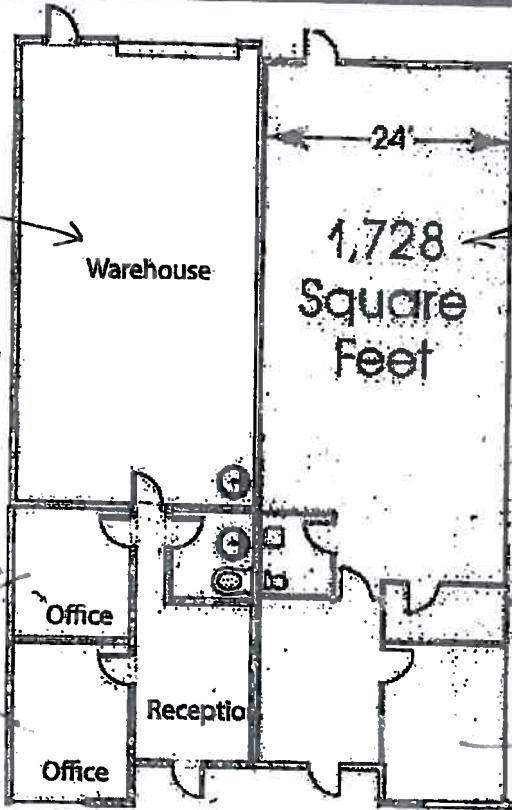


EXHIBIT A

STORAGE
of Electrical
TOOLS, Job Boxes,
LADDERS



STORAGE OF
Electrical TOOLS
JOB BOXES, LADDERS

Each office
to have desk for
1 person

SUITE F

SUITE E

Desk for
one person

3942 VALLEY AVENUE,

PLEASANTON, CA



P13 - 2525

EXHIBIT B

RECEIVED

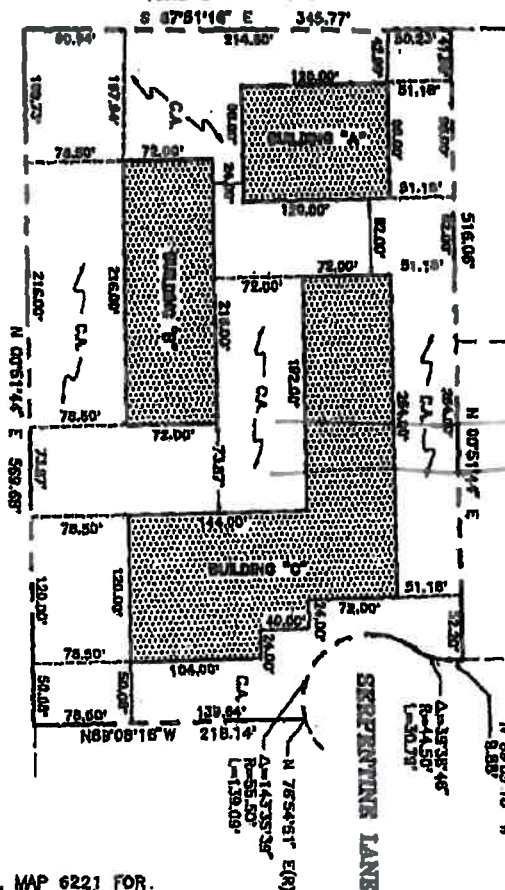
DEC 26 2013

**CITY OF PLEASANTON
PLANNING DIVISION**

EXHIBIT 'A'

92094914

VALLEY AVENUE



units
E + P

NOTE: REFER TO PARCEL MAP 6221 FOR BOUNDARY AND EASEMENT INFORMATION.

SITE PLAN

ALEXANDER & ASSOCIATES
 SURVEYORS-PLANNERS-ENGINEERS
 205 MAIN STREET, SUITE F
 PLEASANTON, CALIFORNIA
 (510) 482-2255

CONDOMINIUM PLAN
 FOR
PARCEL MAP 6221
 CITY OF PLEASANTON
 ALAMEDA COUNTY, CALIFORNIA

JOB NO.: 91075
 SCALE 1" = 100'
 DATE: FEB. 1992
 DRWN BY: GU
 CHKD BY: D.A.
 SHEET 3 OF 11

December 19, 2013

To whom it may concern,

Description of Proposal:

Jon Dunphy and Greg Olson of Colevan Electric are purchasing two (2) contiguous industrial office and warehouse condominium units (\pm 1,728 RSF, each) at 3942 Valley Avenue, Suites E & F in Pleasanton. Colevan plans to run their electrical contracting business from these two units. The present units consists of approximately 70% warehouse and 30% office.

