



February 13, 2019

Pico Canyon, LLC
1435 Reynolds Court
Thousand Oaks, CA 91362

Attention: Mr. Jonathan Friedman

Subject: Trail Photo-Simulation of the proposed Canyon View Estates Project

Dear Mr. Friedman,

Per County of Los Angeles Department of Regional Planning staff's request, MJS Design Group has prepared a photo-simulation of the Canyon View Estates Project (Project) from a trail in the Project vicinity. The enclosed view is from the closest point on the public trail to the Project development. The building blocks are 60 feet wide by 60 feet long and are 30 feet high. As shown, there are no obstructions of ridgelines or distant mountain views from the trail as a result of the proposed development.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mark Schattinger', is written over a horizontal line.

Mark Schattinger, PLA
President
MJS Design Group, Inc.
507 30th Street, Newport Beach, CA 92663

HIGHEST BUILDING PAD
1,563' ELEVATION

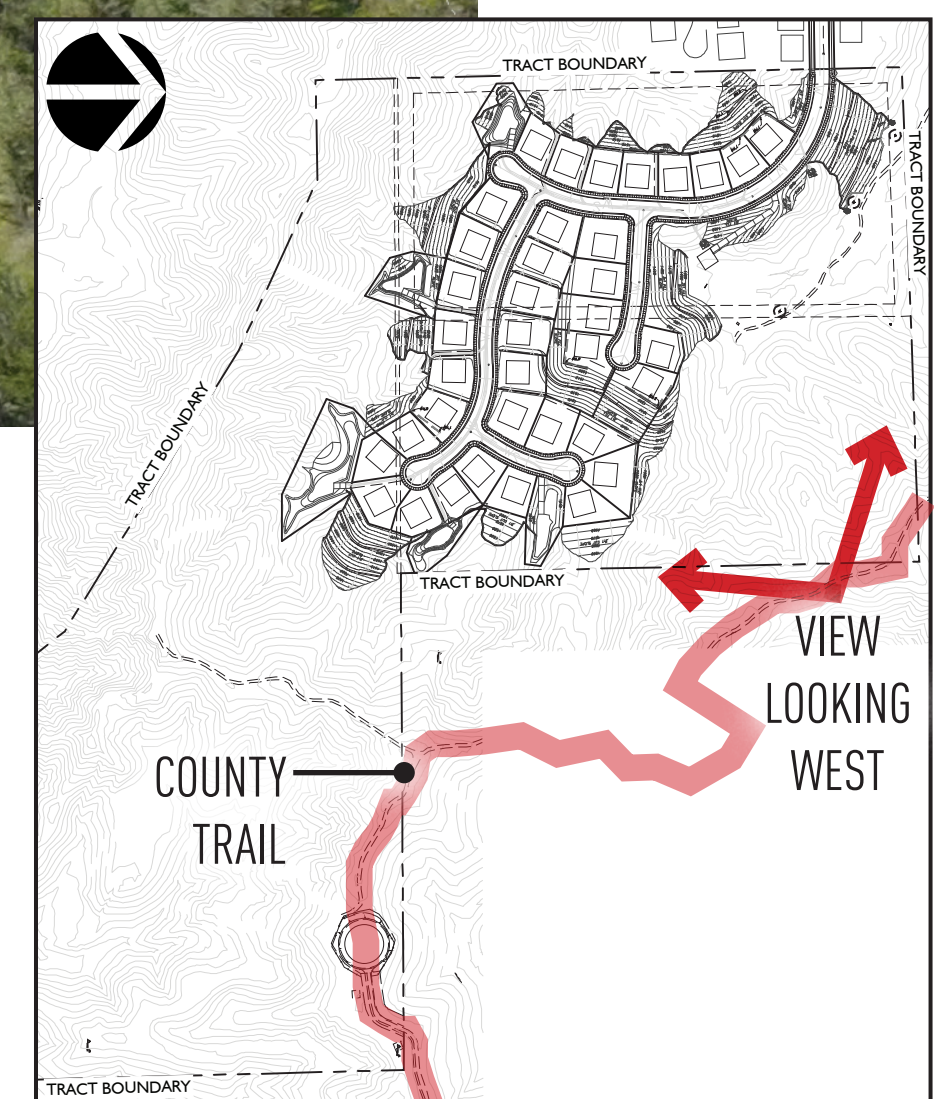
TOP OF RIDGE
1,707' ELEVATION

TOP OF RIDGE
1,752' ELEVATION

MAGNOLIA LANE



COUNTY TRAIL



KEYMAP

VIEW SIMULATION LOOKING WEST FROM COUNTY TRAIL TO PROPOSED CANYON VIEW ESTATES PROJECT