

## PRE-ANNEXATION AGREEMENT OAKWOOD SHORES UNIT 3 SUBDIVISION

This Pre-Annexation Agreement (“Agreement”), dated \_\_\_\_\_, 2026 (“Effective Date”), is by and between the **City of Manteca**, a California municipal corporation (the “City”) and **Lafferty Communities**, a California Corporation, (“Developer”).

### RECITALS

A. Developer owns approximately 6.25 acres of property located in Oakwood Shores Unit 3, the remaining subdivision proposed for development in the Oakwood Shores community in unincorporated San Joaquin County, as shown in **Exhibit A**, attached hereto and incorporated herein (the “Property”).

B. It is the intent of Developer to develop the Property as the final 32-lot residential subdivision in the Oakwood Shores master planned community (“Project”), in accordance with conditions imposed as part of the entitlements to be granted for the Property by the City. The Project is subject to the Oakwood Shores Special Purpose Plan and the County of San Joaquin (“County”) certified an EIR for the Oakwood Lake Expansion Project and the adoption of the Oakwood Shores Special Purpose Plan. The City will be the principal agency responsible for the land use approvals and entitlements associated with the Project.

C. The Property is not currently within the boundaries of the City but is within the City’s sphere of influence. Developer desires to annex the Property as part of its development Project.

D. The purpose of this Agreement is to set forth the City’s and Developer’s respective responsibilities and understandings in pursuing approvals for entitlements for the Project and achieving annexation of the Property subject to the terms of this Agreement.

### AGREEMENT

1. **Term of Agreement.** This Agreement shall be effective as of the Effective Date, and shall remain in effect until it terminates upon the last of the following dates (“Termination Date”):

- a. The date that the City approves the Project Entitlements further defined below;
- b. The date that the San Joaquin Local Agency Formation Commission (“LAFCO”) approves annexation; and
- c. The date that the last Project certificate of occupancy is issued;

provided, however, that this Agreement will terminate in the event that annexation of the Property to the City has not become final (including an executed LAFCO Certificate of Completion) within twenty-four (24) months after the Effective Date of this Agreement.

2. **Entitlements, Application and Project Approvals.** Developer agrees to formally submit a complete development Project application package for the entitlements identified below as necessary for the development of the Project (the “Entitlements”). The City will process the Entitlements based on the City’s applicable rules, regulations, ordinances and policies and development standards in effect at the time the Project applications are deemed complete. In addition, contingent on the timing of Developer’s submittal of the Project Entitlement applications to City, the completeness of the application materials, and Developer (and its consultants)

turnaround time, the City agrees to use reasonable efforts to expedite the processing and approval of the Entitlements with the intention that the annexation/reorganization application be submitted to LAFCO by June 1, 2026.

a. CEQA. The City will be the lead agency for purposes of conducting the analysis of environmental impacts of the proposed land use pursuant to the requirements of the California Environmental Quality Act ("CEQA"). Dependent upon the submittals in Developer's Entitlement application, the City will use reasonable efforts to expedite the environmental review of the development of the Project. The City will use the County's prior environmental documents for Property, and will consider a statutory exemption under CEQA, if one applies. Such exemption may include, but not be limited to, the statutory exemption in Public Resources Code section 21083.3/CEQA Guidelines Section 15183.

b. Map and Zoning. The Developer's Entitlement application package will include an application for a vesting tentative map for the Project and include a complete set of improvement plans as required by the City.

c. Pre-zoning of the Property. Because the Property currently has no zoning designation, the Developer's Entitlement application package will include submittals for pre-zoning of the Property to a Planned Development (PD) with the R-1 zoning district development standards.

d. Annexation.

i. The Developer shall make the application for annexation/reorganization with LAFCO. Developer shall take the steps necessary to achieve annexation of the Property and detachment from the Oakland Lake Maintenance District and the Lathrop-Manteca Fire District at the soonest reasonable opportunity in accordance with a schedule approved by both parties. The parties agree to work together on a schedule for annexation and to cooperate in the processing of the annexation application as expeditiously as possible. In addition, the City agrees to enter into an agreement with Developer for an Out of Boundary Service Agreement during the interim period after approval of the Entitlements and before the annexation of the Property if there is a delay in annexation of the Property.

ii. Developer shall be solely responsible for all costs associated with annexation of the Property into the City, including without limitation the cost of any required environmental review, and shall promptly reimburse City for its costs upon request, including the costs of City personnel and contractors and consultants incurred in connection with the annexation.

iii. The City staff and Planning Commission shall review the development proposal and Project applications submitted under this Section 2 and make recommendations to the City Council which shall take such action thereon, and such action as to final annexation, as it deems to be in the best interests of the City.

3. Post-Annexation Services. The City will consider applicable City standards that may apply for the provision of City services upon annexation of the Property. Upon annexation, and subject to the City's standard conditions and requirements, the City agrees to:

a. Provide all necessary City services and utilities for the Project.

d. Approve connections to all City water, sanitary sewer, and storm drainage lines to the Project.

e. Provide wastewater collection and treatment services to accommodate the amount and timing of Project effluent.

f. Provide police and fire services.

4. Fees. The Project will be subject only to the City's normal fees and costs, including but not limited to, fees and costs for entitlement applications, environmental review, annexation, permits, and annexation in the City of Manteca Citywide CFD 2022-1. The City will provide Developer with a building permit fee estimate as part of its review of Developer's Project applications.

5. Additional City Obligations.

a. The City agrees that it will not require Developer to enter into a development agreement, as described in Government Code section 65865, as a condition to approval of the Entitlements.

b. The City agrees to facilitate, without guarantee of any particular outcome, discussions with Oakwood Lake Water District ("OLWD") to coordinate a resolution with OLWD and the Oakwood Shores Homeowners Association to accommodate the Project's drainage from the Property to discharge into Oakwood Lake.

c. The City agrees to negotiate with the County, without guarantee of any particular outcome, to proceed with annexation of the Project under the terms of the existing tax sharing agreement as it applies to the Property.

d. In the event the City does not approve the Project Entitlements or the Entitlements are subject to litigation, and Developer decides to discontinue the entitlement and annexation process and complete the entitlement process in the County instead of the City, the City agrees to provide Developer with an encroachment permit for Project access at Woodward Avenue, in a location and under conditions and terms to be approved by the City, including payment of Developer's proportionate fair share of costs.

e. The City will use reasonable efforts to expedite the issuance of grading permits and building permits.

