

ITEM 4.20

CITY MANAGER'S REPORT SEPTEMBER 11, 2023, CITY COUNCIL REGULAR MEETING

ITEM: APPROVE FINAL MAP, CFD ANNEXATION, AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 105 LOTS IN TRACT 4155 UNIT 1 WITHIN WEST VILLAGE DISTRICT OF RIVER ISLANDS

RECOMMENDATION: Adopt Resolution Approving Final Map for Tract 4155 Unit 1 within the West Village District, Totaling 105 Single Family Lots, CFD Annexation No. 4, Irrevocable Offer of Dedication, and Subdivision Improvement Agreement with River Islands Development Area 1, LLC, F/K/A River Islands Employment Center, LLC

SUMMARY:

The proposed Final Map for Tract 4155, included as Attachment "E" is the first tract map within the West Village District of Phase 2 for the River Islands Project. Pulte Homes is proposing one-hundred five (105) 45' x 105' single-family lots. A Vicinity Map is included as Attachment "B".

Staff recommends that the City Council approve the proposed Final Map Tract 4155, West Village Unit 1 (Tract 4155), Annexation No. 4 of the City of Lathrop Community Facilities District (CFD) 2023-1, Irrevocable Offer of Dedication and Subdivision Improvement Agreement (SIA), included as Attachment "C", with River Islands Development Area 1, LLC, F/K/A River Islands Employment Center, LLC (hereinafter referred to as "River Islands"), and Escrow Instructions for Final Map Tract 4155 West Village Unit 1 included as Attachment "D", by Resolution included as Attachment "A".

BACKGROUND:

On June 14, 2021, the City Council adopted resolutions and ordinances approving the River Islands modified Phase 2 Project and Vesting Tentative Subdivision Map (VTM) 6716. On November 14, 2022, City Council approved Large Lot Map 4149 for 34 undevelopable parcels within West Village District. The land for the proposed Final Map for Tract 4155 is within the geographic boundaries of VTM 6716 and Large Lot Map 4149.

As required by the City's subdivision ordinance, all final maps must include a SIA to guarantee specific offsite and onsite improvements. The total cost of the improvements for Tract 4155 is \$8,115,000, however, a large percentage of the improvements have already been constructed and therefore do not need to be guaranteed.

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Performance and labor & material securities have been provided with the SIA for Tract 4155 that guarantee the unfinished improvements for Tract 4155 as detailed in Table 1 below.

The SIA for Tract 4155 refers to the guarantee of streets and public improvements that are necessary to support the West Village, Lake Harbor, and Paradise Cut Village Center Neighborhoods of River Islands Phase 2 (Neighborhoods). The Offsite Improvements are needed to provide public access, emergency vehicle access, and wastewater discharge for the Neighborhoods. Since construction of the Offsite Improvements are not complete, River Islands is required to provide security as detailed in Table 1 below.

Table 1 – Bond Values

Tract 4155 Improvements	
Unfinished Improvement Total:	\$63,300
Performance Bond (Bond No.0799691):	\$69,630
Labor & Materials Bond (Bond No.0799691):	\$34,815
Callerton Avenue Bridge	
Unfinished Improvement Total:	\$141,000
Performance Bond (Bond No.0844434):	\$155,100
Labor & Materials Bond (Bond No.0844434):	\$77,550
Callerton Avenue Temporary Bridge	
Unfinished Improvement Total:	\$375,000
Performance Bond (Bond No.0799685):	\$412,500
Labor & Materials Bond (Bond No.0799685):	\$206,250
Stornoway Access Roads	
Unfinished Improvement Total:	\$32,000
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Fire Access Roads	
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Labor & Materials Bond (Bond No.0799689):	\$268,950
Callerton Avenue Sewer Lift Station	
Unfinished Improvement Total:	\$1,885,885
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Labor & Materials Bond (Bond No.0799688):	\$1,037,237
Del Webb Interim Potable Water Connection	
Unfinished Improvement Total:	\$65,000
Performance Bond (Bond No.0844435):	\$71,500
Labor & Materials Bond (Bond No.0844435):	\$35,750

Acceptance of the public improvements will be processed by staff for council consideration at a later date and when the unfinished improvements are completed. Prior to acceptance, River Islands will be required to provide a one (1) year warranty bond.

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4155 UNIT 1 WITHIN WEST VILLAGE DISTRICT OF RIVER ISLANDS

Tract 4155 will need to be annexed into the three different CFDs for maintenance purposes. The CFDs are for the City, Island Reclamation District (RD) 2062 and River Islands Public Financing Authority (RIPFA). Approval of CFD 2023-1 City of Lathrop Annexation No.4 is pending with this Council item. CFD 2013-1 RD 2062 Annexation, and CFD 2013-1 RIPFA Annexation are administered by RD 2062 and RIPFA. They are included as part of the escrow instructions for recordation purposes only and are not a direct impact to the City. The applicant has signed the appropriate documentation to commit to the annexations, and the final map recordation is contingent on the annexations.

River Islands has provided an Irrevocable Offer of Dedication for right-of-way purposes for the portion of portion of Brightwood Avenue, Coral Tree Lane, and Kenwood Drive that fronts and provides access to Tract 4155. Brightwood Avenue, Coral Tree Lane, and Kenwood Drive are necessary for secondary access to Tract 4155 but is not part of the large parcel that encompasses Tract 4155 and therefore must be dedicated by a document separate from the Final Map.

River Islands must satisfy the Escrow Instructions, included as Attachment “D”, by depositing the necessary sums and required security to guarantee the payment of all fees and execution of the documents related to the SIA.

REASON FOR RECOMMENDATION:

River Islands has fulfilled all of the requirements of the City’s subdivision ordinance as listed below:

Documents	Status
1. Final Map ready for signature	Completed
2. Subdivision Improvement Agreement	Completed
3. Performance Security – Uncompleted Landscaping and Miscellaneous Improvements	Received
4. Labor and Materials Security – Uncompleted Landscaping and Miscellaneous Improvements	Received
5. Street Improvement, Landscape, Light & Joint Trench	Completed
6. Geotechnical Report	Completed
7. Agreement for Backbone Improvements and Parks (Agreement for Dedication, Inspection and Guarantee of Streets and Public Improvements)	Completed
8. Approval of 3 rd Amendment to Development Agreement that guarantees creation of CFD for City Maintenance and Shortfalls, and Guarantee of Developer CFDs for Developer/other public agency Maintenance	Completed
9. Allocation of Water and Sewer capacity	Completed

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10. Recommendation for approval from Stewart Tract Design Review Committee	Completed
11. Submitted Certificate of Insurance, Tax Letter	Completed
12. Submitted Preliminary Guarantee of Title	Completed
13. Escrow Instructions	Completed
14. Tract 4155 West Village Unit 1 – City of Lathrop Community Facilities District No. 2023-1 (River Islands Public Services and Facilities) Annexation No. 4	Approval pending with this item
Fees	Status
1. Final Map plan check fee	Paid
2. Improvement Plans - Plan check and inspection fees	Paid
3. Sierra Club Settlement fee	To be paid in escrow

FISCAL IMPACT:

There is no fiscal impact to the City as all costs are covered by development fees and any shortfalls in the City’s maintenance and operating costs are covered by the CFDs.

ATTACHMENTS:

- A. Resolution Approving Final Map for Tract 4155 Unit 1 within the West Village District, Totaling 105 Single Family Lots, City of Lathrop CFD Annexation No. 4, Irrevocable Offer of Dedication and Subdivision Improvement Agreement with River Islands Development Area 1, LLC, F/K/A River Islands Employment Center, LLC
- B. Vicinity Map – West Village Unit 1 Tract 4155
- C. Subdivision Improvement Agreement between the City of Lathrop and River Islands Development Area 1, LLC, a Delaware limited liability company, F/K/A River Islands Employment Center, LLC, a Delaware Limited Liability Company, for Tract 4155, West Village Unit 1
- D. Escrow Instructions for Final Map Tract 4155 West Village Unit 1, including:
 - City of Lathrop Community Facilities District No. 2023-1 Annexation No. 4 (River Islands Public Services and Facilities), included as B.2
 - Irrevocable Offer of Dedication for Public Roadway Purposes for Brightwood Avenue, Coral Tree Lane, and Kenwood Drive, included as B.5
- E. Final Map – Tract 4155 West Village Unit 1

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APPROVALS



Bellal Nabizadah
Assistant Engineer

8/28/23

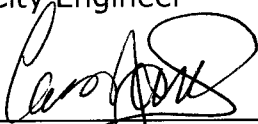
Date



Brad Taylor
City Engineer

8/24/2023

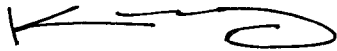
Date



Cari James
Finance Director

8/29/2023

Date



Michael King
Assistant City Manager

8.29.2023

Date



Salvador Navarrete
City Attorney

8-29-2023

Date



Stephen J. Salvatore
City Manager

9.1.23

Date

RESOLUTION NO. 23-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING FINAL MAP FOR TRACT 4155 UNIT 1 WITHIN THE WEST VILLAGE DISTRICT, TOTALING 105 SINGLE FAMILY LOTS, CITY OF LATHROP CFD ANNEXATION NO. 4, IRREVOCABLE OFFER OF DEDICATION, AND SUBDIVISION IMPROVEMENT AGREEMENT WITH RIVER ISLANDS DEVELOPMENT AREA 1, LLC, F/K/A RIVER ISLANDS EMPLOYMENTS CENTER, LLC

WHEREAS, on June 14, 2021, the City Council adopted resolutions and ordinances approving the River Islands modified Phase 2 Project and Vesting Tentative Subdivision Map (VTM) 6716; and

WHEREAS, on November 14, 2022, City Council approved Large Lot Map 4149 for 34 undevelopable parcels within West Village District. The land for the proposed Final Map for Tract 4155, West Village Unit 1 (Tract 4155), is within the geographic boundaries of VTM 6716 and Large Lot Map 4149; and

WHEREAS, as required by the Lathrop Municipal Code Chapter 16.16, all final maps must include a Subdivision Improvement Agreement (SIA) to guarantee specific offsite and onsite improvements; and

WHEREAS, River Islands Development Area 1, LLC, F/K/A River Islands Employment Center, LLC (hereinafter referred to as "River Islands") provided performance and labor & material securities for the proposed SIA for Tract 4155 that guarantee the unfinished improvements for Tract 4155 in the amounts as follows:

Unfinished Improvement Total:	\$63,300
Performance Security (110% of Unfinished Improvements)	\$69,630
Labor & Materials Bond (50% of Performance Security)	\$34,815

; and

WHEREAS, the SIA for Tract 4155 refers to the guarantee of streets and public improvements that are necessary to support the West Village, Lake Harbor, and Paradise Cut Village Center Neighborhoods of River Islands Phase 2 (Neighborhoods). River Islands is required to provide security for all incomplete Offsite Improvements for the Neighborhoods as detailed in Table 1 of the City Managers Report; and

WHEREAS, potential acceptance of the public improvements will be processed by staff for council consideration at a later date and when the unfinished improvements are completed. Prior to acceptance, River Islands will be required to provide a one (1) year warranty bond; and

WHEREAS, Tract 4155 needs to be annexed into the three different Community Facilities Districts (CFDs) for maintenance purposes. Staff recommends that Council approve CFD 2023-1 City of Lathrop Annexation No. 4. CFD 2013-1 Island Reclamation District (RD) 2062 Annexation, and CFD 2013-1 River Islands

Public Financing Authority (RIPFA) Annexation are administered by RD 2062 and RIPFA. They are included as part of the escrow instructions for recordation purposes only and are not a direct impact to the City; and

WHEREAS, Brightwood Avenue, Coral Tree Lane, and Kenwood Drive are necessary for secondary access to Tract 4155 but is not part of the large parcel that encompasses Tract 4155 and therefore must be dedicated by a document separate from the Final Map. River Islands has provided an Irrevocable Offer of Dedication for right-of-way purposes for the portion of Brightwood Avenue, Coral Tree Lane, and Kenwood Drive that fronts and provides access to Tract 4155; and

WHEREAS, River Islands must satisfy the Escrow Instructions, included as Attachment "D" to the City Manager's Report, by depositing the necessary sums and required security to guarantee the payment of all fees and execution of the documents related to the SIA.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Lathrop that approves the following actions:

1. The Final Map for Tract 4155 and is hereby approved as submitted for recordation with the San Joaquin County Assessor/Recorder/County Clerk Office.
2. The City Manager, or their designee, is authorized to execute a Subdivision Improvement Agreement with River Islands and a Certificate of Acceptance for an Irrevocable Offer of Dedication for Brightwood Avenue, Coral Tree Lane, and Kenwood Drive, in substantially the form as attached to the September 11, 2023 staff report.
3. Annexation of the City of Lathrop Community Facilities District No. 2023-1 No. 4 (River Islands Public Services and Facilities) in substantially the form as attached to the September 11, 2023 staff report.

PASSED AND ADOPTED by the City Council of the City of Lathrop this 11th day of September 2023 by the following vote:

AYES:

NOES:

ABSTAIN:


ABSENT:

Sonny Dhaliwal, Mayor

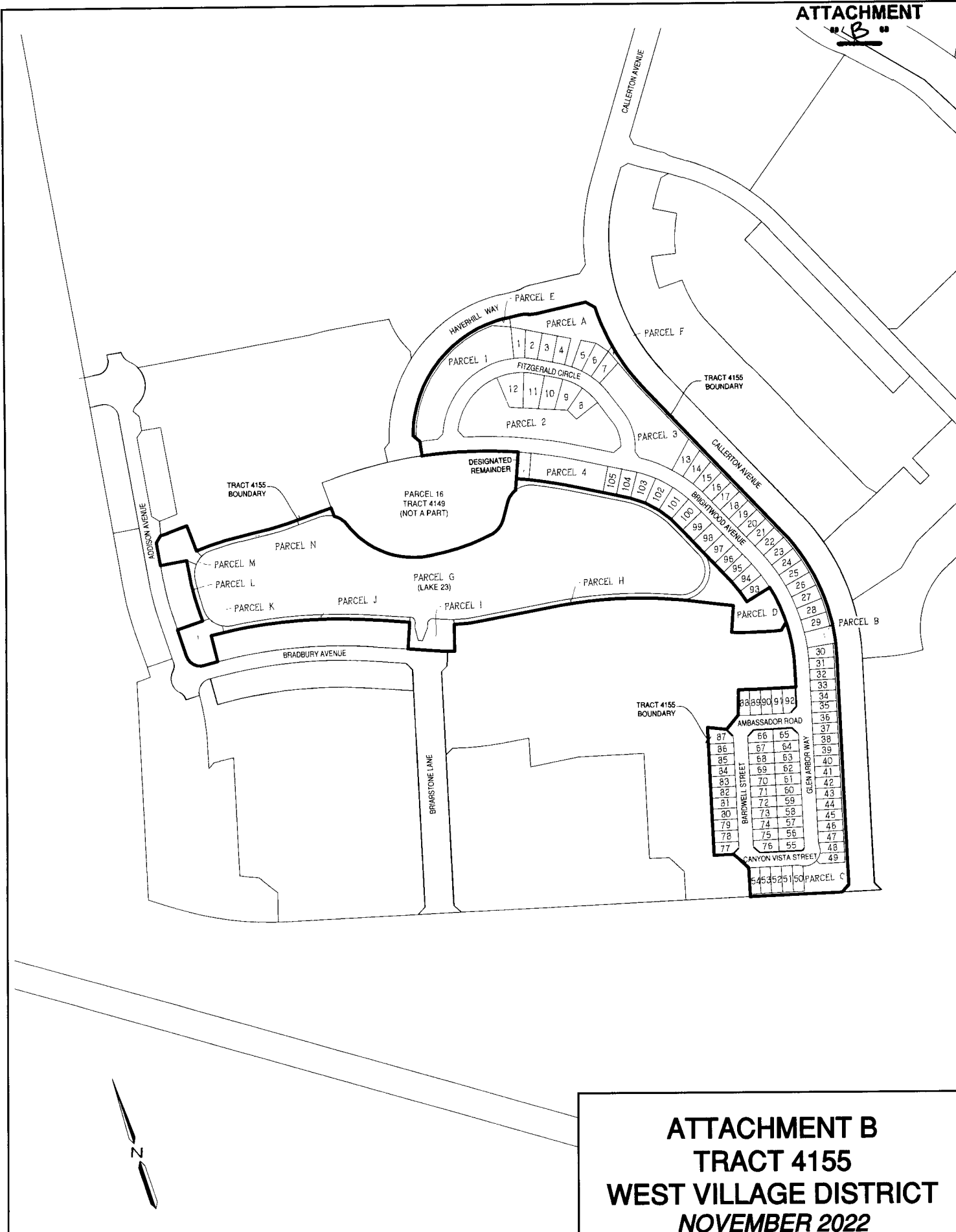
ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney



ATTACHMENT B
TRACT 4155
WEST VILLAGE DISTRICT
NOVEMBER 2022

**SUBDIVISION IMPROVEMENT AGREEMENT
BETWEEN THE CITY OF LATHROP AND
RIVER ISLANDS DEVELOPMENT AREA 1, LLC,
F/K/A RIVER ISLANDS EMPLOYMENT CENTER, LLC,
FOR TRACT 4155 WEST VILLAGE UNIT 1 105 RESIDENTIAL LOTS**

RECITALS

A. This Agreement is made and entered into this **11th day of September 2023**, by and between the **CITY OF LATHROP**, a municipal corporation of the State of California (hereinafter "CITY") and **River Islands Development Area 1, LLC**, a Delaware Limited Liability Company, **F/K/A River Islands Employment Center, LLC**, a Delaware Limited Liability Company (hereinafter referred to as "SUBDIVIDER").

B. Pursuant to Division 2 of Title 7 of the Government Code of the State of California and the CITY's Subdivision Regulations (City of Lathrop, Code of Ordinances, Chapter 16), SUBDIVIDER is required to make dedications and improve Tract 4155. However, SUBDIVIDER has completed a significant portion of public infrastructure improvements associated with Tract 4155 (West Village Unit 1) located within the West Village District of River Islands Phase 2, which also includes major streets necessary to access the site. Performance and Labor & Material securities have been provided by SUBDIVIDER that guarantee the unfinished improvements for West Village Unit 1, in the amount shown in Table 1.

C. SUBDIVIDER is required to construct certain off-site improvements (Off-Site Improvements) that support the West Village, Lake Harbor, and Paradise Cut Village Center Neighborhoods of River Islands Phase 2 (Neighborhoods). The Offsite Improvements are needed to provide public access, emergency vehicle access, and wastewater discharge for the Neighborhoods as described below. Since construction of the Offsite Improvements are not complete, SUBDIVIDER is required to provide security as detailed in Table 1 of this Agreement.

1. Callerton Avenue Bridge: This bridge provides the main access to the Neighborhoods and is expected to be completed with a year of execution of this Agreement. The Callerton Avenue Temporary Bridge and/or Stornoway Access Road, as detailed below, will provide temporary access to the Neighborhoods until the Callerton Avenue Bridge is constructed.
2. Callerton Avenue Temporary Bridge: This bridge will consist of two lanes and will provide interim access to the Neighborhoods while the final Callerton Avenue Bridge is being constructed. Prior to approval of the first building permit in the Neighborhoods, SUBDIVIDER shall complete a traffic analysis to determine the vehicle capacity of the temporary bridge and enter into a separate agreement with CITY to guarantee a second temporary bridge for a total of four lanes to be construction prior to the two lane bridge capacity being exceeded.

3. Stornoway Access Roads: SUBDIVIDER has constructed a 24' wide paved roadway within an existing public access easement just south of the ultimate Stornoway Avenue alignment that connects the Neighborhoods to Paradise Road. This roadway is intended to provide temporary access to the Neighborhoods until the Callerton Avenue Bridge is constructed. SUBDIVIDER shall improve the Stornoway Access Roads to the satisfaction of the City Engineer prior to issuance of the first building permit. These improvements include but are not limited to lighting, signage, and striping necessary to guide motorists through the Neighborhoods. SUBDIVIDER shall also dedicate public access easement or right of way for all roads necessary to provide public access from the Stornoway Access Road to Callerton Avenue as depicted in Exhibit "E" prior to issuance of the first building permit.
4. Fire Access Road: Condition of Approval (COA) #23 for VTM Tract 6716 requires that fire access roads meet the San Joaquin County Fire Chief's Fire Access Road Standard, which is 20' in width. SUBDIVIDER has agreed with Lathrop Manteca Fire District (LMFD) to construct a 20' fire access road from Station 35 on Somerston Parkway to the southern terminus of Callerton Avenue at the future intersection with Cambay Parkway. SUBDIVIDER shall complete construction and dedicate emergency vehicle access easement and/or permission from Island Reclamation District (RD) 2062 for all portions of the Fire Access Road that are not within public right of way prior to issuance of the first building permit.
5. Callerton Avenue Sewer Lift Station: SUBDIVIDER has obtained approved plans and construction of this facility is underway. This facility is needed to convey wastewater from the Neighborhoods to the City's wastewater treatment plan and is expected to be completed within one year of execution of this Agreement. A pump and haul system, as detailed in Section 9 of this Agreement, will be utilized until construction of the facility is complete and the Callerton Avenue Bridge is constructed.
6. Del Webb Interim Potable Water Connection: Due to low pressure reported during a fire flow test conducted on a hydrant, SUBDIVIDER is required to construct an additional water line to complete the fire loop so that sufficient pressure is provided to the fire protection system.

F. SUBDIVIDER has completed a portion of the joint trench improvements for Tract 4155 and as noted in Recital B, security shall be required for the unfinished portion of these improvements, along with other required infrastructure associated with Tract 4155 and West Village Unit 1 overall. Improvement plans, and street light plans have already been approved by the City. The street, sidewalk, underground utility, storm drainage, streetlight and joint trench improvements are substantially completed and minor improvements not yet constructed as part of the required infrastructure for Tract 4155 are required security as outlined in this Agreement is required.

G. The term "Improvements" as used in this Agreement means all improvements listed in Recital B-F and any associated improvements to complete required improvements in the aforementioned Recitals.

NOW THEREFORE in consideration of CITY'S pending approval and acceptance of the Improvements upon their satisfactory completion, and in consideration of SUBDIVIDER'S construction of Improvements in strict accordance with the terms of this Agreement, all applicable laws, statutes, ordinances, rules and regulations currently in force and effect in CITY, the terms and conditions of which are incorporated herein by this reference, the parties hereto mutually covenant and agree as follows:

1. SUBDIVIDER shall complete construction of, or cause construction to be completed at its sole cost and expense, the Improvements for all of the lots within the West Village Unit 1 neighborhood, to the limits identified in Exhibit "A", including the public landscaping, streetlight and joint trench improvements. A Vicinity Map is included as Exhibit "B".

All improvements shall be constructed to the satisfaction and approval of the City Engineer, in a good and workmanlike manner in accordance with the above referenced improvement plans and specifications, the improvement standards and specifications of the CITY's Department of Public Works, the applicable Ordinances of the City of Lathrop and the California Subdivision Map Act.

2. SUBDIVIDER shall complete the Improvements, including all deferred and unfinished improvements as defined in this agreement, prior to issuance of certificate of occupancy of the last home constructed in Tract 4155, or September 11, 2024, whichever comes first.

3. CITY, or its agent(s), shall, at any time during the progress of the Improvements, have free access thereto, and shall be allowed to examine the same and all material to be used therein. If the Improvements or any part thereof are not completed in strict compliance with the standards set forth in Paragraph 1 above, CITY may refuse to accept and may reject the defective Improvements and/or materials therein.

4. SUBDIVIDER shall secure the services of skilled personnel necessary to construct the Improvements. CITY is not skilled in these matters and relies upon the skill of the SUBDIVIDER to ensure that the construction of the Improvements is in the most skillful and durable manner.

5. CITY'S acceptance of the Improvements does not operate as a release of SUBDIVIDER from any guarantee hereunder.

6. SUBDIVIDER guarantees and warrants that the Improvements shall be constructed in compliance with the standards set forth in Paragraph 1 above, free from any defects in work or labor done, and from any defects in materials furnished. Further, SUBDIVIDER shall repair and maintain the Improvements in good condition and in accordance with CITY specifications for one (1) year after CITY'S acceptance of the Improvements. As required by this Agreement, prior to acceptance of the Improvements, SUBDIVIDER shall deposit with the City Engineer a Warranty Bond in the amount of \$811,500, equal to 10% of estimated cost of improvements for the West Village Unit 1 neighborhood (\$8,115,000) as included in the Engineer's estimate attached to this Agreement as Exhibit "D", to insure SUBDIVIDER's repair and warranty of the Improvements in accordance with the terms of this Agreement. The Warranty Bond shall be released at the end of the one year guarantee period after Council acceptance, provided there are no claims against it are then outstanding.

7. If SUBDIVIDER, in whole or in part, abandons the Improvements, or unnecessarily or unreasonably delays construction of the Improvements, or fails to complete construction of the Improvements within the time specified in this Agreement, or fails to repair, replace or reconstruct any defects, as set forth in Paragraph 6 above, CITY may, but is not required to, proceed to complete and/or repair, replace, or reconstruct the Improvements, either by itself or by contract for such service, and CITY may cause to be forfeited such portion of any security deposited therein as is necessary to cover the costs of completion, repair, replacement, or reconstruction incurred by CITY.

Once action is taken by CITY to complete, repair, replace and/or reconstruct the Improvements, SUBDIVIDER shall be responsible for all costs incurred by CITY, even if SUBDIVIDER subsequently completes the work.

The CITY shall have recourse against SUBDIVIDER for any and all amounts necessary to complete the obligations of SUBDIVIDER in the event the security (including but not limited to any Letter of Guarantee, Certificate of Deposit, cash deposit, bond for performance and labor & materials and repair and maintenance, or letter of credit) therefore is insufficient to pay such amounts. All administrative costs, including reasonable attorney's fees pursuant to Government Code Section 66499.4, incurred by the CITY, in addition to the costs of the improvements shall be a proper charge against the security and SUBDIVIDER. In the event it becomes necessary for CITY to bring an action to compel performance of this Agreement or to recover costs of completing such improvements, SUBDIVIDER shall pay reasonable attorney's fees, costs of suit and all other expenses of litigation incurred by CITY in connection therewith.

8. Because the Improvements are not entirely complete, the SUBDIVIDER is required to only post Performance and Labor & Materials bonds to guarantee the unfinished improvements associated with Tract 4155 as included and described in Exhibit "D" of this Agreement. Performance and Labor & Material securities have been provided in the amount shown in Table 1 below. SUBDIVIDER shall also comply with CITY'S insurance requirements set forth on Exhibit "C" attached hereto and incorporated herein.

9. SUBDIVIDER is required to construct certain off-site improvements (Off-Site Improvements) that support the West Village, Lake Harbor, and Paradise Cut Village Center Neighborhoods of River Islands Phase 2 (Neighborhoods). The Offsite Improvements are needed to provide public access, emergency vehicle access, and wastewater discharge for the Neighborhoods as described below. Since construction of the Offsite Improvements are not complete, SUBDIVIDER is required to provide security as detailed in Table 1 and Exhibit "F" of this Agreement.

- a) Callerton Avenue Bridge: This bridge provides the main access to the Neighborhoods and is expected to be completed with a year of execution of this Agreement. The Callerton Avenue Temporary Bridge and/or Stornoway Access Road, as detailed below, will provide temporary access to the Neighborhoods until the Callerton Avenue Bridge is constructed.

- b) Callerton Avenue Temporary Bridge: This bridge will consist of two lanes and will provide interim access to the Neighborhoods while the final Callerton Avenue Bridge is being constructed. Prior to approval of the first building permit in the Neighborhoods, SUBDIVIDER shall complete a traffic analysis to determine the vehicle capacity of the temporary bridge and enter into a separate agreement with CITY to guarantee a second temporary bridge for a total of four lanes to be construction prior to the two lane bridge capacity being exceeded.
- c) Stornoway Access Roads: SUBDIVIDER has constructed a 24’ wide paved roadway within an existing public access easement just south of the ultimate Stornoway Avenue alignment that connects the Neighborhoods to Paradise Road. This roadway is intended to provide temporary access to the Neighborhoods until the Callerton Avenue Bridge is constructed. SUBDIVIDER shall improve the Stornoway Access Roads to the satisfaction of the City Engineer prior to issuance of the first building permit. These improvements include but are not limited to lighting, signage, and striping necessary to guide motorists through the Neighborhoods. SUBDIVIDER shall also dedicate public access easement or right of way for all roads necessary to provide public access from the Stornoway Access Road to Callerton Avenue as depicted in Exhibit “E” prior to issuance of the first building permit.
- d) Fire Access Road: Condition of Approval (COA) #23 for VTM Tract 6716 requires that fire access roads meet the San Joaquin County Fire Chief’s Fire Access Road Standard, which is 20’ in width. SUBDIVIDER has agreed with Lathrop Manteca Fire District (LMFD) to construct a 20’ fire access road from Station 35 on Somerston Parkway to the southern terminus of Callerton Avenue at the future intersection with Cambay Parkway. SUBDIVIDER shall complete construction and dedicate emergency vehicle access easement and/or permission from RD 2062 for all portions of the Fire Access Road that are not within public right of way prior to issuance of the first building permit.
- e) Callerton Avenue Sewer Lift Station: SUBDIVIDER has obtained approved plans and construction of this facility is underway. This facility is needed to convey wastewater from the Neighborhoods to the City’s wastewater treatment plan and is expected to be completed within one year of execution of this Agreement. A pump and haul system, as detailed in Section 9 of this Agreement, will be utilized until construction of the facility is complete and the Callerton Avenue Bridge is constructed.
- f) Del Webb Interim Potable Water Connection: Due to low pressure reported during a fire flow test conducted on a hydrant, SUBDIVIDER is required to construct an additional water line to complete the fire loop so that sufficient pressure is provided to the fire protection system.

