

3. Strict interpretation of the Zoning Ordinance would result in practical difficulty and unnecessary hardship by reducing the size of the building pad. If the proposed 17' high maximum retaining wall was reduced to 6' high maximum, then a 2:1 maximum slope would likely be required by the Geotechnical consultant to take the place of the reduction in wall height. In this case, an 11' reduction in wall height would reduce the building pad by 22' in depth. Such a drastic reduction would result in an inadequate number of parking stalls, a functionally obsolete building footprint, and/or an impractical building setback.

4. The granting of the Variance will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements of the aesthetic value in the vicinity. As in other locations in the City, the retaining wall will be aesthetically pleasing with an intended rockscape finish.

5. That the granting of the Variance will be consistent with the character of the surrounding area.

See attached

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END

5. The proposed wall will be consistent in terms of both size and materials with the many examples of retaining walls found in the surrounding area.

**VARIANCES
BURDEN OF PROOF FORM**

The Applicant has requested an interpretation of the Agoura Hills Municipal Code to determine whether the portion of the Building along Canwood Street constitutes the Building's primary frontage and the portion along the parking lot constitutes its secondary frontage for signage purposes. If that interpretation is that the frontage along Canwood Street is not the primary frontage or the portion along the parking lot is not the secondary frontage, then the Applicant requests a Variance to allow the signage for the Agoura Business Center West as if it were pursuant to Agoura Hills Municipal Code Section 9676 as follows:

1. That because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

The subject property is irregularly trapezoidal in shape, containing approximately 2.01 acres, and bound by Canwood Street on the south, Derry Avenue on the east, Applicant owned industrial property on the north and unimproved property on the west. The subject property is also topographically irregular as there is more than a 25 foot drop on the 240 feet deep pad equating to an almost 10% grade change. Due to such irregular shape and sloping topography, the proposed building was situated parallel to Canwood Street with public entrances and the parking lot located on the north to allow for two drive entrances; one to the west of the building on Canwood and one to the north on Derry. As a result of this orientation, the rear of the building faces the primary public right of way, Canwood Street, instead of the front of the building.

Due to these extenuating site conditions and an atypical building orientation, a Variance is requested to approve of Signage Program dated December 1, 2008 and allow the placement of one sign of 18 square feet maximum and five signs of 28 square feet maximum along Canwood Street (one sign for each of the six tenants), six signs of 18

square feet maximum along the parking lot (one for each tenant), and one sign of 10 square feet maximum along the west side of the building.

Presently, an overwhelming majority of the retail properties and businesses in the City enjoy the privilege of advertising signage on the building side that faces the main public right-of-way. The surrounding businesses all have signs facing Canwood Street, as well as the 101 Freeway. Signage is located in this way in order to attract the maximum number of trips into the parking lot thereby capturing potential customers. The Applicant's Sign Program provides for signs along Canwood Street, however, views from the 101 Freeway would be limited to the signs for possibly the two eastern most tenants.

Strict application of the Municipal Code would deprive the subject property of the privilege of tenant signage on the side of the building facing the public right of way, which would render it and the businesses unable to compete in the surrounding market. Additionally, other businesses would have an unfair advantage over the subject property for merely having the front of these buildings facing the public right of way.

The granting of this Variance will be consistent with Division 5 Section 9655 of the Agoura Hills Municipal Code (Code), which states that the intent and purpose of the regulations is to establish uniform sign regulations to "assure proper expression through visual communications," "promote fairness in competition, and retain identity in the business community."

2. That the granting of the Variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated;

The granting of this Variance will not constitute a grant of special privileges as there are currently several buildings in the City with signage on the back or side of the building

facing the primary public right of way, even though a public entrance is not located on such building face. Examples include Fedex Kinkos located at 5045 Cornell Road, Washington Mutual Bank located at 5695 Kanan Road, and Citibank located at 5837 Kanan Road. With other surrounding business enjoying signage facing Canwood Street and the 101 Freeway, a granting of the variance would not be for special privileges, but would rather allow the subject building and its tenants to compete in the marketplace in the same manner as those surrounding businesses.

3. That the strict interpretation and enforcement of the provisions of the Zoning Ordinance would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the Zoning Ordinance;

Strict interpretation and enforcement of the Zoning Ordinance would minimize or prohibit signage facing the primary public right of way. As stated above, among the list of purposes of the Zoning Ordinance is to "promote fairness in competition and retain identity in the business community." The strict interpretation of the ordinance would place the subject building's tenants in an unnecessary hardship by failing to allow their business signs along Canwood Street merely because the front of the building or rather the side of the building with the entrances is not facing Canwood Street.

4. That the granting of the Variance will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements of the aesthetic value in the vicinity; and

The granting of this Variance will not be detrimental to public health, safety, or welfare as each tenant's sign will be designed by a qualified professional, permitted by the City's Building Department, installed by a licensed contractor, and thoroughly inspected by the City. Furthermore, the granting of this Variance will not be materially injurious to

properties of the aesthetic value in the vicinity as the design, illumination, materials, and finishes will be consistent with the City Sign Regulations and Sign Guidelines and the character of the surrounding community.

5. That the granting of the Variance will be consistent with the character of the surrounding area.

The granting of this Variance will be consistent with the character of the signage currently in the City as evidenced by the previously mentioned Fedex Kinkos, Washington Mutual, Citibank, and surrounding businesses along Canwood Street. The immediate surrounding area is predominately composed of buildings of commercial uses with Business Park-Manufacturing (BP-M), Business Park Office Retail (BP-OR), and Commercial Retail/Service (CRS) General Plan and Zoning designations. The proposed Signage Program will not only be consistent with but also an upgrade to the signage currently in this commercial zoned corridor.



**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 B
Applicant's Letter**

AGOURA BUSINESS CENTER WEST, LLC
5304 DERRY AVENUE, SUITE A
AGOURA HILLS, CALIFORNIA 91301
TELEPHONE (818) 889-2822 • FAX (818) 889-8750

May 14, 2009

City of Agoura Hills
Planning Commission
30001 Lady Face Court
Agoura Hills, CA 91301

Re: Agoura Business Center West/07-CUP-10/07-GPA-001/07-ZC-001/TPM 69426

To the Members of the City of Agoura Hills Planning Commission:

We write in accordance with Section 9655.11 of the Agoura Hills Municipal Code (Code) to request and provide our interpretation of (i) the meaning and application of Section 9655.2.N "Frontage, primary" and (ii) the meaning and application of Section 9655.8.B.1.j relating to "second public frontage".

On December 8, 2009, Agoura Business Center West, LLC (Applicant) re-submitted its application for a development permit to allow the construction of approximately 20,000 square feet of commercial retail development at the northwest corner of Canwood Street and Derry Avenue in the City of Agoura Hills (City). Along with the application, a proposed Signage Program dated December 1, 2008 was submitted and comments from the City were received by the Applicant regarding the locations of the primary and secondary frontages of the subject building (Building). From these comments received, it appears there are differing interpretations of "primary frontage" and "secondary frontage" as it applies to the Applicant's Sign Permit.

"Ambiguity" is addressed in Code Section 9655.11.B which provides:

Whenever any ambiguity arises as to the interpretation of the provisions of this part. [sic] The applicant for a sign permit may request that the planning commission make a determination as to the meaning and application of the ambiguous provisions.

I. Primary Frontage:

On the Applicant's proposed Sign Permit, the "primary frontage" of the Building is identified and located as the *south* side of the Building along Canwood Street. However, the Applicant understands the City Staff's position to be that the Building's primary frontage is the *north* side along the parking lot as the storefronts and Building's public entrances are along this side.

"Frontage, primary" is defined in Code Section 9655.2.N as:

Frontage, primary means the frontage, which provides the subject building with its main or principal orientation to a public or private right-of-way, whether or not such frontage has a public entrance to the building. In shopping centers or multiple tenant buildings, the primary frontage shall be established as part of a sign program (emphasis added).

The Building's primary frontage is the *south* frontage along Canwood Street because it provides the main or principal orientation to a public right-of-way, Canwood Street. Additionally, the Canwood Street side of the Building should be recognized as the primary frontage as it runs the length of the Building and is visible from both Canwood Street and the 101 Freeway. If the *north* side is designated as the primary frontage, the Building will not have any signage along Canwood Street and the public will not know of the Building's tenants until arrival in the parking lot, which would only happen if the existence of the tenants are already known. Although the Building does not have a public entrance on this frontage, it appears that Section 9655.2.N contemplates this situation by adding "whether or not such frontage has a public entrance to the Building." In other words, the primary frontage of a building can be the rear of that building without any public entrance.

Establishing the *south* side of the Building as the primary frontage furthers the intent of the City's sign regulations by promoting fairness in competition, recognizing the critical function and importance of signs for businesses, and supports and promotes viable businesses by allowing signage that provides adequate identification (See generally Code section 9655.).

II. Secondary Frontage:

On the proposed Sign Permit, the secondary frontage of the Building is identified and located as the *north* frontage along the parking lot as this is the frontage with public entrances to the Building. The Applicant understands that the City Staff's position is that the secondary frontage is the *east* side of the Building along Derry Avenue as this is the frontage that actually faces a public right-of-way.

"Frontage, secondary" is defined in Code Section 9655.2.O as:

Frontage, secondary means any frontage, other than the primary frontage, that has a public entrance to the subject building (emphasis added).

There are no public entrances to the Building on Derry Avenue so, under Section 9655.2.O, the portion of the Building fronting on Derry Avenue cannot be a secondary frontage. The only public entrances are on the north side of the Building fronting on the parking lot and this is the Building's only secondary frontage. Section 9655.8.B.1.j deals with businesses located on two streets – here Canwood Street and Derry Avenue – and allows larger signs on the primary frontage – here Canwood Street – and smaller signs on the second smaller frontage – here the parking lot.

The Applicant respectfully requests the Planning Commission to (i) find and determine that the "primary frontage" of the Building is the south frontage along Canwood Street and the "secondary frontage" is the north frontage along the parking lot and (ii) approve such Sign Permit in total.

Sincerely,



Brian Gelt
Project Manager



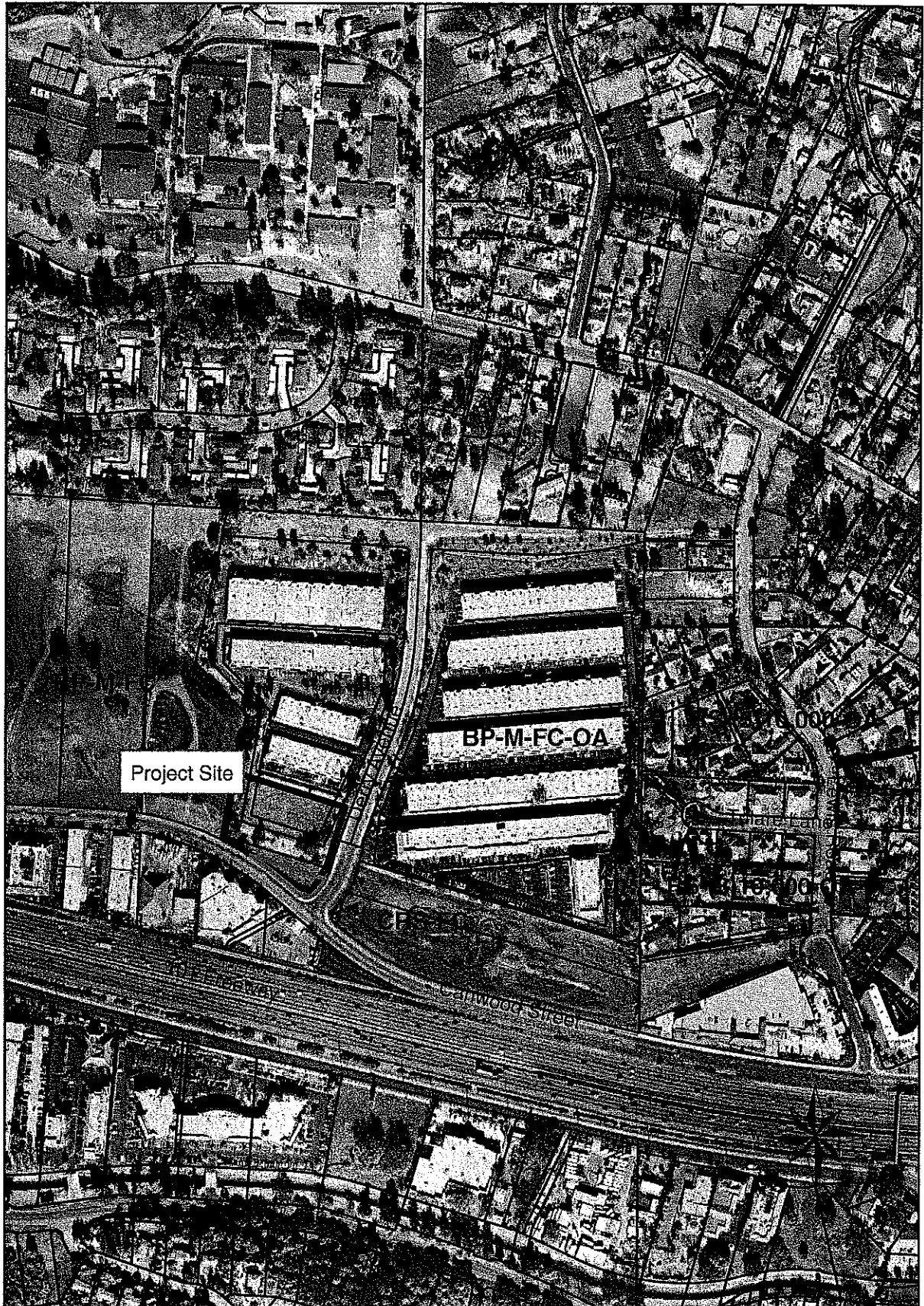
**RETAIL DEVELOPMENT
FOR THE PROPERTY LOCATED
AT THE NORTHWEST CORNER OF
DERRY AVENUE & CANWOOD STREET,
AGOURA HILLS**

**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 C
Vicinity/Zoning Map

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

Vicinity/Zoning Map





**RETAIL DEVELOPMENT
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AT THE NORTHWEST CORNER OF
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VESTING TENTATIVE PARCEL MAP 69426
GENERAL PLAN AMENDMENT CASE NO. 07-GPA-001
ZONE CHANGE CASE NO. 07-ZC-001**

