

EXHIBIT 15

POR. RO. SAN RAMON

1980 MBL - TRACT 2627 GRADING RECORD NLR 75-36

1- RECORD OF SURVEY 43 L.S. 10 8-4-66 MS66-0106

2- 65P M.B. 4-26-78

MS77-0144/7677-0507

3- 82 P.M. 14-17

4- 105P M. 4.7&48 5-23-93 MS61-0103

TAX CODE AREA

CT. 3452.01

Site

M.B. 198

D-13

JACKSON WAY

ORCHARD COURT

MAJOR RD

1"=200'

M.B. 192

DEED-00013
Z188-12300
D780-3047

093

094

095

ZM: R-14|R-15

ASSESSOR'S MAP

BOOK 191 PAGE 09

CONTRA COSTA COUNTY, CALIF.
Downloaded on April 27, 2009

11-24-98 C.C.C. 48

Prior to approval of any development along
DANVILLE BLVD., refer to "Boulevard of
Trees" maps for info or location of trees of
special concern.
Laser file/cumple/harvestable-hydrofiles

M.B. 198

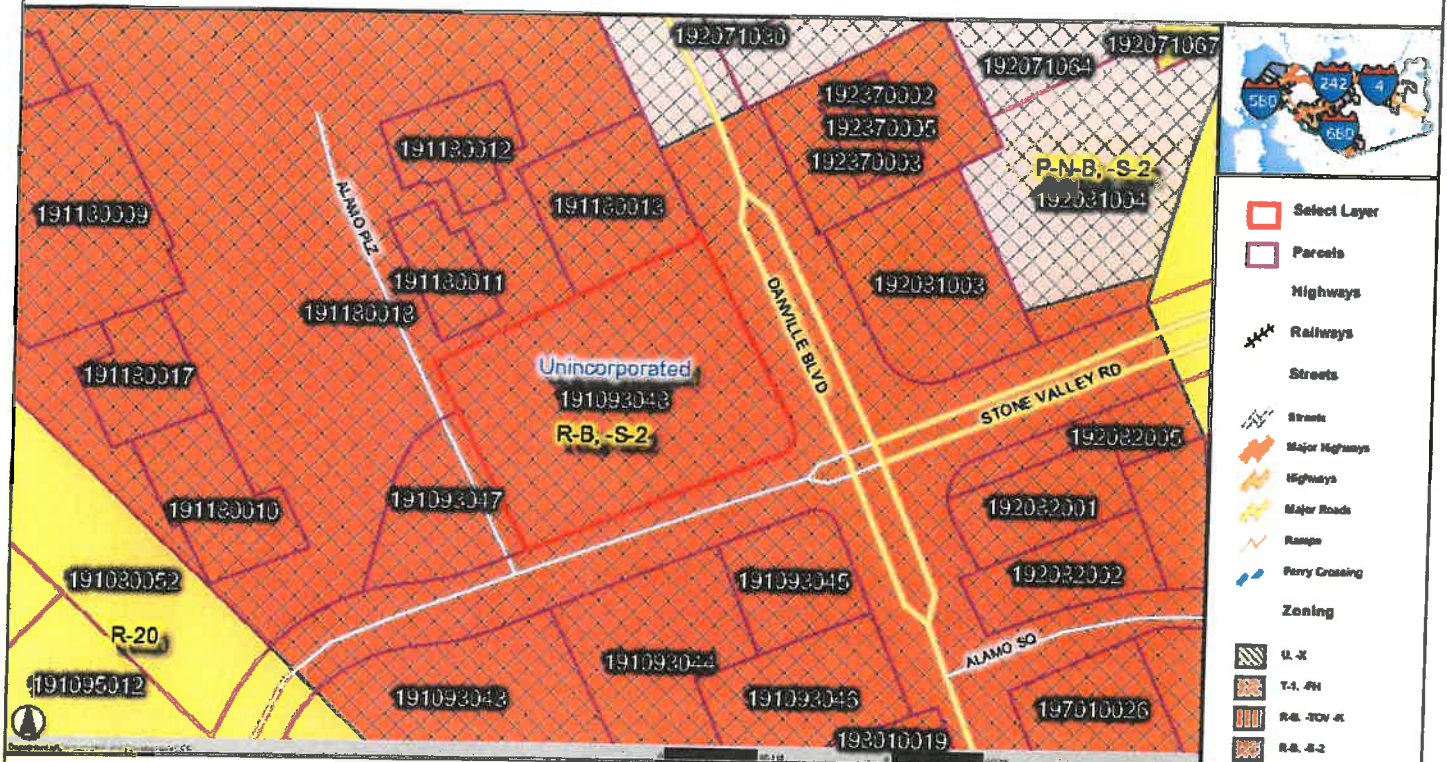
TRACT 2852
FILED 4-15-92
P.M. 17-1
12.73AC.

