

VALUATION ESTIMATE

City of Lodi

APN: 055-120-03 & 055-190-01 - San Joaquin County



Valuation Estimate: (City of Lodi)**35569765_EIGHT MILE 2106 FEEDER EXTENSION TL UB**

As requested, attached is a report of the estimated market value for the proposed acquisition. This is a desktop estimate based on information available to the valuation administrator. In most cases a valuation estimate (AKA waiver valuation) is sufficient for project planning and pre-litigation negotiations, however if the real estate transaction is part of an eminent domain action or if otherwise required by law/regulation, please work with the appraisal administrator to order a formal appraisal. In no case shall this valuation be considered valid for lending or any other unintended purposes.

This estimate does not include costs associated with any currently unidentified construction yards/staging areas, nor does it include mitigation costs for loss of parking areas, business losses, relocation assistance, and/or property damage claims, if any exist, unless they are specifically identified in the report.

Please be aware of the following assumptions, all of which are critical to understanding and using this valuation estimate. If any of the assumptions are proven incorrect, this valuation estimate may need to be revised:

- The estimates contained within this waiver valuation are for budgeting and negotiation purposes and should not be considered for condemnation/eminent domain uses. If an appraisal were to be carried out on this property, it is possible that information discovered about the property, or the market could result in opinions of value that differ from those presented in this estimate.
- The estimated land value of the subject was based on the assumption that the Highest and Best Use of the land, as vacant, is Agricultural. This supposition was made after researching the zoning and general plan designation for the parcel with the City of Lodi and San Joaquin County and examining both subject parcel and neighborhood environs.
- No title report has been provided or reviewed in conjunction with this estimate. Other than those specifically mentioned in this report, it is assumed that there are no issues affecting title that would play a significant role in the valuation of the subject parcel.
- This valuation estimate is based on mapping and property information provided by the project team. This information is assumed to be accurate, however, if errors are found, the valuation estimate can be revised.
- If applicable, it is assumed the property owner's existing improvements will either be untouched, or restored in the after condition, with no loss of utility.
- No environmental review of the property has been presented to the estimator. The property is assumed to be "clean" or at least as clean as the comparable sales. If this supposition is incorrect, the value of the property could be significantly lower than what is indicated in this report.
- The scope of this Valuation Estimate is limited: The estimator has not visited the subject or comparable properties. Data has not been personally verified but is assumed reasonably accurate.
- The dollar figures generated for this estimate are influenced by real estate market conditions and will change over time.

Valuation Estimate: (City of Lodi)

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DATE: 09/12/2025

INTENDED USER: PG&E Land Acquisition Department

INTENDED USE: Non-Eminent Domain Negotiations (Budgeting, Estimating)

FROM: Valuation/Appraisal Department – PG&E Land Management

ORDER NUMBER: 35569765

PROPERTY OWNER: City of Lodi

PROPERTY INFORMATION:

APN: 055-120-03 & 055-190-01 - San Joaquin County

ADDRESS: 11839 N Thornton Road, Lodi

ZONING: No Zoning Designation

GENERAL PLAN: PQP – Public/Quasi-Public

HIGHEST and BEST USE, as VACANT (ASSUMED): Agricultural

INTEREST ESTIMATED: Electric Transmission Easement (Non-Exclusive)

PARCEL VALUATION ESTIMATE:

Subject Parcels:

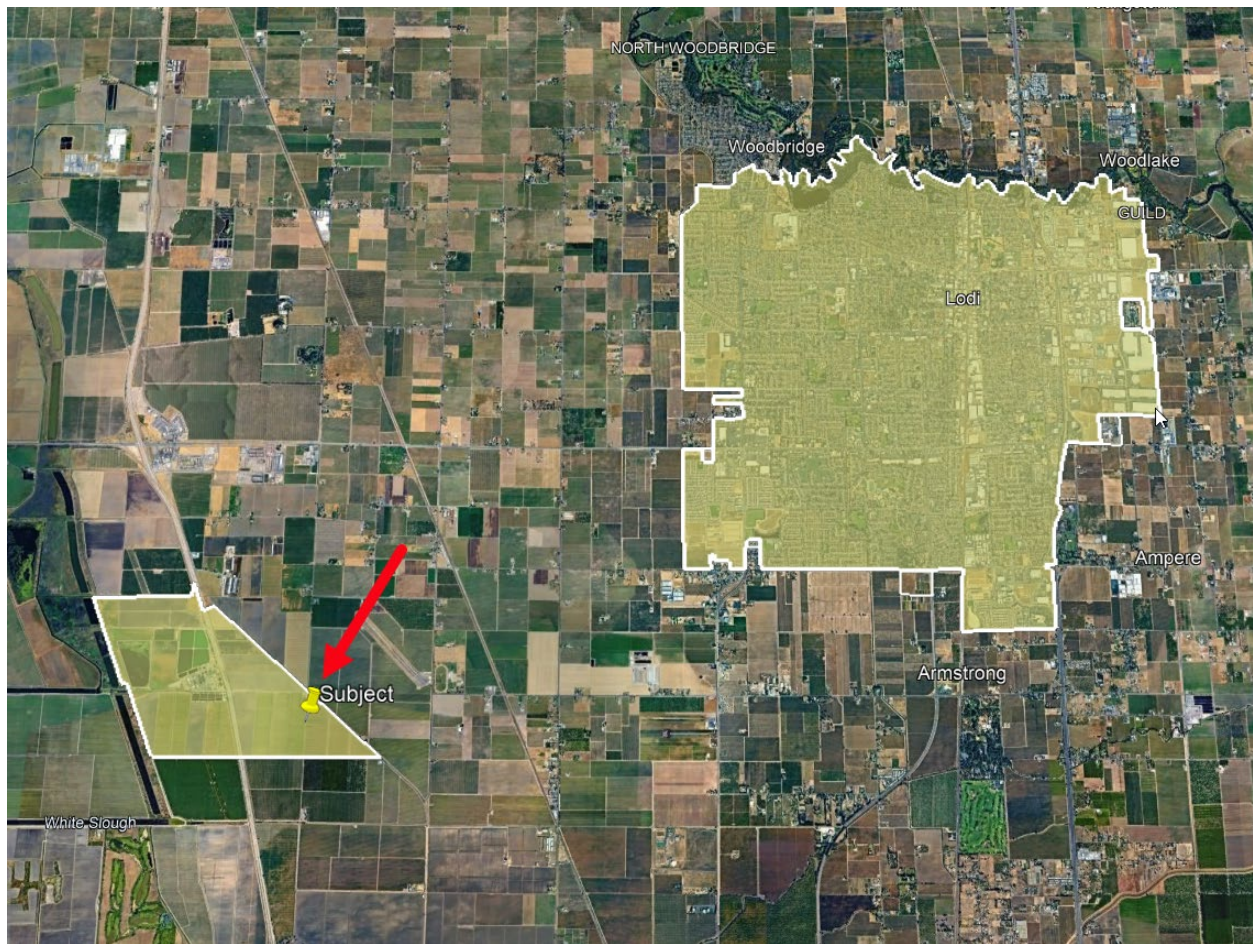
The subject consists of two assessor's parcels: APN 055-120-03 (158.57 acres) and APN 055-190-01 (99.15 acres), for a combined total of approximately 257.72 acres located within the City Limits of Lodi, though separated from the primary developed portion of the city (refer to Exhibit below).

It appears these parcels, along with others nearby, were acquired by the City as part of a water treatment plant project. While there are no apparent water treatment facilities present on the subject parcels, they may serve purposes related to the release of treated water and/or provide a buffer for the plant.

Both parcels are flat; parcel 055-190-01 is triangular in shape, and both are considered suitable for agricultural use individually or as part of a larger grouping. The surrounding area consists mainly of agricultural land with some rural residential ranch homes. The soil score on these parcels is lower compared to other parcels in the Lodi region; however, permanent plantings exist in the vicinity, indicating potential permanent planting viability.