EXHIBIT D
Reduced Photocopies of the Plans

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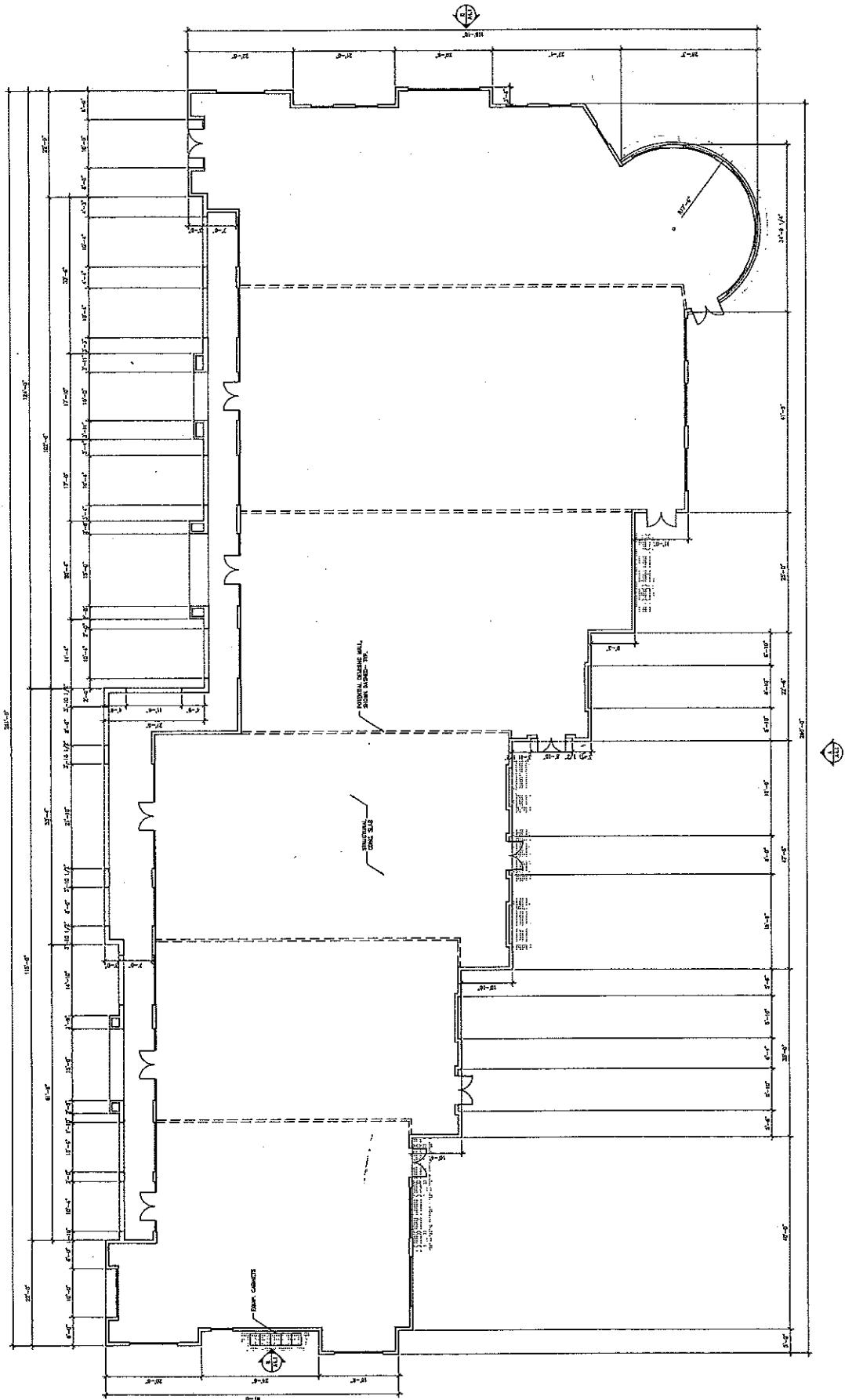
FLOOR PLAN
SCALE: 1/8" = 1'-0"

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

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 ARCHITECTS
 10000 WILSON AVENUE
 SUITE 100
 BELLFLOWER, CALIFORNIA 90706
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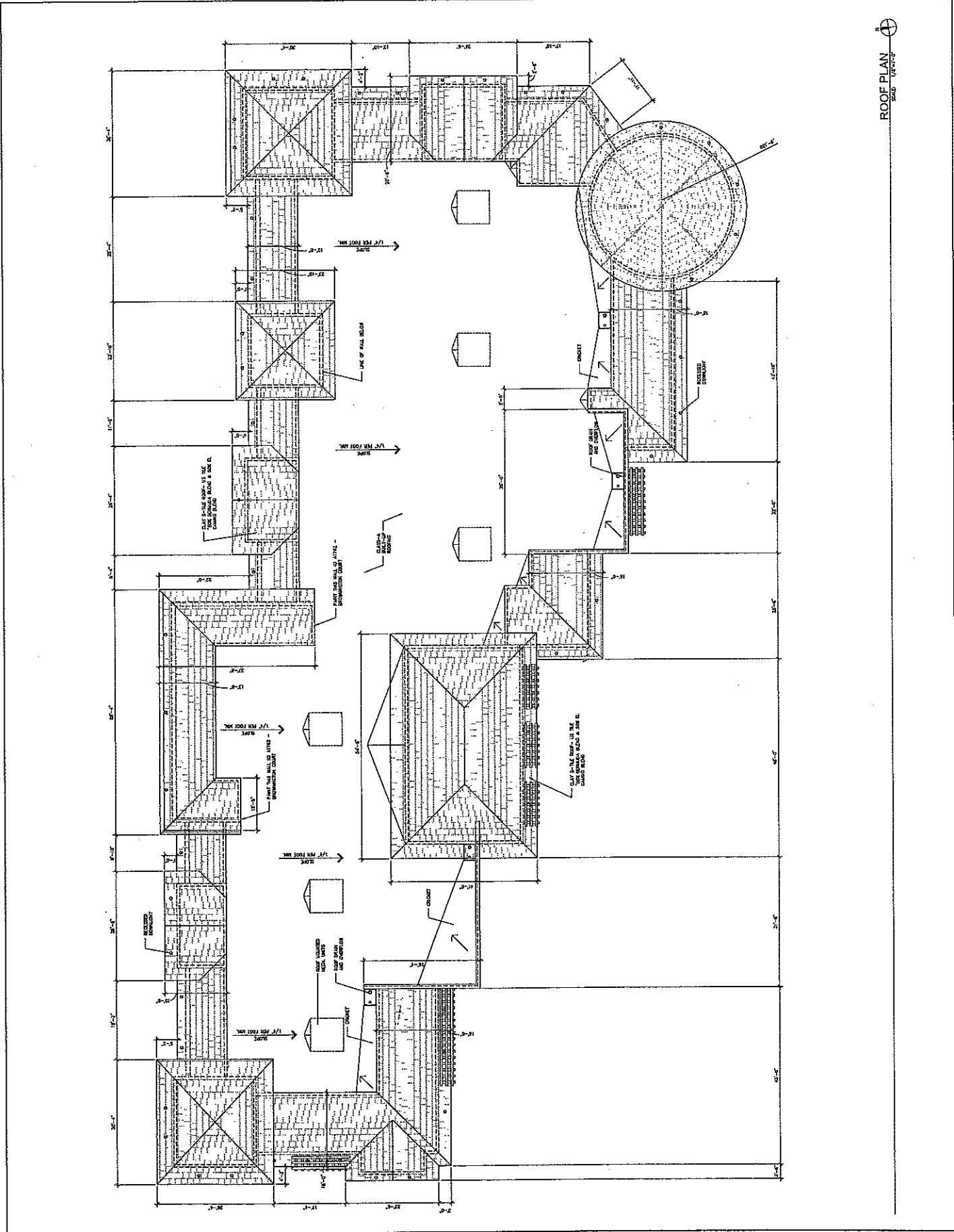


ROOF PLAN
DATE: 10/28/08

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

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 www.waremalcomb.com



AGORA BUSINESS CENTER WEST, LLC - AGORA BUSINESS CENTER WEST, LLC - AGORA BUSINESS CENTER WEST, LLC

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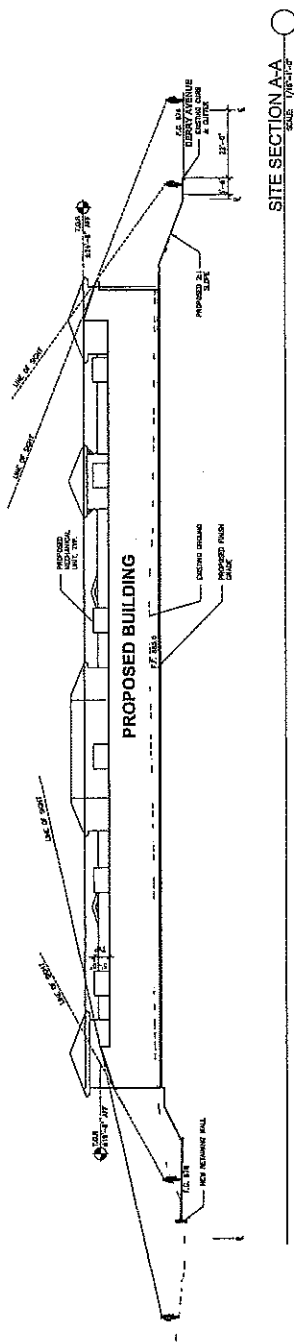
SITE SECTIONS - LINE OF SIGHT

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

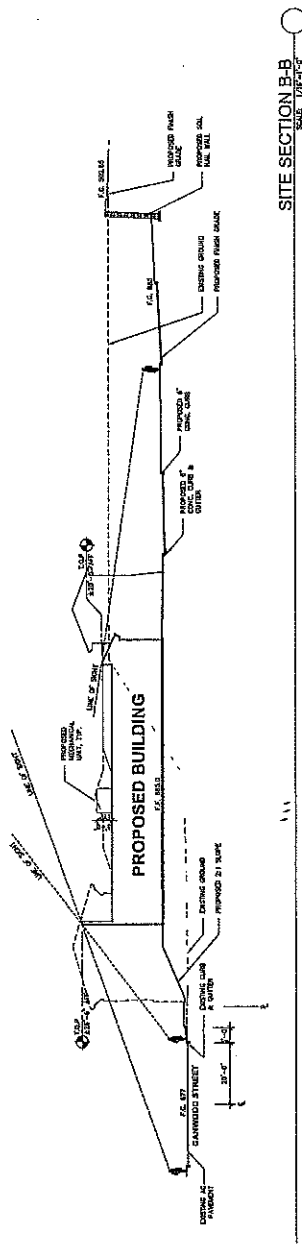
WARE MALCOMB

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Agoura Hills, California 91301
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SITE SECTION A-A
SCALE: 1/8"=1'-0"



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

NO.	REVISION	DATE
1	PLANNING RESUBMITTAL	10-28-08
2	PLANNING RESUBMITTAL	11-17-08
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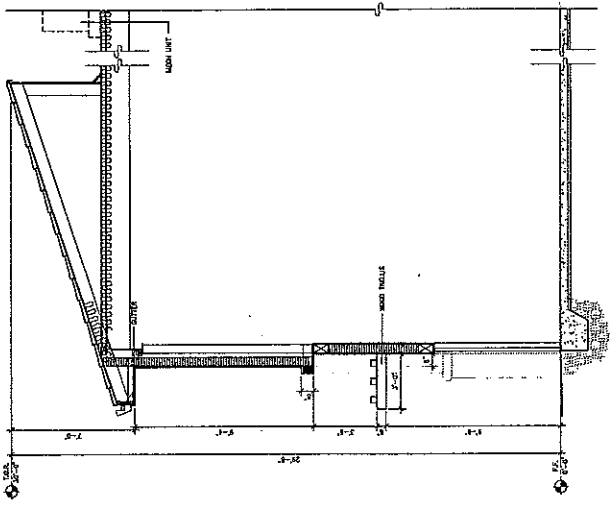
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1000 BROADWAY, SUITE 1200
SAN FRANCISCO, CA 94133
TELEPHONE: 415.774.8100
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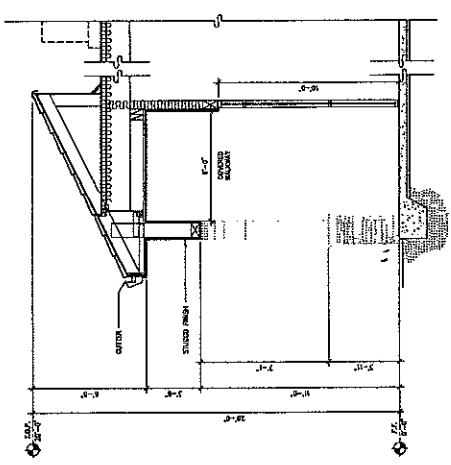
AGOURA BUSINESS CENTER WEST, LLC
AGOURA BUSINESS CENTER WEST, LLC
5301 DERRY AVENUE
AGOURA HILLS, CALIFORNIA

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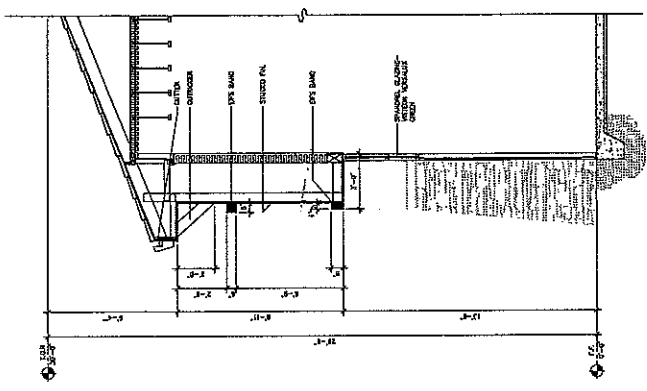
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WALL SECTION A
SCALE: 3/8" = 1'-0"



WALL SECTION B
SCALE: 3/8" = 1'-0"



WALL SECTION D
SCALE: 3/8" = 1'-0"

SP.1

SITE LIGHTING PHOTOMETRIC PLAN	
DATE:	10/28/08
DRAWN BY:	[Name]
CHECKED BY:	[Name]
APPROVED BY:	[Name]
SCALE:	AS SHOWN
PROJECT:	AGOURA BUSINESS CENTER WEST
CLIENT:	AGOURA HILLS, CALIFORNIA
DESIGNER:	WARE MALCOMB

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

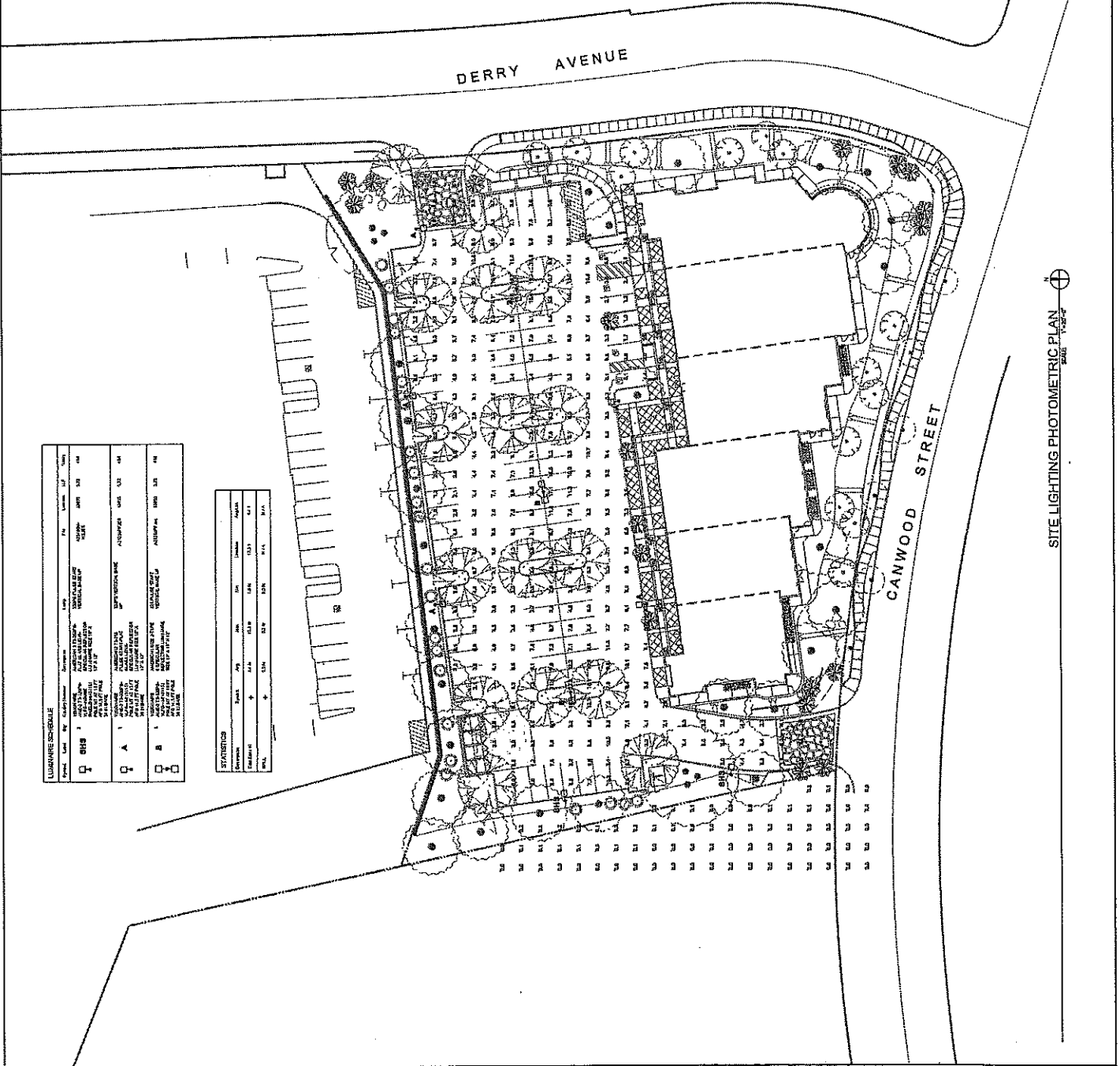
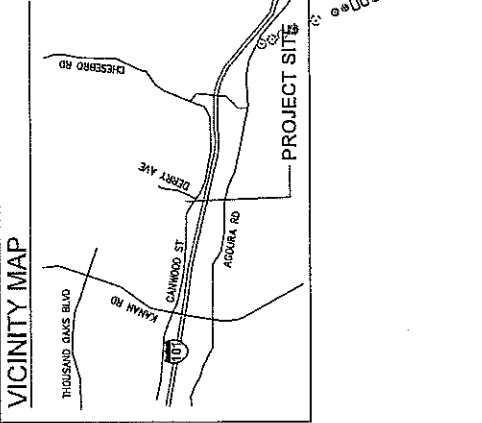
Alliance
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AGOURA BUSINESS CENTER WEST

