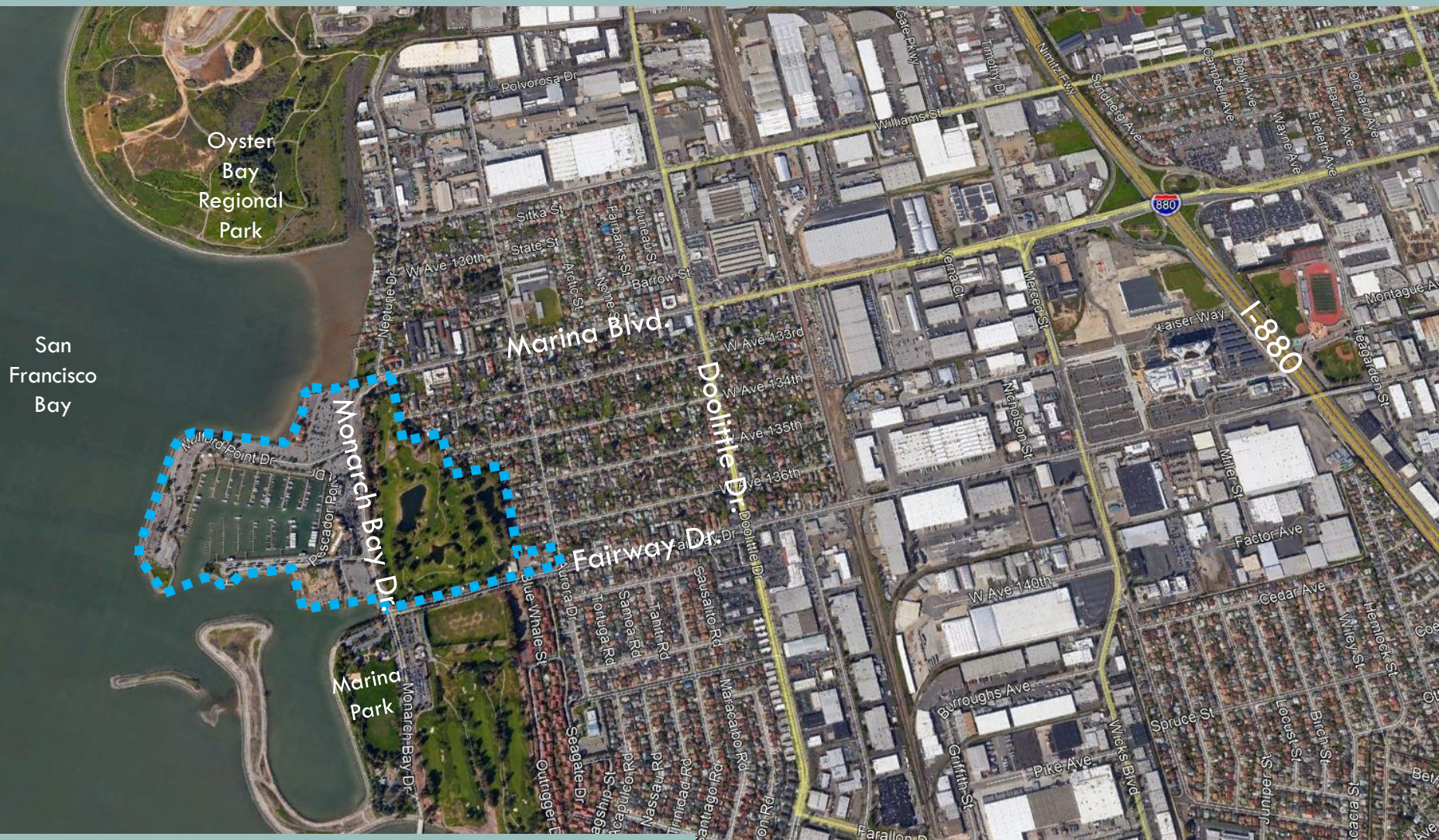


EXHIBIT B

SAN LEANDRO SHORELINE PLANNED DEVELOPMENT CONCEPT PLAN



Oyster Bay Regional Park

San Francisco Bay

Monarch Bay Dr

Marina Blvd

Fairway Dr

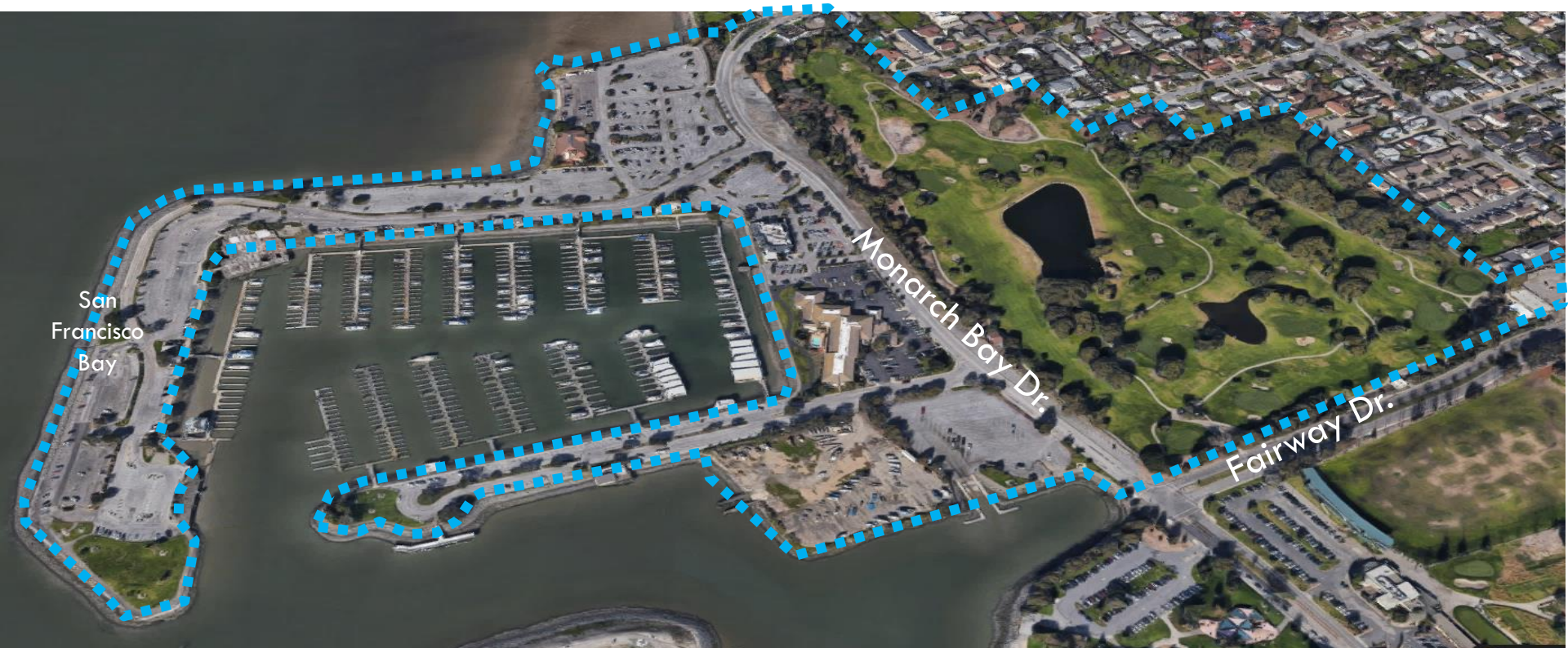
Doolittle Dr

Marina Park

880

I-880

MONARCH BAY SHORELINE SITE



MONARCH BAY SHORELINE SITE

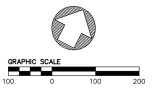


SITE PLAN

SAN LEANDRO MIXED-USE



ELEVATION DATUM
 EXISTING ELEVATION = NAVD 29
 PROPOSED ELEVATION = NAVD88
 NAVD88 = NAVD29 + 2.67



SHORELINE DEVELOPMENT CONCEPTUAL PARCEL/SITE PLAN

SAN LEANDRO SHORELINE PLANNED DEVELOPMENT CONCEPT PLAN

- Approximately 220-room select-service hotel
- Up to 485 housing units:
 - Up to 285 apartment units with an above grade parking structure
 - 48 Townhomes approximately two to three stories in height
 - 152 Single-Family Detached Homes
- Restaurants (totaling approximately 20,000 square feet):
 - Approximately 5,000 square foot restaurant adjacent to or connected to the hotel
 - Approximately 15,000 square foot, two-story restaurant with banquet facility
- Approximately 3,000 square-foot market
- Approximately 9-acre passive park
- Re-designed executive 9-hole golf course
- Future pedestrian/bicycle bridge across the existing
- Public promenade
- Natural shoreline element along the interior borders of the harbor basin
- Boardwalk/lookout pier (existing)
- Public restrooms
- A new, approximately 2,500-square-foot community library/community meeting space on the site of the current library
- New ADA-compliant boat launch
- Public parking for approximately 208 stalls and 16 boat trailer stalls, which includes shared parking for the two-story restaurant and banquet facility (80 spaces)

	Anticipated Building Sq. Ft.	Anticipated Parcel Sq. Ft.	Anticipated FAR	Max. Units	Anticipated Density
Hotel and Restaurant	150,385	250,500	0.60	n.a.	n.a.
Apartments	325,000	277,579	1.17	285	44.74
Single-Family/Townhouses	t.b.d.	706,076	t.b.d.	200	12.3
Restaurant/Banquet Facility	15,000	20,131	0.75.	n.a.	n.a.
Market/Café/Bait Shop	3,000	6,019	0.50	n.a.	n.a.

