

## ITEM 4.21

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

**ITEM: APPROVE FINAL MAP, CFD ANNEXATION, AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 68 LOTS IN TRACT 4172 VILLAGE 1 WITHIN WEST VILLAGE DISTRICT OF RIVER ISLANDS**

**RECOMMENDATION: Adopt Resolution Approving Final Map for Tract 4172 Village 1 within the West Village District, Totaling 68 Single Family Lots, CFD Annexation No. 2, and Subdivision Improvement Agreement with River Islands Development Area 2, LLC, and River Islands Stage 2A, LLC**

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#### **SUMMARY:**

The proposed Final Map for Tract 4172, 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 sixty-eight (68) 50' x 100' single-family lots. A Vicinity Map is included as Attachment "B".

Staff recommends that the City Council approve the proposed Final Map Tract 4172, West Village - Village 1 (Tract 4172), Annexation No. 2 of the City of Lathrop Community Facilities District (CFD) 2023-1, and a Subdivision Improvement Agreement (SIA), included as Attachment "C", with River Islands Development Area 2, LLC and River Islands Stage 2A, LLC (collectively referred to as "River Islands"), 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) Tract 6716. On November 14, 2022, City Council approved Large Lot Map Tract 4149 for 34 undevelopable parcels within West Village District. The land for the proposed Final Map for Tract 4172 is within the geographic boundaries of VTM Tract 6716 and Large Lot Map Tract 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 4172 is \$1,623,000, however, a large percentage of the improvements have already been constructed and therefore do not need to be guaranteed. Performance and labor & material securities have been provided with the SIA for Tract 4172 that guarantee the unfinished improvements in the amount of:

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**SEPTEMBER 11, 2023, CITY COUNCIL REGULAR MEETING**  
**APPROVE FINAL MAP, CFD ANNEXATION, AND SIA FOR 68 LOTS IN TRACT**  
**4172 VILLAGE 1 WITHIN WEST VILLAGE DISTRICT OF RIVER ISLANDS**

Unfinished Improvement Total:	\$9,100
Performance Security (110% of Unfinished Improvements)	\$10,010
Labor & Materials Security (50% of Performance Security)	\$5,005

Acceptance of the public improvements will be processed by staff 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.

Tract 4172 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. 2 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.

As a precondition to record Final Map, River Islands must satisfy the Escrow Instructions, included as Attachment “D”, by depositing 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:

<b>Documents</b>	<b>Status</b>
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. Approval of 3 <sup>rd</sup> 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
8. Allocation of Water and Sewer capacity	Completed

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**4172 VILLAGE 1 WITHIN WEST VILLAGE DISTRICT OF RIVER ISLANDS**

9.	Recommendation for approval from Stewart Tract Design Review Committee	Completed
10.	Submitted Certificate of Insurance, Tax Letter	Completed
11.	Submitted Preliminary Guarantee of Title	Completed
12.	Escrow Instructions	Completed
13.	Tract 4172 West Village – Village 1 – City of Lathrop Community Facilities District No. 2023-1 (River Islands Public Services and Facilities) Annexation No. 2	Approval pending with this item
<b>Fees</b>		<b>Status</b>
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 4172 Village 1 within the West Village District, Totaling 68 Single Family Lots, City of Lathrop CFD Annexation No. 2, and Subdivision Improvement Agreement with River Islands Development Area 2, LLC and River Islands Stage 2A, LLC
- B. Vicinity Map – West Village – Village 1 Tract 4172
- C. Subdivision Improvement Agreement between the City of Lathrop and River Islands Development Area 2, LLC, a Delaware limited liability company, River Islands Stage 2A, LLC, a Delaware Limited Liability Company, for Tract 4172, West Village - Village 1
- D. Escrow Instructions for Final Map Tract 4172 West Village - Village 1, including CFD Annexation No. 2
- E. Final Map – Tract 4172 West Village – Village 1

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**APPROVE FINAL MAP, CFD ANNEXATION, AND SIA FOR 68 LOTS IN TRACT**  
**4172 VILLAGE 1 WITHIN WEST VILLAGE DISTRICT OF RIVER ISLANDS**