Lighting Fixtures

Fixture ID	Manufacturer	Model	Beam Spread	Footcandle	Notes
1	Altimetream	ALM-1000	100°	100	Building facade
2	Altimetream	ALM-2000	120°	200	Building facade
3	Altimetream	ALM-3000	140°	300	Building facade
4	Altimetream	ALM-4000	160°	400	Building facade
5	Altimetream	ALM-5000	180°	500	Building facade
6	Altimetream	ALM-6000	200°	600	Building facade
7	Altimetream	ALM-7000	220°	700	Building facade
8	Altimetream	ALM-8000	240°	800	Building facade
9	Altimetream	ALM-9000	260°	900	Building facade
10	Altimetream	ALM-10000	280°	1000	Building facade
11	Altimetream	ALM-11000	300°	1100	Building facade
12	Altimetream	ALM-12000	320°	1200	Building facade
13	Altimetream	ALM-13000	340°	1300	Building facade
14	Altimetream	ALM-14000	360°	1400	Building facade
15	Altimetream	ALM-15000	380°	1500	Building facade
16	Altimetream	ALM-16000	400°	1600	Building facade
17	Altimetream	ALM-17000	420°	1700	Building facade
18	Altimetream	ALM-18000	440°	1800	Building facade
19	Altimetream	ALM-19000	460°	1900	Building facade
20	Altimetream	ALM-20000	480°	2000	Building facade



SITE LIGHTING PHOTOMETRIC PLAN

LUMINAIRE SCHEDULE

Symbol	Name	Height	Beam Spread	Footcandle	Notes
1	AGOURA BUSINESS CENTER WEST	10	100°	100	Building facade
2	AGOURA BUSINESS CENTER WEST	12	120°	120	Building facade
3	AGOURA BUSINESS CENTER WEST	14	140°	140	Building facade
4	AGOURA BUSINESS CENTER WEST	16	160°	160	Building facade
5	AGOURA BUSINESS CENTER WEST	18	180°	180	Building facade
6	AGOURA BUSINESS CENTER WEST	20	200°	200	Building facade
7	AGOURA BUSINESS CENTER WEST	22	220°	220	Building facade
8	AGOURA BUSINESS CENTER WEST	24	240°	240	Building facade
9	AGOURA BUSINESS CENTER WEST	26	260°	260	Building facade
10	AGOURA BUSINESS CENTER WEST	28	280°	280	Building facade
11	AGOURA BUSINESS CENTER WEST	30	300°	300	Building facade
12	AGOURA BUSINESS CENTER WEST	32	320°	320	Building facade
13	AGOURA BUSINESS CENTER WEST	34	340°	340	Building facade
14	AGOURA BUSINESS CENTER WEST	36	360°	360	Building facade
15	AGOURA BUSINESS CENTER WEST	38	380°	380	Building facade
16	AGOURA BUSINESS CENTER WEST	40	400°	400	Building facade
17	AGOURA BUSINESS CENTER WEST	42	420°	420	Building facade
18	AGOURA BUSINESS CENTER WEST	44	440°	440	Building facade
19	AGOURA BUSINESS CENTER WEST	46	460°	460	Building facade
20	AGOURA BUSINESS CENTER WEST	48	480°	480	Building facade

STATISTICS

Symbol	Count	Area	Volume
1	1	100	1000
2	1	120	1200
3	1	140	1400
4	1	160	1600
5	1	180	1800
6	1	200	2000
7	1	220	2200
8	1	240	2400
9	1	260	2600
10	1	280	2800
11	1	300	3000
12	1	320	3200
13	1	340	3400
14	1	360	3600
15	1	380	3800
16	1	400	4000
17	1	420	4200
18	1	440	4400
19	1	460	4600
20	1	480	4800



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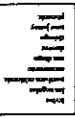
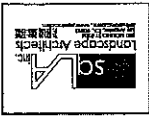
SCALE: 1/16" = 1'-0"



NO.	DATE	DESCRIPTION
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100	11-15-88	FINAL

SHADING PLAN

DALE POE REAL ESTATE GROUP
 6301 DERRY STREET
 CENTER WEST
 AGOURA HILLS, CALIFORNIA



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 10000 ALTAIR DRIVE, SUITE 100
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PLANTING LEGEND

SYMBOL	PLANT SPECIES	SIZE/COUNT	CANOPY SIZE (AT 15 YRS)
○	QUERCUS AGRIFOLIA	48" BOX 7 EA.	36'
○	LIVE OAK COAST	24" BOX 21 EA.	30'
○	PLATANUS X ACERIFOLIA	24" BOX 11 EA.	48'
○	LONDON PLANE TREE	24" BOX 14 EA.	18' (75% OF 25)
○	ULMUS PARVIFOLIA	24" BOX 12 EA.	15' 6" (75% OF 18)
○	CHINESE EMERALD ELM		
○	LAGERSTROEMIA INDICA		
○	COPEMYRTLE		
○	CEGUS OCCIDENTALIS		
○	WESTERNEED BLD		

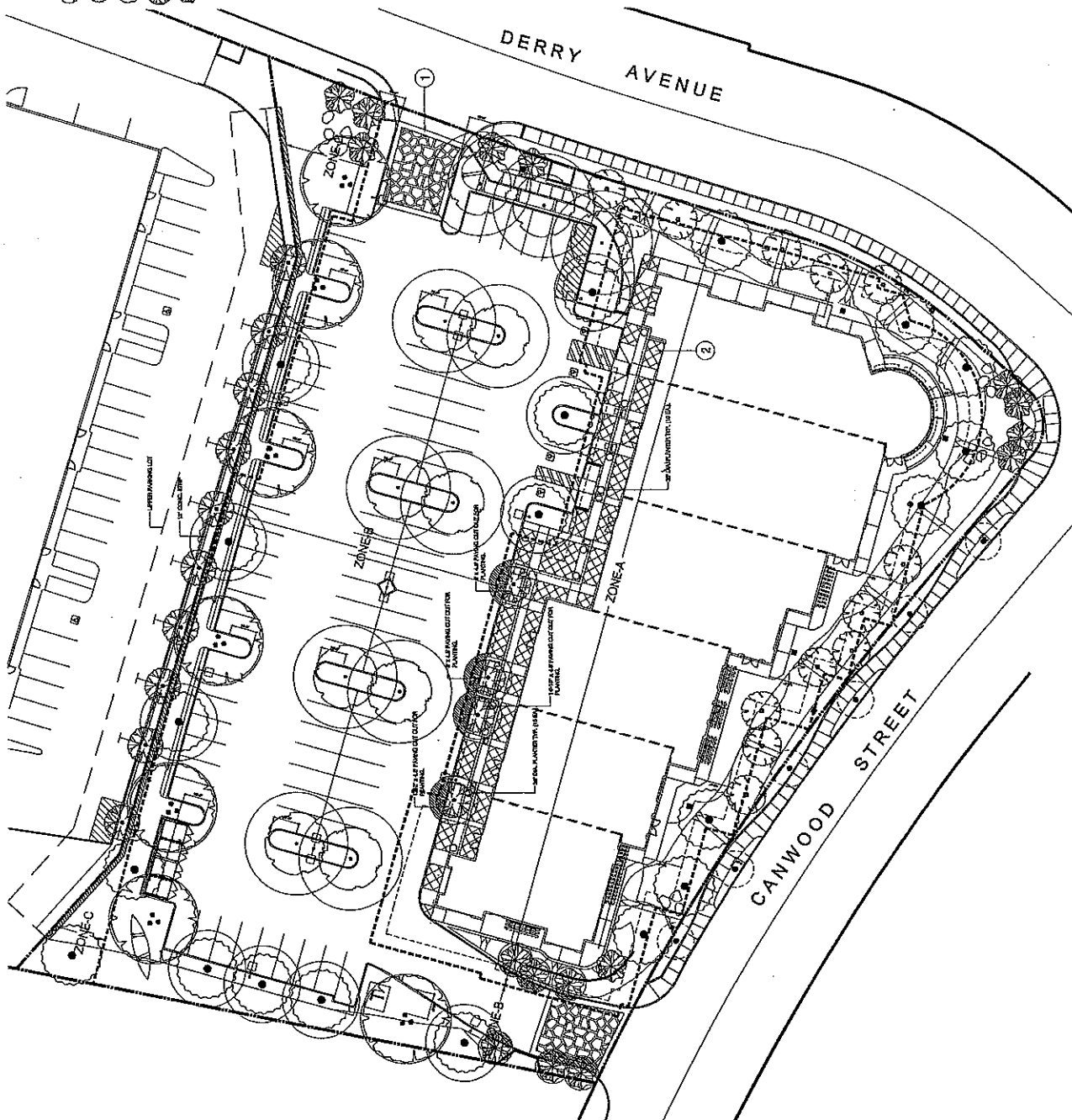
LANDSCAPE TABULATIONS

-TOTAL PARKING LOT AREA	: 34,043 SQ.FT.
-50% OF PARKING AREA TO BE COVERED BY TREES CANOPY PROVIDED	: 17,022 SQ.FT.
-TOTAL TREE CANOPY AREA PROVIDED	: 19,842 SQ.FT.
-% TREE CANOPY COVERAGE PROVIDED	: 45%
-15% OF PARKING AREA TO BE LANDSCAPED	: 5,106 SQ.FT.
-TOTAL LANDSCAPE IN PARKING AREA PROVIDED	: 7,710 SQ.FT.
-% PARKING AREA LANDSCAPED	: 22%

WATER CONSERVATION NOTES

THE FOLLOWING WATER CONSERVATION TECHNIQUES SHALL BE EMPLOYED IN THIS PROJECT:

- WATER CONSERVING PLANTS AND PLANTS WATERS TO HOT, DRY CLIMATES SHALL BE USED.
- TOTAL AMOUNT OF IRRIGATION WATER APPLIED TO ALL LANDSCAPE AREAS SHALL NOT EXCEED 42 INCHES PER SQUARE FOOT OF LANDSCAPE AREA PER YEAR.
- TURF LIMITED TO 20% OF THE TOTAL LANDSCAPE AREA.
- WATER CONSERVING OF TURF UTILIZED.
- USE OF HYDROZONES WITH PLANTS GROUPED BASED UPON AMOUNT OF WATER NEEDED TO SUSTAIN THEM.
- MULCH UTILIZED IN THE LANDSCAPE, 2" DEPTH MIN.
- SOIL AMENDMENTS UTILIZED TO IMPROVE WATER HOLDING CAPACITY OF SOIL.
- IRRIGATION SYSTEM SOLICITED SEASONALLY AND WITH WATERING HOURS BETWEEN 7:00 P.M. AND 10:00 A.M.
- IRRIGATION SYSTEM DESIGNED TO WATER DIFFERENT AREAS OF THE LANDSCAPE BASED ON WATERING NEED.
- IRRIGATION DESIGN SENSITIVE TO SLOPE FACTORS.
- RECOMMENDATIONS GIVEN FOR ANNUAL IRRIGATION SCHEDULE.





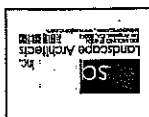
SCALE: 1/16" = 1'-0"



DAVE / DAVENPORT
DAVID J. DAVENPORT
REGISTERED PROFESSIONAL ENGINEER
NO. 11111
AGOURA HILLS, CALIFORNIA
APRIL 11, 2018-012-022
APRIL 11, 2018-012-022

DATE	
REVISION	
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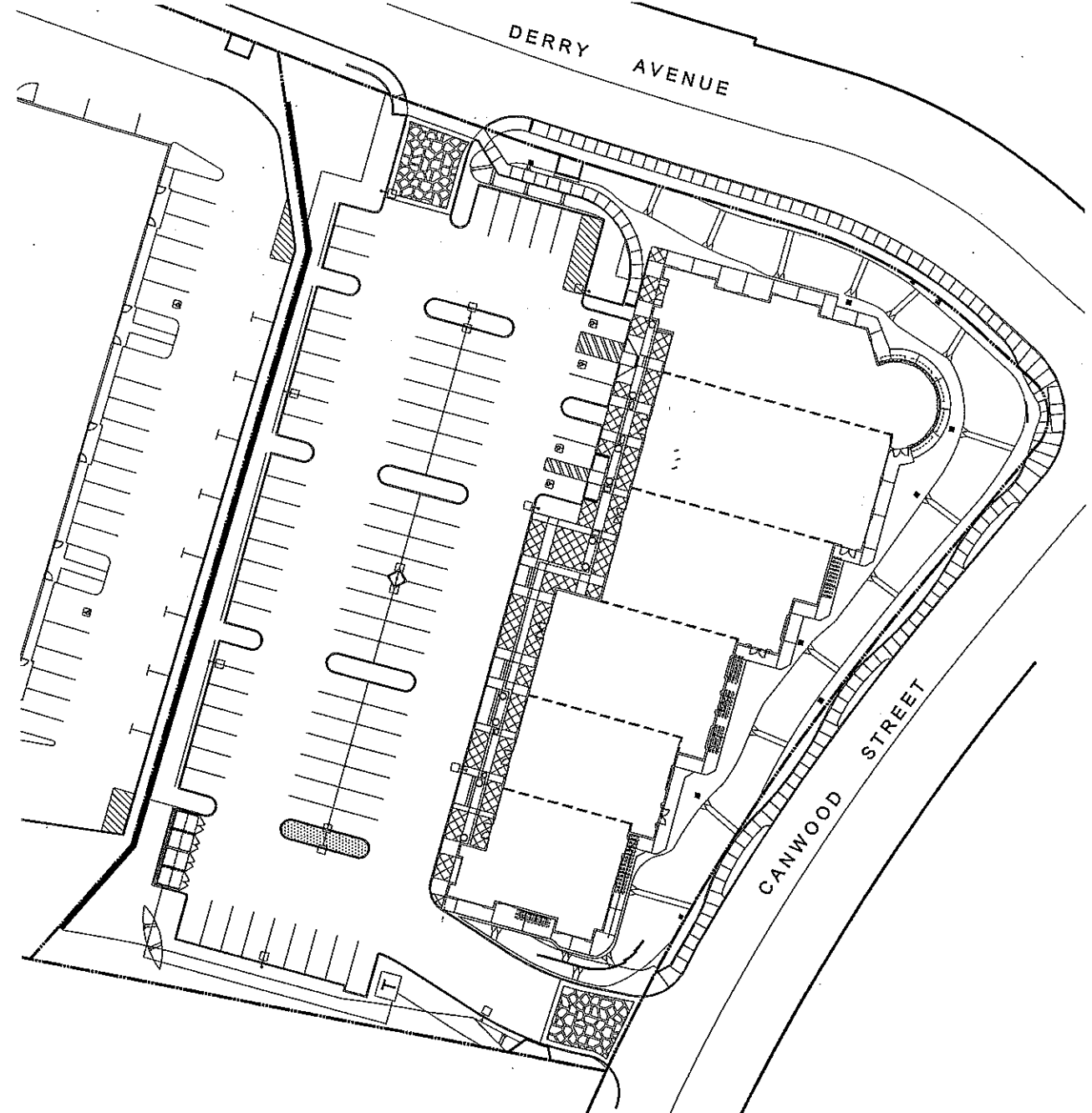
DALE POE REAL ESTATE GROUP
AGOURA BUSINESS
CENTER WEST
5301 DERRY STREET
AGOURA HILLS, CALIFORNIA



WARE MALCOMB
LANDSCAPE ARCHITECTS
4300 WEST 10TH AVENUE
SUITE 100
DENVER, COLORADO 80202
303.733.0100
WWW.WAREMALCOMB.COM

LANDSCAPE TABULATIONS

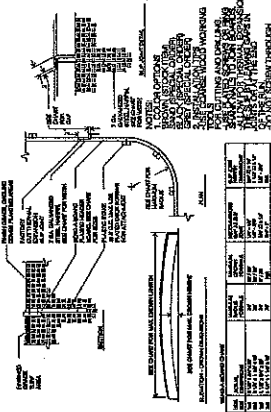
- TOTAL PARKING LOT AREA : 84,887 SQ. FT.
- 5% OF PARKING AREA TO BE LANDSCAPED : 4,244 SQ. FT.
- TOTAL LANDSCAPED IN PARKING AREA PROVIDED : 7,770 SQ. FT.
- 5% PARKING AREA LANDSCAPED : 4,244 SQ. FT.