GENERAL PLAN: COMMERCIAL (CO)



Refer to the ArcGIS Administrator's Guide for instructions on how to set the disclaimer text displayed in this area.

ZONING: R-B, S-2



Refer to the ArcSDE Administrators Guide for instructions on how to set the disclaimer text displayed in this area.

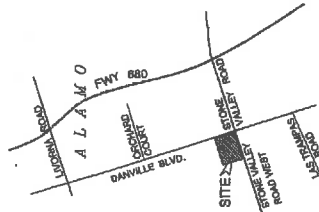
AERIAL VIEW



Refer to the ArcGIS Administrator's Guide for instructions on how to set the disclaimer text displayed in this area.

NOTES:

- 1) REPRODUCTION OF THIS MAP IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.
- 2) THERE ARE NO AREAS PROPOSED FOR PUBLIC PURPOSES.
- 3) THIS PROJECT WILL NOT BE PHASED.
- 4) THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE AE, AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP.
- 5) EXISTING EASEMENTS WHICH TRANSVERSE THE PROPOSED BUILDING ENVELOPE ARE TO BE OUTLINED.
- 6) BUILDING ENVELOPE ARE TO BE OUTLINED.



VICINITY MAP
N.T.S.

TENTATIVE MAP NOTES:

OWNER/DEVELOPER: ALBERT J. JAMES TRUST
ALAMO, CA 94507

ENGINEER: DEBOLT CIVIL ENGINEERING
611 SAN RAMON VALLEY BLVD.
DANVILLE, CA 94508

ASSESSOR'S PARCEL NUMBER: 011-005-048

AREA: 61,306.87 (1.33 AC)

UTILITIES: GAS & ELECTRIC - P.O.A.E.
SEWER - S.E.A.D.
WATER - S.E.A.D.

EXISTING LAND USE: COMMERCIAL

PROPOSED LAND USE: COMMERCIAL

GENERAL PLAN ZONING: CO - COMMERCIAL

BOUNDARY NOTE: 10' - RETAIL BUSINESS
LOT SIZE 3,000 SQYD

100 YEAR FLOOD: THE SUBJECT PROPERTY LIES IN FLOOD ZONE X. THE 100 YEAR FLOOD ELEVATION IS 10.00 FEET. THE 0.2% ANNUAL CHANCE FLOOD AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, DATED JUNE 14, 2004.

LEGEND:

- TC - TOP OF CURB
- CR - GROUND
- (240) --- EXISTING CONTOUR
- (N) EXISTING CURB
- (SD) EXISTING WATER LINE
- (SD) EXISTING STORM DRAIN LINE
- (J) JOINT POLE