**APPROVALS**

  
\_\_\_\_\_  
Bellal Nabizadah  
Assistant Engineer

8/28/23  
Date

  
\_\_\_\_\_  
Brad Taylor  
City Engineer

8/24/2023  
Date

  
\_\_\_\_\_  
Cari James  
Finance Director

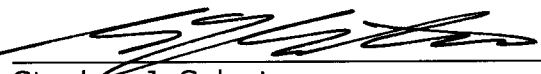
8/29/2023  
Date

  
\_\_\_\_\_  
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 4172 VILLAGE 1 WITHIN THE WEST VILLAGE DISTRICT, TOTALING 68 SINGLE FAMILY LOTS, CITY OF LATHROP CFD ANNEXATION NO. 2, AND SUBDIVISION IMPROVEMENT AGREEMENT WITH RIVER ISLANDS DEVELOPMENT AREA 2, LLC, AND RIVER ISLANDS STAGE 2A, 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 4172, West Village - Village 1 (Tract 4172), is within the geographic boundaries of VTM 6716 and Large Lot Map 4149; and

**WHEREAS**, as required by the City’s subdivision ordinance, all final maps must include a Subdivision Improvement Agreement (SIA) to guarantee specific offsite and onsite improvements; and

**WHEREAS**, River Islands Development Area 2, LLC and River Islands Stage 2A, LLC (collectively referred to as “River Islands”) provided performance and labor & material securities with the SIA for Tract 4172 that guarantee the unfinished improvements for Tract 4172 in the amount as follows; and

Unfinished Improvement Total:	\$9,100
Performance Security (110% of Unfinished Improvements)	\$10,010
Labor & Materials Security (50% of Performance Security)	\$5,005

**WHEREAS**, acceptance of the public improvements will be processed by staff 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 4172 needs to be annexed to the three different Community Facilities Districts (CFDs) for maintenance purposes. Staff recommends that Council approve CFD 2023-1 City of Lathrop Annexation No. 2. 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**, River Islands must satisfy the Escrow Instructions, included as Attachment “D” to the City Manager’s Report, by depositing 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 4172 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 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. 2 (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 11<sup>th</sup> day of September 2023 by the following vote:

AYES:

NOES:

ABSTAIN:

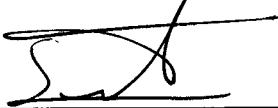
ABSENT:

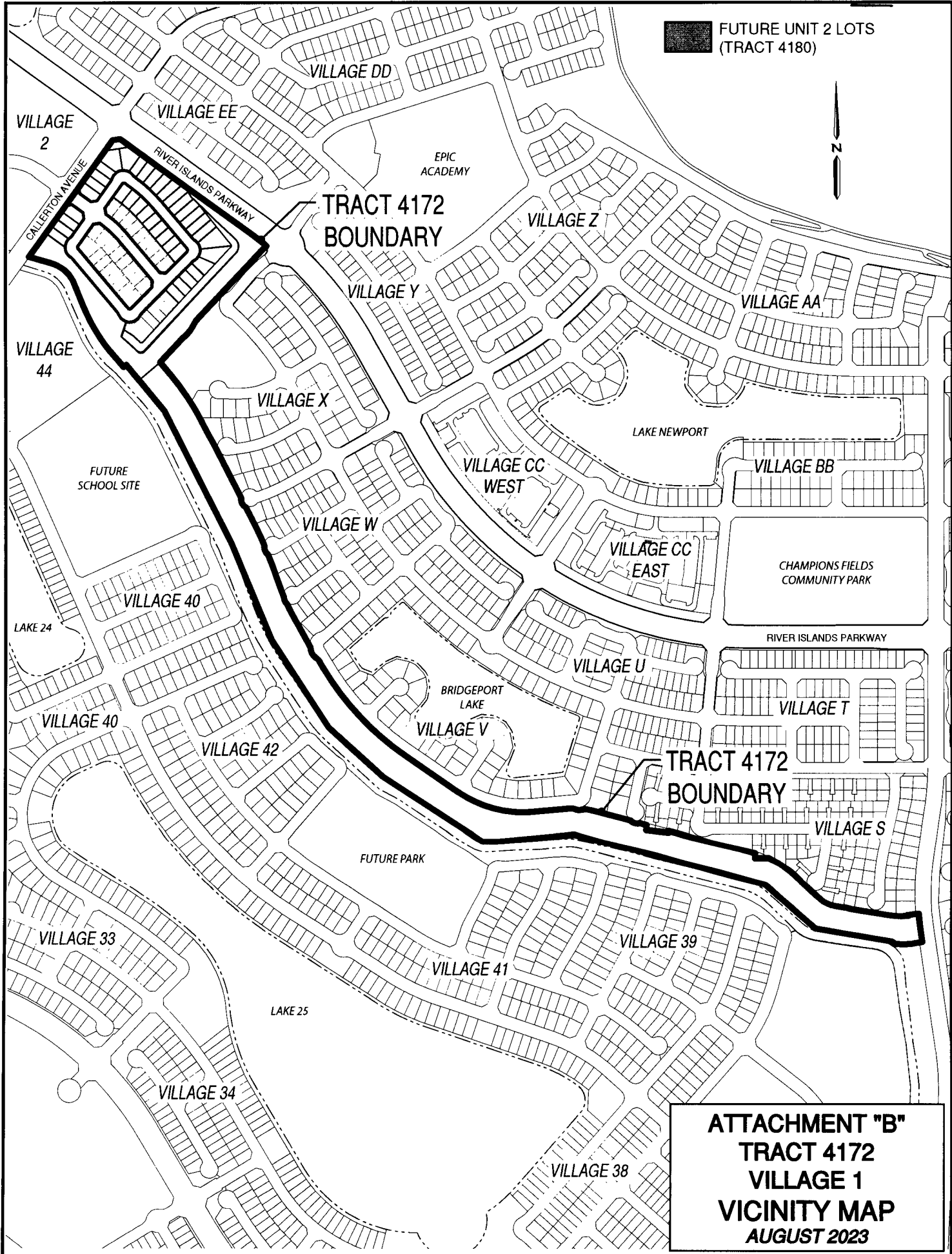
\_\_\_\_\_  
Sonny Dhaliwal, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Teresa Vargas, City Clerk

