

December 13, 2012

**Description of Proposal:**

Terry Morris of Eagle Electric, Inc. is purchasing an industrial office and warehouse condominium unit (2,592± SF) at 3942 Valley Ave, Suite J in Pleasanton. Terry plans to run his electrical contracting business from this unit. The present unit consists of approximately 44% warehouse and 56% office.

**Nature of the Business:**

Terry Morris has been in the electrical contracting business for over 35 years and has been the owner of Eagle Electric for 23 years. He has a City of Pleasanton business license #0070159. His business has been focused on serving the commercial/industrial market. The company's business hours are 7am to 5pm Monday through Friday. Terry will have two administrative staff in the office plus himself on a daily basis. He has an average of seven field electricians and each has a service truck that would be driven and taken 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 9 spaces so this business will be well within that 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 east and is two buildings away from the residential homes on Kolln Street.*

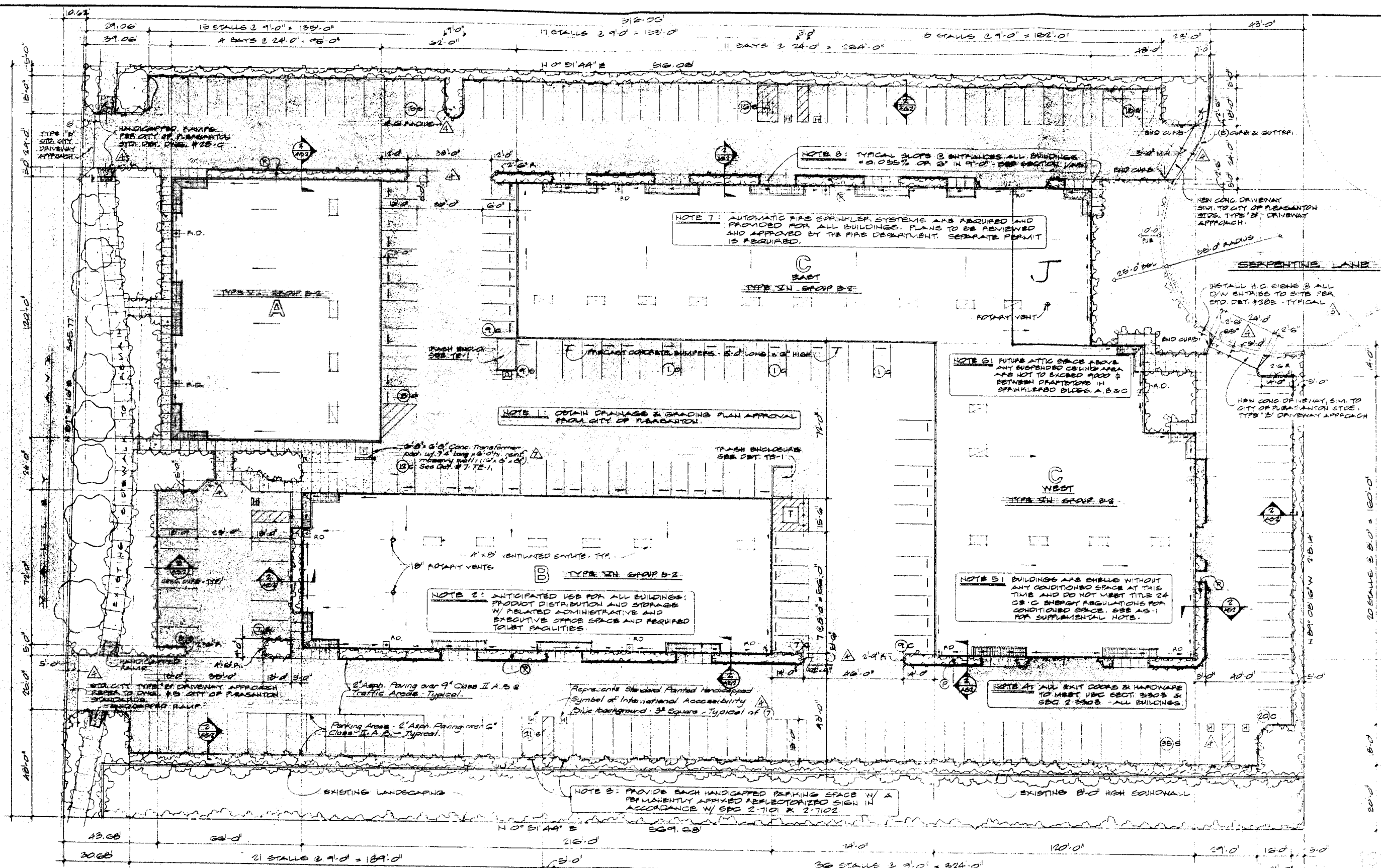
Regards,

Eagle Electric

Terry Morris,  
President

EXHIBIT B

P12-1633