Design details, including parking, open space, lot coverage, etc. to be further refined through the Planned Development Project, Tentative Map, and Site Plan Review stage



220-ROOM HOTEL CONCEPTUAL ELEVATIONS



220-ROOM HOTEL CONCEPTUAL ELEVATIONS



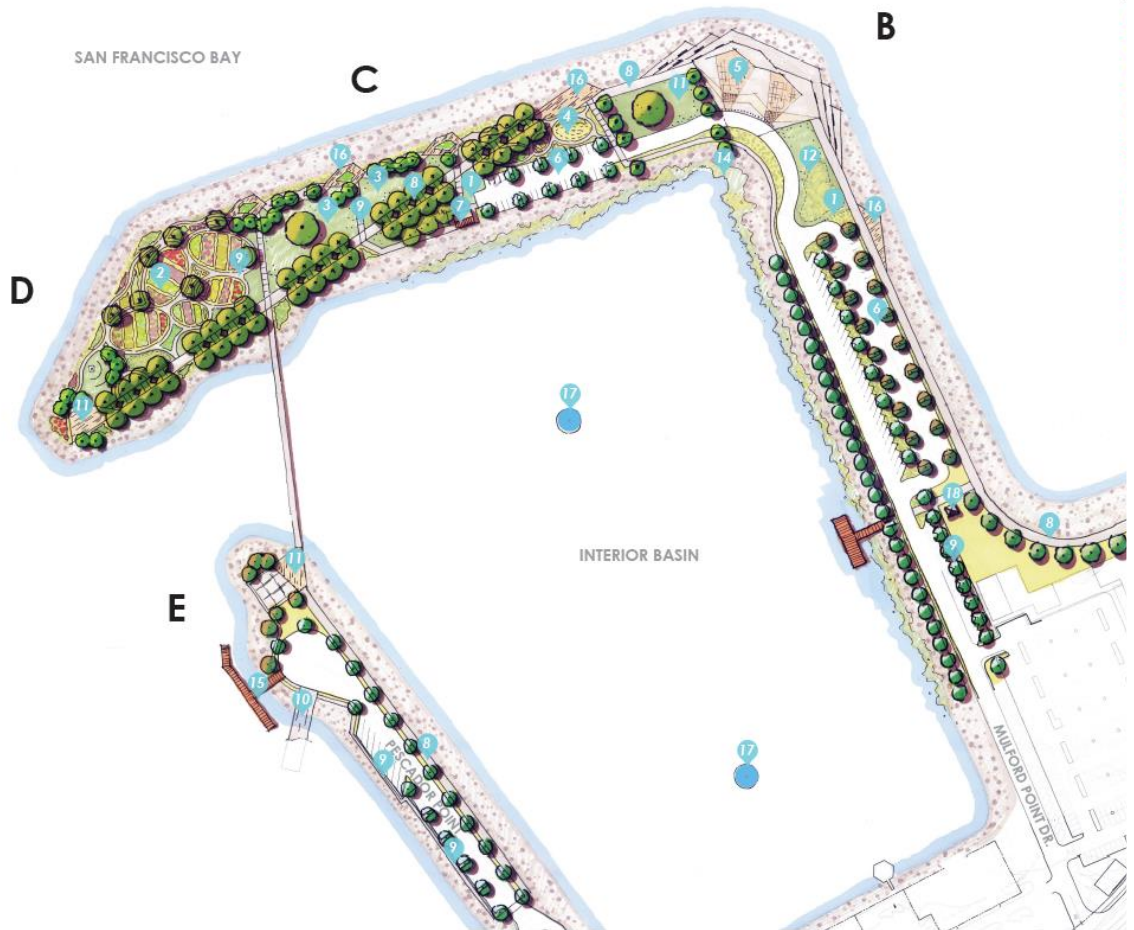
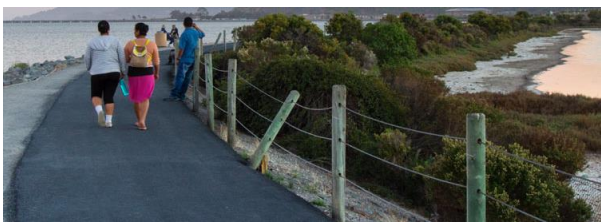
285-UNIT APARTMENTS CONCEPTUAL ELEVATIONS



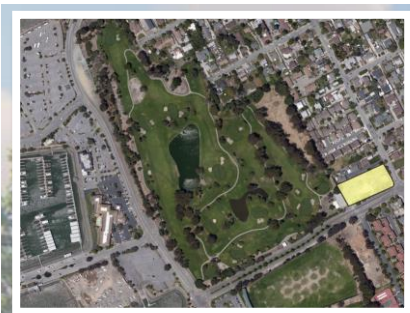
285-UNIT APARTMENTS CONCEPTUAL ELEVATIONS



215 SINGLE-FAMILY HOMES/TOWNHOMES - CONCEPTUAL



9-ACRE COMMUNITY PARK — DESIGN TBD



MULFORD-MARINA LIBRARY CONCEPTUAL DESIGN

ADDITIONAL COMMUNITY BENEFITS

- Enhanced recreational amenities
- New bike lanes and pedestrian paths
- Connections to the Bay Trail
- High speed internet
- Preservation of existing monuments
- Public Art
- Monarch Butterfly Roosting Habitat Protection Program
- Updated Marina amenities
- Redesigned golf course
- New traffic signal at Marina Blvd. and Aurora Dr.
- Modernize existing traffic signals
- Transportation Demand Management, may include shuttle, parking passes, etc.
- Continued service by AC Transit