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Unfinished Improvement Total:	\$63,300
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Performance Bond (Bond No.0844435):	\$71,500
Labor & Materials Bond (Bond No.0844435):	\$35,750

10. As a condition of Final Map approval, SUBDIVIDER is required to provide wastewater conveyance to the City’s Combined Treatment Facility (CTF) and treatment capacity to each parcel within the Final Map boundary. However, the Callerton Avenue Bridge, which is guaranteed with this SIA, has not yet been constructed due to permitting delays and therefore the wastewater conveyance system for Phase 2 of the Project south/west of the main drain does not have the ability to convey wastewater to the CTF. Therefore, SUBDIVIDER requests approval of the use of temporary pump and haul of wastewater until the Callerton Avenue Lift Station and Bridge are constructed and conveyance of wastewater to the CTF is possible. SUBDIVIDER agrees to the following, which is applicable to any structure south/west of the main drain:

- a. Prior to issuance of first building permit, SUBDIVIDER shall provide a plan for the pump and haul system to CITY including location of wastewater system plugs (if any), storage location of wastewater, pump and haul frequency, pump and haul contractor information, dump location, etc.
- b. Prior to the first occupancy of any structure that discharges wastewater, SUBDIVIDER shall complete improvements to the wastewater system to accommodate the pump and haul system, which may include completion of the Callerton Avenue Lift Station wet well or plug and redundant plug of a section of the wastewater system to control the storage location.
- c. Prior to the 41st occupancy of any structure that discharges wastewater, SUBDIVIDER will be expected to have the wastewater conveyance system operational to deliver wastewater to the CTF. If the conveyance system is not operational, SUBDIVIDER shall

provide an updated plan for the continuation of pump and haul to CITY. Extension of pump and haul and other measures to convey wastewater such as operation of the Lift Station without SCADA will be considered by CITY but is not guaranteed. Any interim measure to continue issuance of occupancies beyond 40 units shall not be unreasonably withheld.

SUBDIVIDER has guaranteed the Callerton Avenue Lift Station, Callerton Avenue Bridge and the wastewater conveyance system from the Lift Station to the Phase 1 wastewater system, which ultimately conveys wastewater to the CTF. These improvements and guarantees are subject to Section 7 of this Agreement.

11. Any alteration(s) made to the plans and specifications, which are a part of this Agreement, or any provision of this Agreement shall not operate to release any surety or sureties from liability on any bond or bonds attached hereto and made a part thereof. The above referenced sureties hereby consent to such alterations and waive the provisions of California Civil Code Section 2819.

12. Neither the CITY nor any of its officers, employees or agents shall be liable to SUBDIVIDER, and/or SUBDIVIDER's agents, contractors or subcontractors for any error or omission arising out of or in connection with any work to be performed under this Agreement.

13. Neither the CITY nor any of its officers, employees, or agents, shall be liable to the SUBDIVIDER or to any person, entity, or organization, for any injury or damage that may result to any person or property by or from any cause in, on, or about the subdivision of all or any part of the land covered by this Agreement.

14. SUBDIVIDER hereby agrees to, and shall hold CITY, its elective and appointive boards, commissions, officers, agents and employees (collectively, "Indemnitees"), harmless from any liability for damage or claims which may arise from SUBDIVIDER and/or SUBDIVIDER'S contractors, subcontractors, agents, or employees' operations under this Agreement, whether such operations be by SUBDIVIDER or by any SUBDIVIDER contractors, subcontractors, or by any one or more persons directly or indirectly employed by, or acting as agent for, SUBDIVIDER or any of SUBDIVIDER's contractors or subcontractors. SUBDIVIDER shall, at its own cost and expense, defend any and all actions, suits, or legal proceedings or any type that may be brought or instituted against CITY and indemnities on any claim or demand, of any nature whatsoever, and pay or satisfy any judgment that may be rendered against CITY and the Indemnitees in any such action, suit or legal proceedings, resulting from or alleged to have resulted from SUBDIVIDER's performance or non-performance of his duties and obligations under this Agreement, or from the negligent act or omission of himself, his agents, contractors, representatives, servants or employees. The promises and Agreement to indemnify and hold harmless set forth in this section is not conditioned or dependent on whether or not any indemnity has prepared, supplied or approved any plan or specification in connection with this work or subdivision, whether or not any such indemnity has insurance or indemnification covering any of these matters. CITY does not, and shall not; waive any rights against SUBDIVIDER which it may have by reason of the aforesaid hold harmless agreement, because of the acceptance by CITY of any deposit with CITY by SUBDIVIDER. The aforesaid hold harmless agreement by SUBDIVIDER shall apply to all

damages and claims for damages of every kind suffered, or alleged to have been suffered, by reason of any of the aforesaid operations referred to in this paragraph, regardless of whether or not CITY has prepared, supplied or approved of, plans and/or specifications for the subdivision.

15. Neither SUBDIVIDER nor any of SUBDIVIDER's agents, contractors or subcontractors are, or shall be, considered to be agents of CITY in connection with the performance of SUBDIVIDER's obligations under this Agreement.

16. Prior to acceptance of the Improvements by the City Council, the SUBDIVIDER shall be solely responsible for maintaining the quality of the Improvements, and maintaining safety at the project site. The SUBDIVIDER's obligation to provide the Improvements shall not be satisfied until after the City Engineer has made a written determination that all obligations of the Agreement have been satisfied and all outstanding fees and charges have been paid, and the City Council has accepted the Improvements as complete. The CITY and SUBDIVIDER have formed Community Facilities Districts to finance maintenance and improvements. The CITY expects to preserve the ability to use future special taxes of the CFD for payment of the cost of acquisition of the Improvements, which may require that acceptance of improvements by CITY be subject to the provisions of an acquisition agreement to be entered into by the CITY and SUBDIVIDER providing that CITY expects to be paid or reimbursed acquisition costs through future CFD special taxes. SUBDIVIDER shall cooperate to facilitate such method of acquisition.

17. SUBDIVIDER shall pay service fees for the utility services from the time the Improvements are accepted by the CITY to the end of the fiscal year, or up to a one (1) year period, whichever is needed to ensure an opportunity for the Improvements to be included in the next fiscal year annual assessment.

18. SUBDIVIDER shall be responsible to sweep streets within the subdivision every two weeks as directed by the City Engineer, on all streets where lots are occupied and all streets providing access to occupied lots until the Improvements are accepted by the CITY.

19. SUBDIVIDER shall not assign this Agreement without the prior written consent of CITY. If such consent is given, the terms of this Agreement shall apply to and bind the heirs, successors, executors, administrators and assignees of SUBDIVIDER, and any heirs, successors, executors, administrators and assignees of the SUBDIVIDER and shall be jointly and severally liable hereunder.

20. The SUBDIVIDER shall, at the SUBDIVIDER's expense, obtain and maintain all necessary permits and licenses for construction of the Improvements. Prior to the commencement of Improvement construction, the SUBDIVIDER shall obtain a City of Lathrop Business License. The SUBDIVIDER shall comply with all local, state and federal laws, whether or not said laws are expressly stated in this Agreement.

21. This Agreement and any amendments hereto comprise the entire understanding and agreement between the parties regarding the improvements to be constructed and dedications for Tract 4155.

Subdivision Improvement Agreement (River Islands Development Area 1, LLC, F/K/A River Islands Employment Center, LLC)
Tract 4155 West Village Unit 1

22. The following miscellaneous provisions are applicable to this Agreement:

- a. **Controlling Law.** The parties agree that this Agreement shall be governed and construed by and in accordance with the laws of the State of California.
- b. **Definitions.** The definitions and terms are as defined in this Agreement.
- c. **Force Majeure.** Neither party shall be deemed to be in default on account of any delay or failure to perform its obligations under this Agreement, which directly results from an Act of God or an act of a superior governmental authority.
- d. **Headings.** The paragraph headings are not a part of this Agreement and shall have no effect upon the construction or interpretation of any part of this Agreement.
- e. **Incorporation of Documents.** All documents referred to herein and all documents which may, from time to time, be referred to in any duly executed amendment hereto are by such reference incorporated herein and shall be deemed to be part of this Agreement.
- f. **Modification of Agreement.** This Agreement shall not be modified or be binding upon the parties unless such modification is agreed to in writing and signed by the parties.
- g. **Severability.** If a court of competent jurisdiction finds or rules that any provision of this Agreement is void or unenforceable, the provisions of this Agreement not so affected shall remain in full force and effect.
- h. **Successors and Assigns.** Except as otherwise expressly provided herein, the provisions of this Agreement shall inure to the benefit of, and shall apply to and bind, the successors and assigns of the parties.
- i. **Time of the Essence.** Time is of the essence of this Agreement and each of its provisions. In the calculation of time hereunder, the time in which an act is to be performed shall be computed by excluding the first Day and including the last. If the time in which an act is to be performed falls on a Saturday, Sunday or any Day observed as a legal holiday by CITY, the time for performance shall be extended to the following Business Day.
- j. **Venue.** In the event either party brings that suit hereunder, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of San Joaquin.

ATTACHMENTS:

- EXHIBIT A FINAL MAP - TRACT 4155
- EXHIBIT B TRACT 4155 AND WEST VILLAGE UNIT 1 AREA
- EXHIBIT C: CITY INSURANCE REQUIREMENTS
- EXHIBIT D: WEST VILLAGE UNIT 1 UNFINISHED IMPROVEMENTS AND FULL

Subdivision Improvement Agreement (River Islands Development Area 1, LLC, F/K/A River Islands
Employment Center, LLC)
Tract 4155 West Village Unit 1

IMPROVEMENTS COST ESTIMATE

EXHIBIT E: STORNOWAY ACCESS ROADS

EXHIBIT F: OFFSITE IMPROVEMENT COST ESTIMATES

Subdivision Improvement Agreement (River Islands Development Area 1, LLC, F/K/A River Islands Employment Center, LLC)
Tract 4155 West Village Unit 1

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this 11th day of September 2023, at Lathrop, California.

ATTEST: TERESA VARGAS
City Clerk of and for the City
of Lathrop, State of California

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

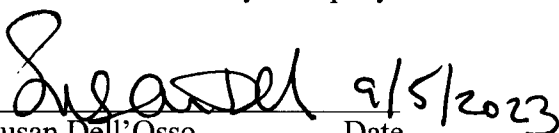
BY: _____
Teresa Vargas Date
City Clerk

BY: _____
Stephen J. Salvatore Date
City Manager

APPROVED AS TO FORM BY THE CITY OF LATHROP CITY ATTORNEY

BY: _____
Salvador Navarrete Date
City Attorney

River Islands Development Area 1, LLC,
a Delaware Limited Liability Company
F/K/A River Islands Employment Center LLC,
a Delaware Limited Liability Company

BY: 
Susan Dell'Osso Date
President
"SUBDIVIDER"

Subdivision Improvement Agreement (River Islands Development Area 1, LLC, F/K/A River Islands Employment Center, LLC)
Tract 4155 West Village Unit 1

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this 11th day of September 2023, at Lathrop, California.

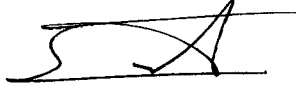
ATTEST: TERESA VARGAS
City Clerk of and for the City
of Lathrop, State of California

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

BY: _____
Teresa Vargas Date
City Clerk

BY: _____
Stephen J. Salvatore Date
City Manager

APPROVED AS TO FORM BY THE CITY OF LATHROP CITY ATTORNEY

BY:  8-31-2023
Salvador Navarrete Date
City Attorney

River Islands Development Area 1, LLC,
a Delaware Limited Liability Company
F/K/A River Islands Employment Center LLC,
a Delaware Limited Liability Company

BY: _____
Susan Dell'Osso Date
President
"SUBDIVIDER"

Subdivision Improvement Agreement (River Islands Development Area 1, LLC, F/K/A River Islands
Employment Center, LLC)
Tract 4155 West Village Unit 1

EXHIBIT "A"

FINAL MAP - TRACT 4155

OWNER'S STATEMENT

THE UNDERSIGNED DOES HEREBY STATE THAT THEY ARE THE OWNERS OF THE INTEREST IN THE LAND UNDEVELOPED AND EMBODIED WITHIN THE EXTERIOR BOUNDARY LINE OF THE HEREBY EMBODIED FINAL MAP ENTITLED, "TRACT 4155, RIVER ISLANDS-PHASE 2, WEST VILLAGE UNIT 1", CITY OF LATHROP, CALIFORNIA, CONSISTING OF TEN (10) SHEETS, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

- 1. THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES TO THE CITY OF LATHROP FOR PUBLIC PURPOSES, THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS FITZGERALD CIRCLE, BRIGHTWOOD AVENUE, GLEN ARBOR WAY, AMBASSADOR ROAD, BARDWELL STREET, AND CANYON VISTA STREET AS SHOWN ON THIS FINAL MAP.
- 2. A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN POLES, WIRES, CABLES, PIPES, AND CONDUITS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "P.U.E." (PUBLIC UTILITY EASEMENT).
- 3. A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN THE SOUND WALLS UPON AND OVER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "W.E." (WALL EASEMENT).

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

- 1. PARCELS B THROUGH F, I, K AND M TO THE CITY OF LATHROP FOR PURPOSES OF OPEN SPACE, LANDSCAPING, PUBLIC UTILITIES, FENCE MAINTENANCE, AND APPURTENANCES THEREOF, FOR THE BENEFIT OF THE PUBLIC, AS SHOWN ON THIS FINAL MAP.
- 2. TO ENSURE MUNICIPAL WATER SERVICES TO ALL LOTS SHOWN UPON THIS MAP. ALL GROUND WATER RIGHTS THAT THE UNDERSIGNED MAY HAVE WITHIN THE DISTINCTIVE BORDER UPON THIS MAP, HEREBY ARE DEDICATED TO THE CITY OF LATHROP.
- 3. THE UNDERSIGNED DOES HEREBY REINDEED TO THE CITY OF LATHROP ALL BUTTERS RIGHT OF ACCESS TO LOTS 55, 65, 66, 68, 71, 87, AND 92 ALONG THE LOT LINES AS INDICATED BY THE SYMBOL *|||||* AS SHOWN ON THIS FINAL MAP.
- 4. THE UNDERSIGNED DOES HEREBY RESERVE PARCELS 1, 2, 3 AND DESIGNATED REMAINDER AS SHOWN ON THIS MAP FOR FUTURE DEVELOPMENT.
- 5. THE UNDERSIGNED DOES HEREBY RESERVE PARCEL A AS OPEN SPACE AND LANDSCAPING PURPOSES AS SHOWN ON THIS FINAL MAP. SAID PARCELS ARE NOT DEDICATED HEREOF, BUT WILL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION BY SEPARATE DOCUMENT SUBSEQUENT TO THE FILING OF THIS FINAL MAP.
- 6. THE UNDERSIGNED DOES HEREBY RESERVE PARCEL G FOR LAKE PURPOSES, AND PARCELS H, J, L AND N AS SHOWN ON THIS FINAL MAP. SAID PARCELS ARE NOT DEDICATED HEREOF, BUT WILL BE CONVEYED TO RIVER ISLANDS PUBLIC FINANCE AUTHORITY BY SEPARATE DOCUMENT SUBSEQUENT TO THE FILING OF THIS FINAL MAP.
- 7. OWNER: RIVER ISLANDS DEVELOPMENT AREA 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, F/K/A RIVER ISLANDS EMPLOYMENT CENTER, A DELAWARE LIMITED LIABILITY COMPANY.

BY: SUSAN DELL OSSO DATE: _____ 2023
PRESIDENT

TRUSTEE'S STATEMENT
Said Republic Title Company, as Trustee, under the deed of Trust recorded December 31, 2020, as document number 2020-186194, and as amended in document recorded October 3, 2022, document number 2022-130208, and the deed of Trust recorded November 23, 2022, as document number 2022-130208, Official Records of San Joaquin County.

DATED THIS _____ DAY OF _____, 2023

ACKNOWLEDGEMENT CERTIFICATE (OWNER)

A NOTARY PUBLIC OR OTHER OFFICER, COMPLETING THIS CERTIFICATE, VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF SAN JOAQUIN }

ON _____, 2023 BEFORE ME, _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/HER AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HER SIGNATURE(S) ON THE INSTRUMENT (OR THE ENTRY UPON BEHALF OF WHICH THE PERSON(S) ACTED), EXECUTED THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

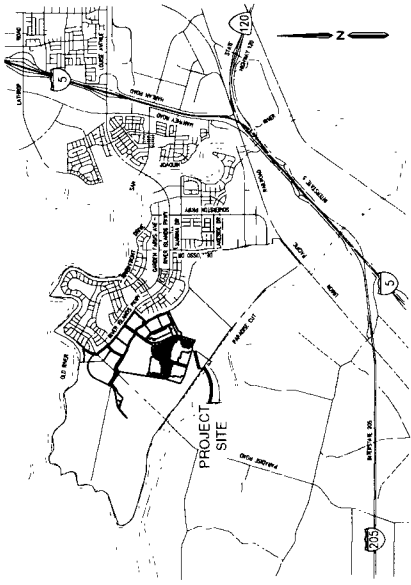
WITNESS MY HAND

SIGNATURE _____
NAME (PRINT) _____
PRINCIPAL COUNTY OF BUSINESS _____
CITY AND STATE _____
MY COMMISSION NUMBER _____
MY COMMISSION EXPIRES _____

**TRACT 4155
RIVER ISLANDS - PHASE 2
WEST VILLAGE UNIT 1**

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCELS 21 AND 22 OF TRACT 4149 (44 MAP 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2023



VICINITY MAP
NOT TO SCALE

SECRETARY OF THE PLANNING COMMISSION'S STATEMENT

THIS MAP CONFORMS TO VESTING TENTATIVE MAP NO. 6716 RECOMMENDED BY THE PLANNING COMMISSION AND APPROVED BY THE CITY COUNCIL PER RESOLUTION NO. 21-4926

DATED THIS _____ DAY OF _____, 2023

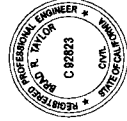
RICARDO CAGUAT, COMMUNITY DEVELOPMENT DIRECTOR
CITY OF LATHROP

CITY ENGINEER'S STATEMENT

I, BRAD R. TAYLOR, HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA, AND THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4155, RIVER ISLANDS-PHASE 2, WEST VILLAGE UNIT 1", CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP NO. 6716, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLIES WITH ALL PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA STATE SUBDIVISION MAP ACT AND APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THEREIN, APPLICABLE AT THE TIME OF APPROVAL OF VESTING TENTATIVE MAP

DATED THIS _____ DAY OF _____, 2023

BRAD R. TAYLOR, R.C.E. 92823
CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA



RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2023, AT _____ M
IN BOOK _____ OF MAPS AND PLATS, AT PAGE _____ AT THE REQUEST OF SAID REPUBLIC TITLE COMPANY.
FEE \$ _____

BY STEVE BESTO ARBES, COUNTY CLERK
SAN JOAQUIN COUNTY, CALIFORNIA

EXEMPT FROM FEE PER GOVERNMENT CODE 22388.1, DOCUMENT RECORDED IN CONNECTION WITH A CONCURRENT TRANSFER SUBJECT TO THE IMPOSITION OF DOCUMENTARY TRANSFER TAX

TRACT 4155 RIVER ISLANDS - PHASE 2 WEST VILLAGE UNIT 1

REFERENCES

(R1) TRACT 4155, RIVER ISLANDS, PHASE 2, WEST VILLAGE, LARGE LOT FINAL MAP, FILED DECEMBER 5, 2022, IN BOOK 44 OF MAPS AND PLATS, PAGE 52, S.I.C.R. (44 MAP 52)

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

1. RECLAIMED ISLANDS LAND COMPANY, RESERVATION FOR OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, PER DOCUMENT NUMBER 2001-00460177, 5/3/CR

CERTIFICATE OF DEDICATION

THE FOLLOWING REAL PROPERTY IS DEDICATED BY RIVER ISLANDS DEVELOPMENT AREA 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, F/K/A RIVER ISLANDS EMPLOYMENT CENTER, A DELAWARE LIMITED LIABILITY COMPANY AS FOLLOWS:

- 1) PARCELS B THROUGH F, L, K AND M, FOR PURPOSES OF LANDSCAPE OPEN SPACES, INCLUDING PUBLIC UTILITIES AND STORM DRAIN FACILITIES, AND PEDESTRIAN INGRESS AND EGRESS.

THE CITY OF LATHROP SHALL RECOVER THE PROPERTY TO THE SUBDIVIDER IF THE CITY MAKES A DETERMINATION THAT PURSUITANT TO GOVERNMENT CODE SECTION 86477.5 THE SAME PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST.

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCELS 21 AND 22 OF TRACT 4149 (44 MAP 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2023



CITY SURVEYOR'S STATEMENT

I, DARRYL A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4155, RIVER ISLANDS - PHASE 2, WEST VILLAGE UNIT 1", CITY OF LATHROP, CALIFORNIA AND I AM SATISFIED THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2023

DARRYL A. ALEXANDER, P.L.S. 5071
AGING CITY SURVEYOR



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF RIVER ISLANDS DEVELOPMENT AREA 1, LLC, ON AUGUST 18, 2022. I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND I AM SATISFIED THAT THIS FINAL MAP IS TECHNICALLY CORRECT. THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2024, AND THAT THE MONUMENTS ARE OR THAT THEY WILL BE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED "ASTING TENTATIVE" MAP.

DATED THIS _____ DAY OF _____, 2023

DYLAN DRAWFORD, P.L.S. NO. 7788



RECITALS

1. RIGHT TO FARM STATEMENT PER CITY OF LATHROP MUNICIPAL CODE OF ORDINANCES, TITLE 15, CHAPTER 15.48.04, THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL OPERATIONS, INCLUDING BUT NOT LIMITED TO: IRRIGATION, FERTILIZER APPLICATION, PESTICIDE APPLICATION, CULTIVATION, PLOWING, SPRAYING, BRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DEPREATION, AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, ODOR, RODENTS AND PESTS BE AWARE ALSO, THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO TOLERATE INCONVENIENCE OR DISCOMFORT AS NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.
2. A SOILS REPORT ENTITLED "GEOCHEMICAL EXPLORATION, RIVER ISLANDS PHASE 1, LATHROP, CALIFORNIA", REFERENCED AS PROJECT NO. 5044.5.001.01 AND DATED JULY 29, 2005, HAS BEEN PREPARED FOR THIS PROJECT BY ENCO, INCORPORATED, JOSEF J. TOOLE, G.E. NO. 2677, AND IS ON FILE WITH THE CITY OF LATHROP. THE RIVER ISLANDS PHASE 2, WEST VILLAGE UNIT 1, CONTAINS 105 RESIDENTIAL LOTS WITH A TOTAL OF 13,766 ACRES. PARCELS A THROUGH M CONTAINING 23,801 ACRES, MORE OR LESS. PARCELS I THROUGH O CONTAINING 5,479 ACRES, MORE OR LESS AND DESIGNATED REMAINDER CONTAINING 0.946 ACRES, MORE OR LESS, AND ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP WHICH INCLUDE 7,005 ACRES, MORE OR LESS AS SHOWN ON THIS FINAL MAP (PLEASE REFER TO THE AREA TABLE BELOW).

TRACT 4155 AREA SUMMARY	
LOTS 1 THROUGH 105	13,766 AC.
STREET DEDICATIONS	7,005 AC.
PARCELS 1 - J	5,479 AC.
DESIGNATED REMAINDER	0.946 AC.
PARCELS A - N	23,801 AC.
TOTAL	50,997 AC.

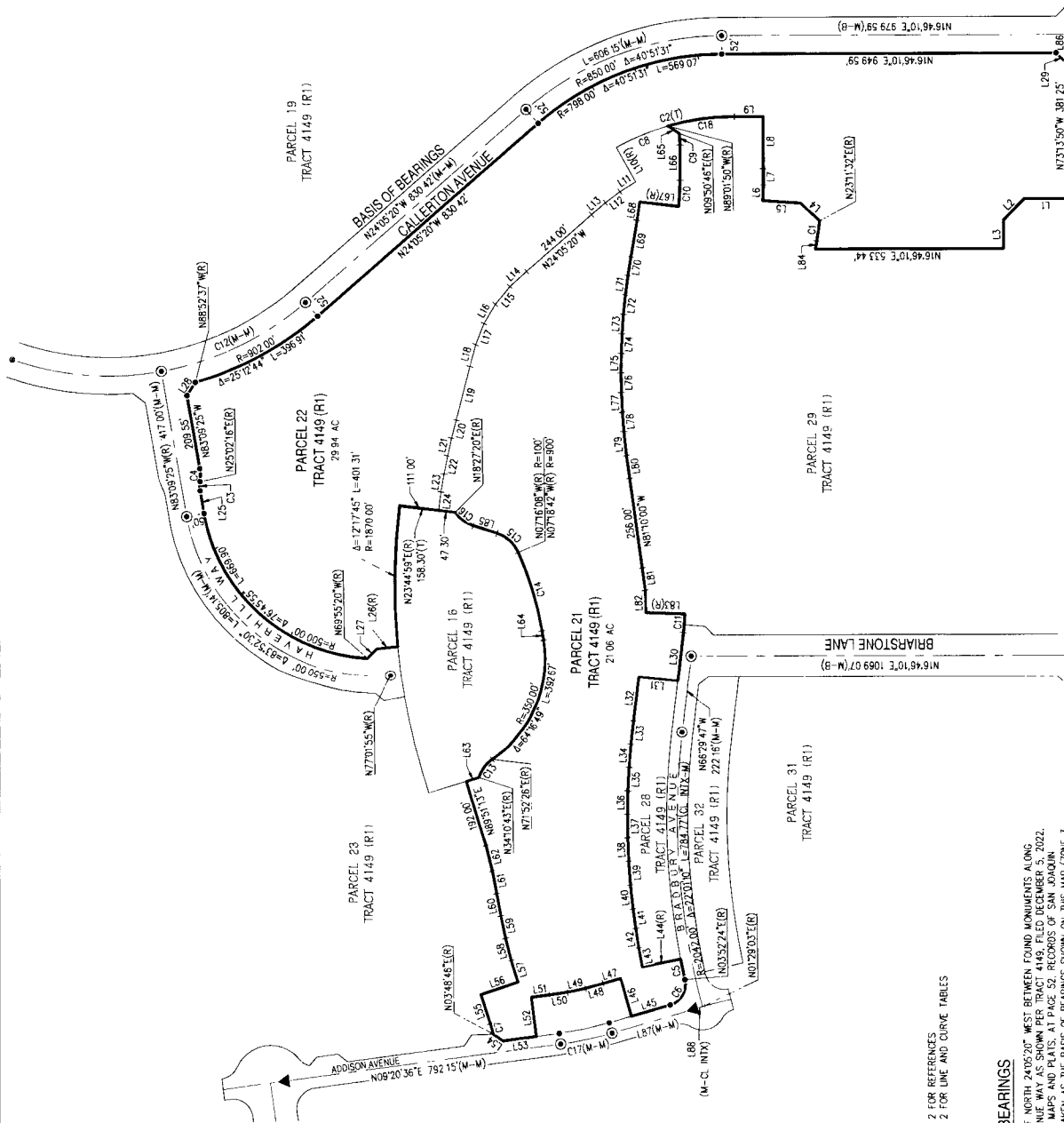
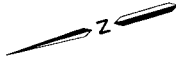
4. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 121402812-1R (VERSION 8), DATED MARCH 2, 2023, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

LINE TABLE			CURVE TABLE			
LINE	DIRECTION	LENGTH	CURVE	RADIUS	DELTA	LENGTH
L1	N16°46'10"E	122.00'	C1	1030.00	374.96°	58.40'
L2	N88°55'13"W	85.39'	C2	690.00	2920234°	349.76'
L3	N73°13'50"W	80.00'	C3	85.00	1891142°	26.36'
L4	N58°39'58"E	74.87'	C4	117.00	181142°	37.15'
L5	N20°37'29"E	106.00'	C5	2072.00	13750°	58.96'
L6	N70°52'03"W	45.00'	C6	60.00	865232°	90.98'
L7	N73°06'12"W	45.00'	C7	330.00	51625°	30.37'
L8	N73°13'50"W	147.79'	C8	690.00	134333°	159.48'
L9	N16°46'10"E	81.72'	C9	270.00	635524°	32.63'
L10	N77°43'36"E	111.00'	C10	628.00	64700°	74.35'
L11	N14°50'58"W	52.05'	C11	628.00	43251°	53.50'
L12	N20°00'08"W	52.05'	C12	850.00	305555°	458.88'
L14	N25°29'55"W	64.13'	C13	100.00	374143°	65.79'
L15	N33°37'27"W	64.20'	C14	990.00	145419°	234.13'
L16	N42°37'36"W	64.20'	C15	100.00	480629°	83.96'
L17	N51°37'46"W	64.20'	C16	100.00	385810°	64.52'
L18	N58°20'20"W	64.00'	C17	1000.00	83540°	150.00'
L19	N58°42'35"W	158.00'	C18	690.00	154800°	190.28'
L20	N68°52'56"W	52.00'				
L21	N60°19'16"W	52.01'				
L22	N62°00'55"W	52.01'				
L23	N63°42'34"W	52.01'	L71	N65°38'42"W	55.31'	
L24	N65°24'12"W	52.01'	L72	N67°21'19"W	55.31'	
L25	N83°09'25"W	85.00'	L73	N69°03'57"W	55.31'	
L26	N127°14'E	60.00'	L74	N79°46'34"W	55.31'	
L27	N29°14'03"W	37.91'	L75	N72°28'11"W	55.31'	
L28	N40°32'26"W	44.15'	L76	N74°11'49"W	55.31'	
L29	N61°46'10"E	42.43'	L77	N75°54'28"W	55.31'	
L30	N62°29'47"W	140.66'	L78	N77°37'03"W	55.31'	
L31	N23°00'13"E	111.00'	L79	N79°31'31"W	88.08'	
L32	N62°29'47"W	128.00'	L80	N81°04'51"W	85.14'	
L33	N65°58'41"W	86.51'	L81	N80°39'21"W	64.00'	
L34	N68°40'42"W	67.43'	L82	N75°55'32"W	64.00'	
L35	N70°26'53"W	67.43'	L83	N78°32'21"E	111.00'	
L36	N72°10'55"W	67.43'	L84	N83°33'32"W	22.63'	
L37	N73°10'55"W	67.43'	L85	N84°34'30"E	71.06'	
L38	N75°42'28"W	67.43'	L86	N87°18'26"W	75.12'	
L39	N77°31'59"W	67.43'	L87	N90°44'56"E	236.99'	
L40	N79°17'50"W	54.79'	L88	N94°45'6"E	30.00'	
L41	N85°54'04"W	54.79'				
L42	N82°20'21"W	54.79'				
L43	N85°46'38"W	54.79'				
L44	N53°01'14"E	111.00'				
L45	N0°44'58"E	114.41'	L89	N0°44'58"E	114.41'	
L46	N89°15'04"W	111.00'	L90	N89°15'04"W	111.00'	
L47	N0°44'58"E	52.00'	L91	N0°44'58"E	52.00'	
L48	N1°41'44"E	51.99'	L92	N1°41'44"E	51.99'	
L49	N5°02'45"E	52.00'	L93	N5°02'45"E	52.00'	
L50	N8°33'48"E	52.00'	L94	N8°33'48"E	52.00'	
L51	N12°00'36"E	52.00'	L95	N12°00'36"E	52.00'	
L52	N80°39'24"W	111.00'	L96	N80°39'24"W	111.00'	
L53	N82°03'36"E	95.61'	L97	N82°03'36"E	95.61'	
L54	N51°34'41"E	33.61'	L98	N51°34'41"E	33.61'	
L55	N88°32'21"E	85.76'	L99	N88°32'21"E	85.76'	
L56	N127°39"W	111.00'	L100	N127°39"W	111.00'	
L58	N88°00'48"W	54.00'				
L59	N85°18'54"W	64.00'				
L60	N83°54'19"W	64.00'				
L61	N83°55'45"W	64.96'				
L62	N87°18'26"W	75.12'				
L63	N0°38'47"W	37.41'				
L64	N82°24'23"W	26.79'				
L65	N50°24'28"E	37.99'				
L66	N73°13'50"W	100.00'				