**CONDITION #55 PER CITY STANDARDS:**  
 ALL ACCESS ROADS AND DRIVEWAYS ON THE SITE ARE HEREBY OBLIGATED FIRE LANES AND MUST BE MAINTAINED AND ACCESSIBLE AT ALL TIMES.  
 CURBS TO BE PAINTED RED & "NO PARKING" SIGNS TO BE PROVIDED. (TYP. OF B SIGNS)

**SITE, ROOF AND PARKING PLAN**  
 11-2000



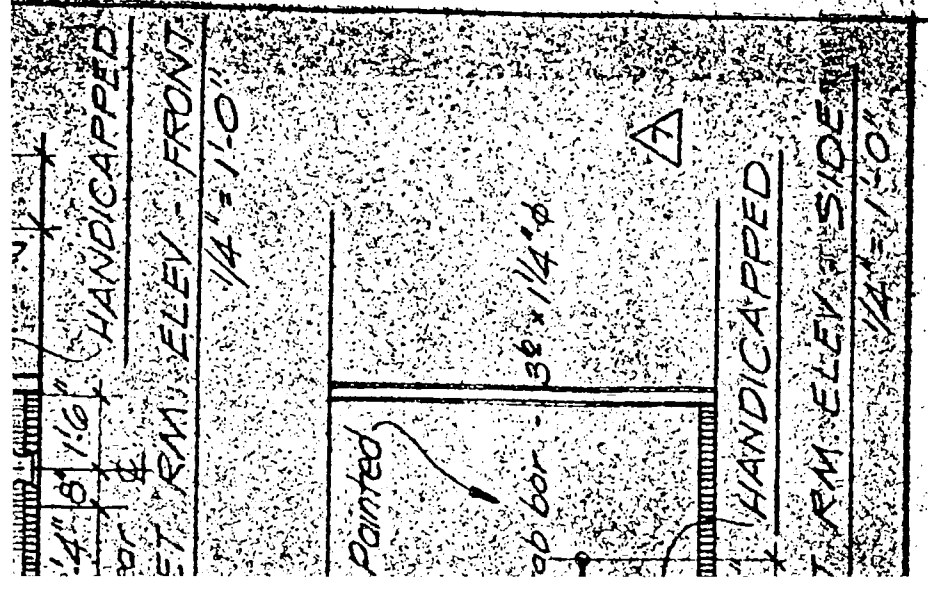
APPROVED:  
 BILL WAPNICK, P.E. 11/28/00  
 DIR. OF PUBLIC WORKS & UTILITIES  
 DATE: 11-28-00  
 P12-1923

NO.	DATE	REVISION	BY	NO.	DATE	REVISION	BY
6	11-14-00	REVISIONS PER CITY PLAN CHECK #3	AD	1	9-25-00	ISSUED FOR BUILDING PERMIT	AD
7	12-14-00	REV. TRANSFORMER AND DUCT "A"	R	2	10-29-00	MISCELLANEOUS REVISIONS	CD
				3	10-31-00	MISC. REV.	AD
				4	11-8-00	REVISIONS PER CITY PLAN CHECK	AD
				5	11-2-00	REVISIONS PER CITY PLAN CHECK #2	AD



**TULLOCH CONSTRUCTION**  
 ENGINEERS & CONTRACTORS  
 428 ETTE ST., OAKLAND, CALIF. 94608  
 (415) 558-3400

SCALE:	SHEET TITLE:	SHEET NO.:
NOT TO SCALE	SITE, ROOF AND PARKING PLAN	C
DATE: 7-25-02	JOB TITLE:	OF
JOB NO: 1917	BUILDINGS FOR TRAILER BUS PARK, LOT 22A	
DRAWN BY: JDB	ASHVILL - HAWKINS	
CHECKED BY: RJD	VALLEY OVER, PLEASANTON, CALIF. 94566	



△ NOTE:

Ceiling grid and wire hangers, spacing & size to Conform to U.B.C. Standards - 1979 Edition Section 47.1812

BUILDING "C" ADDRESS  
3942 VALLEY AVE.

SITE