  
\_\_\_\_\_  
Salvador Navarrete, City Attorney



**ATTACHMENT "B"**  
**TRACT 4172**  
**VILLAGE 1**  
**VICINITY MAP**  
**AUGUST 2023**



**SUBDIVISION IMPROVEMENT AGREEMENT**  
**BETWEEN THE CITY OF LATHROP AND**  
**RIVER ISLANDS DEVELOPMENT AREA 2, LLC,**  
**RIVER ISLANDS STAGE 2A, LLC**  
**FOR TRACT 4172 WEST VILLAGE - VILLAGE 1 68 RESIDENTIAL LOTS**

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**RECITALS**

A. This Agreement is made and entered into this **11<sup>th</sup> 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 2, LLC**, a Delaware Limited Liability Company, **River Islands Stage 2A, LLC**, a Delaware Limited Liability Company (hereinafter collectively 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 4172. However, SUBDIVIDER has completed a significant portion of public infrastructure improvements associated with Tract 4172 (West Village - Village 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 - Village 1, in the amount shown in Section 8 of this Agreement.

C. SUBDIVIDER has completed a portion of the joint trench improvements for Tract 4172 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 4172 and West Village - Village 1 overall. Improvement plans, and street light plans prepared by Power Systems Design, Inc. have already been approved by the City. The street, sidewalk, underground utility, storm drainage, streetlight and joint trench improvements (hereinafter "Improvements") are substantially completed and minor improvements not yet constructed as part of the required infrastructure for Tract 4172 are required security as outlined in this Agreement is required.

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**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:

Subdivision Improvement Agreement (River Islands Development Area 2, LLC and River Islands Stage 2A, LLC  
Tract 4172 West Village - Village 1

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 – Village 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, prior to occupancy of the last home constructed in Tract 4172 that is conveyed to a private interest not associated with the transfer of title of Tract 4172 associated with the filing of Tract 4172 (homebuilder), prior to the completion and occupancy of the last production dwelling unit associated with Tract 4172, or September 11, 2024, whichever comes first. Such occupancy shall be documented by CITY in the form of a Certificate of Occupancy or Final Building Permit.

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 \$162,300 equal to 10% of the estimated cost of improvements for the West Village - Village 1 neighborhood (\$1,623,000) 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, 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, 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, bond for performance, labor and materials and repair and maintenance, letter of credit or cash deposit) 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 or Labor & Materials bonds to guarantee the unfinished improvements associated with Tract 4172 as included and described in Exhibit "E" 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.