TRACT 4155 RIVER ISLANDS - PHASE 2 WEST VILLAGE UNIT 1

A PORTION OF RANCHO EL PESCADERO, BEING A
SUBMISSION OF PARCELS 21 AND 22 OF TRACT 4149 (44 MAP 52),
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL, 2023



MONUMENTATION NOTES

- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R)
- FOUND MONUMENT PER (R)
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788" PER (R)

LEGEND

- 200.00' (R) MEASURED AND RECORD DATA PER REFERENCE SHOWN
- (R) DENOTES REFERENCE (R) - SEE REFERENCE LIST ON SHEET 2
- (M-A) MONUMENT TO MONUMENT
- (M-B) MONUMENT TO BOUNDARY
- (M-CL-INTX) MONUMENT TO CENTERLINE INTERSECTION
- (M-BC) MONUMENT TO BEGINNING OF CURVE
- (BC-CL-INTX) BEGIN CURVE TO CENTERLINE INTERSECTION
- (I) TOTAL
- (B) BOUNDARY
- DN DOCUMENT NUMBER
- AE ACCESS EASEMENT
- EVAE EGRESS/VEHICLE ACCESS EASEMENT
- PULE PUBLIC UTILITY EASEMENT
- WE WALL EASEMENT
- L/C/C LINE, CURVE
- BOUNDARY TO LINE OR RIGHT-OF-WAY LINE
- EASEMENT LINE
- CENTERLINE
- RESTRICTED ACCESS

NOTES

1. SEE SHEET 2 FOR REFERENCES
2. SEE SHEET 2 FOR LINE AND CURVE TABLES

BASIS OF BEARINGS

THE BEARING OF NORTH 24°52'00" WEST BETWEEN FOUND MONUMENTS ALONG
CALLERTON AVENUE WAY AS SHOWN PER TRACT 4149, FILED DECEMBER 5, 2022,
IN BOOK 44 OF MAPS AND PLATS, AT PAGE 52, RECORDS OF SAN JOAQUIN
COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP (ZONE 3,
NAD83). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES

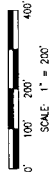
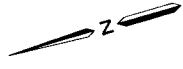
TRACT 4155 RIVER ISLANDS - PHASE 2 WEST VILLAGE UNIT 1

A PORTION OF RANCHO EL PESCADEO, BEING A
SUBDIVISION OF PARCELS 21 AND 22 OF TRACT 4149 (14 MAP 52),
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2023

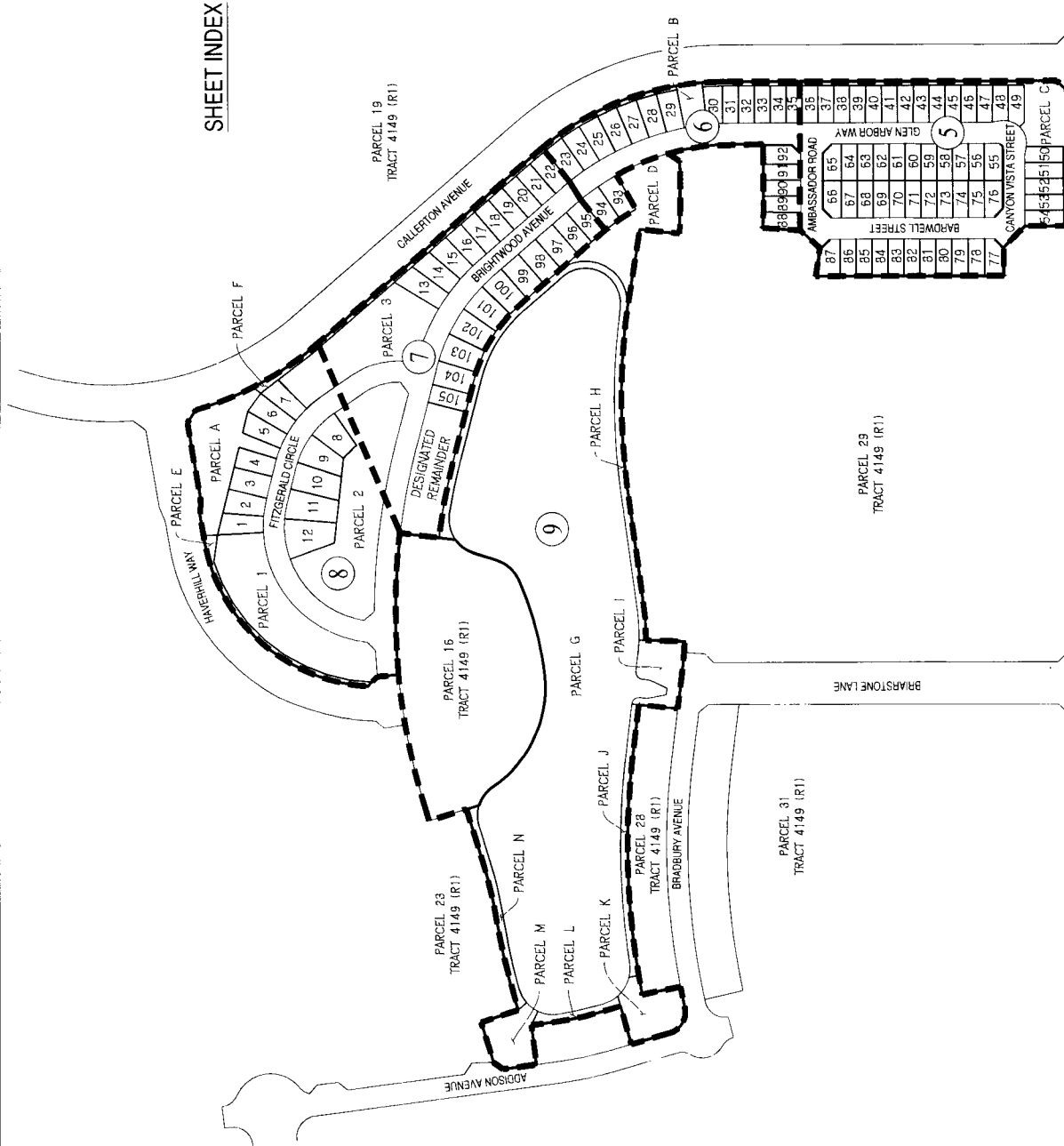


SHEET INDEX



LEGEND

- BOUNDARY
- LOT LINE
- EXISTING ROADWAY EASEMENT
- SHEET NUMBER
- SHEET LIMIT LINE
- RESTRICTED ACCESS



TRACT 4155 RIVER ISLANDS - PHASE 2 WEST VILLAGE UNIT 1

A PORTION OF RANCHO EL PESADERO, BEING A
SUBDIVISION OF PARCELS 21 AND 22 OF TRACT 4149 (44 MAP 52),
CITY OF LAHROP, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2023

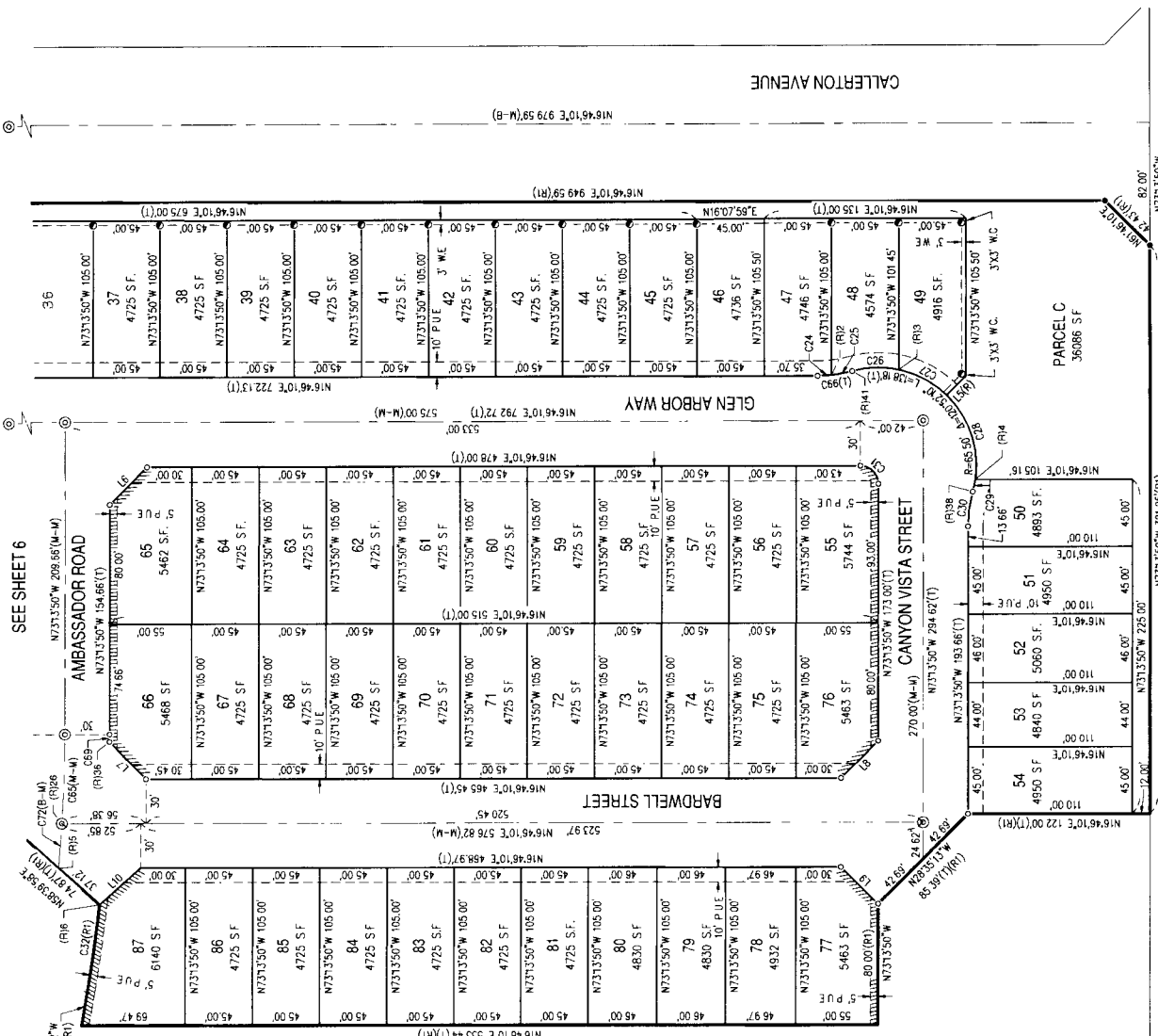


NOTES

1. SEE SHEET 2 FOR REFERENCES
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND
3. SEE SHEET 1 FOR LINE AND CURVE TABLES

MONUMENTATION NOTES

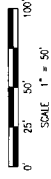
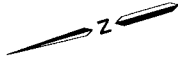
- ⊙ SET STANDARD CITY OF LAHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE WITH CAP STAMPED "PLS 7788"
- SET 3.00" WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788"
- ⊙ FOUND MONUMENT PER (R1)
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1)
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788" PER (R1)
- T SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REBAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 17" BRASS DISK STAMPED "PLS 7788" FOR ALL MONUMENTS. MONUMENTS TO BE SET ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS



TRACT 4155 RIVER ISLANDS - PHASE 2 WEST VILLAGE UNIT 1

A PORTION OF RANCHO LL RESCAUERO, BEING A
SUBDIVISION OF PARCELS 21 AND 22 OF TRACT 4149 (44 MAP 57),
CITY OF LAHROP, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2023

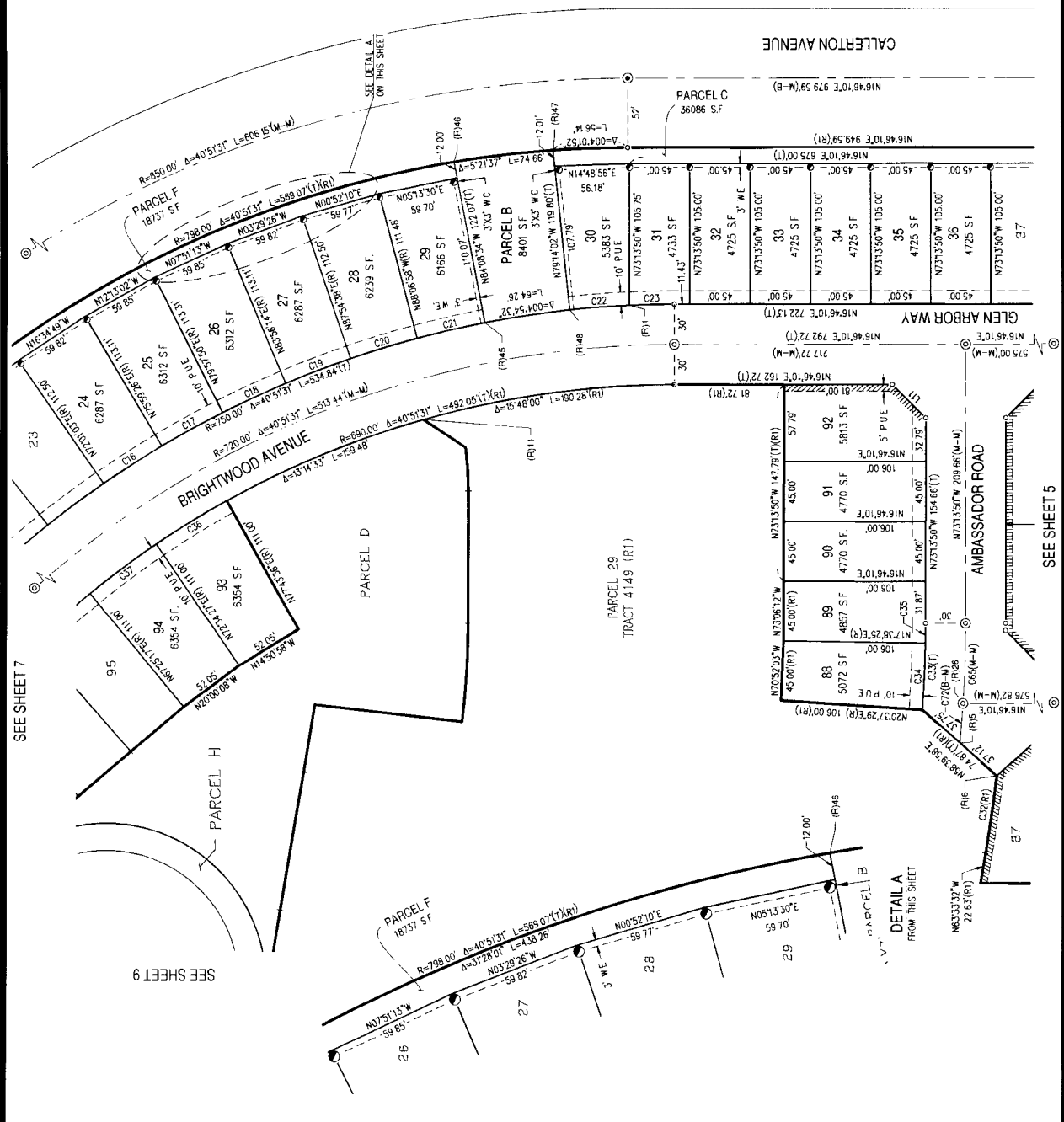


NOTES

1. SEE SHEET 2 FOR REFERENCES
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND
3. SEE SHEET 10 FOR LINE AND CURVE TABLES

MONUMENTATION NOTES

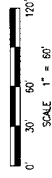
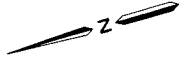
- ⊙ SET STANDARD CITY OF LAHROP MONUMENT WELL STAMPED "PLS 7786"
- SET 3/4" IRON PIPE WITH CAP STAMPED "PLS 7786"
- SET 3.00" WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE 5/8" x 24" REBAR W/ PLASTIC PLUS "PLS 7786"
- ⊙ FOUND MONUMENT PER (R1)
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUS "PLS 7786" PER (R1)
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7786" PER (R1)
- T SET 5/8" x 24" REBAR W/ PLASTIC PLUS "PLS 7786" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1" 17" BRASS DISK STAMPED "PLS 7786" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS



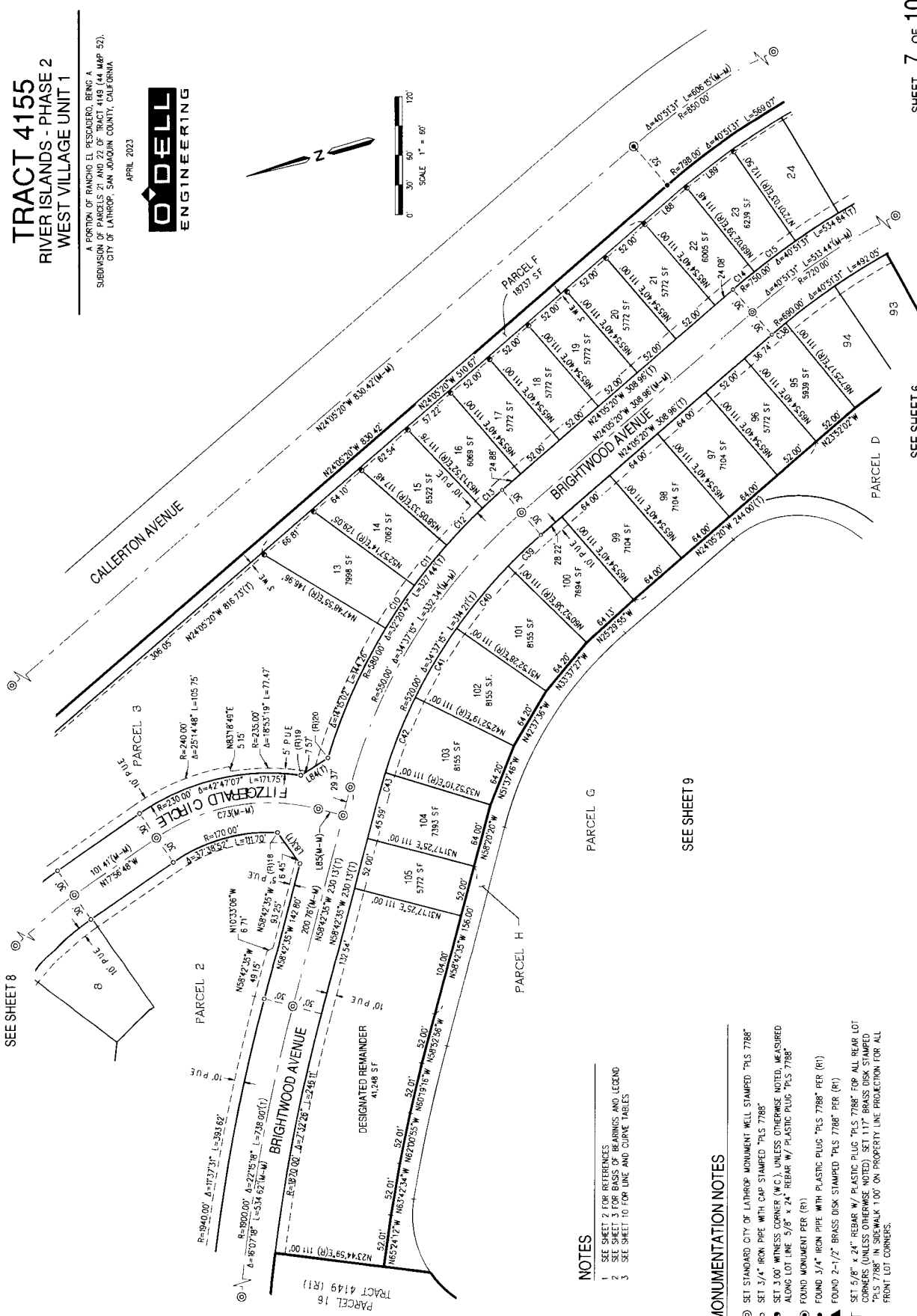
TRACT 4155
RIVER ISLANDS - PHASE 2
WEST VILLAGE UNIT 1

A PORTION OF RANCHO EL PESQUERO, BEING A
 SUBDIVISION OF PARCELS 21 AND 22 OF TRACT 4109 (144 MAP 57),
 CITY OF LAHROP, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2023



SEE SHEET 8



SEE SHEET 6

SEE SHEET 9

SEE SHEET 10

NOTES

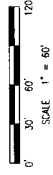
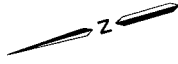
1. SEE SHEET 2 FOR REFERENCES
2. SEE SHEET 3 FOR BASIS OF BRACKING AND LEGEND
3. SEE SHEET 10 FOR LINE AND CURVE TABLES

MONUMENTATION NOTES

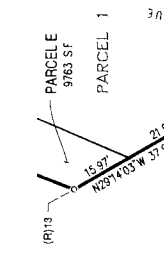
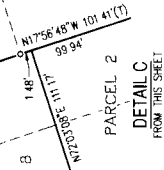
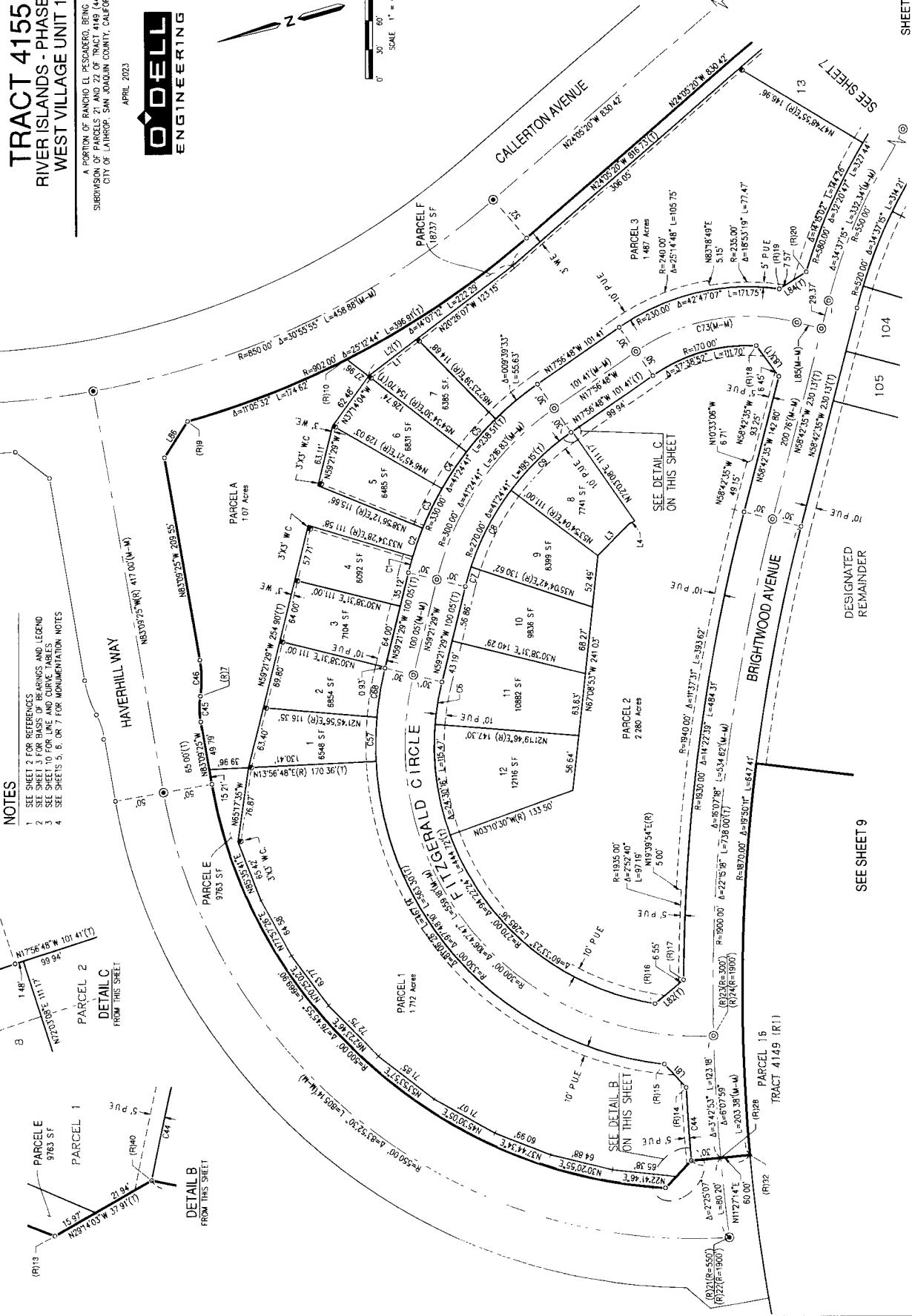
- SET STANDARD CITY OF LAHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE WITH CAP STAMPED "PLS 7788"
- SET 3.00" WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788"
- FOUND MONUMENT PER (RT)
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (RT)
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788" PER (RT)
- ▲ SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1 1/2" BRASS DISK STAMPED "PLS 7788" MONUMENT 1.00' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS.