6. Developer Obligations. In exchange for the City's agreement to expedite the processing of the Project Entitlements, Developer agrees to the following terms:

a. Dedication of Frontage. Because the City's storm drain project has been underway for several years and is already half-way constructed, the City is unable to alter the project plans. Therefore, several existing utilities conflict with the new storm drain line, and the utilities will need to be relocated from the east side of Woodward Avenue to the west side to allow for the new storm drain line. Developer agrees, upon request by the City, to dedicate the Project street frontage along Woodward Avenue in order to allow PG&E to relocate its existing transmission poles, electrical lines and sway easement to accommodate the relocation. The City, however, agrees to continue to work with Developer to proceed with the alternative for the pole placement location that is consistent with Developer's preferred location for the power poles in relation to the

proposed Project homes on Woodward Avenue as reflected in the attached **Exhibit B**, attached hereto and incorporated herein, to the extent feasible.

b. Developer agrees to fund its proportionate fair share of the cost of the installation of a roundabout or a traffic signal at Woodward Avenue and the Project entrance.

c. Developer will withdraw its applications with the County for development approvals for the 32-Lot Project following the City's approval of the Project and LAFCO's approval of the annexation and completion of the process.

d. Developer shall be responsible to pay all post-city entitlement fees (e.g. LAFCo/SJLAFCO/San Joaquin County/State technical and processing fees).

e. Prior to the LAFCO hearing on annexation, Developer will be responsible for payment of applicable fees for detachment from the Lathrop-Manteca Fire District and Oakwood Lake Maintenance District.

7. **Notices:** Any notices relating to this Agreement shall be given in writing and shall be deemed sufficiently given and served for all purposes when either (i) delivered personally; (ii) by generally recognized overnight courier services; (iii) five (5) days after deposit in the United States mail, certified or registered, return receipt requested, with postage prepaid; (iv) or via email to the email address indicated below, which will be effective at such time as it is sent, provided that acknowledgement of receipt is received, addressed as follows:

City: Toni Lundgren  
City Manager  
City of Manteca  
1001 W Center Street  
Manteca, CA 953557  
209-456-8000

Developer: Rick Lafferty  
CEO  
Lafferty Communities  
500 Executive Parkway, No. 350  
San Ramon, California 94583  
925-355-1305 Office  
925-830-2611 Direct

Either party may change its address by written notice to the other given in the manner set forth above.

8. **Entire Agreement:** The terms of this Agreement, together with the exhibits to it, are intended by the parties as a final expression of their agreement with respect to such terms and exhibits as are included in this Agreement and may not be contradicted by evidence of any prior or contemporaneous agreement. This Agreement specifically supersedes any prior written or oral agreements between the parties. The language in all parts of this Agreement shall be construed as a whole in accordance with its fair meaning.

9. **No Vested Rights.** Nothing herein is intended to vest Developer in the policies and ordinances of the City, and references herein to City policies, including references to specific fees

and charges due pursuant to those policies, shall be read to include amendments and modifications of those policies (and fees and charges) occurring during the term of this Agreement.

10. Amendments and Waivers. No addition to or modification of this Agreement shall be effective unless set forth in writing and signed by the party against whom the addition or modification is sought to be enforced. The party benefited by any condition or obligation may waive the same, but such waiver shall not be enforceable by another party unless made in writing and signed by the waiving party.

11. Indemnification, Defense and Hold Harmless. Developer shall indemnify, defend, and hold harmless the City and its officers and employees from and against any and all claims, liability, loss, damage, expense, costs (including without limitation costs and fees of litigation) of every nature arising out of or in connection with (a) the actions described herein (including any challenge to the validity or enforceability of any provision of this Agreement) and (b) the attack on or set aside, voiding or annulment of any action by City on the subject annexation, or any of the proceedings, acts or determinations taken, done or made prior to or concurrently with said annexation. This indemnification obligation shall survive this Agreement and shall not be limited by any insurance policy, whether required by this Agreement or otherwise.

12. Assignment. This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

13. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

14. Applicable Law and Venue. This Agreement shall be construed and enforced in accordance with the laws of the State of California without regard to principles of conflicts of law. In the event of litigation arising under this Agreement, venue shall reside exclusively in the Superior Court of the County of San Joaquin.

15. No Joint Venture or Partnership. The Parties hereby renounce the existence of any form of joint venture or partnership between any or all of the Parties and agree that nothing contained herein or in any document executed in connection herewith shall be construed as making any or all of the Parties joint venturers or partners. Further, the Developer is not an agent of the City.

16. Cooperation in the Event of Legal Challenge. In the event of any administrative, legal or equitable action or other proceeding instituted by a third party, governmental agency or official challenging the validity of any provision of this Agreement or the integrated annexation proceedings described herein, the Parties shall cooperate in defending the action or proceeding.

17. Authority. Each Party hereto and each person executing this Agreement on behalf of any Party hereby represents and warrants that the under-signed have the authority and capacity to make the releases set forth hereinabove and have the authority to execute this document on behalf of the named principal.

**(Signatures on Next Page)**

IN WITNESS WHEREOF, each Party has executed this Agreement on the date which appears next to the corresponding signature.

Dated: \_\_\_\_\_, 2026

CITY OF MANTECA

By: \_\_\_\_\_

Print Full Name and Title:  
\_\_\_\_\_

Dated: 4/28, 2026

LAFFERTY COMMUNITIES

By:  \_\_\_\_\_

Print Full Name and Title:


RICHARD LAFFERTY  
CEO

**Approved as to form:**

Dated: \_\_\_\_\_, 2026

\_\_\_\_\_  
City Attorney  
City of Manteca

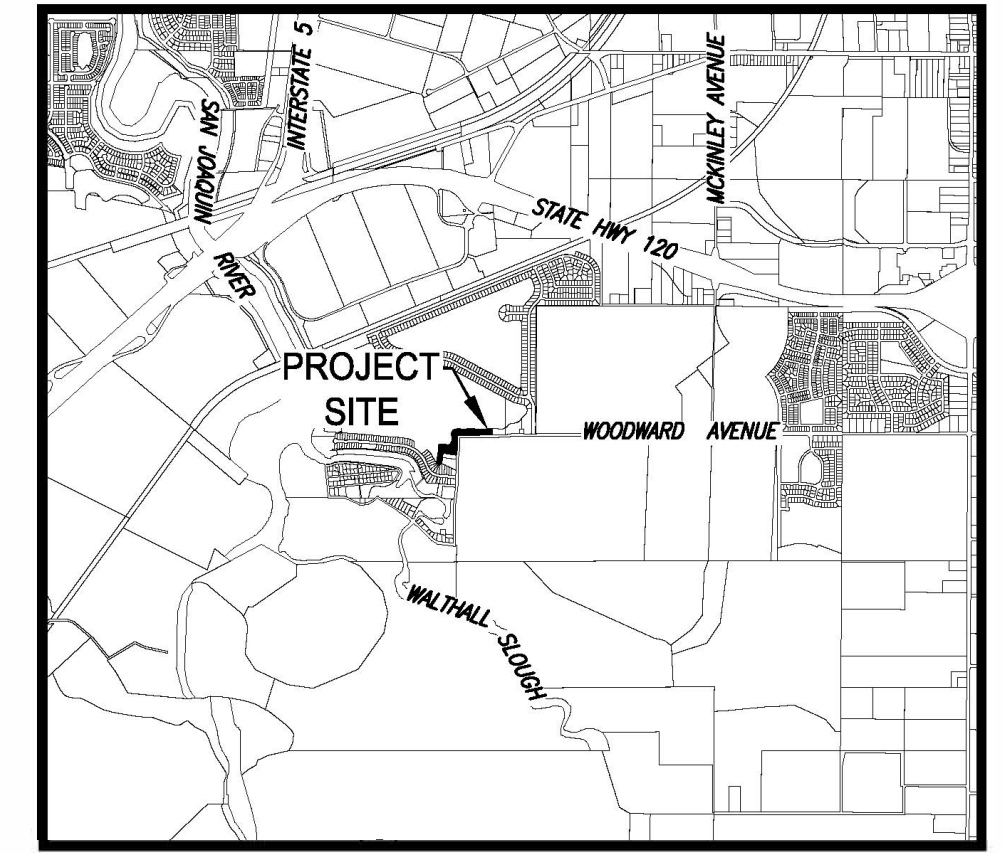
Dated: \_\_\_\_\_, 2026

By:  \_\_\_\_\_  
Alicia Guerra, Partner  
Buchalter, LLP  
Attorney for Lafferty Communities

# Attachment 2 - Exhibit A

## OAKWOOD SHORES UNIT NO. 1

LOT 5 OF "OAKWOOD LAKE, UNIT NO. 1" FILED IN BOOK 39 OF MAPS AND PLATS, AT PAGE 91, SAN JOAQUIN COUNTY RECORDS AND "NEW LOT 8" AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 36 OF SURVEYS, AT PAGE 63, SAN JOAQUIN COUNTY RECORDS, LYING WITHIN SECTIONS 2, 3, 10 AND 11, T. 2 S., R. 6 E., M.D.M. SAN JOAQUIN COUNTY, CALIFORNIA



VICINITY MAP

### GENERAL NOTES

- ALL IMPROVEMENTS, OTHER THAN THE ACCESS ROAD, SHALL BE CONSTRUCTED AS PER THE SAN JOAQUIN COUNTY STANDARD PLANS AND SPECIFICATIONS AND OAKWOOD LAKE WATER DISTRICT STANDARDS, EXCEPT AS NOTED.
- STORM DRAINAGE TO BE CONVEYED TO THE EXISTING OAKWOOD SHORES STORM DRAINAGE SYSTEM IN ACCORDANCE WITH OAKWOOD LAKE WATER DISTRICT STANDARDS AND SPECIFICATIONS.
- SANITARY SEWER TO BE CONSTRUCTED TO THE OAKWOOD LAKE WATER DISTRICT STANDARDS AND SPECIFICATIONS.
- WATER SYSTEM TO BE CONSTRUCTED TO THE OAKWOOD LAKE WATER DISTRICT STANDARDS AND SPECIFICATIONS.
- STREET LIGHTING SHALL BE INSTALLED PER SAN JOAQUIN COUNTY STANDARD SPECIFICATIONS.
- PUBLIC UTILITIES ARE TO BE INSTALLED UNDER GROUND IN EASEMENTS.
- STREET LIGHTING SHALL BE INSTALLED PER SAN JOAQUIN COUNTY STANDARD SPECIFICATIONS.
- THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO FILE "MULTIPLE SUBDIVISION MAPS" AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 66456.1, AND FILE PARCEL MAPS FOR REASON OF SALE. ALL PARCEL LINES SHALL CONFORM TO THIS TENTATIVE MAP.
- PUBLIC UTILITY EASEMENTS WILL BE PROVIDED ALONG ALL STREET IN-TRACT FRONTAGES.
- NO EXISTING BUILDINGS, SEPTIC TANKS, LEACH FIELDS, OR WELLS ON SITE. EXISTING MONITORING WELLS ON SITE WILL BE REMOVED OR ABANDONED AS PER SAN JOAQUIN COUNTY REQUIREMENTS. EXISTING IRRIGATION FACILITIES TO BE REMOVED OR RELOCATED.
- AN EXISTING NON-EXCLUSIVE PERPETUAL EASEMENT AND RIGHT-OF-WAY EXISTS OVER, UNDER AND ACROSS ALL PROPERTY FOR CONSTRUCTION, MAINTENANCE AND OPERATION OF OAKWOOD LAKE WATER DISTRICT FACILITIES.
- FACILITIES AND EASEMENTS THAT FALL WITHIN THE PROPOSED RESIDENTIAL LOTS SHALL BE RELOCATED OR ABANDONED AS APPROPRIATE. ALL RELOCATIONS/ ABANDONMENTS SHALL BE APPROVED BY THE APPROPRIATE AGENCIES.

### PROJECT INFORMATION

<b>OWNER:</b>	OAKWOOD LT VENTURES II, LLC 2000 CROW CANYON PLACE, SUITE 350 SAN RAMON, CA 94583 (925) 355-1305	<b>ZONING:</b>	C-R - COMMERCIAL RECREATION
<b>SUBDIVIDER/APPLICANT:</b>	LAFFERTY CONSTRUCTION COMPANY 2000 CROW CANYON PLACE, SUITE 350 SAN RAMON, CA 94583 (925) 355-1305	<b>EXISTING:</b>	R-L - LOW DENSITY RESIDENTIAL
<b>ENGINEER/SURVEYOR:</b>	NORTHSTAR ENGINEERING GROUP, INC. 620 12TH STREET MODESTO, CA 95354 (209) 524-3525	<b>PROPOSED:</b>	C/R - COMMERCIAL RECREATION
<b>SITE ADDRESS:</b>	NONE LISTED	<b>EXISTING:</b>	R/L - LOW DENSITY RESIDENTIAL
<b>APN:</b>	241-520-21	<b>TOTAL PROJECT AREA:</b>	6.3 ACRES
		<b>EXISTING PARCELS:</b>	1
		<b>PROPOSED PARCELS:</b>	32 RESIDENTIAL LOTS, 4 LETTERED LOTS
		<b>FLOOD ZONE:</b>	ZONE X, AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD PER FEMA MAP NUMBER 06077C0202P, DATED OCTOBER 16, 2009

