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Exhibit 3
Item 7-B, June 24, 2019
Planning Board Meeting

TENTATIVE PARCEL MAP 10960
A THREE-LOT SUBDIVISION FOR 6 COMMERCIAL CONDOMINIUM UNITS

PROJECT DATA

1. OWNER/DEVELOPER/SUBDIVIDER:
NORTH LOOP 3, LLC
ATTN: JOE ERNST
ADDRESS: 2220 LIVINGSTON STREET, SUITE 208 OAKLAND, CA 94606
PHONE: (510) 907-0948

2. LAND SURVEYOR:
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
ATTN:RODNEY STEWART II
ADDRESS: 2850 COLLIER CANYON ROAD LIVERMORE, CALIFORNIA 94551
PHONE: (925) 245-8788

3. EXISTING LAND USE: VACANT LAND

4. PROPOSED LAND USE: COMMERCIAL CONDOMINIUMS

5. EXISTING/PROPOSED ZONING: C-M-PD (COMMERCIAL MANUFACTURING; PLANNED DEVELOPMENT)

6. NO PUBLIC AREAS

7. ASSESSORS PARCEL NUMBER: 074-1339-004-00, 074-1339-006-00, 074-1339-008-00

8. PROPOSED NUMBER OF LOTS: 3 LOT SUBDIVSION FOR 6 COMMERCIAL CONDOMINIUM PURPOSES

10. GROSS LAND AREA: 784,077± SQUARE FEET OR 17.9999± ACRES OF LAND.
11. NO NEW STREET NAMES

12. NO PUBLIC EASEMENTS TO BE CREATED

13. THE OWNERSHIP OF EACH CONDOMINIUM SHALL INCLUDE A UNIT AND SUCH UNDIVIDED INTEREST IN THE COMMON AREA.

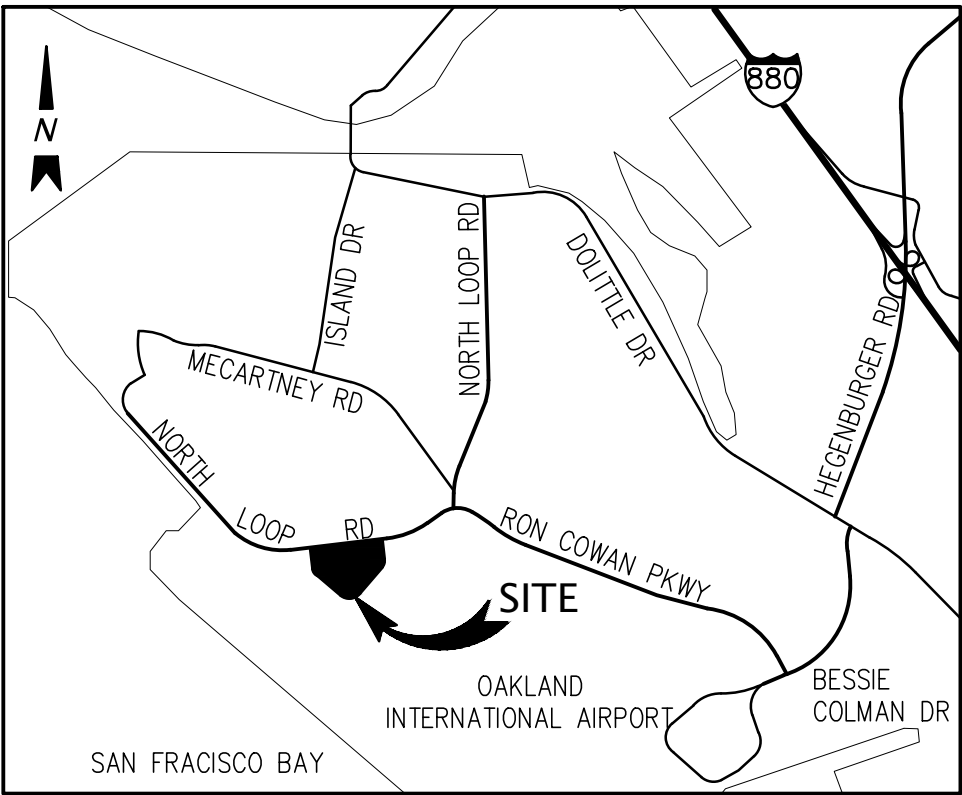
14. THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR ALAMEDA COUNTY, CALIFORNIA, MAP NUMBER 06001C0251G FOR COMMUNITY NUMBER 060002 (CITY OF ALAMEDA), WITH AN EFFECTIVE DATE OF AUGUST 3, 2009, AS BEING LOCATED IN FLOOD ZONE "X-UNSHADED".

