



CITY OF SAN RAMON

COMMUNITY DEVELOPMENT

CONCEPT REVIEW - ROEM CORPORATION TOWNHOME DEVELOPMENT

CDP 2026-0001

2251 SAN RAMON VALLEY BLVD.

PLANNING COMMISSION STUDY SESSION
JUNE 2, 2026

PROJECT SITE



Project Site:

2.56 acres

Parcel Number:

208-271-041

General Plan Designation:

Mixed-Use Commercial
Emphasis (MUX)

Zoning Designation:

Village Center Mixed Use
(VCMU) – San Ramon Village
Specific Plan (SRVSP)

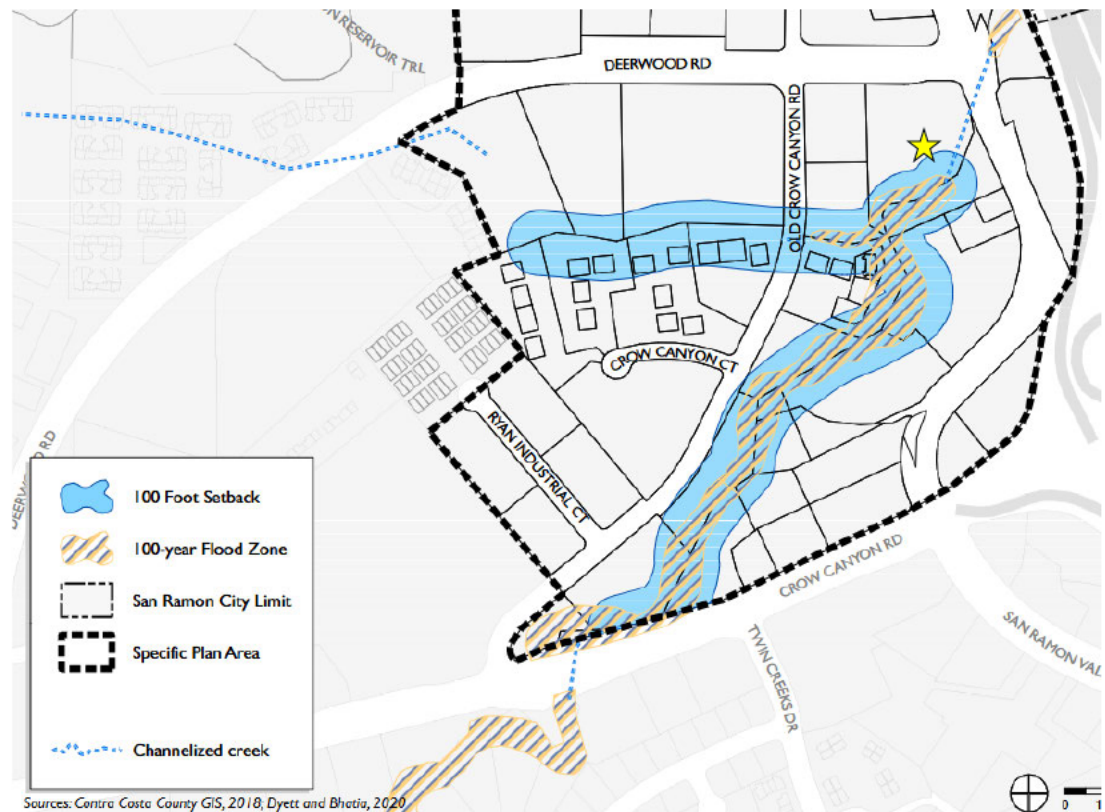


PROJECT SITE



Site Constraints:

- Site contains 100-year flood zone
- SRVSP requires a 100-ft riparian setback
- Results in 1.83 acres of buildable area



PROPOSED CONCEPT

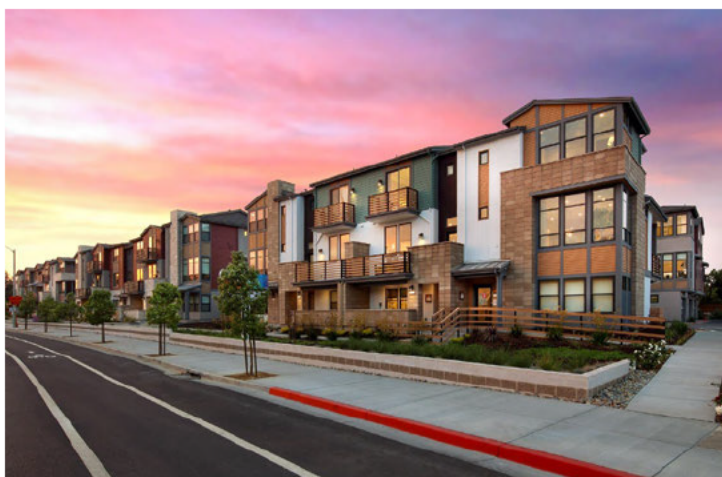


- Construct 45 multi-family residential townhomes, configured in 5 buildings
 - Units range from 1,200 to 1,800 sf and include 2, 3, and 4-bedroom options
- Provide 80 residential garage parking spaces on-site + 7 uncovered spaces
- Provide 15% BMR units
- Housing Opportunity Site: Proposing 100% residential development



Proposed Preliminary Site Plan

ARCHITECTURAL IMAGERY



ARCHITECTURAL IMAGERY



CONCEPT REVIEW DISCUSSION



1. Does the proposed Residential Development generally align with the goals of the San Ramon Valley Village Specific Plan (SRVSP); is the proposed land use and removal of the commercial component appropriate for the site?
2. Is the overall building density appropriate within the context of the SRVSP, General Plan 2040, and surrounding neighborhood?
3. Is the proposed Project site layout compatible with the existing and surrounding land uses and the larger context of the SRVSP?
4. Does the Commission have specific input on the potential site layout or architectural styles?



