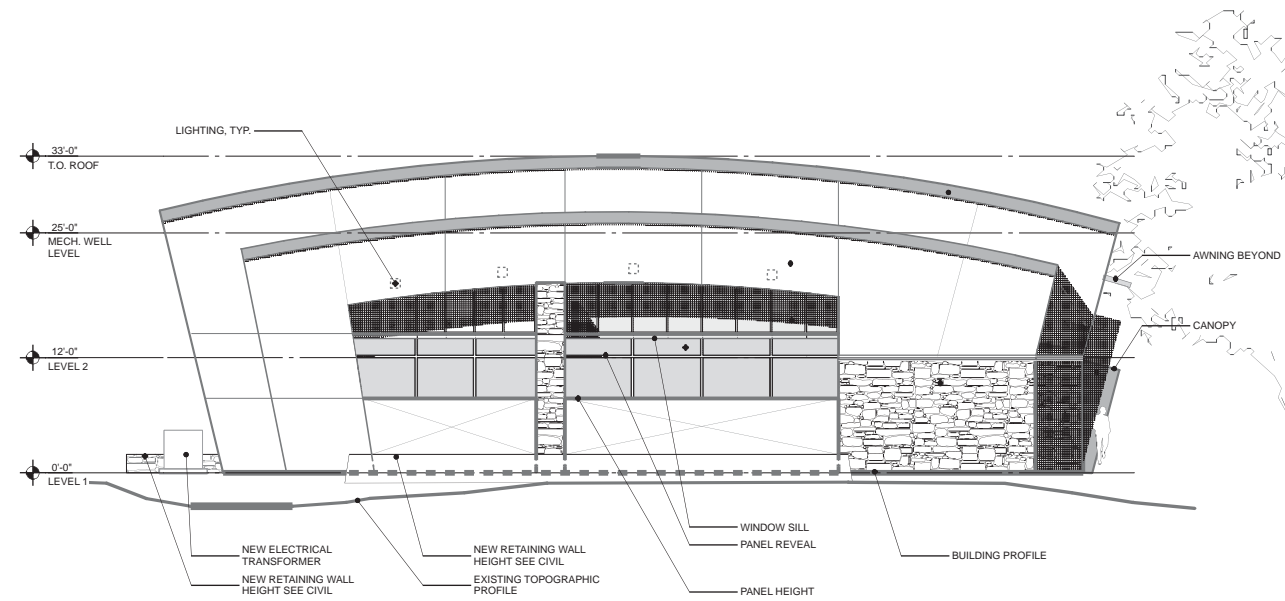
Source: Behr Browsers Architects, Inc., June 18, 2007.