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**Zoning and General Plan:**

The parcels fall under the City of Lodi planning department but are somewhat isolated from most city properties. The Lodi Planning Department GIS shows no zoning designation for the subjects; the general plan land use is PQP (Public/Quasi-Public).

Highest and Best Use:

Highest and best use refers to the use, among reasonably probable and legal alternatives, that is physically possible, adequately supported, financially feasible, and generates the greatest land value. This term can also be described as the most efficient and profitable legal use. Factors such as size, shape, area, and terrain influence how a parcel of land may be developed. Additionally, frontage and depth can affect a parcel's utility. Development of irregularly shaped parcels may involve increased costs and could result in reduced utility compared to similarly situated typical parcels. On agricultural properties other factors such as water availability and soil quality can impact highest and best use.

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The property in question does not have a specific zoning designation, but the GPLA classification is Public/Quasi-Public. Properties with public uses provide benefits to adjacent parcels by delivering essential services, yet they are seldom bought or sold on the open market since permitted activities are generally limited and are not intended to maximize direct economic returns from the parcel itself. Publicly zoned lands contribute to enhancing overall community value, although their own economic value tends to be limited due to restricted potential uses.

In order to assign economic value to a property under public-use planning designations, appraisers often look to a *hypothetical* situation where the public use has ceased, zoning has been changed, and the property is being sold on the open market for private use. Under this scenario, appraisers look for clues to support *hypothetical* zoning and use of the property. This application of appraisal methodology often manifests itself with the use of the “Across the Fence” (ATF) technique which values the subject land by comparing it to the adjoining properties, hence the name “across the fence.” This does not necessarily mean that the subject is limited to *only* the adjacent use, but rather that the predominant land uses in the area should be considered, amongst other factors affecting the subject parcel such as topography, environmental issues, demand, etc.

Another way to conceptualize this idea is an alternative *hypothetical* situation where the property owner had to purchase some replacement property to compensate for the loss of utility due to the acquisition. Since public use property rarely, if ever, transacts on the open market, the property owner would likely be resigned to purchasing portions of the neighboring properties. Once again, this second thought experiment also lends itself to an ATF approach to value the subject.

Regarding the subject property, the adjacent parcels and the majority of the surrounding area are predominantly agricultural. This aligns with the present use of the subject parcels. Accordingly, it is reasonable to conclude that the highest and best use of the subject parcel would be agricultural, assuming the *hypothetical condition* that public usage has ceased and the city has rezoned the property to match the prevailing zoning of the neighborhood.

Comparable Sales and Listing Data:

Recent sales of similar agricultural properties were identified within the local area and surrounding regions. The appraiser included both vacant land and improved properties where either the improvements likely did not significantly affect the sales price or, where permanent plantings, were removed after the sale.

Data was compiled using Acres, a national database for agricultural land values and parcel-specific attributes such as topography, crop type, and soil quality. Five recent sales were selected as the most comparable, with prices ranging from \$15,032 to \$37,059 per acre. The subject property is geographically closest to Sale D (\$15,032/acre), which also has a similar soil score — often an important consideration in determining agricultural land value. Sale D is substantially larger than the subject properties, whether considered individually or collectively; therefore, the subject property may require an upward adjustment above the \$15,000 per acre value.

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The ASFMRA Trends 2025 publication was also utilized as a reference. Trends is an annual report detailing agricultural land sales and lease values, informed by local appraisers and agribusiness professionals. According to ASFMRA Trends 2025, cropland in the “Lodi Region” is valued between \$18,000 and \$21,500 per acre. Given that the subject property has a lower overall soil score relative to the comparables, its value is positioned below the upper end of this range.

Considering both comparable data and the Trends report, the estimated underlying land value for the subject property is approximately \$20,000 per acre. This figure will serve as the basis for evaluating the cost of the easement.

(SEE ADDENDA for DATA SET and TRENDS INFORMATION)

Proposed Acquisition:

The proposed acquisition is an approximately 84,868ft² non-exclusive electric transmission easement. This situation is unique in that the line in question already exists on the property within a smaller, pre-existing easement. Rather than modify the existing easement, PG&E’s Land Rights team has elected to lay the new easement over the top and except out the portion of the strip that is covered by the existing easement, which will remain in effect.

The easement gives PG&E rights to operate and maintain electric transmission and/or distribution lines with necessary appurtenances. It also restricts buildings and gives PG&E vegetation management rights to protect the lines.

The western portion of the new easement appears to cover an existing farm road. The eastern portion appears to cover mostly crop land. It does not appear that any improvements or permanent plantings are impacted by the proposed easement.

Valuation of Proposed Acquisition:

The value of an easement is a function of what the property owner *could* have done within the easement area in the “before condition” versus what *can* be done in the “after condition,” based on the restrictions imposed by the easement language. The resulting loss of utility is then expressed in terms of a percentage of fee simple land value for valuation purposes.

The easement language restricts buildings and some vegetation, but a portion of the easement covers a farm road, and other portions cover crop land, all of which are virtually unimpacted by the easement. As such, the easement has minimal impact on the parcel as it is currently used. That said, under the hypothetical that the public use has ceased, the property may be adaptable to

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permanent plantings where the portion of the easement outside of the farm road would put trees at risk for trimming and/or removal.

Regarding the percentage of fee simple value to apply to this easement: On one end of the valuation spectrum, a valuation of 90-99% would indicate that nearly all use and utility of the property had been lost by the owner in the after condition (Example: A fenced, exclusive easement over previously unencumbered land). The proposed easement is clearly *less* impactful than 90% of fee simple value as it is non-exclusive and unfenced. Further, the existing use and other agricultural uses are largely unimpacted.

On the other end of the spectrum, a valuation of 5-10% of fee simple value would indicate that the easement has little to no effect on the use and utility of the property in the after condition (Example: A non-exclusive easement over land already encumbered by a similar easement). No title report has been reviewed; thus, this valuation assumes that the land is free and clear of any potential encumbrances that could affect value. As such, the proposed easement is clearly *more* impactful than 10% of fee simple value.

This valuation estimate applies 50% of the fee simple value to the proposed easement, reflecting its non-exclusive nature and the continued utility of the encumbered property segment for activities such as cultivating low-growing crops, maintaining farm roads, and facilitating staging in the after condition. The relatively high percentage of fee simple value attributed to the easement is primarily due to the potential that, should orchards ever be established on the subject property, they would be planted at-risk for trimming or removal (within the easement footprint).

Value of Proposed Easement:

Subject property land value = \$20,000/acre (Fee Simple Value)