CITY OF SAN RAMON

COMMUNITY DEVELOPMENT

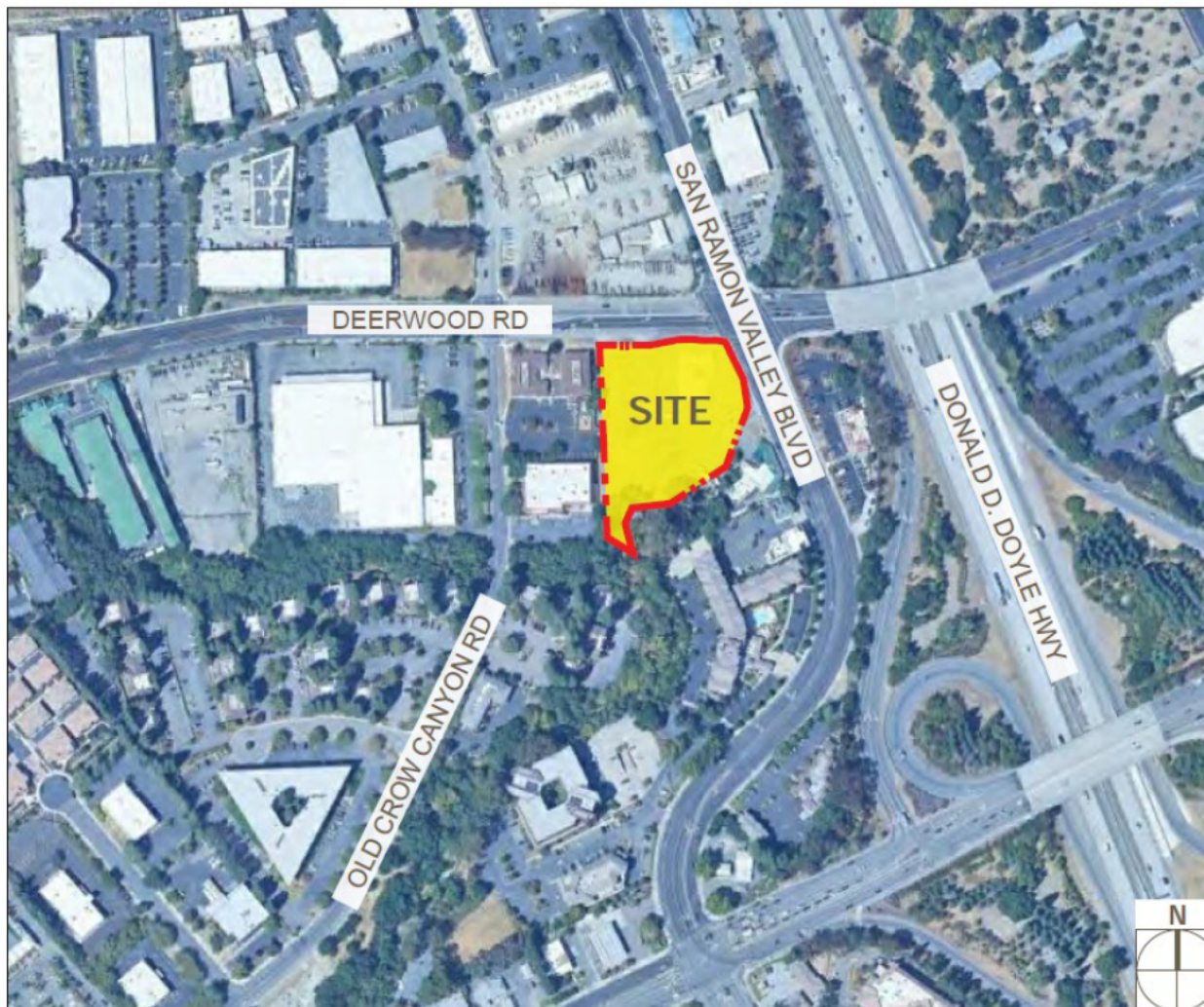
CONCEPT REVIEW - ROEM CORPORATION TOWNHOME DEVELOPMENT

CDP 2026-0001

2251 SAN RAMON VALLEY BLVD.

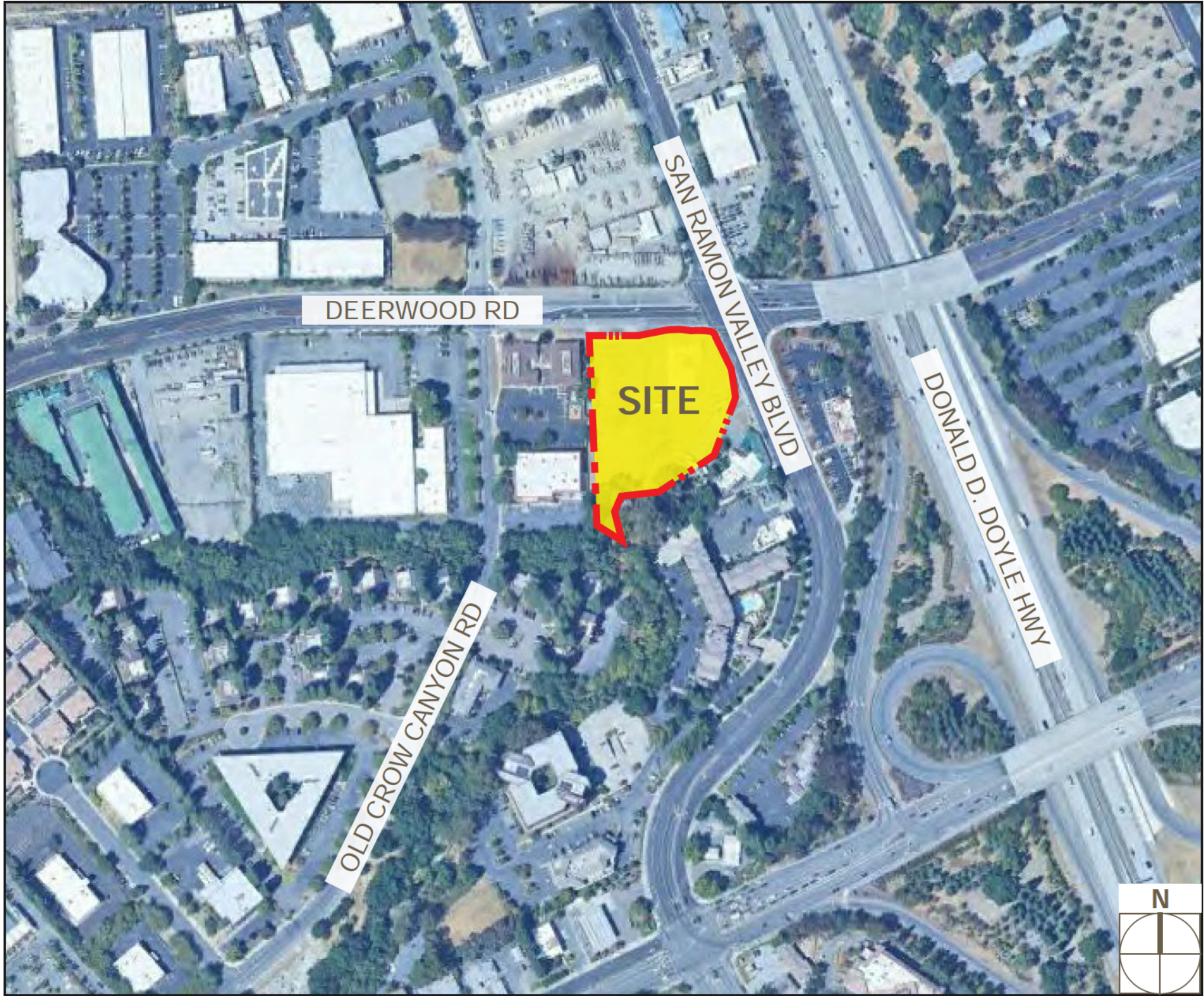
PLANNING COMMISSION STUDY SESSION
JUNE 2, 2026