**Table 1 – Bond Values**

Unfinished Improvement Total:	\$9,100
Performance Bond (Bond No. 0799692):	\$10,010
Labor & Materials Bond (Bond No. 0799692):	\$5,005

9. 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.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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,

Subdivision Improvement Agreement (River Islands Development Area 2, LLC and River Islands Stage 2A, LLC  
Tract 4172 West Village - Village 1

whichever is needed to ensure an opportunity for the Improvements to be included in the next fiscal year annual assessment.

16. 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.

17. 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.

18. 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.

19. 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 4172.

20. 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

Subdivision Improvement Agreement (River Islands Development Area 2, LLC and River Islands Stage 2A, LLC  
Tract 4172 West Village - Village 1

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 4172**

**EXHIBIT B TRACT 4172 AND WEST VILLAGE - VILLAGE 1 AREA**

**EXHIBIT C: CITY INSURANCE REQUIREMENTS**

**EXHIBIT D: WEST VILLAGE - VILLAGE 1 UNFINISHED IMPROVEMENTS AND FULL IMPROVEMENTS COST ESTIMATE**

Subdivision Improvement Agreement (River Islands Development Area 2, LLC and River Islands Stage 2A, LLC)  
Tract 4172 West Village - Village 1

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this 11<sup>th</sup> 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 2, LLC,  
a Delaware Limited Liability Company  
River Islands Stage 2A, LLC  
a Delaware Limited Liability Company

BY:   
Susan Dell'Osso                      9/5/2023                      Date  
President  
"SUBDIVIDER"

Subdivision Improvement Agreement (River Islands Development Area 2, LLC and River Islands Stage  
2A, LLC  
Tract 4172 West Village - Village 1

**EXHIBIT "A"**

**FINAL MAP - TRACT 4172**



**OWNERS STATEMENT**

THE UNDERSIGNED DOES HEREBY STATE THAT THEY ARE THE OWNERS OR HAVE SOME RECORD TITLE INTEREST IN THE LAND DESIGNATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINE OF THE HEREIN EMBODIED FINAL MAP ENTITLED "TRACT 4172, RIVER ISLANDS - PHASE 2, VILLAGE 1 - UNIT 1", CITY OF LATHROP, CALIFORNIA, CONSISTING OF NINETEEN (19) 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.

- 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 BENNETT STREET, GLEBER LANE, GEBHARDT STREET, SCOTT EDWARDS LANE, AND TUPPER STREET, AS SHOWN ON THIS FINAL MAP
- 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 UNDER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "P.U.E." (PUBLIC UTILITY EASEMENT)
- A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN SLOPES ACROSS THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "SLOPE EASEMENT"

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

- PARCELS A, B, C AND D 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
- TO ENSURE MUNICIPAL WATER SERVICES TO ALL LOTS SHOWN UPON THIS MAP, ALL BOUNDARY WATER RIGHTS THAT THE UNDERSIGNED MAY HAVE WITHIN THE DISTINGUISHING BORDER UPON THIS MAP, HEREBY ARE DEDICATED TO THE CITY OF LATHROP.

THE UNDERSIGNED DOES HEREBY RELINQUISH TO THE CITY OF LATHROP ALL ABUTTERS RIGHT OF ACCESS TO LOTS 29 AND 37 ALONG THE LOT LINES AS INDICATED BY THE SYMBOL ||||| AS SHOWN ON THIS FINAL MAP

THE UNDERSIGNED DOES HEREBY RESERVE PARCELS E, F, AND G FOR PURPOSES OF OPEN SPACE, LANDSCAPING, PUBLIC UTILITIES, FENCE MAINTENANCE, AND APPURTENANCES THEREOF, FOR THE BENEFIT OF THE PUBLIC, AND WILL TRANSFER TO ISLANDS RECLAMATION DISTRICT 2062 BY SEPARATE DOCUMENT

THE UNDERSIGNED DOES HEREBY RESERVE PARCELS 1 THROUGH 3 FOR FUTURE DEVELOPMENT

OWNERS: RIVER ISLANDS DEVELOPMENT AREA 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO PARCEL ONE (PARCEL ONE OF TRACT 4149)  
RIVER ISLANDS STAGE 2A, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO PARCEL TWO (PARCEL D OF TRACT 4111)