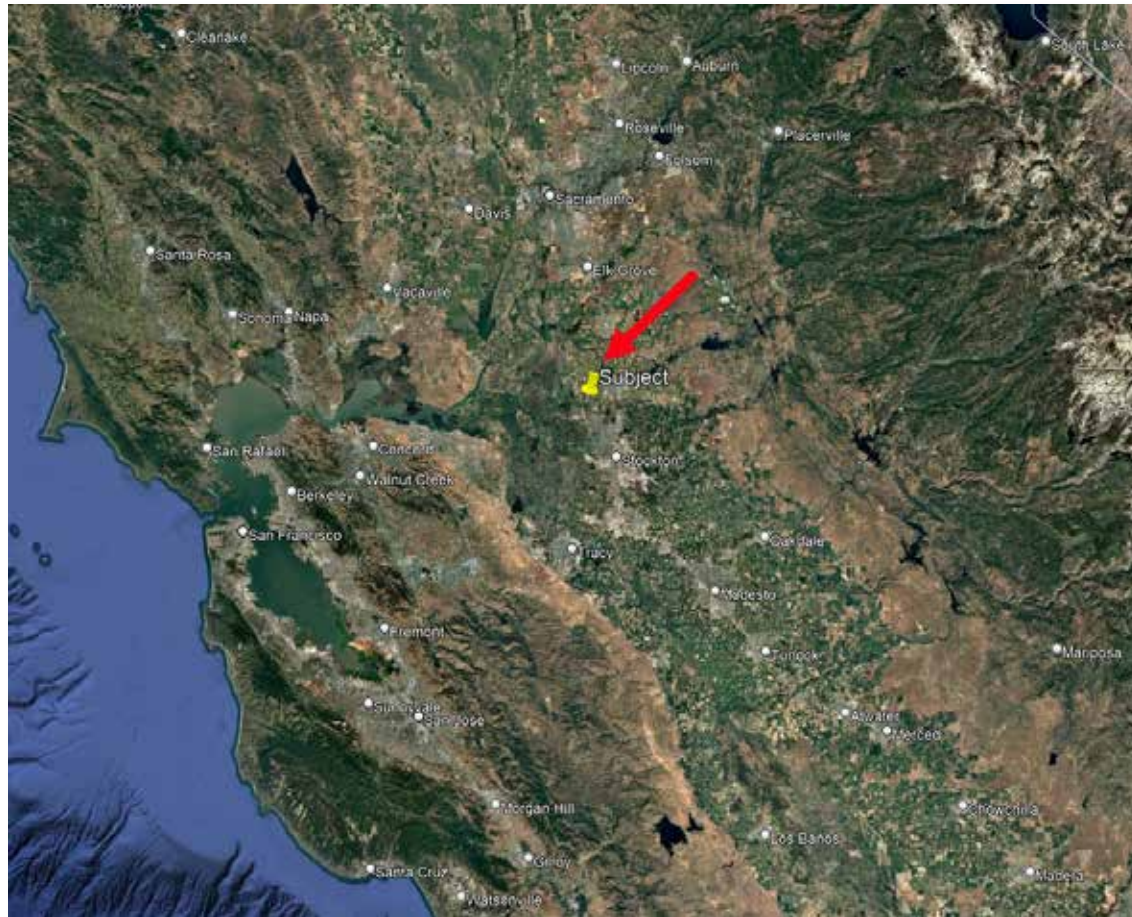
Proposed easement area = 84,868 square feet or 1.948-acre

1.948-acre multiplied by \$20,000/acre = \$38,966 (Full Value of Easement Footprint)

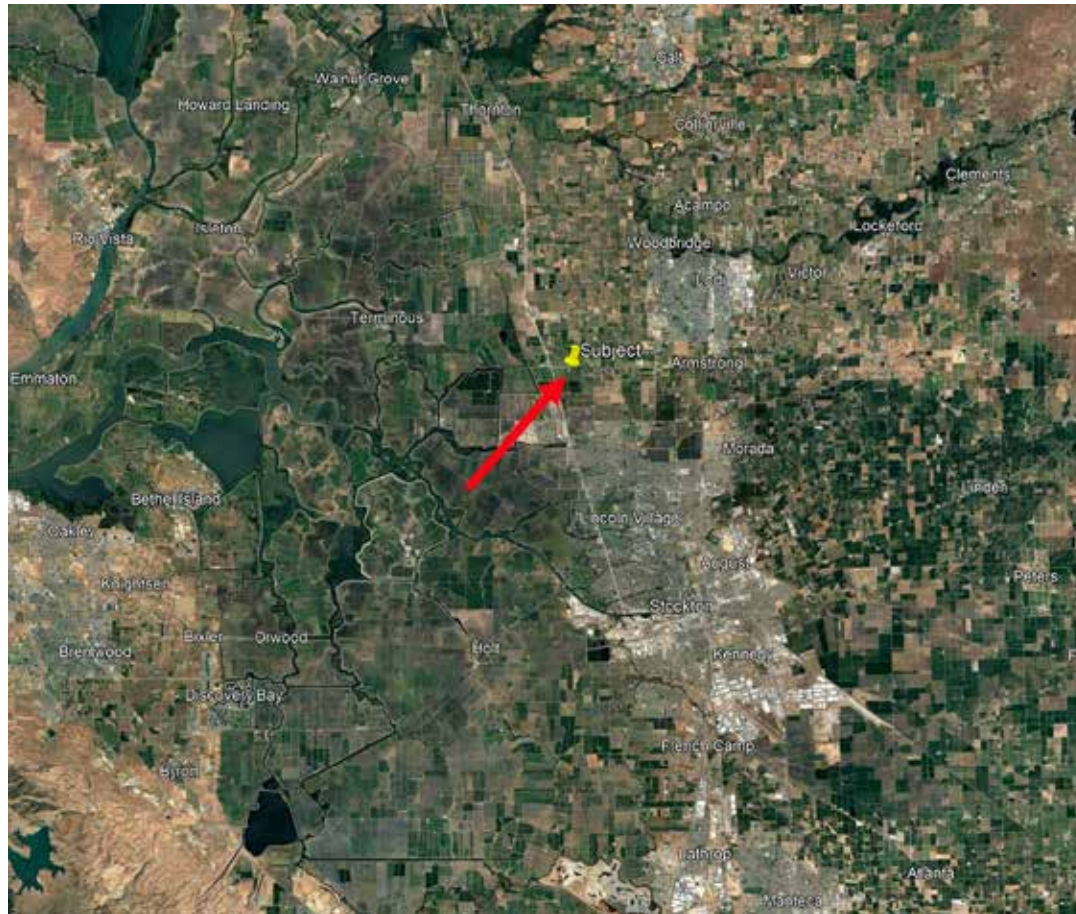
\$38,966 multiplied by 50% of fee = \$19,483 (Value of Easement)

\$19,500 ROUNDED

General Location



Location



Specific Location



Neighborhood



Internal

Subject Parcels (Parcel Lines are Approximate)



