

GRADING NOTES

- ALL GRADING SHALL BE IN ACCORDANCE WITH ARTICLE 8 OF THE AGOURA HILLS MUNICIPAL CODE.
- A PRE-CONSTRUCTION CONFERENCE OF ALL INTERESTED PARTIES SHALL BE HELD PRIOR TO ANY CONSTRUCTION. THIS SHALL INCLUDE ALL APPROPRIATE CITY STAFF.
- ALL EXPORT MATERIAL SHALL BE DELIVERED TO A SITE APPROVED BY THE CITY.
- ALL GEOLOGIC AND SOIL RECOMMENDATIONS IMPOSED BY THE CONSULTANT OR CONTAINED IN THE CONSULTANT SOILS AND GEOLOGIC REPORT ARE TO BE COMPLIED WITH AND ARE HEREBY MADE AN INTEGRAL PART OF THE GRADING SPECIFICATIONS AND NOTES.
- ANY CHANGES IN THE WORK HEREON SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.

- THE PERMITTEE SHALL EMPLOY A REGISTERED CIVIL ENGINEER TO PROVIDE CONSTANT ON-SITE GRADING SUPERVISION TO ASSURE COMPLIANCE WITH THE APPROVED PLANS AND A SOILS ENGINEER TO PROVIDE CONSTANT SOILS INSPECTION IN ACCORDANCE WITH THE AGOURA HILLS MUNICIPAL CODE.
- REPORTS REQUIRED:
 - ROUGH GRADING REPORT, PRIOR TO THE CONSTRUCTION OF ANY STRUCTURE. A BOND GRADING REPORT MUST BE SUBMITTED TO THE BUILDING OFFICIAL, STATING THAT ALL ROUGH GRADING HAS BEEN COMPLETED PER THE APPROVED GRADING PLANS.
 - FINAL GRADING REPORT, PRIOR TO THE FINALIZATION OF ANY GRADING PROJECT. A FINAL GRADING REPORT MUST BE SUBMITTED TO THE BUILDING OFFICIAL FOR APPROVAL. THE REPORT SHALL BE BY THE ENGINEER OF RECORD, STATING THAT ALL GRADING, LOT DRAINAGE AND DRAINAGE FACILITIES HAVE BEEN COMPLETED, AND THE SLOPE PLANTING AND IRRIGATION SYSTEMS HAVE BEEN INSTALLED IN CONFORMANCE WITH THE APPROVED PLANS AND REQUIREMENTS OF THE CITY OF AGOURA HILLS.

- AN AS-BUILT SOILS REPORT SHALL BE SUBMITTED TO THE CITY FOR REVIEW. THIS REPORT PREPARED BY THE GEOTECHNICAL CONSULTANT, MUST INCLUDE THE RESULTS OF ALL COMPACTION TESTS, AS WELL AS A MAP INDICATING THE LIMITS OF ALL REMOVAL BOTTOMS, KEYWAY LOCATIONS AND BOTTOM ELEVATIONS, LOCATIONS OF ALL SUBSIDING AND FLOWLINE ELEVATIONS, AND LOCATION AND ELEVATION OF ALL RETAINING WALL BACKDRAINS AND OUTLETS. GEOLOGIC CONDITIONS EXPOSED DURING GRADING MUST BE DEPICTED ON AN AS-BUILT GEOLOGIC MAP.
- TESTS SHALL BE PERFORMED PRIOR TO POURING FOOTINGS AND SLABS TO DETERMINE THE EXPANSION INDEX OF THE SUPPORTING SOILS, AND FOUNDATION AND SLAB PLANS SHOULD BE REVIEWED BY THE GEOTECHNICAL CONSULTANT AND REVISED, IF NECESSARY, ACCORDINGLY. IF THE EXPANSION INDEX IS GREATER THAN 1%, FOUNDATION AND SLAB PLANS SHOULD BE REVISED ACCORDINGLY.

- EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CALIFORNIA REGULATIONS.
- A COPY OF THE GRADING PERMIT AND GRADING PLANS SHALL BE AVAILABLE ON-SITE AT ALL TIMES.
- ALL CONSTRUCTION ACTIVITY SHALL BE CONFINED TO THE HOURS OF 7:00 AM TO 7:00 PM, MONDAY THROUGH FRIDAY, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. NO CONSTRUCTION SHALL BE PERMITTED ON GOVERNMENT-OBSERVED HOLIDAYS.
- ALL CUT-SLOPES SHOULD BE MAPPED DURING GRADING. STABILIZATION MEASURES SHOULD BE APPLIED WHERE FUTURE CUTS EXPOSE ADVERSELY ORIENTED JOINT SURFACES OR INTERSECTIONS OF JOINT SURFACES.
- ALL FOUNDATIONS SHOULD MEET THE MINIMUM REQUIREMENTS OF THE CITY OF AGOURA HILLS FOR SETBACK REQUIREMENTS.

INSPECTION NOTES

THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING AND SAFETY DEPARTMENT AT LEAST TWO WORKING DAYS IN ADVANCE OF REQUIRED INSPECTIONS.

GRADING PLAN LEGEND

--- BOUNDARY LINE
 --- CENTERLINE
 --- CURB AND GUTTER
 --- GRADE BREAK
 --- RETAINING WALL
 --- FREE STANDING WALL
 --- DIRECTION OF FLOW
 --- EXISTING GROUND CONTOUR
 --- EDGE OF PAVEMENT
 --- TOP OF SLOPE
 --- TOP OF SLOPE
 --- TOE OF SLOPE
 --- PROPOSED CONCRETE
 --- PROPOSED ELEVATION
 --- EXISTING ELEVATION
 --- PROPOSED STORM DRAIN
 --- SEWER SEPTIC LINES
 --- SUB DRAIN
 --- CUT/FILL LINE
 --- AREA DRAIN
 --- CATCH BASIN, SIZE AS NOTED
 --- SPARKING LIGHT PER ELECTRICAL PLAN
 --- CONCRETE WALK/PAVEMENT
 --- BRICK PAVEMENT PER ARCHITECTURAL PLAN

ABBREVIATIONS

B.C. BEGIN CURVE
 C. CUT
 C.F. CURB FACE
 C.O. CLEAN CUT
 D.P. DUCTILE IRON PIPE
 D.L. DAYLIGHT
 E.G. EXISTING GRADE
 E.P. EDGE OF PAVEMENT
 F.F. FINISHED FLOOR
 F.G. FINISHED GRADE
 F.H. FIRE HYDRANT
 F.L. FINISHED SURFACE
 G.B. GRADE BREAK
 H.P. HIGH POINT
 INV. INVERT
 L.F. LINEAL FEET
 M.A. MANHOLE
 P.C. PORTLAND CEMENT CONCRETE
 P.L. PROPERTY LINE
 P.V.C. POLYVINYL CHLORIDE
 R.C.P. REINFORCED CONCRETE PIPE
 R.D. ROOF DRAIN
 R.O. ROUGH GRADE
 R.R. REMOVAL & RECOMPACTION
 S. SEWER
 S.D. SUB DRAIN
 S.G. SUB GRADE
 S.T. STREET STATION
 T.C. TOP OF CURB
 T.G. TOP OF GRADE
 T.O. TOP OF
 T.P. TOP OF PIPE
 T.W. TOP OF WALL
 V.C.P. VITRIFIED CLAY PIPE
 W.A. WATER METER
 W.V. WATER VALVE
 W.W. WELDED WIRE MESH

STORMWATER POLLUTION NOTES

- APPLICANT IS RESPONSIBLE FOR SUBMITTING A SITE-SPECIFIC, "STORM WATER POLLUTION PREVENTION PLAN" (SWPPP) AS OUTLINED IN THE MODEL PROGRAM FOR STORMWATER MANAGEMENT WITHIN THE COUNTY OF LOS ANGELES. THE SWPPP SHALL BE SIGNED AND STAMPED BY A STATE LICENSED CIVIL ENGINEER. THE SWPPP SHALL OUTLINE "BEST MANAGEMENT PRACTICES" (BMP) PROCEDURES TO BE USED IN ORDER TO PREVENT THE TRANSPORT OF ONSITE POLLUTANTS TO OFFSITE LOCATIONS DURING AND AFTER CONSTRUCTION.
- A SITE-SPECIFIC, "WET-WEATHER EROSION-CONTROL PLAN" SHALL BE PREPARED IN CONJUNCTION WITH THE SWPPP, AND SHALL DESCRIBE BMP'S TO BE USED DURING CONSTRUCTION IN THE RAINY SEASON AND DEPENDENT LOCATIONS RELATIVE TO THE SITE. THE PLAN MUST BE AVAILABLE ON-SITE BY OCTOBER 15TH, AND IMPLEMENTED FROM OCTOBER 15TH THROUGH APRIL 15TH.
- IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO MAINTAIN ALL ONSITE DRAINAGE STRUCTURES UNLESS OTHERWISE APPROVED BY THE CITY. CATCH BASIN FILTER INSERTS SHALL BE CLEANED OUT A MINIMUM OF TWICE PER YEAR, ONCE BEFORE THE RAINY SEASON, AND AGAIN AFTER THE RAINY SEASON, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.

CONCRETE REMOVAL NOTES

- WHERE A SECTION OF AN EXISTING STRUCTURE IS TO BE SEPARATED FROM A NEW STRUCTURE, AND THE REINFORCEMENT IS TO BE CUT AT THE POINT OF SEPARATION, THE CONTRACTOR SHALL SAW CUT THROUGH THE WALL WITH AN APPROVED CONCRETE SAW. ANY SAW CUT OR IRREGULARITIES IN THE SURFACE OF THE REMAINING WALL OR JOINT SHALL BE FILLED WITH AN EPOXY GROUT MIXTURE TO OBTAIN A SMOOTH PLANE SURFACE. THE REINFORCING STEEL EXPOSED BY CONCRETE REMOVAL SHALL BE BURIED OFF ONE (1) INCH BELOW THE SURFACE OF THE REMAINING CONCRETE AND THE RESULTING VOIDS SHALL BE PATCHED WITH EPOXY ADHESIVE. EPOXY SHALL BE OF A COMMERCIAL QUALITY, TWO COMPONENT MIXTURE, SPECIALLY MANUFACTURED FOR THE INTENDED PURPOSE, AND BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. ONE-HALF INCH THICK PREMOULDED EXPANSION JOINT MATERIAL SHALL BE USED TO SEPARATE THE FACES OF THE EXISTING AND NEW WALL.
- WHERE REINFORCEMENT IS REQUIRED TO EXTEND THROUGH THE NEW JOINT, CONCRETE SHALL BE REMOVED IN THE FOLLOWING SEQUENCE:
 - A SAW CUT SHALL BE MADE ONE AND ONE-HALF INCHES DEEP AT THE REMOVAL LIMITS. CARE SHALL BE EXERCISED IN SAWING AT THESE LIMITS SO AS NOT TO CUT THE REINFORCING STEEL. IN THE REMAINING SLAB, THE EXISTING REINFORCING STEEL SHALL BE RETAINED AND EXTENDED INTO THE NEW CONSTRUCTION AS INDICATED ON THE PLANS.
 - EXISTING REINFORCEMENT SHALL BE CUT TO THE REQUIRED BAR EXTENSION.
 - THE REMAINING CONCRETE MAY BE REMOVED BY ANY SUITABLE METHOD UPON APPROVAL OF THE ENGINEER, WHO SHALL BE THE SOLE JUDGE OF THE USE OF ANY CONCRETE REMOVAL EQUIPMENT, EXPLOSIVES, WRECKING BALL, OR OTHER SIMILAR DEVICES, WHICH ARE LIKELY TO DAMAGE THE CONCRETE TO BE LEFT IN PLACE, SHALL NOT BE USED.

EXISTING UNDERGROUND STRUCTURES

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND PIPES OR CONDUITS SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE THE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE PLANS AND LOCATE ALL UTILITIES BEFORE CONSTRUCTION.

EARTHWORK QUANTITIES NOTES

NOTE: THE QUANTITIES SHOWN ABOVE ARE FOR PERMITS AND/OR BONDING PURPOSES ONLY. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION PRIOR TO THE START OF GRADING AND ACCOUNT FOR DISTRIBUTE ANY EXCESS MATERIAL, OR SUPPLYING ANY DEFICIENCIES TO BRING SITE TO DESIGN GRADE. THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS, AND A PERMIT CAN BE ISSUED.

