

PACIFIC DEVELOPMENT GROUP II

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HAND DELIVERED

May 10, 2017

City of Manteca
Planning Division
1001 W. Center Street
Manteca, CA 95337

Re: Proposed Commercial Shopping Center
SWC Main Street & Atherton Drive
Manteca, CA

To Whom It May Concern:

It is with great pleasure Pacific Development Group II (Applicant) proposes to construct and manage a new neighborhood Shopping Center in the city of Manteca, CA. Our proposed center is anchored by a Save Mart grocery store with three (3) multi-tenant retail shop buildings for restaurants, retail and service tenants, two (2) future building pads with drive-throughs for banking and/or fast food use, and a future gas station with car wash and/or convenience store comprising of 11.31 acres of developed land area. Our intent is to develop this Shopping Center with enhanced architecture, landscaping and using the latest in L.E.D. lighting technology to provide a comfortable and pleasurable shopping and dining experience for Manteca's residents.

Thank you for your consideration.

Sincerely,

PACIFIC DEVELOPMENT GROUP II



Tony Zarinelli
Director of Construction

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cc: Steve Bowie
The Brocchini Family Partnership