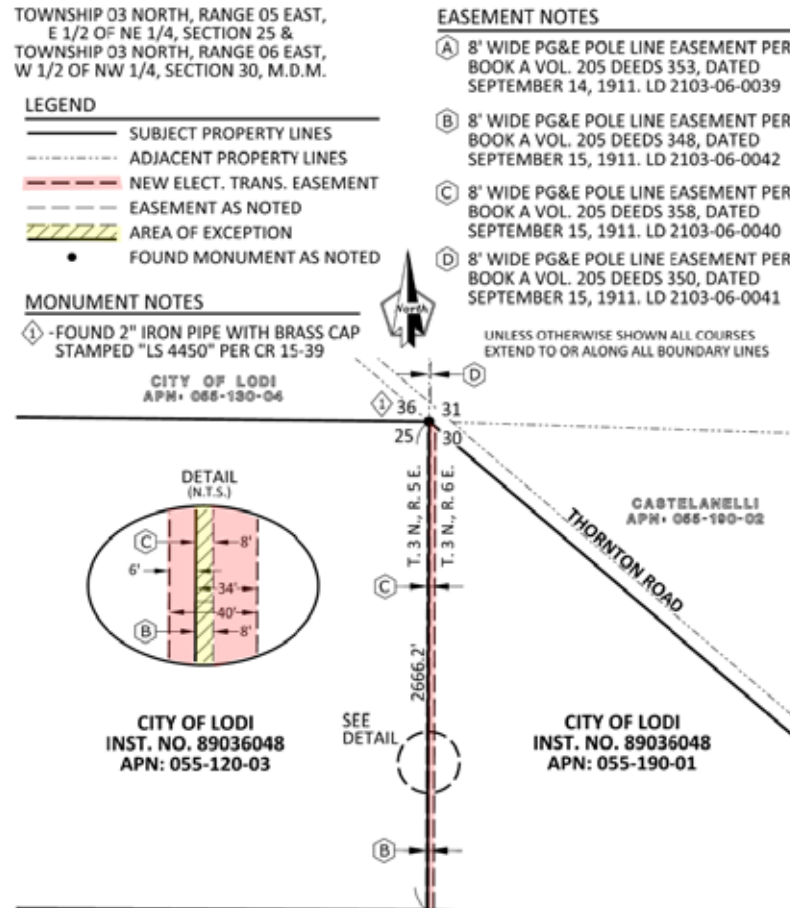
Street Views



Internal

Proposed Easement (Red) = 84,868ft²

Existing Easement (Yellow) is Excepted Out

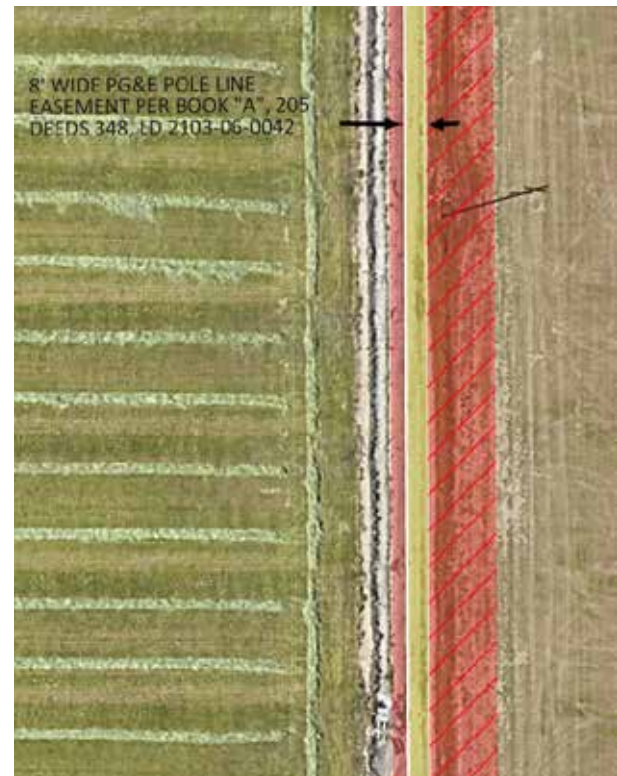


Proposed Easement (Red) = 84,868ft²
Existing Easement (Yellow) is Excepted Out

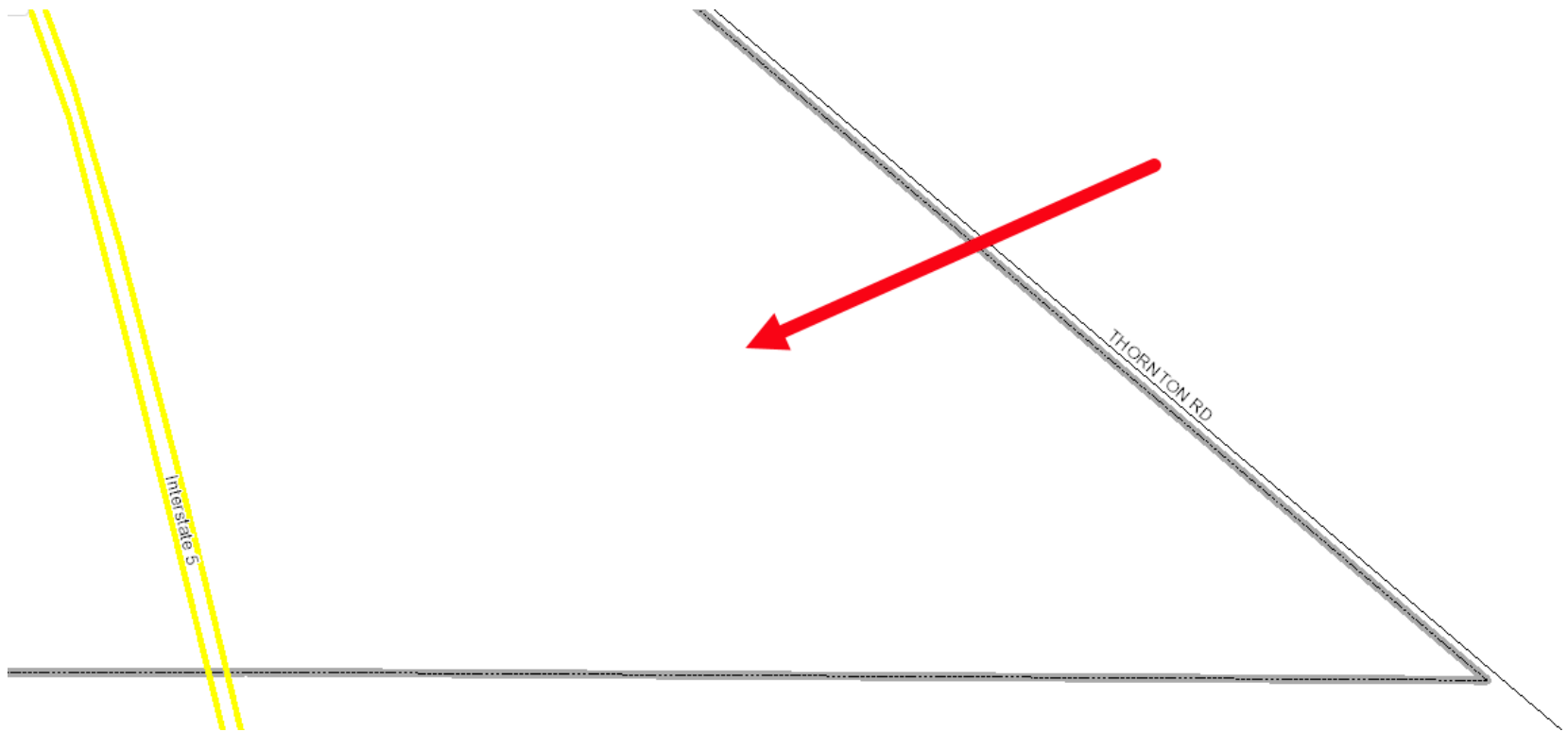
Full View



Detail View

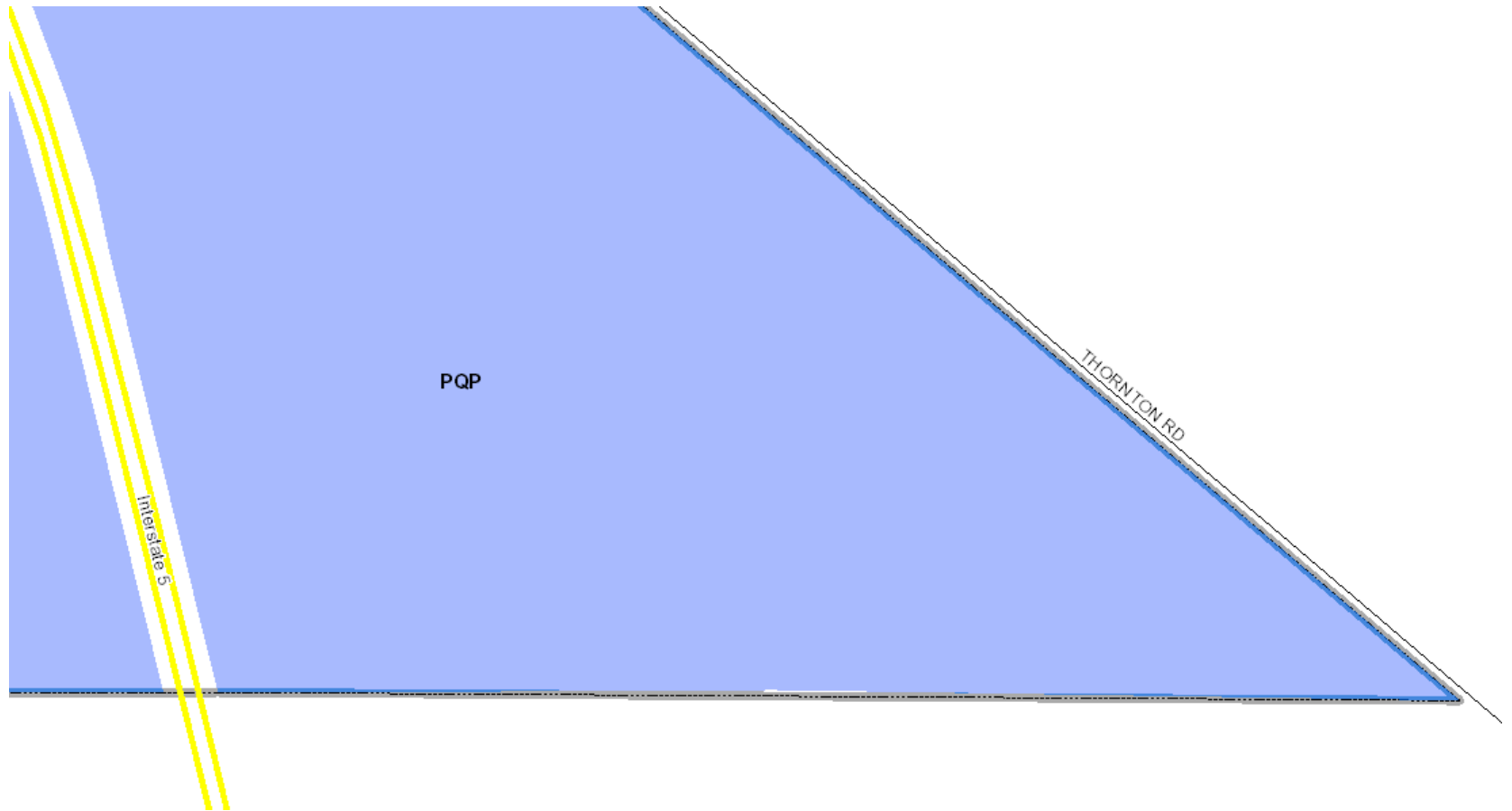


Zoning (City): No Designation



Internal

General Plan: PQP



Internal

Soil Score

Average Soil Score

 **26.8** / 100

NCCPI **Storie**

Soil Code	Soil Description	% of Field	Storie Score	Non-IRR Class
149	Devries sandy loam, drained, 0 t...	64.6	17.6	4w
169	Guard clay loam, drained, 0 t...	35.4	43.7	4w



Water Districts



Topography

Elevation ⓘ

All Boundaries

7.7 ft

13.8 ft



Opacity

0% 100%

Contour Interval (feet):

10

Range

6.2 ft

Min 7.7 ft

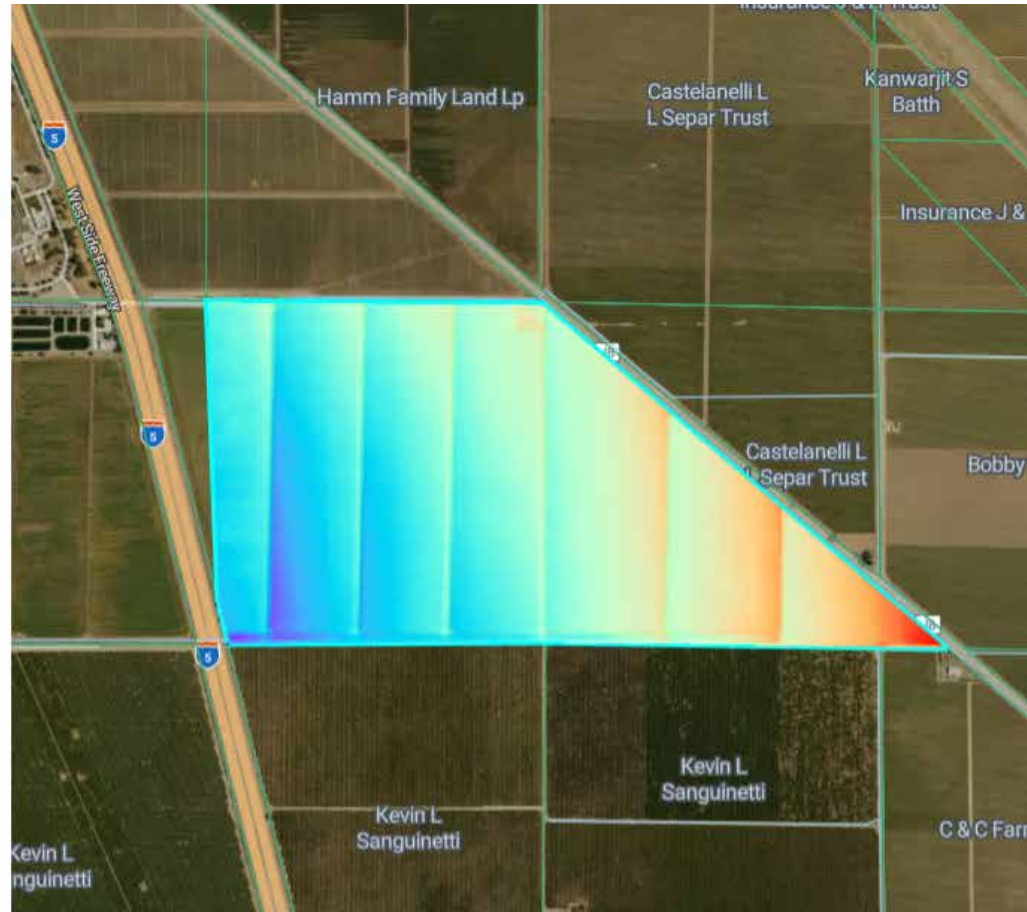
Max 13.8 ft

Slope

0.3 %

Min 0.0 %

Max 2.6 %



Internal

Comparable Sales



Sale(s)	County	Date Sold	Total \$	Acres	\$/acre	Storie	\$/Storie
A	San Joaquin	09/22/2023	\$1,575,000	42	\$37,059	92.7	\$400
B	San Joaquin	03/07/2022	\$2,000,000	58	\$34,329	82.7	\$415