### SHEET INDEX

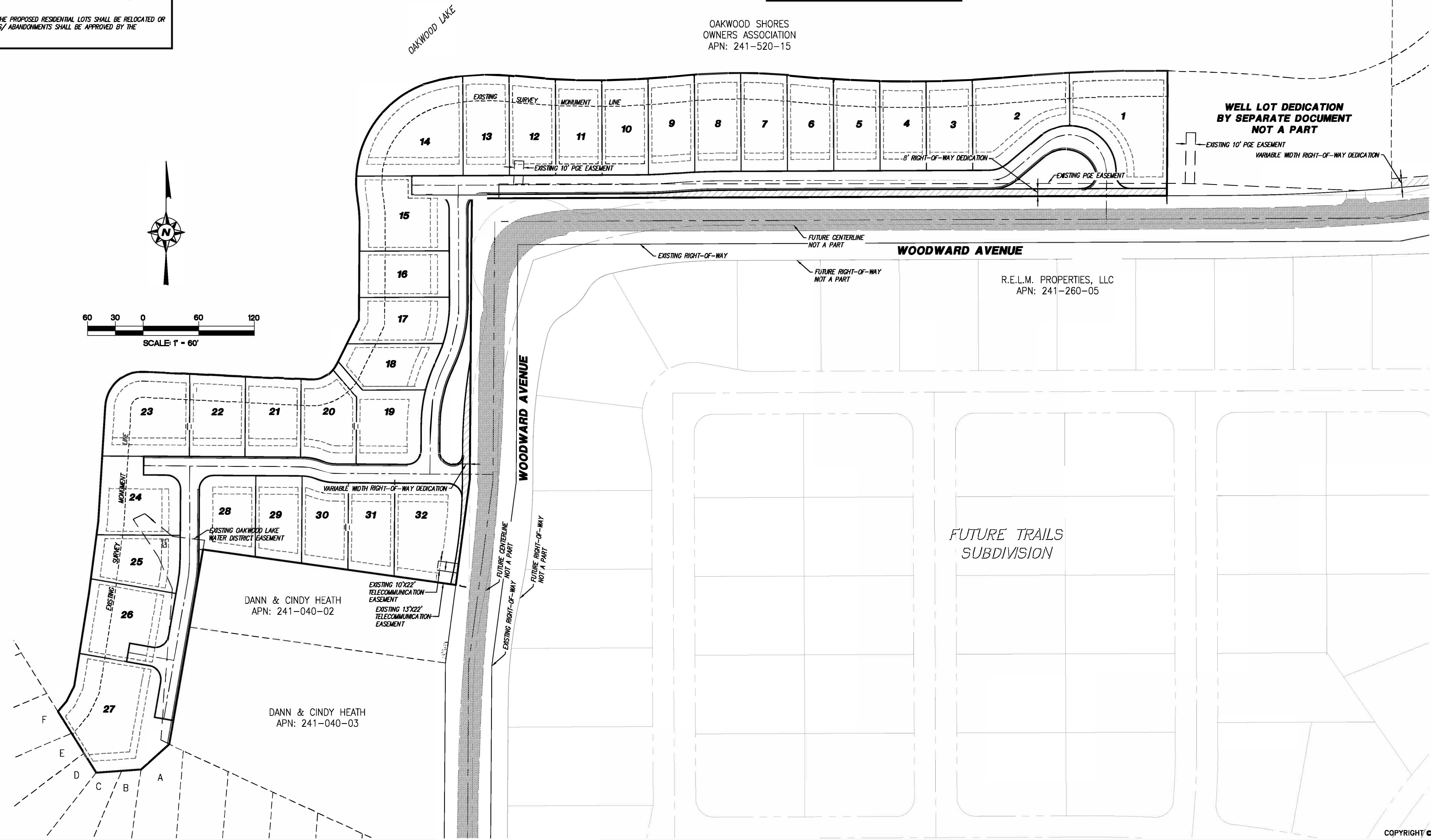
- COVER SHEET AND CROSS SECTIONS
- TOPOGRAPHIC SHEET
- DIMENSION SHEET
- UTILITY SHEET

### SUBDIVISION SUMMARY

RESIDENTIAL LOTS	187,970± SF
ROADWAY AND UTILITY LOTS	35,988± SF
LANDSCAPE LOTS	7,118± SF
RIGHT-OF-WAY DEDICATION	6,434± SF
<b>TOTAL</b>	<b>237,510± SF</b>

### ADJACENT PROPERTY OWNER INFORMATION

- LANNIE & FRANCINE DULIN APN: 241-740-20
- SAMSONI & MALENE KAI LATU APN: 241-740-19
- CHRISTOPHER & ANGELA PATTERSON APN: 241-740-18
- JOHN & CHRISTY FLETCHER APN: 241-740-17
- MICHAEL & FATTEN WILLIAMS APN: 241-740-16
- LEONARD DAQUD APN: 241-740-15



NO.	REVISIONS	DATE	APPROVED
	DESCRIPTIONS		

VESTING TENTATIVE SUBDIVISION MAP  
COVER SHEET  
**OAKWOOD SHORES UNIT 1**  
SAN JOAQUIN COUNTY CALIFORNIA



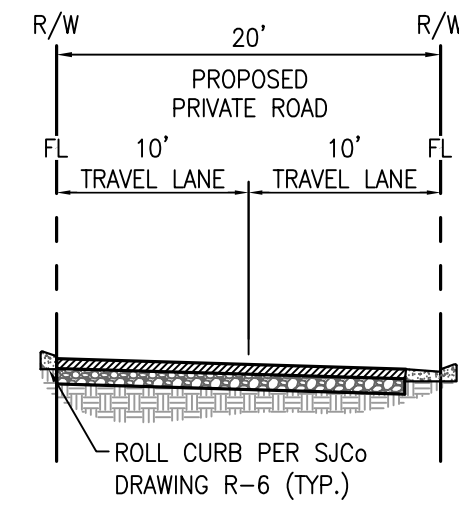
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DRAWN:	TC / PMH
DESIGN:	AC
CHK'D:	AC