GRAPHIC SCALE



MS 11-0006

VESTING TENTATIVE MAP

ALAMO

3189 DANVILLE BOULEVARD

CALIFORNIA

CONTRA COSTA COUNTY

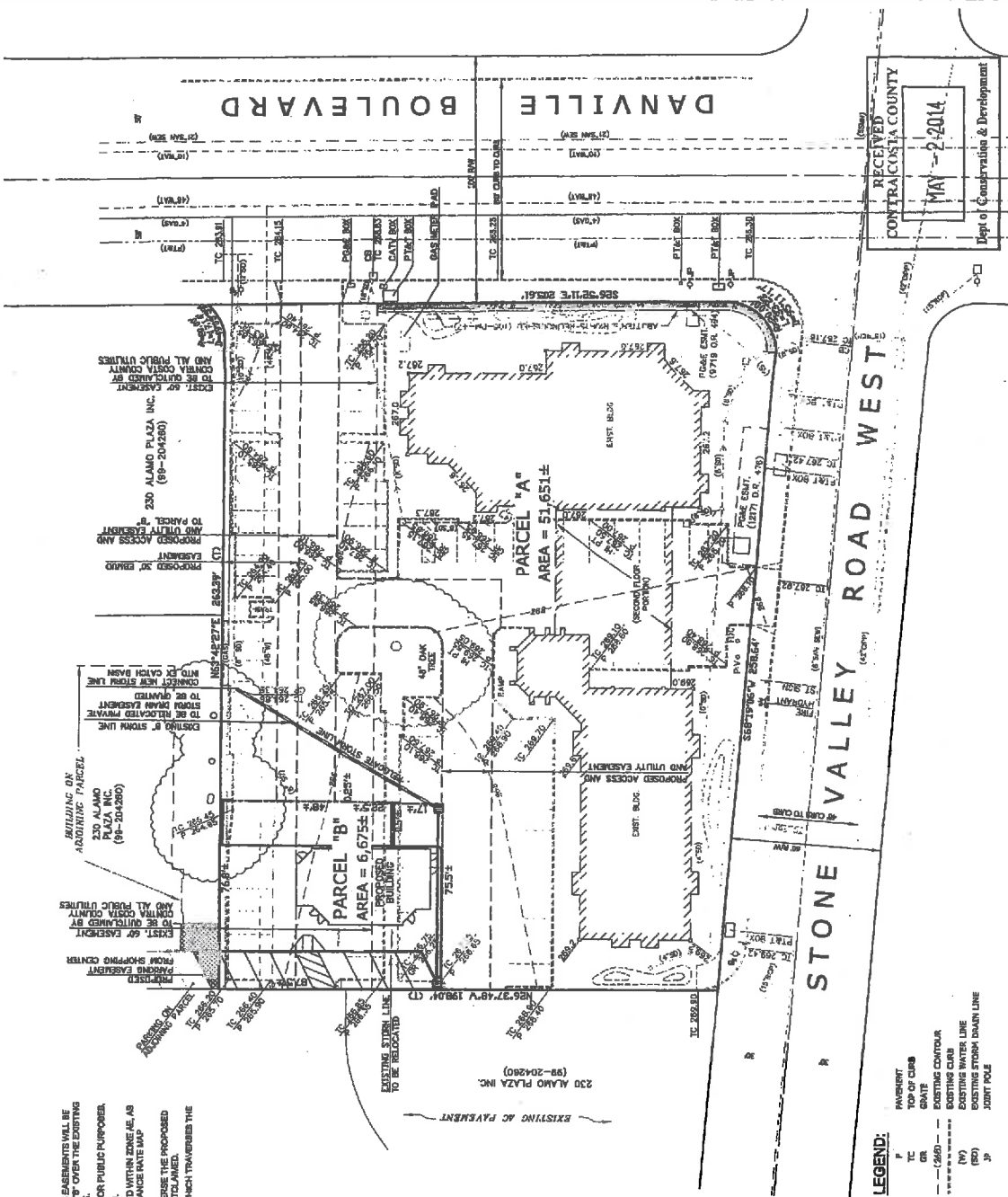
JAMES E. COOPER
REGISTERED LAND SURVEYOR
NO. 10000

#	REVISION	DATE

D

DeBolt Civil Engineering
611 San Ramon Valley Boulevard
Danville, California 94508
Tel: 925/937-7789
Fax: 925/937-4378