C	San Joaquin	12/15/2020	\$1,125,000	43	\$26,163	92.7	\$282
D	San Joaquin	12/07/2020	\$6,433,800	428	\$15,032	39.7	\$379
E	San Joaquin	10/07/2020	\$950,000	26	\$36,722	86.7	\$424

ASFMRA Trends 2025

VALUES: LAND & LEASE

LAND USE	VALUES PER ACRE	MARKET DEMAND	MARKET ACTIVITY	VALUE TREND	RENT RANGE
Almonds - Tier I	\$30,000 - \$44,000	Limited	Moderate	Decreasing	15% - 22%
Almonds - Tier II	\$27,000 - \$34,000	Limited	Limited	Decreasing	15% - 22%
Almonds - Tier III	\$15,000 - \$23,500	Very Limited	Very Limited	Decreasing	8% - 15%
Almonds - Tier IV	\$13,500 - \$17,000	Limited	Limited	Decreasing	8% - 12%
Walnuts - Tier I & II	\$25,000 - \$35,000	Very Limited	Very Limited	Decreasing	15% - 22%
Walnuts - Tier III & IV	\$8,000 - \$22,000	Very Limited	Very Limited	Decreasing	8% - 15%
Pistachios	\$17,000 - \$30,000	Limited	Very Limited	Decreasing	15% - 22%
Cherries	\$17,800 - \$34,000	Very Limited	Limited	Decreasing	15% - 22%
Wine Grapes - Districts 6 (NE), 11, 12 & 17	\$15,500 - \$35,000	Very Limited	Limited	Decreasing	8% - 20%
Rangeland	\$500 - \$3,900	Very Limited	Very Limited	Stable	\$10 - \$50