VICINITY MAP

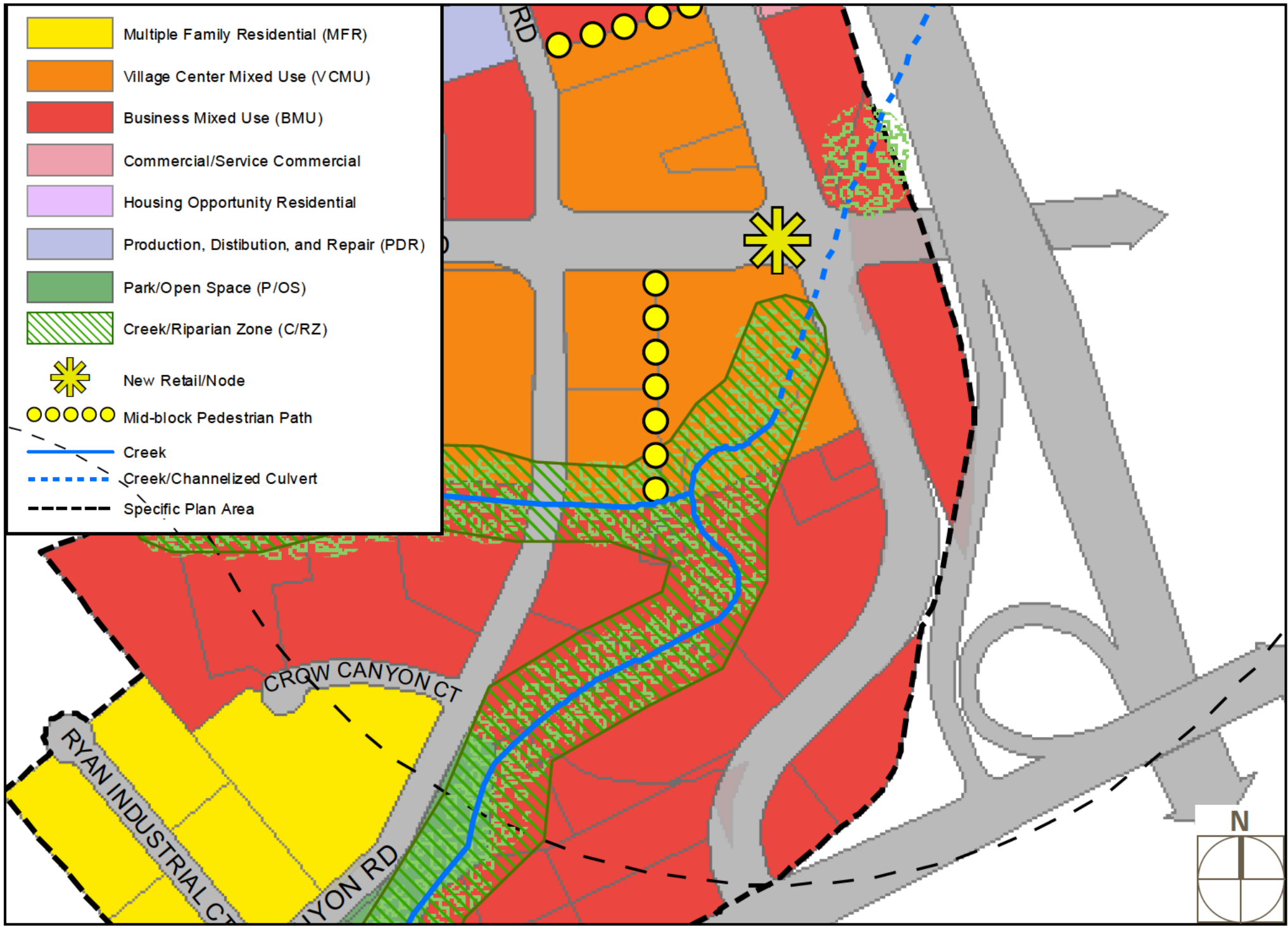


2251 SAN RAMON BOULEVARD

PRELIMINARY APPLICATION PACKAGE



VICINITY MAP
(N.T.S)



LAND USE DIAGRAM
(N.T.S)
SOURCE: SAN RAMON VILLAGE SPECIFIC PLAN

PROJECT DATA

APN NUMBER: 208-271-041
GROSS SITE ACREAGE: +/-2.56 AC
CREEK AND CREEK SETBACK AREA: +/-0.60 AC
EASEMENT AREA: +/-0.13 AC
NET SITE ACREAGE: +/-1.83 AC

PROPOSED UNITS: 45
PROPOSED DENSITY: 24.6 DU/AC

PARKING REQUIRED: 70.5 SPACES
PARKING PROVIDED: 87 SPACES

GENERAL PLAN LAND USE: Mixed Use
GENERAL PLAN DENSITY: 20-40 du/ac

ZONING: Village Center Mixed-Use (VCMU)
DENSITY ALLOWED: 30-35 DU/AC

PROJECT TEAM:

APPLICANT:
ROEM DEVELOPMENT CORPORATION
1650 Lafayette Street
Santa Clara, CA 95050
408.709.1355
Contact: Jim Campbell
Email: jcampbell@roemcorp.com

ARCHITECT:
DAHLIN GROUP
5865 Owens Drive,
Pleasanton, CA 94588
Tel: 925-251-7200
Contact: Ritu Raj Sharma
rituraj.sharma@dahlingroup.com

SHEET INDEX:

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| A.3 | Alta Survey |
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| A.8 | Architectural Imagery |

PROJECT DESCRIPTION

Existing Conditions:

The project site is located at the corner of San Ramon Boulevard and Deerwood Road and comprises approximately ±2.5 acres. The site is currently vacant. The General Plan land use designation is Mixed Use, and the zoning is Village Center Mixed-Use (VCMU).