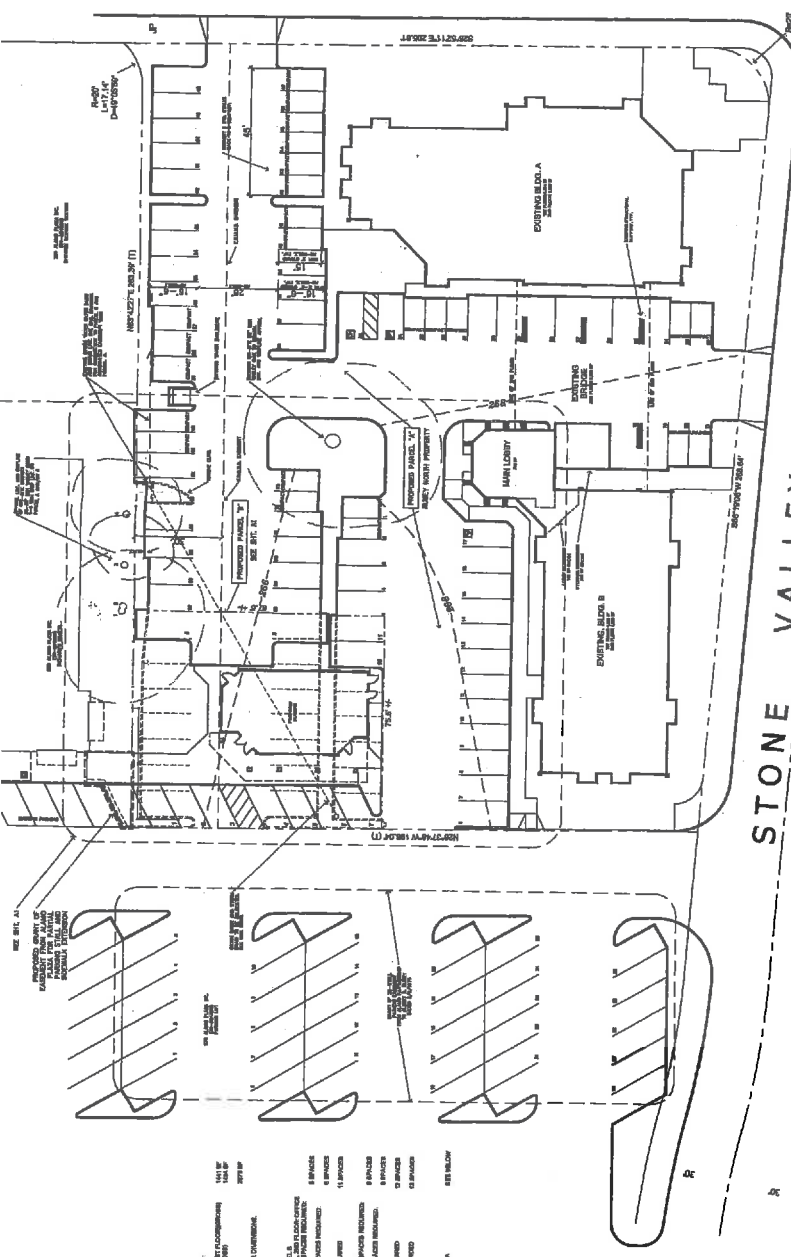
RECEIVED
CONTRA COSTA COUNTY
MAY - 2-2014
Dept of Conservation & Development



RETAIL/OFFICE BUILDING
 ON PROPOSED PARCEL B WITHIN
 RUBEN NORTH OFFICE BUILDING
 3189 DANVILLE BLVD.
 ALAMO, CA 94507

DANVILLE BOULEVARD

STONE VALLEY ROAD WEST



RUBEN NORTH COMPLEX (PARCEL A)
 CURRENT LAND USE AND PARKING REQUIREMENT
 BY TENANT

LAND USE	SUITE #	TENANT	RENTABLE RATIO	SQ. FT.	SPACES
(1)	100	PATCO AND	3.81	1000	7
(2)	110	DOCTOR OFFICE (1)	94	1000-11	8
(3)	120	HEALTH MART CO.	697	1000-11	8
(4)	130	ALAMO JEWELRY	125	1000	5
(5)	140	BALCON ONE	1,000	1,000	5
(6)	150	CONVITA FIRM	1,000	1,000	5
(7)	160	CARNEY CONSULTING	872	1,000	5
(8)	170	FRIGERIO CHAPPEL (1)	2,288	1,000-1	5
(9)	180	ELMWOOD	862	1,000	5
(10)	190	MAVOLI	545	1,000	5
(11)	200	FLY TAYLOR FLOOR	448	1,000	5
(12)	210	PRYLOO	343	1,000	5
(13)	220	THEIRFIELD	1,260	1,000	5
(14)	230	VERA CORP.	1,260	1,000	5
(15)	240	EXHIBIT	862	1,000	5
(16)	250	LAURET	189	1,000	5
(17)	260	CANYON GLO	189	1,000	5
(18)	270	KOCHI CAPITAL	300	1,000	5
(19)	280	LAURET	189	1,000	5
(20)	290	LAURET	189	1,000	5
(21)	300	LAURET	189	1,000	5
(22)	310	LAURET	189	1,000	5
(23)	320	LAURET	189	1,000	5
(24)	330	LAURET	189	1,000	5
(25)	340	LAURET	189	1,000	5
(26)	350	LAURET	189	1,000	5
(27)	360	LAURET	189	1,000	5
(28)	370	LAURET	189	1,000	5
(29)	380	LAURET	189	1,000	5
(30)	390	LAURET	189	1,000	5
(31)	400	LAURET	189	1,000	5
(32)	410	LAURET	189	1,000	5
(33)	420	LAURET	189	1,000	5
(34)	430	LAURET	189	1,000	5
(35)	440	LAURET	189	1,000	5
(36)	450	LAURET	189	1,000	5
(37)	460	LAURET	189	1,000	5
(38)	470	LAURET	189	1,000	5
(39)	480	LAURET	189	1,000	5
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(50)	590	LAURET	189	1,000	5
(51)	600	LAURET	189	1,000	5
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(236)	2450	LAURET	189		