SHEET NUMBER  
**TM1**

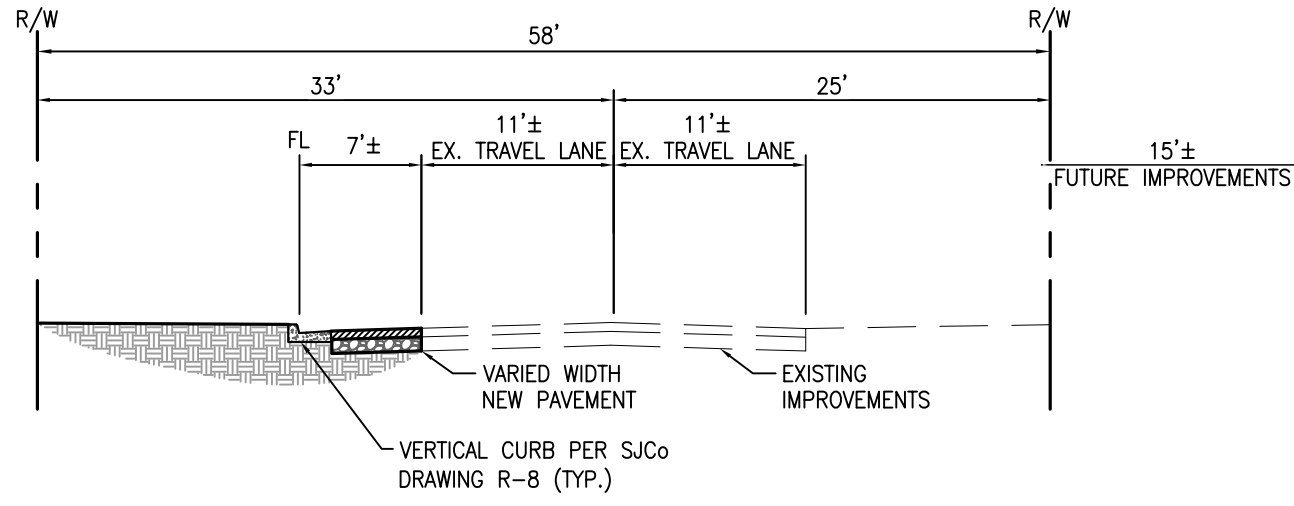
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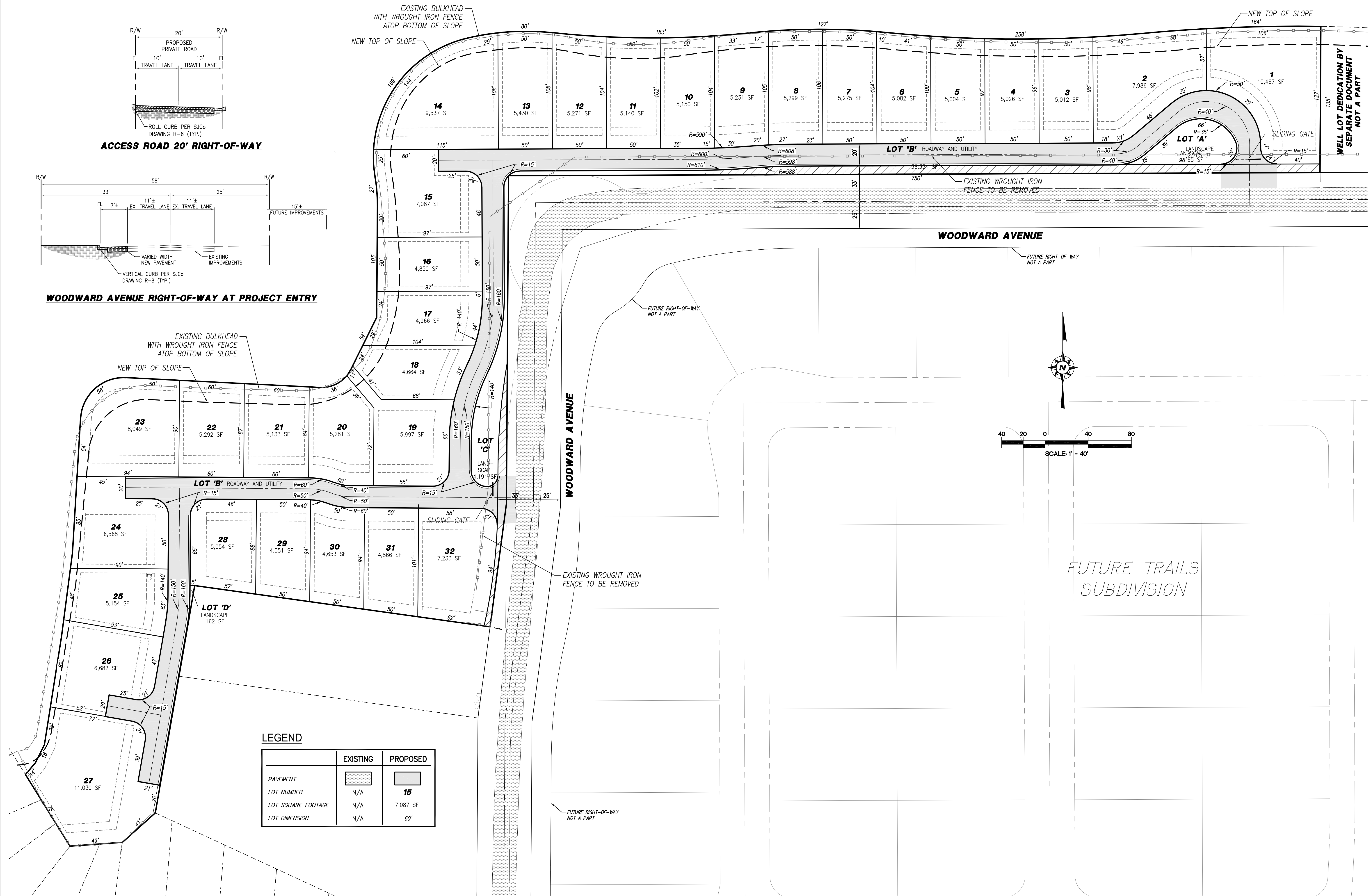
Attachment 2 - Exhibit A



ACCESS ROAD 20' RIGHT-OF-WAY



WOODWARD AVENUE RIGHT-OF-WAY AT PROJECT ENTRY



**LEGEND**

	EXISTING	PROPOSED
PAVEMENT		
LOT NUMBER	N/A	15
LOT SQUARE FOOTAGE	N/A	7,087 SF
LOT DIMENSION	N/A	60'



NO.	DATE	APPROVED	DESCRIPTIONS

VESTING TENTATIVE SUBDIVISION MAP  
DIMENSION SHEET  
**OAKWOOD SHORES UNIT 1**  
SAN JOAQUIN COUNTY CALIFORNIA

**Northstar Engineering Group, Inc.**  
 • CIVIL ENGINEERING • SURVEYING • PLANNING •  
 620 12th Street  
 Modesto, CA 95354  
 (209) 324-3225 Phone (209) 324-3226 Fax