As a corner lot, the site has two frontages along busy streets and is in close proximity to Interstate 680. Surrounding uses are primarily commercial, including a childcare center to the west, a produce store to the south, and additional commercial uses north of Deerwood Road.

A creek runs along the southern edge of the property, and a significant portion of the site is unbuildable due to the creek and the associated 100-foot setback. The site is also bordered by Windmill Farms Produce along its southeastern edge, with which it shares a secondary access point. As part of an agreement with Windmill Farms, a hammerhead turnaround easement is preserved along the southern edge of the development.

Density and Development Acreage:

The General Plan allows residential development at 20–40 dwelling units per acre (du/ac), while the zoning/Specific Plan regulations permit 30–35 du/ac. Because these density standards are not aligned, the minimum and maximum density assumptions for the proposed project are based on the General Plan, consistent with HCD guidance in similar cases.

Similarly, the General Plan and Specific Plan differ in how acreage is calculated for density. The General Plan requires density calculations based on net acreage, allowing deductions for easements, roadways, creeks, and similar constraints. A detailed diagram illustrating gross and net acreage calculations is provided on Sheet A.5 of the submittal package. The project is using the General Plan density /acreage calculations for the project.

Proposed Project:

The project proposes 45 townhomes arranged in five buildings. Due to edge conditions and site constraints, each building has a unique configuration, creating variety in the overall built form.

All buildings are three story and alley-loaded, with front doors oriented toward streets or paseos. This design supports a pedestrian-friendly streetscape, with opportunities for porches and stoops along the front elevations.

The project includes a mix of 2-, 3-, and 4-bedroom units, ranging from approximately 1,200 to 1,800 square feet. This range of unit sizes and bedroom counts is intended to serve a variety of household types and income levels.

All homes include private garages. Most units provide two-car garages (either tandem or standard), while the 10 two-bedroom units include one-car garages. Additional on-site parking is provided, along with the potential for shared parking with the adjacent retail use.

The project has not yet defined a specific architectural style but anticipates working with the City to develop a design that is visually appealing and contextually appropriate. Conceptual architectural imagery is included in this package to present a range of styles for review and feedback by Staff and the Planning Commission.

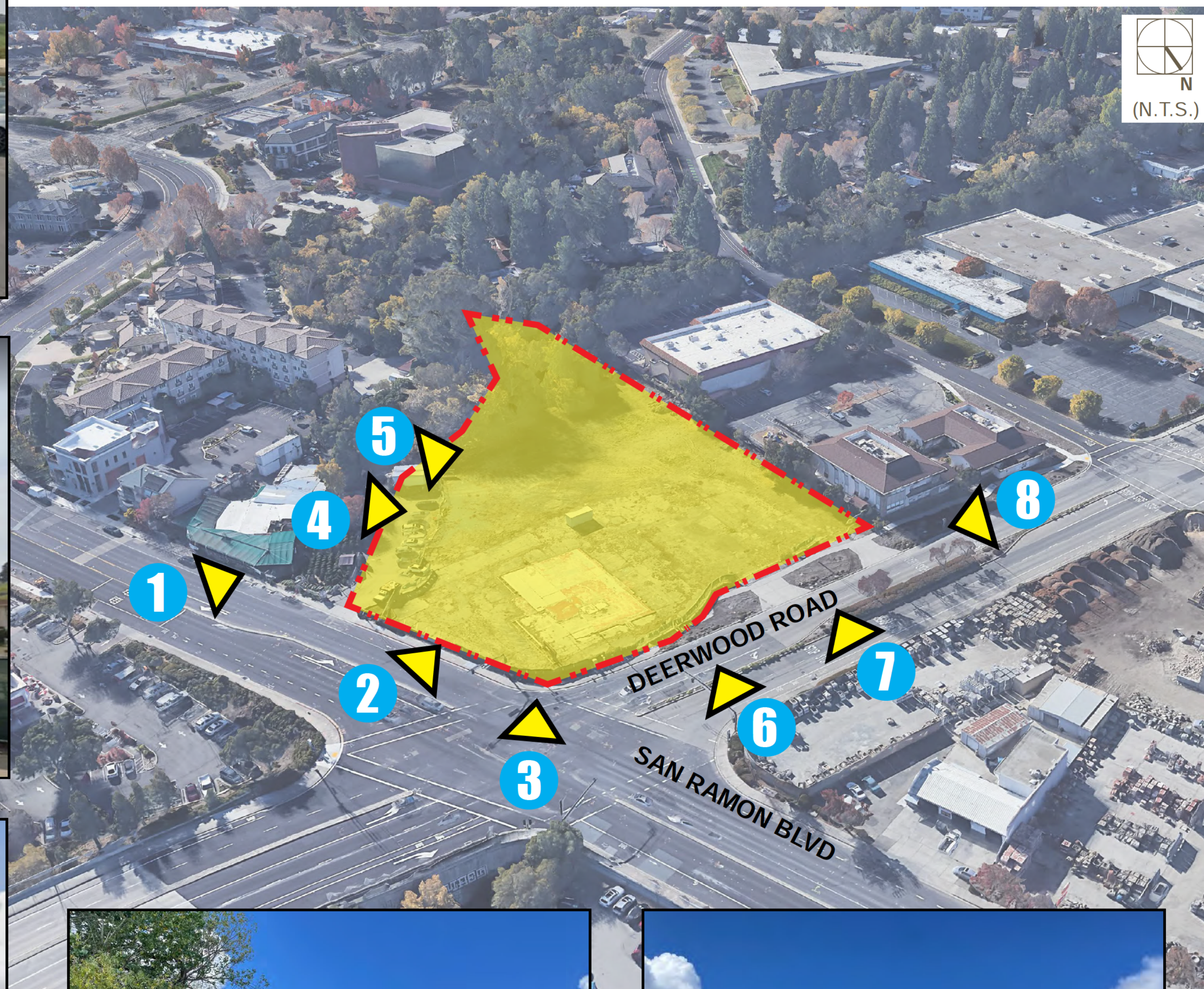
The site is designed with a continuous vehicular loop road and two connections to surrounding public streets, allowing for efficient access for fire and trash collection services. Building heights will be limited to under 30 feet, eliminating the need for aerial fire access. Alleys are 20 feet wide, meeting fire access requirements, and turning radii have a minimum of 28 feet to accommodate emergency vehicles.