Nature of the Business:

Colevan Electrical has been in the electrical contracting business for over 8 years with a business license in the City of San Ramon. Their business has been focused on serving the commercial/industrial market. The company's business hours are 8AM to 5PM Monday through Friday. Colevan will have two administrative staff in the office plus the two owners on a daily basis. They have an average of seven field electricians and four of the seven uses a service truck that they drive home each evening. There would be no more than one service truck in the lot overnight or in the warehouse. The parking allocation for this unit is approximately 4-7 spaces, so this business will be well within the limit. The warehouse would be used primarily for electrical parts and conduct.

Note: The owner is well aware of the 7AM to 7PM Monday through Friday operation restrictions on parcels 13 through 23 in Valley Business Park. His truck door faces west and is two buildings away from the residential homes on Kollin Street.

Regards,



Colevan Electric

Jon Dunphy and Greg Olson
Owners

Jeff Morgenstern
Vice President
Lic #01275910

December 19, 2013

Ms. Sandy Bond
Valley Business Center Owners Association
3129 Shire Lane
Walnut Creek, CA 94598

Re: **Conditional Use Permit Approval**
3942 Valley Avenue, Suites E & F
Pleasanton, California

Dear Sandy:

Colevan Electric, an electrical contractor, is moving forward to purchase the above referenced property in the Valley Business Center. This buyer needs your approval prior to applying for a conditional use permit. Would you confirm your approval by signing the signature block below? I have attached a brief description of the nature of his business and how it may affect your business center.

Sincerely,



Jeff Morgenstern
Vice President

jmorgenstern@ccareynkf.com

AGREED AND ACCEPTED:

By:

Valley Business Center Owners Assoc.

Name:

Sandy Bond

Date:

12/20/13

COMMUNITY DEVELOPMENT DEPARTMENT
 Planning Division – 200 Old Bernal Avenue
 Mailing Address – P.O. Box 520, Pleasanton, CA 94566
 Phone: (925) 931-5600 / Fax: (925) 931-5483



APPLICATION FOR DEVELOPMENT REVIEW

Application No(s): PK3 - 2525 Date Filed: 12/26/2013

I. CHECK TYPE OF APPLICATION(S):

- | | | |
|--|--|--|
| <input type="checkbox"/> Administrative Design Review (\$25) | <input type="checkbox"/> Initial Environmental Assessment (\$25) | <input type="checkbox"/> PUD Major Modification (\$2000) |
| <input type="checkbox"/> Animal Use Permit (\$15) | <input type="checkbox"/> Large Family Daycare (\$15) | <input type="checkbox"/> PUD Minor Modification (\$100) |
| <input type="checkbox"/> Appeal (of Case _____)
(25% of orig. fee: max. \$25) | <input type="checkbox"/> Lot-Line Adjustment (\$50) | <input type="checkbox"/> Reasonable Accommodation (\$25) |
| <input checked="" type="checkbox"/> Conditional Use Permit (\$150) | <input type="checkbox"/> Minor Subdivision (\$50) | <input type="checkbox"/> Rezoning (\$250) |
| <input type="checkbox"/> Condominium Conversion (\$50) | <input type="checkbox"/> Non-Exempt Home Occupation (\$15) | <input type="checkbox"/> Sign Design Review (\$15) |
| <input type="checkbox"/> Cottage Food Operation (\$25) | <input type="checkbox"/> Non-residential Satellite Dish (\$50) | <input type="checkbox"/> Specific Plan (\$250) |
| <input type="checkbox"/> Design Review (\$50) | <input type="checkbox"/> Other: | <input type="checkbox"/> Specific Plan Amendment (\$250) |
| <input type="checkbox"/> FDP (Flood) Variance (\$50) | <input type="checkbox"/> Outdoor Dining (\$25) | <input type="checkbox"/> Temporary Use Permit (\$25) |
| <input type="checkbox"/> General Plan Amendment (\$250) | <input type="checkbox"/> Outdoor Display (\$25) | <input type="checkbox"/> Tentative Map (\$2000 + \$10/lot) |
| <input type="checkbox"/> Growth Management (\$200) | <input type="checkbox"/> Preliminary Review | <input type="checkbox"/> Variance (\$50) |
| <input type="checkbox"/> Home Boutique Use Permit (\$25) | <input type="checkbox"/> PUD Development Plan (\$2000) | |