PRIVATE ENGINEERS NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURE TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

INSPECTION NOTES

- THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING AND SAFETY DEPARTMENT AT LEAST TWO WORKING DAYS IN ADVANCE OF REQUIRED INSPECTIONS AT THE FOLLOWING STAGES OF WORK:
 - WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNAPPROVED FILL HAS BEEN SCARIFIED, BENCHED OR OTHERWISE PREPARED FOR FILL, FILL SHALL NOT HAVE BEEN PLACED PRIOR TO THIS INSPECTION.
 - ROUGH, WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED; DRAINAGE TERRACES, SLOPES AND BERMS INSTALLED AT THE TOP OF THE SLOPE; AND THE STATEMENTS REQUIRED IN THIS SECTION HAVE BEEN RECEIVED.
 - FINAL, WHEN GRADING HAS BEEN COMPLETED; ALL DRAINAGE DEVICES INSTALLED; SLOPE PLANTING ESTABLISHED, IRRIGATION SYSTEMS INSTALLED AND THE AS-BUILT PLANS, REQUIRED STATEMENTS, AND REPORTS HAVE BEEN SUBMITTED.
- IN ADDITION TO THE INSPECTION REQUIRED BY THE BUILDING OFFICIAL FOR REGULAR GRADING, REPORTS AND STATEMENTS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL IN ACCORDANCE WITH SECTIONS 7620 AND 7621 OF THE BUILDING CODE.

SUSMP NOTES

- POST DEVELOPMENT IMPERVIOUS AREA _____ ACRES, PERVIOUS AREA _____ ACRES. PRE DEVELOPMENT IMPERVIOUS AREA _____ ACRES, PERVIOUS AREA _____ ACRES.
- ALL STRUCTURAL BMP'S SHALL BE ACCESSIBLE FOR INSPECTION AND MAINTENANCE.
- PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE ROAD RIGHT OF WAY AND/OR CONNECTION TO COUNTY MAINTAINED STORM DRAIN, AN ENCROACHMENT PERMIT FROM CONSTRUCTION DIVISION, PERMIT SECTION IS REQUIRED. (626) 458-3129.
- PRIOR TO COMMENCEMENT OF ANY WORK AND/OR DISCHARGE OF WATER TO A WATERCOURSE, A PERMIT FROM BOTH THE CALIFORNIA DEPARTMENT OF FISH AND GAME AND U.S. ARMY CORPS OF ENGINEERS MAY BE REQUIRED.
- STATEMENT OF UNDERSTANDING: AS THE ARCHITECT/ENGINEER OF THE PROJECT, I HAVE REVIEWED THE DEVELOPMENT PLANNING FOR STORM WATER MANAGEMENT A MANUAL, FOR THE STANDARD URBAN STORMWATER MITIGATION PLAN (SUSMP), AND HAVE PROPOSED THE IMPLEMENTATION OF THE PERMANENT BEST MANAGEMENT PRACTICES (BMP'S) APPLICABLE TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THE PROJECT'S STORMWATER RUNOFF. THE SELECTED BMP'S WILL BE INSTALLED PER THE APPROVED PLANS AND AS RECOMMENDED BY THE PRODUCT MANUFACTURER AS APPLICABLE.

SIGNATURE: ENGINEER OF RECORD DATE _____

OAK TREE NOTES

- CONTRACTOR MUST CONTACT CITY OAK TREE CONSULTANT, (818) 507-7350, TO OBTAIN PROJECT SPECIFIC "OAK TREE NOTES". SEE CONDITION NOTES HEREON.

AGENCY NOTES

- A PERMIT TO OPERATE IN FIRE ZONE 4 MUST BE OBTAINED FROM THE FIRE DEPARTMENT PRIOR TO COMMENCING WORK. CALL (313) 287-2487 FOR INFORMATION.

PUBLIC UTILITIES / SERVICES

WATER: LAS VIRGENES MUNICIPAL WATER DISTRICT
 4232 LAS VIRGENES ROAD
 CALABASCA, CA 91302
 (818) 882-4110

ELECTRICAL: SOUTHERN CALIFORNIA EDISON
 3568 FOOTBALL DRIVE
 THOUSAND OAKS, CA 91341
 (805) 484-7516

TELEPHONE: SBC (PAC BELL)
 16261 MAYNER STREET, #115
 VAN NUYS, CA 91410
 (818) 373-6483

GAS: SOUTHERN CALIFORNIA GAS
 8400 OAKDALE AVENUE
 CHATWORTH, CA 91311
 (818) 791-3324

SEWER: LA COUNTY, DEPT. OF PUBLIC WORKS
 SEWER MAINTENANCE DIVISION
 1005 S. FREIGHT AVENUE, BUILDING 28 EAST
 ALHAMBRA, CA 91803
 (909) 380-3350

CABLE: TIME WARNER
 VENTURA
 CA 93003
 (805) 477-4432

CALTRANS: CALTRANS
 8400 REBECCA BOULEVARD
 TARZANA, CA 91354
 (805) 348-1428

EXISTING UNDERGROUND STRUCTURES

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND PIPES OR CONDUITS SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE THE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE PLANS AND LOCATE ALL UTILITIES BEFORE CONSTRUCTION.

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
1.	PRELIMINARY COVER SHEET
2.	PRELIMINARY GRADING PLAN - SCALE 1"=30'
3.	PRELIMINARY SECTIONS SHEET
4.	PRELIMINARY COMPOSITE UTILITIES PLAN

ESTIMATED EARTHWORK QUANTITIES

ESTIMATED CUT:	8000 CY	ESTIMATED EXPORT:	7500 CY
ESTIMATED FILL:	1500 CY	ESTIMATED IMPORT:	0 CY
ESTIMATED OVER-EXCAVATION: 2500 CY			

BENCHMARK:

DESCRIPTION: BM NO. 9948 (MALIBU DATUM) ELEVATION: 878.364' SURVEY DATE: 2003
 RDM TAG IN W END C @ 8' SCK SE COR DRIVER AVE & ARGOS
 ST 15N E & 6.3N S/O CL INT

RECORD DRAWING STATEMENT

I, _____, HEREBY CERTIFY, BASED ON MY FIELD OBSERVATION AND INFORMATION PROVIDED BY THE OWNER AND GENERAL CONTRACTOR, THAT THE WORK ON SHEET NOS. _____ THROUGH _____, MARKED AS "RECORD DRAWING" HAS BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THESE PLANS, SPECIFICATIONS, REVISIONS, CHANGE ORDERS, AND FIELD CHANGES.

REGISTERED CIVIL ENGINEER DATE _____ RCE NO. _____ EXP. DATE _____

THIS PLAN HAS BEEN REVIEWED, AND IS IN CONFORMANCE WITH THE RECOMMENDATIONS IN OUR REPORT(S) (SEE GEOTECHNICAL REPORT REFERENCES HEREON)

REGISTERED GEOLOGIST DATE _____ REG NO. _____ EXP. DATE _____

REGISTERED GEOTECHNICAL ENGINEER DATE _____ REG NO. _____ EXP. DATE _____

JEROME J. BLUNCK

PREPARED BY: WESTLAND CIVIL, INC.
 100 W. SHIMMEL RD. SUITE 200, THOUSAND OAKS, CA 91320
 (805) 484-1240 FAX (805) 484-1230

REGISTERED DESIGNER NO. 27364 DATE _____

GEOLOGIST

NAME: GORIAN ASSOCIATES, INC.
 ADDRESS: 3535 OLD CONEJO RD, THOUSAND OAKS, CA 91320
 REPRESENTATIVE: JEROME J. BLUNCK
 TELEPHONE: (805) 375-2922

OWNER

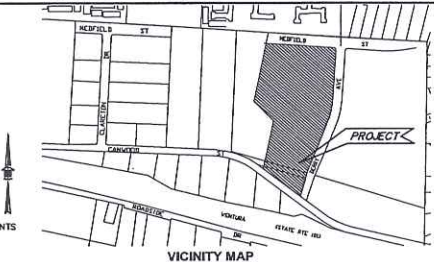
NAME: AGOURA BUSINESS CENTER WEST, LLC
 ADDRESS: 5301 DERRY AVENUE, AGOURA HILLS, CALIFORNIA
 REPRESENTATIVE: DALE POE
 TELEPHONE: 818-463-2822

CIVIL ENGINEER

NAME: WESTLAND CIVIL, INC.
 ADDRESS: 550 ST. CHARLES DR, SUITE 200, THOUSAND OAKS, CA 91320
 REPRESENTATIVE: DONALD H. WATTE
 TELEPHONE: 805-485-1330

GEOTECHNICAL ENGINEER

NAME: GORIAN ASSOCIATES, INC.
 ADDRESS: 3535 OLD CONEJO RD, THOUSAND OAKS, CA 91320
 REPRESENTATIVE: JEROME J. BLUNCK
 TELEPHONE: (805) 375-2922



VICINITY MAP

PRELIMINARY COVER SHEET

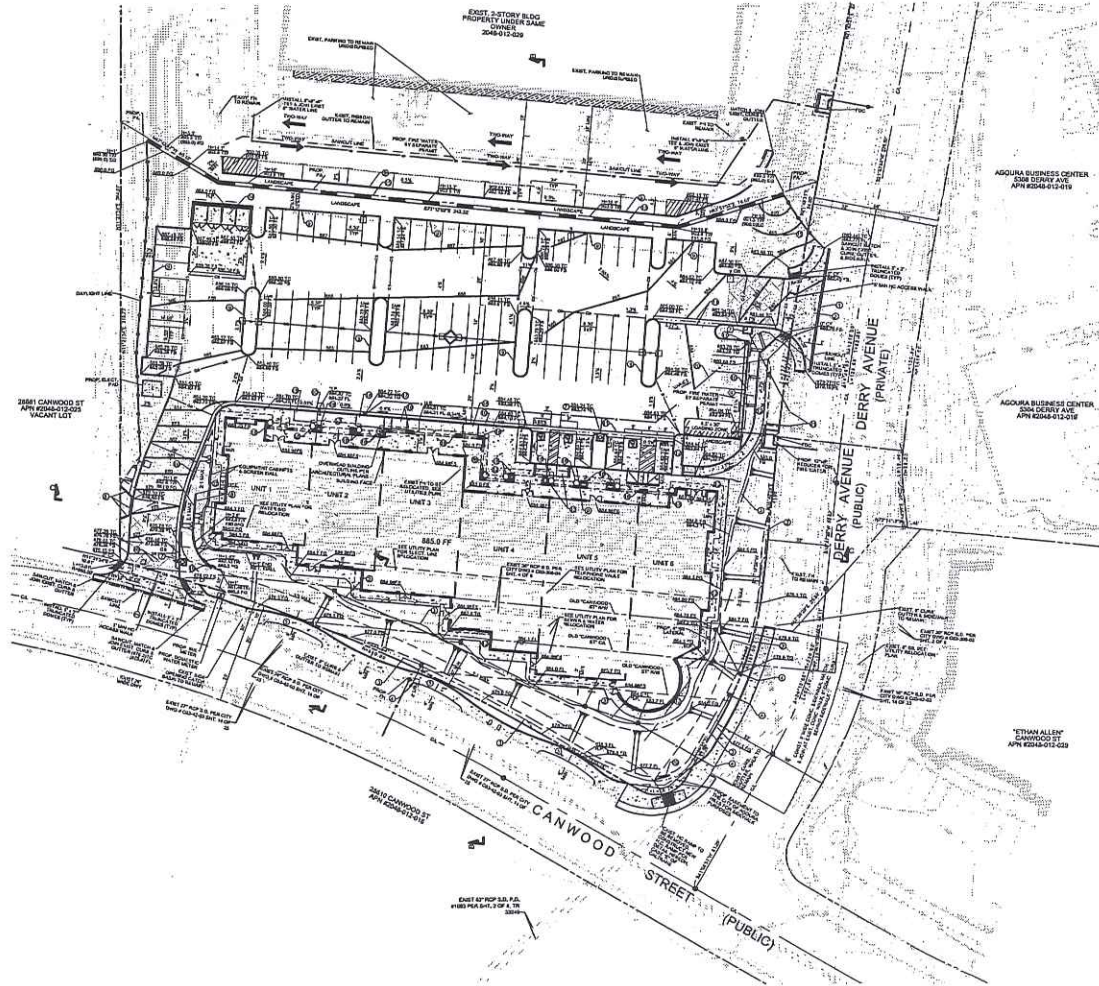
AGOURA BUSINESS CENTER WEST, LLC
 5301 DERRY AVENUE,
 AGOURA HILLS, CALIFORNIA

PROJECT NO. _____ SHEET 1 OF 4

UNDERGROUND SERVICE ALERT

CALL TOLL FREE 1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG



LEGEND:

- EXIST. WATER LINE
- EXIST. SEWER LINE
- EXIST. ELECT. LINE
- EXIST. TELEPHONE LINE
- EXIST. GAS LINE
- EXIST. STORM DRAIN
- EXIST. RECLAIMED WATER LINE
- PROP. DRAINAGE LINE
- PROP. SEWER LINE, MIN 1% SLOPE
- PROP. WATER LINE & SERVICE
- PROP. FIRE WATER LINE
- PROP. DOMESTIC WATER LINE
- PROP. ELECT. LINE
- PROP. COMMUNICATION LINE (TELEPHONE, CABLE TV)
- PROP. RECLAIMED WATER LINE
- PROPERTY LINE
- EXIST ELEVATION
- C.O. PROP. SEWER CLEAN OUT.
- SMH PROP. SEWER MANHOLE
- EXIST. SEWER MANHOLE
- CA CENTERLINE
- PROP. PARKING LIGHTS BY OTHERS
- DECORATIVE CONC. PAVEMENT
- 2:1 FILL SLOPE MAX

ABBREVIATIONS:

- CONC. CONCRETE
- CU CURB
- D DRAIN PIPE
- EG EXISTING GROUND
- ES EXISTING SURFACE
- FL FLOW LINE
- FG FINISH GRADE
- FS FINISH SURFACE
- GB GRADE BREAK
- HG HEIGHT OF RETAINING
- HP HIGH POINT
- INV INVERT
- LIP CONC. GUTTER LIP
- LP LOW POINT
- P/L PROPERTY LINE
- PS POWER POLE
- PP PAVEMENT
- R/W RIGHT OF WAY
- TC TOP OF CURB

CONSTRUCTION NOTES:

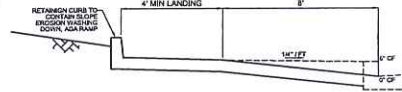
- 1 SAWCUT AND REMOVE EXISTING PAVEMENT SECTION. 4" A.C. ON 8" A.B. MKL. OR AS RECOMMENDED BY THE SOILS ENGINEER.
- 2 CONSTRUCT COMMERCIAL DRIVEWAY APPROACH PER A.P.W.A. STD 110-1, TYPE C, 5" THICK R.C.C. MODIFIED WITH 20" RADIUS, W=20"
- 3 GRADE 2" WIDE GRASS LINED 4" DEEP SWALE
- 4 CONSTRUCT PARKWAY DRAIN PER A.P.W.A. STD PLAN 150-2, CASE II B.L.T.
- 5 CONSTRUCT 5" MEANERING SIDEWALK WITH 6" SLOUGH CURBS BEHIND SIDEWALK AND THICKENED EDGES PER CITY STANDARDS.
- 6 CONSTRUCT CONC. HEADWALL AND WINGWALL PER CALTRANS STD D 86 B. PIPE DIA = 36" R.C.P. REMOVE EXIST. CONC. HEADWALL AND WINGWALL, JOIN EX. 36" R.C.P. WITH NEW 36" R.C.P. TO PROP HEADWALL.
- 7 CONST. 3.0" SIDE OPENING GATE BASIN PER A.P.W.A. 305-2. CONST. RETAINING WALL BY SEPARATE PERMIT, 6" HIGH MAX.
- 8 CONST. 6" CONC. CURB.
- 9 CONST. 8" CONC. CURB AND GUTTER.
- 10 CONST. 7" WIDE CONC. GUTTER.
- 11 CONST. 4.5" WIDE, 4" THICK CONC. SIDEWALK, MODIFIED TO 5" WIDE AROUND BUILDING.
- 12 CONST. 1/4" RAMP PER STATE TITLE 24 A.D.A. STDS.
- 13 PROP. TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
- 14 CONST. SOLIDAL RETAINING WALL BY SEPARATE PERMIT. REMOVE EXIST. 24" R.C.P. S.D. SEE UTILITIES PLAN.
- 15 CONST. 24" X 24" BRIDGES CB OR EQUAL.
- 16 PROP. TREE WELL VINE POCKETS. SEE LANDSCAPE PLANS.
- 17 MONUMENT SIGN PER ARCHITECTURAL PLANS.
- 18 INSTALL 12" PVC STORM DRAIN PIPE.
- 19 CONNECT DRAIN PIPE TO EXIST. CB.
- 20 CONST. 3" AG PAVEMENT ON AGG. BASE PER SOILS ENGINEER.

NOTE:

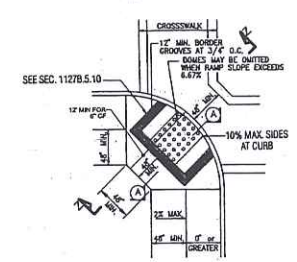
1. SEE UTILITY RELOCATION PLAN FOR ABANDONMENT OF CONFLICTING PUBLIC UTILITIES
2. NO OAK TREES ON CONSTRUCTION SITE.

LIGHTING:

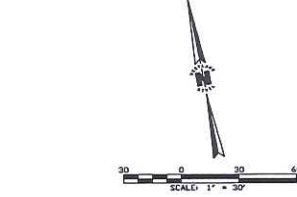
- PROP. PARKING LIGHTS BY OTHERS
- PROP. PARKING LIGHTS BY OTHERS



SECTION "Z-Z"



CASE "E" HC RAMP DETAIL



UNDERGROUND SERVICE ALERT

CALL TOLL FREE
1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG

REV	SYMBOL	DESCRIPTION OF CHANGE	RCE	DATE

PREPARED BY: **WESTLAND CIVIL, INC.**

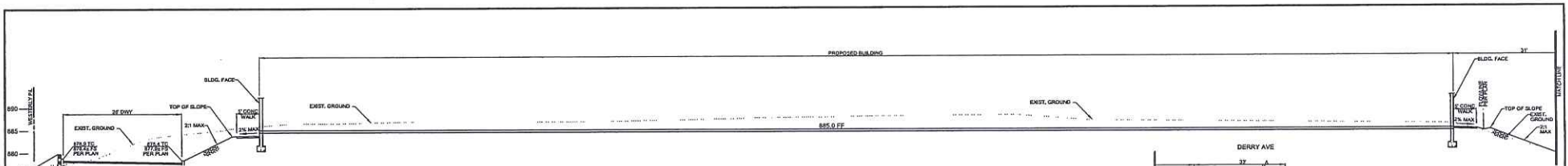
1081 AGOURA DRIVE
AGOURA HILLS, CALIFORNIA 92603
TEL: 949-273-4400 FAX: 949-273-4401

REGISTERED ENGINEER NO. 22344 DATE: _____

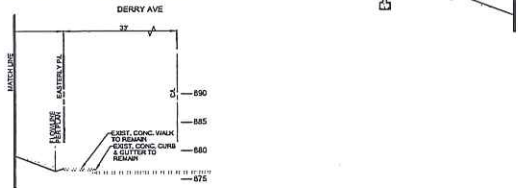


PRELIMINARY GRADING / DRAINAGE PLAN
AGOURA BUSINESS CENTER WEST, LLC
5301 DERRY AVENUE,
AGOURA HILLS, CALIFORNIA

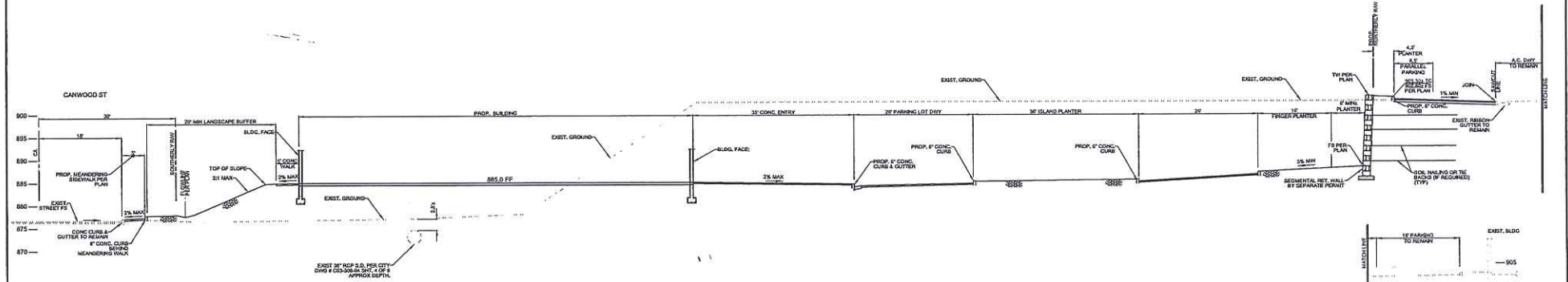
PROJECT NO. _____ SHEET 2 OF 4
03/23/2009



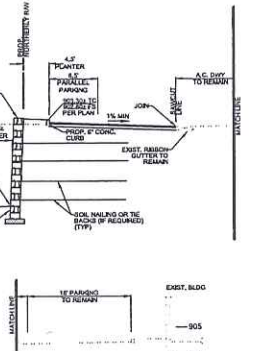
SECTION C-C
SCALE 1"=10'



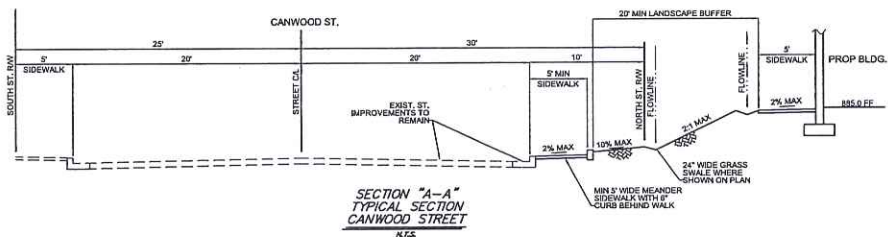
SECTION C-C (CONT.)
SCALE 1"=10'



SECTION B-B
SCALE 1"=10'



SECTION B-B (CONT.)
SCALE 1"=10'



SECTION "A-A"
TYPICAL SECTION
CANWOOD STREET
N.T.S.



REV	SYMBOL	DESCRIPTION OF CHANGE	RCE	DATE

PREPARED BY: **WESTLAND CIVIL, INC.**
 REGISTERED ENGINEER NO. 27364
 DATE: **04/20/2009**



PRELIMINARY SECTIONS
AGOURA BUSINESS CENTER WEST, LLC
 5301 DERRY AVENUE,
 AGOURA HILLS, CALIFORNIA

PROJECT NO. _____ SHEET 3 OF 4
 03/13/2009

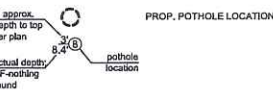
WESTLAND GENERAL NOTES

- WESTLAND ENGINEERING, INC. HAS NOT BEEN RETAINED OR COMPENSATED, AND ASSUMES NO RESPONSIBILITY TO PROVIDE DESIGN CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTOR'S SAFETY PRECAUTIONS, OR TO MEANS, METHODS, TECHNIQUES, OR SEQUENCES OF PROCEDURES REQUIRED FOR THE CONTRACTOR TO PERFORM HIS WORK.
- THE LOCATION OF, AND EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES HAS BEEN DETERMINED TO THE BEST OF THE ENGINEER'S ABILITY. BUT IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATION OF ANY EXISTING UTILITIES. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY DAMAGE DONE TO EXISTING UTILITIES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT TOLL FREE AT 1-800-227-2609, TWO DAYS PRIOR TO THE START OF CONSTRUCTION FOR UTILITY LOCATIONS.
- THIS DRAWING, INCLUDING THE DESIGNS INCORPORATED HEREIN, IS AN INSTRUMENT OF PROFESSIONAL SERVICE PREPARED FOR USE IN CONSTRUCTION WITH THE PROJECT IDENTIFIED HEREIN UNDER THE CONDITIONS EXISTING IN DECEMBER, 2002, ANY USE, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF WESTLAND ENGINEERING, INC. SHALL BE AT THE USER'S SOLE RISK.
- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
- THE CONTRACTOR TO PROVIDE ADEQUATE DUST CONTROL ACCORDING TO THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

- UTILITIES NOTES:**
- ALL UTILITIES WITHIN THE CONSTRUCTED AREA TO BE ABANDONED AND OR RELOCATED, AS SHOWN.
 - EXIST. 36" RCP PIPES MAY BE LEFT IN PLACE WITH A STRUCTURAL CAP OR RELOCATED AS SHOWN HEREIN.
 - THE RELOCATED UTILITIES ARE SCHEMATIC ONLY. SEE RESPECTIVE UTILITY CO. PLANS FOR CONSTRUCTION DRAWINGS.