These dimensions also support trash collection operations. Trash pickup is anticipated from individual driveways, where bins will be staged. Adequate horizontal and vertical clearances will be maintained to ensure unobstructed operation of collection equipment.

The project will comply with the City's Inclusionary Housing requirements by providing 15% of units as Below Market Rate (BMR) housing. As permitted under State law, the project may qualify for concessions, incentives, or waivers/reductions of development standards based on the number and level of affordability provided. Given site constraints, the project anticipates requesting waivers from certain development standards and concessions related to the on-site retail requirement. A refined list of requested waivers and concessions will be developed and submitted as part of the formal submittal, informed by feedback from Staff and the Planning Commission.

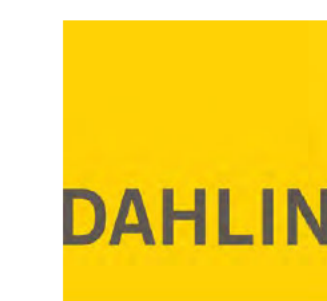
Conclusion:

The project will be a strong addition to the City of San Ramon, bringing much-needed housing to a currently vacant site. By introducing missing-middle housing, the development will provide an entry-level homeownership opportunity for a range of household types.



2251 SAN RAMON VALLEY BLVD
 SAN RAMON, CA
 ROEM DEVELOPMENT CORPORATION
 DAHLIN GROUP ARCHITECTURE | PLANNING

EXISTING SITE CONDITIONS



JOB NO. 1080.003
 DATE 05-05-26
 5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

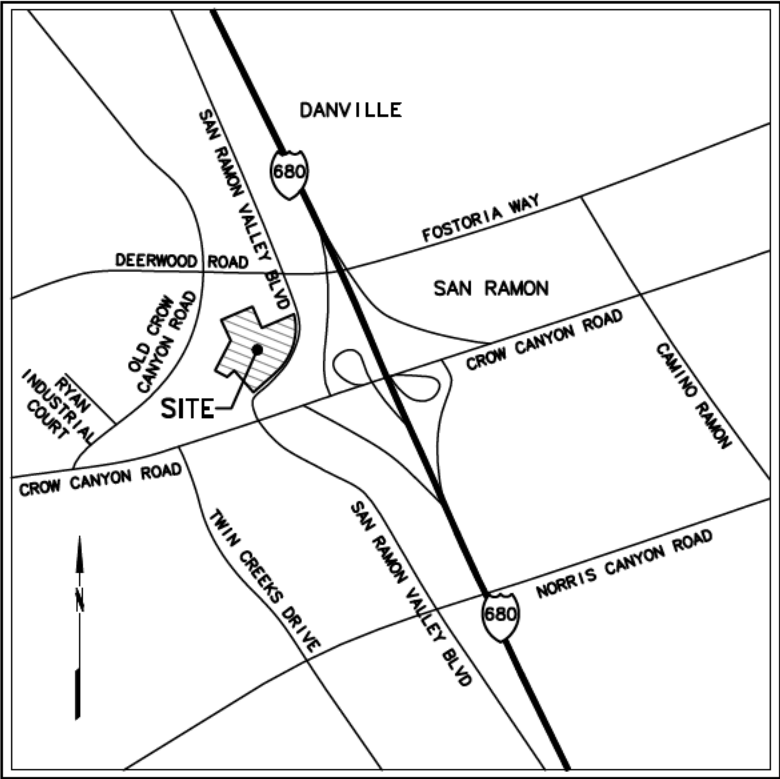
A.2

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

OF THE LANDS OF

ROEM DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION

AS DESCRIBED IN THE PRELIMINARY TITLE REPORT, PREPARED BY CHICAGO TITLE COMPANY, ORDER NUMBER: 98205748-982-SK-JM



VICINITY MAP
NOT TO SCALE

MAP REFERENCE NOTES:

TITLE COMPANY: CHICAGO TITLE COMPANY
875 N. FIRST STREET, SUITE 300
SAN JOSE, CA 95112

TITLE/ORDER NO.: 98205748-982-SK-JM

TITLE OFFICER : JEFF MARTIN

REPORT DATE: JUNE 9, 2020

NATURE OF TITLE: A FEE AS TO PARCEL(S) 1 AND 2
EASEMENT(S) MORE FULLY DESCRIBED BELOW AS TO PARCEL(S) 3

TITLE VESTED IN: ROEM DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION

A.P.N.: 208-271-041-5

PROPERTY ADDRESS: 2251 SAN RAMON VALLEY BOULEVARD, SAN RAMON, CA

FLOOD ZONE: THE SUBJECT PROPERTY APPEARS ON F.I.R.M. MAP NUMBER 0601300463F, EFFECTIVE DATE, JUNE 16, 2009, AND LIES WITHIN ZONE AE, SPECIAL FLOOD HAZARD AREA.

GROSS LAND AREA: 2.567 ACRES, MORE OR LESS

ALTA SURVEY NOTES:

1. THE BOLD TYPE FOR THE NOTES REGARDING EXCEPTIONS TO TITLE ARE COMMENTS MADE BY THE PROFESSIONAL LAND SURVEYOR PREPARING THIS ALTA/NSPS LAND TITLE SURVEY FOR CLARITY AND EMPHASIS OF THEIR EFFECT.
2. REFER TO RECORD DOCUMENTS AND MAP FOR FULL REFERENCE OF TITLE EXCEPTIONS WHICH MAY HAVE BEEN OMITTED IN THE INTEREST OF CLARITY AND WHICH ARE BEING MADE A PART OF THIS ALTA/NSPS LAND TITLE SURVEY BY REFERENCE THERETO.
3. ALL DISTANCES AND DIMENSIONS ARE IN US SURVEY FEET, AND DECIMALS THEREOF. DISTANCES SHOWN ARE MEASURED UNLESS NOTED OTHERWISE.
4. ALL TIES ARE PERPENDICULAR UNLESS NOTED OTHERWISE.
5. SEE SHEET 2 FOR PLANIMETRIC AND BOUNDARY INFORMATION.
6. THE FIELD SURVEY WAS COMPLETED ON JULY 6, 2020.
7. THE PROPERTY HAS ACCESS FROM SAN RAMON VALLEY BOULEVARD AND DEERWOOD ROAD.
8. AS OBSERVED BY A LAY PERSON, THERE WAS NO EVIDENCE OF THE SITE AS A CEMETERY.
9. AS OBSERVED BY A LAY PERSON, THERE WAS NO EVIDENCE OF THE SITE BEING USED FOR REFUSE
10. REGARDING TABLE A ITEMS 2, 3, AND 4, SEE MAP REFERENCE NOTES ON THIS SHEET.
11. REGARDING TABLE A ITEM 9, 11, AND 13, SEE SHEET 2.