Cropland North: North San Joaquin, Contra Costa, Sacramento Counties

N. San Joaquin Co. (Well Water, SEWD, SJWCD, Riparian)	\$8,000 - \$18,000	Very Limited	Very Limited	Decreasing	\$200 - \$450
Lodi Region (Well Water & Woodbridge ID)	\$18,000 - \$21,500	Very Limited	Very Limited	Decreasing	\$200 - \$450
Delta (Various Small Rec. Districts & Riparian Water)	\$8,000 - \$16,500	Limited	Limited	Decreasing	\$125 - \$700

3

RECORDING REQUESTED BY AND RETURN TO:

PACIFIC GAS AND ELECTRIC COMPANY
300 Lakeside Drive, Suite 210
Oakland, CA 94612
Attn: Land Rights Library

Location: City/Uninc _____

Recording Fee \$ _____

Document Transfer Tax \$ _____

- ☐ This is a conveyance where the consideration and Value is less than \$100.00 (R&T 11911).
☐ Computed on Full Value of Property Conveyed, or
☐ Computed on Full Value Less Liens & Encumbrances Remaining at Time of Sale
☐ Exempt from the fee per GC 27388.1 (a) (2); This document is subject to Documentary Transfer Tax

Signature of declarant or agent determining tax

(SPACE ABOVE FOR RECORDER'S USE ONLY)

LD# 2103-06-10033

EASEMENT DEED

2025096 (35512075) 07 25 1

Eight Mile 2106 Electric Transmission Easement

CITY OF LODI, a municipal corporation of the State of California

(“**Grantor**”), in consideration of value paid by PACIFIC GAS AND ELECTRIC COMPANY, a California corporation (“**Grantee**”), the receipt of which is hereby acknowledged, grants to Grantee the right to excavate for, construct, reconstruct, replace (of initial or any other size), remove, maintain, inspect, and use poles, towers, and/or other structures (or any combination thereof), with such wires and cables as Grantee deems necessary for the transmission and distribution of electric energy and for communication purposes, and all necessary foundations, footings, crossarms, guys, anchors, underground and overhead ground wires, and other appliances, fixtures, and appurtenances, together with a right of way, within the easement area described below, lying within Grantor's lands situated in the County of San Joaquin, State of California, described as follows:

(APN 055-120-03 & 055-190-01)

The parcels of land described and conveyed in the deed from Johannes Broekhof and Ronald D. Slate as Co-Trustees to the City of Lodi by deed dated April 1, 1984 and recorded as Instrument No. 89036048, San Joaquin County Records, and therein designated PARCEL ONE and PARCEL TWO.

The easement area is described as follows:

The strip of land described and designated EASEMENT AREA in EXHIBIT “A” and shown upon EXHIBIT “B” attached hereto and made a part hereof.

Grantor further grants to Grantee

(a) the right of ingress to and egress from the easement area over and across the lands by means of roads and lanes thereon, if such there be, otherwise by such route or routes as shall occasion the least practicable damage and inconvenience to Grantor, provided, that such right of ingress and egress shall not extend to any portion of the lands which is isolated from the easement area by any public road or highway, now crossing or hereafter crossing the lands;

(b) the right, from time to time, to trim or to cut down, without Grantee paying compensation, any and all trees and brush now or hereafter within the easement area, and shall have the further right, from time to time, to trim and cut down trees and brush along each side of the easement area which now or hereafter in the opinion of Grantee may interfere with or be a hazard to the facilities installed hereunder, or as Grantee deems necessary to comply with applicable state or federal regulations;

(c) the right from time to time to enlarge, improve, reconstruct, relocate and replace any facilities constructed hereunder with any other number or type of facilities either in the original location or at any alternate location or locations within the easement area;

(d) the right to use such portion of the lands contiguous to the easement area as may be reasonably necessary in connection with the excavation, construction, reconstruction, replacement, removal, maintenance and inspection of the facilities;

(e) the right to install, maintain and use gates in all fences which now cross or shall hereafter cross the easement area; and

(f) the right to mark the location of the easement area by suitable markers set in the ground; provided that the markers shall be placed in fences or other locations which will not interfere with any reasonable use Grantor shall make of the easement area.

Grantee covenants and agrees:

(a) not to fence the easement area;

(b) to repair any damage to the lands caused by Grantee as a result of exercising its right of ingress and egress granted herein; and

(c) to indemnify Grantor against any loss and damage which shall be caused by any wrongful or negligent act or omission of Grantee or of its agents or employees in the course of their employment, provided, however, that this indemnity shall not extend to that portion of such loss or damage that shall have been caused by Grantor's comparative negligence or willful misconduct.

Grantor reserves the right to use the easement area for purposes which will not interfere with Grantee's full enjoyment of the rights hereby granted; provided, Grantor shall not:

(a) place or construct, nor allow a third party to place or construct, any building or other structure, or store flammable substances, or drill or operate any well, or construct any reservoir or other obstruction within the easement area, or diminish or substantially add to the ground level within the easement area, or construct any fences that will interfere with the maintenance and operation of the facilities; or

(b) deposit, or allow to be deposited, earth, rubbish, debris, or any other substance or material, whether combustible or noncombustible, within the easement area, which now or hereafter in the opinion of Grantee may interfere with or be a hazard to the facilities installed hereunder.

This document may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto, and all covenants shall apply to and run with the land.

Dated _____, 20____.

CITY OF LODI, a municipal corporation of
the State of California

By _____

By _____

I hereby certify that a resolution was adopted
on the ____ day of _____, 20____, by the

authorizing the foregoing grant of easement.

By _____

Attach to LD: 2103-06-10033
Area, Region or Location: 5, North Valley
Land Service Office: Sacramento
Line of Business: Electric Distribution (43), Electric Transmission (42)
Business Doc Type: Easements
MTRSQ: 21.03.05.25.11, 21.03.05.25.12, 21.03.06.30.44, 21.03.06.30.43
FERC License Number: n/a
PG&E Drawing Number: SL-1930
Plat No.: AT122-H03
LD of Affected Documents: n/a
LD of Cross Referenced Documents: 2103-06-0039, 2103-06-0040, 2103-06-0041,
2103-06-0042
Type of interest: Electric Pole Line Easements (3)
SBE Parcel: n/a
% Being Quitclaimed: n/a
Order or PM: 35512075
JCN: n/a
County: San Joaquin
Utility Notice Number: n/a
851 Approval Application No: n/a ;Decision: n/a
Prepared By: dtw0
Checked By: cxoq
Approved By:
Revised by:

EXHIBIT "A"

LANDS

The parcels of land described and conveyed in the deed from Johannes Broekhof and Ronald D. Slate as Co-Trustees to the City of Lodi by deed dated April 1, 1984 and recorded as Instrument No. 89036048, San Joaquin County Records, and therein designated PARCEL ONE and PARCEL TWO.

APN: 055-120-03 & 055-190-01


EASEMENT AREA

A strip of land of the uniform width of 40 feet extending from the northerly boundary line of said Lands southerly approximately 2666.2 feet (measured along the easterly boundary line of Section 25, Township 3 North, Range 5 East, M.D.M.) to the southerly boundary line of said Lands and lying 8 feet on the westerly side and 32 feet on the easterly side of the easterly boundary line of said Section 25; excepting therefrom the strip of land described in the deeds from George D. Kettelman to Pacific Gas and Electric Company dated September 15, 1911 and recorded in Book A, Volume 205 of Deeds at pages 358, San Joaquin County Records and Rebecca B. Thompson to Pacific Gas and Electric Company dated September 15, 1911 and recorded in Book A, Volume 205 of Deeds at pages 348, San Joaquin County Records.