LEGEND:

- EXIST. WATER LINE.
- EXIST. SEWER LINE.
- EXIST. ELECT. LINE.
- EXIST. TELEPHONE LINE.
- EXIST. GAS LINE.
- EXIST. STORM DRAIN.
- EXIST. RECLAIMED WATER LINE.
- D --- PROP. DRAINAGE LINE.
- S --- PROP. SEWER LINE, MIN 1% SLOPE.
- W --- PROP. WATER LINE & SERVICE.
- FW --- PROP. FIRE WATER LINE.
- DW --- PROP. DOMESTIC WATER LINE.
- E --- PROP. ELECT. LINE.
- T --- PROP. COMMUNICATION LINE (TELEPHONE, CABLE TV).
- RW --- PROP. RECLAIMED WATER LINE.
- PROPERTY LINE.
- EXIST. ELEVATION.
- C.O. --- PROP. SEWER CLEAN OUT.
- SMH --- PROP. SEWER MANHOLE.
- EXIST. SEWER MANHOLE.
- C.L. --- CENTERLINE.
- PROP. POTHOLE LOCATION.



PUBLIC UTILITIES / SERVICES

WATER: LAS VIRGENES MUNICIPAL WATER DISTRICT
4233 LAS VIRGENES ROAD
CALABASAS, CA 91302
(818) 351-2120

ELECTRICAL: SOUTHERN CALIFORNIA EDISON
3383 FOOTHILL DRIVE
THOUSAND OAKS, CA 91381
(805) 454-7615

TELEPHONE: AT&T
1521 KAYNER ST., ROOM 402B
VAN NUYS, CA 91406
(818) 375-7154

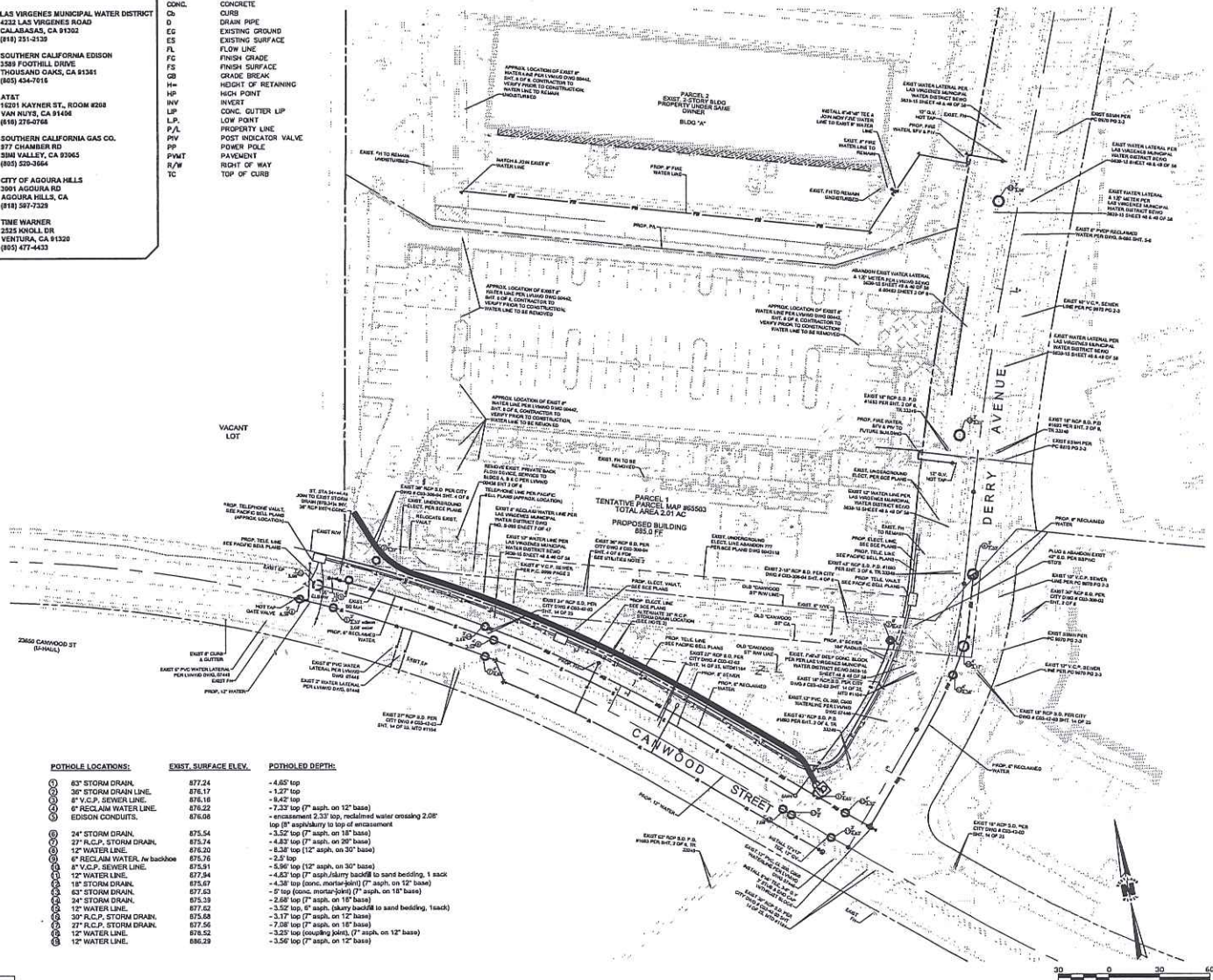
GAS: SOUTHERN CALIFORNIA GAS CO.
377 CHAMBER RD
388 VALLEY, CA 91365
(805) 592-3654

SEWER: CITY OF AGOURA HILLS
3561 AGOURA RD
AGOURA HILLS, CA
(918) 367-2329

CABLE: TIME WARNER
2525 KNOLL DR
VENTURA, CA 91320
(805) 477-4433

ABBREVIATIONS:

- B/V BACK FLOW VALVE
- CONC. CONCRETE
- O CURB
- D DRAIN PIPE
- EG EXISTING GROUND
- ES EXISTING SURFACE
- FL FLOW LINE
- FL FINISH GRADE
- FS FINISH SURFACE
- GB GRADE BREAK
- H/DI H/DI OF RETAINING
- HP HIGH POINT
- INV INVERT
- CONC. GUTTER LIP
- L/P LOW POINT
- P/L PROPERTY LINE
- P/S POST INDICATOR VALVE
- PP POWER POLE
- PWMT PAVEMENT
- R/W RIGHT OF WAY
- TC TOP OF CURB



POTHOLE LOCATIONS:	EXIST. SURFACE ELEV.	POTHOLED DEPTH:
1 43" STORM DRAIN.	877.24	-4.65' top
2 30" STORM DRAIN LINE.	876.17	-1.27' top
3 8" V.C.P. SEWER LINE.	876.18	-8.42' top
4 6" RECLAIM WATER LINE.	876.22	+1.23' top (7" asph. on 12" base)
5 EDISON CONDUITS.	876.68	-encasement 2.53' top, reclaimed water crossing 2.00' top (8" asphalt to top of encasement)
6 24" STORM DRAIN.	875.54	-3.52' top (7" asph. on 18" base)
7 27" R.C.P. STORM DRAIN.	875.74	-4.83' top (7" asph. on 18" base)
8 12" WATER LINE.	876.20	-1.38' top (12" asph. on 30" base)
9 6" RECLAIM WATER, w backflow	876.76	-2.5' top
10 8" V.C.P. SEWER LINE.	875.91	-5.56' top (12" asph. on 30" base)
11 12" WATER LINE.	877.94	-4.53' top (7" asph./skury backfill to sand bedding, 1 sack)
12 18" STORM DRAIN.	875.67	-4.38' top (conc. motor-backfill) (7" asph. on 12" base)
13 6" STORM DRAIN.	877.63	-5' top (conc. motor-backfill) (7" asph. on 18" base)
14 24" STORM DRAIN.	875.39	-2.68' top (7" asph. on 18" base)
15 12" WATER LINE.	877.82	-3.52' top, 10" asph. (skury backfill to sand bedding, 1 sack)
16 30" R.C.P. STORM DRAIN.	875.68	-3.17' top (7" asph. on 12" base)
17 27" R.C.P. STORM DRAIN.	877.56	-7.08' top (7" asph. on 18" base)
18 12" WATER LINE.	878.52	-3.25' top (covering backfill) (7" asph. on 12" base)
19 12" WATER LINE.	886.29	-3.56' top (7" asph. on 12" base)



REV	SYMBOL	DESCRIPTION OF CHANGE	RCE	DATE

PREPARED BY: WESTLAND CIVIL, INC.
1000 SOUTHERN AVENUE, 2ND FLOOR, SUITE 200
300 ST. VINCENNES BL., SUITE 200, RAYNOR, MISS. 39158
(601) 893-1200

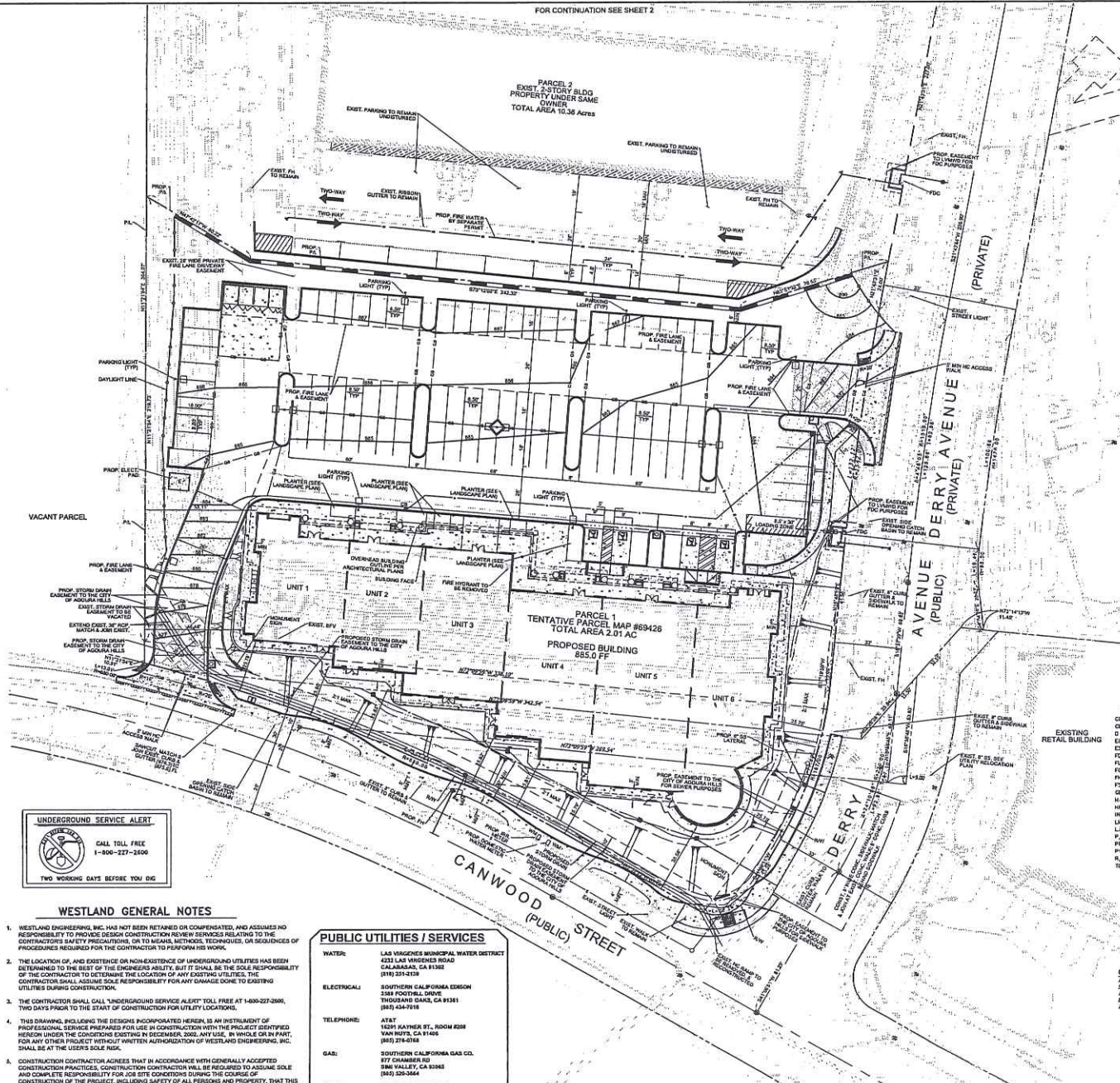
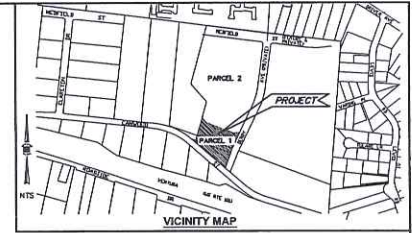
REGISTERED DRAFTER NO. 27384 DATE: _____