ACCORDING TO FEMA THE DEFINITION OF ZONE "X-UNSHADED" IS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

FEMA BASE FLOOD ELEVATIONS ARE BASED ON NAVD88 DATUM. SEE BENCHMARK NOTE FOR DATUM CONVERSIONS.

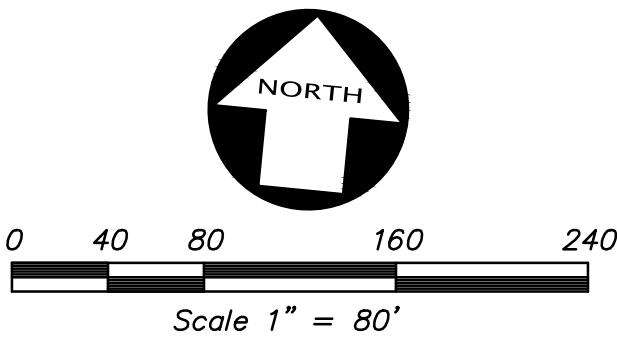
15. BENCHMARK:
CUT SQUARE AT THE TOP OF CURB AT THE EAST RETURN AT THE NORTHEAST CORNER OF HARBOR BAY PARKWAY AND "A" ROAD. ELEVATION = 105.70 FEET (CITY OF ALAMEDA DATUM)

ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF ALAMEDA DATUM. TO CONVERT TO NAVD88 DATUM, SUBTRACT 93.76 FEET FROM ALL ELEVATIONS SHOWN HEREON. DATUM CONVERSION WAS OBTAINED FROM FIELD VALUES COLLECTED ON NGS STATIONS TAKEN FROM THE THE NGS WEBSITE: (<https://www.ngs.noaa.gov/DATASHEETS/>).



VICINITY MAP

NOT TO SCALE



LEGAL DESCRIPTION

PARCEL ONE:

PARCELS 1, 3 AND 5, PARCEL MAP 4586, FILED APRIL 29, 1955, MAP BOOK 154, PAGE 11, ALAMEDA COUNTY RECORDS.

EXCEPTING THEREFROM, ALL OVERLYING AND OTHER WATER RIGHTS, INCLUDING, WITHOUT LIMITATIONS, THE RIGHT TO APPROPRIATE WATER AND DISTRIBUTE IT TO OTHER PROPERTIES, WITHOUT ANY RIGHT TO THE USE OF OR RIGHTS IN OR TO ANY PORTION OF THE SURFACE OF SAID LAND, THE OWNERS OF THE RESERVED WATER RIGHTS, HOWEVER, COVENANTS THAT IT WILL NOT EXERCISE THE RIGHTS RESERVED OVER THE SURFACE OF THE PROPERTY DESCRIBED ABOVE, OR WITHIN THE SUBSURFACE OF SUCH PROPERTY, ABOVE A DEPTH OF 100 FEET BELOW THE SURFACE OF SAID PROPERTY, AS RESERVED IN THE DEED FROM HARBOR BAY ISLE ASSOCIATES, A CALIFORNIA PARTNERSHIP, RECORDED APRIL 30, 1985, SERIES NO. 85-83795, OFFICIAL RECORDS. BREACH OF THE FOREGOING COVENANT SHALL TERMINATE OR FORFEIT THE RIGHTS SO RESERVED, BUT INJUNCTIVE RELIEF MAY BE SOUGHT AND OBTAINED TO PREVENT OR REMEDY ANY SUCH BREACH.