© 2018 WARE MALCOMB LANDSCAPE ARCHITECTS

LANDSCAPE PLANTING NOTES

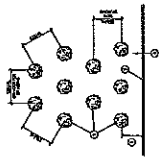
1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND SERVICES FOR THE COMPLETE INSTALLATION AS DESCRIBED BY THE LANDSCAPE DRAWINGS.
2. ANY DEVIATION FROM THE PLAN IS TO HAVE PRIOR WRITTEN APPROVAL BY THE OWNER OR HIS REPRESENTATIVE.
3. THE LANDSCAPE CONTRACTOR IS TO REMOVE ALL WEEDS AND OR GRASSES (INCLUDING THE ROOTS) EXISTING IN THE PROPOSED GROUND COVER AREA.
4. THE PROPOSED GROUND COVER AREA SHALL RECEIVE THE PRE-EMERGENT HERBICIDE SURFLAN 76W PER MANUFACTURERS INSTRUCTIONS. APPLICATION OF THIS HERBICIDE SHALL BE DONE BY PERSONNEL LICENSED TO HANDLE AGRICULTURAL CHEMICALS.
5. ROUGH GRADING OF THE PROPOSED LOT OR LOT GROUPS DRAWINGS IS BY THE GENERAL CONTRACTOR FINISH GRADING WILL CONSIST OF BACKFILL ALL AREAS TO A SMOOTH GRADE, LOOSENING TO THE SOIL TO A DEPTH OF 6" AND REMOVING ALL ROCKS OR CLDS OF 2" DIAMETER IS INCLUDED. FINISH GRADE IS TO BE 2" BELOW TOP OF ADJACENT CURBS AND SIDEWALKS.
6. ALL LANDSCAPE AREAS ARE TO RECEIVE AN EVEN APPLICATION OF 8 CUBIC YARDS OF NITROGEN MINERALIZED STABILIZED WOOD SAWDUST, 30 POUNDS OF 8N-20P-20K FERTILIZER, 10 LB. OF SOIL SULFUR FOR EACH 1,000 SQUARE FEET.
7. THE ABOVE AMENDMENTS ARE TO BE INCORPORATED UNIFORMLY INTO THE TOP 6" OF SOIL.
8. ALL ROCK OR UNBROKEN SOIL CLODS OVER 1" IN DIAMETER BROUGHT TO THE SURFACE ARE TO BE REMOVED FROM THE SITE.
9. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE HORTICULTURAL SOILS FERTILITY REPORT PRIOR TO SOIL PREPARATION AND PLANT INSTALLATION. SOIL CONDITIONING AMENDMENTS AND PLANTING BACKFILL MIXES SHALL BE IN ACCORDANCE TO SOIL AND PLANT LAB RECOMMENDATIONS. SOIL AND PLANT LAB: (714)-292-8777, 1694 N. MAIN STREET, ORANGE, CA 92667
10. GROUNDCOVERS ARE TO BE PLANTED SO THAT AFTER SETTLING, THE CROWN OF THE PLANT IS EVEN WITH FINISH GRADE. ROOTS FULLY COVERED WITH SOIL AND FIRMED.
11. MULCH ALL SHRUBS AND GROUND COVER AREAS WITH A 1" LAYER OF 1/2" TO 1" MULCH.
12. AT THE COMPLETION OF ALL PLANTING OPERATIONS, THE PREMISES ARE TO BE LEFT NEAT AND CLEAN. ALL SURPLUS MATERIALS, NURSERY TAGS AND WASTE ARE TO BE REMOVED FROM THE SITE.
13. THE LANDSCAPE CONTRACTOR IS TO MAINTAIN ALL LANDSCAPE AREAS FOR A PERIOD OF THIRTY CALENDAR DAYS FROM THE DATE OF COMPLETION, ESTABLISHED BY THE OWNER OR HIS REPRESENTATIVE, TO BE SETBACK FREE, WATERED, FREE OF GRASSES AND WEEDS, NURSERY TAGS, AND BALANCE PERIOD.
14. AN APPLICATION OF FERTILIZER (18% NITROGEN, 8% PHOSPHORIC, 8% POTASH) IS TO BE MADE JUST PRIOR TO THE COMPLETION OF THE MAINTENANCE PERIOD, OR AT 30 DAYS INTERVALS IF MAINTENANCE PERIOD IS GREATER THAN 30 DAYS.
15. ALL TREES, SHRUBS AND PLANT MATERIAL (OTHER THAN PLANTED MATERIAL) LESS THAN 15 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 1 MONTH; 15 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 90 DAYS. ALL MATERIAL LARGER THAN 15 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR.



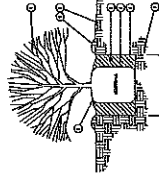
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1 TREE PLANTING
SCALE: 1/4\"/>



2 SHRUB & GROUND COVER SPACING
SCALE: 1/4\"/>



3 SHRUB PLANTING
SCALE: 1/4\"/>

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1 TREE PLANTING
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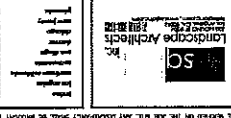
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2 SHRUB & GROUND COVER SPACING
SCALE: 1/4\"/>

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3 SHRUB PLANTING
SCALE: 1/4\"/>

WARE MALCOMB
LANDSCAPE ARCHITECTS
11000 WILLOW GROVE DRIVE
DANFORTH, CALIFORNIA 94526
TEL: (925) 462-1000
FAX: (925) 462-1001
WWW.WAREMALCOMB.COM



DALE POE REAL ESTATE GROUP
AGOURA BUSINESS CENTER WEST
6301 CENNY STREET
AGOURA HILLS, CALIFORNIA

PLANTING DETAILS

DATE	REVISION	BY	DATE	REVISION	BY

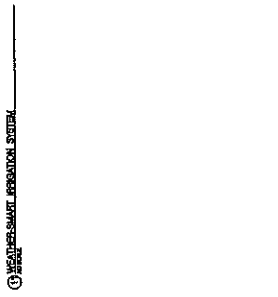
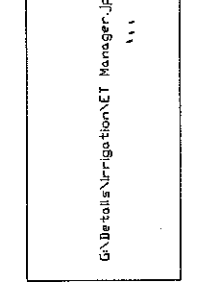
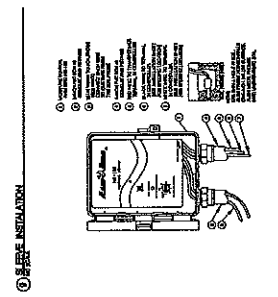
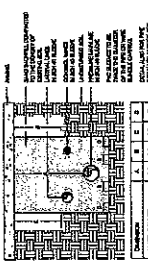
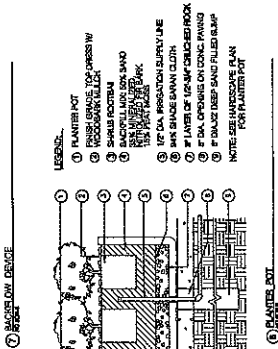
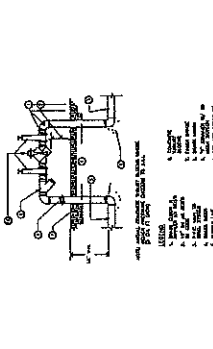
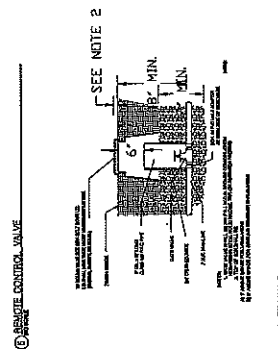
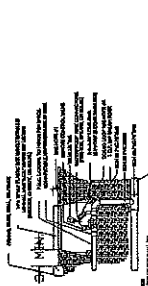
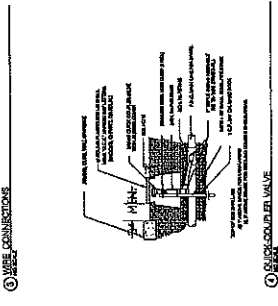
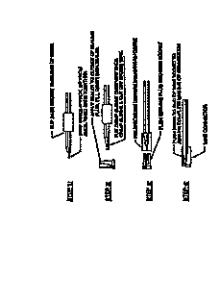
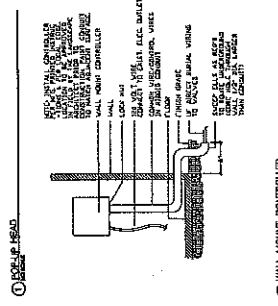
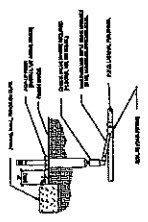
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DALE POE REAL ESTATE GROUP
11000 WILLOW GROVE DRIVE
DANFORTH, CALIFORNIA 94526
TEL: (925) 462-1000
FAX: (925) 462-1001
WWW.WAREMALCOMB.COM



DALE POE REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 10000
 STATE OF CALIFORNIA
 10000
 10000
 10000



IRRIGATION NOTES:

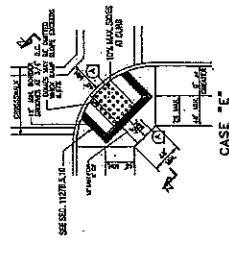
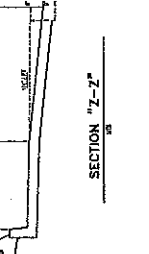
1. ALL IRRIGATION WORK SHALL BE SUPPLEMENTED BY THE CONTRACTOR TO MATCH THE EXISTING IRRIGATION SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER AND THE STATE OF CALIFORNIA.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER AND THE STATE OF CALIFORNIA.
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15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER AND THE STATE OF CALIFORNIA.

NO.	DATE	DESCRIPTION

PROJECT NO.	
DRAWN BY	
CHECKED BY	
DATE	

- CONSTRUCTION NOTES**
- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 - 2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - 3. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
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 - 10. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

- LEGEND**
- EXIST. WATERLINE
 - EXIST. SEWERLINE
 - EXIST. ELECT. LINE
 - EXIST. GAS LINE
 - EXIST. STORM DRAIN
 - EXIST. RECLAIMED WATER LINE
 - PROP. DRAINAGE LINE
 - PROP. SEWERLINE, 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
 - EAST ELEVATION
 - PROP. SEWER CLEAN OUT
 - PROP. SEWER MANHOLE
 - EXIST. SEWER MANHOLE
 - CENTURLINE
 - PROP. PARKING LIGHTS BY OTHERS
 - EXIST. LANDSCAPE



DESIGNED BY
CASS 'E'
HC RAMP DETAIL

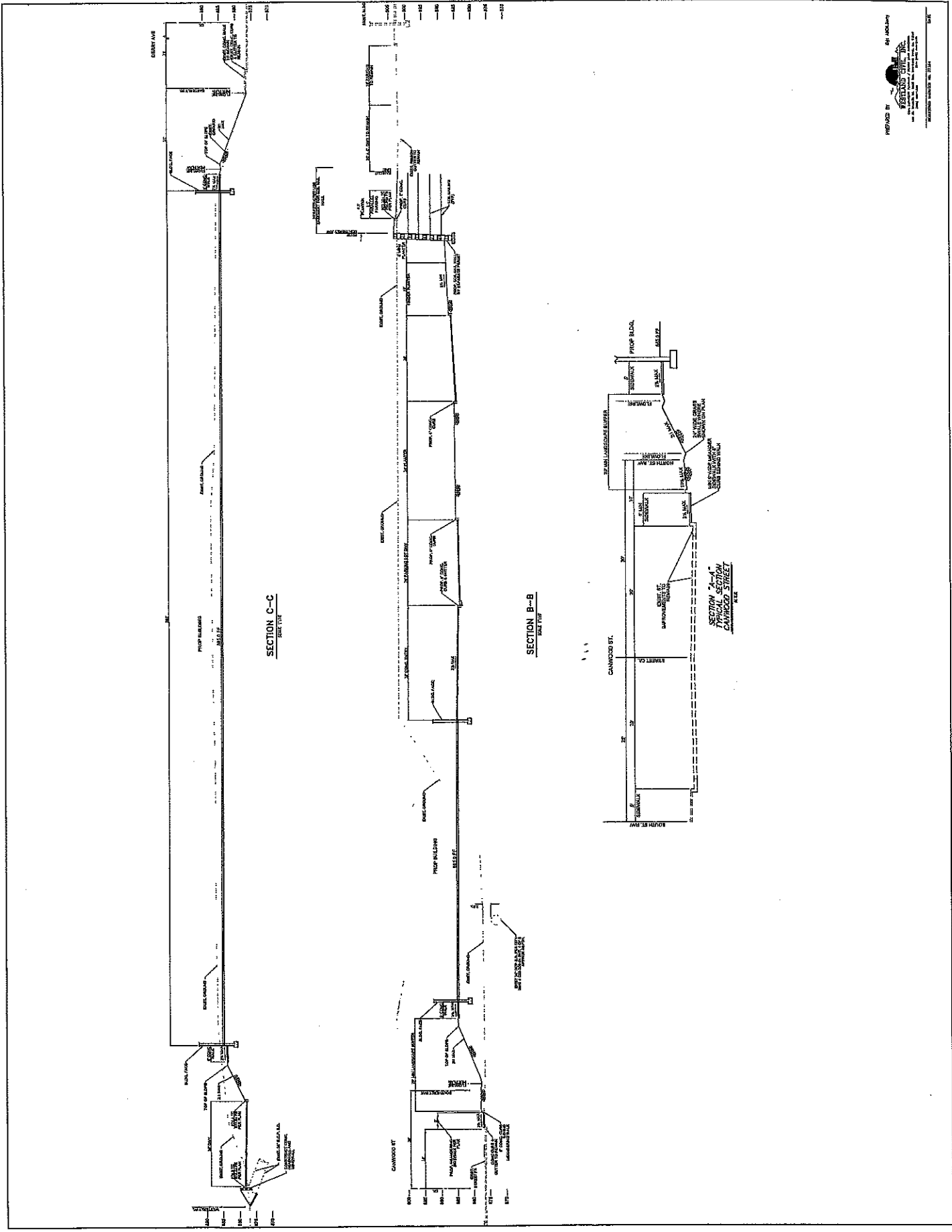
PREPARED BY
STANLEY STEINBERG
ARCHITECTS

REGISTERED ARCHITECT NO. 5518



DATE	REVISION

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



PREPARED BY
PERSTAD CIVIL INC.
 14000 BIRCH STREET
 AGORA HILLS, CA 91703
 (951) 261-1229
 www.perstadcivil.com

GRADING NOTES

- ALL GRADING SHALL BE IN ACCORDANCE WITH ARTICLE 10 OF THE AGOURA HILLS MUNICIPAL CODE.
- PRIOR TO ANY CONSTRUCTION, THIS SHALL INCLUDE ALL APPROPRIATE CITY PERMITS.
- ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE PROJECT. ANY DISRUPTIONS SHALL BE REPAIRED TO ORIGINAL OR BETTER CONDITION.
- ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE PROJECT. ANY DISRUPTIONS SHALL BE REPAIRED TO ORIGINAL OR BETTER CONDITION.
- ALL CHANGES IN THE WORK REGION SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.
- THE PERMITTEE SHALL EMPLOY A REGISTERED CIVIL ENGINEER TO PROVIDE CONSTANT SUPERVISION AND A REGISTERED GEOTECHNICAL ENGINEER TO SUPERVISE ALL UNDERGROUND UTILITY INSTALLATION IN ACCORDANCE WITH THE AGOURA HILLS MUNICIPAL CODE.
- REPORTS REQUIRED:
 - GRADES REPORT MUST BE SUBMITTED TO THE BUILDING DEPARTMENT, A REGISTERED CIVIL ENGINEER, AND THE CITY ENGINEER PRIOR TO THE START OF CONSTRUCTION.
 - ALL CITY UTILITIES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE PROJECT. ANY DISRUPTIONS SHALL BE REPAIRED TO ORIGINAL OR BETTER CONDITION.
 - ALL CITY UTILITIES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE PROJECT. ANY DISRUPTIONS SHALL BE REPAIRED TO ORIGINAL OR BETTER CONDITION.
- TESTS SHALL BE PERFORMED PRIOR TO POURING FOOTINGS AND SLABS TO DETERMINE THE BOUNDRY AND LOCATION OF ALL UTILITIES AND TO DETERMINE THE DEPTH OF THE UNDERGROUND UTILITIES. THE RESULTS OF THESE TESTS SHALL BE SUBMITTED TO THE CITY ENGINEER AND THE REGISTERED CIVIL ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- FOUNDATION AND SLAB PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER AND THE REGISTERED CIVIL ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S AND REGISTERED CIVIL ENGINEER'S PERMITS AND CONDITIONS.