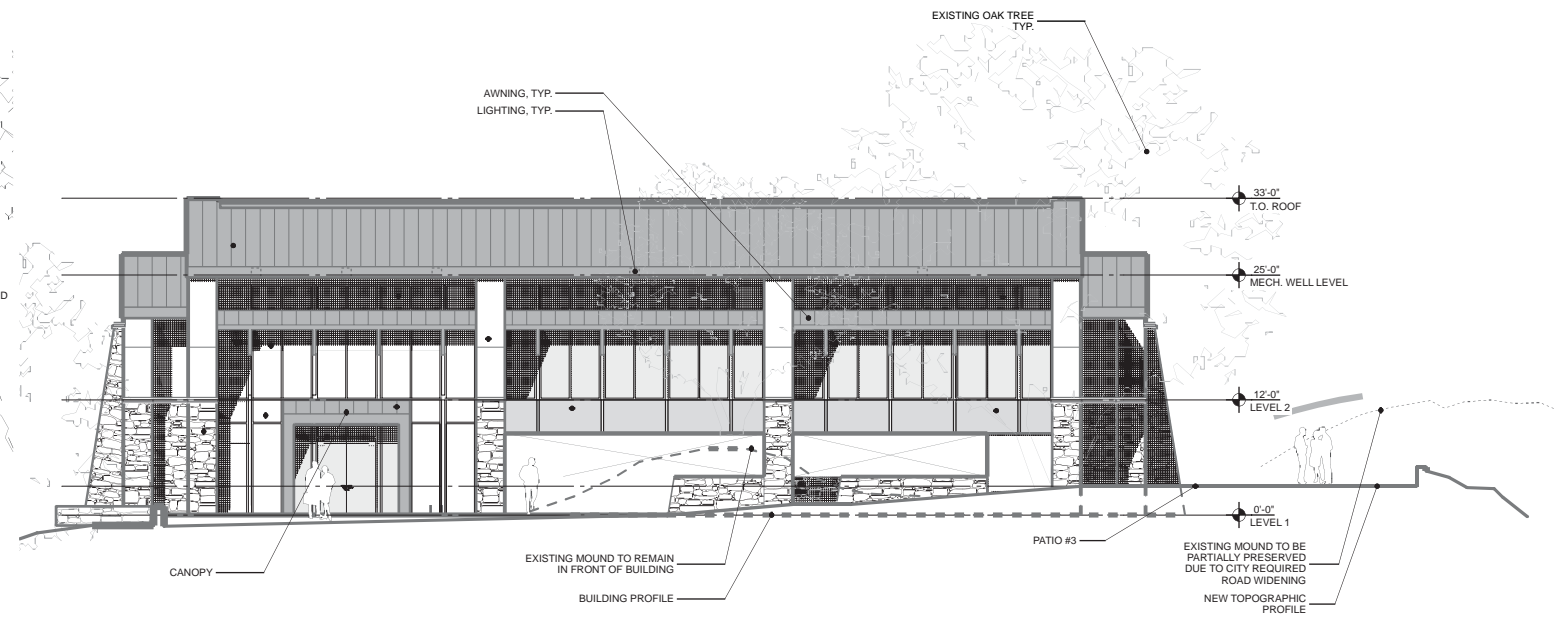
BUILDING-B EAST ELEVATION



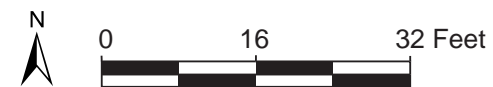
BUILDING-B NORTH ELEVATION



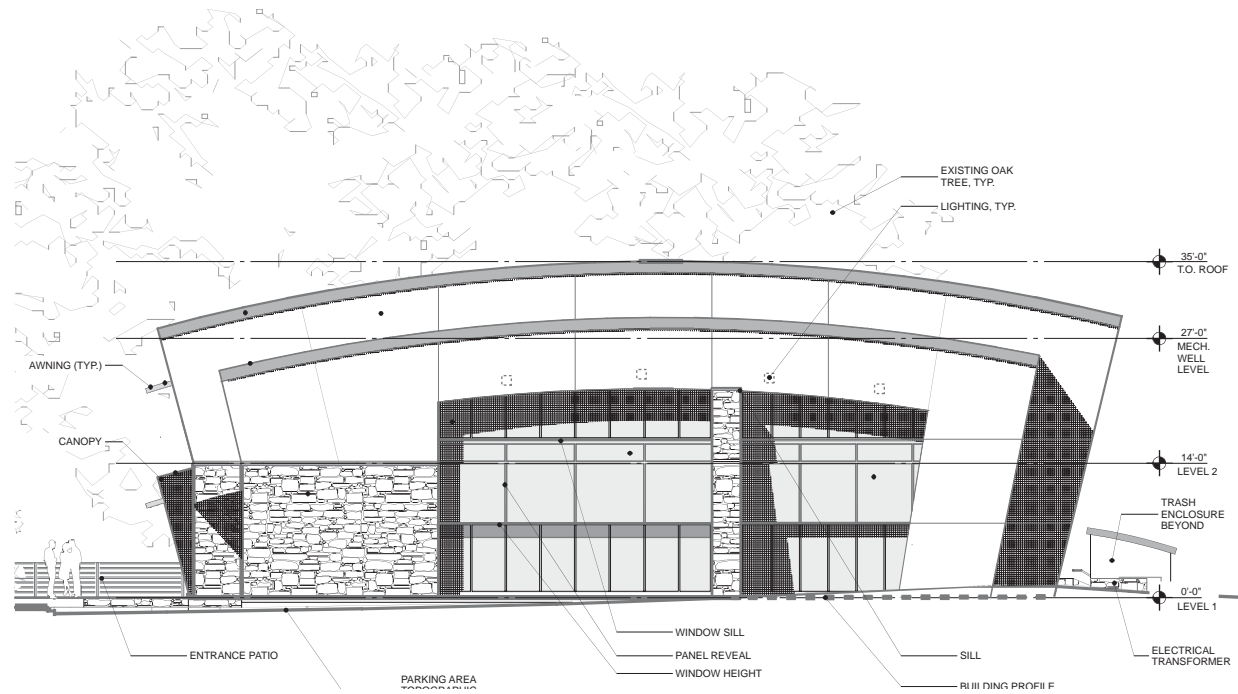
BUILDING-B WEST ELEVATION



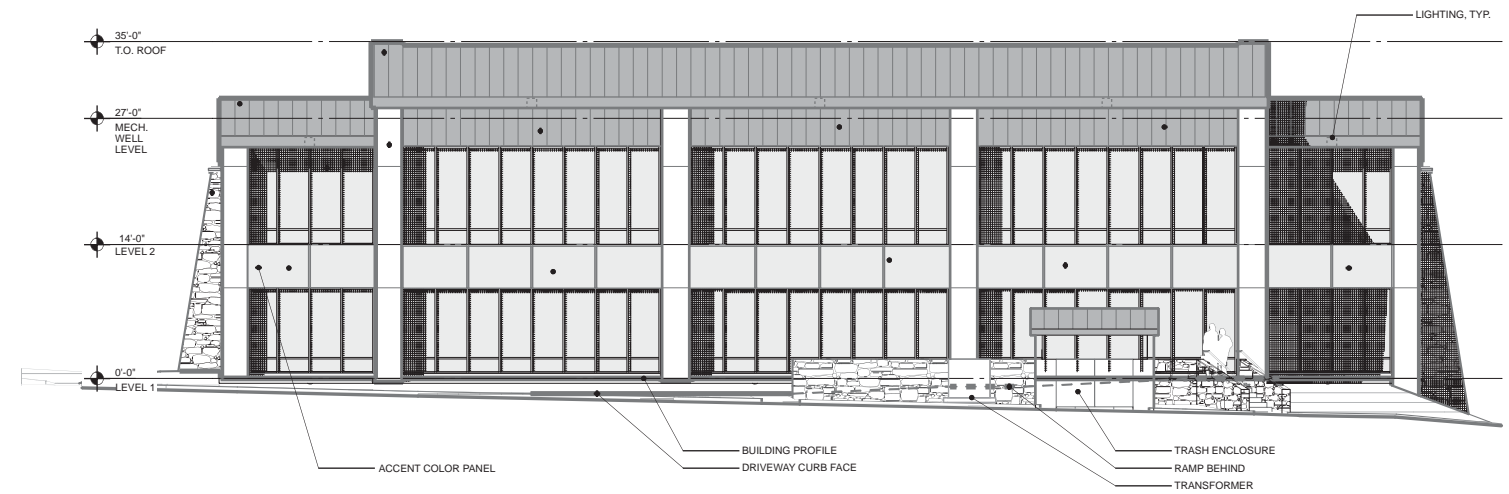
BUILDING-B SOUTH ELEVATION



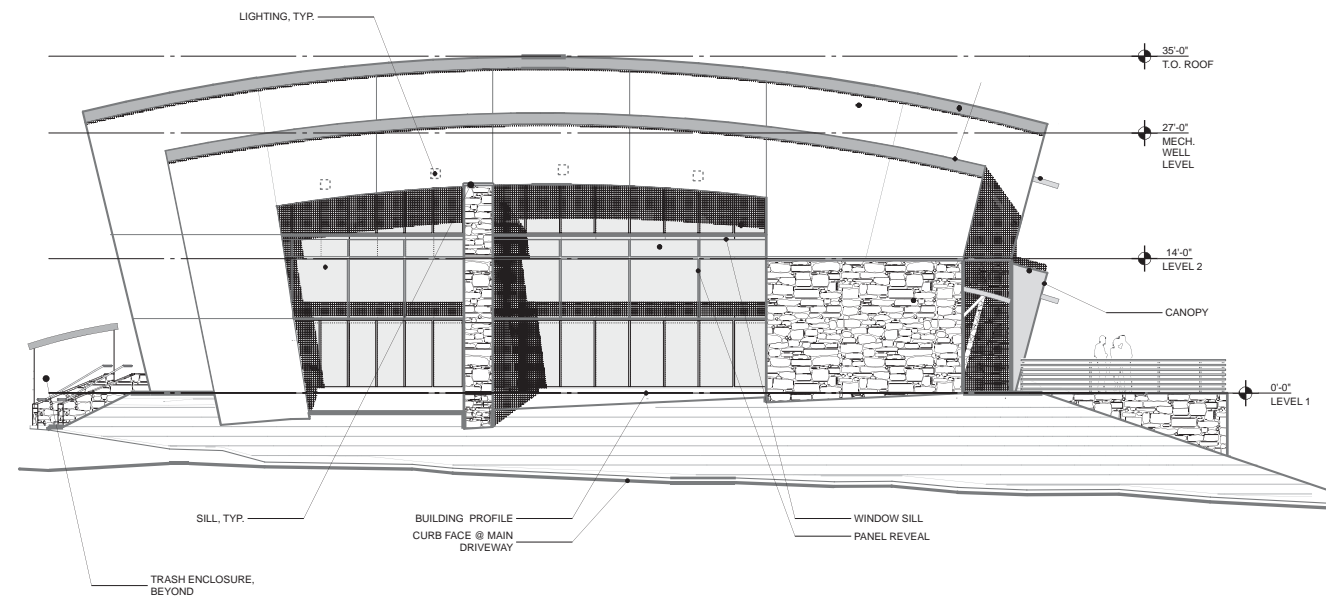
Proposed Building Elevations
Building B



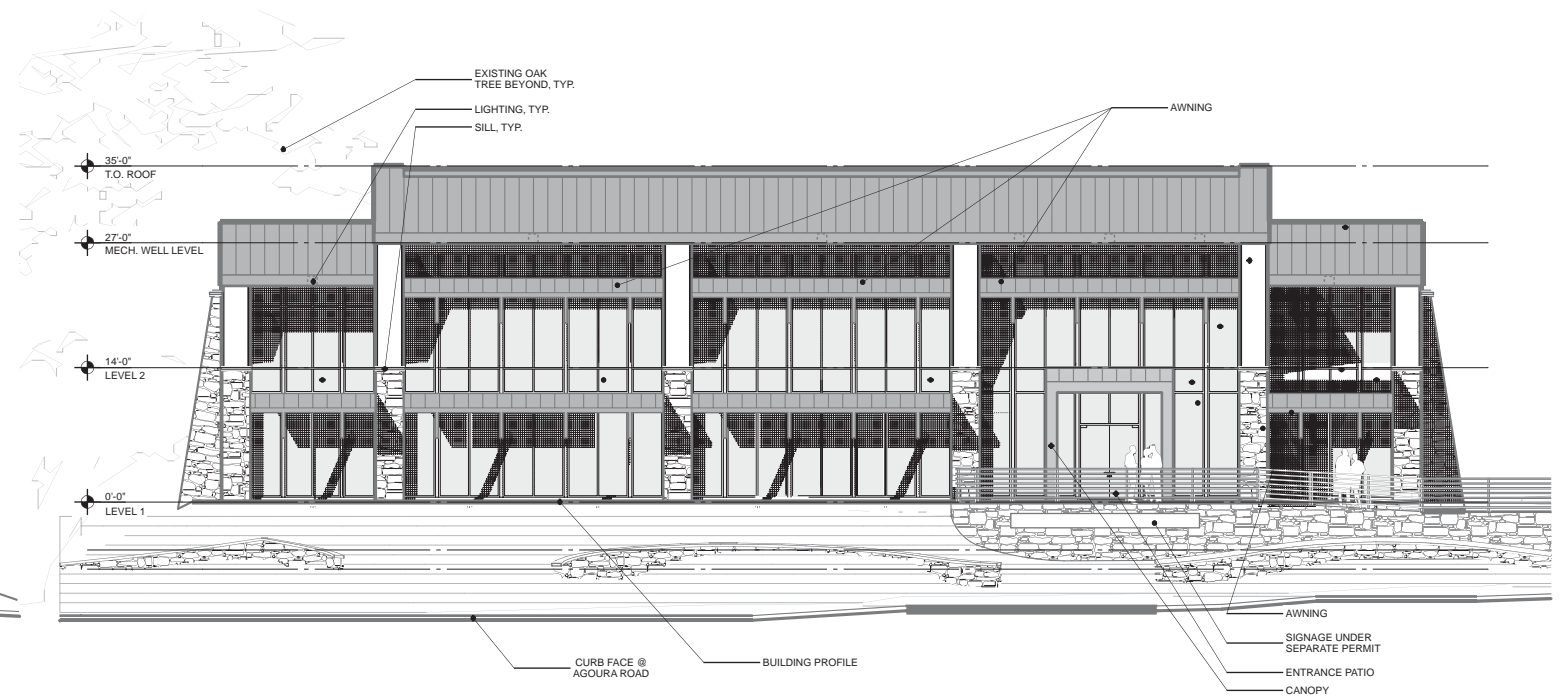
BUILDING-C EAST ELEVATION



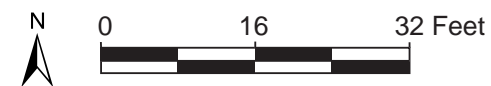
BUILDING-C NORTH ELEVATION



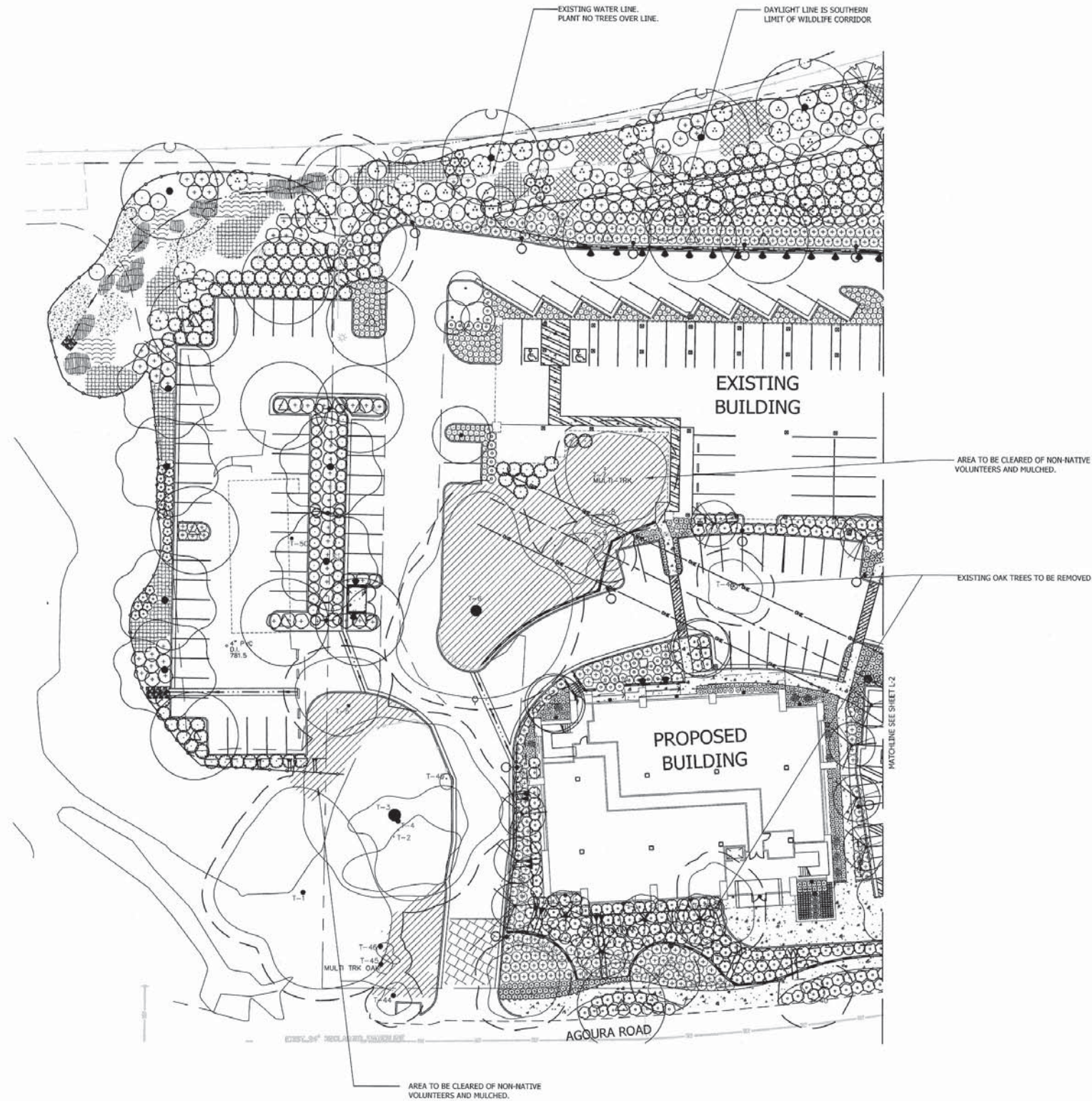
BUILDING-C WEST ELEVATION