TRACT 4155 RIVER ISLANDS - PHASE 2 WEST VILLAGE UNIT 1

A PORTION OF RANCHO EL PESCADERO, BEING A
SUBDIVISION OF PARCELS 21 AND 22 OF TRACT 4149 (44 MAP 52),
CITY OF LAHOP, SAN JOAQUIN COUNTY, CALIFORNIA
APRIL 2023



- NOTES**
1. SEE SHEET 2 FOR REFERENCES
 2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND
 3. SEE SHEET 10 FOR LINE AND CURVE LABELS
 4. SEE SHEETS 9, 8, OR 7 FOR MONUMENTATION NOTES



TRACT 4155 RIVER ISLANDS - PHASE 2 WEST VILLAGE UNIT 1

A PORTION OF RANCHO EL PESCADERO, BEING A
SUBDIVISION OF PARCELS 21 AND 22 OF TRACT 4149 (44 MAP 52),
CITY OF LAHORE, SAN JOAQUIN COUNTY, CALIFORNIA



APRIL 2023

NOTES

- SEE SHEET 2 FOR REFERENCES
- SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND
- SEE SHEETS 5, 6, OR 7 FOR MONUMENTATION NOTES

TABLES ARE FOR SHEETS 5 THROUGH 10 ONLY

LINE #	DIRECTION	LENGTH
L1	N20°26'07"W	62.63
L2	N07°26'07"W	185.78
L3	N28°39'18"W	45.84
L4	N10°53'08"W	5.92
L5	N89°51'02"W	18.45
L6	N28°15'57"E	35.95
L7	N67°43'38"E	37.99
L8	N28°13'50"W	35.36
L9	N61°46'10"E	35.36
L10	N25°22'01"W	37.08
L11	N61°46'10"E	35.36
L12	N65°24'12"W	52.01
L13	N65°42'34"W	52.01
L14	N62°00'55"W	52.01
L15	N60°19'16"W	52.01
L16	N84°52'56"W	52.00
L17	N88°42'35"W	156.00
L18	N89°20'30"W	64.00
L19	N51°37'46"W	64.20
L20	N62°37'36"W	64.20

LINE #	DIRECTION	LENGTH
L21	N33°37'27"W	64.20
L22	N25°29'55"W	64.13
L23	N23°52'02"W	62.00
L24	N20°00'08"W	52.05
L25	N14°50'58"W	52.05
L26	N77°43'38"E	111.00
L27	N50°24'28"E	37.99
L28	N75°13'50"W	100.00
L29	N64°16'57"W	52.00
L30	S83°33'32"E	104.00
L31	N64°00'34"W	54.38
L32	S85°38'42"E	55.31
L33	N67°21'19"W	55.31
L34	N69°03'57"W	55.31
L35	N70°46'34"W	55.31
L36	N72°29'11"W	55.31
L37	N74°11'49"W	55.31
L38	N75°54'28"W	55.31
L39	N77°37'03"W	55.31
L40	N79°31'31"W	88.08

LINE #	DIRECTION	LENGTH
L41	N81°04'51"W	85.14
L42	N80°39'21"W	64.00
L43	N74°55'32"W	140.86
L44	N68°29'47"W	16.89
L45	S66°29'47"E	46.05
L46	N28°50'13"E	16.58
L47	N41°39'28"E	49.77
L48	S68°29'47"E	18.00
L49	S5°20'59"W	49.77
L50	S23°30'13"W	18.58
L51	N68°58'41"W	66.51
L52	N68°40'42"W	67.43
L53	N70°26'53"W	67.43
L54	N72°13'05"W	67.43
L55	N73°59'16"W	67.43
L56	N75°45'28"W	67.43
L57	N77°31'39"W	67.43
L58	N79°17'50"W	67.43
L59	N80°54'04"W	54.79
L60	N82°20'21"W	54.79

LINE #	DIRECTION	LENGTH
L61	N83°46'38"W	54.79
L62	N04°45'56"E	52.00
L63	N1°41'44"E	51.99
L64	N5°02'45"E	52.00
L65	N8°23'48"E	52.00
L66	N9°50'36"E	52.00
L67	N51°24'41"E	33.61
L68	N89°22'21"E	65.76
L69	N80°21'18"E	64.00
L70	N89°00'48"W	64.00
L71	N85°18'54"W	64.00
L72	N83°54'19"W	64.00
L73	N83°55'45"W	64.96
L74	N87°18'26"W	75.12
L75	S80°51'13"W	136.48
L76	N83°54'16"W	121.08
L77	S07°44'55"W	23.50
L78	N8°58'31"E	27.60
L79	N48°51'36"W	42.59
L80	N24°40'22"W	31.19

LINE #	DIRECTION	LENGTH
L81	N63°14'35"E	32.41
L82	N23°24'34"W	38.12
L83	N70°20'44"E	38.74
L84	N15°47'54"W	32.56
L85	N31°17'25"E	25.87
L86	N40°32'26"W	44.15
L87	S34°34'30"W	71.06
L88	S23°58'27"E	56.15
L89	S20°56'25"E	59.77
L90	S0°44'56"W	65.58
L91	N09°20'06"E	65.58

CURVE #	RADIUS	DELTA	LENGTH
C41	520.00	9°00'09"	81.70
C42	520.00	9°00'09"	81.70
C43	520.00	2°34'45"	23.41
C44	1530.00	2°11'36"	73.88
C45	83.00	18°11'42"	26.36
C46	117.00	18°11'42"	37.15
C47	1739.00	5°12'19"	157.99
C48	48.00	90°00'00"	31.42
C49	30.00	18°09'14"	9.51
C50	30.00	90°00'00"	31.42
C51	20.00	90°00'00"	31.42
C52	100.00	22°00'03"	38.40
C53	841.26	7°42'59"	113.30
C54	100.00	24°41'45"	43.10
C55	1039.00	5°49'25"	136.09
C56	761.00	8°14'31"	82.90
C57	330.00	7°43'09"	45.03
C58	100.00	48°05'29"	83.96
C59	270.00	6°55'24"	32.63
C60	628.00	6°47'00"	74.35

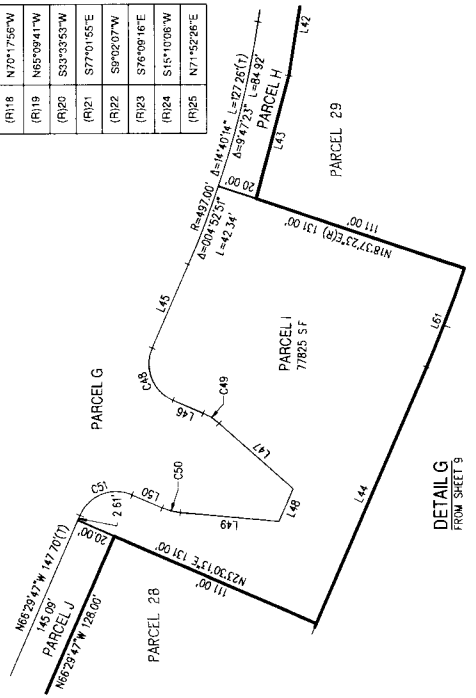
CURVE #	RADIUS	DELTA	LENGTH
C21	750.00	3°58'24"	52.01
C22	750.00	3°26'18"	45.01
C23	750.00	2°33'54"	33.58
C24	87.00	6°08'14"	9.32
C25	87.00	9°17'51"	14.12
C26	65.50	27°31'16"	31.46
C27	65.50	32°17'36"	36.92
C28	65.50	53°44'15"	61.43
C29	65.50	7°19'03"	8.37
C30	87.00	15°26'05"	23.44
C31	12.00	90°00'00"	18.85
C32	1030.00	3°14'56"	38.40
C33	970.00	3°51'16"	65.27
C34	970.00	2°50'04"	50.53
C35	970.00	0°52'15"	14.74
C36	690.00	5°09'10"	62.05
C37	690.00	5°09'10"	62.05
C38	690.00	1°30'37"	18.19
C39	520.00	5°02'02"	45.89
C40	520.00	9°00'09"	81.70

CURVE #	RADIUS	DELTA	LENGTH
C1	330.00	2°55'57"	16.89
C2	330.00	5°21'44"	30.88
C3	330.00	7°49'09"	45.03
C4	330.00	7°49'09"	45.03
C5	330.00	7°49'09"	45.03
C6	270.00	9°18'45"	43.88
C7	270.00	4°26'12"	20.91
C8	270.00	18°49'22"	88.70
C9	270.00	18°09'07"	85.54
C10	560.00	5°08'19"	52.02
C11	560.00	5°08'19"	52.02
C12	560.00	5°08'19"	52.02
C13	560.00	2°49'46"	27.13
C14	750.00	2°07'55"	27.92
C15	750.00	3°58'24"	52.01
C16	750.00	3°58'24"	52.01
C17	750.00	3°58'24"	52.01
C18	750.00	3°58'24"	52.01
C19	750.00	3°58'24"	52.01
C20	750.00	3°58'24"	52.01

CURVE #	RADIUS	DELTA	LENGTH
C61	628.00	4°52'51"	53.50
C62	2072.00	1°37'50"	59.96
C63	60.00	88°52'32"	80.88
C64	330.00	5°16'25"	30.37
C65	1000.00	3°27'34"	60.38
C66	87.00	15°29'05"	23.44
C67	690.00	13°14'33"	159.48
C68	330.00	8°52'35"	51.12
C69	1030.00	0°17'51"	5.35
C70	100.00	138°43'06"	242.11
C71	120.00	138°43'05"	290.53
C72	1000.00	1°43'43"	30.17
C73	200.00	49°14'13"	171.87
C74	1000.00	8°35'40"	150.00
C75	970.00	8°39'40"	145.50

LINE #	DIRECTION	RADIAL BEARINGS
(R)26	N20°13'44"E	
(R)27	N7°19'02"W	
(R)28	S11°27'14"W	
(R)29	S25°51'32"W	
(R)30	S26°05'06"W	
(R)31	N24°37'46"E	
(R)32	S11°27'14"W	
(R)33	S7°54'46"W	
(R)34	N7°54'46"W	
(R)35	S81°32'42"E	
(R)36	N17°04'01"E	
(R)37	S31°16'19"W	
(R)38	S32°12'15"W	
(R)39	N3°48'46"E	
(R)40	S11°27'14"W	
(R)41	S88°39'55"E	
(R)42	N34°10'43"E	
(R)43	N65°09'11"E	
(R)44	S29°54'50"W	
(R)45	N84°08'24"W	
(R)46	N82°37'19"W	
(R)47	N77°15'41"W	
(R)48	N79°14'02"W	
(R)49	N03°24'24"E	

LINE #	DIRECTION	RADIAL BEARINGS
(R)1	N25°47'44"W	
(R)2	S78°22'34"E	
(R)3	N61°08'39"W	
(R)4	N24°53'12"E	
(R)5	S21°57'28"W	
(R)6	N23°11'32"E	
(R)7	N25°02'16"E	
(R)8	N18°27'20"W	
(R)9	S88°52'37"E	
(R)10	N80°01'52"E	
(R)11	N69°01'50"W	
(R)12	N6°55'46"E	
(R)13	S69°52'20"E	
(R)14	S13°38'49"W	
(R)15	S67°09'39"E	
(R)16	S63°40'53"E	
(R)17	S16°54'45"W	
(R)18	N70°17'56"W	
(R)19	N65°09'41"W	
(R)20	S33°33'53"W	
(R)21	S77°01'55"E	
(R)22	S9°02'07"W	
(R)23	S76°09'16"E	
(R)24	S16°10'08"W	
(R)25	N71°52'26"E	

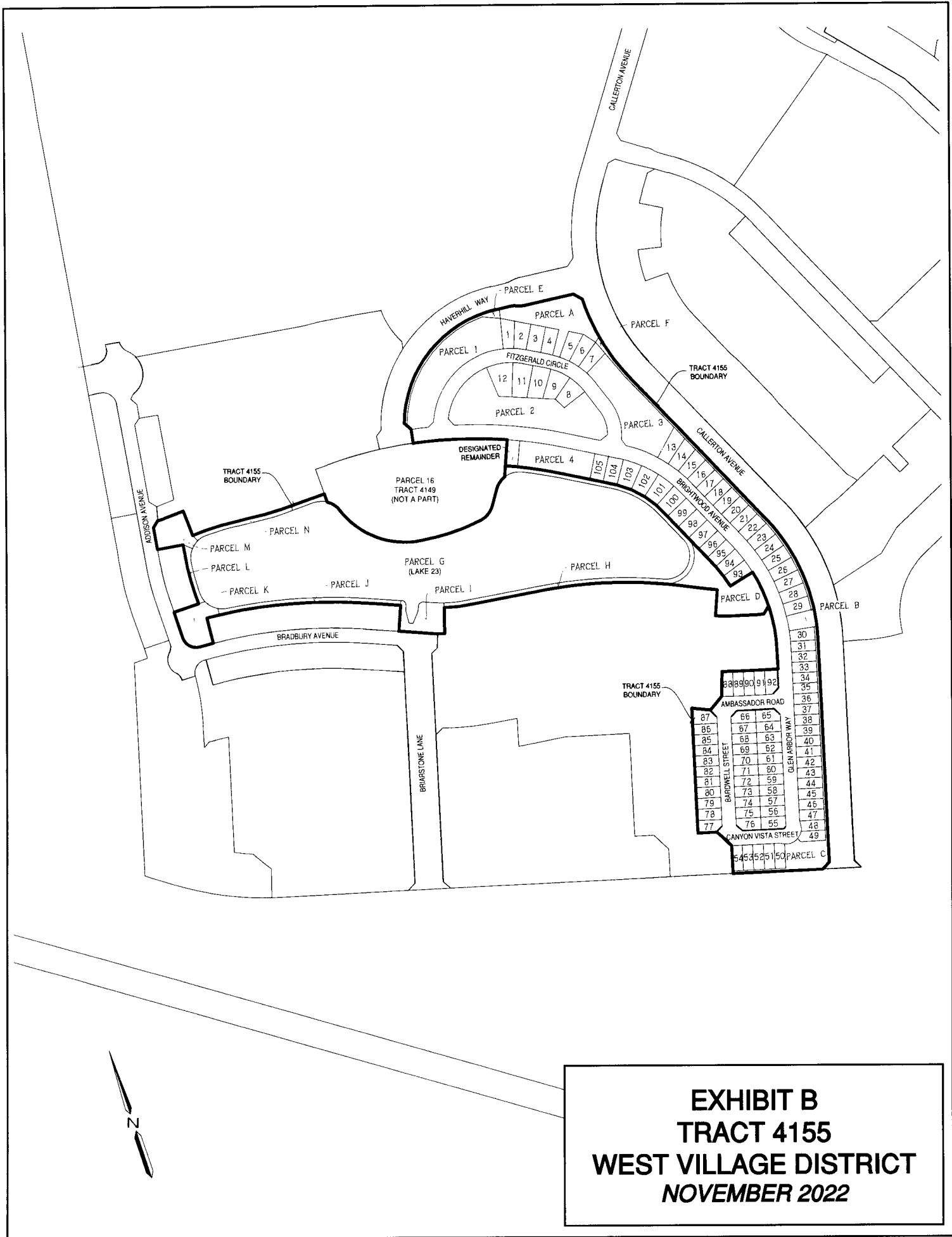


DETAIL G
FROM SHEET 9

Subdivision Improvement Agreement (River Islands Development Area 1, LLC, F/K/A River Islands
Employment Center, LLC)
Tract 4155 West Village Unit 1

EXHIBIT "B"

TRACT 4155 WEST VILLAGE UNIT 1 AREA



**EXHIBIT B
TRACT 4155
WEST VILLAGE DISTRICT
NOVEMBER 2022**

EXHIBIT "C"

CITY INSURANCE REQUIREMENTS

1. The Subdivider shall obtain commercial general liability insurance companies licensed to do business in the State of California with an A.M. Best Company rating Insurance rating of no less than A:VII which provides coverage for bodily injury, personal injury and property damage liability in the amount of at least \$1,000,000 for each occurrence and \$2,000,000 in the aggregate.

Said insurance coverage shall be evidenced by a certificate of insurance with policy endorsements, executed by an authorized official of the insurer(s). All parties to the Subdivision Improvement Agreement must be named insured on the policy. The policy endorsements to be attached to the certificate must provide all the following:

a. Name the City of Lathrop, its officers, City Council, boards and commissions, and members thereof, its employees and agents as additional insured as respects to any liability arising out of the activities of the named insured. A CG 2010 or CG 2026 endorsement form or the equivalent is the appropriate form.

b. State that “the insurance coverage afforded by this policy shall be primary insurance as respects to the City of Lathrop, its officers, employees and agents. Any insurance or self-insurance maintained by the City of Lathrop, its officers, employees, or agents shall be in excess of the insurance afforded to the named insured by this policy and shall not contribute to any loss.

c. Include a statement that, “the insurer will provide to the City at least thirty (30) days prior notice of cancellation or material change in coverage.” The above language can be included on the additional insured endorsement form or on a separate endorsement form.

d. The policy must contain a cross liability or severability of interest clause.

e. Insurance must be maintained and evidence of insurance must be provided for at least five years after completion of the Agreement or the work, so long as commercially available at reasonable rates.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
11/3/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Alliant Insurance Services, Inc. 333 S Hope St Ste 3750 Los Angeles CA 90071 License# 0C36861 RIVEISL-01	CONTACT NAME: Michelle Sanchez PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: Michelle.Sanchez@alliant.com													
	<table border="1"> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A : United Specialty Insurance Co.</td> <td>12537</td> </tr> <tr> <td>INSURER B :</td> <td></td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : United Specialty Insurance Co.	12537	INSURER B :		INSURER C :		INSURER D :		INSURER E :		INSURER F :
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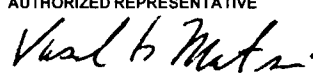
INSURED
 River Islands Development Area 1, LLC.
 73 W. Stewart Road
 Lathrop, CA 95330

COVERAGES **CERTIFICATE NUMBER:** 1554390434 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	Y		ATN2117764P	3/19/2021	3/19/2024	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 0 MED EXP (Any one person) \$ 0 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Re: FM Tract 4155
 City of Lathrop, its officers, City Council, boards and commissions and members thereof, its employees and agents are included as Additional Insureds as respects to General Liability. General Liability shall be Primary and Non-Contributory with any other insurance in force for or which may be purchased by City of Lathrop, its officers, employees and agents.
 30 days advanced written notice to Certificate Holder in the event of cancellation, except 10 days for non-payment of premium.

CERTIFICATE HOLDER City of Lathrop 390 Towne Centre Drive Lathrop CA 95330	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED – OWNERS, LESSEES OR
CONTRACTORS – SCHEDULED PERSON OR
ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
City of Lathrop, its officers, City Council, boards and commissions and members thereof, its employees and agents 390 Towne Centre Drive Lathrop, CA 95330	As Required By Written Contract, Fully Executed Prior To The Named Insured's Work
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable Limits of Insurance shown in the Declarations; whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

United Specialty Insurance Company

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

VEN 051 00 (02/20)

PRIMARY AND NON-CONTRIBUTING INSURANCE ENDORSEMENT

This endorsement modifies the Conditions provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

The following is added to **SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS** of the **COMMERCIAL GENERAL LIABILITY COVERAGE PART**, and supersedes any provision to the contrary:

Primary and Non-Contributory Insurance

Any coverage provided to an Additional Insured under this policy shall be excess over any other valid and collectible insurance available to such Additional Insured whether primary, excess, contingent or on any other basis unless:

a. (1) The Additional Insured is a Named Insured under such other insurance;

and

(2) A fully written contract fully executed prior to the Named Insured's commencement of work for such Additional Insured for the specific project that is the subject of the claim, "suit," or "occurrence" expressly requires that this insurance:

(i) apply on a primary and non-contributory basis;
and

(ii) would not seek contribution from any other insurance available to the additional insured.

or

b. Prior to a loss, you request in writing and we agree in writing that this insurance shall apply on a primary and non-contributory basis.

Name Of Person(s) Or Organization(s)
As Required By Written Contract, Fully Executed Prior To The Named Insured's Work.

All other terms, conditions and exclusions under this policy are applicable to this Endorsement and remain unchanged.

Policy: ATN217764P

UNITED SPECIALTY INSURANCE COMPANY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

VEN 064 00 (01/15)

THIRD PARTY CANCELLATION NOTICE ENDORSEMENT

This endorsement modifies the Conditions provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

If we cancel this policy for any reason other than nonpayment of premium, we will mail notification to the persons or organizations shown in the schedule below (according to the number of days listed below) once the Named Insured has been notified.

If we cancel this coverage for nonpayment of premium, we will mail a copy of such written notice of cancellation to the name and address below at least 10 days prior to the effective date of such cancellation.

Our failure to provide such advance notification will not extend the policy cancellation date nor negate cancellation of the policy.

SCHEDULE

Name and Address of Other Person/Organization

Number of Days Notice

**City of Lathrop, its officers, City Council,
boards and commissions and members thereof,
its employees and agents
390 Towne Centre Drive
Lathrop, CA 95330**

30

All other terms, conditions and exclusions under this policy are applicable to this Endorsement and remain unchanged.

Subdivision Improvement Agreement (River Islands Development Area 1, LLC, F/K/A River Islands
Employment Center, LLC)
Tract 4155 West Village Unit 1

EXHIBIT "D"

**UNFINISHED IMPROVEMENT COST ESTIMATE
AND WEST VILLAGE UNIT 1 – FULL IMPROVEMENT COST**

ENGINEER'S BOND ESTIMATE
COST TO COMPLETE
RIVER ISLANDS - PHASE 2
DEL WEBB - TRACT 4155 (UNIT 1)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

August 21, 2023
Job No.: 25504 - 86

Item Description	Quantity	Unit	Unit Price	Amount
1 Joint Trench (60% Completion)	1	LS	\$ 14,600.00	\$ 14,600.00
2 Striping & Mounments (0% Completion)	1	LS	\$ 48,700.00	\$ 48,700.00
			TOTAL COST TO COMPLETE \$	63,300.00

Notes:

- 1) Estimate for cost to complete based on contractor's note for Del Webb Takedown 1 dated 9/11/2023

DRAFT ENGINEER'S OPINION OF PROBABLE COST
PHASE 2 DEL WEBB
HAVERHILL LANE
RIVER ISLANDS
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

October 21, 2022
Job No.: 25504-86

Item	Description	Quantity	Unit	Unit Price	Amount
<u>ROADWAY</u>					
1	Fine Grading	121,200	SF	\$ 0.45	\$ 54,540.00
2	4.5" AC Paving	76,900	SF	\$ 2.25	\$ 173,025.00
3	8" Aggregate Base	76,900	SF	\$ 1.20	\$ 92,280.00
4	Vertical Curb and Gutter (<i>with AB cushion</i>)	2,330	LF	\$ 15.00	\$ 34,950.00
5	Concrete Sidewalk	18,200	SF	\$ 5.00	\$ 91,000.00
6	Handicap Ramps	6	EA	\$ 2,500.00	\$ 15,000.00
7	Survey Monuments	3	EA	\$ 300.00	\$ 900.00
8	Traffic Signing & Striping	1,180	LF	\$ 5.00	\$ 5,900.00
9	Dewatering (<i>budget</i>)	1,180	LF	\$ 100.00	\$ 118,000.00
Subtotal Roadway					\$ 585,595.00
<u>STORM DRAIN</u>					
10	15" Storm Drain Pipe (<i>polypropylene</i>)	440	LF	\$ 18.00	\$ 7,920.00
11	18" Storm Drain Pipe (<i>polypropylene</i>)	90	LF	\$ 20.00	\$ 1,800.00
12	24" Storm Drain Pipe (<i>polypropylene</i>)	620	LF	\$ 31.00	\$ 19,220.00
13	Catch Basins (<i>type I inlet over type I manhole base</i>)	7	EA	\$ 2,800.00	\$ 19,600.00
14	Catch Basins (<i>type C inlet</i>)	1	EA	\$ 2,400.00	\$ 2,400.00
15	Manholes (<i>type I</i>)	1	EA	\$ 3,000.00	\$ 3,000.00
16	Storm Drain Stub & Plug	3	EA	\$ 1,000.00	\$ 3,000.00
17	Connect to Existing	1	EA	\$ 1,700.00	\$ 1,700.00
Subtotal Storm Drain					\$ 58,640.00
<u>SANITARY SEWER</u>					
18	8" Sanitary Sewer Pipe	80	LF	\$ 28.00	\$ 2,240.00
19	12" Sanitary Sewer Pipe	70	LF	\$ 42.00	\$ 2,940.00
20	30" Sanitary Sewer Pipe	610	LF	\$ 180.00	\$ 109,800.00
21	Manhole (Trunk)	3	EA	\$ 6,000.00	\$ 18,000.00
22	Sewer Stub & Plug	3	EA	\$ 1,000.00	\$ 3,000.00
23	Connect to Existing	1	EA	\$ 3,000.00	\$ 3,000.00
Subtotal Sanitary Sewer					\$ 138,980.00
<u>WATER SUPPLY</u>					
24	8" Water Line (<i>including all appurtenances</i>)	50	LF	\$ 32.00	\$ 1,600.00
25	12" Water Line (<i>including all appurtenances</i>)	1,210	LF	\$ 48.00	\$ 58,080.00
26	GV	6	EA	\$ 1,550.00	\$ 9,300.00
27	Fire Hydrants	3	EA	\$ 4,000.00	\$ 12,000.00
28	Blow-Off	3	EA	\$ 1,000.00	\$ 3,000.00
29	Connect to Existing	1	EA	\$ 4,000.00	\$ 4,000.00
Subtotal Water					\$ 29,900.00

Item	Description	Quantity	Unit	Unit Price	Amount
<u>NON-POTABLE WATER</u>					
30	8" Non-Potable Water Line <i>(including all appurtenances)</i>	1,120	LF	\$ 35.00	\$ 39,200.00
31	Blow-Off	1	EA	\$ 1,000.00	\$ 1,000.00
32	Connect to Existing	1	EA	\$ 3,000.00	\$ 3,000.00
Subtotal Water					\$ 43,200.00
<u>LAKE FILL WATER</u>					
33	24" Lake Fill Water Line <i>(including all appurtenances)</i>	520	LF	\$ 85.00	\$ 44,200.00
34	Blow-Off	1	EA	\$ 4,000.00	\$ 4,000.00
35	Lake Fill Stub & Plug	1		\$ 1,000.00	
36	Connect to Existing	1	EA	\$ 3,000.00	\$ 3,000.00
Subtotal Lake Fill Water					\$ 51,200.00
SUBTOTAL CONSTRUCTION COST					\$ 907,515.00
20% CONTINGENCY					\$ -
TOTAL CONSTRUCTION COST (nearest \$1,000)					\$ 908,000.00

Notes:

- 1) Unit prices are based on estimated current construction costs and no provision for inflation is included.
- 2) This estimate does not include surveying, engineering, clearing, grading, erosion control, landscaping, irrigation, or street trees.
- 3) This estimate assumes all of the Del Webb backbone streets are constructed at the same time and ahead of any other in-tract street improvements.

DRAFT ENGINEER'S OPINION OF PROBABLE COST
DEL WEBB
AREA 2 (78 Lots)
RIVER ISLANDS
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

October 26, 2021
Job No.: 25504-86

Item	Description	Quantity	Unit	Unit Price	Amount
<u>ROADWAY</u>					
1	Fine Grading	845,000	SF	\$ 0.45	\$ 380,250.00
2	4.5" AC Paving	95,800	SF	\$ 2.25	\$ 215,550.00
3	8" Aggregate Base	95,800	SF	\$ 1.20	\$ 114,960.00
4	Vertical Curb and Gutter <i>(with AB cushion)</i>	1,110	LF	\$ 15.00	\$ 16,650.00
5	Rolled Curb and Gutter <i>(with AB cushion)</i>	5,000	LF	\$ 15.00	\$ 75,000.00
6	Concrete Sidewalk	31,300	SF	\$ 5.00	\$ 156,500.00
7	Driveway Approach	78	EA	\$ 600.00	\$ 46,800.00
8	Handicap Ramps	6	EA	\$ 2,500.00	\$ 15,000.00
9	Survey Monuments	13	EA	\$ 300.00	\$ 3,900.00
10	Traffic Signing & Striping	3,200	LF	\$ 15.00	\$ 48,000.00
11	Dewatering <i>(budget)</i>	3,200	LF	\$ 75.00	\$ 240,000.00
Subtotal Roadway					\$ 1,312,610.00
<u>STORM DRAIN</u>					
12	15" Storm Drain Pipe	230	LF	\$ 34.00	\$ 7,820.00
13	18" Storm Drain Pipe	750	LF	\$ 46.00	\$ 34,500.00
14	24" Storm Drain Pipe	290	LF	\$ 65.00	\$ 18,850.00
15	30" Storm Drain Pipe	1,350	LF	\$ 80.00	\$ 108,000.00
16	42" Storm Drain Pipe	80	LF	\$ 120.00	\$ 9,600.00
17	48" Storm Drain Pipe	45	LF	\$ 125.00	\$ 5,625.00
18	Catch Basins <i>(type A inlet)</i>	18	EA	\$ 2,400.00	\$ 43,200.00
19	Manholes <i>(type I)</i>	1	EA	\$ 3,000.00	\$ 3,000.00
20	Manholes <i>(type II)</i>	1	EA	\$ 5,000.00	\$ 5,000.00
Subtotal Storm Drain					\$ 235,595.00
<u>SANITARY SEWER</u>					
21	8" Sanitary Sewer Pipe	1,200	LF	\$ 28.00	\$ 33,600.00
22	10" Sanitary Sewer Pipe	40	LF	\$ 35.00	\$ 1,400.00
23	12" Sanitary Sewer Pipe	1,850	LF	\$ 42.00	\$ 77,700.00
24	Manholes	8	EA	\$ 4,000.00	\$ 32,000.00
25	Manhole (Trunk)	3	EA	\$ 6,000.00	\$ 18,000.00

Item	Description	Quantity	Unit	Unit Price	Amount
26	Sewer Service	78	EA	\$ 600.00	\$ 46,800.00
27	Sewer Stub & Plug	2	EA	\$ 1,000.00	\$ 2,000.00
28	Connect to Existing	1	EA	\$ 3,000.00	\$ 3,000.00
Subtotal Sanitary Sewer					\$ 214,500.00
<u>WATER SUPPLY</u>					
29	8" Water Line <i>(including all appurtenances)</i>	3,220	LF	\$ 32.00	\$ 103,040.00
30	GV	9	EA	\$ 1,550.00	\$ 13,950.00
31	1-1/2" Water Service	78	EA	\$ 2,000.00	\$ 156,000.00
32	Fire Hydrants	7	EA	\$ 4,000.00	\$ 28,000.00
33	Blow-Off	2	EA	\$ 4,000.00	\$ 8,000.00
34	Connect to Existing	1	EA	\$ 4,000.00	\$ 4,000.00
Subtotal Water					\$ 312,990.00
<u>LAKE FILL WATER</u>					
35	24" Lake Fill Water Line <i>(including all appurtenances)</i>	250	LF	\$ 85.00	\$ 21,250.00
36	Blow-Off	2	EA	\$ 4,000.00	\$ 8,000.00
37	Connect to Existing	1	EA	\$ 4,000.00	\$ 4,000.00
Subtotal Lake Fill Water					\$ 33,250.00
TOTAL CONSTRUCTION COST (nearest \$1,000)					\$ 2,109,000.00
COST PER LOT					\$ 27,038.00

Notes:

- 1) Unit prices are based on estimated current construction costs and no provision for inflation is included.
- 2) This estimate does not include surveying, engineering, clearing, grading, erosion control, landscaping, irrigation, or street trees.