JOB #:	19-2377
DATE:	03/20/2024
SCALE:	AS SHOWN
DRAWN:	TC/PMH
DESIGN:	JAC
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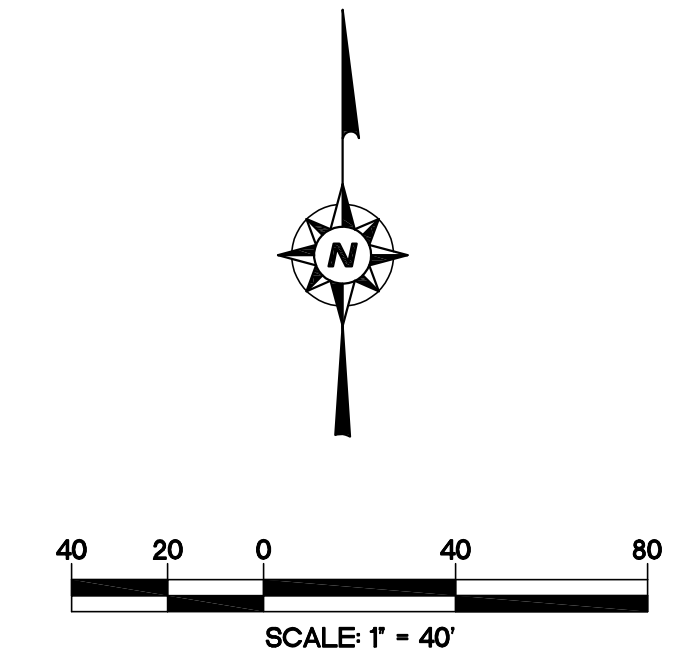
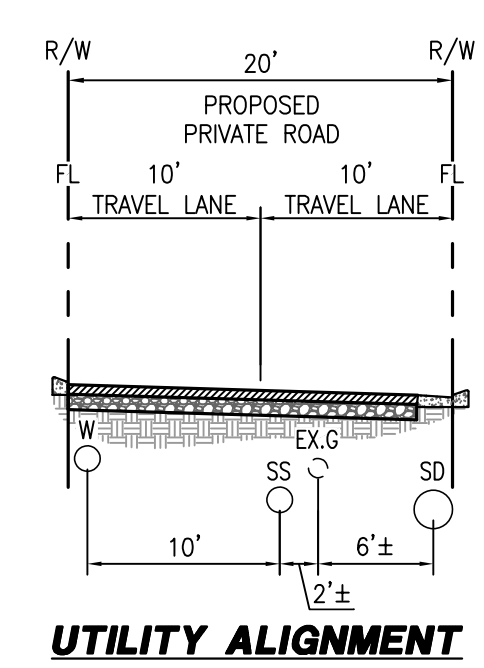
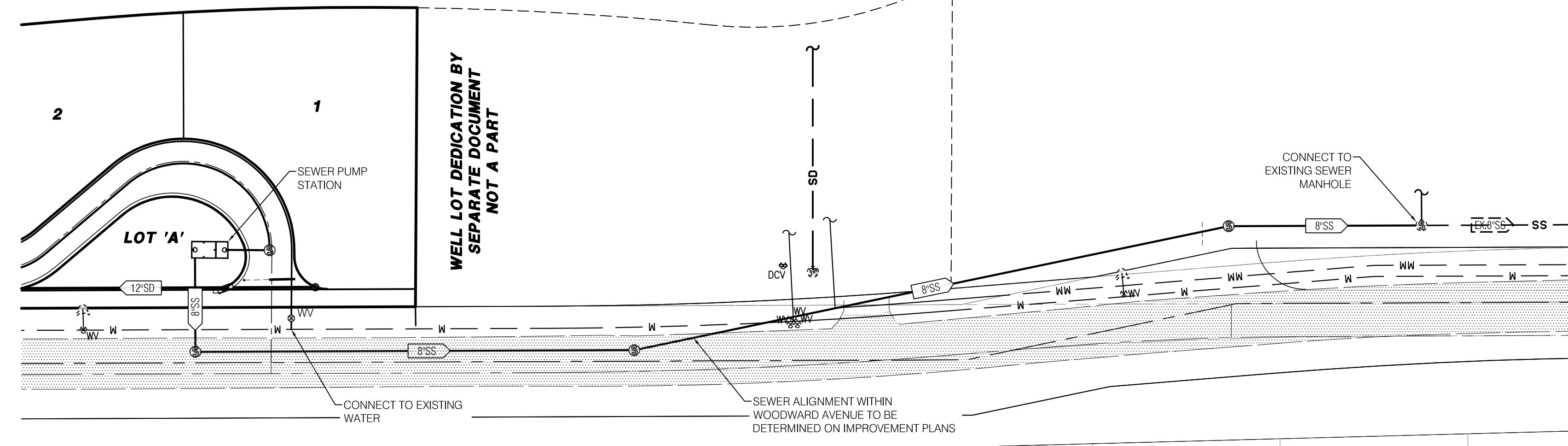
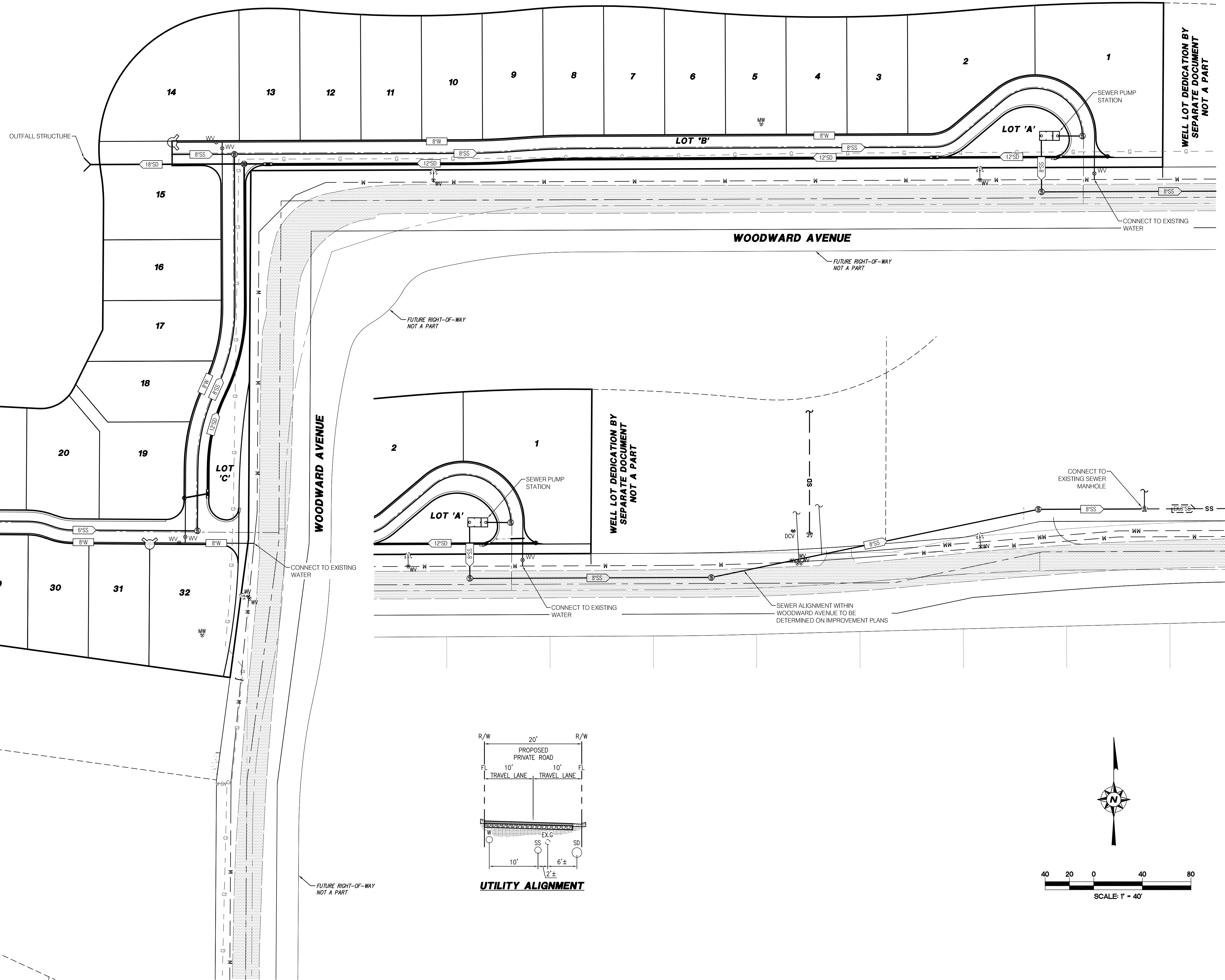
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**LEGEND**