STORMWATER POLLUTION NOTES

- APPLICANT IS RESPONSIBLE FOR OBTAINING A SITE-SPECIFIC "CITY WATER QUALITY CONTROL PLAN" FROM THE CITY ENGINEER PRIOR TO THE START OF CONSTRUCTION. THE PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER AND THE REGISTERED CIVIL ENGINEER FOR APPROVAL. THE PLAN SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S AND REGISTERED CIVIL ENGINEER'S PERMITS AND CONDITIONS.
- A SITE-SPECIFIC "CITY WATER QUALITY CONTROL PLAN" SHALL BE SUBMITTED TO THE CITY ENGINEER AND THE REGISTERED CIVIL ENGINEER FOR APPROVAL. THE PLAN SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S AND REGISTERED CIVIL ENGINEER'S PERMITS AND CONDITIONS.
- THE PERMITTEE SHALL OBTAIN A "CITY WATER QUALITY CONTROL PLAN" FROM THE CITY ENGINEER PRIOR TO THE START OF CONSTRUCTION. THE PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER AND THE REGISTERED CIVIL ENGINEER FOR APPROVAL. THE PLAN SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S AND REGISTERED CIVIL ENGINEER'S PERMITS AND CONDITIONS.

CONCRETE REMOVAL NOTES

- WHERE A REMOVAL OF AN EXISTING STRUCTURE IS REQUIRED TO PROVIDE FOR THE NEW CONSTRUCTION, THE PERMITTEE SHALL OBTAIN A "CITY WATER QUALITY CONTROL PLAN" FROM THE CITY ENGINEER PRIOR TO THE START OF CONSTRUCTION. THE PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER AND THE REGISTERED CIVIL ENGINEER FOR APPROVAL. THE PLAN SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S AND REGISTERED CIVIL ENGINEER'S PERMITS AND CONDITIONS.
- THE PERMITTEE SHALL OBTAIN A "CITY WATER QUALITY CONTROL PLAN" FROM THE CITY ENGINEER PRIOR TO THE START OF CONSTRUCTION. THE PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER AND THE REGISTERED CIVIL ENGINEER FOR APPROVAL. THE PLAN SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S AND REGISTERED CIVIL ENGINEER'S PERMITS AND CONDITIONS.

EXISTING UNDERGROUND STRUCTURES

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND PIPES OR CONDUITS SHOWN ON THESE PLANS ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. ANY DISRUPTIONS SHALL BE REPAIRED TO ORIGINAL OR BETTER CONDITION.

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PUBLIC UTILITIES SERVICES

WATER: LA VEGAS MUNICIPAL WATER TREATMENT PLANT, 1500 S. CENTRAL AVENUE, LAS VEGAS, NV 89102

ELECTRICAL: SOUTHERN CALIFORNIA EDISON, 1400 WEST GARDEN AVENUE, ANAHEIM, CA 92805

TELEPHONE: SBC (PAC BELL), 1400 WEST GARDEN AVENUE, ANAHEIM, CA 92805

GAS: SOUTHERN CALIFORNIA GAS, 1400 WEST GARDEN AVENUE, ANAHEIM, CA 92805

SEWER: LA COUNTY, DEPT. OF PUBLIC WORKS, 1400 WEST GARDEN AVENUE, ANAHEIM, CA 92805

CABLE: THE WAGON, 1400 WEST GARDEN AVENUE, ANAHEIM, CA 92805

SAFETY: SBC (PAC BELL), 1400 WEST GARDEN AVENUE, ANAHEIM, CA 92805

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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

ESTIMATE TYPE	ESTIMATE QUANTITY
ESTIMATE CUT	100 CY
ESTIMATE FILL	100 CY
ESTIMATE OVER-ELEVATION	200 CY

RECORD DRAWING STATEMENT

I HEREBY CERTIFY, BASED ON MY FIELD OBSERVATION AND INFORMATION PROVIDED BY THE OWNER AND GENERAL CONTRACTOR, THAT THE INFORMATION ON THESE PLANS IS TRUE AND CORRECT. I HAVE CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAVE FOUND NO DISCREPANCIES WITH THESE PLANS. I AM NOT PROVIDING ANY GUARANTEE, REPRESENTATION, OR WARRANTY FOR THE ACCURACY OF THE INFORMATION ON THESE PLANS.

SOILS APPROVAL

THE PLAN HAS BEEN REVIEWED AND IS IN CONFORMANCE WITH THE RECOMMENDATIONS IN OUR REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONDITIONS FROM THE CITY ENGINEER AND REGISTERED CIVIL ENGINEER PRIOR TO CONSTRUCTION.

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GEOTECHNICAL ENGINEER

NAME: JOHN A. WHITE, INC.
ADDRESS: 501 ST. CHARLES DRIVE, THOUSAND OAKS, CA 91320
REPRESENTATIVE: JOHN A. WHITE
TELEPHONE: 805-465-1300

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NAME: JOHN A. WHITE, INC.
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AGOURA HILLS CITY ENGINEER

NAME: JOHN A. WHITE, INC.
ADDRESS: 501 ST. CHARLES DRIVE, THOUSAND OAKS, CA 91320
REPRESENTATIVE: JOHN A. WHITE
TELEPHONE: 805-465-1300

AGOURA HILLS CITY ENGINEER

NAME: JOHN A. WHITE, INC.
ADDRESS: 501 ST. CHARLES DRIVE, THOUSAND OAKS, CA 91320
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SOILS APPROVAL

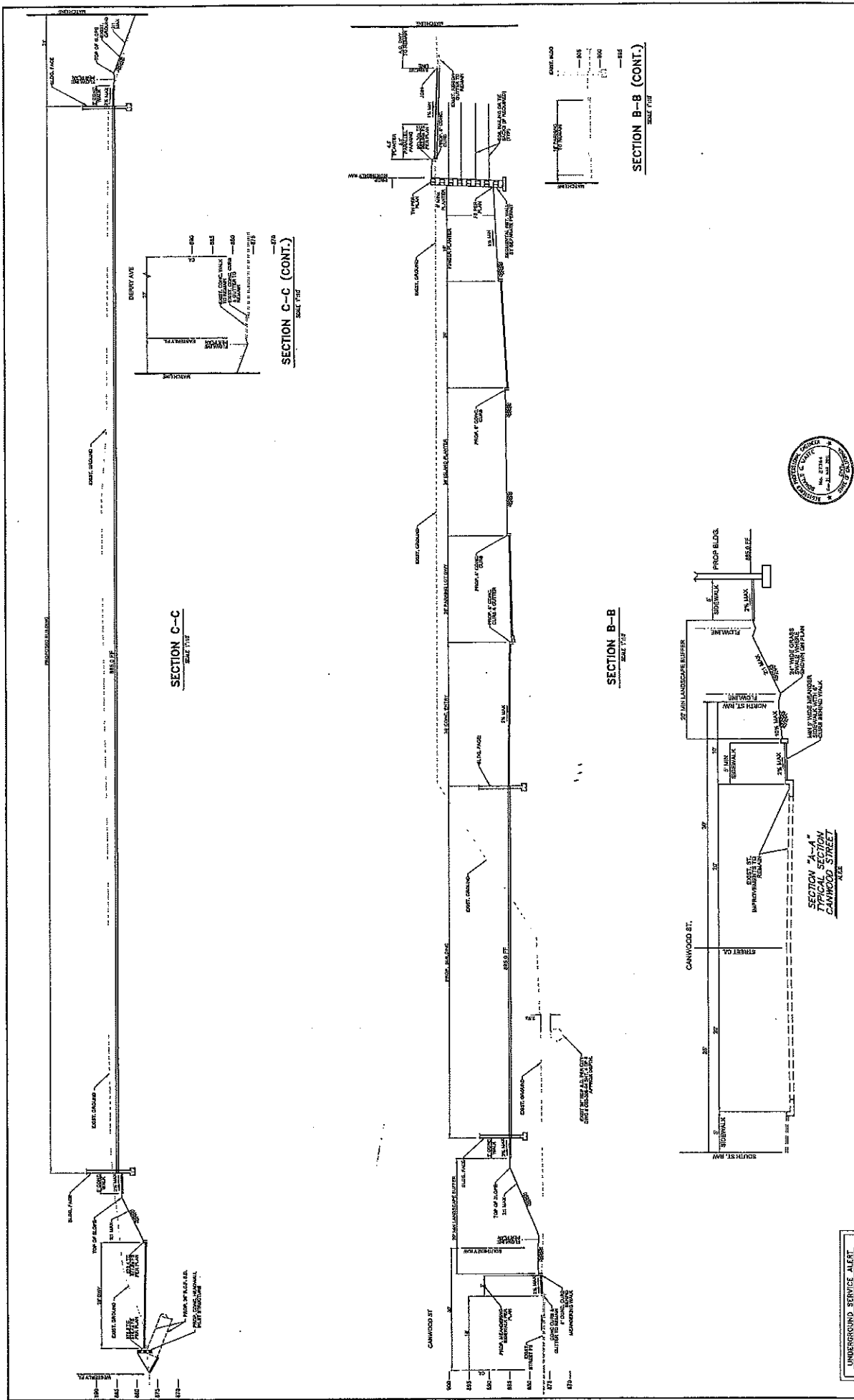
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SECTION C-C
SCALE 1/8" = 1'-0"

SECTION C-C (CONT.)
SCALE 1/8" = 1'-0"

SECTION B-B
SCALE 1/8" = 1'-0"

SECTION B-B (CONT.)
SCALE 1/8" = 1'-0"



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



PROVIDED BY: [Redacted]
 PREPARED BY: [Redacted]
 REGISTERED PROFESSIONAL ENGINEER
 NO. 27344
 EXPIRES 12/15/10

REV	STANDARD	DATE	DESCRIPTION OF CHANGE

UNDERGROUND SERVICE ALERT
 CALL TOLL FREE
 1-800-485-3446
 THIS WORKING DAY BEFORE YOU DIG



**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**

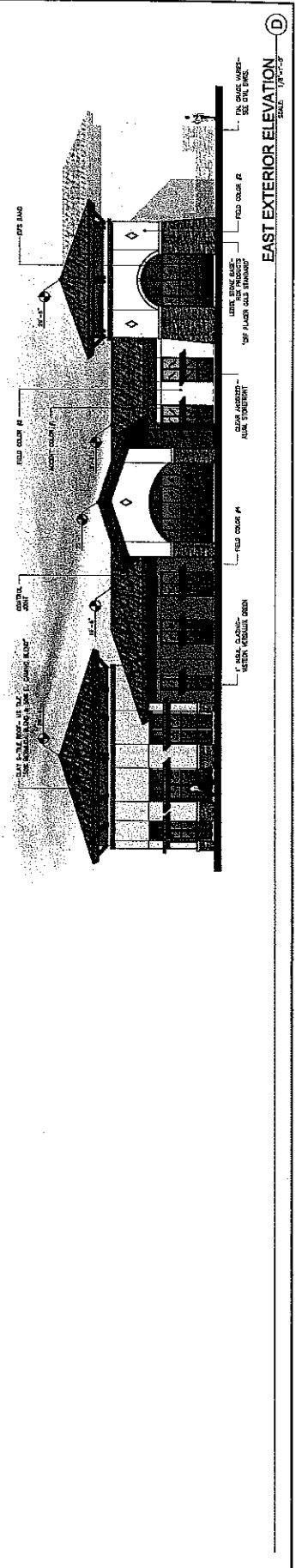
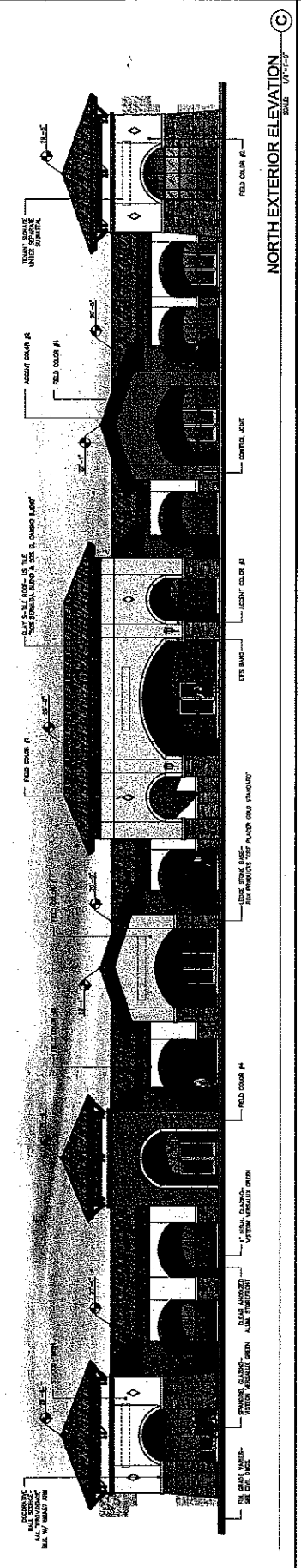
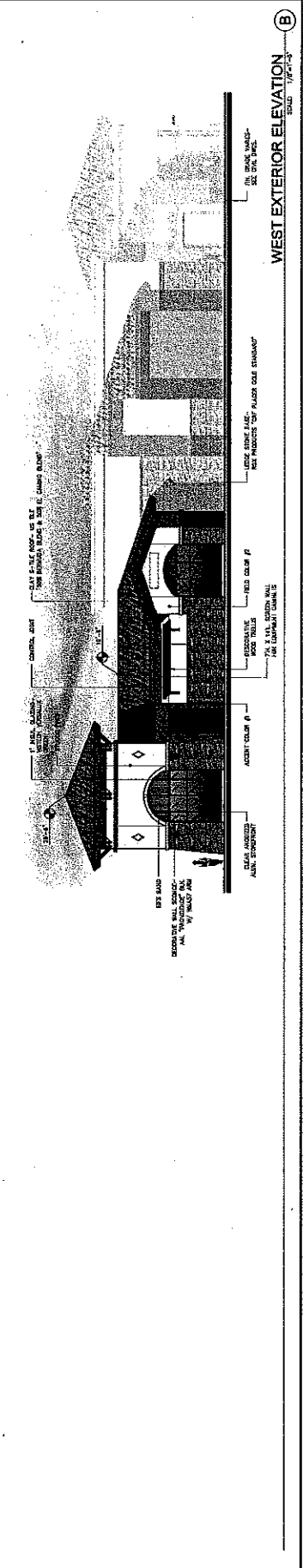
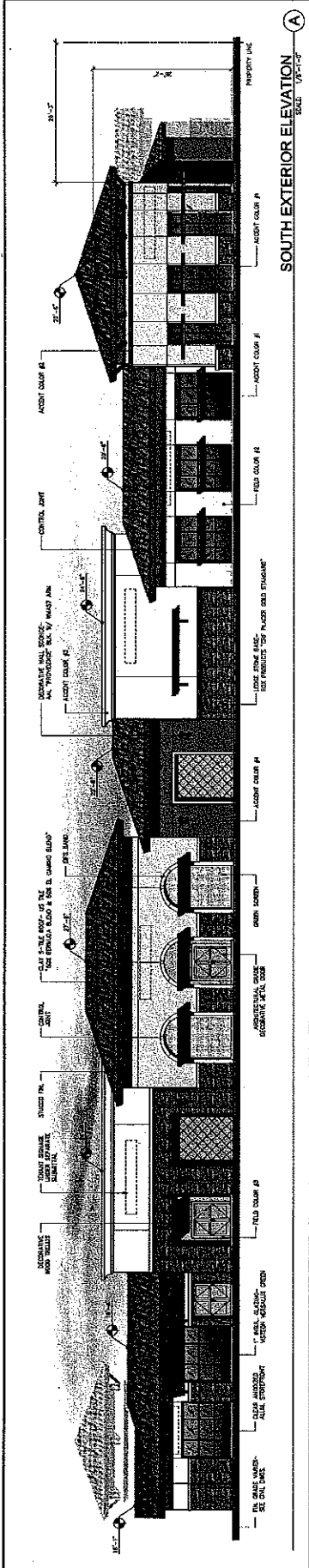
EXHIBIT E
Renderings
and
Photosimulations