BY: SUSAN BELL'ROSSO DATE: \_\_\_\_\_  
PRESIDENT

**TRUSTEES STATEMENT**

OLD REPUBLIC TITLE COMPANY, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED DECEMBER 22, 2016, AS DOCUMENT NUMBER 2016-06086, AND AS AMENDED IN DOCUMENT RECORDED DECEMBER 29, 2016, AS DOCUMENT NUMBER 2016-06025, AND FURTHER AMENDED IN DOCUMENT RECORDED NOVEMBER 23, 2022 AS DOCUMENT NUMBER 2022-132040, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023  
BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

**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.

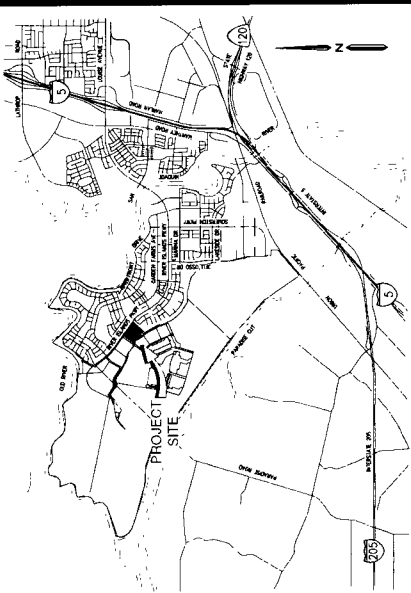
STATE OF CALIFORNIA }  
COUNTY OF SAN JOAQUIN }  
ON \_\_\_\_\_, 2023 BEFORE ME, \_\_\_\_\_ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/HER AUTHORIZED CAPACITY(ITIES), AND THAT BY HIS/HER/HER SIGNATURE(S) ON THE INSTRUMENT (THE PERSON(S)), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.  
WITNESS MY HAND

SIGNATURE \_\_\_\_\_  
NAME (PRINT) \_\_\_\_\_  
TITLE (PRINT) \_\_\_\_\_  
MY COMMISSION NUMBER \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

**TRACT 4172  
RIVER ISLANDS - PHASE 2  
VILLAGE 1 - UNIT 1**

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 1 OF TRACT 4149 (44 MAP 52) AND PARCEL D OF TRACT 4111 (44 MAP 7), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

AUGUST 2023



VICINITY MAP  
NOT TO SCALE

**CITY CLERKS STATEMENT**

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT 4172, RIVER ISLANDS - PHASE 2, VILLAGE 1 - UNIT 1", CITY OF LATHROP, CALIFORNIA, CONSISTING OF NINETEEN (19) SHEETS, THIS STATEMENT WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A MEETING THEREOF, HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, AND THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. \_\_\_\_\_ DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP, AND AUTHORIZED ITS RECORDATION, TO BE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA, TO BE EFFECTIVE AS TO THE DATE OF RECORDATION. THE CITY COUNCIL HAS REVIEWED THE MAP AND HAS DETERMINED THAT THE MAP IS IN ACCORDANCE WITH THE CITY OF LATHROP MUNICIPAL CODE.

ALSO, PURSUANT TO SECTION 66464(C) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE CITY OF LATHROP DOES HEREBY ABANDON THE FOLLOWING EASEMENTS, ALSO KNOWN AS STEWART ROAD PER BOOK 199, PAGE 335, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN THE BOUNDARY OF THIS MAP, THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT FOR PUBLIC PURPOSES RECORDED JUNE 9, 2023, AS DOCUMENT NUMBER 2023-045593, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN THE BOUNDARY OF THIS MAP, THE 15' WIDE RECLAIMED WATER LINE EASEMENT IN FAVOR OF THE CITY OF LATHROP RECORDED ON JUNE 2, 2006, AS DOCUMENT NUMBER 2006-119390, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN TRACT 4172 IS BEING ABANDONED BY THIS FINAL MAP.

I FURTHER STATE THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP, IF APPLICABLE, HAVE BEEN APPROVED BY THE CITY COUNCIL OF LATHROP AND FILED IN MY OFFICE.