	EXISTING	PROPOSED
STORM DRAIN (MAIN)	SD	12"SD
STORM DRAIN MAINTENANCE HOLE	SD	SD
CURB INLET	N/A	CI
STORM OUTFALL STRUCTURE	N/A	OS
WATER (MAIN)	W	8"W
WATER VALVE	WV	WV
FIRE HYDRANT	WV	WV
SEWER MAINTENANCE HOLE	SS	SS
SEWER (MAIN)	SS	12"SS
SEWER PUMP STATION	N/A	SPS
GAS (MAIN)	G	N/A

Attachment 2 - Exhibit A



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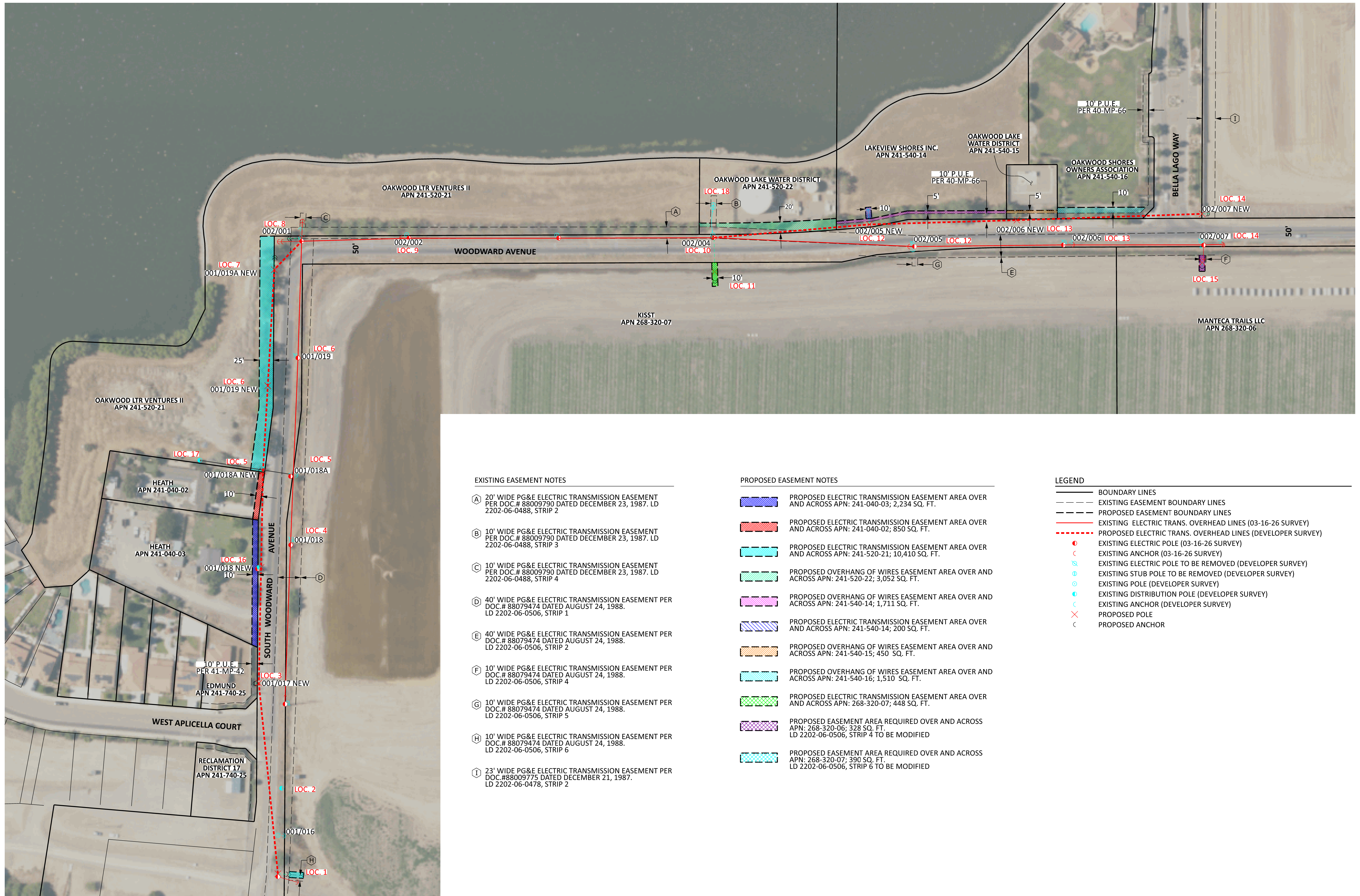
VESTING TENTATIVE SUBDIVISION MAP  
 UTILITY SHEET  
**OAKWOOD SHORES UNIT 1**  
 SAN JOAQUIN COUNTY CALIFORNIA

**Northstar Engineering Group, Inc.**  
 • CIVIL ENGINEERING • SURVEYING • PLANNING •  
 620 12th Street Modesto, CA 95304  
 (209) 324-3225 Phone (209) 324-3226 Fax

JOB #: 19-2377  
 DATE: 03/20/2024  
 SCALE:  
 DRAWN: TC/ PMH  
 DESIGN: JAC  
 CHK D: JAC

SHEET NUMBER  
**TM4**

TOWNSHIP 02 SOUTH, RANGE 06 EAST, SW 1/4, SECTION 11, M.D.M.