ENGINEER'S PRELIMINARY COST ESTIMATE

October 29, 2021

DEL WEBB

Job No.: 2550-86

AREA 3 (208 Lots)

RIVER ISLANDS

CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

Item	Description	Quantity	Unit	Unit Price	Amount
<u>ROADWAY</u>					
1	Fine Grading	1,795,000	SF	\$ 0.45	\$ 807,750.00
2	4.5" AC Paving	226,650	SF	\$ 2.25	\$ 509,962.50
3	8" Aggregate Base	226,650	SF	\$ 1.20	\$ 271,980.00
4	Vertical Curb and Gutter <i>(with AB cushion)</i>	3,400	LF	\$ 15.00	\$ 51,000.00
5	Rolled Curb and Gutter <i>(with AB cushion)</i>	10,600	LF	\$ 15.00	\$ 159,000.00
6	Type F Median Curb <i>(with AB cushion)</i>	46	LF	\$ 18.00	\$ 828.00
7	Roundabout Curb <i>(with AB cushion)</i>	220	LF	\$ 18.00	\$ 3,960.00
8	Splitter Island Curb <i>(with AB cushion)</i>	140	LF	\$ 18.00	\$ 2,520.00
9	Concrete Sidewalk	71,450	SF	\$ 5.00	\$ 357,250.00
10	Driveway Approach	208	EA	\$ 600.00	\$ 124,800.00
11	Handicap Ramps	22	EA	\$ 2,500.00	\$ 55,000.00
12	Survey Monuments	28	EA	\$ 300.00	\$ 8,400.00
13	Traffic Signing & Striping	7,450	LF	\$ 15.00	\$ 111,750.00
14	Roundabout Concrete	1,900	SF	\$ 5.00	\$ 9,500.00
15	Dewatering <i>(budget)</i>	7,450	LF	\$ 75.00	\$ 558,750.00
Subtotal Roadway					\$ 3,032,450.50
<u>STORM DRAIN</u>					
16	15" Storm Drain Pipe	2,100	LF	\$ 34.00	\$ 71,400.00
17	18" Storm Drain Pipe	2,250	LF	\$ 46.00	\$ 103,500.00
18	24" Storm Drain Pipe	1,700	LF	\$ 65.00	\$ 110,500.00
19	30" Storm Drain Pipe	180	LF	\$ 80.00	\$ 14,400.00
20	36" Storm Drain Pipe	700	LF	\$ 95.00	\$ 66,500.00
21	42" Storm Drain Pipe	400	LF	\$ 120.00	\$ 48,000.00
22	48" Storm Drain Pipe	270	LF	\$ 125.00	\$ 33,750.00
23	Catch Basins <i>(type I inlet)</i>	41	EA	\$ 2,400.00	\$ 98,400.00
24	Catch Basins <i>(type I inlet over type II manhole base)</i>	5	EA	\$ 5,000.00	\$ 25,000.00
25	Catch Basins <i>(type C inlet over type I manhole base)</i>	7	EA	\$ 6,000.00	\$ 42,000.00
26	Manholes <i>(type I)</i>	5	EA	\$ 3,000.00	\$ 15,000.00
27	Manholes <i>(type II)</i>	2	EA	\$ 5,000.00	\$ 10,000.00
28	Storm Drain Stub & Plug	8	EA	\$ 1,000.00	\$ 8,000.00
29	Connect to Existing	2	EA	\$ 1,700.00	\$ 3,400.00
Subtotal Storm Drain					\$ 649,850.00
<u>SANITARY SEWER</u>					
30	8" Sanitary Sewer Pipe	6,000	LF	\$ 28.00	\$ 168,000.00
31	10" Sanitary Sewer Pipe	930	LF	\$ 35.00	\$ 32,550.00
32	Manholes	26	EA	\$ 4,000.00	\$ 104,000.00

Item	Description	Quantity	Unit	Unit Price	Amount
33	Sewer Service	208	EA	\$ 600.00	\$ 124,800.00
34	Sewer Stub & Plug	4	EA	\$ 1,000.00	\$ 4,000.00
35	Connect to Existing	3	EA	\$ 3,000.00	\$ 9,000.00
Subtotal Sanitary Sewer					\$ 442,350.00
<u>WATER SUPPLY</u>					
36	8" Water Line (including all appurtenances)	7,750	LF	\$ 32.00	\$ 248,000.00
37	GV	27	EA	\$ 1,550.00	\$ 41,850.00
38	1-1/2" Water Service	208	EA	\$ 2,000.00	\$ 416,000.00
39	Fire Hydrants	19	EA	\$ 4,000.00	\$ 76,000.00
40	Blow-Off	5	EA	\$ 4,000.00	\$ 20,000.00
41	Connect to Existing	3	EA	\$ 4,000.00	\$ 12,000.00
Subtotal Water					\$ 813,850.00
<u>NON-POTABLE WATER</u>					
42	8" Non-Potable Water Line (including all appurtenances)	55	LF	\$ 35.00	\$ 1,925.00
43	Blow-Off	1	EA	\$ 4,000.00	\$ 4,000.00
Subtotal Non-Potable Water					\$ 5,925.00
<u>LAKE FILL WATER</u>					
44	24" Lake Fill Water Line (including all appurtenances)	1,650	LF	\$ 85.00	\$ 140,250.00
45	ARV	1	EA	\$ 4,000.00	\$ 4,000.00
46	Lake Fill Stub & Plug	1	EA	\$ 3,500.00	\$ 3,500.00
47	Connect to Existing	1	EA	\$ 5,500.00	\$ 5,500.00
Subtotal Lake Fill Water					\$ 153,250.00
TOTAL CONSTRUCTION COST (nearest \$1,000)					\$ 5,098,000.00
COST PER LOT					\$ 24,510.00
TRACT 4155 LOTS IN AREA 3					63
TOTAL AREA 3 COST FOR TRACT 4155					\$ 1,544,130.00

Notes:

- 1) Unit prices are based on estimated current construction costs and no provision for inflation is included.
- 2) This estimate does not include surveying, engineering, clearing, grading, erosion control, landscaping, irrigation, or street trees.

Subdivision Improvement Agreement (River Islands Development Area 1, LLC, F/K/A River Islands
Employment Center, LLC)
Tract 4155 West Village Unit 1

EXHIBIT "E"

STORNOWAY ACCESS ROADS



LEGEND

- ■ ■ EXISTING 24' WIDE INTERIM ACCESS ROAD
- ■ ■ DEL WEBB PUBLIC ROADS OFFERED FOR DEDICATION
- ■ ■ EXISTING DEL WEBB PUBLIC ROADS DEDICATED AS RIGHT OF WAY

NOTES

1. INTERIM ACCESS INTERIM ACCESS ROAD INCLUDES A RECORDED PUBLIC ACCESS EASEMENT RECORDED ON SEPTEMBER 16, 2022.
2. STRIPING, SIGNAGE AND TEMPORARY STREET LIGHTING HAS BEEN GUARANTEED BY THE DEVELOPER.

EXHIBIT "E"
INTERIM PUBLIC ACCESS
DEL WEBB - WEST VILLAGE
 CITY OF LATHROP SAN JOAQUIN COUNTY CALIFORNIA
 DATE: AUGUST 31, 2023

Subdivision Improvement Agreement (River Islands Development Area 1, LLC, F/K/A River Islands
Employment Center, LLC)
Tract 4155 West Village Unit 1

EXHIBIT "F"

OFFSITE IMPROVEMENT COST ESTIMATES

DRAFT ENGINEER'S OPINION OF PROBABLE COST
RIVER ISLANDS - PHASE 2
CALLERTON AVE(MAIN DRAINAGE CHANNEL FILLED)
 CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

August 29, 2023
 Job No.: 25504-62

Item	Description	Quantity	Unit	Unit Price	Amount
<u>CALLERTON AVE (MAIN DRAINAGE CHANNEL FILLED)</u>					
1	Mobilization ⁴	1	LS	\$ 12,000.00	\$ 12,000.00
2	Clearing, Grubbing, Striping, and Site Preparation	1	AC	\$ 1,000.00	\$ 1,000.00
3	Erosion Control	1	AC	\$ 2,500.00	\$ 2,500.00
4	Dewatering (<i>Budget</i>)	150	LF	\$ 100.00	\$ 15,000.00
5	42" Pipe Culvert	300	LF	\$ 120.00	\$ 36,000.00
6	Rip Rap ⁵	1	LS	\$ 5,000.00	\$ 5,000.00
7	Geogrid ⁵	1	LS	\$ 5,000.00	\$ 5,000.00
8	Earthwork	4,000	CY	\$ 5.00	\$ 20,000.00
9	Fine Grading	45,100	SF	\$ 0.45	\$ 20,295.00
10	Guardrail	300	LF	\$ 60.00	\$ 18,000.00
11	Chain Link Fence	150	LF	\$ 40.00	\$ 6,000.00
Subtotal Callerton Ave (<i>Main Drainage Channel Filled</i>)					\$ 140,795.00
TOTAL CONSTRUCTION COST (nearest \$1,000)					\$ 141,000.00

Notes:

- 1) This estimate does not include surveying, engineering, landscaping, dry utilities, irrigation, or street trees.
- 2) Unit prices are based on estimated current construction costs and no provision for inflation is included.
- 3) Underground utilities, joint trench, topside improvements are excluded from this estimate as these are already accounted for in the original Callerton Avenue estimate
- 4) Mobilization cost assumed to be approx. 10% of construction cost.
- 5) Estimate per Engeo.

DRAFT ENGINEER'S OPINION OF PROBABLE COST
RIVER ISLANDS - PHASE 2
CALLERTON AVE TEMPORARY BYPASS COST ESTIMATE
 CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

August 29, 2023
 Job No.: 25504

Item	Description	Quantity	Unit	Unit Price	Amount
CALLERTON AVE TEMPORARY BYPASS					
1	Fine Grading	33,100	SF	\$ 0.45	\$ 14,895.00
2	3" AC Paving	25,200	SF	\$ 1.50	\$ 37,800.00
3	6" Aggregate Base	29,500	SF	\$ 0.90	\$ 26,550.00
4	Traffic Striping & Signage	1	LS	\$ 5,000.00	\$ 5,000.00
5	Bridge Structure <i>(Budget)</i> ⁴	1	LS	\$ 250,000.00	\$ 250,000.00
6	Bridge Footing/End Supports <i>(Budget)</i> ⁴	1	LS	\$ 40,000.00	\$ 40,000.00
Subtotal Callerton Ave Temporary Bypass					\$ 374,245.00
TOTAL CONSTRUCTION COST (nearest \$1,000)					\$ 375,000.00

Notes:

- 1) This estimate does not include surveying, engineering, landscaping, dry utilities, irrigation, or street trees.
- 2) Callerton Ave Temporary Bypass shall have 24' of pavement section and shall have 3' shoulder on both side.
- 3) Assume pavement section to be 3" AC over 6" AB, and shoulder section to be 6" AB.
- 4) Estimate provided by River Islands.



ENGINEERING

ENGINEER'S BOND ESTIMATE
COST TO COMPLETE
RIVER ISLANDS - PHASE 2
TRACT 4155 - STORNOWAY PUBLIC ACCESS ROAD
 CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

August, 28, 2023
 Job No.: 25504 - 86

Item Description	Quantity	Unit	Unit Price	Amount
1 Temporary Street Lighting (0% Completion)	1	LS	\$ 20,000.00	\$ 20,000.00
2 Street Signage (0% Completion)	1	LS	\$ 2,000.00	\$ 2,000.00
3 Striping and Monuments (0% Completion)	1	LS	\$ 10,000.00	\$ 10,000.00
TOTAL COST TO COMPLETE \$				32,000.00

Notes:

- 1) Estimate from LID and Centerline Striping Co. Contract with RD 2062

DRAFT ENGINEER'S OPINION OF PROBABLE COST
DEL WEBB INTERIM FIRE ACCESS
RIVER ISLANDS
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

August 24, 2023
Job No.: 25504-44

Item	Description	Quantity	Unit	Unit Price	Amount
<u>SITE PREPARATION</u>					
1	Mobilization	1	LS	\$ 35,000.00	\$ 35,000.00
2	Clearing, Grubbing, Stripping and Site Preparation	5.8	AC	\$ 1,500.00	\$ 8,700.00
3	Erosion Control	5.8	AC	\$ 1,000.00	\$ 5,800.00
Subtotal Site Preparation					\$ 49,500.00
<u>ROADWAY</u>					
4	Fine Grading (roadway subgrade)	252,200	SF	\$ 0.45	\$ 113,490.00
5	3" AC	161,200	SF	\$ 1.50	\$ 241,800.00
6	6" AB	89,960	SF	\$ 0.90	\$ 80,964.00
7	Conform to existing roadway	2	EA	\$ 1,500.00	\$ 3,000.00
Subtotal Roadway					\$ 439,254.00
TOTAL CONSTRUCTION COST (nearest \$1,000)					\$ 489,000.00

Notes:

- 1 Unit prices are based on estimated current construction costs and no provision for inflation is included.
- 2 This estimate does not include surveying, landscaping, irrigation, electrical, joint trench or street trees.
- 3 Mobilization cost assumed to be 8% of construction cost.
- 4 Assumed pavement section for the interim fire access road to be 3" AC/6" AB.
- 5 Assumed levee top road to be 12' wide pavement w/ 4' wide AB on each side. Assumed roadway connecting from levee top road to fire station #35 and to Del Webb area to be 16' wide pavement w/ 2' wide AB on each side.
- 6 Guarantee of the improvements are to be at 110% of construction cost for a performance bond and a labor and materials bond shall be 50% of the performance bond amount.

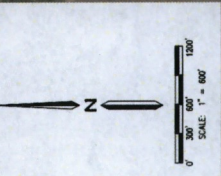
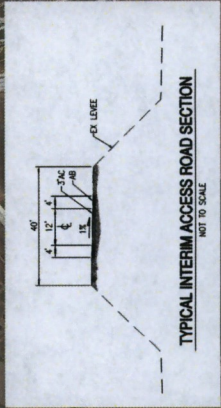


FIRE STATION
NO. 34

FIRE STATION
NO. 35

ODELL
ENGINEERING
6200 Stoneridge Mall Road, Suite 350
Pleasanton, CA 94588
PH 925.253.8340 odellengineering.com

PHASE 2
INTERIM FIRE ACCESS ROAD
RIVER ISLANDS
CITY OF LATHROP SAN JOAQUIN COUNTY CALIFORNIA
DATE: NOVEMBER 7, 2022



- LEGEND**
- PROPOSED FIRE ACCESS ROAD
 - EXISTING PARADISE ROAD
 - EXISTING EVA
 - PROPOSED EVA

SCHEDULE OF VALUES

PROJECT: RIVER ISLANDS PHASE 2 LIFT STATION B1
 OWNER: ISLANDS RECLAMATION DISTRICT 2062
 ENGINEER : KPFF
 CONTRACTOR: CONCO WEST, INC.
 CWI JOB #: 22270

ITEM	DESCRIPTION	CONTRACT AMOUNT	COST COMPLETED	COST REMAINING (COST TO COMPLETE)
I.	CIVIL WORKS	\$ 412,446	\$ 163,241	\$ 249,205
II.	MECHANICAL EQUIPMENT	\$ 412,446	\$ 360,346	\$ 52,100
III.	ELECTRICAL	\$ 1,073,880	\$ 350,000	\$ 723,880
IV.	STRUCTURAL AND ARCHITECTURAL BUILDING	\$ 929,900	\$ 69,200	\$ 860,700
TOTAL FACILITY COST		\$ 2,003,780	\$ 942,787	\$ 1,885,885

Note: Cost to complete projected as September 11, 2023

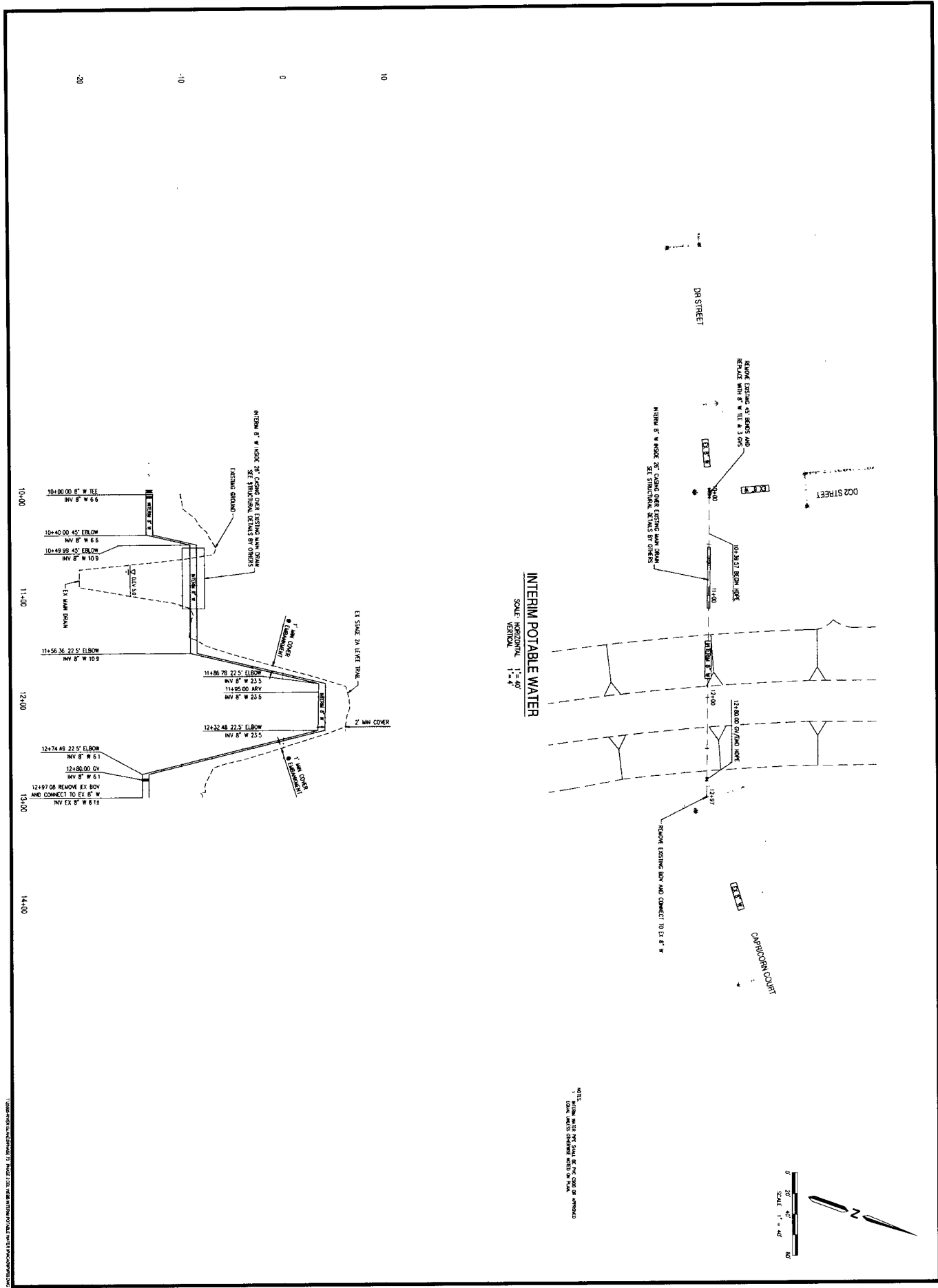
DRAFT ENGINEER'S OPINION OF PROBABLE COST
PHASE 2 DEL WEBB INTERIM POTABLE WATER
RIVER ISLANDS
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

April 28, 2023
Job No.: 25505-73

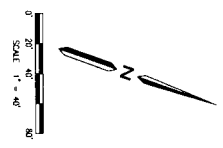
Item	Description	Quantity	Unit	Unit Price	Amount
<u>WATER SUPPLY</u>					
1	8" Water Line (including all appurtenances) (PVC)	60	LF	\$ 80.00	\$ 4,800.00
2	8" Water Line (including all appurtenances) (HDPE)	180	LF	\$ 60.00	\$ 10,800.00
3	8" Water Line in 30" Steel Casing	60	LF	\$ 350.00	\$ 21,000.00
4	8" Resilient Gate Valve	4	EA	\$ 2,600.00	\$ 10,400.00
5	Air Release Valve	1	EA	\$ 4,000.00	\$ 4,000.00
6	Connect to Existing	2	EA	\$ 7,000.00	\$ 14,000.00
Subtotal Water Supply					\$ 65,000.00
TOTAL CONSTRUCTION COST (nearest \$1,000)					\$ 65,000.00

Notes:

- 1) Unit prices are based on estimated current construction costs and no provision for inflation is included.

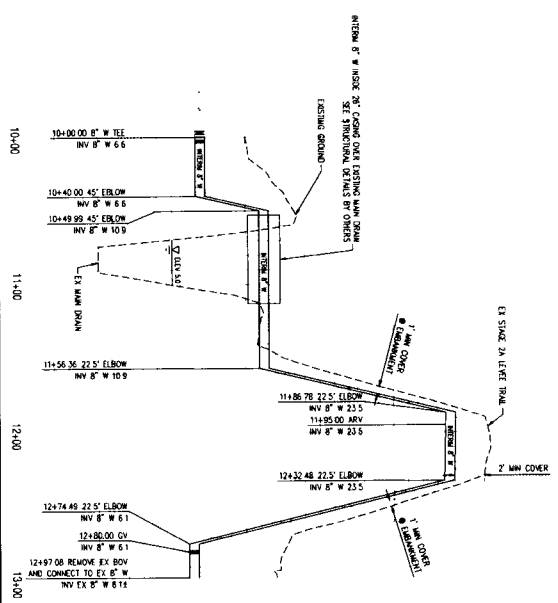


INTERIM POTABLE WATER
 SCALE: HORIZONTAL 1" = 40'
 VERTICAL 1" = 4'



NOTES:
 1. ALL DIMENSIONS ARE PER SHAL OR PER CONG. AS APPLICABLE.
 2. EXISTING CONDITIONS SHOWN IN BLACK.

10-00
 11-00
 12-00
 13-00
 14-00



2025 RELEASE UNDER E.O. 14176

5 AM 8/20/2025
 RIVER ISLANDS
 IMPROVEMENT PLANS

REVISED	DATE	BY	REASON

ODELL
 ENGINEERING
 8520 S. Philadelphia Ave. Ste. 300
 Pasadena, CA 91106
 PH: 782.222.8300
 odellengineering.com

PHASE 2 DEL WEBB INTERIM POTABLE WATER
PRELIMINARY
RIVER ISLANDS
 IMPROVEMENT PLANS
 CITY OF LATHROP SAN JOAQUIN COUNTY CALIFORNIA

INTERIM POTABLE WATER

APPROVED:

DESIGNED	AC
DRAWN	JR
CHECKED	ALL
SCALE	1" = 40'
DATE	06/07/2023
JOB NO.	23005
FILE NO.	PH2/DWB

SHEET NO
 3
 OF
 3

**JOINT ESCROW INSTRUCTIONS
RECORDATION OF FINAL MAPS
(RIVER ISLANDS AT LATHROP)**

September 11, 2023

Via Email and Hand Delivery

Old Republic Title Company
1215 W. Center Street, Suite 103
Manteca, CA 95337
Attn: Lori Richardson

Re: Recordation of Final Map 4155; Escrow No. 1214022812

Dear Lori:

This letter constitutes the joint escrow instructions ("**Escrow Instructions**") of River Islands Development Area 1, LLC, a Delaware limited liability company ("**RIDA1**") and the City of Lathrop ("**City**") in connection with the above-referenced escrow ("**Escrow**"). The Escrow was opened in connection with recordation of the above-referenced final map ("**Final Map**"). Recordation of the Final Map is subject to the conditions set forth below. The transactions described in these Escrow Instructions are referred to as the "**Transaction**." Old Republic Title Company is referred to as "you" or "**ORTC**."

A. Date for Closings

The Final Map will be recorded at the time designated by RIDA1 as set forth below. The Final Map can only be recorded after the City has approved the map in writing. The closing date for the Transaction is intended to occur by December 29, 2023, at the time designated in writing by RIDA1, subject to satisfaction of the conditions set forth below (each a "**Closing**"). If the Final Map has not been recorded by June 30, 2024, ORTC will return the Final Map to the City.

B. Documents to be Delivered and Recordation Documents

In connection with the Transaction, you have in your possession or will receive the following documents from City and RIDA1 for recordation in the Official Records of San Joaquin County, California ("**Official Records**").

B.1. One original Final Map for Tract 4155, executed and acknowledged by the City (provided to title by City).

B.2. A fully executed and acknowledged Amendment to Notice of Special Tax Lien for the City of Lathrop Community Facilities District No. 2023-1 (River Islands Public Services and Facilities) Annexation No. 4 (provided to title by City).

B.3. A fully executed and acknowledged Amendment to Notice of Special Tax Lien for Island Reclamation District 2062 Community Facilities District No. 2013-1 (Levee and Lake Maintenance Services) (provided to title by RIDA1).

B.4. A fully executed and acknowledged Amendment to Notice of Special Tax Lien for River Islands Public Financing Authority Community Facilities District No. 2013-1 (River Islands Public Services) (provided to title by RIDA1).

B.5. A fully executed Irrevocable Offer of Dedication of Easement for Public Roadway Purposes and Public Utility Easement Tract 4055 for Brightwood Avenue, Coral Tree Lane and Kenwood Drive (provided to title by City).

JOINT ESCROW INSTRUCTIONS RECORDATION OF FINAL MAPS (RIVER ISLANDS AT LATHROP)

The documents listed in Items B.1, B.2, B.3, B.4 and B.5 above are referred to as the **“Recordation Documents.”** The Recordation Documents shall be recorded in the order referred to above. The date on which the Recordation Documents are recorded in the Official Records is the Recordation Date.

Prior to recording the Recordation Documents, please confirm that you have received copies or originals of the following documents: (i) Unanimous Approval of Annexation to a Community Facilities District and Related Matters, City of Lathrop Community Facilities District No. 2023-1 (River Islands Public Services and Facilities); (ii) Consent to, and Ballot in favor of, Annexation of Real Property to Island Reclamation District No. 2062 Community Facilities District No. 2013-1 (Levee and Lake Maintenance) and (iii) Consent to, and Ballot in favor of, Annexation of Real Property to the River Islands Public Financing Authority Community Facilities District No. 2013-1 (River Islands Public Services). The original City of Lathrop Unanimous Approval must be delivered to the City of Lathrop. The original Consents and Ballots for River Islands Public Financing Authority CFD Nos. 2013-1 and Island Reclamation District No. 2013-1 must be delivered to Jeanne Zolezzi at Herum\Crabtree\Suntag, 5757 Pacific Ave., Suite 222, Stockton, CA 95207. Copies should be sent via email to Cari James (cjames@ci.lathrop.ca.us), Cindy Yan at Goodwin Consulting Group, cindy@goodwinconsultinggroup.net, Susan Dell’Osso (sdelloso@riverislands.com) and Debbie Belmar (dbelmar@riverislands.com) together with conformed copies of the amendments to notices of special tax that are recorded as part of the Recordation Documents.

C. Funds and Settlement Statement

You also have received, or will receive from RIDA1, prior to the recordation of the Recordation Documents, in immediately available funds, the following amounts, in accordance with the settlement statement prepared by you and approved in writing by both RIDA1 and City (**“Settlement Statement”**): recordation costs, escrow fees and other amounts as set forth in the Settlement Statement. Such costs, fees and other amounts are the sole responsibility of RIDA1.

- Funds to be wire transferred directly to the entity set forth below, immediately upon recordation of the Final Map, in accordance with the wire transfer instructions for each entity are as follows: The amount of **\$164,336.96**, payable to the City pursuant to that certain Agreement to Settle Litigation Regarding River Islands at Lathrop (as amended **“Sierra Club Agreement”**), constituting the amount of **\$3,687.00** multiplied by **44.572** acres (or portion thereof) included in the Final Map, is to be transferred to the City upon recordation of the Final Map. The City’s wire instructions are set forth below.

The amounts set forth in Section C are referred to as the **“Closing Funds.”**

D. Closing Requirements

When the following has occurred, you are authorized to close the Escrow at the time(s) and in accordance with the process set forth below:

D.1. You have delivered copies of your Settlement Statement by email transmission to: (a) Susan Dell’Osso (sdelloso@riverislands.com); (b) Debbie Belmar (dbelmar@riverislands.com); (c) Brad Taylor (btaylor@ci.lathrop.ca.us); (d) Salvador Navarrete (snavarrete@ci.lathrop.ca.us); (e) Sandra Lewis (slewis@ci.lathrop.ca.us), and

JOINT ESCROW INSTRUCTIONS RECORDATION OF FINAL MAPS (RIVER ISLANDS AT LATHROP)

have confirmation (by telephone or email) from Susan Dell'Osso and Brad Taylor that the Settlement Statement is accurate and acceptable;

D.2. You have not received any instructions contrary to these Escrow Instructions;

D.3. The Recordation Documents and all other documents described herein as being held by you or delivered to you have been received by you and have been fully executed and, where applicable, acknowledged, and you have attached all legal descriptions or have confirmed that all exhibits and legal descriptions are attached;

D.4 You are prepared to record the Recordation Documents, as designated, release funds in accordance with the Settlement Statement and complete the Transaction in compliance with these Escrow Instructions;

D.5. You have delivered a copy of these instructions, executed by an authorized signatory of ORTC with authority to bind ORTC, and initialed all pages, by email transmission (with original hard copy to follow by U.S. Mail) to Debbie Belmar and Brad Taylor at the email addresses set forth above; and

D.6. You have received confirmation (by email or other writing) from Susan Dell'Osso and Stephen Salvatore or Brad Taylor to record the Recordation Documents and complete the Transaction.

E. Closing Process and Priorities

When you have fully satisfied all of the closing requirements set forth in Section D, then you are authorized and instructed to do the following in the chronological order given:

E.1. Date the Recordation Documents to be recorded;

E.2. Record the Recordation Documents in the Official Records;

E.3. Pay the costs associated with the Transaction;

E.4. Refund any funds delivered to you by RIDA1 that are not disbursed at the time of the final Closing pursuant to these Escrow Instructions to the following entity and address:

River Islands Development Area 1, LLC
73 W. Stewart Road
Lathrop, CA 95330
Attn: Susan Dell'Osso

E.5. Notify Susan Dell'Osso (sdelloso@riverslands.com), Debbie Belmar (dbelmar@riverislands.com), Brad Taylor (btaylor@ci.lathrop.ca.us), Sandra Lewis (slewis@ci.lathrop.ca.us), Teresa Vargas (tvargas@ci.lathrop.ca.us), Sarah Pimentel (spimentel@ci.lathrop.ca.us), and Jose Molina (JMolina@sigov.org) of the completion of the Transaction;

E.6. Within five (5) business days after each Recordation Date, deliver by overnight delivery via recognized, national, overnight delivery carrier to: (1) Susan Dell'Osso, River Islands Development Area 1, LLC, 73 W. Stewart Road, Lathrop, CA 95330; and (2) Mr. Brad Taylor, City Engineer, City Attorney, City of Lathrop, 390 Towne Centre Drive, Lathrop, CA 95330:

**JOINT ESCROW INSTRUCTIONS
RECORDATION OF FINAL MAPS
(RIVER ISLANDS AT LATHROP)**

- (A) a certified copy of the Recordation Documents, showing all recording information of the Recordation Documents; and
- (B) a certified copy of the final Settlement Statement.

F. Additional Instructions

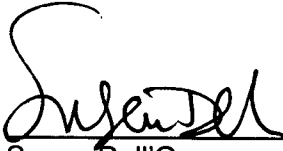
When assembling the final documents, signature pages from all parties shall be inserted into each respective final document in creating fully executed counterparts.

Please acknowledge receipt of these instructions and your agreement to act as Escrow agent in connection with this Transaction in accordance with these Escrow Instructions, by executing and dating a copy of these Escrow Instructions where indicated below, initialing all pages and returning it to both of the undersigned.

The Escrow Instructions may be modified only in a writing signed by both of the undersigned.