BUILDING-C SOUTH ELEVATION



Proposed Building Elevations
 Building C



PARKING LOT SHADE CALCULATIONS

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

PLANT SCHEDULE

TREES	BOTANICAL/COMMON	SIZE	QTY
	CERCIS OCCIDENTALIS / WESTERN REDBUD	15 GAL	9
	EXISTING TREE TO REMAIN	15 GAL	19
	JUGLANS CALIFORNICA / SOUTHERN CALIFORNIA BLACK WALNUT	5 GAL	3
	LAGERSTROEMIA FAURIEI "MUSKOGEE" / CRAPE MYRTLE LIGHT LAVENDER	24"BOX	12
	LIQUIDAMBAR STYRACIFLUA "ROTUNDILOBA" / ROTUNDILOBA SWEET GUM	24"BOX	4
	PISTACIA CHINENSIS / CHINESE PISTACHE STANDARD	24"BOX	12
	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE STANDARD	24"BOX	18
	QUERCUS AGRIFOLIA / COAST LIVE OAK	15 GAL	1
	QUERCUS AGRIFOLIA / COAST LIVE OAK	36"BOX	2
	QUERCUS AGRIFOLIA / COAST LIVE OAK	48"BOX	16
	QUERCUS AGRIFOLIA / COAST LIVE OAK	60"BOX	3
	QUERCUS LOBATA / VALLEY OAK	48"BOX	7
	SHRUBS	SIZE	QTY
	BACCHARIS PILULARIS "TWIN PEAKS" / TWIN PEAKS COYOTE BRUSH	1 GAL	316
	CISTUS PURPUREUS / ORCHID ROCKROSE	5 GAL	13
	CISTUS SKANBERGII / CORAL ROCKROSE	5 GAL	337
	GREVILLEA LANIGERA "COASTAL GEM" / COASTAL GEM GREVILLEA	5 GAL	272
	HEMEROCALLIS HYBRID "LITTLE BOBO" / LITTLE BOBO DAYLILY	1 GAL	218