BASIS OF BEARINGS:

THE BEARING OF NORTH 22°22'09" WEST BETWEEN FOUND MONUMENTS ON SAN RAMON VALLEY BOULEVARD AS SHOWN ON RECORD OF SURVEY 2134, FILED OCTOBER 13, 1995, IN BOOK 108 OF LICENSED SURVEYOR'S MAPS AT PAGE 4, CONTRA COSTA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

LEGAL DESCRIPTIONS:

PARCEL 1:

PORTION OF THE RANCHO SAN RAMON, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF THE STATE HIGHWAY LEADING FROM DANVILLE TO DUBLIN, AT THE MOST NORTHERLY CORNER TO THE 5.85 ACRE PARCEL OF LAND DESCRIBED IN THE DEED FROM KENNETH FRY, ET AL. TO JOSEPH W. LARRENDE, ET UX, DATED AUGUST 29, 1945, RECORDED SEPTEMBER 6, 1945, IN BOOK 821, PAGE 318, OFFICIAL RECORDS, BEING IN THE CENTER LINE OF A CREEK; THENCE FROM SAID POINT OF BEGINNING ALONG THE NORTHWEST LINE OF SAID 5.85 ACRE PARCEL; BEING ALONG THE CENTER LINE OF SAID CREEK, AS FOLLOWS:

SOUTH 9 DEGREES 09 MINUTES EAST, 51.98 FEET; SOUTH 19 DEGREES 11 MINUTES 30 SECONDS WEST, 143.10 FEET; SOUTH 55 DEGREES 48 MINUTES 30 SECONDS WEST, 148.58 FEET; SOUTH 81 DEGREES 02 MINUTES 30 SECONDS WEST 82.13 FEET; SOUTH 21 DEGREES 17 MINUTES 30 SECONDS WEST 55.30 FEET AND SOUTH 14 DEGREES 41 MINUTES 20 SECONDS EAST, 89.88 FEET TO AN ANGLE POINT IN THE EAST LINE OF LOT "G" AS DESIGNATED ON THE MAP OF ALBERTSON TRACT, FILED JUNE 16, 1898 IN BOOK 9 OF MAPS, PAGE 31, IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY; THENCE ALONG SAID EAST LINE NORTH 62 DEGREES 04 MINUTES WEST, 70.82 FEET AND NORTH 2 DEGREES 29 MINUTES WEST, 441.54 FEET TO THE NORTHEAST CORNER OF SAID LOT "G" BEING ON THE SOUTH LINE OF A COUNTY ROAD; THENCE NORTH 88 DEGREES 28 MINUTES EAST, ALONG SAID SOUTH LINE, 281.36 FEET TO THE WEST LINE OF SAID STATE HIGHWAY LEADING FROM DANVILLE TO DUBLIN; THENCE SOUTH 26 DEGREES 20 MINUTES 30 SECONDS EAST ALONG SAID WEST LINE, 108.28 TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM: ALL THAT PORTION THEREOF CONVEYED TO CONTRA COSTA COUNTY BY INSTRUMENT RECORDED MAY 6, 1983, IN BOOK 11241, PAGE 432, OFFICIAL RECORDS.

PARCEL 2:

A PORTION OF THE RANCHO SAN RAMON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF LOT "G", AS DESIGNATED ON THE MAP ENTITLED, "MAP OF THE ALBERTSON TRACT, SAN RAMON, CONTRA COSTA COUNTY, STATE OF CALIFORNIA"; SAID MAP WAS FILED IN THE OFFICE OF SAID COUNTY RECORDER ON JUNE 16, 1898 IN VOLUME 9 OF MAPS AT PAGE 31; SAID POINT OF BEGINNING ALSO BEING A DISTANCE OF 282.04 FEET FROM THE NORTHEAST CORNER OF SAID LOT "G" AND ALSO BEING IN THE SOUTH LINE OF OLD CROW CANYON ROAD; THENCE ALONG THE SOUTH LINE OF SAID ROAD NORTH 89° 30' 00" WEST 122.20 FEET; THENCE LEAVING SAID SOUTH LINE ALONG A CURVE TO THE LEFT FROM A TANGENT BEARING NORTH 79° 53' 27" EAST WITH A RADIUS OF 233.99 FEET THROUGH A CENTRAL ANGLE OF 10° 58' 29" AN ARC LENGTH OF 44.82 FEET; THENCE NORTH 68° 54' 58" EAST 65.87 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 89° 14' 24" AN ARC LENGTH OF 31.15 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 4050.00 FEET THROUGH A CENTRAL ANGLE OF 0° 31' 31" AN ARC LENGTH OF 37.12 FEET; THENCE SOUTH 22° 22' 09" EAST 52.51 FEET; THENCE SOUTH 07° 24' 53" EAST 38.04 FEET; THENCE NORTH 24° 32' 00" WEST 106.70 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING, ALL THAT PORTION CONDEMNED IN FEE TO THE CITY OF SAN RAMON IN THAT FINAL ORDER OF CONDEMNATION RECORDED JUNE 30, 1995, AS INSTRUMENT NO. 95 103487, OFFICIAL RECORDS.

SAID PROPERTY WAS VACATED BY RESOLUTION OF THE CITY OF SAN RAMON, RECORDED APRIL 10, 1985, INSTRUMENT NO. 85-44816, OF OFFICIAL RECORDS.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR RECIPROCAL PARKING AREA; RECIPROCAL ACCESS AND TURN AROUND; MAINTENANCE AND DRAINAGE UPON THE TERMS AND CONDITIONS AS SHOWN IN THE EASEMENT AGREEMENT RECORDED FEBRUARY 17, 2017, AS INSTRUMENT NO. 2017-0030665-00, OFFICIAL RECORDS.

SURVEYORS STATEMENT:

TO : ROEM DEVELOPMENT COMPANY, A CALIFORNIA CORPORATION; CHICAGO TITLE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 9, 11 AND 13. THE FIELDWORK WAS COMPLETED ON JULY 6, 2020, AND AUGUST 10, 2023.