Containing 84,868 Sq. Ft. more or less.

Prepared by:

Pacific Gas and Electric Company



8-1-25


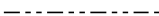




Curt C. Castro, PLS 8714

Date



TOWNSHIP 03 NORTH, RANGE 05 EAST,
E 1/2 OF NE 1/4, SECTION 25 &
TOWNSHIP 03 NORTH, RANGE 06 EAST,
W 1/2 OF NW 1/4, SECTION 30, M.D.M.

LEGEND

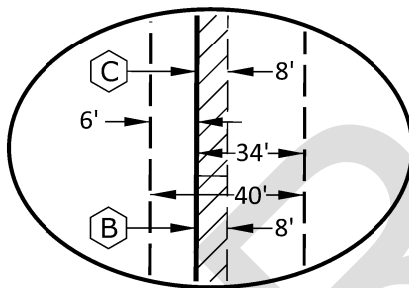
-  SUBJECT PROPERTY LINES
-  ADJACENT PROPERTY LINES
-  NEW ELECT. TRANS. EASEMENT
-  EASEMENT AS NOTED
-  AREA OF EXCEPTION
-  FOUND MONUMENT AS NOTED

MONUMENT NOTES

- ① - FOUND 2" IRON PIPE WITH BRASS CAP
STAMPED "LS 4450" PER CR 15-39

CITY OF LODI
APN: 055-130-04

DETAIL
(N.T.S.)



CITY OF LODI
INST. NO. 89036048
APN: 055-120-03

SEE
DETAIL

SANGUINETTI
ASHLEY LANE, L.P.
JENNINGS FARMS, L.P.
APN: 055-120-15

EASEMENT NOTES

- (A) 8' WIDE PG&E POLE LINE EASEMENT PER
BOOK A VOL. 205 DEEDS 353, DATED
SEPTEMBER 14, 1911. LD 2103-06-0039
- (B) 8' WIDE PG&E POLE LINE EASEMENT PER
BOOK A VOL. 205 DEEDS 348, DATED
SEPTEMBER 15, 1911. LD 2103-06-0042
- (C) 8' WIDE PG&E POLE LINE EASEMENT PER
BOOK A VOL. 205 DEEDS 358, DATED
SEPTEMBER 15, 1911. LD 2103-06-0040
- (D) 8' WIDE PG&E POLE LINE EASEMENT PER
BOOK A VOL. 205 DEEDS 350, DATED
SEPTEMBER 15, 1911. LD 2103-06-0041

UNLESS OTHERWISE SHOWN ALL COURSES
EXTEND TO OR ALONG ALL BOUNDARY LINES

CASTELANELLI
APN: 055-190-02

CITY OF LODI
INST. NO. 89036048
APN: 055-190-01

SANGUINETTI
ASHLEY LANE, L.P.
JENNINGS FARMS, L.P.
APN: 055-190-06

LD 2103-06-10033

BY MTST
DR DTW0
CH CXOQ
O.K. C4CK
DATE 07/30/2025

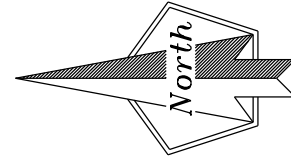
EXHIBIT "B"

CITY OF LODI
ELECTRIC TRANSMISSION EASEMENT
SAN JOAQUIN COUNTY, CALIFORNIA
PACIFIC GAS AND ELECTRIC COMPANY
Oakland California



PROJ. NO.	35512075	
AREA	5, NORTH VALLEY	
COUNTY	SAN JOAQUIN	
SCALE	1 INCH = 600 FEET	
SHEET NO.	1	OF 1
DRAWING NUMBER	SL-1930	
CHANGE	0	

TOWNSHIP 03 NORTH, RANGE 05 EAST,
E 1/2 OF E 1/2, SECTION 25 &
W 1/2 OF W 1/2, SECTION 30 M.D.M.



LEGEND

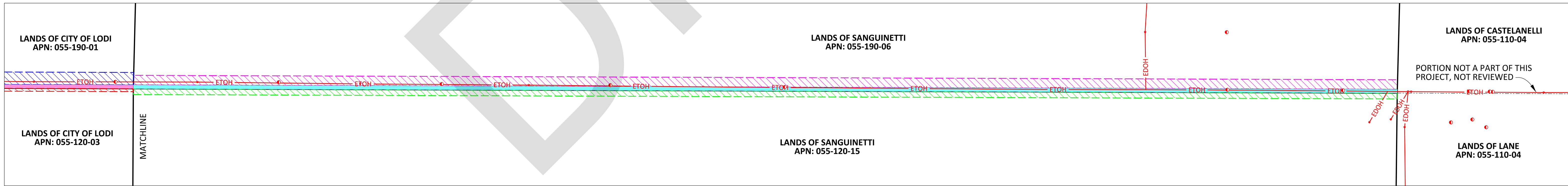
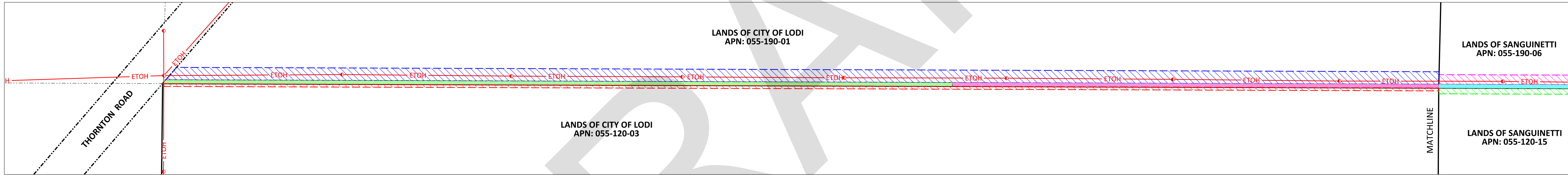
- SUBJECT PROPERTY LINES
- ADJACENT PROPERT LINES
- COUNTY ROAD RIGHT OF WAY LINES
- EXISTING ELECTRIC TRANSMISSION OVERHEAD LINES
- EXISTING ELECTRIC DISTRIBUTION OVERHEAD LINES
- EXISTING POLE

EXISTING EASEMENTS

- 8' WIDE PG&E POLE LINE EASEMENT
PER BOOK "A", 205 DEEDS 358,
LD 2103-06-0040
- 8' WIDE PG&E POLE LINE EASEMENT
PER BOOK "A", 205 DEEDS 348,
LD 2103-06-0042
- 8' WIDE PG&E POLE LINE EASEMENT
PER BOOK "A", 205 DEEDS 353,
LD 2103-06-0039

PROPOSED EASEMENTS

- LANDS OF CITY OF LODI (055-190-01)
PROPOSED 26' WIDE EASEMENT
MODIFICATION AGREEMENT 68,871± SQ.FT.
- LANDS OF CITY OF LODI (055-120-03)
PROPOSED 6' WIDE OVERHANG
EASEMENT 15,997± SQ.FT.
- LANDS OF SANGUINETTI (055-190-06)
PROPOSED 20' WIDE EASEMENT
MODIFICATION AGREEMENT 52,817± SQ.FT.
- LANDS OF SANGUINETTI (055-120-15)
PROPOSED 12' WIDE OVERHANG
EASEMENT 31,689± SQ.FT.