1. RETAIL OFFICE BUILDING, NEW 2875 SF, TWO-STORY, RETAIL OFFICE BUILDING WITHIN AN EXISTING APPROVED DEVELOPMENT.
2. ALTERNATE USES: RETAIL OFFICE BUILDING, NEW 2875 SF, TWO-STORY, RETAIL OFFICE BUILDING WITHIN AN EXISTING APPROVED DEVELOPMENT.
3. ALTERNATE USES: RETAIL OFFICE BUILDING, NEW 2875 SF, TWO-STORY, RETAIL OFFICE BUILDING WITHIN AN EXISTING APPROVED DEVELOPMENT.
4. ALTERNATE USES: RETAIL OFFICE BUILDING, NEW 2875 SF, TWO-STORY, RETAIL OFFICE BUILDING WITHIN AN EXISTING APPROVED DEVELOPMENT.
5. ALTERNATE USES: RETAIL OFFICE BUILDING, NEW 2875 SF, TWO-STORY, RETAIL OFFICE BUILDING WITHIN AN EXISTING APPROVED DEVELOPMENT.

PARCEL AREA: 9,878 SF
UNDEVELOPED AREA (SF):
 $9,878 \div 215 + 75 \times 88 = 1,339$ SF (13.5%)
MAX. BLDG. HT.: 35' DESIGN: 30'+
MARKING ANALYSIS, COVERAGE AND F.A.R.: SEE SHT. A0

OCCUPANCY: MERCANTILE CONSTRUCTION TYPE: V-B BUILDING AREA: GROUND FLOOR(GROSS)	1441 SF
SECOND FLOOR (GROSS) TOTAL GROSS BUILDING AREA:	1434 SF 2875 SF
COUPANT LOAD PER SQUARE FOOT ROUND FLOOR - MERCANTILE $30 \text{ SF}/1000 \text{ GROSS} = 1441/30 =$ 48 OCCUPANTS OFFICE (BUSINESS) $100 \text{ SF}/700 \text{ GROSS} = 1434/700 =$ 14 OCCUPANTS TOTAL OCCUPANTS	48 14 62

1-500 OCCS. - PRE-STORY	2 EXITS REQUIRED
1C TABLE 1021.2 - STORIES WITH ONE EXIT:	
MAX OCCS. - 49, ACTUAL - 48	1 EXIT ALLOWED (2 PROVIDED)
TRAVEL DIST. - 75', ACTUAL - <75'	
SECOND FLOOR:	
MAX. OCCS. - 28, ACTUAL - 14	1 EXIT ALLOWED (1 PROVIDED)
TRAVEL DIST. - 75', ACTUAL - <55'	



0 8 FEET

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**CARVER
SILLIMAN
ARCHITECT**



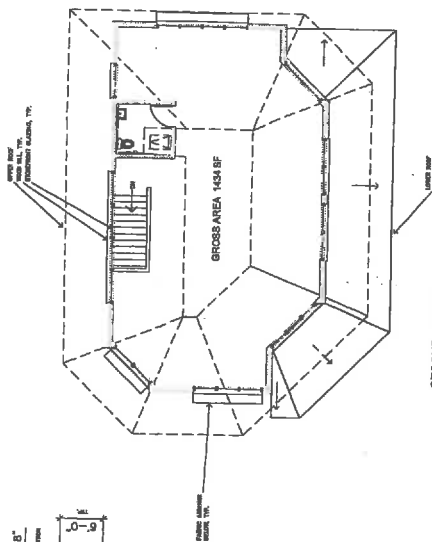
THE DOCUMENT CONTAINS

RETAIL/OFFICE BUILDING
ON PROPOSED PARCEL B WITHIN
RUBBY NORTH OFFICE BUILDINGS
PARCEL A APN 191-083-048
3189 DANVILLE BLVD.
ALAMO, CA 94507