TERESA VARGAS  
CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

**ACKNOWLEDGEMENT CERTIFICATE (TRUSTEE)**

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(ITIES), AND THAT BY HIS/HER/HER SIGNATURE(S) ON THE INSTRUMENT (THE PERSON(S)), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.  
WITNESS MY HAND

SIGNATURE \_\_\_\_\_  
NAME (PRINT) \_\_\_\_\_  
TITLE (PRINT) \_\_\_\_\_  
MY COMMISSION NUMBER \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

EXEMPT FROM FEE PER GOVERNMENT CODE 27386.1. DOCUMENT RECORDED IN CONNECTION WITH A CONCURRENT TRANSFER SUBJECT TO THE IMPOSITION OF DOCUMENTARY TRANSFER TAX

**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. 21-4908

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

RICARDO CAGUIAT, COMMUNITY DEVELOPMENT DIRECTOR  
CITY OF LATHROP

**CITY ENGINEERS 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 4172, RIVER ISLANDS - PHASE 2, VILLAGE 1 - 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 ALTERNATE MAPS OF THE CALIFORNIA STATE SUBDIVISION MAP ACT AND APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THEREOF, APPLICABLE AT THE TIME OF APPROVAL OF VESTING TENTATIVE MAP

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

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



**RECORDERS STATEMENT**

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

STEVE RESTO ARBES, ASSESSOR-RECORDER-COUNTY CLERK  
SAN JOAQUIN COUNTY, CALIFORNIA  
BY: \_\_\_\_\_ ASSISTANT/DEPUTY RECORDER

# TRACT 4172 RIVER ISLANDS - PHASE 2 VILLAGE 1 - UNIT 1

A PORTION OF RANCHO EL PESADERO, BEING A SUBDIVISION OF PARCEL 1 OF TRACT 4148 (44 MAP 52) AND PARCEL D OF TRACT 4111 (44 MAP 7), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA



## CITY SURVEYORS STATEMENT

I, DARRYL A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4172, RIVER ISLANDS - PHASE 2, VILLAGE 1 - 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. NO. 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 AREA 2, LLC, ON MARCH 23, 2023. I HEREBY STATE THAT 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 HERE, OR THAT THEY WILL BE, SET TOGETHER TO REBUILT THIS SURVEY TO BE REPEATED. TENTATIVE MAP

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

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



## CERTIFICATE OF DEDICATION

THE FOLLOWING REAL PROPERTY IS DEDICATED BY RIVER ISLANDS DEVELOPMENT AREA 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY,

- AS FOLLOWS:
- PARCELS A, B, C AND D, FOR PURPOSES OF LANDSCAPE OPEN SPACES INCLUDING PUBLIC UTILITIES AND STORM DRAIN FACILITIES, AND PEDESTRIAN INGRESS AND EGRESS

THE CITY OF LATHROP SHALL RECONVEY THE PROPERTY TO THE SUBDIVIDER IF THE CITY MAKES A DETERMINATION THAT PURSUANT TO GOVERNMENT CODE SECTION 66477.5 THE SAME PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST.

## EASEMENT ABANDONMENT NOTE

- ALL OF THE STEWART ROAD EASEMENT PER BOOK 199, PAGE 335, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN THE BOUNDARY OF THIS MAP, IS BEING ABANDONED BY THIS FINAL MAP. PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET 1.
- THE NON-EXCLUSIVE PUBLIC EASEMENT FOR PUBLIC PURPOSES RECORDED JUNE 9, 2023, AS DOCUMENT NUMBER 2023-045953, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN TRACT 4172 IS BEING ABANDONED BY THIS FINAL MAP. PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET 1.
- THE NON-EXCLUSIVE PUBLIC EASEMENT FOR PUBLIC PURPOSES RECORDED JUNE 2, 2024, AS DOCUMENT NUMBER 2024-119320, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN TRACT 4172 IS BEING ABANDONED BY THIS FINAL MAP. PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET 1.