PRELIMINARY UTILITIES RELOCATION PLAN
3501 DERRY AVE
CITY OF AGOURA HILLS

PROJECT NO. _____ SHEET 4 OF 4
03/17/2009

FOR CONTINUATION SEE SHEET 2



SITE ANALYSIS (PARCEL 1):
PROJECT NAME & ADDRESS:
 AGOURA BUSINESS CENTER WEST
 5301 DERRY AVE, AGOURA HILLS, CA

PARCEL 1:
 ONE STORY RETAIL BUILDING
 EXIST. LAND USE - VACANT
 PROP. LAND USE - RETAIL
 EXIST. ZONING / GENERAL PLAN:
 • BP-1A-FC (Business Park - Manufacturing - Freeway Corridor) AND
 • CR5-FC (Commercial Retail Service - Freeway Corridor)
 PROP. ZONING / GENERAL PLAN - CR5-FC
 APNs - 2048-012-022
 2048-012-027

PARCEL 2:
 SITE AREA - 2.01 ac. or 87,389 sq. ft.
 GROSS BUILDING - 20,661 sq. ft.
 BUILDING COVERAGE - 23.64%
 PARKING COVERAGE - 34330 sq. ft. or 39.28 %
 TOTAL LANDSCAPE COVERAGE - 22837 sq. ft. or 26.13 %
 OTHER HARDSCAPE AREAS - 5566 sq. ft. or 10.55 %

PARCEL 3:
 TOTAL AREA 10.36 Acres

LEGAL DESCRIPTION:
 PER CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT DATED MAY 3, 2006, ORDER #10015224-14

PARCEL 1:
 LOT 2 OF TRACT NO. 32348, IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1906 PAGES 35 TO 51 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
 EXCEPT THAT PORTION OF SAID LOT 2 LYING WITHIN PARCEL 26 AS SHOWN ON RECORDS OF SURVEY MAP FILED IN BOOK 19 PAGES 8 AND 9 OF RECORDS OF SURVEY, 26 PERCENT OF ALL OF THE OIL, GAS, MINERAL, AND OTHER HYDROCARBON AND ASSOCIATED SUBSTANCES FROM A DISTANCE OF 100.00 FEET BELOW THE SURFACE WITH THE RIGHT TO EXPLORE FOR AND RECOVER SAME BUT ONLY BY MEANS OF A WELL OR WELLS COMMERCE UPON OR SURFACE OPERATIONS CONDUCTED FROM LANDS OTHER THAN THOSE HEREBY GRANTED AS TO THAT PORTION OF SAID LAND INCLUDED WITHIN SAID PARCEL 26 OF SAID LICENSED SURVEY MAP AS REFERRED BY SUBPARA TUNNEL 1 A WELLS, AS RECORDED ON MARCH 16, 1962 AS INSTRUMENT NO. 1819 IN BOOK D 1548 PAGE 115, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:
 A RECIPROCAL EASEMENT FOR INGRESS AND EGRESS, DRAINAGE AND DRAINAGE BY INSTRUMENT RECORDED AUGUST 27, 1991 AS INSTRUMENT NO. 98-1529475, OFFICIAL RECORDS, OVER THE WESTERN 1/3 FEET OF THAT PORTION OF LOT 1 OF TRACT NO. 32348, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1906 PAGES 35 THROUGH 51 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION THEREOF LYING WITHIN THE LEGAL DESCRIPTION IN THE INSTRUMENT RECORDED AUGUST 13, 1991 AS INSTRUMENT NO. 98-1271676, IN SAID OFFICE OF THE COUNTY RECORDER.

PARCEL 2:
 THOSE PORTIONS OF PARCELS 25 AND 26, IN THE CITY OF AGOURA HILLS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON LICENSED SURVEY MAP, FILED IN BOOK 19 PAGES 8 AND 9 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THOSE PORTIONS OF THAT CERTAIN 4200 FOOT STRIP OF LAND AS SHOWN ON SAID LICENSED SURVEY MAP AND ADJOINING ON THE NORTH AND EAST OF SAID PARCELS 25 AND 26, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF CANWOOD STREET (80.00 FEET WIDE, AS PRIVATE STREET), WITH CENTERLINE OF DERRY AVENUE (100.00 FEET WIDE, AS PRIVATE STREET), SAID CENTER LINES ARE BOTH AS SHOWN ON TRACT NO. 32348, AS PER MAP RECORDED IN BOOK 1906 PAGES 35 TO 51 OF MAPS, IN SAID RECORDS OF OFFICE; THENCE ALONG SAID CENTER LINE OF DERRY AVENUE, SOUTH 16 DEGREES 45 MINUTES 11 SECONDS WEST 175.40 FEET; THENCE NORTH 48 DEGREES 04 MINUTES 36 SECONDS WEST 175.40 FEET TO THE CENTERLINE OF A TRACT OF CERTAIN CONCRETE (SOUTHWESTERLY) AND HAVING A RADIUS OF 832.80 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91 DEGREES 43 MINUTES 21 SECONDS, AN ARC DISTANCE OF 555.91 FEET TO THE CENTERLINE OF SAID PARCEL 25; THENCE ALONG SAID WESTERLY LINE AND ITS PROLONGATION THROUGH NORTH 13 DEGREES 51 MINUTES 33 SECONDS EAST 36.60 FEET TO THE CENTERLINE OF SAID HELENHARDT UNIMPROVED CANWOOD STREET; THENCE ALONG THE CENTER LINE OF SAID HELENHARDT UNIMPROVED CANWOOD STREET; SOUTH 73 DEGREES 14 MINUTES 37 SECONDS EAST 428.82 FEET TO THE POINT OF BEGINNING.

APN:
 2048-012-022 - PARCEL "X" & "Y"
 2048-012-027 - PARCEL "Z"

NOTE:
 1. SEE COMPOSITE UTILITY RELOCATION PLAN FOR EXIST. & PROPOSED UTILITIES DISPOSITION.
 2. SEE SHEET 2 FOR PARCEL 2 BOUNDARIES AND ALL PROPOSED & EXISTING EASEMENTS LOCATIONS.
 3. SEE PRELIMINARY GRADING PLAN FOR SITE GRADING AND SECTIONS.

ABBREVIATIONS:

CONC.	CONCRETE
D	DRIVE
DEAN	DEAN WALK
EG	EXISTING GROUND
EL	EXIST. ELECT. CONNECTION
FL	FLOOR LINE
FG	FRESH GRADE
PH	FIRE HYDRANT
FS	FRESH SURFACE
GD	GRADE BREAK
H	HIGHT OF RETAINING
HP	HIGH POINT
INPT	INLET
CONC. OUTER LP	CONCRETE OUTER LIP
L.P.	LOW POINT
P.A.	PROPERTY LINE
PP	POWER POLE
PMAT	PAVEMENT
R/W	RIGHT OF WAY
T/C	TOP OF CURB

LEGEND:

---	EXIST. WATER LINE
- - - -	EXIST. SEWER LINE
---	EXIST. ELECT. LINE
---	EXIST. TELEPHONE LINE
---	EXIST. GAS LINE
---	EXIST. STORM DRAIN
---	EXIST. RECLAIMED WATER LINE
D	PROP. DRAINAGE LINE
---	PROP. SEWER LINE, MIN 1% SLOPE
---	PROP. WATER LINE & SERVICE
---	PROP. FIRE WATER LINE
---	PROP. DOMESTIC WATER LINE
---	PROP. ELECT. LINE
---	PROP. COMMUNICATION LINE (TELEPHONE, CABLE TV)
---	PROP. RECLAIMED WATER LINE
---	PROPERTY LINE
---	EXIST. ELEVATION
C.O.	PROP. SEWER CLEAN OUT
SMH	PROP. SEWER MANHOLE
C.O.	EXIST. SEWER MANHOLE
CA	CENTERLINE
□	PROP. PARKING LIGHTS BY OTHERS

UNDERGROUND SERVICE ALERT

CALL TOLL FREE
 1-800-277-2500

TWO WORKING DAYS BEFORE YOU DIG

- WESTLAND GENERAL NOTES**
- WESTLAND ENGINEERING, INC. HAS NOT BEEN RETAINED OR COMPENSATED, AND ASSUMES NO RESPONSIBILITY TO PROVIDE DESIGN CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTOR'S SAFETY PRECAUTIONS, OR TO MEANS, METHODS, TECHNIQUES, OR SEQUENCES OF PROCEDURES REQUIRED FOR THE CONTRACTOR TO PERFORM HIS WORK.
 - THE LOCATION OR ANY EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES HAS BEEN DETERMINED TO THE BEST OF THE ENGINEER'S ABILITY, BUT IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATION OF ANY EXISTING UTILITIES. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY DAMAGE DONE TO EXISTING UTILITIES DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT TOLL FREE AT 1-800-277-2500, TWO DAYS PRIOR TO THE START OF CONSTRUCTION FOR UTILITY LOCATIONS.
 - THIS DRAWING, INCLUDING THE DESIGNS INCORPORATED HEREIN, IS AN INSTRUMENT OF PROFESSIONAL SERVICE PREPARED FOR USE IN CONNECTION WITH THE PROJECT IDENTIFIED HEREON UNDER THE CONTRACTING EXISTING IN DECEMBER 2006, ANY USE, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF WESTLAND ENGINEERING, INC. SHALL BE AT THE USER'S SOLE RISK.
 - CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO ANY CONTRACTORS AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
 - THE CONTRACTOR TO PROVIDE ADEQUATE DUST CONTROL, ACCORDING TO THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

PUBLIC UTILITIES / SERVICES

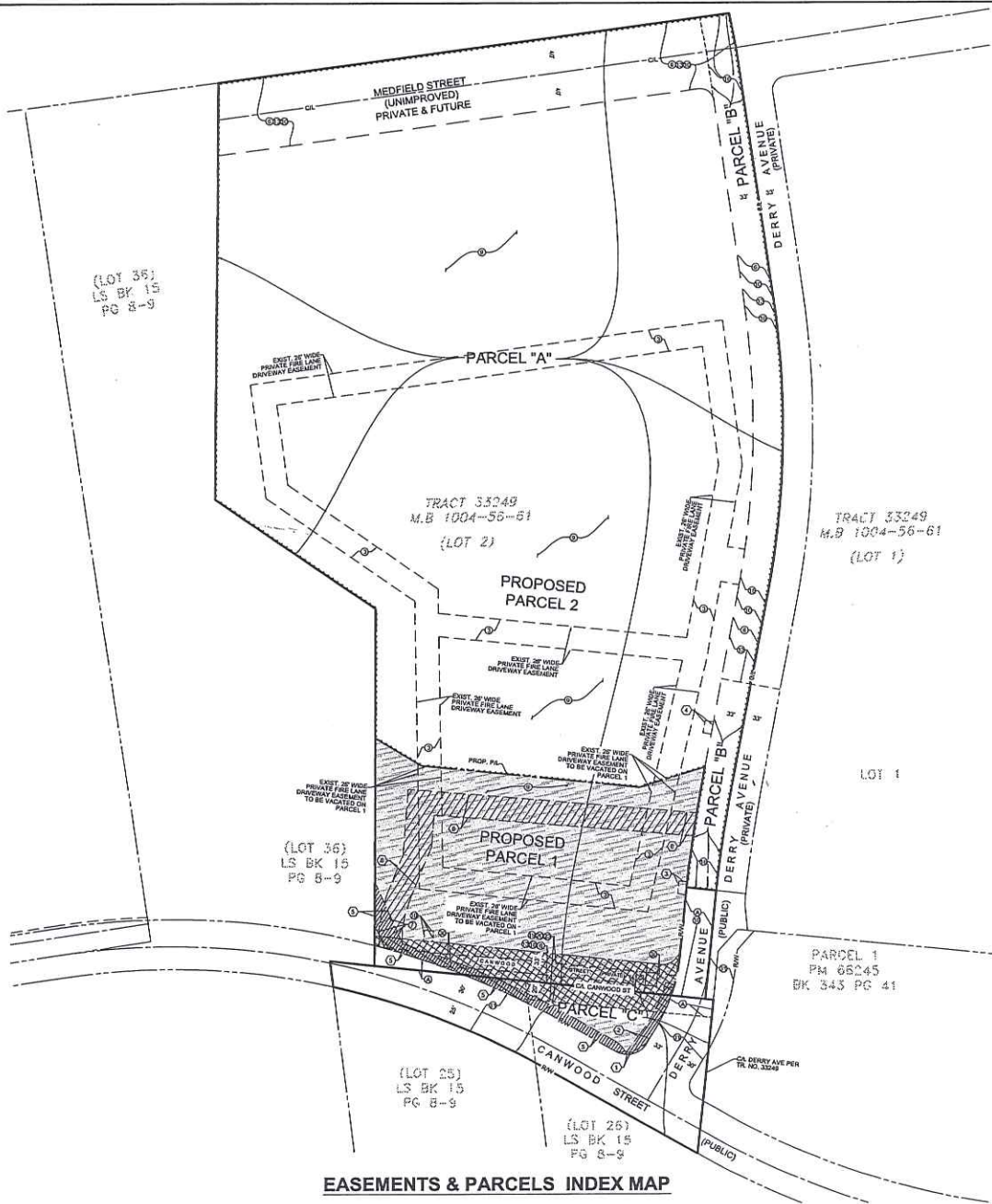
WATER	LAS VEGAS MUNICIPAL WATER DISTRICT 4222 LAS VEGAS BLVD CALAMASCA, CA 91302 (915) 251-4710
ELECTRICAL	SOUTHERN CALIFORNIA Edison 3348 FOOTBALL DRIVE PUEBLO BLVD, CA 91281 (951) 434-7016
TELEPHONE	AT&T 1601 BAYVIEW ST., ROOM 208 VAN NUYS, CA 91410 (818) 274-9170
GAS	SOUTHERN CALIFORNIA GAS CO. 877 CHAMBER RD 3861 VALLEY, CA 90245 (818) 226-3464
SEWER	CITY OF AGOURA HILLS 3061 AGOURA RD AGOURA HILLS, CA (915) 917-7239
CABLE	TIME WARNER 3253 HOLLIS DR VAN NUYS, CA 91330 (818) 274-6166