ALSO EXCEPTING THEREFROM, ALL OIL, GAS, MINERAL, GEOTHERMAL AND HYDROCARBON SUBSTANCES IN AND UNDER, OR THAT MAY BE PRODUCED BELOW A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID LAND, FOR THE PURPOSE OF MINING, DRILLING, EXPLORING OR EXTRACTING SUCH OIL, GAS, MINERAL, GEOTHERMAL OR HYDROCARBON SUBSTANCES AND EXCEPT AS PROVIDED ABOVE WITH RESPECT TO WATER RIGHTS, WITHOUT ANY RIGHT TO THE USE OF OR RIGHTS IN OR TO ANY PORTION OF THE SURFACE OF SAID LAND, TO A DEPTH OF 500 FEET BELOW THE SURFACE THEREOF, AS RESERVED IN THE DEED FROM HARBOR BAY ISLE ASSOCIATION, A CALIFORNIA PARTNERSHIP, RECORDED APRIL 30, 1985, SERIES NO. 85-83795, OFFICIAL

LEGEND

PROPOSED	EXISTING	
		ASPHALT BERM
		BLOCK/RETAINING WALL
		BUILDING LINE
		CONCRETE CURB
		CONCRETE CURB & GUTTER
		CONTOUR LINE
		DRIVEWAY
		EDGE OF PAVEMENT
		FENCE LINE
		LOT LINE
		MONUMENT/MONUMENT LINE
		PROPERTY LINE
		SIDEWALK
		STORM DRAIN-MANHOLE & CATCH BASIN
		ELECTROLIER
		POWER POLE/JOINT POLE
		SPOT ELEVATION
		TRAFFIC SIGN
		TREE
		UTILITY BOX
		AREA DRAIN
		BACK OF WALK
		BUILDING LINE
		CATCH BASIN
		CLEANOUT TO GRADE
		CONCRETE
		FACE OF BERM
		FACE OF CURB
		FIRE HYDRANT
		FACE OF WALK
		FLOW LINE
		GRADE BREAK
		GROUND
		INVERT ELEVATION
		PAVEMENT
		RIM ELEVATION
		ROOF DRAIN
		STORM DRAIN MANHOLE
		SWALE
		TOP OF BERM
		TOP OF CURB
		TOP OF WALL
		TRANSFORMER
		TRASH ENCLOSURE
		WALK LIGHT
		CONCRETE



02/26/2019
PREPARED BY OR UNDER THE SUPERVISION OF DATE
RODNEY A. STEWART II P.L.S. 9225

NO.	REVISION	BY
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KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road
Livermore, California 94551
www.kiewright.com
Phone (925) 245-8788
Fax (925) 245-8796