EXTERIOR ELEVATIONS	
DATE:	
BY:	
SCALE:	AS SHOWN
PROJECT:	AGORA BUSINESS CENTER WEST
OWNER:	AGORA BUSINESS CENTER WEST, LLC
NO.:	100-100-100
DATE:	

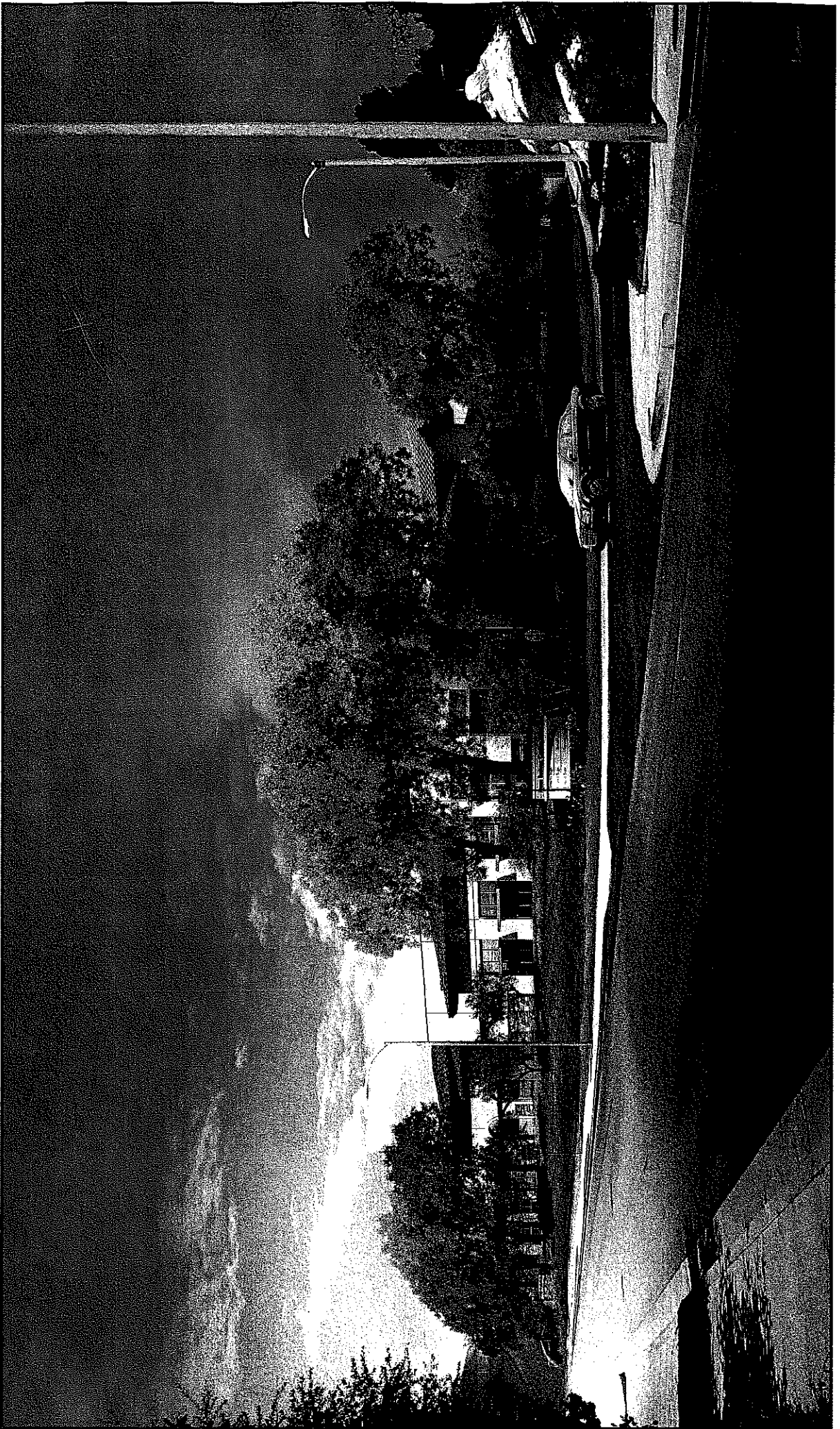
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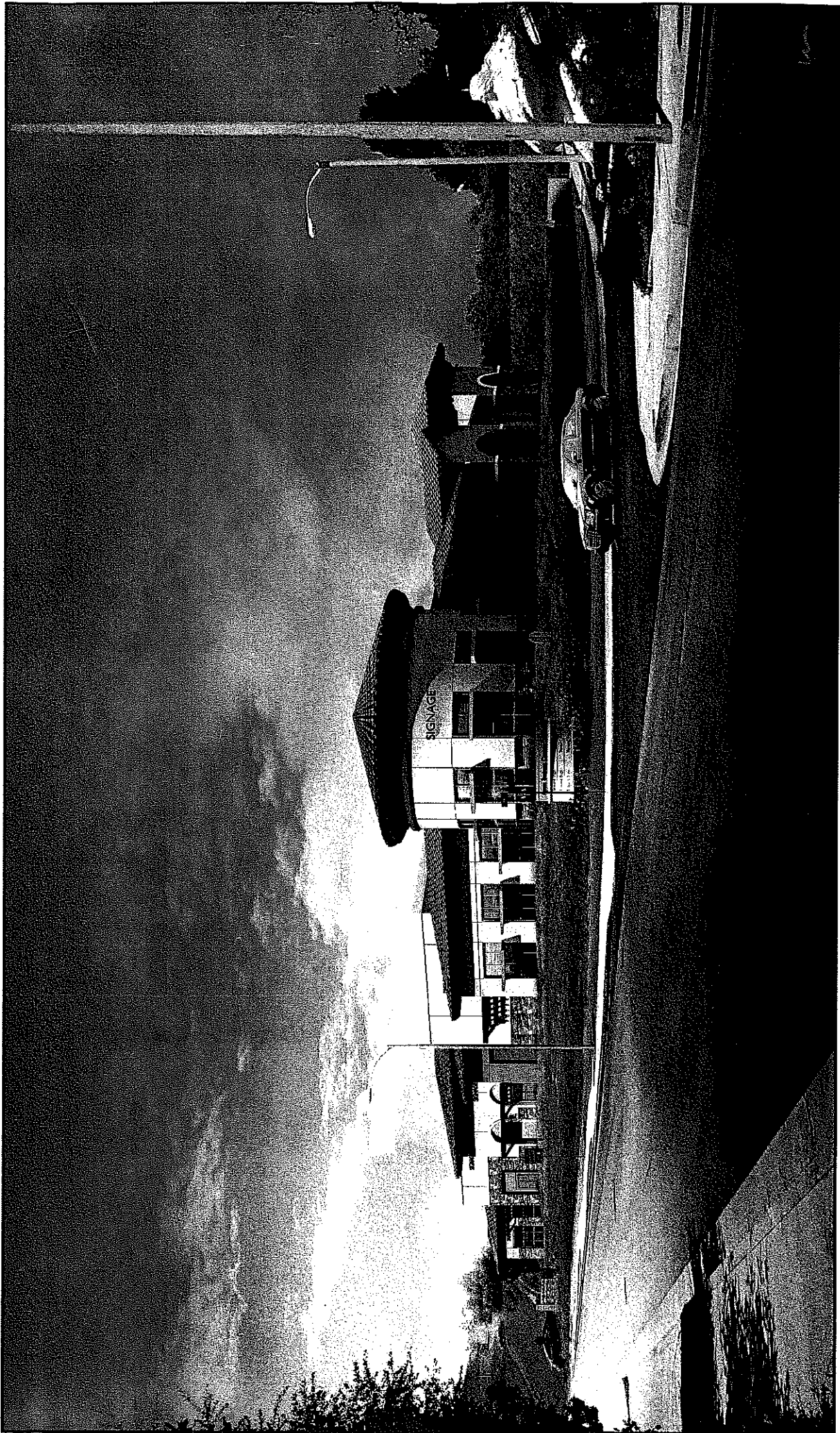
AGORA BUSINESS CENTER WEST, LLC
 5301 DERRY AVENUE
 AGOURA HILLS, CALIFORNIA

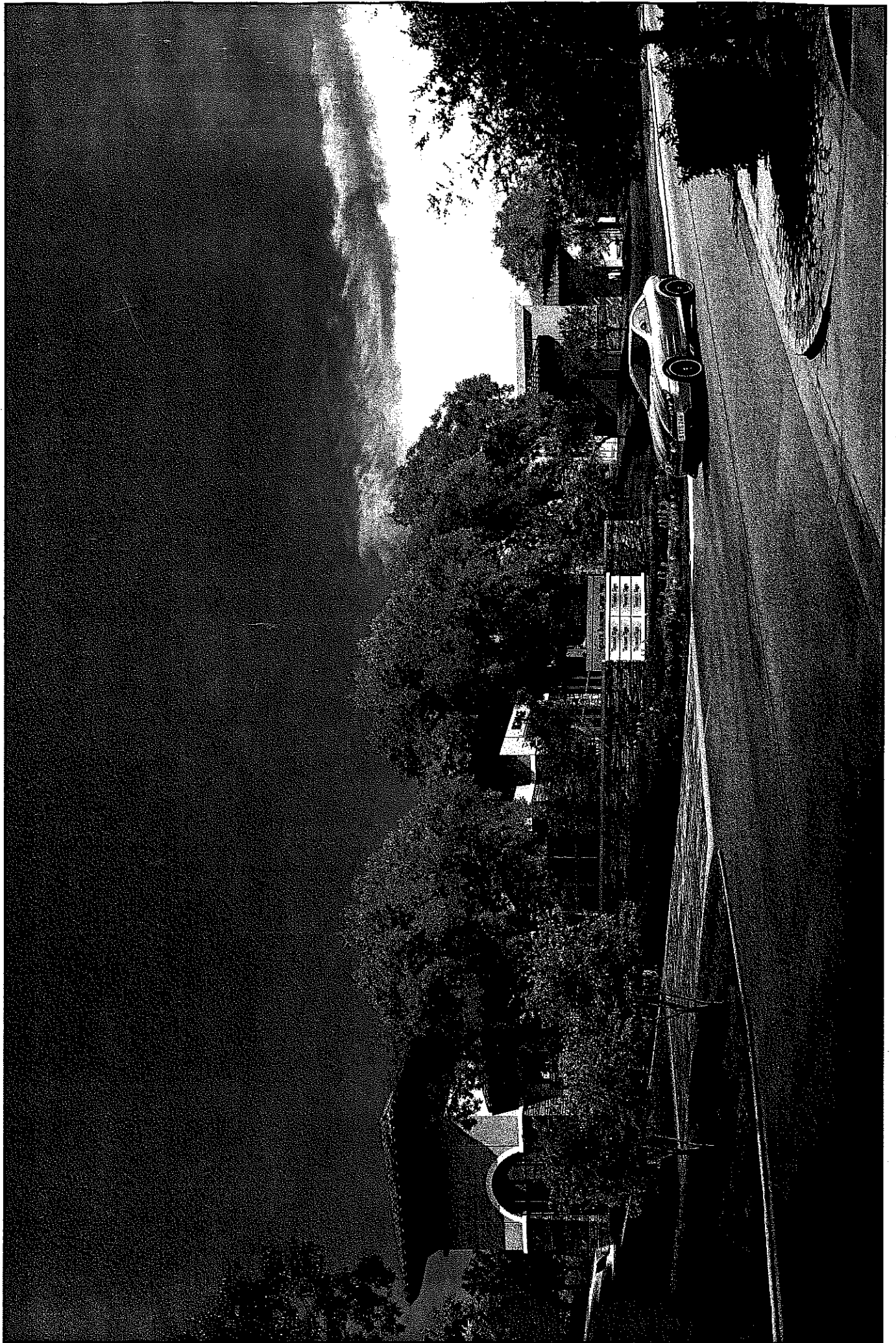
WARE MALCOMB
 ARCHITECTS
 17000 WILSON AVENUE, SUITE 100
 AGOURA HILLS, CALIFORNIA 91230
 PHONE: (909) 497-1000
 FAX: (909) 497-1001

