

February 12, 2020
PROSSER[™]
 Community - Management - Energy - Relationships

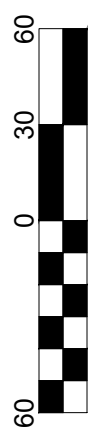
Exhibit 3
Page 1 of 2

**Gate Express Wash @
 Max Leggett Concept E**

- Parcel 107693 0005: ±3.99 ac.
- Parcel 'B': ±3.03 ac.
- Parcel 'A': ±0.96 ac.
- 145' Tunnel Express Wash with 20 Service bays & 1 ADA Service bay
- 5 Employee Parking Spaces

CONCEPT NOTES:

- Primary access to site is required to be from Max Leggett Parkway as a condition of the PUD.
- All trees >6" within 20' of the ROW adjacent to Max Leggett Parkway and Woodland Drive are required to be preserved as a condition of the PUD.



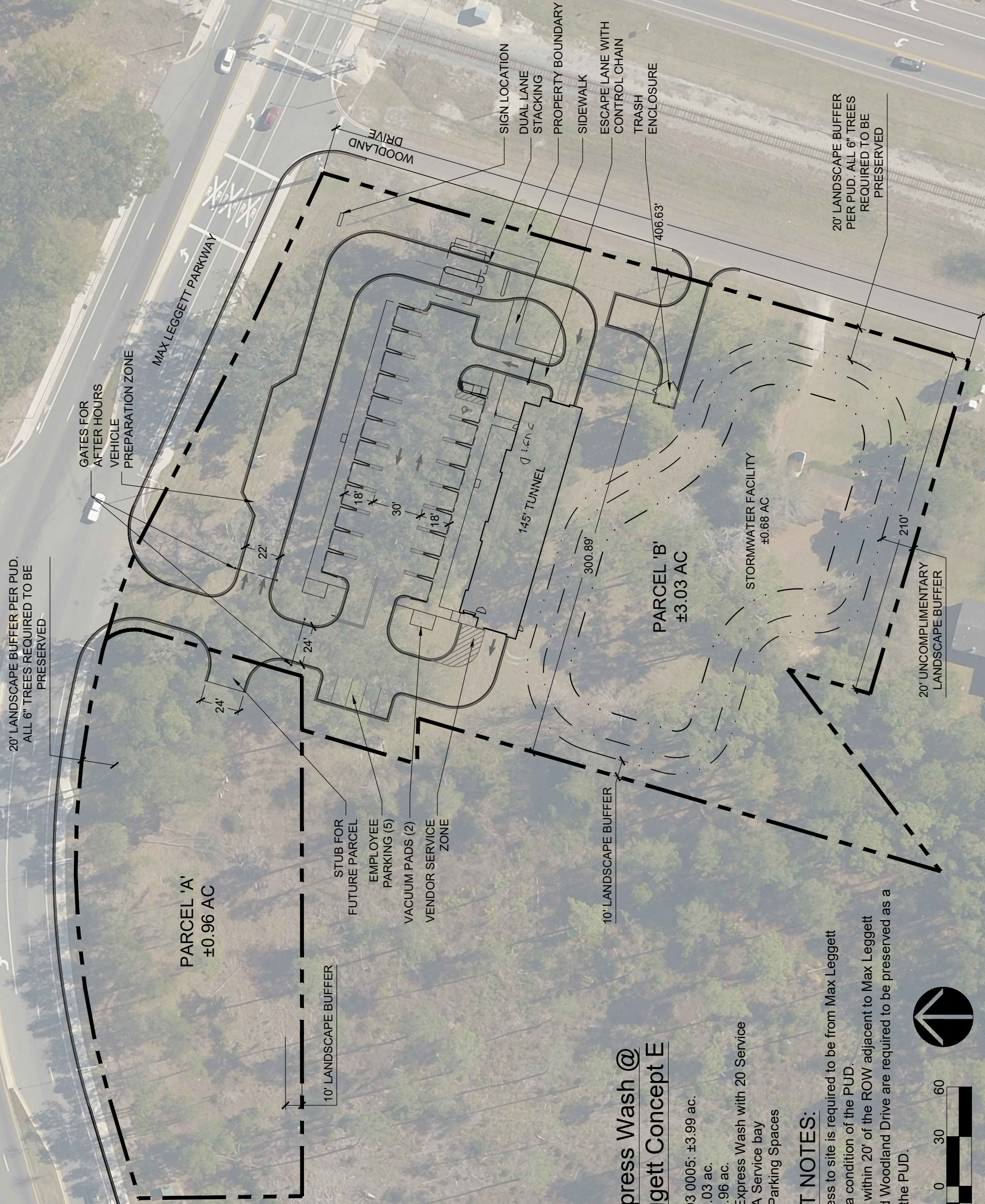
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