EXISTING EASEMENT NOTES

- (A) 20' WIDE PG&E ELECTRIC TRANSMISSION EASEMENT PER DOC.# 88009790 DATED DECEMBER 23, 1987. LD 2202-06-0488, STRIP 2
- (B) 10' WIDE PG&E ELECTRIC TRANSMISSION EASEMENT PER DOC.# 88009790 DATED DECEMBER 23, 1987. LD 2202-06-0488, STRIP 3
- (C) 10' WIDE PG&E ELECTRIC TRANSMISSION EASEMENT PER DOC.# 88009790 DATED DECEMBER 23, 1987. LD 2202-06-0488, STRIP 4
- (D) 40' WIDE PG&E ELECTRIC TRANSMISSION EASEMENT PER DOC.# 88079474 DATED AUGUST 24, 1988. LD 2202-06-0506, STRIP 1
- (E) 40' WIDE PG&E ELECTRIC TRANSMISSION EASEMENT PER DOC.# 88079474 DATED AUGUST 24, 1988. LD 2202-06-0506, STRIP 2
- (F) 10' WIDE PG&E ELECTRIC TRANSMISSION EASEMENT PER DOC.# 88079474 DATED AUGUST 24, 1988. LD 2202-06-0506, STRIP 4
- (G) 10' WIDE PG&E ELECTRIC TRANSMISSION EASEMENT PER DOC.# 88079474 DATED AUGUST 24, 1988. LD 2202-06-0506, STRIP 5
- (H) 10' WIDE PG&E ELECTRIC TRANSMISSION EASEMENT PER DOC.# 88079474 DATED AUGUST 24, 1988. LD 2202-06-0506, STRIP 6
- (I) 23' WIDE PG&E ELECTRIC TRANSMISSION EASEMENT PER DOC.#88009775 DATED DECEMBER 21, 1987. LD 2202-06-0478, STRIP 2

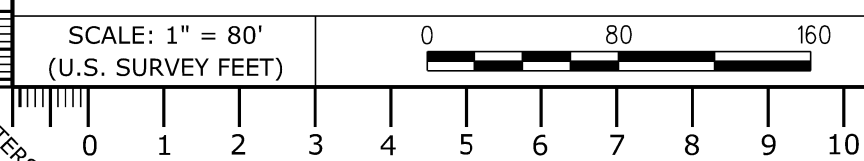
PROPOSED EASEMENT NOTES

- PROPOSED ELECTRIC TRANSMISSION EASEMENT AREA OVER AND ACROSS APN: 241-040-03; 2,234 SQ. FT.
- PROPOSED ELECTRIC TRANSMISSION EASEMENT AREA OVER AND ACROSS APN: 241-040-02; 850 SQ. FT.
- PROPOSED ELECTRIC TRANSMISSION EASEMENT AREA OVER AND ACROSS APN: 241-520-21; 10,410 SQ. FT.
- PROPOSED OVERHANG OF WIRES EASEMENT AREA OVER AND ACROSS APN: 241-520-22; 3,052 SQ. FT.
- PROPOSED OVERHANG OF WIRES EASEMENT AREA OVER AND ACROSS APN: 241-540-14; 1,711 SQ. FT.
- PROPOSED ELECTRIC TRANSMISSION EASEMENT AREA OVER AND ACROSS APN: 241-540-14; 200 SQ. FT.
- PROPOSED OVERHANG OF WIRES EASEMENT AREA OVER AND ACROSS APN: 241-540-15; 450 SQ. FT.
- PROPOSED OVERHANG OF WIRES EASEMENT AREA OVER AND ACROSS APN: 241-540-16; 1,510 SQ. FT.
- PROPOSED ELECTRIC TRANSMISSION EASEMENT AREA OVER AND ACROSS APN: 268-320-07; 448 SQ. FT.
- PROPOSED EASEMENT AREA REQUIRED OVER AND ACROSS APN: 268-320-06; 328 SQ. FT. LD 2202-06-0506, STRIP 4 TO BE MODIFIED
- PROPOSED EASEMENT AREA REQUIRED OVER AND ACROSS APN: 268-320-07; 390 SQ. FT. LD 2202-06-0506, STRIP 6 TO BE MODIFIED

LEGEND

- BOUNDARY LINES
- EXISTING EASEMENT BOUNDARY LINES
- PROPOSED EASEMENT BOUNDARY LINES
- EXISTING ELECTRIC TRANS. OVERHEAD LINES (03-16-26 SURVEY)
- PROPOSED ELECTRIC TRANS. OVERHEAD LINES (DEVELOPER SURVEY)
- EXISTING ELECTRIC POLE (03-16-26 SURVEY)
- EXISTING ANCHOR (03-16-26 SURVEY)
- EXISTING ELECTRIC POLE TO BE REMOVED (DEVELOPER SURVEY)
- EXISTING STUB POLE TO BE REMOVED (DEVELOPER SURVEY)
- EXISTING POLE (DEVELOPER SURVEY)
- EXISTING DISTRIBUTION POLE (DEVELOPER SURVEY)
- EXISTING ANCHOR (DEVELOPER SURVEY)
- PROPOSED POLE
- PROPOSED ANCHOR

DATUM: HORIZONTAL	NAD 83	PROJECTION	CCS ZONE 3
DATUM: VERTICAL	NAVD 88	UNITS	US SURVEY FEET
REFERENCES: 39-MP-91, 44-MP-36, 40-MP-66, 10-RS-200, 41-MP-42			



NO.	DATE	DESCRIPTION	APPD.	NO.	DATE	DESCRIPTION	APPD.	NO.	DATE	DESCRIPTION	APPD.
2	03/31/26	UPDATED EASEMENT AREAS	T2M7								
2	03/24/26	UPDATED EASEMENT AREAS	T2M7								
1	11/21/25	UPDATED EASEMENT AREAS	T2M7								

APPRD BY	AUTHORIZATION
	74056842
BY:	DR.: C1R8
	CH.: CXOQ
	O.K.: T2M7
	DATE: 10/20/25

WOODWARD AVENUE POLE REPLACEMENT  
 APPRAISAL EXHIBIT  
 MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA  
 PACIFIC GAS AND ELECTRIC COMPANY  
 OAKLAND, CALIFORNIA



REGION	NORTH VALLEY
AREA	5
COUNTY	SAN JOAQUIN
PROFILE	N/A
SHEET NO.	1 OF 1
DRAWING NUMBER	CHANGE 3

FOLD

FOLD

0  
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
CENTIMETERS

5  
4  
3  
2  
1  
0  
1  
2  
3  
4  
5  
INCHES