Very truly yours,

Stephen J. Salvatore Date
City Manager
City of Lathrop

 9/5/2023

Susan Dell'Osso Date
President
River Islands Development Area 1, LLC

**JOINT ESCROW INSTRUCTIONS
RECORDATION OF FINAL MAPS
(RIVER ISLANDS AT LATHROP)**

ESCROW INSTRUCTIONS
ACKNOWLEDGEMENT AND AGREEMENT:

Receipt of the foregoing Escrow Instructions from RIDA1 and the City is hereby acknowledged. The undersigned agrees, for itself, and on behalf of ORTC, to proceed in strict accordance with these Escrow Instructions. The undersigned represents and warrants to RIDA1 and the City that the undersigned is authorized to execute this Acknowledgement and Agreement, for itself, and on behalf of ORTC.

Old Republic Title Company

By: _____
Its: _____
Date: _____

**RECORDING REQUESTED BY AND
AFTER RECORDATION RETURN TO:**

City Clerk
City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Recorded for the benefit of the City of Lathrop
pursuant to Government Code Section 27383

FOURTH AMENDMENT TO NOTICE OF SPECIAL TAX LIEN

City of Lathrop
Community Facilities District No. 2023-1
(River Islands Public Services and Facilities #2)
Annexation No. 4

Pursuant to the requirements of Section 3117.5 of the Streets and Highways Code of California and the Mello-Roos Community Facilities Act of 1982, as amended, Section 53311, *et. seq.*, of the California Government Code (the "Act"), the undersigned City Clerk of the City of Lathrop (the "City"), County of San Joaquin, State of California, hereby gives notice that a lien to secure payment of a special tax is hereby imposed by the City Council of the City on the property described in Exhibit A hereto. The special tax secured by this lien is authorized to be levied for the purpose of paying principal and interest on bonds, the proceeds of which are being used to finance the acquisition and construction of all or a portion of the public facilities authorized to be funded by the City of Lathrop Community Facilities District No. 2023-1 (River Islands Public Services and Facilities #2) (the "CFD"), and to pay costs of the public services and facilities authorized to be funded by the CFD, both as described in Exhibit A to the Notice of Special Tax Lien heretofore recorded in the Office of the County Recorder for the County of San Joaquin, State of California (the "County Recorder") on June 28, 2023 as Document No. 2023-050810 (the "Original Notice"), and said special tax is to be levied according to the Rate and Method of Apportionment of Special Tax set forth in Exhibit B to the Notice of Special Tax Lien, to which recorded Notice of Special Tax Lien reference is hereby made and the provisions of which are hereby incorporated herein in full by this reference.

This Fourth Amendment to Notice of Special Tax Lien amends the Notice of Special Tax Lien to add to the territory within the City of Lathrop Community Facilities District No. 2023-1 (River Islands Public Services and Facilities #2) certain real property identified in Exhibit A hereto (the "Property") and shown within the future annexation area on the boundary map of the community facilities district recorded on April 19, 2023, in Book 7 of Maps of Assessment and Community Facilities Districts at Page 55 (Document No. 2023-030264), in the Office of the County Recorder, which map is the final boundary map of the community facilities district. The Property is being annexed into Tax Zone 1 of the community facilities district, as described in the

Rate and Method of Apportionment of Special Tax attached as Exhibit B to the Notice of Special Tax Lien, with the maximum special tax rates identified in Exhibit B hereto.

The assessor's tax parcel(s) numbers of all parcels or any portion thereof which are included in this Fourth Amendment to Notice of Special Tax Lien, together with the name(s) of the owner(s) thereof, as they appear on the latest secured assessment roll as of the date of recording hereof or as are otherwise known to the Authority are as set forth in Exhibit A hereto which is by this reference made a part hereof.

For further information concerning the current and estimated future tax liability of owners or purchasers of real property or interests therein subject to the special tax lien, interested persons should contact the Finance Director, City of Lathrop, 390 Towne Centre Drive, Lathrop, California 95330; Telephone: (209) 941-7327.

Dated: _____, 2023.

By: _____
City Clerk,
City of Lathrop

EXHIBIT A

**CITY OF LATHROP
COMMUNITY FACILITIES DISTRICT NO. 2023-1
(RIVER ISLANDS PUBLIC SERVICES AND FACILITIES #2)
ANNEXATION NO. 4
ASSESSOR'S PARCEL NUMBER(S) AND OWNER(S) OF LAND
WITHIN ANNEXATION NO. 4 TO CITY OF LATHROP
COMMUNITY FACILITIES DISTRICT NO. 2023-1
(RIVER ISLANDS PUBLIC SERVICES AND FACILITIES #2)**

Name(s) of Property Owner(s)	San Joaquin County Assessor's Parcel No.
RIVER ISLANDS DEVELOPMENT AREA 1, LLC 73 W. STEWART RD., LATHROP, CA 95330	213-610-17, 213-610-18, 213-610-19, 213- 610-20

EXHIBIT B
CITY OF LATHROP
COMMUNITY FACILITIES DISTRICT NO. 2023-1
(RIVER ISLANDS PUBLIC SERVICES AND FACILITIES #2)
ANNEXATION NO. 4

MAXIMUM SERVICES SPECIAL TAX FOR ZONE 1 OF THE CFD

The table below identifies the Maximum Services Special Tax for Developed Property within Tax Zone 1, both before and after the Trigger Event:

Type of Property	Lot Size	Maximum Services Special Tax in Tax Zone 1 Prior to the Trigger Event (Fiscal Year 2022-23)*	Maximum Services Special Tax in Tax Zone 1 After the Trigger Event (Fiscal Year 2022-23)*
<u>Residential Property:</u>			
Single Family Detached Property	Greater than 7,000 SqFt 5,801 to 7,000 SqFt 4,801 to 5,800 SqFt 4,000 to 4,800 SqFt Less Than 4,000 SqFt Not Applicable Not Applicable		\$205.02 per SFD Lot
Single Family Detached Property		\$432.29 per SFD Lot	\$165.53 per SFD Lot
Single Family Detached Property		\$349.02 per SFD Lot	\$151.87 per SFD Lot
Single Family Detached Property		\$320.21 per SFD Lot	\$129.09 per SFD Lot
Single Family Detached Property		\$272.18 per SFD Lot	\$119.97 per SFD Lot
Single Family Detached Property		\$252.96 per SFD Lot	\$0.00 per Unit
Single Family Detached Property		\$0.00 per Unit	\$0.00 per Unit
Single Family Attached Property		\$0.00 per Unit	\$0.00 per Unit
Multi-Family Property		\$0.00 per Unit	\$0.00 per Unit
Non-Residential Property	Not Applicable	\$0.00 per Non-Residential Square Foot	\$0.00 per Non-Residential Square Foot

** On July 1, 2023, and on each July 1 thereafter, all figures shown in the table above shall be increased by the Escalation Factor.*

MAXIMUM FACILITIES SPECIAL TAX FOR ZONE 1 OF THE CFD

The table below identifies the Maximum Facilities Special Tax for Developed Property within Tax Zone 1, both before and after the Trigger Event:

Type of Property	Lot Size	Maximum Facilities Special Tax in Tax Zone 1 Prior to the Trigger Event (Fiscal Year 2022-23)*	Maximum Facilities Special Tax in Tax Zone 1 After the Trigger Event (Fiscal Year 2022-23)*
Residential Property:			
Single Family Detached Property			\$227.27 per SFD Lot
Single Family Detached Property	Greater than 7,000 SqFt	\$0.00 per SFD Lot	\$183.49 per SFD Lot
Single Family Detached Property	5,801 to 7,000 SqFt	\$0.00 per SFD Lot	\$168.34 per SFD Lot
Single Family Detached Property	4,801 to 5,800 SqFt	\$0.00 per SFD Lot	\$143.09 per SFD Lot
Single Family Detached Property	4,000 to 4,800 SqFt	\$0.00 per SFD Lot	\$132.99 per SFD Lot
Single Family Detached Property	Less Than 4,000 SqFt	\$0.00 per Unit	\$0.00 per Unit
Single Family Attached Property	Not Applicable	\$0.00 per Unit	\$0.00 per Unit
Multi-Family Property	Not Applicable	\$0.00 per Unit	\$0.00 per Unit
Non-Residential Property	Not Applicable	\$0.00 per Non-Residential Square Foot	\$0.00 per Non-Residential Square Foot

** On July 1, 2023, and on each July 1 thereafter until the first Fiscal Year after the Trigger Event, all figures shown in the table above shall be increased by the Escalation Factor. On July 1 of the first Fiscal Year after the Trigger Event, and on each July 1 thereafter, the Maximum Facilities Special Taxes shall increase by two percent (2%) of the amount in effect in the prior Fiscal Year.*

DRAFT

**RECORDING REQUESTED BY, AND
WHEN RECORDED MAIL TO:**

CITY OF LATHROP
ATTN: CITY CLERK
390 TOWNE CENTRE DRIVE
LATHROP, CA 95330

Exempt from payment of recording fees (GC 27383)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**IRREVOCABLE OFFER OF DEDICATION OF EASEMENT
FOR PUBLIC ROADWAY PURPOSES AND PUBLIC UTILITY EASEMENT
(TRACT 4155 – OFFSITE ROADWAY DEDICATION – BRIGHTWOOD AVENUE,
CORAL TREE LANE & KENWOOD DRIVE)**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, River Islands Development Area 1, LLC, a Delaware limited liability company, hereby grants to the CITY OF LATHROP, a municipal corporation in the County of San Joaquin, State of California, an easement for ingress, egress and road purposes, and a public utility easement (PUE), over and across the hereinafter described real property situated in the City of Lathrop and more particularly described as follows:

SEE EXHIBITS “A” & “B” ATTACHED HERETO AND MADE A PART HEREOF

This Offer of Dedication is made pursuant to Section 7050 of the Government Code of the State of California and may be accepted at any time by the City Engineer of the City of Lathrop. This Offer of Dedication may be terminated, and right to accept such offer abandoned in the same manner as is prescribed for the vacation of streets or highways by Part 3 of Division 9, or Chapter 2 of Division 2 of the Streets and Highways Code of the State of California, whichever is applicable.

The above-described easement is to be kept open, clear and free from buildings and structures of any kind. This Offer of Dedication shall be irrevocable and shall be binding on the Grantor's heirs, executors, administrators, successors and assigns.

SIGNATURES:

Signed this _____ day of September, 2023

RIVER ISLANDS DEVELOPMENT AREA 1, LLC,
a Delaware limited liability company

By: _____
Name: Susan Dell'Osso
Its: President

(Notary Acknowledgment Required for Each Signatory)

EXHIBIT "A" & "B"

LEGAL DESCRIPTION

**OFFSITE ROADWAY DEDICATION AND ADJACENT PUBLIC UTILITY
EASEMENT BRIGHTWOOD AVENUE, CORAL TREE LANE & KENWOOD DRIVE**

(See Attached)

EXHIBIT "A-1"

LEGAL DESCRIPTION
IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES
OFFSITE ROADWAY DEDICATION
KENWOOD DRIVE, CORAL TREE LANE, AND BRIGHTWOOD AVENUE
RIVER ISLANDS-PHASE 2
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

CERTAIN REAL PROPERTY SITUATE IN THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF PARCEL 23, AS SAID PARCEL IS SHOWN ON THE MAP ENTITLED "TRACT 4149, RIVER ISLANDS-PHASE 2, LARGE LOT FINAL MAP", FILED DECEMBER 5, 2022, IN BOOK 44 OF MAPS AND PLATS, AT PAGE 52, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERN LOT LINE OF SAID PARCEL 23, SAID POINT ALSO BEING THE SOUTHERLY TERMINUS OF THE COURSE LABELED AS "L143", ALL AS SHOWN ON SHEET 17 OF SAID MAP OF TRACT 4149;

THENCE NORTHERLY ALONG SAID COURSE, NORTH 09°20'36" EAST FOR A DISTANCE OF 60.00 FEET;

THENCE, LEAVING THE WESTERN LOT LINE OF SAID PARCEL 23, SOUTH 80°39'24" EAST FOR A DISTANCE OF 740.84 FEET;

THENCE, NORTH 53°21'07" EAST FOR A DISTANCE OF 34.74 FEET;

THENCE, SOUTH 78°42'25" EAST FOR A DISTANCE OF 60.14 FEET;

THENCE, SOUTHERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1530.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 82°38'22" WEST, THROUGH A CENTRAL ANGLE OF 01°58'58", AND AN ARC DISTANCE OF 52.95 FEET;

THENCE, SOUTH 09°20'36" WEST FOR A DISTANCE OF 255.85 FEET;

THENCE, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 570.00 FEET, THROUGH A CENTRAL ANGLE OF 01°47'45", AND AN ARC DISTANCE OF 17.86 FEET;

THENCE, SOUTH 39°34'41" EAST FOR A DISTANCE OF 36.64 FEET;

THENCE, EASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1930.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 03°17'46" WEST, THROUGH A CENTRAL ANGLE OF 03°42'00", AND AN ARC DISTANCE OF 124.63 FEET;

THENCE, SOUTH 06°59'46" WEST FOR A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERLY LINE OF PARCEL 16 OF SAID MAP OF TRACT 4149;

THENCE WESTERLY ALONG SAID NORTHERLY LINE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1870.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 06°59'46" WEST, THROUGH A CENTRAL ANGLE OF 07°08'33", AND AN ARC DISTANCE OF 233.11 FEET;

THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID PARCEL 16 AND ITS WESTERLY EXTENSION, SOUTH 89°51'13" WEST FOR A DISTANCE OF 245.06 FEET;

THENCE, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 630.00 FEET, THROUGH A CENTRAL ANGLE OF 06°14'31", AND AN ARC DISTANCE OF 68.63 FEET;

THENCE, NORTH 83°54'16" WEST FOR A DISTANCE OF 121.08 FEET;

THENCE, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1470.00 FEET, THROUGH A CENTRAL ANGLE OF 07°33'23", AND AN ARC DISTANCE OF 193.87 FEET;

THENCE, SOUTH 88°32'21" WEST FOR A DISTANCE OF 14.24 FEET TO AN ANGLE POINT ON THE SOUTHERLY LINE OF PARCEL 23 OF SAID MAP OF TRACT 4149, SAID POINT ALSO BEING THE EASTERLY TERMINUS OF COURSE LABELED AS "L67", ALL AS SHOWN ON SHEET 17 OF SAID MAP OF TRACT 4149;

THENCE ALONG SAID COURSE LABELED AS "L67", SOUTH 88°32'21" WEST FOR A DISTANCE OF 85.76 FEET;

THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID PARCEL 23, WESTERLY ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, THROUGH A CENTRAL ANGLE OF 05°16'25", AND AN ARC DISTANCE OF 30.37 FEET TO THE WESTERN LINE OF SAID PARCEL 23, SAID POINT ALSO BEING THE SOUTHERN TERMINUS OF COURSE LABELED AS "L142", ALL AS SHOWN ON SHEET 17 OF SAID MAP OF TRACT 4149;

THENCE, ALONG THE WESTERN LINE OF SAID PARCEL 23, NORTH 14°51'31" EAST FOR A DISTANCE OF 61.39 FEET;

THENCE, LEAVING THE WESTERN LINE OF SAID PARCEL 23, EASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 01°18'57" EAST, THROUGH A CENTRAL ANGLE OF 02°46'36", AND AN ARC DISTANCE OF 13.08 FEET;

THENCE, NORTH 88°32'21" EAST FOR A DISTANCE OF 100.00 FEET;

THENCE, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1530.00 FEET, THROUGH A CENTRAL ANGLE OF 07°33'23", AND AN ARC DISTANCE OF 201.78 FEET.

THENCE, SOUTH 83°54'16" EAST FOR A DISTANCE OF 121.08 FEET;

THENCE, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 570.00 FEET, THROUGH A CENTRAL ANGLE OF 06°14'31", AND AN ARC DISTANCE OF 62.10 FEET;

THENCE, NORTH 89°51'13" EAST FOR A DISTANCE OF 245.06 FEET;

THENCE, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1930.00 FEET, THROUGH A CENTRAL ANGLE OF 00°12'15", AND AN ARC DISTANCE OF 6.88 FEET;

THENCE, NORTH 48°18'30" EAST FOR A DISTANCE OF 33.29 FEET;

THENCE, NORTHERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 630.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 83°26'27" EAST, THROUGH A CENTRAL ANGLE OF 02°47'03", AND AN ARC DISTANCE OF 30.61 FEET;

THENCE, NORTH 09°20'36" EAST FOR A DISTANCE OF 200.85 FEET;

THENCE, NORTH 35°39'24" WEST FOR A DISTANCE OF 35.36 FEET;

THENCE, NORTH 80°39'24" WEST FOR A DISTANCE OF 741.00 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING 127,983 SQUARE FEET (2.938 ACRES), MORE OR LESS.

A PLAT OF THE ABOVE DESCRIBED PARCEL IS ATTACHED HERETO AS **EXHIBIT "B"** AND BY THIS REFERENCE MADE A PART HEREOF.

END DESCRIPTION

THIS DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

WILLIAM M. KOCH
PROFESSIONAL LAND SURVEYOR
CALIFORNIA NO. 8092



DATE

EXHIBIT "A-2"

LEGAL DESCRIPTION
DEDICATION OF PUBLIC UTILITY EASEMENTS
ALONG KENWOOD DRIVE, CORAL TREE LANE, AND BRIGHTWOOD AVENUE
RIVER ISLANDS-PHASE 2
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

CERTAIN REAL PROPERTY SITUATE IN THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF PARCEL 23, AS SAID PARCEL IS SHOWN ON THE MAP ENTITLED "TRACT 4149, RIVER ISLANDS-PHASE 2, LARGE LOT FINAL MAP", FILED DECEMBER 5, 2022, IN BOOK 44 OF MAPS AND PLATS, AT PAGE 52, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

P.U.E. #1

COMMENCING AT A POINT ON THE WESTERN LOT LINE OF SAID PARCEL 23, SAID POINT ALSO BEING THE SOUTHERLY TERMINUS OF THE COURSE LABELED AS "L143", ALL AS SHOWN ON SHEET 17 OF SAID MAP OF TRACT 4149;

THENCE NORTHERLY ALONG SAID COURSE, NORTH 09°20'36" EAST FOR A DISTANCE OF 60.00 FEET;

THENCE, LEAVING THE WESTERN LOT OF SAID PARCEL 23, SOUTH 80°39'24" EAST FOR A DISTANCE OF 45.68 FEET TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED PUBLIC UTILITY EASEMENT;

THENCE, NORTH 09°20'36" EAST FOR A DISTANCE OF 10.00 FEET;

THENCE, SOUTH 80°39'24" EAST FOR A DISTANCE OF 704.82 FEET;

THENCE, SOUTH 53°21'07" WEST FOR A DISTANCE OF 13.90 FEET;

THENCE, NORTH 80°39'24" WEST FOR A DISTANCE OF 695.16 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 7,000 SQUARE FEET, MORE OR LESS.

P.U.E. #2

COMMENCING AT A POINT ON THE WESTERN LOT LINE OF SAID PARCEL 23, SAID POINT ALSO BEING THE SOUTHERLY TERMINUS OF THE COURSE LABELED AS "L143", ALL AS SHOWN ON SHEET 17 OF SAID MAP OF TRACT 4149;

THENCE, LEAVING THE WESTERN LOT OF SAID PARCEL 23, SOUTH 80°39'24" EAST FOR A DISTANCE OF 275.00 FEET TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED PUBLIC UTILITY EASEMENT;

THENCE, CONTINUING SOUTH 80°39'24" EAST FOR A DISTANCE OF 466.00 FEET;

THENCE, SOUTH 35°39'24" EAST FOR A DISTANCE OF 14.14 FEET;

THENCE, NORTH 80°39'24" WEST FOR A DISTANCE OF 486.00 FEET;
THENCE, NORTH 54°20'36" EAST FOR A DISTANCE OF 14.14 FEET TO THE **POINT OF BEGINNING**.
CONTAINING 4,760 SQUARE FEET, MORE OR LESS.

P.U.E. #3

COMMENCING AT A POINT ON THE WESTERN LOT LINE OF SAID PARCEL 23, SAID POINT ALSO BEING THE SOUTHERLY TERMINUS OF THE COURSE LABELED AS "L143", ALL AS SHOWN ON SHEET 17 OF SAID MAP OF TRACT 4149;

THENCE, LEAVING THE WESTERN LOT OF SAID PARCEL 23, SOUTH 80°39'24" EAST FOR A DISTANCE OF 741.00 FEET;

THENCE, SOUTH 35°39'24" EAST FOR A DISTANCE OF 35.36 FEET;

THENCE, SOUTH 09°20'36" WEST FOR A DISTANCE OF 85.00 FEET TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED PUBLIC UTILITY EASEMENT;

THENCE, CONTINUING SOUTH 09°20'36" WEST FOR A DISTANCE OF 115.85 FEET;

THENCE, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 630.00 FEET, THROUGH A CENTRAL ANGLE OF 02°47'03" AND AN ARC DISTANCE OF 30.61 FEET;

THENCE, SOUTH 48°18'30" WEST FOR A DISTANCE OF 14.87 FEET;

THENCE, NORTHERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 640.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 84°26'04" EAST, THROUGH A CENTRAL ANGLE OF 03°46'40" AND AN ARC DISTANCE OF 42.20 FEET;

THENCE, NORTH 09°20'36" EAST FOR A DISTANCE OF 115.85 FEET;

THENCE, SOUTH 80°39'24" EAST FOR A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,523 SQUARE FEET, MORE OR LESS.

P.U.E. #4

COMMENCING AT A POINT ON THE WESTERN LOT LINE OF SAID PARCEL 23, SAID POINT ALSO BEING THE SOUTHERLY TERMINUS OF THE COURSE LABELED AS "L143", ALL AS SHOWN ON SHEET 17 OF SAID MAP OF TRACT 4149;

THENCE NORTHERLY ALONG SAID COURSE, NORTH 09°20'36" EAST FOR A DISTANCE OF 60.00 FEET;

THENCE, LEAVING THE WESTERN LOT OF SAID PARCEL 23, SOUTH 80°39'24" EAST FOR A DISTANCE OF 740.84 FEET;

THENCE, NORTH 53°21'07" EAST FOR A DISTANCE OF 34.74 FEET;

THENCE, SOUTH 78°42'25" EAST FOR A DISTANCE OF 60.14 FEET TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED PUBLIC UTILITY EASEMENT;

THENCE, SOUTH 82°38'22" EAST FOR A DISTANCE OF 10.00 FEET;

THENCE, SOUTHERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1540.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 82°38'22" WEST, THROUGH A CENTRAL ANGLE OF 01°58'58" AND AN ARC DISTANCE OF 53.30 FEET;

THENCE, SOUTH 09°20'36" WEST FOR A DISTANCE OF 255.85 FEET;

THENCE, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 560.00 FEET, THROUGH A CENTRAL ANGLE OF 02°45'11" AND AN ARC DISTANCE OF 26.91 FEET;

THENCE, NORTH 39°34'41" WEST FOR A DISTANCE OF 13.75 FEET;

THENCE, NORTHERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 570.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 82°27'09" EAST, THROUGH A CENTRAL ANGLE OF 01°47'45" AND AN ARC DISTANCE OF 17.86 FEET;

THENCE, NORTH 09°20'36" EAST FOR A DISTANCE OF 255.85 FEET;

THENCE, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1530.00 FEET, THROUGH A CENTRAL ANGLE OF 01°58'58" AND AN ARC DISTANCE OF 52.95 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3,313 SQUARE FEET, MORE OR LESS.

P.U.E. #5

COMMENCING AT A POINT ON THE WESTERN LOT LINE OF SAID PARCEL 23, SAID POINT ALSO BEING THE SOUTHERLY TERMINUS OF THE COURSE LABELED AS "L143", ALL AS SHOWN ON SHEET 17 OF SAID MAP OF TRACT 4149;

THENCE NORTHERLY ALONG SAID COURSE, NORTH 09°20'36" EAST FOR A DISTANCE OF 60.00 FEET;

THENCE, LEAVING THE WESTERN LOT OF SAID PARCEL 23, SOUTH 80°39'24" EAST FOR A DISTANCE OF 740.84 FEET;

THENCE, NORTH 53°21'07" EAST FOR A DISTANCE OF 34.74 FEET

THENCE, SOUTH 78°42'25" EAST FOR A DISTANCE OF 60.14 FEET, TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1530.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 82°38'22" WEST, THROUGH A CENTRAL ANGLE OF 01°58'58" AND AN ARC DISTANCE OF 52.95 FEET;

THENCE, SOUTH 09°20'36" WEST FOR A DISTANCE OF 255.85 FEET;

THENCE, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 570.00 FEET, THROUGH A CENTRAL ANGLE OF 01°47'45" AND AN ARC DISTANCE OF 17.86 FEET;

THENCE, SOUTH 39°34'41" EAST FOR A DISTANCE OF 36.64 FEET;

THENCE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1930.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 03°17'46" WEST, THROUGH A CENTRAL ANGLE OF 03°42'00" AND AN ARC DISTANCE OF 124.63 FEET;

THENCE, SOUTH 06°59'46" WEST FOR A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERLY LINE OF PARCEL 16 OF SAID MAP OF TRACT 4149;

THENCE ALONG SAID NORTHERLY LINE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1870.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 06°14'31" WEST, THROUGH A CENTRAL ANGLE OF 07°08'33" AND AN ARC DISTANCE OF 233.11 FEET;

THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID PARCEL 16, SOUTH 89°51'13" WEST FOR A DISTANCE OF 52.19 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 16, SAID POINT BEING THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED PUBLIC UTILITY EASEMENT;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 16, SOUTH 00°08'47" EAST FOR A DISTANCE OF 10.00 FEET;

THENCE LEAVING SAID WESTERLY LINE, SOUTH 89°51'13" WEST FOR A DISTANCE OF 192.87 FEET;

THENCE, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 640.00 FEET, THROUGH A CENTRAL ANGLE OF 06°14'31" AND AN ARC DISTANCE OF 69.72 FEET;

THENCE, NORTH 83°54'16" WEST FOR A DISTANCE OF 121.08 FEET;

THENCE, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1460.00 FEET, THROUGH A CENTRAL ANGLE OF 07°33'23", AND AN ARC DISTANCE OF 192.55 FEET;

THENCE, SOUTH 88°32'21" WEST FOR A DISTANCE OF 14.24 FEET TO A POINT ON THE SOUTHERLY LINE OF PARCEL 23 OF SAID MAP OF TRACT 4149;

THENCE ALONG SAID SOUTHERLY LINE, NORTH 01°27'39" WEST FOR A DISTANCE OF 10.00 FEET TO AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID PARCEL 23, SAID POINT ALSO BEING THE EASTERLY TERMINUS OF COURSE LABELED AS "L67", ALL AS SHOWN ON SHEET 17 OF SAID MAP OF TRACT 4149;

THENCE, NORTH 88°32'21" EAST FOR A DISTANCE OF 14.24 FEET;

THENCE, EASTERLY ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1470.00 FEET, THROUGH A CENTRAL ANGLE OF 07°33'23" AND AN ARC DISTANCE OF 193.87 FEET;

THENCE, SOUTH 83°54'16" EAST FOR A DISTANCE OF 121.08 FEET;

THENCE, EASTERLY ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 630.00 FEET, THROUGH A CENTRAL ANGLE OF 06°14'31" AND AN ARC DISTANCE OF 68.63 FEET;

THENCE, NORTH 89°51'13" EAST FOR A DISTANCE OF 192.87 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 5,906 SQUARE FEET, MORE OR LESS.

A PLAT OF THE ABOVE DESCRIBED EASEMENTS IS ATTACHED HERETO AS **EXHIBIT "B"** AND BY THIS REFERENCE MADE A PART HEREOF.

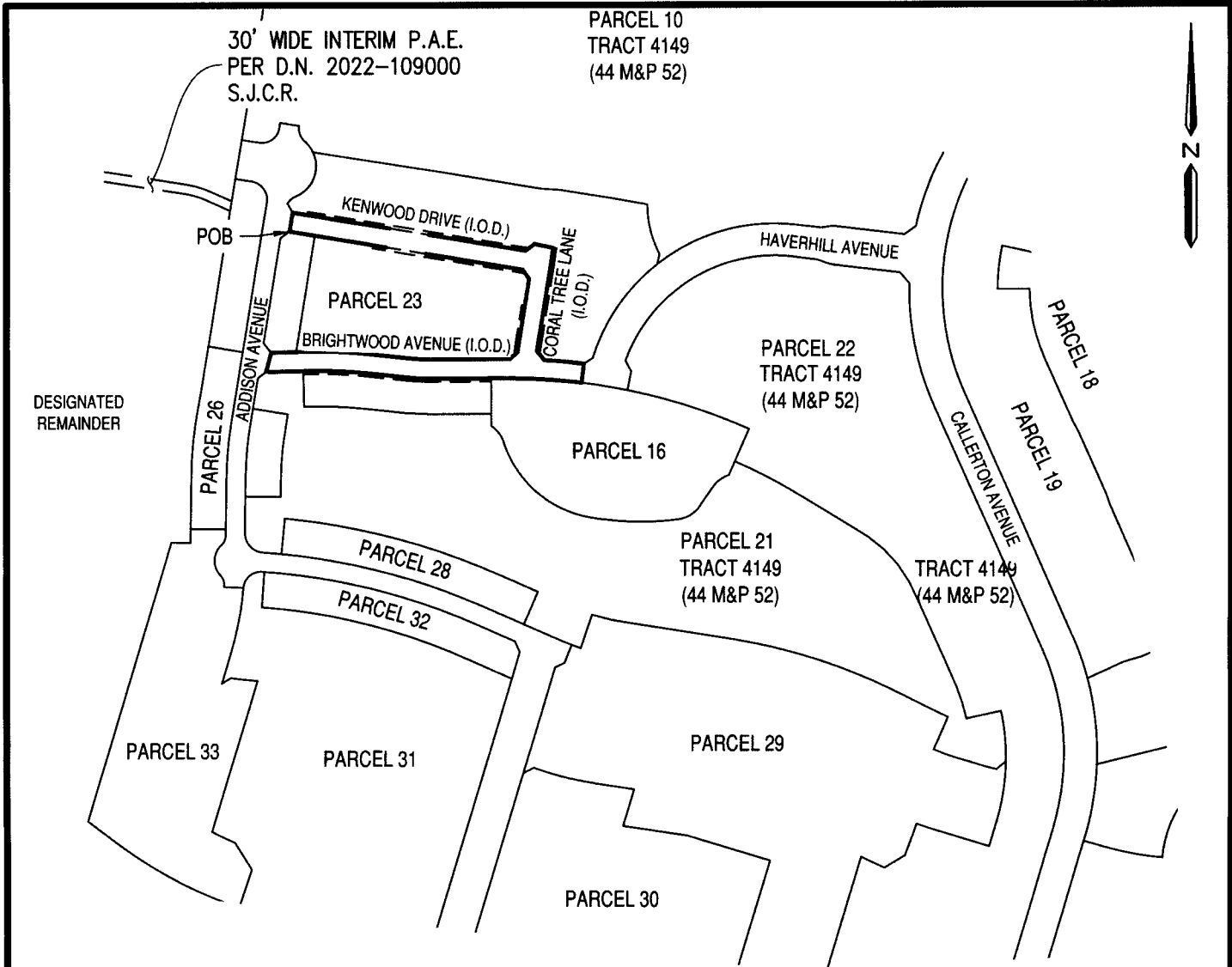
END DESCRIPTION

THESE DESCRIPTIONS HAVE BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

WILLIAM M. KOCH
PROFESSIONAL LAND SURVEYOR
CALIFORNIA NO. 8092



DATE



30' WIDE INTERIM P.A.E.
 PER D.N. 2022-109000
 S.J.C.R.