II. GENERAL DATA REQUIRED

- A. Name of Applicant (Please Print): Colevan Electric (Buyer of property) / Jon Dunphy and Greg Olson
- B. Address or Location of Property: 3942 Valley Avenue, Suites E & F, Pleasanton CA 94566
- C. Assessor's Parcel Number(s): 946-4547-188 and 946-4547-189
- D. Site Area (acres/sq. ft.): Project: 62,400 sf / Two (2) 1,728 sf condo units (E & F)
- E. Current Zoning: PUD 80-1 F. Proposed Zoning: PUD 80-1
- G. Existing Use of Property: Vacant - prior uses have been light industrial
- H. Description of Proposal: General office use and storage of company materials in the warehouse

(continue on separate sheet if necessary)

(Refer to the appropriate "Informational Brochures" for required submittal information that must accompany this application.)

I. Residential Addition Proposals: From the date on this application, was the original house built within the last 5 years?

Yes No

If you do not know the answer, please research the property files on the Laserfiche computers located at 200 Old Bernal Avenue

(continued on reverse)

III. AUTHORIZATION OF PROPERTY OWNER AND OWNERS ASSOCIATION

J. **PROPERTY OWNER:** In signing this application, I, as property owner, have full legal capacity to, and hereby do, authorize the filing of this application. I understand that conditions of approval are binding and agree to be bound by those conditions, subject only to the right to object at the hearings or during the appeal period. I certify that the information and exhibits submitted are true and correct.

Name (Pls. Print): Robert Trimble (Seller of Property) Daytime Telephone: 925-518-8621
Company: Trimble Family Revocable Trust Other Telephone: _____
Address: 8139 Via Zapata Drive Fax: _____
City: Dublin Zip: 94568 E-mail: bobt@ampprinting.com
Signature: Robert M. Trimble Digitally signed by Robert M. Trimble
DN: cn=Robert M. Trimble, o=ValForms,
Inc., ou, email=bob@valforms.com, c=US
Date: 2013.12.23 13:46:33 -08'00' Date: 12/23/13

K. **OWNERS ASSOCIATION:** Is the property subject to the rules or guidelines of a homeowners association (HOA) or a business owners association?

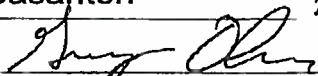
Yes No

If yes, did the proposed project receive approval from the HOA/business owners association?

Yes No The HOA/business owners association does not review any proposed construction projects or use changes
If yes, please attach a copy of the HOA response.

Association Contact (Pls. Print): Sandy Bond, property manager Daytime Telephone: 925-935-2450
Association Name: Valley Business Center Owner's Association Other Telephone: _____
Address: 3129 Shire Lane Fax: 925-935-2450
City: Walnut Creek Zip: 94596 E-mail: sandybond3129@gmail.com

L. **APPLICANT OTHER THAN PROPERTY OWNER:** In signing this application, I, as applicant, represent to have obtained authorization from the property owner to file this application. I agree to be bound by conditions of approval, subject only to the right to object at the hearings on the application or during the appeal period. If this application has not been signed by the property owner, I have attached separate documentation of full legal capacity to file the application. I certify that the information and exhibits submitted are true and correct.

Name (Pls. Print): Greg Olson Daytime Telephone: 925-575-0543
Company: Colevan Electric (Buyer of property) Other Telephone: _____
Address: 3942 Valley Avenue Fax: _____
City: Pleasanton Zip: 94566 E-mail: golson@colevanelectric.com
Signature:  Date: 12-19-2013

M. **NOTE ANY OTHER PARTY(IES) WHO SHOULD RECEIVE STAFF REPORTS AND NOTICE OF APPLICATION ON A SEPARATE SHEET AND ATTACH TO APPLICATION.**

IV. SCHOOL FEE AGREEMENT (If a residential project, answer the question below)

Have you signed a School Fee Agreement with the Pleasanton Unified School District?

Yes No

If yes, please attach a copy of the signed agreement.

(03/18/13)