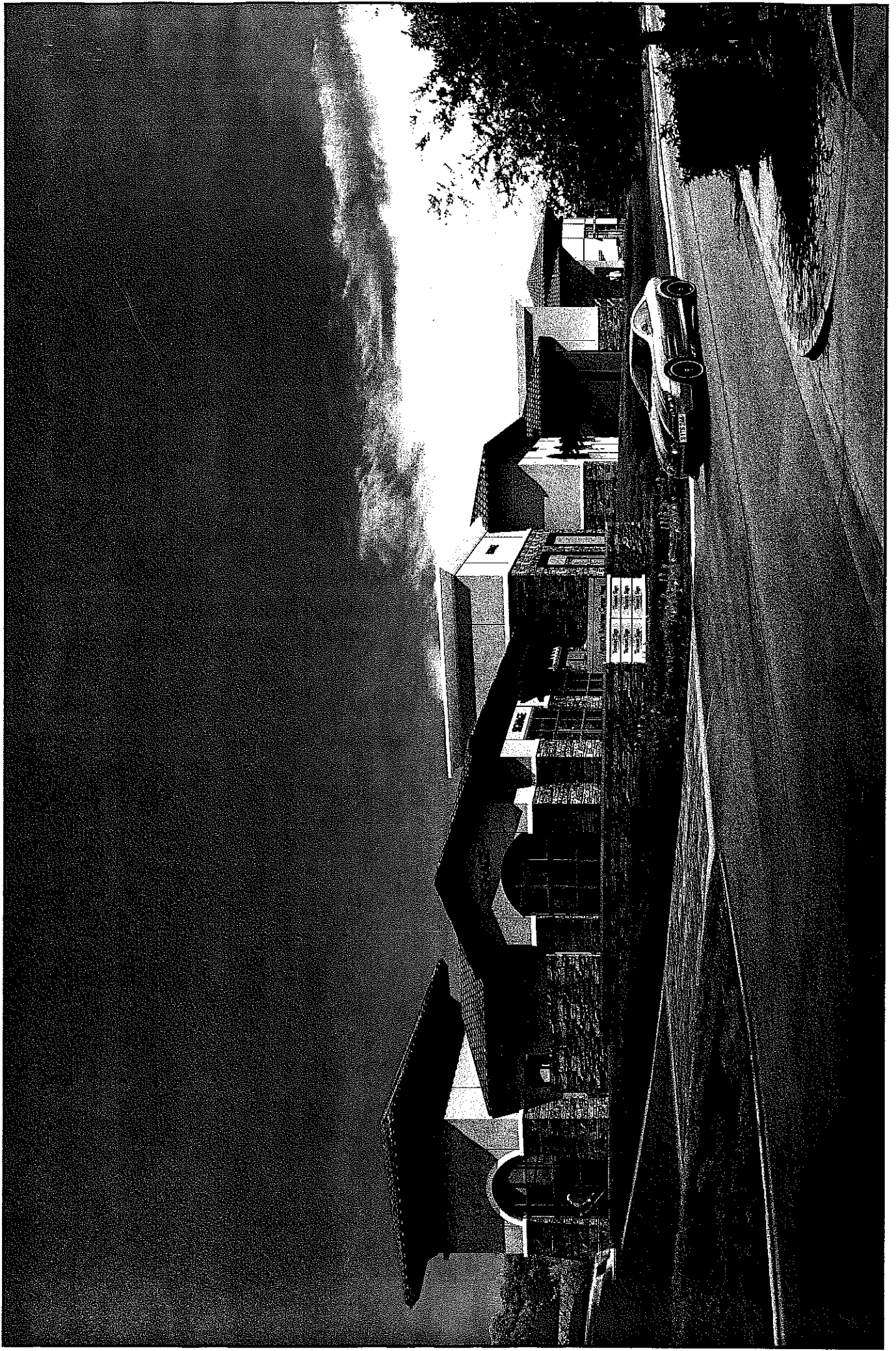


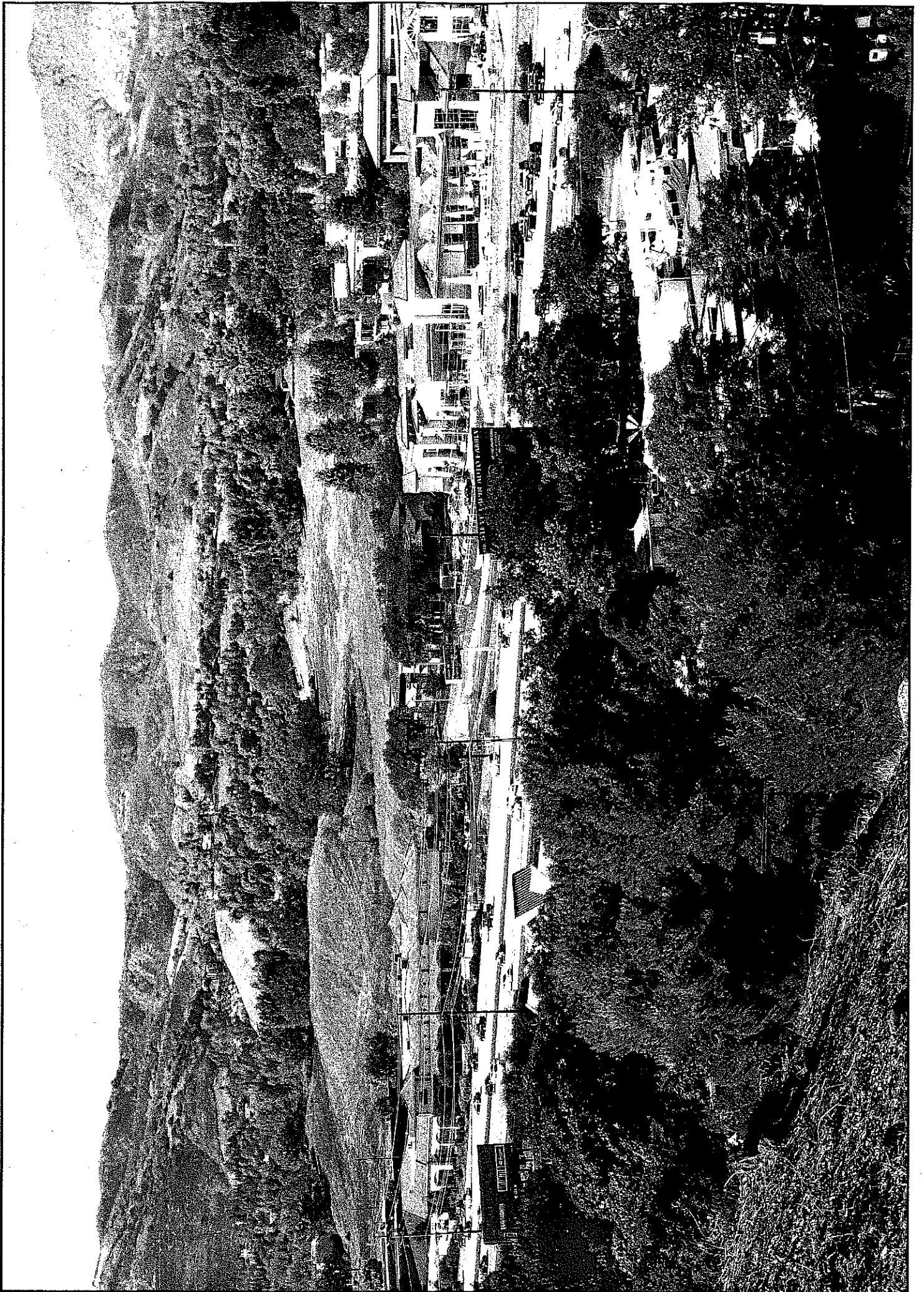
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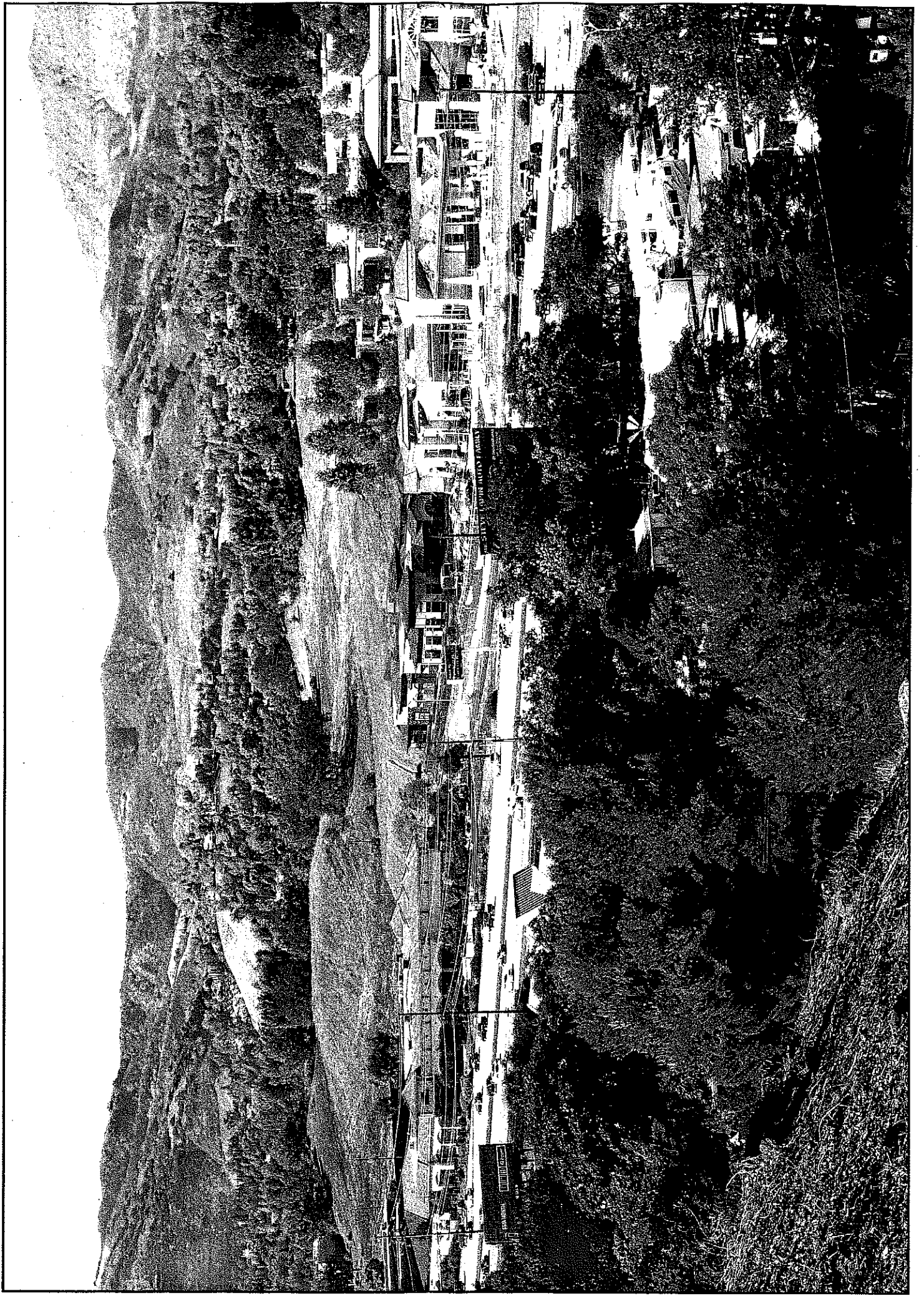












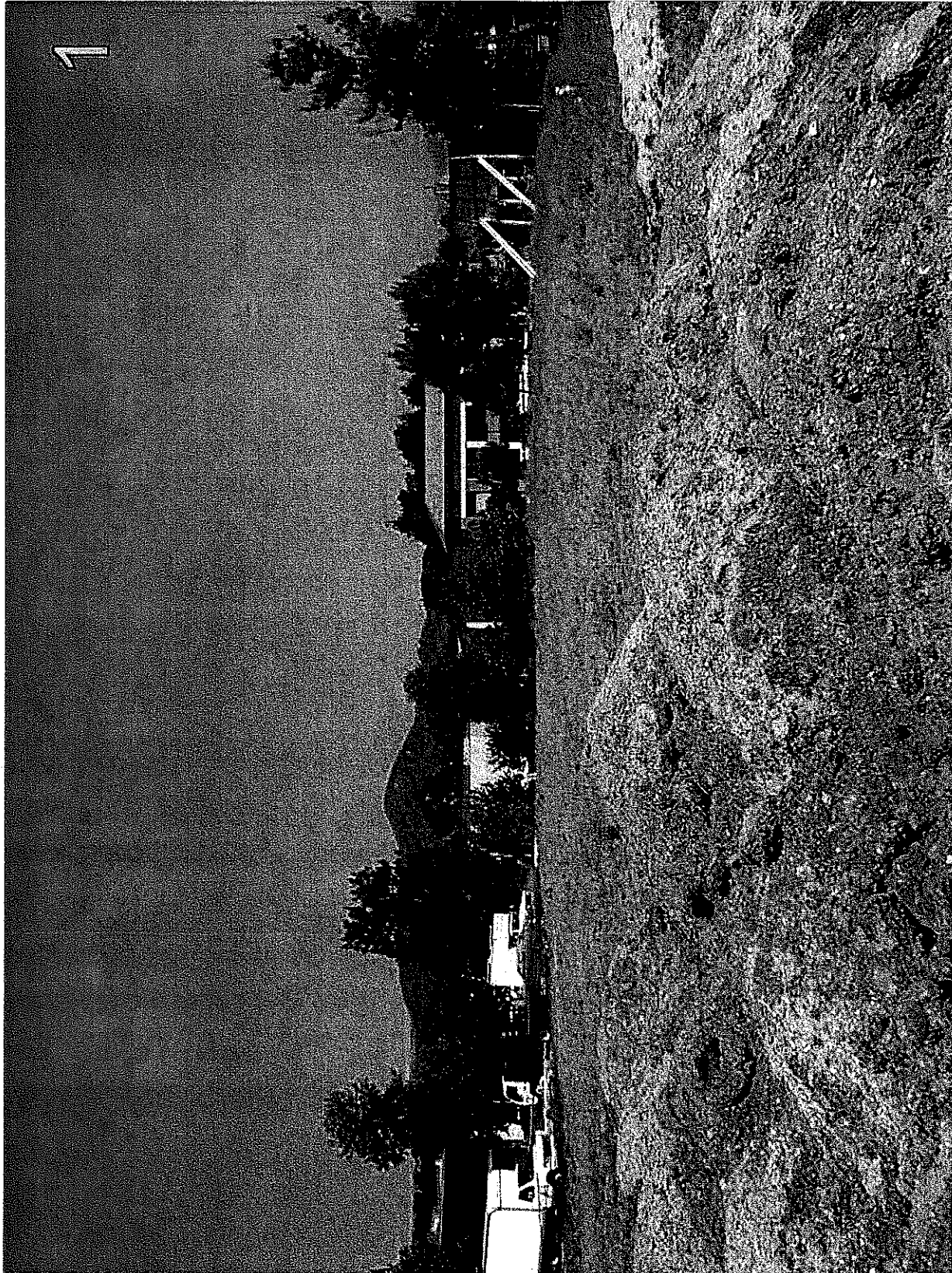


**RETAIL DEVELOPMENT
FOR THE PROPERTY LOCATED
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ZONE CHANGE CASE NO. 07-ZC-001**

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





1

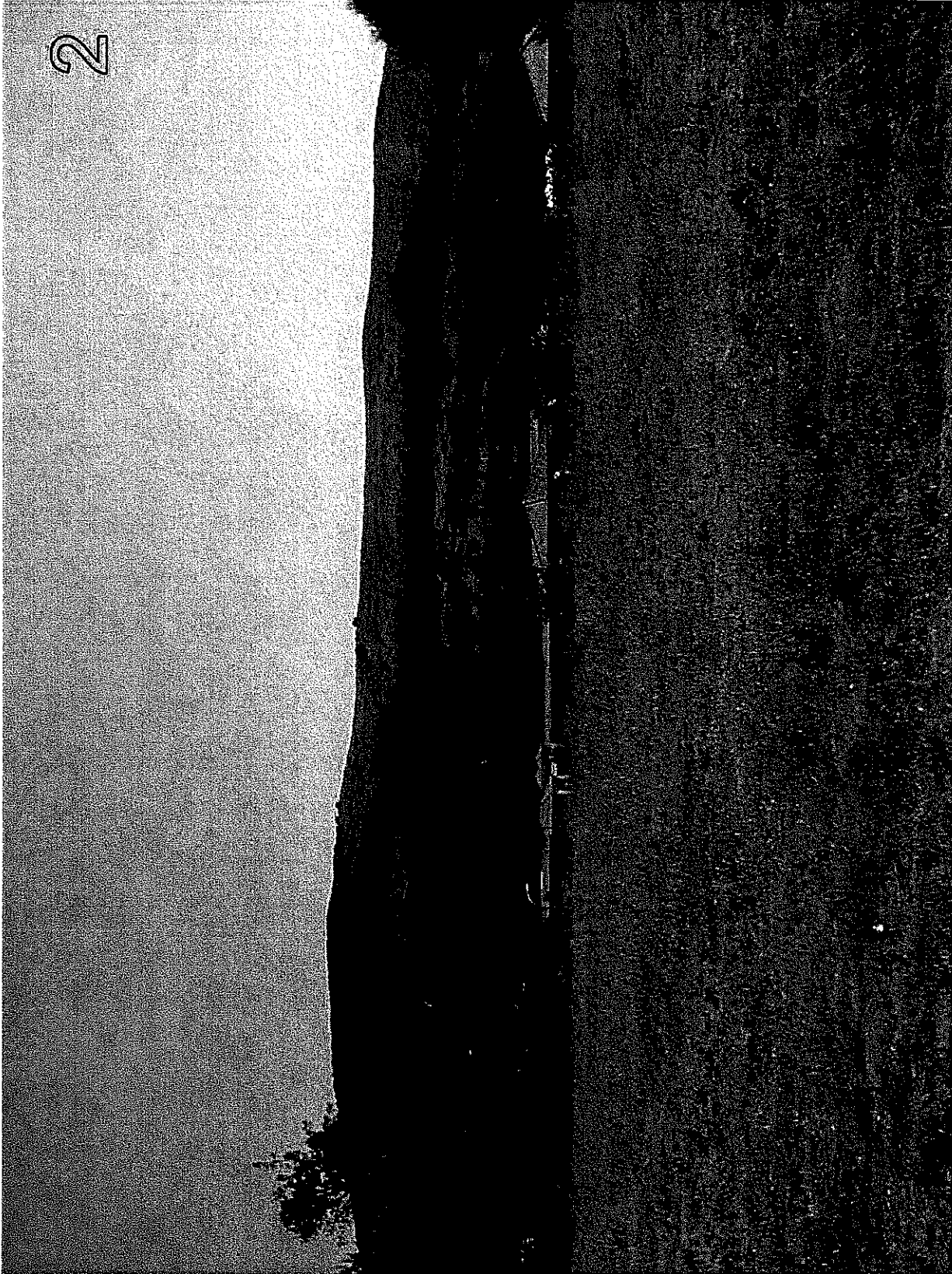
SITE PHOTOS

05.23.07

Agoura Business Center West
AGOURA HILLS, CALIFORNIA

WARE MALCOMB
ARCHITECTS
PLANNING
DESIGN
CONSTRUCTION
1000 WILSON AVENUE
SUITE 1000
LOS ANGELES, CA 90024
TEL: 213.475.1000
WWW.WAREMALCOMB.COM