PARCEL 10
 TRACT 4149
 (44 M&P 52)

DESIGNATED
 REMAINDER

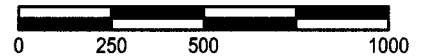
NOTE
 SEE SHEET 4 FOR LINE & CURVE TABLES

LEGEND

- — — — — EASEMENT LINE
- - - - - P.U.E. (PUBLIC UTILITY EASEMENT) LINE
- — — — — EX. LOT LINE
- I.O.D. IRREVOCABLE OFFER OF DEDICATION FOR ROADWAY PURPOSES
- POB POINT OF BEGINNING
- (R) RADIAL BEARING
- (T) TOTAL
- P.A.E. PUBLIC ACCESS EASEMENT
- D.N. DOCUMENT NUMBER
- XX M&P YY IN BOOK XX MAPS AND PLATS AT PAGE YY, S.J.C.R.



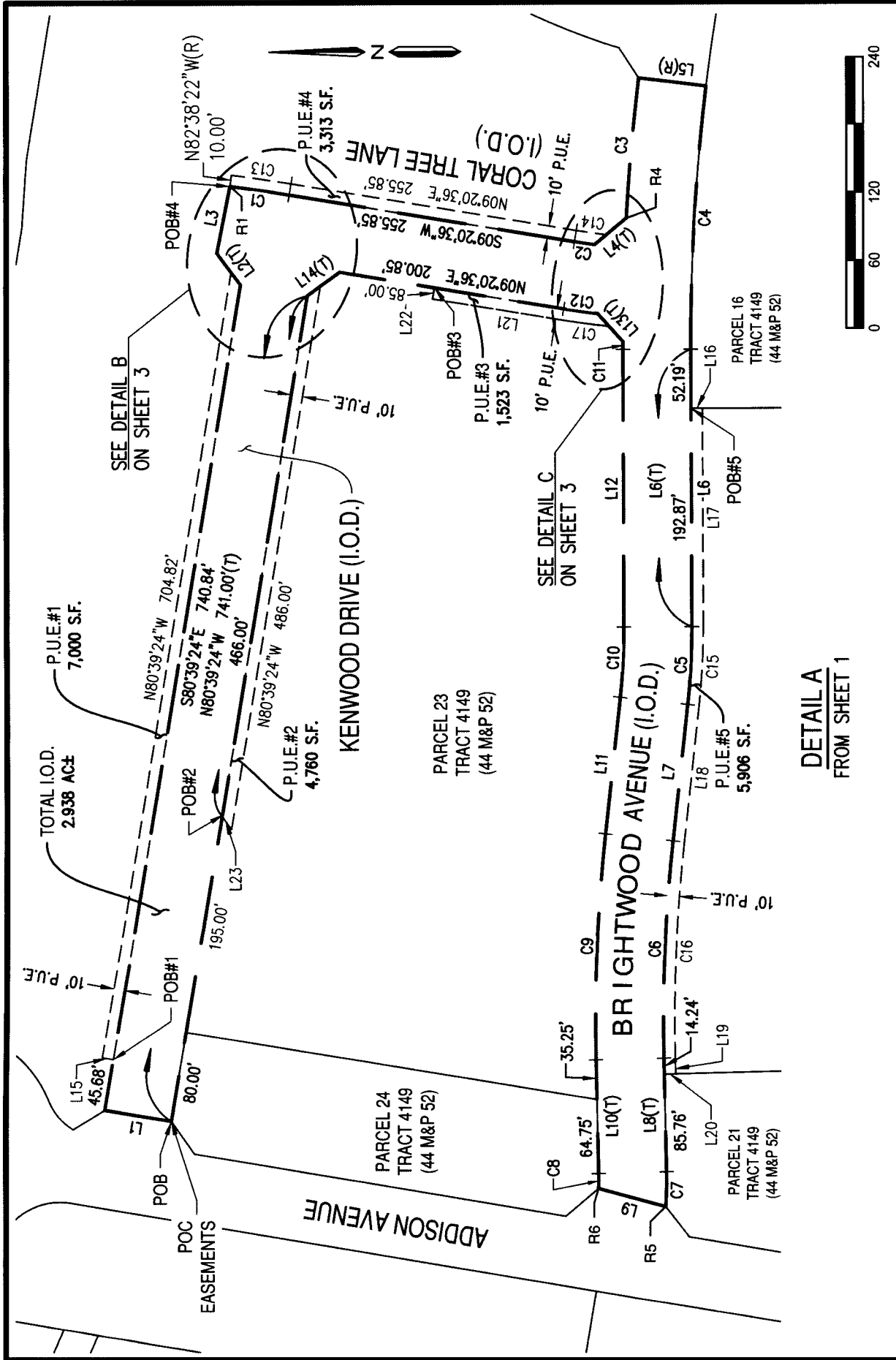
OVERALL MAP



SCALE: 1"=500'
 DRAWN BY: BK
 FILE: 25504_IOD_DEL-WEBB.DWG
 DATE: 8/24/2023 SHEET: 1 OF 4

EXHIBIT "B" PLAT TO ACCOMPANY LEGAL DESCRIPTION
 IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES
 BRIGHTWOOD AVENUE, CORAL TREE LAND AND KENWOOD DRIVE
 RIVER ISLANDS PHASE 2
 CITY OF LATHROP SAN JOAQUIN COUNTY CALIFORNIA



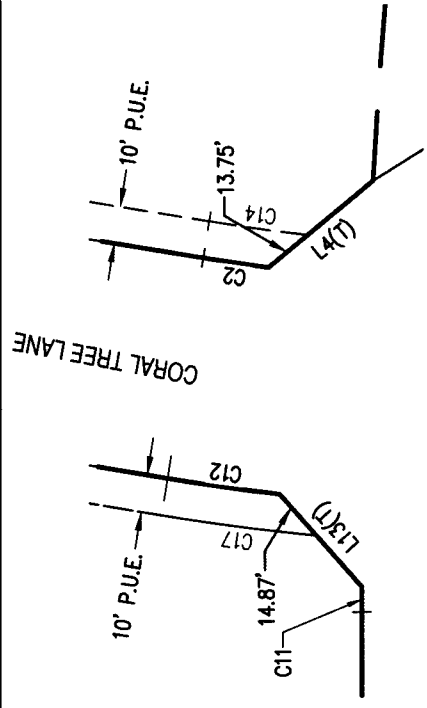


DETAIL A
FROM SHEET 1



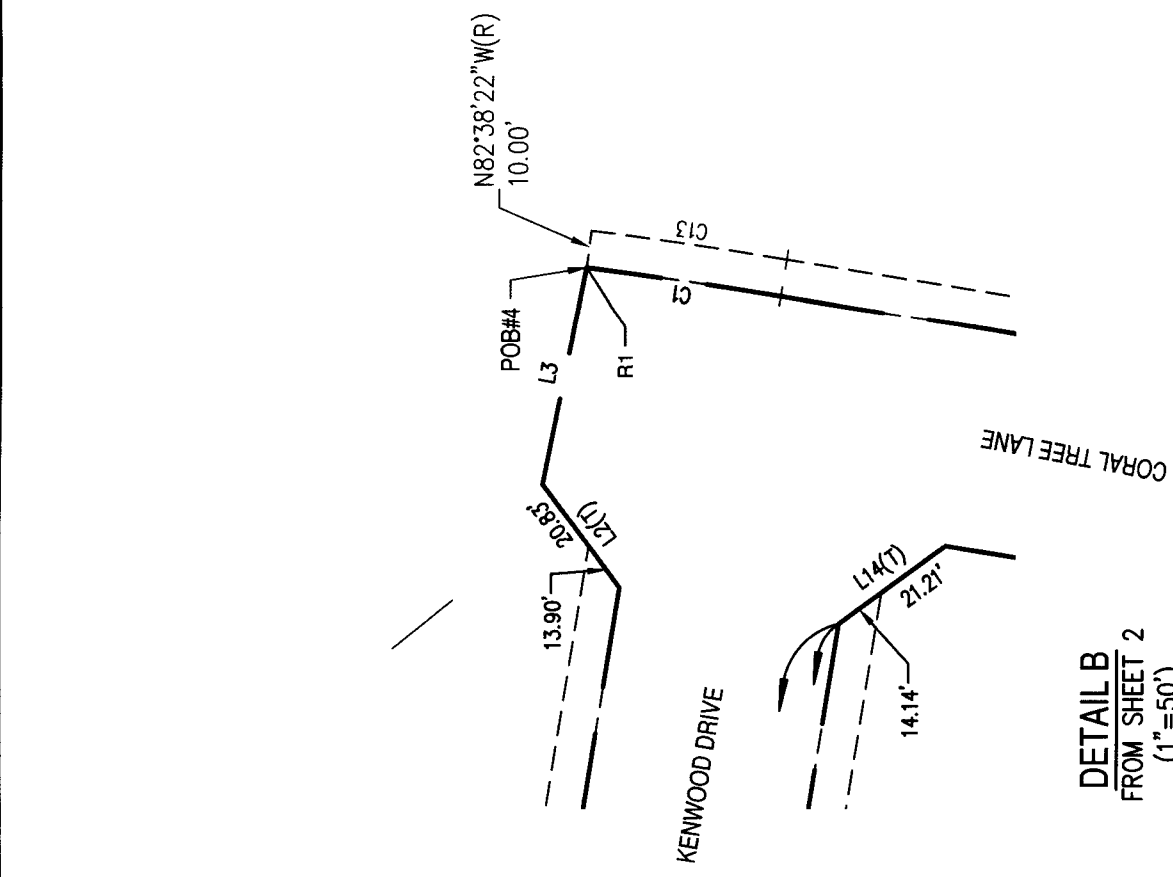
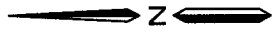
EXHIBIT "B" PLAT TO ACCOMPANY LEGAL DESCRIPTION
 IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES
 BRIGHTWOOD AVENUE, CORAL TREE LAND AND KENWOOD DRIVE
 RIVER ISLANDS PHASE 2
 CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

SCALE: 1"=120'
DRAWN BY: BK
FILE: 25504_IOD_DEL-WEBB.DWG
DATE: 8/24/2023
SHEET: 2 OF 4



BRIGHTWOOD AVENUE

DETAIL C
FROM SHEET 2
(1"=50')



KENWOOD DRIVE

DETAIL B
FROM SHEET 2
(1"=50')

EXHIBIT "B" PLAT TO ACCOMPANY LEGAL DESCRIPTION
IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES
BRIGHTWOOD AVENUE, CORAL TREE LAND AND KENWOOD DRIVE
RIVER ISLANDS PHASE 2
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

SCALE: AS SHOWN
DRAWN BY: BK
FILE: 25504_JOD_DEL-WEBB.DWG
DATE: 6/24/2019
SHEET: 3 OF 4



LINE AND CURVE TABLES FOR SHEETS 1 THROUGH 3

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N9°20'36"E	60.00'
L2	N53°21'07"E	34.74'
L3	S78°42'25"E	60.14'
L4	S39°34'41"E	36.64'
L5	S6°59'46"W	60.00'
L6	S89°51'13"W	245.06'
L7	N83°54'16"W	121.08'
L8	S88°32'21"W	100.00'
L9	N14°51'31"E	61.39'
L10	N88°32'21"E	100.00'
L11	S83°54'16"E	121.08'
L12	N89°51'13"E	245.06'
L13	N48°18'30"E	33.29'
L14	N35°39'24"W	35.36'
L15	N9°20'36"E	10.00'
L16	N0°08'47"W	10.00'
L17	N89°51'13"E	192.87'
L18	N83°54'16"W	121.08'
L19	N88°32'21"E	14.24'
L20	N1°27'39"W	10.00'
L21	N9°20'36"E	115.85'
L22	N80°39'24"W	10.00'
L23	N54°20'36"E	14.14'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	1530.00'	1°58'58"	52.95'
C2	570.00'	1°47'45"	17.86'
C3	1930.00'	3°42'00"	124.63'
C4	1870.00'	7°08'33"	233.11'
C5	630.00'	6°14'31"	68.63'
C6	1470.00'	7°33'23"	193.87'
C7	330.00'	5°16'25"	30.37'
C8	270.00'	2°46'36"	13.08'
C9	1530.00'	7°33'23"	201.78'
C10	570.00'	6°14'31"	62.10'
C11	1930.00'	0°12'15"	6.88'
C12	630.00'	2°47'03"	30.61'
C13	1540.00'	1°58'58"	53.30'
C14	560.00'	2°45'11"	26.91'
C15	640.00'	6°14'31"	69.72'
C16	1460.00'	7°33'23"	192.55'
C17	640.00'	3°46'40"	42.20'

RADIAL BEARINGS	
LINE #	DIRECTION
R1	N82°38'22"W
R2	N82°27'09"W
R3	N83°24'35"W
R4	N3°17'46"E
R5	N3°48'46"E
R6	N1°18'57"E
R7	N0°03'28"E
R8	N84°26'04"W
R9	N83°26'27"W

SCALE: NO SCALE
DRAWN BY: BK
FILE: 25504_JOD_DEL-WEBB.DWG
DATE: 8/24/2023 SHEET: 4 OF 4

EXHIBIT "B" PLAT TO ACCOMPANY LEGAL DESCRIPTION
 IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES
 BRIGHTWOOD AVENUE, CORAL TREE LAND AND KENWOOD DRIVE
 RIVER ISLANDS PHASE 2
 CITY OF LATHROP SAN JOAQUIN COUNTY CALIFORNIA



TRACT 4155 RIVER ISLANDS - PHASE 2 WEST VILLAGE UNIT 1

A PORTION OF RANCHO EL PESCADERO, BEING A
SUBDIVISION OF PARCELS 1 AND 2 OF MAP 52,
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2023



REFERENCES

(R1) TRACT 4149, RIVER ISLANDS-PHASE 2, WEST VILLAGE, LARGE LOT FINAL MAP, FILED DECEMBER 5,
2022, IN BOOK 44 OF MAPS AND PLATS, PAGE 52, S.J.C.R. (44 MAP 52)

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66426 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE
FOLLOWING PARTIES HAVE BEEN OMITTED:

- DECLARED ISLANDS LAND COMPANY RESERVATION FOR OIL, GAS, MINERALS, AND OTHER
HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, PER DOCUMENT NUMBER
2001-0046177, S.J.C.R.

CERTIFICATE OF DEDICATION

THE FOLLOWING REAL PROPERTY IS DEDICATED BY RIVER ISLANDS DEVELOPMENT AREA 1, LLC, A
DELAWARE LIMITED LIABILITY COMPANY, F/A/A RIVER ISLANDS EMPLOYMENT CENTER, A
AS FOLLOWS:

- PARCELS B THROUGH F, I, K AND M, FOR PURPOSES OF LANDSCAPE OPEN SPACES INCLUDING
PUBLIC UTILITIES AND STORM DRAIN FACILITIES, AND PEDESTRIAN INGRESS AND EGRESS
THE CITY OF LATHROP SHALL RECOGNIZE THE PROPERTY TO THE SUBDEVELOPER IF THE CITY MAKES A
DEDICATION OF THE PROPERTY TO THE SUBDEVELOPER. THE CITY'S INTEREST IN THE PROPERTY FOR
WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST.

CITY SURVEYORS STATEMENT

I, DARRY A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP OF TRACT
4155, RIVER ISLANDS - PHASE 2, WEST VILLAGE UNIT 1, CITY OF LATHROP, CALIFORNIA, AND
I AM SATISFIED THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2023

DARRY A. ALEXANDER, P.L.S. 5071
ACTING CITY SURVEYOR



SURVEYORS STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY
IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE
AT THE REQUEST OF RIVER ISLANDS DEVELOPMENT, LLC, ON AUGUST 18, 2022. I HEREBY STATE
ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT
THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2024, AND THAT THE MONUMENTS
ARE OR THAT THEY WILL BE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED, AND THAT
THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE
MAP.

DATED THIS _____ DAY OF _____, 2023

DYLAN DRAWORD, P.L.S. NO. 7788



RECITALS

- RIGHT TO FARM STATEMENT:
PER CITY OF LATHROP MUNICIPAL CODE OF ORDINANCES, TITLE 15, CHAPTER 15.48.04, THE CITY OF LATHROP
PERMITS OPERATION OF PROPER CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING
THE PRODUCTION, PROPAGATION, CULTIVATION, HARVESTING, PROCESSING, PACKAGING, STORAGE, AND SALE OF
YOU ARE PURCHASING MAY BE LOCATED ON AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE
SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE LAWS AND PROPER USE OF AGRICULTURAL
CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATIONS,
CULTIVATION, FLOWING, SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE,
PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DEGRADATION, AND OTHER ACTIVITIES WHICH MAY
BE NEARBY OR ADJACENT TO AGRICULTURAL OPERATIONS. THE CITY'S JURISDICTION, CONSENT, OR
DEPENDENCY ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO
ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECT OF LIVING IN AN
AGRICULTURALLY ACTIVE REGION.
- A SOIL REPORT ENTITLED "GEOTECHNICAL EXPLORATION, RIVER ISLANDS PHASE 1, LATHROP, CALIFORNIA",
DATED 11/11/2022, AND A FIELD LOG DATED 11/11/2022, AS REFERENCED IN THE
PROJECT BY ENCO, INCORPORATED, USE# 4 000461, 0 E NO. 2677, AND IS ON FILE WITH THE CITY OF
LATHROP.
- TRACT 4155, RIVER ISLANDS-PHASE 2, WEST VILLAGE UNIT 1, CONTAINS 105 RESIDENTIAL LOTS WITH A TOTAL
OF 13,766 ACRES, PARCELS A THROUGH N CONTAINING 23,801 ACRES, MORE OR LESS, PARCELS 1 THROUGH
3 CONTAINING 5,479 ACRES, MORE OR LESS AND DESIGNATED REMAINDER CONTAINING 0.946 ACRES, MORE OR
LESS. THE TOTAL AREA OF THIS FINAL MAP INCLUDES 7,005 ACRES, MORE
OR LESS AS SHOWN ON THIS FINAL MAP (PLEASE REFER TO THE AREA TABLE BELOW)

TRACT 4155 AREA SUMMARY	
LOTS 1 THROUGH 105	13,766 AC
STREET DEDICATIONS	7,005 AC
PARCELS 1 - 3	5,479 AC
DESIGNATED REMAINDER	0.946 AC
PARCELS A - N	23,801 AC
TOTAL	50,997 AC

- BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 1214022815-R
(VERSION 8), DATED MARCH 2, 2023, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	1030.00	314.56°	56.40'
C2	690.00	2902.34°	340.76'
C3	83.00	181142°	26.36'
C4	117.00	181142°	37.15'
C5	2072.00	137.50°	58.96'
C6	60.00	8652.32°	90.98'
C7	330.00	516.25°	30.37'
C8	690.00	1374.33°	158.48'
C9	270.00	635.24°	32.63'
C10	628.00	647.00°	74.35'
C11	628.00	452.51°	53.50'
C12	850.00	3095.55°	458.88'
C13	100.00	3741.43°	65.79'
C14	900.00	1454.19°	234.13'
C15	100.00	4890.29°	83.96'
C16	100.00	3658.10°	64.52'
C17	1000.00	833.40°	150.00'
C18	690.00	1548.00°	190.28'

LINE TABLE		
LINE	DIRECTION	LENGTH
L67	N23.53310°E	111.00'
L68	N64°16'57"W	52.00'
L69	N63°33'32"W	104.00'
L70	N63°00'34"W	54.38'
L71	N65°38'42"W	55.31'
L72	N67°21'19"W	55.31'
L73	N69°03'57"W	55.31'
L74	N70°48'34"W	55.31'
L75	N72°29'11"W	55.31'
L76	N74°11'49"W	55.31'
L77	N75°54'28"W	55.31'
L78	N77°37'03"W	55.31'
L79	N79°31'31"W	88.08'
L80	N81°04'51"W	65.14'
L81	N82°39'21"W	64.00'
L82	N84°55'32"W	64.00'
L83	N86°37'23"E	111.00'
L84	N88°33'32"W	22.63'
L85	N34°34'30"E	71.06'
L86	N73°13'50"W	82.00'
L87	N04°44'56"E	238.89'
L88	N04°44'56"E	30.00'

LINE TABLE		
LINE	DIRECTION	LENGTH
L45	N0°44'56"E	114.41'
L46	N81°15'04"W	111.00'
L47	N0°44'56"E	52.00'
L48	N1°41'44"E	51.99'
L49	N5°02'46"E	52.00'
L50	N8°23'48"E	52.00'
L51	N9°20'38"E	52.00'
L52	N8°39'24"W	111.00'
L53	N9°20'38"E	95.61'
L54	N51°34'41"E	33.61'
L55	N88°22'21"E	85.76'
L56	N127°39"W	111.00'
L57	N89°21'18"E	64.00'
L58	N88°00'48"W	64.00'
L59	N85°16'54"W	64.00'
L60	N83°54'19"W	64.00'
L61	N83°55'45"W	64.96'
L62	N87°18'26"W	75.12'
L63	N00°08'47"W	37.41'
L64	N82°24'23"W	26.79'
L65	N65°24'28"E	37.99'
L66	N131°33'50"W	100.00'

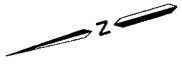
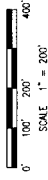
LINE TABLE		
LINE	DIRECTION	LENGTH
L23	N65°42'34"W	52.01'
L24	N65°24'12"W	52.01'
L25	N63°09'25"W	65.00'
L26	N112°21'14"E	60.00'
L27	N24°14'03"W	37.91'
L28	N40°32'26"W	44.15'
L29	N61°46'10"E	42.43'
L30	N68°29'47"W	140.86'
L31	N23°30'15"E	111.00'
L32	N68°29'47"W	128.00'
L33	N68°58'41"W	66.91'
L34	N68°40'42"W	67.43'
L35	N72°13'05"W	67.43'
L36	N72°13'05"W	67.43'
L37	N72°59'16"W	67.43'
L38	N75°45'28"W	67.43'
L39	N77°31'39"W	67.43'
L40	N79°17'50"W	67.43'
L41	N80°54'04"W	54.79'
L42	N82°20'21"W	54.79'
L43	N84°46'38"W	54.79'
L44	N85°30'14"E	111.00'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N16°46'10"E	122.00'
L2	N28°35'13"W	85.39'
L3	N73°13'50"W	80.00'
L4	N58°39'58"E	74.87'
L5	N20°37'29"E	106.00'
L6	N70°52'00"W	45.00'
L7	N73°06'12"W	45.00'
L8	N73°13'50"W	147.79'
L9	N16°46'10"E	81.72'
L10	N7743'36"E	111.00'
L11	N4°50'58"W	52.05'
L12	N20°00'08"W	52.05'
L13	N23°52'02"W	52.05'
L14	N25°59'55"W	64.13'
L15	N33°37'27"W	64.20'
L16	N42°37'36"W	64.20'
L17	N51°37'45"W	64.20'
L18	N58°20'20"W	64.00'
L19	N58°42'35"W	156.00'
L20	N58°52'56"W	52.00'
L21	N60°19'16"W	52.01'
L22	N62°00'55"W	52.01'

TRACT 4155 RIVER ISLANDS - PHASE 2 WEST VILLAGE UNIT 1

A PORTION OF RANCHO EL PESCADERO, BEING A
SUBDIVISION OF PARCELS 21 AND 22 OF TRACT 4149 (44 MAP 52),
CITY OF LAHORE, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2023

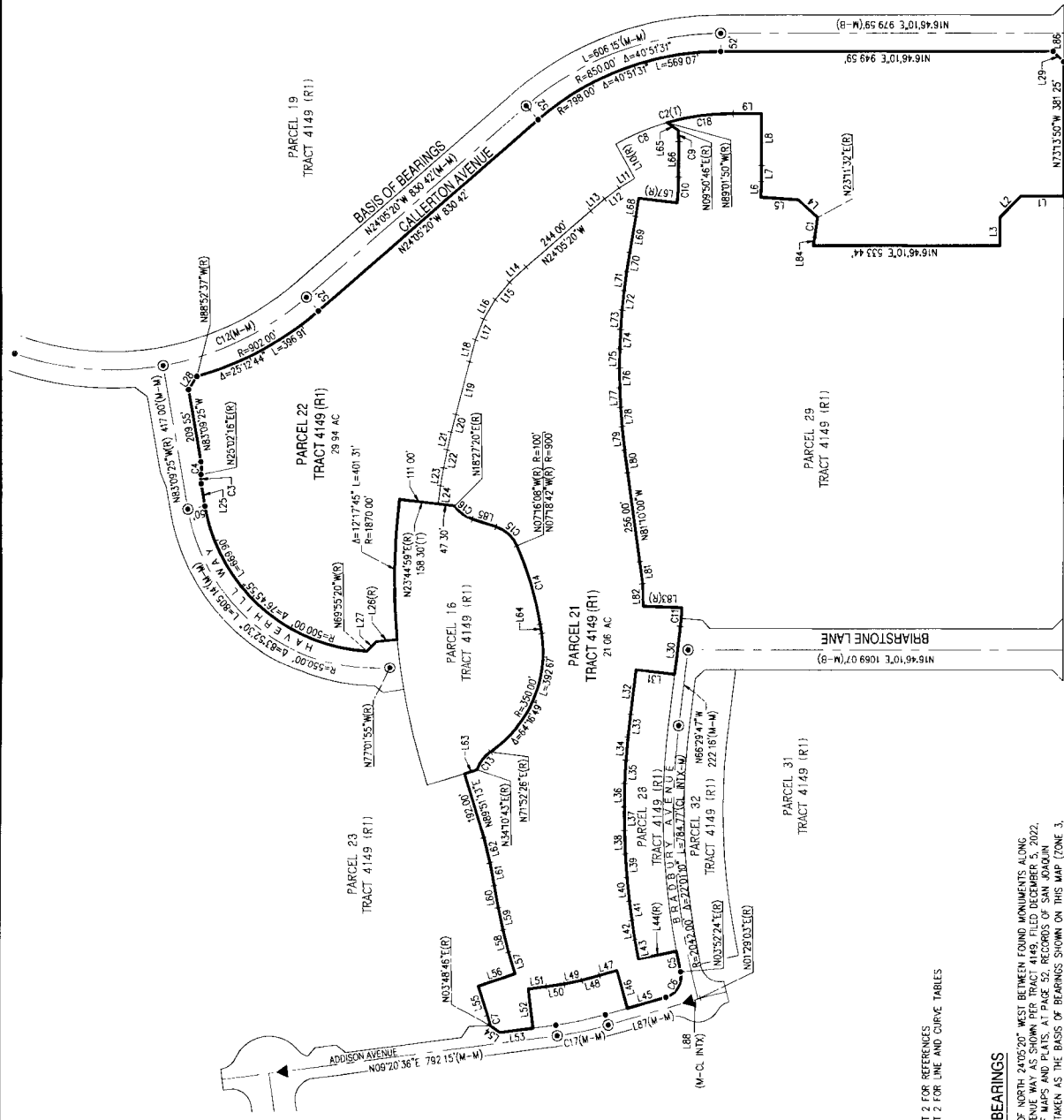


MONUMENTATION NOTES

- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1)
- ⊙ FOUND MONUMENT PER (R1)
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788" PER (R1)

LEGEND

- 200'00" (R1) MEASURED AND RECORD DATA PER REFERENCE SHOWN
- (R1) DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 2
- (M-M) MONUMENT TO MONUMENT
- (M-B) MONUMENT TO BOUNDARY
- (M-CL INTX) MONUMENT TO CENTERLINE INTERSECTION
- (M-BC) MONUMENT TO BEGINNING OF CURVE
- (BC-CL INTX) BEGIN CURVE TO CENTERLINE INTERSECTION
- (I) BOUNDARY
- (B) BOUNDARY
- (R) POINT NUMBER
- (A) ACCESS EASEMENT
- (E) EMERGENCY VEHICLE ACCESS EASEMENT
- (P) PUBLIC UTILITY EASEMENT
- (W) WALL EASEMENT
- (L1/C1) LINE CURVE
- (L2/C2) LOT LINE OR RIGHT-OF-WAY LINE
- (E) EASEMENT LINE
- (C) CENTERLINE
- (//) RESTRICTED ACCESS



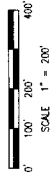
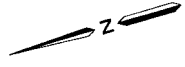
NOTES
1. SEE SHEET 2 FOR REFERENCES
2. SEE SHEET 2 FOR LINE AND CURVE TABLES

BASIS OF BEARINGS

THE BEARING OF NORTH 2402'20" WEST BETWEEN FOUND MONUMENTS ALONG
CALLERTON AVENUE WAY AS SHOWN PER TRACT 4149, FILED DECEMBER 5, 2022,
SAN JOAQUIN COUNTY RECORDS, IS THE BASIS OF BEARINGS FOR THIS MAP (ZONE 3,
NABE3). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