	HYETEROMELES ARBUTIFOLIA / TOYON	5 GAL	45
	KECKIELIA CORDIFOLIA / CLIMBING PENSTEMON	1 GAL	37
	LIRIOPE MUSCARI / LILY TURFS	1 GAL	240
	PHORMIUM "CREAM DELIGHT" / CREAM DELIGHT FLAX	5 GAL	13
	RHAMNUS CALIFORNICA / CALIFORNIA COFFEE BERRY	1 GAL	42
	RHAMNUS CROCEA / REDBERRY	1 GAL	15
	RHAMPHOLIPS INDICA "SPRINGTIME" TM / SPRINGTIME INDIAN HAWTHORNE	5 GAL	105
	ROSA CALIFORNICA / CALIFORNIA WILD ROSE	5 GAL	112
	ROSMARINUS OFFICINALIS "PROSTRATUS" / DWARF ROSEMARY	5 GAL	564
	SALVIA GREGGII "FURMAN'S RED" / FURMAN'S RED SALVIA	5 GAL	390
	SALVIA LEUCOPHYLLA / PURPLE LEAF SAGE	1 GAL	109
	TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	5 GAL	340
	VINE/ESFALIER	SIZE	QTY
	PARTHENOCISSUS TRICUSPIDATA / BOSTON IVY	5 GAL	46
	GROUND COVERS	SIZE	QTY
	CAREX SENTA / SEDGE	1 GAL@ 12" OC	901
	JUNCUS PATENS / CALIFORNIA GRAY RUSH	1 GAL@ 12" OC	626
	MELICA IMPERFECTA / IMPERFECT MELIC	1 GAL@ 24" OC	548
	MULCH	MULCH	21,159 SF
	NASSELLA PULCHRA / PURPLE NEEDLE GRASS	1 GAL@ 24" OC	837
	SALIX LASIOLEPIS / ARROYO WILLOW	CUTTINGS@ 12" OC	1,148

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

Source: Landmark Design, November 9, 2007.