DAVIS THRESH, PLS 6968
DTTHRESH@KCF.COM

DATE

EXCEPTIONS:

1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2023-2024.
2. PRIOR TO CLOSE OF ESCROW, PLEASE CONTACT THE TAX COLLECTOR'S OFFICE TO CONFIRM ALL AMOUNTS OWING, INCLUDING CURRENT FISCAL YEAR TAXES, SUPPLEMENTAL TAXES, ESCAPED ASSESSMENTS AND ANY DELINQUENCIES.
3. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.
4. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
5. ANY EASEMENT FOR WATER COURSE OVER THAT PORTION OF PREMISES LYING WITHIN THE LINES OF SAN RAMON CREEK AND ANY CHANGES IN THE BOUNDARY LINES OF PREMISES THAT HAVE OCCURRED OR MAY HEREAFTER OCCUR FROM NATURAL CAUSES AND BY IMPERCEPTIBLE DEGREES.

6. AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR PURPOSE(S): STORM, FLOOD AND SURFACE WATER
RECORDING DATE: JUNE 3, 1983
RECORDING NO: 83-70804, BOOK 11281, PAGE 47, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
PLOTTED

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT:
RESERVED BY: CITY OF SAN RAMON
PURPOSE: STORM DRAIN AND PUBLIC UTILITIES
RECORDING DATE: APRIL 10, 1985
RECORDING NO: 85-44816, BOOK 12265, PAGE 375, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAN RAMON VALLEY BOULEVARD
PLOTTED

8. A NOTICE THAT SAID LAND IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT
RECORDING DATE: NOVEMBER 13, 1987
RECORDING NO: 87-242277, BOOK 14017, PAGE 947, OF OFFICIAL RECORDS
REDEVELOPMENT AGENCY: CITY OF SAN RAMON

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF SAN RAMON
PURPOSE: STORM DRAIN
RECORDING DATE: JUNE 30, 1995
RECORDING NO: 95-103487, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
PLOTTED

10. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: EASEMENT AGREEMENT
DATED: AUGUST 2, 2016
EXECUTED BY: ROEM DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION; WILLIAM EARL SMITH AND RAYLENE MAE SMITH, AS TRUSTEES OF THE WILLIAM EARL AND RAYLENE MAE SMITH LIVING TRUST DATED JUNE 29, 2011; LESTER R. SMITH AND LINDA A. SMITH, AND ORIN L. SWINWART AND GEORGE H. SWINWART
RECORDING DATE: FEBRUARY 17, 2017
RECORDING NO: 2017-0030665, OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
PLOTTED

11. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, AMOUNT: \$5,028,000.00
DATED: FEBRUARY 14, 2017
TRUSTOR/GRANTOR ROEM DEVELOPMENT CORPORATION
TRUSTEE: CHICAGO TITLE COMPANY
BENEFICIARY: STEARNS BANK NATIONAL ASSOCIATION
LOAN NO.: 75194
RECORDING DATE: FEBRUARY 17, 2017
RECORDING NO: 2017-0030822, OF OFFICIAL RECORDS
AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF SAID DEED OF TRUST AS THEREIN PROVIDED
EXECUTED BY: ROEM DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION AND STEARNS BANK NATIONAL ASSOCIATION
RECORDING DATE: MARCH 22, 2019
RECORDING NO: 2019-0039384, OF OFFICIAL RECORDS
SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE OF SAID DEED OF TRUST RECORDED SEPTEMBER 23, 2020.
INSTRUMENT NO. 2020-0213731, OF OFFICIAL RECORDS. THIS COMPANY WILL REQUIRE WRITTEN CONVEYANCE FROM STEARNS BANK NATIONAL ASSOCIATION, THE RECORD BENEFICIARY UNDER SAID DEED OF TRUST, THAT THE NOTE AND DEED OF TRUST HAVE BEEN PAID IN FULL.

12. A FINANCING STATEMENT AS FOLLOWS:
DEBTOR: ROEM DEVELOPMENT CORPORATION
SECURED PARTY: STEARNS BANK NATIONAL ASSOCIATION
RECORDING DATE: MARCH 20, 2017
RECORDING NO: 2017-0047783, OF OFFICIAL RECORDS

13. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE. THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

14. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

15. THE COMPANY WILL REQUIRE THAT AN OWNER'S AFFIDAVIT BE COMPLETED BY THE PARTY(S) NAMED BELOW BEFORE THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE.
PARTY(S): ROEM DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION
THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED AFFIDAVIT.

16. THE COMPANY WILL REQUIRE THE FOLLOWING DOCUMENTS FOR REVIEW PRIOR TO THE ISSUANCE OF ANY TITLE INSURANCE PREDICATED UPON A CONVEYANCE OR ENCUMBRANCE BY THE CORPORATION NAMED BELOW:

NAME OF CORPORATION: ROEM DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION

- a) A COPY OF THE CORPORATION BY-LAWS AND ARTICLES OF INCORPORATION
- b) AN ORIGINAL OR CERTIFIED COPY OF A RESOLUTION AUTHORIZING THE TRANSACTION CONTEMPLATED HEREIN
- c) IF THE ARTICLES AND/OR BY-LAWS REQUIRE APPROVAL BY A "PARENT" ORGANIZATION, A COPY OF THE ARTICLES AND BY-LAWS OF THE PARENT

THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION.

17. THE TRANSACTION CONTEMPLATED IN CONNECTION WITH THIS REPORT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE COMPANY'S CORPORATE UNDERWRITING DEPARTMENT. THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER SUCH REVIEW.