TRACT 4155 RIVER ISLANDS - PHASE 2 WEST VILLAGE UNIT 1

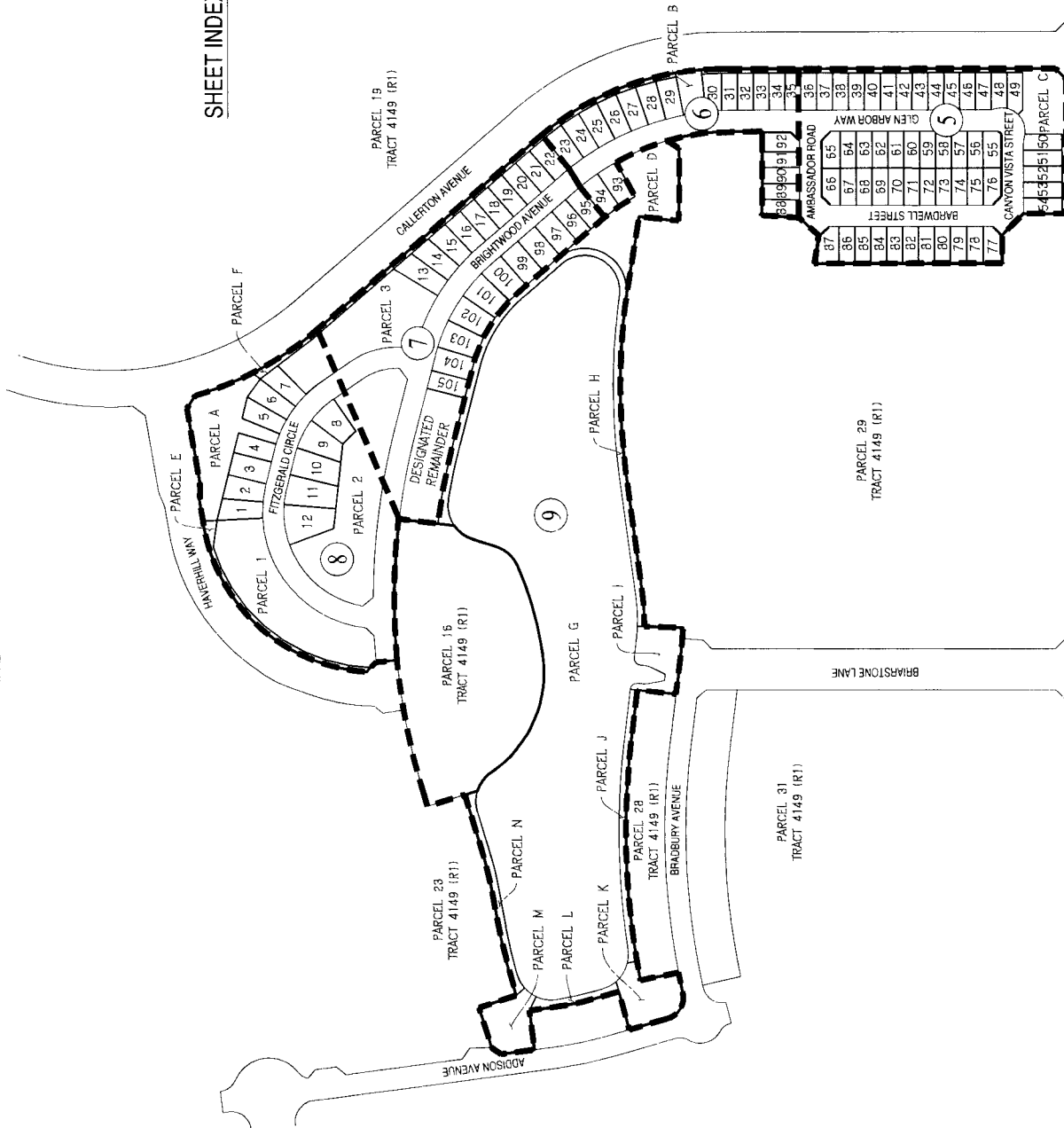
A PORTION OF RANCHO EL PESCADERO, BEING A
SUBDIVISION OF PARCELS 21 AND 22 OF TRACT 4149 (44 MAP 52),
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
APRIL 2023



LEGEND

- BOUNDARY
- LOT LINE
- EXISTING ROADWAY EASEMENT
- SHEET NUMBER
- SHEET LIMIT LINE
- RESTRICTED ACCESS

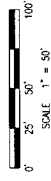
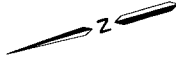
SHEET INDEX



TRACT 4155 RIVER ISLANDS - PHASE 2 WEST VILLAGE UNIT 1

A PORTION OF RANCHO EL PESQUERO, BEING A
SUBDIVISION OF PARCELS 21 AND 22 OF MAP 491 (LAMP 57),
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2023

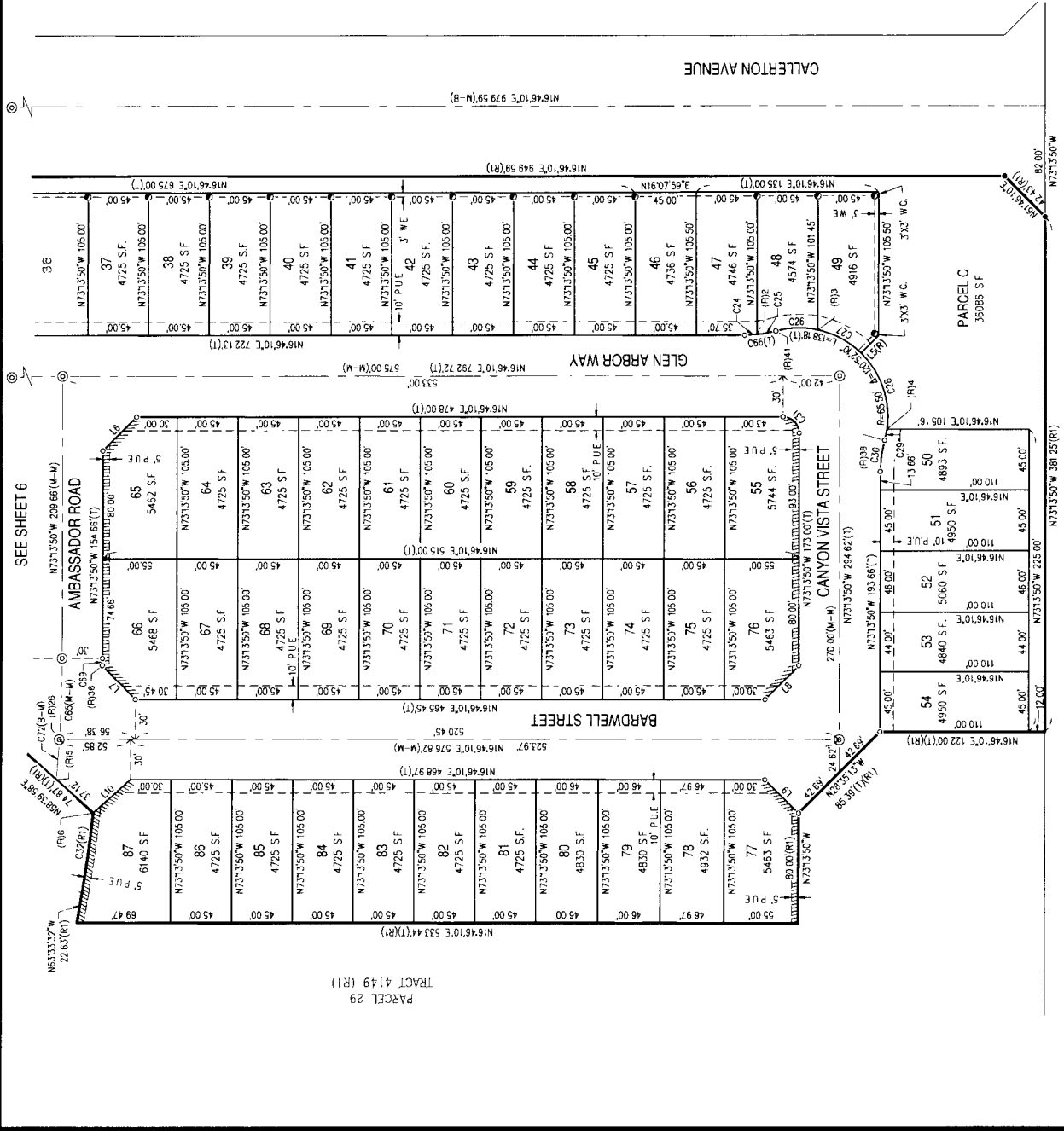


NOTES

1. SEE SHEET 2 FOR REFERENCES
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND
3. SEE SHEET 10 FOR LINE AND CURVE TABLES

MONUMENTATION NOTES

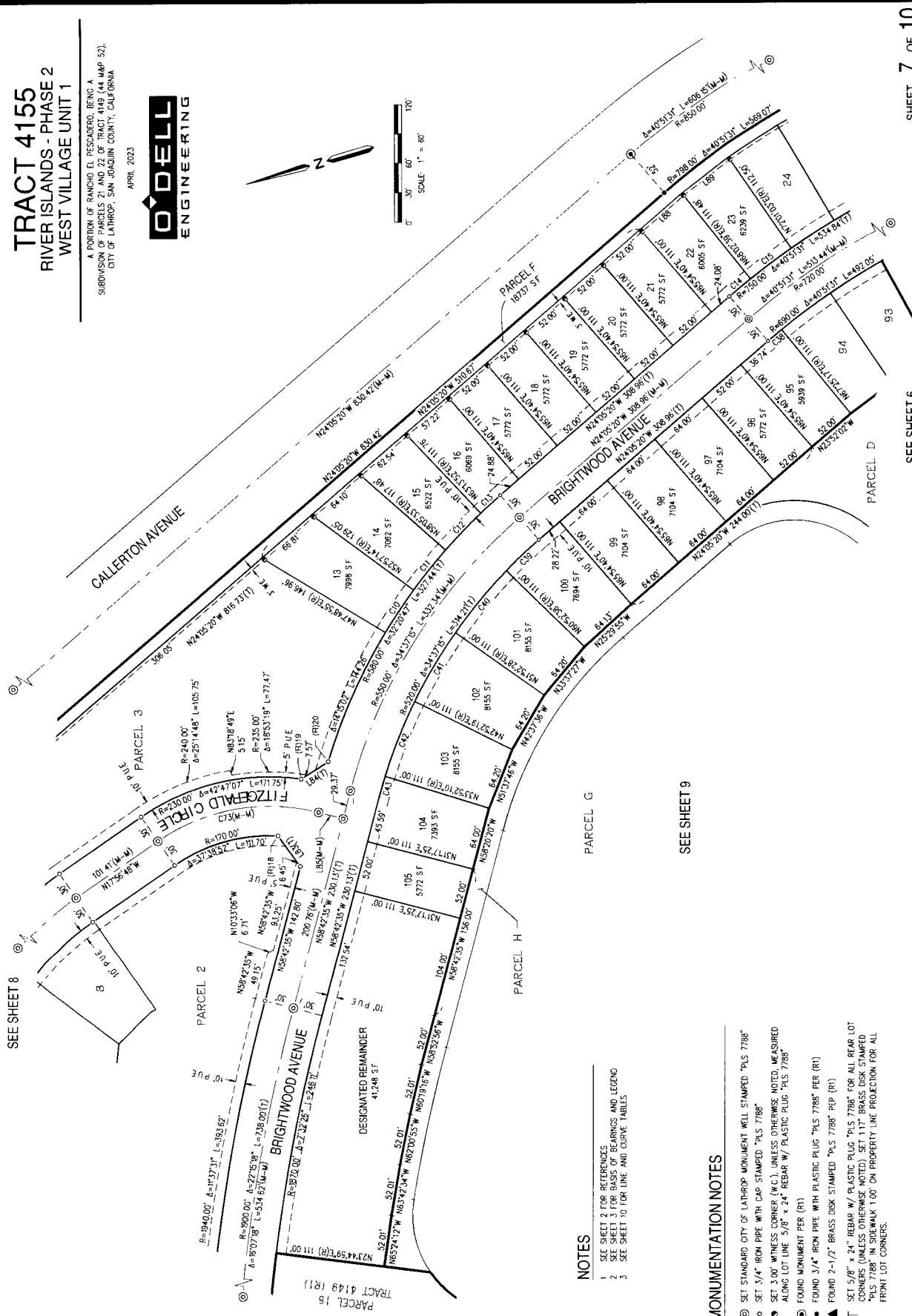
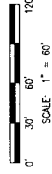
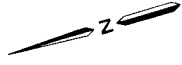
- SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE WITH CAP STAMPED "PLS 7788"
- SET 3.00" WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788"
- FOUND MONUMENT PER (R1)
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1)
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788" PER (R1)
- T SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED) SET 1.17" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS



TRACT 4155 RIVER ISLANDS - PHASE 2 WEST VILLAGE UNIT 1

A PORTION OF RANCHO EL PESCADERO, BEING A
SUBDIVISION OF PARCELS 5, 10 AND 22 OF TRACT 4149 (44 MAP 52),
CITY OF LAHORE, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2023



NOTES

- SEE SHEET 9 FOR REFERENCES
- SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND
- SEE SHEET 10 FOR LINE AND CURVE TABLES

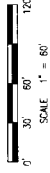
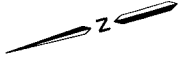
MONUMENTATION NOTES

- SET STANDARD CITY OF LAHORE MONUMENT WELL STAMPED "PLS 7788"
- ◊ SET 3/4" IRON PIPE WITH CAP STAMPED "PLS 7788"
- SET 3.00" WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788"
- ⊙ FOUND MONUMENT PER (R1)
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1)
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788" PEP (R1)
- ⊥ SET 3/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1 1/2" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS.

TRACT 4155 RIVER ISLANDS - PHASE 2 WEST VILLAGE UNIT 1

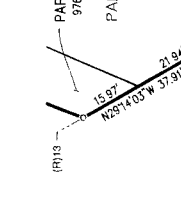
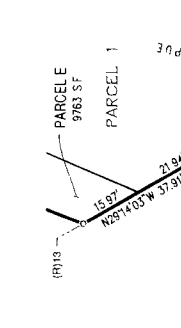
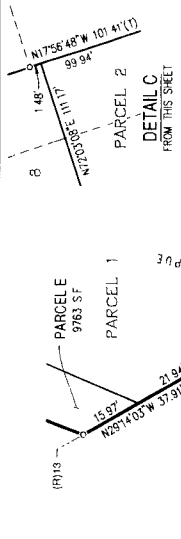
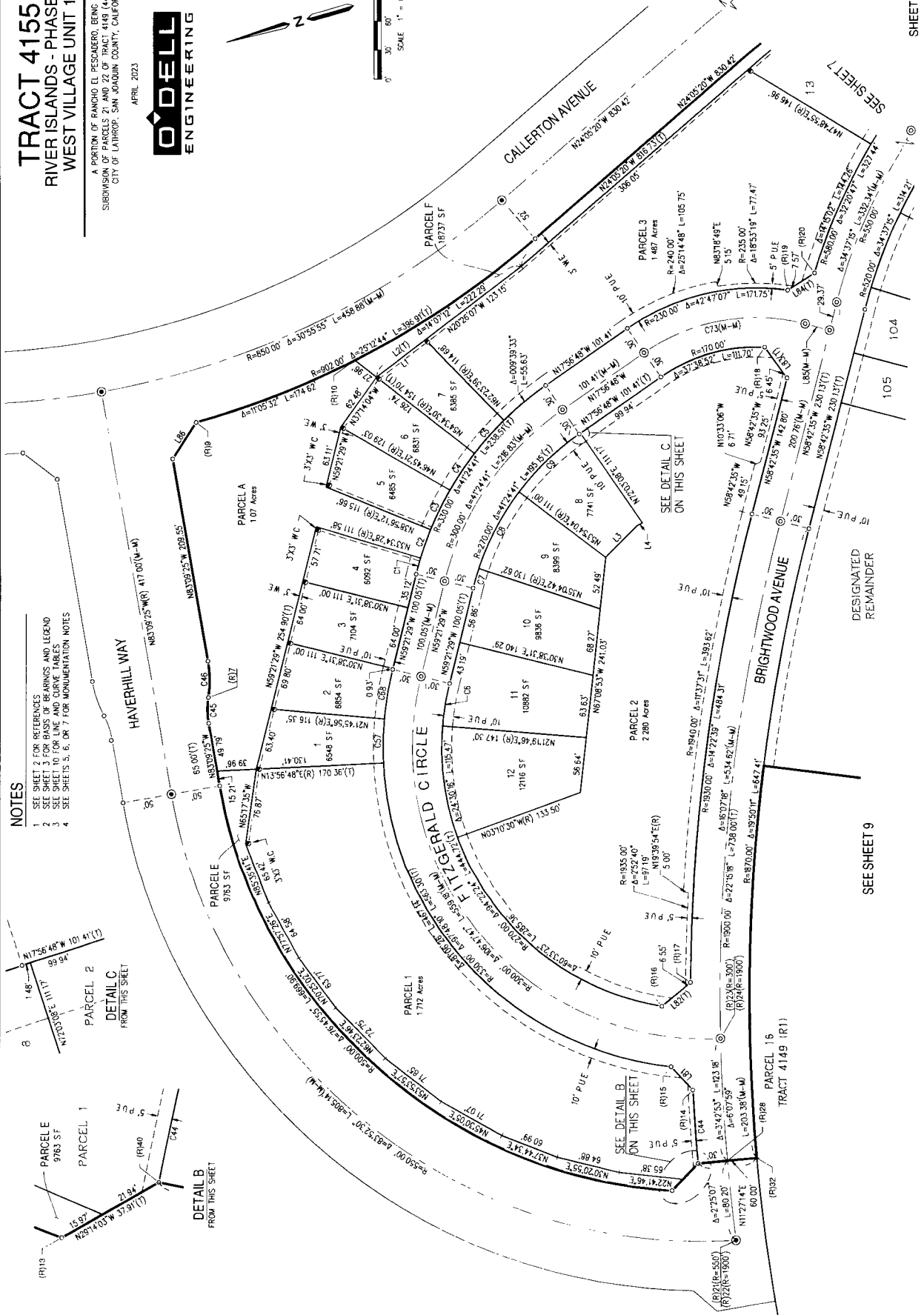
A PORTION OF RANCHO EL PESQUERO, BEING A
SUBDIVISION OF PARCELS 21 AND 22 OF TRACT 4160 (44 MAP 53),
CITY OF LAHOP, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2023



NOTES

1. SEE SHEET 2 FOR REFERENCES
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND
3. SEE SHEET 10 FOR LINE AND CURVE TABLES
4. SEE SHEETS 5, 6, OR 7 FOR MONUMENTATION NOTES



TRACT 4155 RIVER ISLANDS - PHASE 2 WEST VILLAGE UNIT 1

A PORTION OF RANCHO EL PESADERO, BEING A SUBDIVISION OF PARCELS 28 AND 29 (MAP 52), CITY OF LANHUP, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2023



NOTES

- SEE SHEET 2 FOR REFERENCES TO OTHER SHEETS, MARKS AND LEGEND
- SEE SHEET 3 FOR DIMENSIONS, MARKS AND LEGEND
- SEE SHEETS 5, 6, 7, 8, 9 FOR MONUMENTATION NOTES

TABLES ARE FOR SHEETS 5 THROUGH 10 ONLY

LINE #	DIRECTION	LENGTH
L1	N20°26'07"W	62.63'
L2	N20°26'07"W	185.78'
L3	N28°39'18"W	45.84'
L4	N10°33'06"W	6.02'
L5	N28°51'02"W	18.45'
L6	N28°13'50"W	35.36'
L7	N28°15'57"E	35.05'
L8	N28°13'50"W	35.36'
L9	N61°46'10"E	35.36'
L10	N65°22'01"W	37.08'
L11	N61°46'10"E	35.36'
L12	N65°24'12"W	52.01'
L13	N61°46'10"E	35.36'
L14	N62°00'55"W	52.01'
L15	N61°19'16"W	52.01'
L16	N61°52'56"W	52.00'
L17	N61°46'10"E	156.00'
L18	N68°20'20"W	64.00'
L19	N51°37'46"W	64.00'
L20	N42°37'36"W	64.20'

LINE #	DIRECTION	LENGTH
L21	N63°37'27"W	64.20'
L22	N25°29'55"W	64.13'
L23	N29°52'02"W	52.00'
L24	N29°00'09"W	52.05'
L25	N10°55'08"W	52.05'
L26	N17°43'36"E	111.00'
L27	N50°24'28"E	37.99'
L28	N72°19'50"W	100.00'
L29	N64°16'57"W	52.00'
L30	S65°33'32"E	104.00'
L31	N64°00'34"W	54.38'
L32	S65°38'42"E	55.31'
L33	N67°21'19"W	55.31'
L34	N69°03'57"W	55.31'
L35	N70°46'34"W	55.31'
L36	N72°28'11"W	55.31'
L37	N74°11'45"W	55.31'
L38	N75°54'26"W	55.31'
L39	N77°37'03"W	55.31'
L40	N79°23'13"W	68.08'

LINE #	DIRECTION	LENGTH
L41	N81°04'51"W	65.14'
L42	N80°39'21"W	64.00'
L43	N74°55'32"W	64.00'
L44	N86°29'47"W	149.66'
L45	S86°29'47"E	46.05'
L46	N23°30'13"E	16.58'
L47	N41°38'28"E	49.77'
L48	S68°29'47"E	18.00'
L49	S52°26'59"W	49.77'
L50	S23°30'13"W	16.58'
L51	N86°58'41"W	66.51'
L52	N88°40'42"W	67.43'
L53	N70°26'53"W	67.43'
L54	N72°13'05"W	67.43'
L55	N75°59'16"W	67.43'
L56	N75°45'28"W	67.43'
L57	N77°31'38"W	67.43'
L58	N79°11'50"W	67.43'
L59	N80°54'04"W	54.79'
L60	N82°20'21"W	54.79'

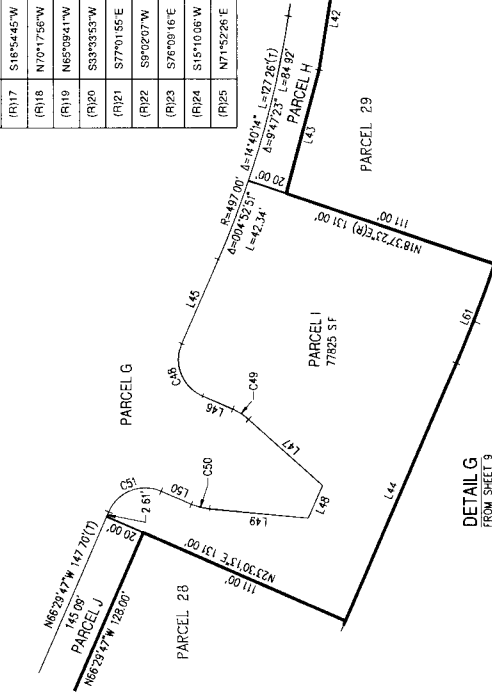
CURVE #	RADIUS	DELTA	LENGTH
C1	330.00'	2°55'57"	16.89'
C2	330.00'	5°21'44"	30.86'
C3	330.00'	7°48'09"	45.03'
C4	330.00'	7°48'09"	45.03'
C5	330.00'	7°48'09"	45.03'
C6	270.00'	9°18'46"	43.88'
C7	270.00'	4°26'12"	20.91'
C8	270.00'	18°49'22"	88.70'
C9	270.00'	18°49'22"	85.54'
C10	580.00'	5°08'19"	52.02'
C11	580.00'	5°08'19"	52.02'
C12	580.00'	5°08'19"	52.02'
C13	580.00'	2°47'48"	27.13'
C14	750.00'	2°07'59"	27.82'
C15	750.00'	3°58'24"	52.01'
C16	750.00'	3°58'24"	52.01'
C17	750.00'	3°58'24"	52.01'
C18	750.00'	3°58'24"	52.01'
C19	750.00'	3°58'24"	52.01'
C20	750.00'	3°58'24"	52.01'

CURVE #	RADIUS	DELTA	LENGTH
C21	750.00'	3°58'24"	52.01'
C22	750.00'	3°26'18"	45.01'
C23	750.00'	2°33'54"	33.58'
C24	87.00'	6°08'14"	9.32'
C25	87.00'	9°17'51"	14.12'
C26	65.50'	27°31'16"	31.46'
C27	65.50'	5°12'19"	36.92'
C28	65.50'	53°44'15"	61.43'
C29	65.50'	7°19'03"	8.37'
C30	87.00'	15°28'05"	25.44'
C31	12.00'	90°00'00"	18.85'
C32	1630.00'	3°14'56"	58.40'
C33	970.00'	3°51'16"	65.27'
C34	970.00'	2°59'04"	50.53'
C35	970.00'	0°52'15"	14.74'
C36	690.00'	5°09'10"	82.05'
C37	690.00'	5°09'10"	82.05'
C38	690.00'	1°30'37"	18.19'
C39	520.00'	5°02'02"	45.60'
C40	520.00'	9°00'09"	81.70'

CURVE #	RADIUS	DELTA	LENGTH
C41	520.00'	9°00'09"	81.70'
C42	520.00'	9°00'09"	81.70'
C43	520.00'	2°34'45"	23.41'
C44	1930.00'	2°11'36"	73.88'
C45	83.00'	18°11'42"	26.36'
C46	117.00'	18°11'42"	37.15'
C47	1739.00'	5°12'19"	157.99'
C48	20.00'	90°00'00"	31.42'
C49	30.00'	18°09'14"	9.51'
C50	30.00'	18°09'14"	9.51'
C51	20.00'	90°00'00"	31.42'
C52	100.00'	22°00'03"	38.40'
C53	841.26'	7°42'59"	113.30'
C54	100.00'	24°41'45"	43.10'
C55	1339.00'	5°48'25"	138.09'
C56	761.00'	6°14'31"	82.80'
C57	330.00'	7°48'09"	45.03'
C58	100.00'	48°06'29"	83.86'
C59	270.00'	6°52'24"	32.63'
C60	628.00'	6°14'00"	74.95'

LINE #	DIRECTION	RADIAL BEARINGS
(R)26	N20°13'44"E	
(R)27	N7°19'02"W	
(R)28	S11°27'14"W	
(R)29	S25°51'32"W	
(R)30	S58°05'08"W	
(R)31	N24°37'46"E	
(R)32	S11°27'14"W	
(R)33	S75°54'45"W	
(R)34	N75°54'45"W	
(R)35	S81°32'42"E	
(R)36	N17°04'01"E	
(R)37	S9°18'19"W	
(R)38	S32°12'15"W	
(R)39	N2°48'46"E	
(R)40	S11°27'14"W	
(R)41	S88°38'55"E	
(R)42	N34°10'42"E	
(R)43	N66°03'11"E	
(R)44	S29°54'50"W	
(R)45	N24°18'34"W	
(R)46	N82°37'16"W	
(R)47	N77°15'41"W	
(R)48	N79°14'02"W	
(R)49	N35°22'24"E	

LINE #	DIRECTION	RADIAL BEARINGS
(R)1	N75°47'44"W	
(R)2	S79°22'04"E	
(R)3	N61°08'38"W	
(R)4	N24°51'12"E	
(R)5	S21°57'28"W	
(R)6	N23°11'32"E	
(R)7	N25°02'16"E	
(R)8	N18°27'20"W	
(R)9	S88°50'37"E	
(R)10	N80°11'32"E	
(R)11	N89°01'50"W	
(R)12	N89°04'46"E	
(R)13	S89°55'20"E	
(R)14	S13°38'49"W	
(R)15	S67°08'38"E	
(R)16	S63°43'53"E	
(R)17	S16°54'45"W	
(R)18	N70°17'56"W	
(R)19	N65°09'41"W	
(R)20	S33°33'53"W	
(R)21	S77°01'56"E	
(R)22	S9°02'07"W	
(R)23	S76°08'16"E	
(R)24	S15°10'06"W	
(R)25	N71°52'28"E	



CURVE #	RADIUS	DELTA	LENGTH
C61	628.00'	4°52'51"	53.50'
C62	2072.00'	1°37'50"	58.86'
C63	60.00'	86°52'32"	90.86'
C64	330.00'	5°16'25"	30.37'
C65	1000.00'	3°27'34"	60.38'
C66	87.00'	15°26'05"	23.44'
C67	690.00'	13°14'33"	159.48'
C68	330.00'	8°52'35"	51.12'
C69	1030.00'	0°17'51"	5.95'
C70	100.00'	138°43'06"	242.11'
C71	120.00'	138°43'05"	290.53'
C72	1000.00'	1°43'40"	30.17'
C73	200.00'	48°14'10"	171.87'
C74	1000.00'	8°35'40"	150.00'
C75	970.00'	8°35'40"	145.50'

LINE #	DIRECTION	LENGTH
L61	N83°46'39"W	54.79'
L62	N0°44'56"E	32.00'
L63	N1°41'44"E	51.89'
L64	N5°02'45"E	52.00'
L65	N8°23'48"E	52.00'
L66	N9°20'36"E	52.00'
L67	N15°24'41"E	33.61'
L68	N88°32'21"E	85.76'
L69	N89°21'18"E	84.00'
L70	N85°18'54"W	64.00'
L71	N83°55'45"W	64.96'
L72	N87°18'26"W	75.12'
L73	S89°51'13"W	136.48'
L74	N83°54'16"W	121.08'
L75	S0°44'56"W	23.50'
L76	N8°56'31"E	27.80'
L77	N4°40'22"W	31.19'

LINE #	DIRECTION	LENGTH
L81	N63°14'35"E	32.41'
L82	N23°24'34"W	36.12'
L83	N70°29'44"E	38.74'
L84	N15°42'54"W	32.56'
L85	N31°17'25"E	26.87'
L86	N40°32'28"W	44.15'
L87	S34°34'30"W	71.06'
L88	S29°52'27"E	56.15'
L89	S20°56'25"E	59.77'
L90	S0°44'56"W	65.58'
L91	N9°20'36"E	65.58'

DETAIL G
FROM SHEET 9

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