10960 TENTATIVE PARCEL MAP
OF
PARCELS 1, 3 & 5 OF PARCEL MAP 4586
FOR
SRMERNST

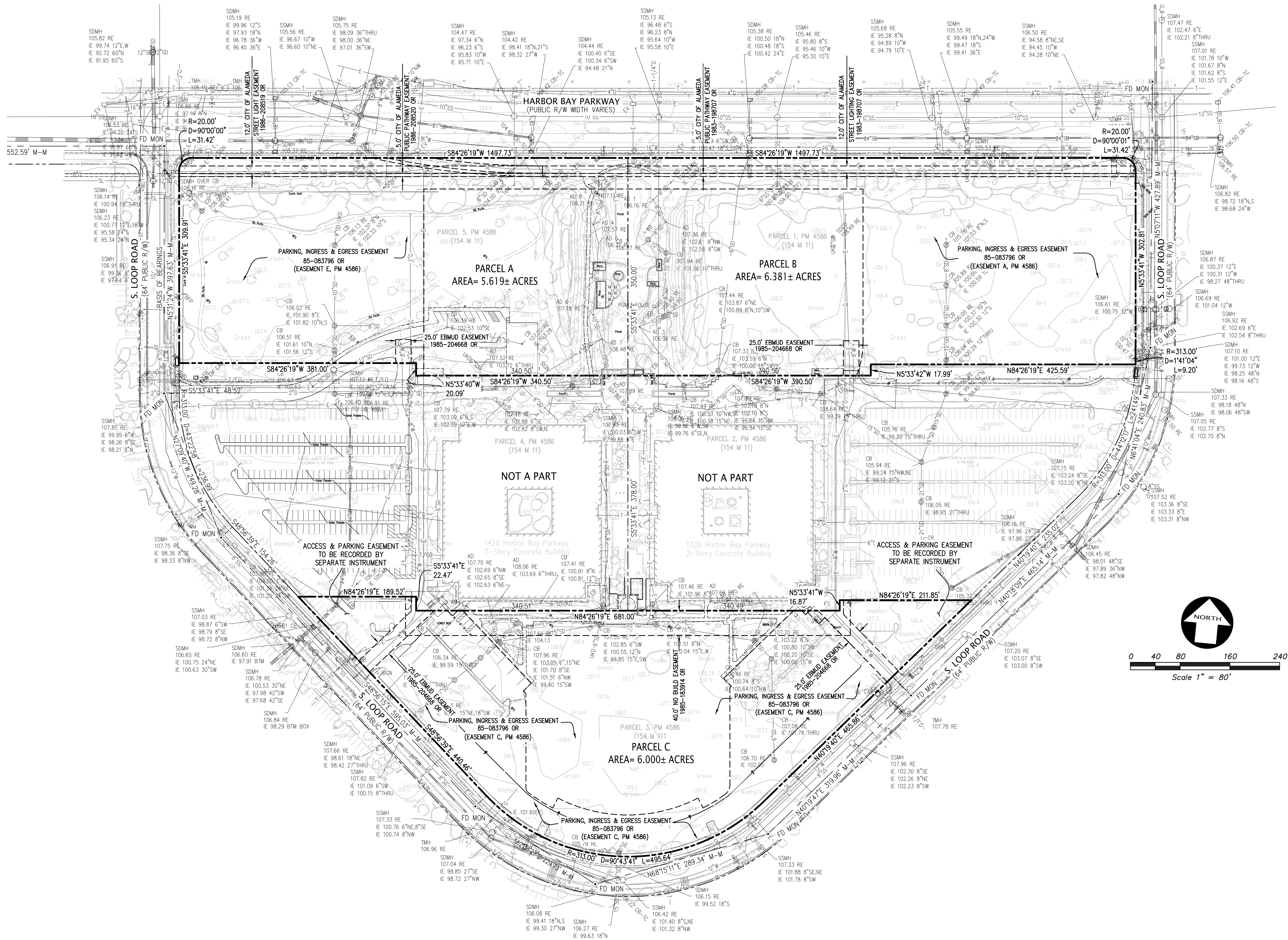
CALIFORNIA

CITY,

DATE	FEB., 2019
SCALE	AS SHOWN
SURVEYOR	RAS II
DRAWN BY	SS
JOB NO.	A18510-5
SHEET	1
OF	3 SHEETS

TENTATIVE PARCEL MAP 10960

A THREE-LOT SUBDIVISION FOR 6 COMMERCIAL CONDOMINIUM UNITS



NO.	REVISION	BY
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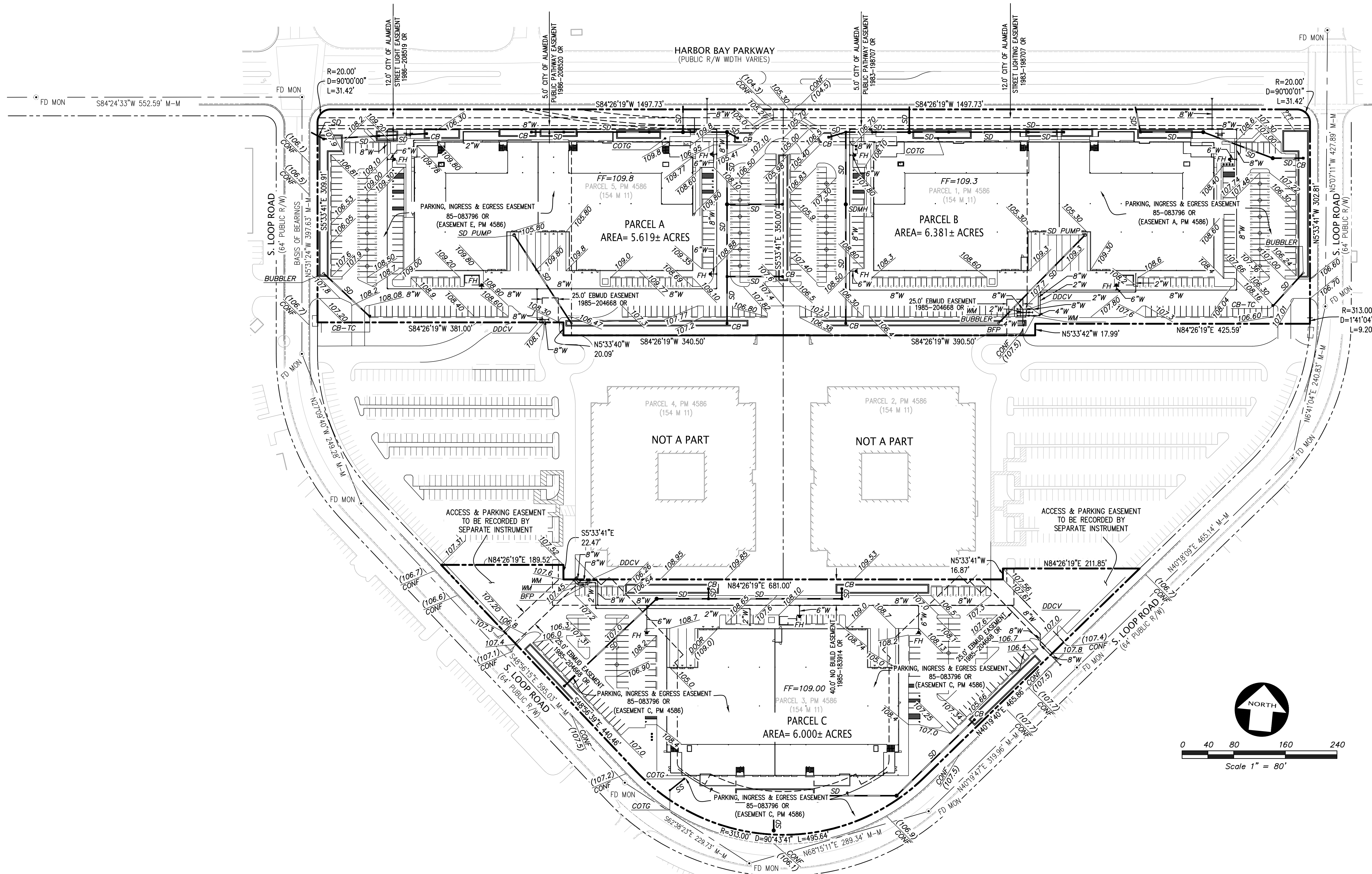
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**10960 TENTATIVE PARCEL MAP
OF
PARCELS 1, 3 & 5 OF PARCEL MAP 4586
FOR
SRMERNST**

DATE	FEB., 2019	
SCALE	AS SHOWN	
SURVEYOR	RAS II	
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JOB NO.	A18510-5	
SHEET	2	
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TENTATIVE PARCEL MAP 10960

A THREE-LOT SUBDIVISION FOR 6 COMMERCIAL CONDOMINIUM UNITS



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