2251 SAN RAMON VALLEY BLVD

SAN RAMON, CA

ROEM DEVELOPMENT CORPORATION

DAHLIN GROUP ARCHITECTURE | PLANNING

ALTA SURVEY

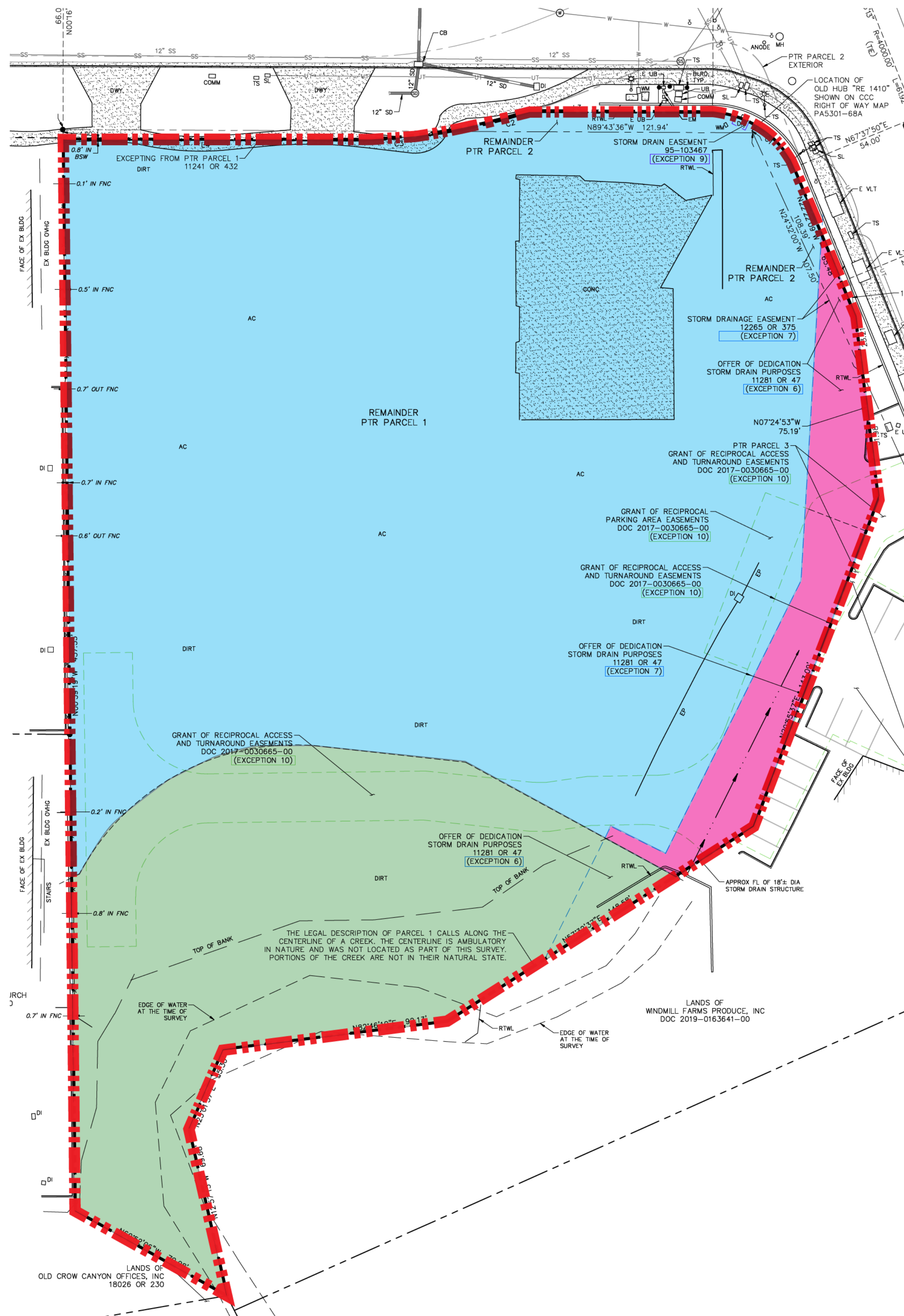
JOB NO. 1080.003

DATE 05-05-26

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

DAHLIN

A.3



DEVELOPMENT ACREAGE AND DENSITY CALCULATIONS:

	GROSS SITE ACREAGE:	+/- 2.56 AC
	100' CREEK SETBACK:	+/- 0.60 AC
	STORM DRAIN EASEMENT:	+/- 0.13 AC
	NET SITE ACREAGE:	+/- 1.83 AC

General Plan Landuse: Mixed-Use, Commercial Emphasis (MUX)

Density:	20 to 40 du/ac
Min. Units required:	36.6 units
Max. Units allowed:	73.2 units
Proposed:	45 units
Proposed Density:	24.6 du/ac (45 units / 1.83 ac)

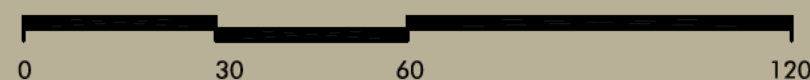
NOTE:
The General Plan establishes density/ intensity standards for each land use classification. In the residential designations, residential density is expressed as housing units per net acre, which is defined as the gross area of the site excluding all public and private streets, land which has been determined to be hazardous or unbuildable based on the City' s Grading Ordinance or the Resource Management Division of the Zoning Ordinance; land within any existing or planned non-exclusive easement; and schools and parks or other facilities dedicated for public use.
SOURCE: San Ramon General Plan 2040

2251 SAN RAMON VALLEY BLVD

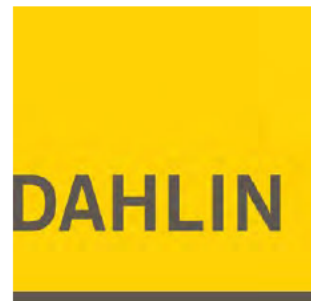
SAN RAMON, CA

ROEM DEVELOPMENT CORPORATION

DAHLIN GROUP ARCHITECTURE | PLANNING



DEVELOPMENT
AREA CALCULATIONS



JOB NO. 1080.003
DATE 05-05-26
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200





DEVELOPMENT SUMMARY

Site Area (gross)	: +/- 2.56 acres
Site Area (net)	: +/- 1.83 acres
Units	: 45 units
Density	: 24.6 du/ac
Parking	: 87 spaces

Unit Breakdown:

Unit 1:	10 units (2 bed, 2.5 bath, 1 car garage)
Unit 2 :	2 units (3 bed, 3 bath, 2 car tandem garage)
Unit 3:	15 units (3 bed, 3 bath, 2 car tandem garage)
Unit 4:	15 units (3 bed, 3 bath, 2 car standard garage)
Unit 5:	3 units (4 bed, 3.5 bath, 2 car standard garage)

Parking Breakdown:

Required:	
2 and 3 bedroom units:	63 spaces (@ 1.5 space per unit)
4 bedroom units:	7.5 spaces (@ 2.5 space per unit)
TOTAL	70.5 spaces

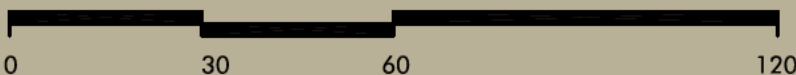
Provided:	
Garages:	80 spaces
On-site surface:	7 spaces (1 ADA space)
TOTAL	87 spaces

2251 SAN RAMON VALLEY BLVD

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SITE PLAN



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CIRCULATION PLAN



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Architectural imagery shown to illustrate scale, mass and building typology. Project specific elevation styles will be developed in collaboration with the city.

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ARCHITECTURAL IMAGERY



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