OWNER / SUBDIVIDER:
 AGOURA BUSINESS CENTER WEST, LLC
 326 DERRY AVENUE, SUITE A
 AGOURA HILLS, CA 91201
 818-868-2111
 ATTN: WILLIAM POE

PREPARED BY:
 WESTLAND CIVIL, INC.
 1000 S. GARDEN ST., SUITE 200, AGOURA HILLS, CA 91201
 (915) 917-7239
 REGISTERED ENGINEER NO. 57166

VESTING TENTATIVE PARCEL MAP NO. 69426
AGOURA BUSINESS CENTER WEST
5301 DERRY AVENUE, AGOURA HILLS, CA

PROJECT NO. SHEET 1 OF 2



EASEMENTS & PARCELS INDEX MAP

- EXISTING EASEMENTS PER TITLE REPORT DATED MAY 5, 2009, ORDER #010015224-314:**
- AT THE DATE HEREOF EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: POLE LINES AND CONDUITS
RECORDED: SEPTEMBER 4, 1936 IN BOOK 14026, PAGE 351 OF OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT ATTACHED HERETO (UNPLOTABLE)
 - AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: POLE LINES AND CONDUITS
RECORDED: SEPTEMBER 4, 1936 IN BOOK 14026, PAGE 85 OF OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT ATTACHED HERETO (UNPLOTABLE)
 - EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SHOWN OR AS OFFERED FOR DEDICATION ON THE RECORDED MAP SHOWN BELOW:
MAP OF: TRACT 33249 IN BK 1004 PG 56-61, INCLUSIVE OF MAPS
PURPOSE: AREAS AS PRIVATE DRIVEWAY AND FIRE LANE
AFFECTS: THAT PORTION OF SAID LAND AS SHOWN ON SAID MAP
 - EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SHOWN OR AS OFFERED FOR DEDICATION ON THE RECORDED MAP SHOWN BELOW:
MAP OF: TRACT 33249 IN BK 1004 PG 56-61, INCLUSIVE OF MAPS
PURPOSE: SANITARY SEWER
AFFECTS: THAT PORTION OF SAID LAND AS SHOWN ON SAID MAP
 - EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR OFFERED FOR DEDICATION ON THE RECORDED MAP SHOWN BELOW:
MAP OF: TRACT 33249 IN BOOK 1004 PG 56-61 INCLUSIVE OF MAPS
PURPOSE: STORM DRAIN AND STORM DRAIN INGRESS AND EGRESS
AFFECTS: THAT PORTION OF SAID LAND AS SHOWN ON SAID LAND
 - AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC UTILITIES
RECORDED: MAY 27, 1982 AS INSTRUMENT NO. 83-346811 OF OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT (UNPLOTABLE)
 - AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: WATER LINES
RECORDED: MAY 28, 1982 AS INSTRUMENT NO. 83-331008, OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT
 - AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: STORM DRAIN, STORM DRAIN INGRESS AND EGRESS AND APPURTENANT STRUCTURES
RECORDED: MAY 3, 1984 AS INSTRUMENT NO. 84-333877, OFFICIAL RECORDS
AFFECTS: THOSE PORTIONS OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
 - A DOCUMENT ENTITLED "AGREEMENT OF GRANTS OF RECIPROCAL INGRESS AND EGRESS, SEWERING & DRAINAGE EASEMENTS," DATED AUGUST 17, 1988 EXECUTED BY AGOURA BUSINESS CENTER, EAST, L.L.C. A 104 FORMER LIMITED LIABILITY COMPANY, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED
RECORDED: AUGUST 27, 1988 AS INSTRUMENT NO. 88-1528475, OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS
 - AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)
IN FAVOR OF: TITLE INSURANCE & TRUST COMPANY
PURPOSE: ROAD PURPOSES
RECORDED: IN BOOK 4028 PAGE 157 OF OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT ATTACHED HERETO
 - AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)
IN FAVOR OF: TITLE INSURANCE & TRUST COMPANY
PURPOSE: ROAD PURPOSES
RECORDED: IN BOOK 6180 PAGE 243 OF OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT ATTACHED HERETO
 - AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)
IN FAVOR OF: TITLE INSURANCE & TRUST COMPANY, A CORPORATION
PURPOSE: ROAD PURPOSES
RECORDED: SEPTEMBER 22, 1947 IN BOOK 2448 PAGE 84 OF OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT ATTACHED HERETO
 - AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)
GRANTED TO: THE COUNTY OF LOS ANGELES
PURPOSE: STORM DRAIN AND STORM DRAIN INGRESS AND EGRESS AND APPURTENANT STRUCTURES
RECORDED: AUGUST 28, 1961 AS INSTRUMENT NO. 81-863448, OFFICIAL RECORDS
AFFECTS: THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT ATTACHED HERETO
 - A DOCUMENT ENTITLED "RESOLUTION 83-747" A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS ESTABLISHING CERTAIN PARCELS OF LAND AS THE PRECISE ALIGNMENT FOR CANWOOD STREET, COLONY DRIVE, LIVING ROAD AND DERRY AVENUE, AND FURTHER DESIGNATED SAID PARCELS FOR STREET AND HIGHWAY PURPOSES, DATED, NOT SHOWN EXECUTED BY CITY OF AGOURA HILLS, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED NOVEMBER 28, 1982, AS INSTRUMENT NO. 82-9227196, OFFICIAL RECORDS.

LEGAL DESCRIPTION:
PER CHICAGO TITL COMPANY PRELIMINARY TITLE REPORT DATED MAY 5, 2009, ORDER #010015224-314:

PARCEL A:
LOT 2 OF TRACT NO. 33249, IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1004 PAGES 56 TO 61 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT FROM THAT PORTION OF SAID LOT 2 LYING WITHIN PARCEL 38 AS SHOWN ON RECORDS OF SURVEY MAP FILED IN BOOK 15 PAGES 8 AND 9 OF RECORDS OF SURVEYS, 50 PERCENT OF ALL OF THE OIL, GAS, MINERAL AND OTHER HYDROCARBON AND ASSOCIATED SUBSTANCES FROM A DISTANCE OF 500 FEET BELOW THE SURFACE WITH THE RIGHT TO EXPLORE FOR AND REMOVE SAME BUT ONLY BY MEANS OF A WELLS OR WELLS COMBINED WITH OR SURFACE OPERATIONS CONDUCTED FROM LANDS OTHER THAN THOSE HEREBY GRANTED AS TO THAT PORTION OF SAID LAND WITHIN SAID PARCEL 38 OF SAID LICENSED SURVEYORS MAP, AS RESERVED BY SUSAN A. TURNBULL, A WIDOW, IN DEED RECORDED ON MARCH 16, 1962 AS INSTRUMENT NO. 1619 IN BOOK D 1544 PAGE 615, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B:
A RECIPROCAL EASEMENT FOR INGRESS AND EGRESS, DRIVEWAY AND DRAINAGE BY INSTRUMENT RECORDED AUGUST 27, 1988 AS INSTRUMENT NO. 88-1528475, OFFICIAL RECORDS, OVER THE WESTERLY 33 FEET OF THAT PORTION OF LOT 1 OF TRACT NO. 33249, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1004, PAGES 56 THROUGH 61 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION THEREOF LYING WITHIN THE LAND DESCRIBED IN THE INSTRUMENT RECORDED AUGUST 13, 1991 AS INSTRUMENT NO. 91-127476, IN SAID OFFICE OF THE COUNTY RECORDER.

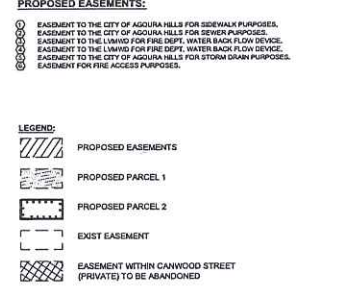
PARCEL C:
THOSE PORTIONS OF PARCELS 25 AND 26 IN THE CITY OF AGOURA HILLS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON LICENSED SURVEYORS MAP, FILED IN BOOK 15 PAGES 8 AND 9 OF RECORDS OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THOSE PORTIONS OF THAT CERTAIN 40.00 FOOT STRIP OF LAND, AS SHOWN ON SAID LICENSED SURVEYORS MAP AND ADJOINING ON THE NORTH AND EAST OF SAID PARCELS 25 AND 26, DESCRIBED AS A WHOLE AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF CANWOOD STREET 40.00 FEET WIDE, AS PRIVATE STREET, WITH CENTER LINE OF DERRY AVENUE (60.00 FEET WIDE), AS PRIVATE STREET, SAID CENTER LINES ARE BOTH AS SHOWN ON TRACT NO. 33249, AS PER MAP RECORDED IN BOOK 1004 PAGES 56 TO 61 OF MAPS, IN SAID RECORDER'S OFFICE, THENCE ALONG SAID CENTER LINE OF DERRY AVENUE, SOUTH 89 DEGREES 43 MINUTES 11 SECONDS WEST 17.46 FEET THENCE NORTH 49 DEGREES 54 MINUTES 32 SECONDS WEST 163.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 45.00 FEET THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 43 MINUTES 21 SECONDS, AN ARC DISTANCE OF 52.18 FEET TO THE WESTERN LINE OF SAID PARCEL 25 THENCE ALONG SAID WESTERN LINE AND ITS PROLONGATION THEREOF NORTH 3 DEGREES 51 MINUTES 33 SECONDS EAST 20.8 FEET TO THE CENTER LINE OF SAID HERETOFOR MENTIONED CANWOOD STREET THENCE ALONG THE CENTER LINE OF SAID HERETOFOR MENTIONED CANWOOD STREET SOUTH 13 DEGREES 14 MINUTES 37 SECONDS EAST 49.82 FEET TO THE POINT OF BEGINNING.

APR:
204-013422 - PARCEL "A" & "B"
204-013427 - PARCEL "C"

PARCEL "B" EXCEPTION:
A DOCUMENT ENTITLED "RESOLUTION 83-647" A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS ACCEPTING PORTIONS OF CANWOOD STREET AND DERRY AVE AS PUBLIC STREETS PER DOC. NO. 81-127476 RECORDED AUG. 13, 1991.

PROPOSED EASEMENTS:

- EASEMENT TO THE CITY OF AGOURA HILLS FOR SIDEWALK PURPOSES.
- EASEMENT TO THE CITY OF AGOURA HILLS FOR SEWER PURPOSES.
- EASEMENT TO THE LAND FOR FIRE DEPT. WATER BACK FLOW DEVICE.
- EASEMENT TO THE LAND FOR FIRE DEPT. WATER BACK FLOW DEVICE.
- EASEMENT TO THE CITY OF AGOURA HILLS FOR STORM DRAIN PURPOSES.
- EASEMENT FOR FIRE ACCESS PURPOSES.