2



SITE PHOTOS

05.23.07

Agoura Business Center West
AGOURA HILLS, CALIFORNIA

WARE MALCOMB
ARCHITECTS
PLANNERS
INTERIORS
SUSTAINABLE
DESIGN

3



SITE PHOTOS

05.23.07

Agoura Business Center West
AGOURA HILLS, CALIFORNIA

WARE MAI COMB
ARCHITECTURE
11000 WILSON AVENUE
SUITE 100
AGOURA HILLS, CA 91301
TEL: 818.297.1100
WWW.WAREMAICOMB.COM

4



SITE PHOTOS

05.23.07

Agoura Business Center West
AGOURA HILLS, CALIFORNIA

WARE MALCOMB

1100011405

Planning
Architecture
Interiors

5

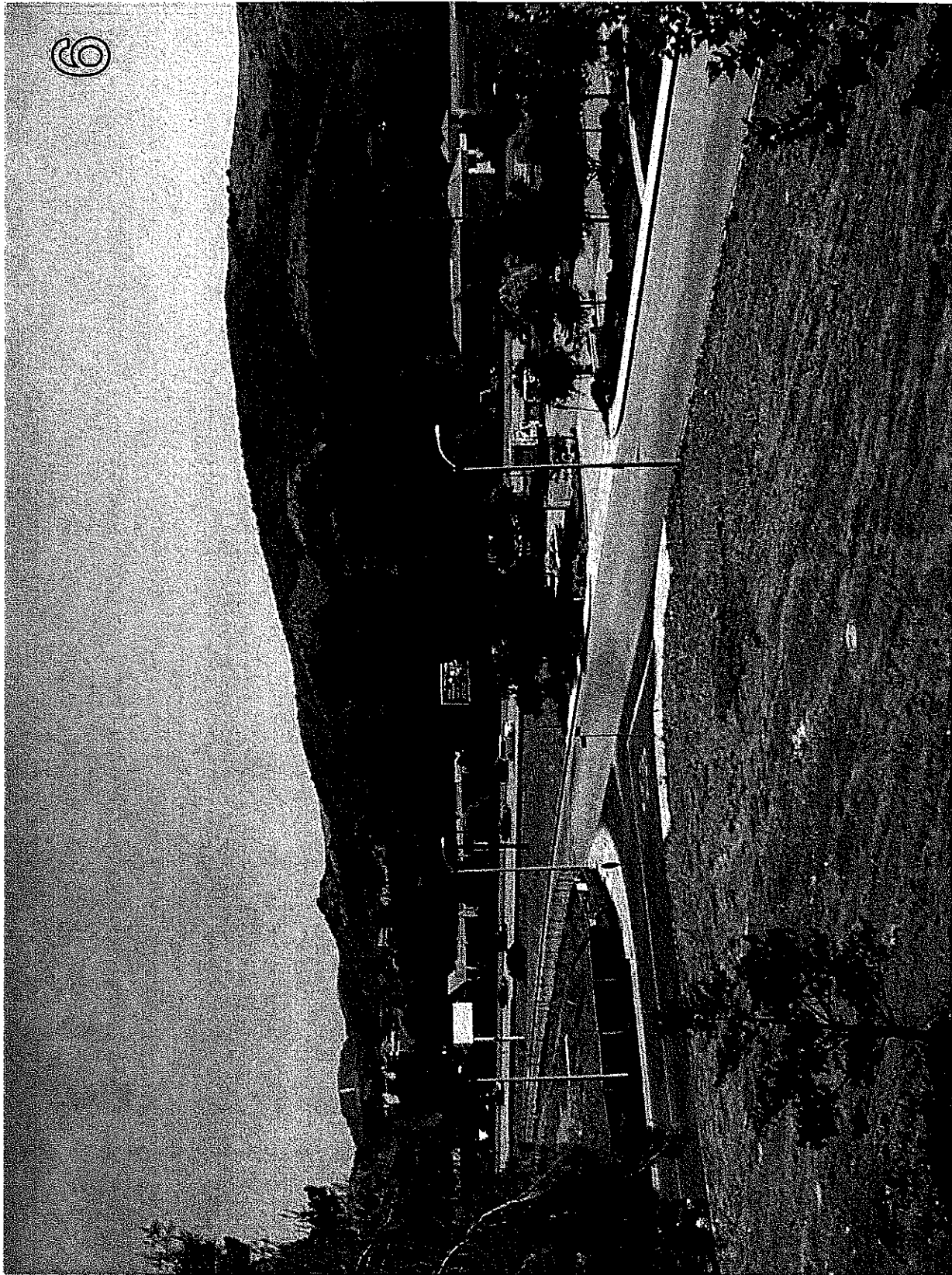


SITE PHOTOS

05.23.07

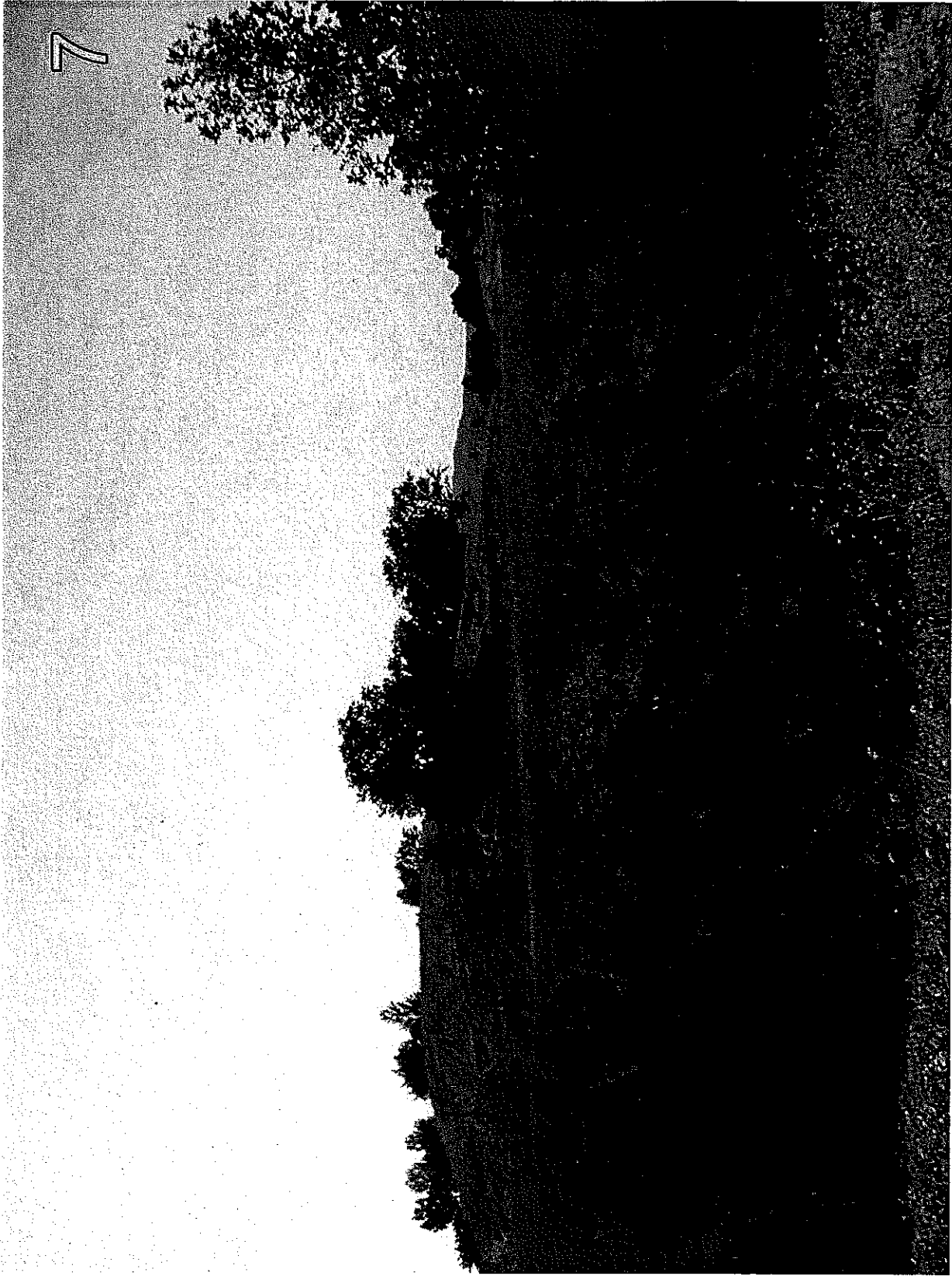
Agoura Business Center West
AGOURA HILLS, CALIFORNIA

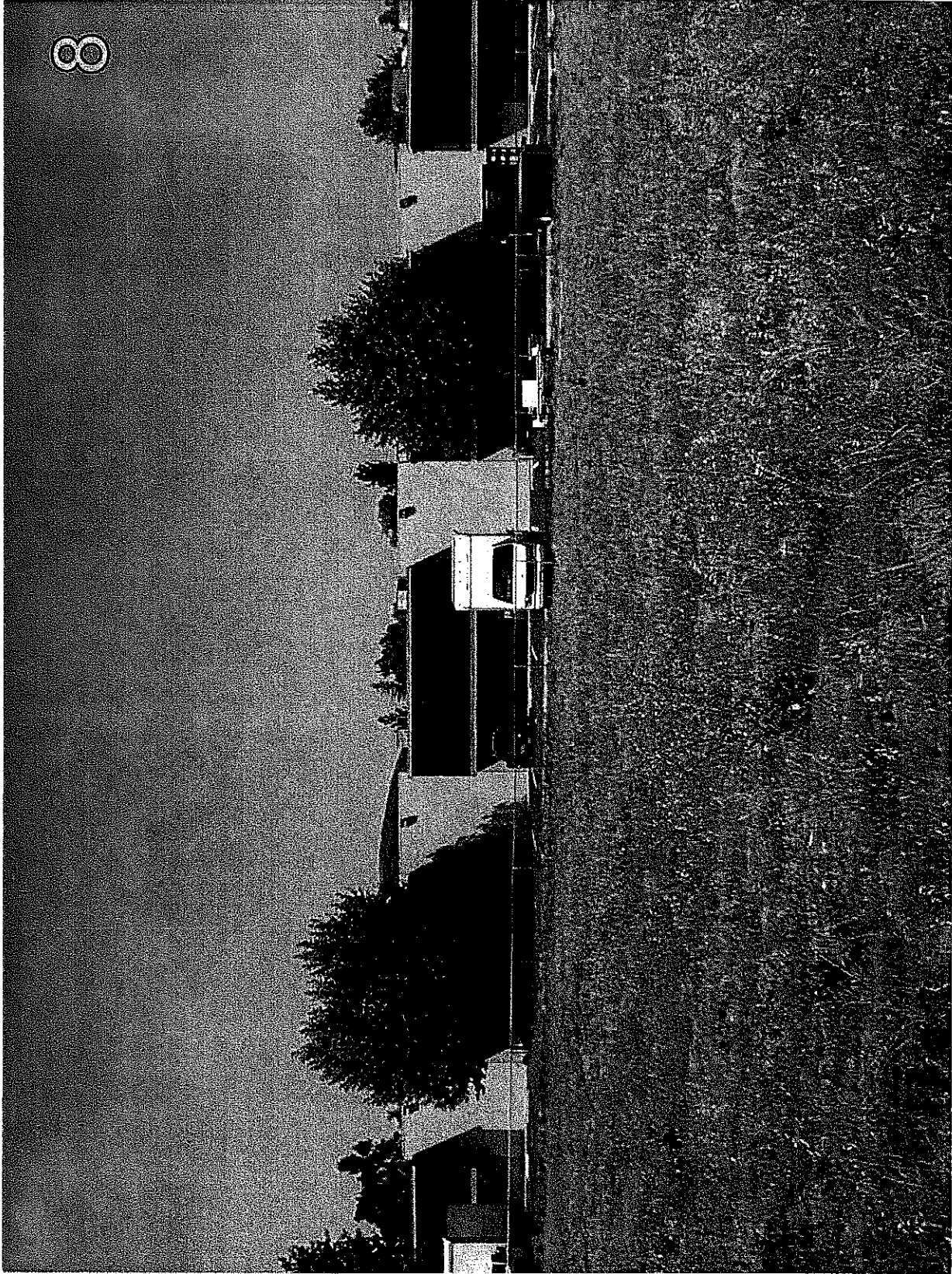
WARE MALCOMB
ARCHITECTS
PLANNERS
INTERIORS
LANDSCAPE



Agoura Business Center West
AGOURA HILLS, CALIFORNIA

7







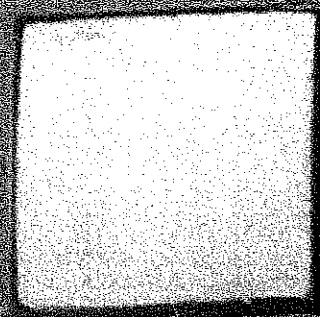
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05.23.07

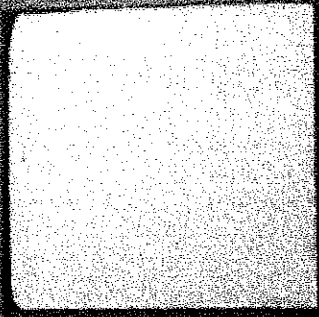
Agoura Business Center West
AGOURA HILLS, CALIFORNIA

WARE MALCOMB
ARCHITECTS
www.waremalcomb.com
11000 Wilshire Blvd., Suite 1000
Beverly Hills, CA 90210
Tel: 310.274.1000

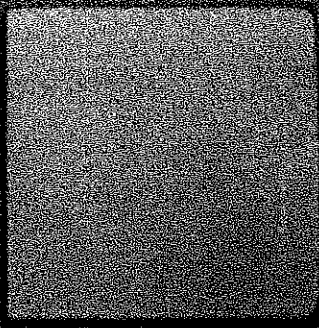




CRF Placer Gold Standard
Ledgestone Veneer



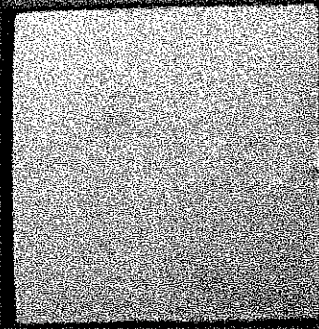
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Field Color 2



ICI A1762 - Brownington Court
Accent Color 4

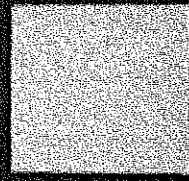


ICI A1823 - Traditional Tan
Field Color 1

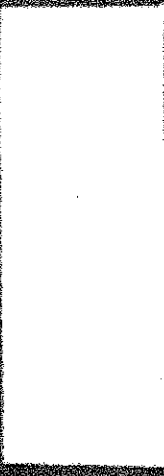


ICI A1798 - Brushwood
Field Color 3

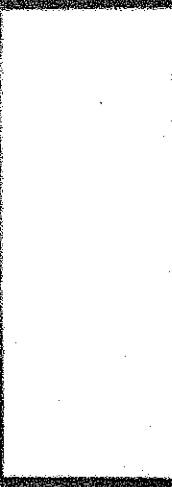
ICI A0573 - Century Brown
Field Color 4



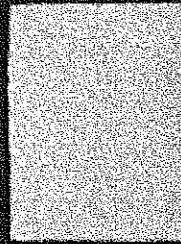
ICI A1743 - Otter Brook
Accent Color 2



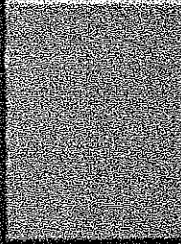
Visteon Versalux Green 2000
Glass



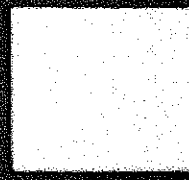
Clear Anodized Aluminum
Mullion



ICI A2013 - Seal Grey
Accent Color 1



ICI A0148 - White on White
Accent Color 3



El Camino & Bermuda Island
Roof Tile