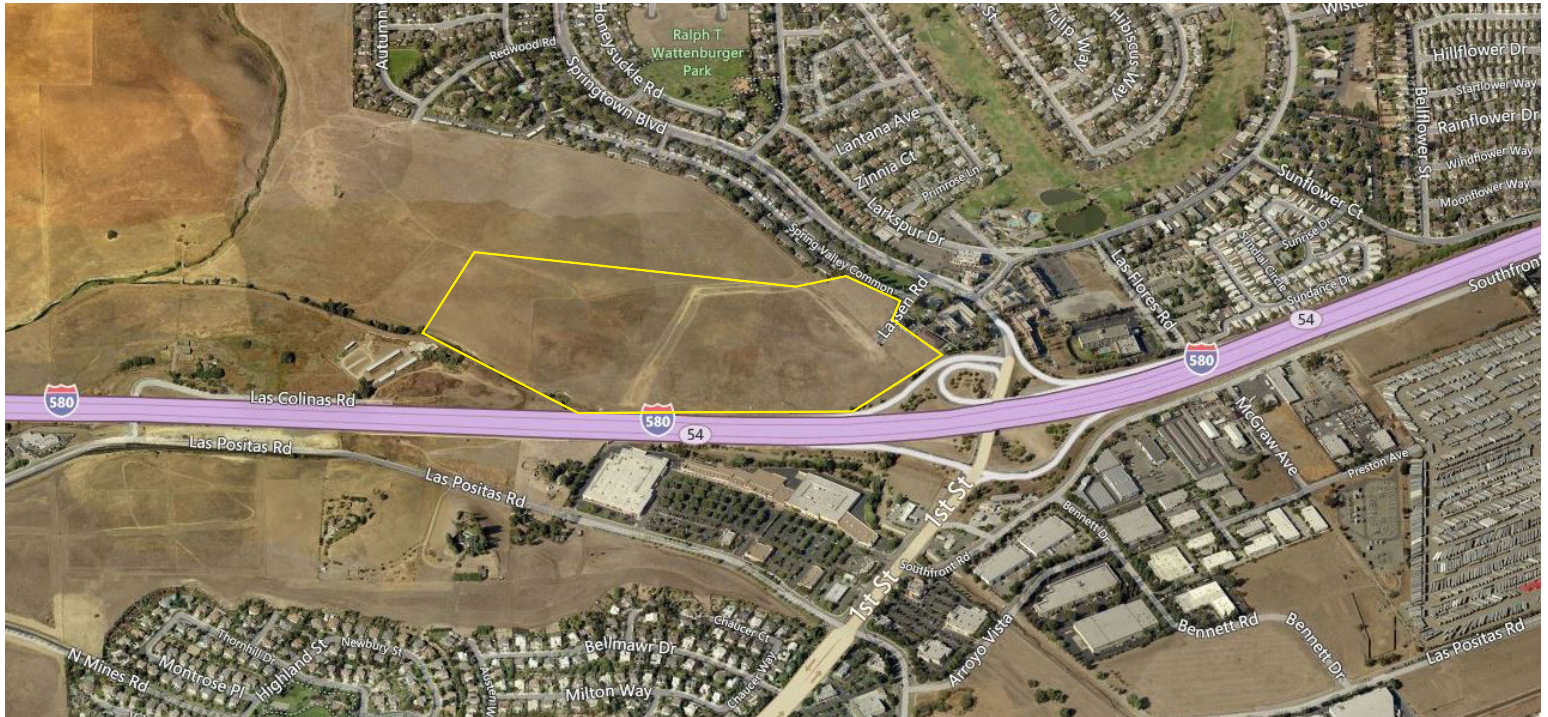


SPRING HILL BUSINESS PARK

LASSEN ROAD, LIVERMORE, CA



PROPERTY INFORMATION

Campus Site - 34± Acres For Sale

- Approximately 14± buildable acres
- Existing PUD with flexible zoning
- Located within “Scenic Corridor”
- Excellent freeway exposure
- Annexed into City of Livermore

AREA MAP



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COMMERCIAL REAL ESTATE SERVICES

The information contained herein is based on estimates and assumptions and is presented for illustration purposes only.
No representations, warranties or guarantees of any kind are made.