AREA BEFORE ADJUSTMENT:

PARCEL A	12.33 Acres
PARCEL B	0.74 Acres
PARCEL C	0.86 Acres

AREA AFTER ADJUSTMENT:

PARCEL 1	2.21 Acres
PARCEL 2	10.36 Acres

SCALE: 1" = 50'

PREPARED BY: WESTLAND CIVIL, INC. 100 N. WILSON ST., SUITE 101, AGOURA HILLS, CA 91301
 PROJECT NO. 02-2023-007
 AGOURA HILLS

VESTING TENTATIVE PARCEL MAP NO. 69426
AGOURA BUSINESS CENTER WEST
5301 DERRY AVENUE, AGOURA HILLS, CA

PROJECT NO. SHEET 2 OF 2
 05/11/2009

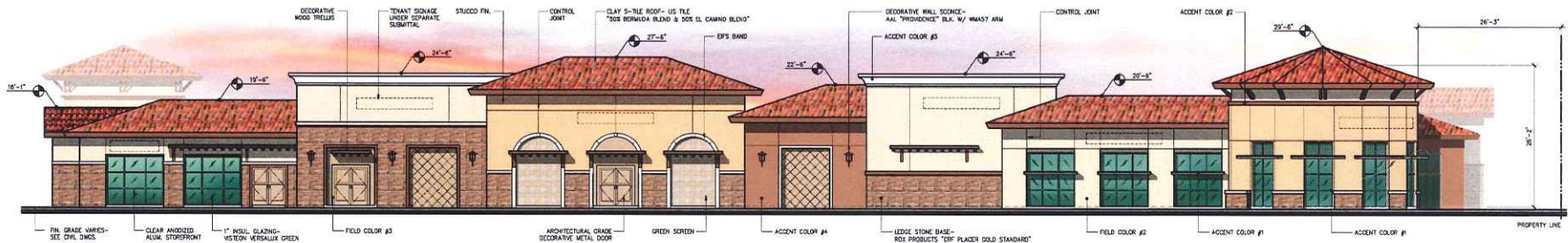
REV	SYMBOL	DESCRIPTION OF CHANGE	RCE	DATE



**RETAIL DEVELOPMENT
FOR THE PROPERTY LOCATED
AT THE NORTHWEST CORNER OF
DERRY AVENUE & CANWOOD STREET,
AGOURA HILLS**

**CONDITIONAL USE PERMIT CASE NO. 07-CUP-010
SIGN PERMIT CASE NO. 07-SP-036
VARIANCE REQUEST CASE NO. 08-VAR-006
VESTING TENTATIVE PARCEL MAP 69426
GENERAL PLAN AMENDMENT CASE NO. 07-GPA-001
ZONE CHANGE CASE NO. 07-ZC-001**

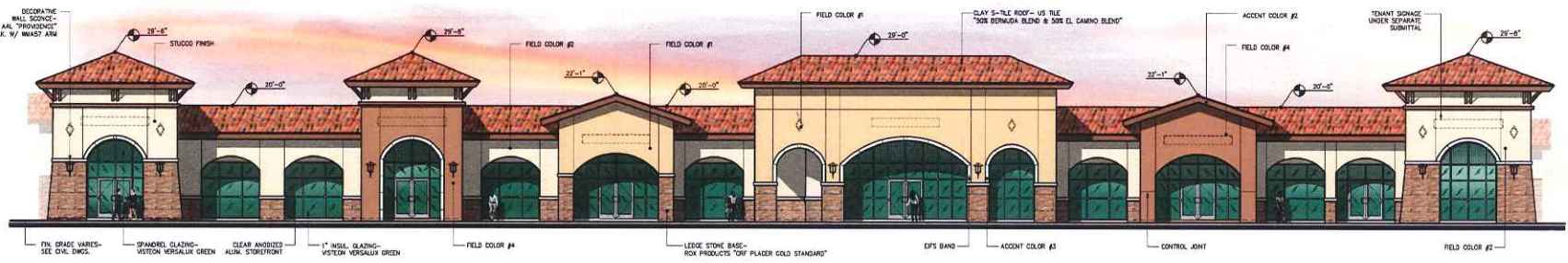
**EXHIBIT E
Renderings
and
Photosimulations**



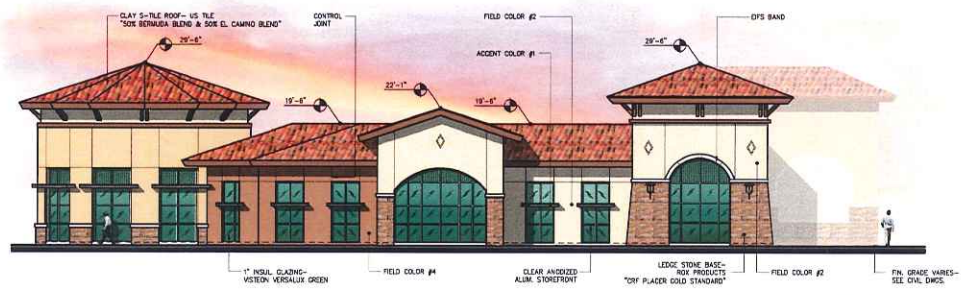
SOUTH EXTERIOR ELEVATION
SCALE: 1/8"=1'-0" (A)



WEST EXTERIOR ELEVATION
SCALE: 1/8"=1'-0" (B)



NORTH EXTERIOR ELEVATION
SCALE: 1/8"=1'-0" (C)



EAST EXTERIOR ELEVATION
SCALE: 1/8"=1'-0" (D)

ARCHITECT
WARE MALCOMB
1033 Santa Monica Boulevard, Suite 500
Los Angeles, California 90025
310.441.1234

OWNER
AGOURA BUSINESS CENTER WEST, LLC
5501 DERRY AVENUE
AGOURA HILLS, CALIFORNIA

EXTERIOR ELEVATIONS	
DATE	DESCRIPTION
02-22-07	PLANNING SUBMITTAL
03-12-07	PLANNING PER-SUBMITTAL #2
04-10-07	PLANNING PER-SUBMITTAL #3
05-14-07	CITY PLANNING COMMISSION SUBMITTAL
12-14-07	PLANNING SUBMITTAL

P/A: PKM
DRAWN BY: CADG
JOB NO.: 063-030-00

SHEET
A4.1





James Buchanan Center West
10000
10000
10000



Agoura Business Center West

Toward Sign	Toward Sign
Toward Sign	Toward Sign
Toward Sign	Toward Sign

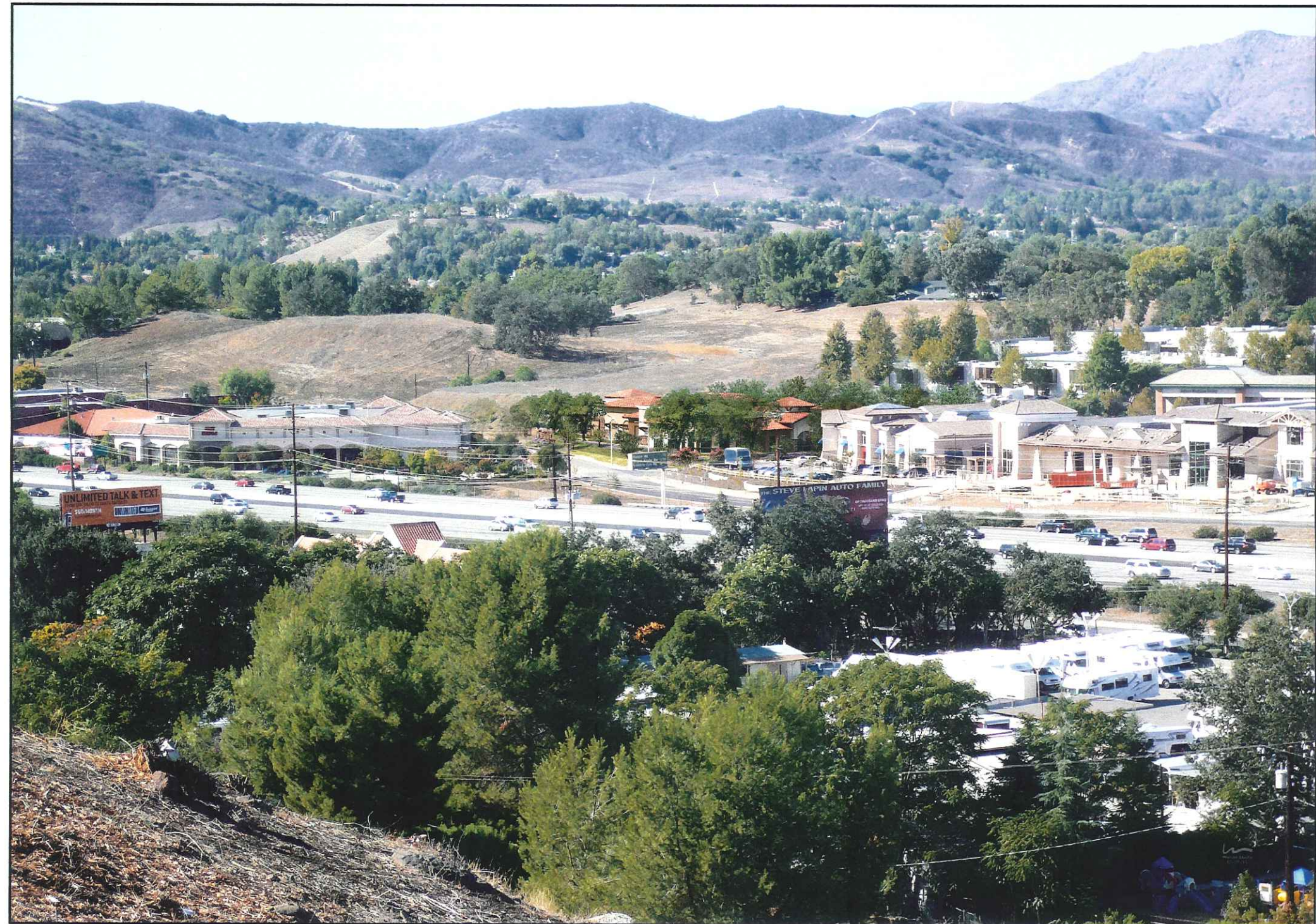


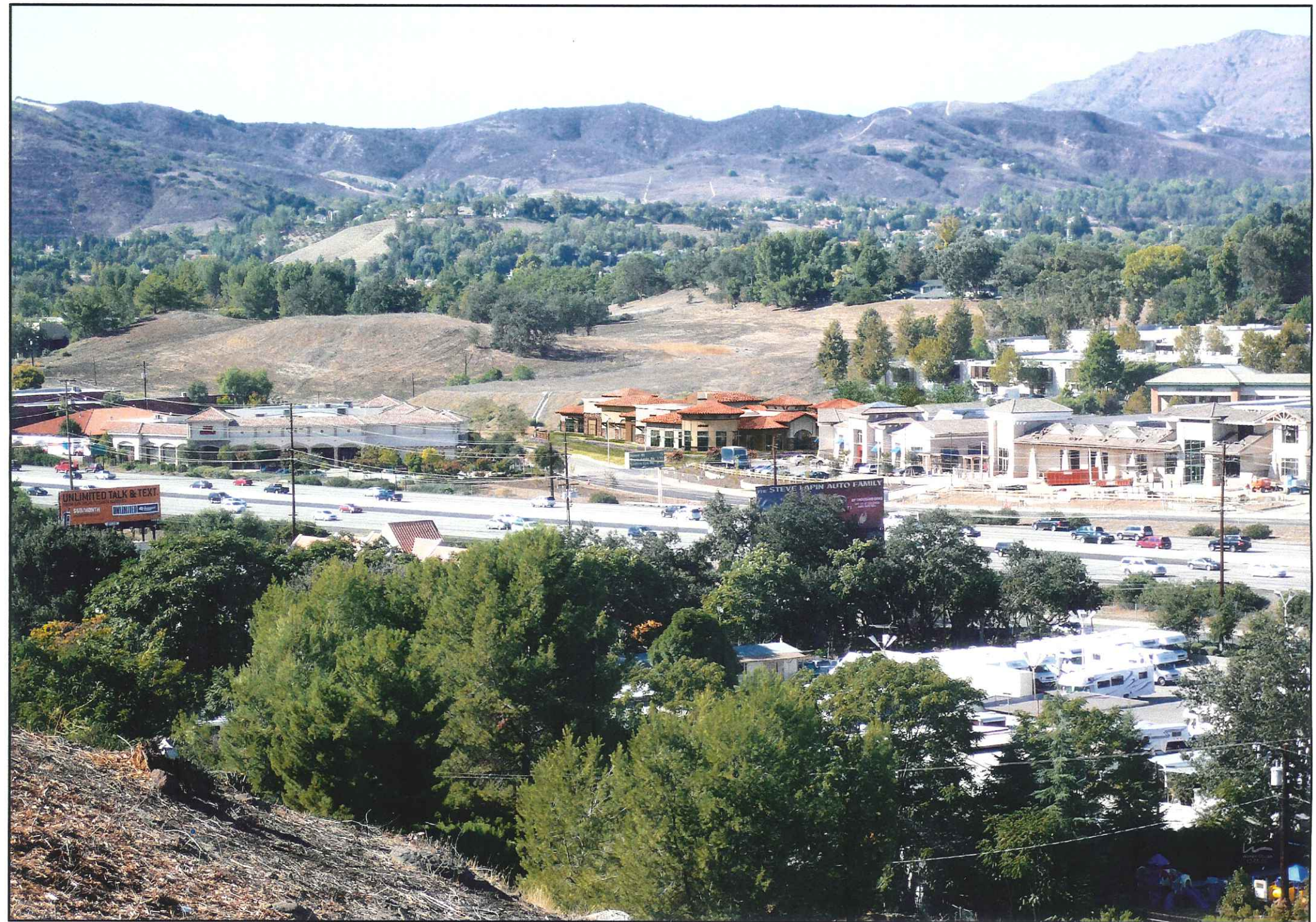
SIGNAGE

SIGNAGE

Agoura Business Center West
Toscani Signs
Toscani Signs
Toscani Signs
Toscani Signs