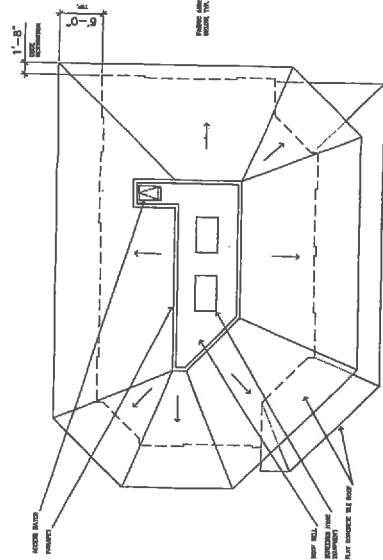
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△	MACHINES FOR COPY	02.14.13
△	PAIDEE SUBMITTAL	12.11.12
△	CABLE UNIT	11.19.12
△	SUBMITTAL FOR SIZE	11.15.12
△	COUNT SUBMITTAL	07.31.12
△	COUNT SUBMITTAL	05.31.12
△	COUNT SUBMITTAL	05.01.12
△	INVOICES	04.25.12
△	REQ. COUNT SUBMITTAL	04.01.11
△	INVOICES	04.01.11

804.1	BCS	03.31.11
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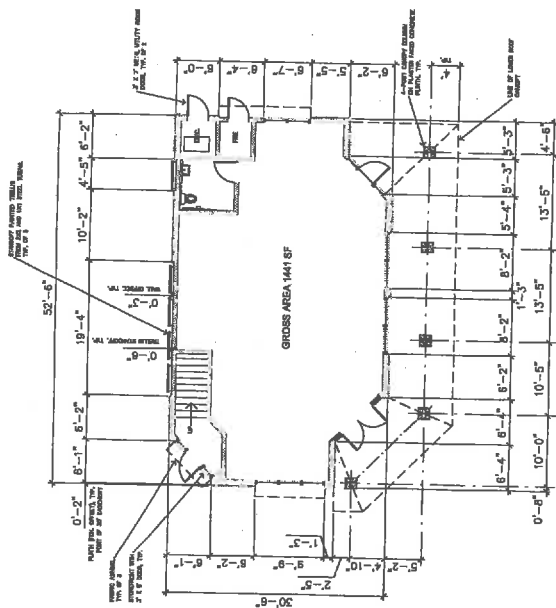
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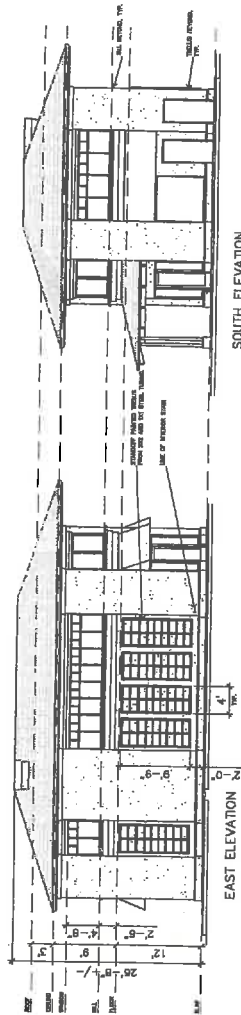
SECOND FLOOR



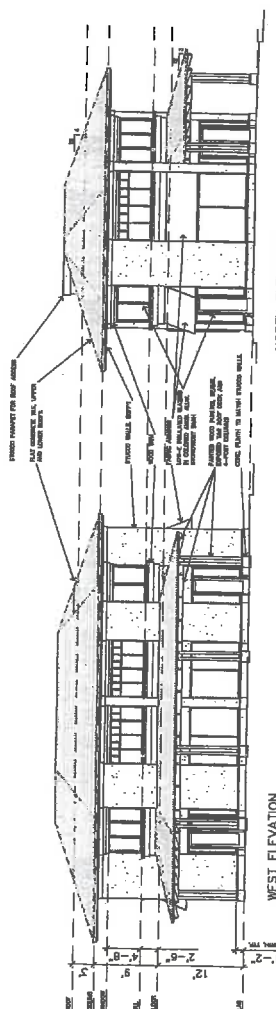
ROOF PLAN



FIRST FLOOR



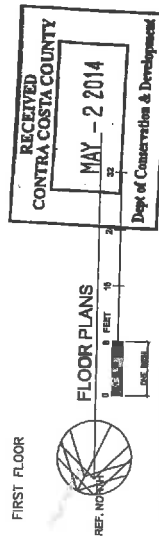
SOUTH ELEVATION



NORTH ELEVATION



BUILDING ELEVATIONS



PAYROLL SERVICES	04.30.14
PACKAGE SUBMITTAL	12.11.12
CONTRACT	11.19.12
SUBMITTAL FOR SEAL	11.15.12
COUNTY SUBMITTAL	05.31.12
COUNTY SUBMITTAL	05.01.12
SEALS	04.25.12
SEAL COUNTY SUBMITTAL	04.01.11

subject no.	8041
runners by	BCS
date	03.31.11
trial no.	

A2

1000