SPRING HILL BUSINESS PARK

LASSEN ROAD, LIVERMORE, CA

CONDITIONS OF APPROVAL

SPRINGHILL BUSINESS PARK PUD PERMIT NO. 106-80

P.D. District: The purpose of establishing the P.U.D. Permit is to regulate the development of a 34 acres parcel of land located North of I-580 freeway, West of the Springtown Boulevard freeway access. Development shall be in conformance with the following regulations:

A. Uses Permitted: The following uses shall be permitted in the P.U.D. Permit provided they are performed or carried out entirely within a building that is so designed and constructed that the enclosed operations and uses do not cause or produce a nuisance to adjacent sites:

1. Research and development facilities.
2. Professional and administrative executive offices.
3. Financial institutions, insurance, real estate, business offices, travel agencies and recreational clubs primarily related to other uses in this P.U.D. Permit.
4. Experimental and testing laboratories.
5. Manufacturing, assembly, processing, packaging, storage and distribution of products from previously prepared materials, such as, but no limited to, cloth, plastic, paper, leather, precious or semi-precious metals or stones, but not including such operations as saw and planing mills, any manufacturing uses involving primary production of wood, metal, or chemical products from raw materials and similar uses.
6. Manufacture of electric and electronic circuits and instruments and devices, such as, but not limited to, television sets, radios, and television, radio phonographic equipment, calculators, computers, semi-conductors and transistors and similar uses.
7. Manufacture of pharmaceutical products.
8. Wholesale manufacturer representatives and retail sales primarily related to other permitted uses in this P.U.D. Permit.

B. Accessory Uses: The following are the accessory uses permitted in this permit.

1. Signs shall conform to the requirements of Section 21.70 as it relates to "I" District.
2. Accessory uses and buildings customarily appurtenant to a permitted use.

C. Conditional Uses: The following uses are intended as secondary uses in his permit and are to be permitted as conditional uses:

1. Public and quasi-public.
2. Motels, hotels, restaurants reasonably required for the convenience of the surrounding Districts and community.
3. Any uses determined by the Planning Commission to be similar to or ancillary to those listed in the permitted or conditional use category of this Permit.

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CONDITIONS OF APPROVAL CONTINUED

D. Height Regulations: The height is limited to forty (40) feet except that with a Conditional Use Permit the height may be increased up to a maximum of one hundred (100) feet. observed, except where increased for conditional uses:

1. Lot Area: Twenty thousand (20,000) square feet.
2. Lot Width: One Hundred (100) feet.
3. Yards:
 - a. Frontage: Twenty Five (25) feet.
 - b. Street Side Yard: Twenty Five (25) feet at Lassen Road Entrance Fifteen (15) feet elsewhere.
 - c. Rear and Side: Twelve and one-half (12 ½) feet. For buildings more than forty (40) feet high the yard requirements shall increase one (1) foot for every three (3) feet above forty (40) feet. A landscape strip of land at least twenty five (25) feet wide shall be maintained along any property line where this P.U.D. abuts an 'R' District.
4. Use of Yard Areas: The following uses only shall be made of yard areas, and then only if such uses are otherwise permissible pursuant to the provisions of this permit.
 - a. Landscaping: All required yards adjacent to streets shall be landscaped, except for driveways and sidewalks which are found to be necessary for the efficient use of the property. A landscaped strip of land at least twenty five (25) feet wide, shall be maintained along any property line fronting on Lassen Road entrance and at least fifteen (15) feet on other street frontages. All Landscaping shall be carried out in accordance with the landscaping plan approved by the City, and such landscaping shall be installed in such a manner so as to screen the viewing of outdoor storage, parking and loading areas from the street insofar as it is practicable.
 - b. Driveways, Sidewalks and Steps.
 - c. Roof Overhang: Provided it does not extend more than six (6) feet into the set back area.
 - d. Paving and Associated Curbing: Except that paving for parking area shall not be allowed within twenty five (25) feet of a property line fronting on Lassen Road entrance, or within fifteen (15) feet of a property line fronting on any other street.
 - e. Signs: Signs shall conform to the requirements of Section 21.70 as it relates to "I" District.
 - f. Off-Street Parking and Loading: Provision for adequate off-street parking and loading shall be made to accommodate all parking and loading needs for employee, visitor, and company vehicles on the site as required in Sections 21.40 et seq., except that the parking stall width of ten (10) feet required by Section 21.45 (b) may be reduced to nine (9) feet.
 - g. Exterior Storage: Exterior storage shall be allowed only in rear and side yards not adjacent to a public street, provided that exterior storage shall be screened from the public view by a suitable fence, wall or berm not exceeding fifteen (15) feet in height, with stored material kept below the top of such fence. The exterior storage area shall not exceed ten percent (10%) of the building area on the site.

E. Lot Coverage: The lot coverage maximum shall be forty-five percent (45%), except where changed by conditional uses.

F. Other Required Conditions: Site plan approval permit and design review approval are needed for all uses.

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