S 1TS 246







**RETAIL DEVELOPMENT
FOR THE PROPERTY LOCATED
AT THE NORTHWEST CORNER OF
DERRY AVENUE & CANWOOD STREET,
AGOURA HILLS**

**CONDITIONAL USE PERMIT CASE NO. 07-CUP-010
SIGN PERMIT CASE NO. 07-SP-036
VARIANCE REQUEST CASE NO. 08-VAR-006
VESTING TENTATIVE PARCEL MAP 69426
GENERAL PLAN AMENDMENT CASE NO. 07-GPA-001
ZONE CHANGE CASE NO. 07-ZC-001**

EXHIBIT F
Photographs of the Site
and
Color Copy of the Color and Material Board

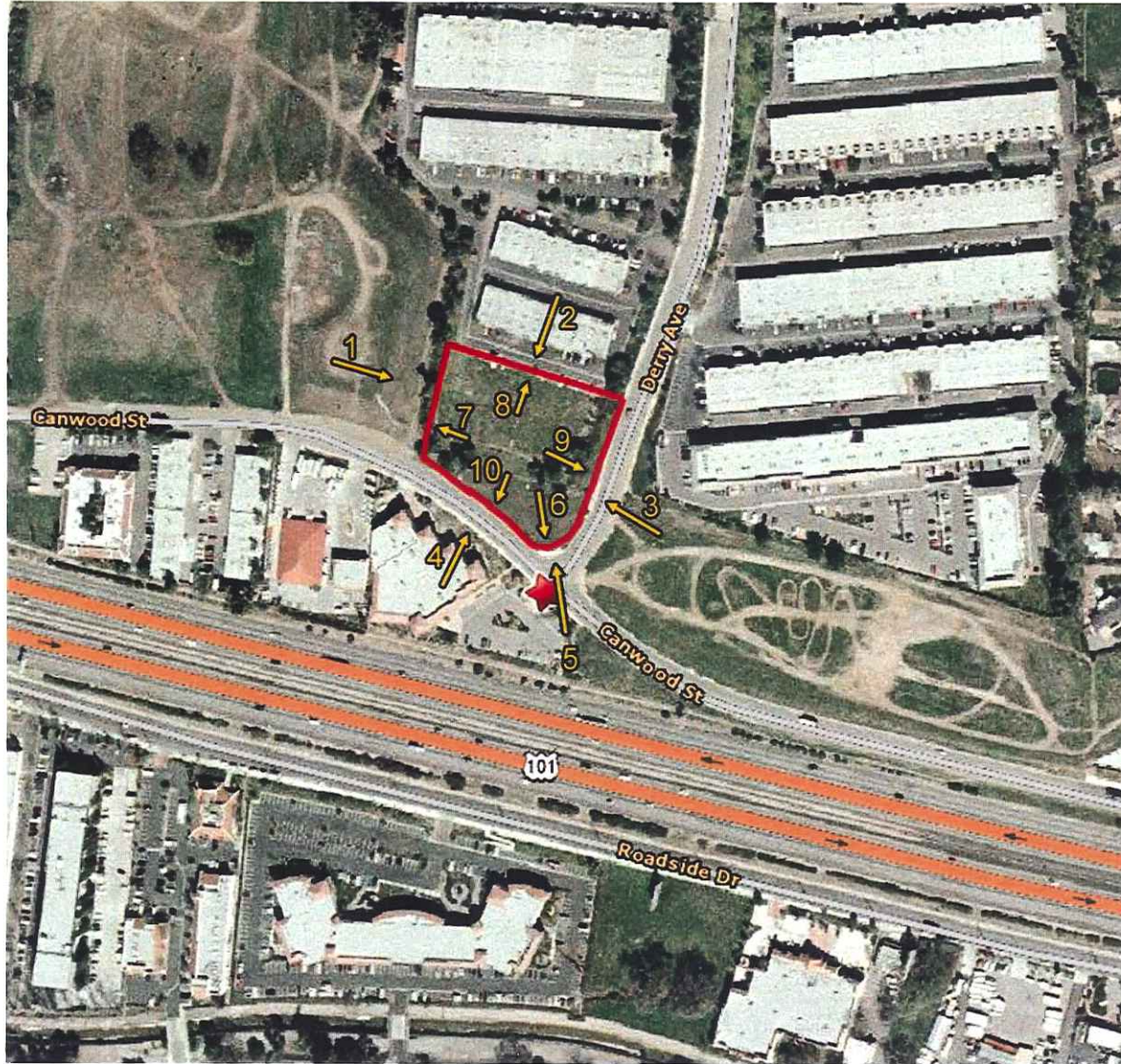


PHOTO KEY PLAN

05.23.07

Agoura Business Center West
AGOURA HILLS, CALIFORNIA

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planning
interiors
graphics

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310.481.0400



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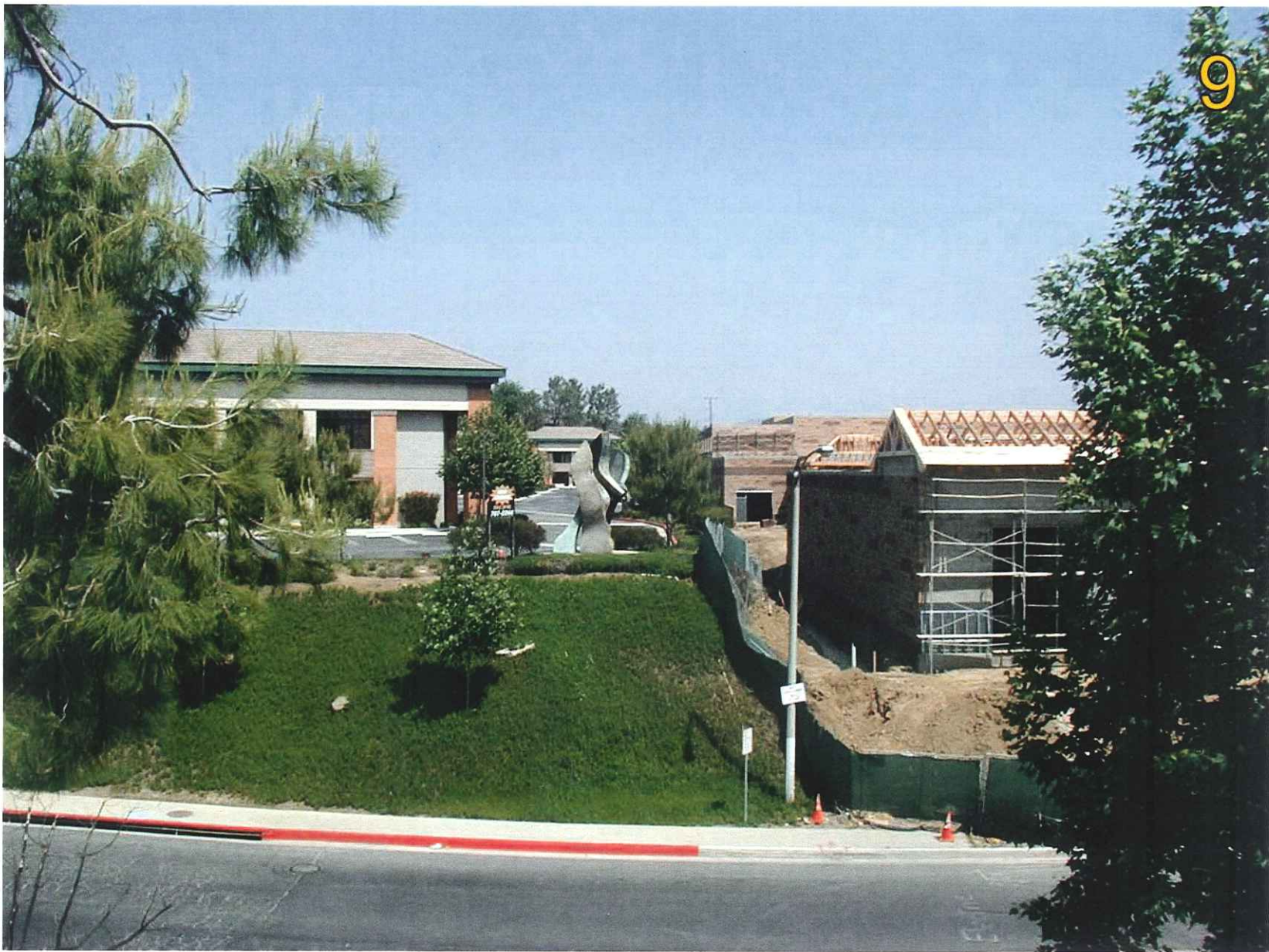
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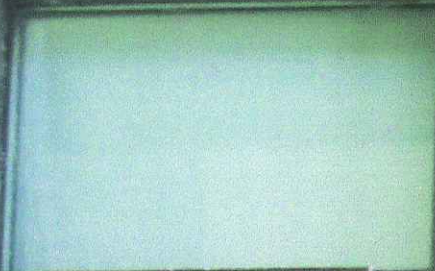
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AGOURA HILLS, CALIFORNIA

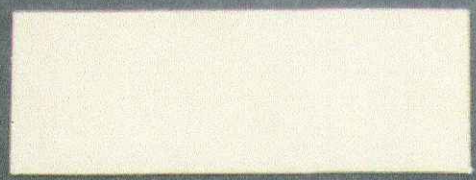
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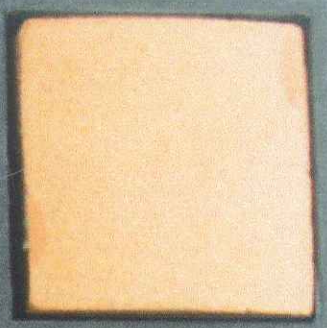
Visteon Versalux Green 2000
Glass



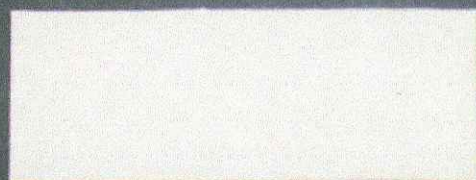
ICI A1823 - Traditional Tan
Field Color 1



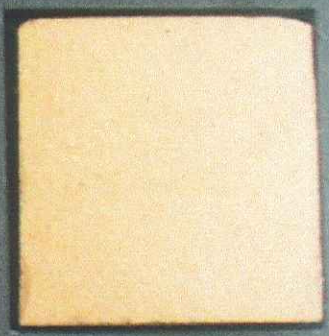
CRF Placer Gold Standard
Ledge Stone Veneer



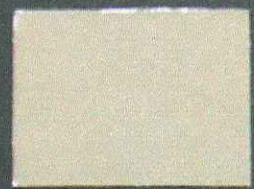
Clear Anodized Aluminum
Mullion



ICI A1726 - Light Taupe
Field Color 2



ICI A2013 - Seal Grey
Accent Color 1



ICI A1798 - Brushwood
Field Color 3



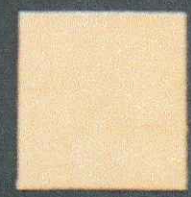
ICI A0573 - Century Brown
Field Color 4



ICI A1743 - Otter Brook
Accent Color 2



ICI A0148 - White on White
Accent Color 3



ICI A1762 - Brownington Court
Accent Color 4



El Camino & Bermuda Blend
Roof Tile