DATUM:	HORIZONTAL	NAD 83	PROJECTION	CCS ZONE 3
DATUM:	VERTICAL	NAVD 88	UNITS	US SURVEY FEET
REFERENCES:				
SCALE: 1" = 100' (U.S. SURVEY FEET)				

NO.	DATE	DESCRIPTION	APPD.	NO.	DATE	DESCRIPTION	APPD.	NO.	DATE	DESCRIPTION	APPD.
REVISIONS											

APPRD BY	AUTHORIZATION
	35512075
BY:	MTST
DR.:	DTW0
CH.:	CXOQ
O.K.:	C4CK
DATE:	04/09/2025

APPRAISAL EXHIBIT
LANDS OF CITY OF LODI & SANGUINETTI
EIGHT MILE 2106 CAPACITY BASEMAP
SAN JOAQUIN COUNTY, CALIFORNIA
PACIFIC GAS AND ELECTRIC COMPANY
OAKLAND, CALIFORNIA



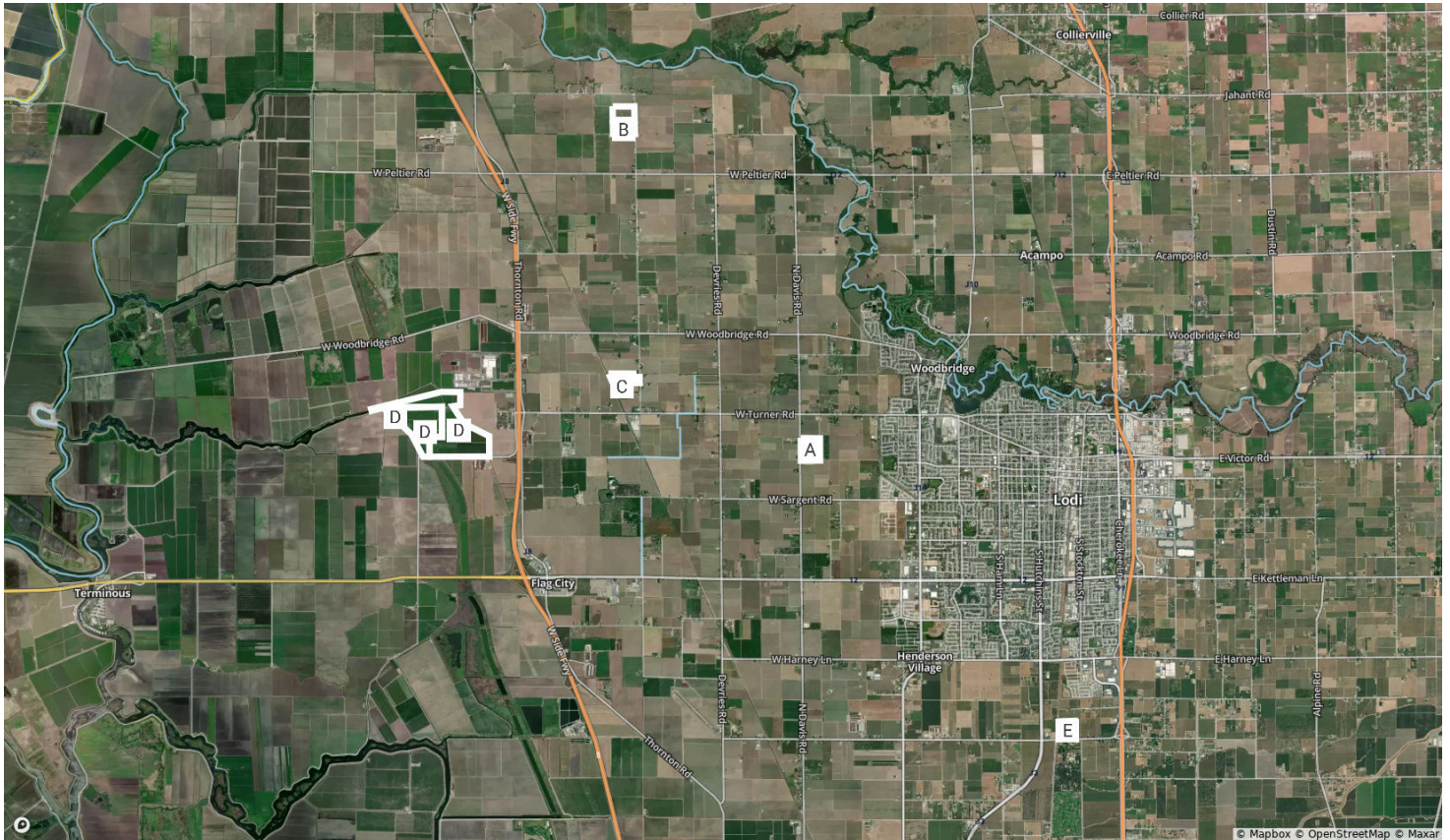
REGION	NORTH VALLEY
AREA	6
COUNTY	SAN JOAQUIN
PROFILE	N/A
SHEET NO.	1 OF 1
DRAWING NUMBER	SE-231
CHANGE	

Sales Report

San Joaquin, CA • Townships: Thornton, Lodi

597.63 acres, 5 sales

Average \$/acre: **\$29,861** Average \$/Storie: **\$380**



Sale(s)	County	Date Sold	Total \$	Acres	\$/acre	Storie	\$/Storie
A	San Joaquin	09/22/2023	\$1,575,000	42	\$37,059	92.7	\$400
B	San Joaquin	03/07/2022	\$2,000,000	58	\$34,329	82.7	\$415
C	San Joaquin	12/15/2020	\$1,125,000	43	\$26,163	92.7	\$282
D	San Joaquin	12/07/2020	\$6,433,800	428	\$15,032	39.7	\$379
E	San Joaquin	10/07/2020	\$950,000	26	\$36,722	86.7	\$424

Sales Report

San Joaquin, CA • Townships: Thornton, Lodi

597.63 acres, 5 sales

Min \$/acre: **\$15,032** Max \$/acre: **\$37,059** Median \$/acre: **\$34,329**

Comparable Sale

San Joaquin, CA • Township: Lodi • Location: 04-3N-6E

42.50 acres, Comparable Sale A (1 of 5)



Acres: 42.50

Lat/Long:

38.13932, -121.331935

\$/acre: \$37,059

Primary Crop:

Grapes

Total \$: \$1,575,000

Date Sold: 09-22-2023

Storie: 92.7

\$/Storie: \$400

Comparable Sale

San Joaquin, CA • Township: Thornton • Location: 13-4N-5E

58.26 acres, Comparable Sale B (2 of 5)



Acres: 58.26
\$/acre: \$34,329
Total \$: \$2,000,000
Date Sold: 03-07-2022
Storie: 82.7
\$/Storie: \$415

Lat/Long: 38.197433, -121.37505
Primary Crop: Fallow/Idle Cropland

Comparable Sale

San Joaquin, CA • Township: Lodi • Location: 36-4N-5E

43.00 acres, Comparable Sale C (3 of 5)



Acres: 43.00

Lat/Long:

38.150795, -121.375452

\$/acre: \$26,163

Primary Crop:

Almonds

Total \$: \$1,125,000

Date Sold: 12-15-2020

Storie: 92.7

\$/Storie: \$282

Comparable Sale

San Joaquin, CA • Township: Thornton • Location: 03-3N-5E

428.00 acres, Comparable Sale D (4 of 5)



Acres: 428.00
\$/acre: \$15,032
Total \$: \$6,433,800
Date Sold: 12-07-2020
Storie: 39.7
\$/Storie: \$379

Lat/Long: 38.142877, -121.413073
Primary Crop: Onions

Comparable Sale

San Joaquin, CA • Township: Lodi • Location: 24-3N-6E

25.87 acres, Comparable Sale E (5 of 5)



Acres:	25.87	Lat/Long:	38.088311, -121.272499
\$/acre:	\$36,722	Primary Crop:	Grapes
Total \$:	\$950,000		
Date Sold:	10-07-2020		
Storie:	86.7	Buyer Name:	DHILLON JATINDER
\$/Storie:	\$424	Seller Name:	TSUTSUMI TOMMY M 2004 T