## RECITALS

- RIGHT TO FARM STATEMENT  
PER CITY OF LATHROP MUNICIPAL CODE OF ORDINANCES, TITLE 15, CHAPTER 15.48.04, THE CITY OF LATHROP HAS ADOPTED A RIGHT TO FARM ORDINANCE. THE CITY OF LATHROP HAS ADOPTED THE CITY CLERK'S STATEMENT ON SHEET 1, WHICH PROVIDES THAT THE CITY CLERK HAS REVIEWED THE MAP AND HEREBY NOTIFIED THAT THE PROPERTIES 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 CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING, WITHOUT LIMITATIONS, CULTIVATION, PLANTING, PROTECTING, MAINTAINING, OR USING, INCLUDING THE USE OF AGRICULTURAL WASTES, PRODUCTS, PROTECTIVE DEVICES, AND FERTILIZERS, WHICH MAY GENERATE DUST, SMOKE, NOISE, ODOR, PESTICIDES AND PESTS. YOU ARE ADVISED 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 ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NEARBY AND NECESSARY ASPECTS OF AGRICULTURE IN AN AGRICULTURALLY ACTIVE REGION. THIS PROPERTY IS BEING OFFERED FOR SALE TO YOU BY THE CITY OF LATHROP THROUGH THE CITY OF CALIFORNIA, REFERENCED AS PROJECT NO. 50443.001, AND DATED JULY 28, 2005, HAS BEEN PREPARED FOR THIS PROJECT BY ENGECOR, INCORPORATED, JOSEF J. TOOTLE, G.E. NO. 26777, AND IS ON FILE WITH THE CITY OF LATHROP.
- TRACT 4172, RIVER ISLANDS-PHASE 2, VILLAGE 1-UNIT 1, CONTAINS 37 RESIDENTIAL LOTS WITH A TOTAL OF 5,616 ACRES. PARCELS A THROUGH G CONTAINING 27,086 ACRES, MORE OR LESS, ARE BEING DEDICATED BY THIS FINAL MAP WHICH INCLUDES 3,880 ACRES, MORE OR LESS AS SHOWN ON THIS FINAL MAP (PLEASE REFER TO THE AREA TABLE BELOW).

TRACT 4172 AREA SUMMARY	
LOTS 1 THROUGH 37	5,616 AC
STREET DEDICATIONS	3,880 AC
PARCELS A THROUGH G	27,086 AC
PARCELS 1 THROUGH 3	4,086 AC
TOTAL	40,670 AC

BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 174022886-LN (VERSION 9), DATED AUGUST 17, 2023, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

## REFERENCES

- TRACT 4148, 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)
- TRACT 4031, RIVER ISLANDS-STAGE 2A VILLAGE S3 FINAL MAP, FILED OCTOBER 14, 2021, IN BOOK 43 MAPS AND PLATS, PAGE 189, S.J.C.R. (43 MAP 189)
- TRACT 4021, RIVER ISLANDS-STAGE 2A VILLAGE S FINAL MAP, FILED SEPTEMBER 15, 2020, IN BOOK 43 MAPS AND PLATS, PAGE 139, S.J.C.R. (43 MAP 139)
- RECORD OF SURVEY FILED AUGUST 4, 2004, IN BOOK 35 OF SURVEYS, PAGE 147, AS COMPLETED UNDER THE SUPERVISION AND DIRECTION OF THE CITY OF LATHROP, RECORD NUMBER 2005-171264, S.J.C.R. (35 SURVEYS 147)
- TRACT 4030, RIVER ISLANDS-STAGE 2A VILLAGE S2 FINAL MAP, FILED MAY 19, 2021, IN BOOK 43 MAPS AND PLATS, PAGE 167, S.J.C.R. (43 & MAP 167)
- TRACT 3991, RIVER ISLANDS-STAGE 2A VILLAGE V FINAL MAP, FILED DECEMBER 21, 2018, IN BOOK 43 MAPS AND PLATS, PAGE 66, S.J.C.R. (43 & MAP 66)
- TRACT 4016, RIVER ISLANDS-STAGE 2A VILLAGE W7 FINAL MAP, FILED NOVEMBER 19, 2020, IN BOOK 43 MAPS AND PLATS, PAGE 146, S.J.C.R. (43 & MAP 146)
- TRACT 4020, RIVER ISLANDS-STAGE 2A VILLAGE X FINAL MAP, FILED DECEMBER 17, 2020, IN BOOK 43 MAPS AND PLATS, PAGE 153, S.J.C.R. (43 & MAP 153)
- TRACT 4060, RIVER ISLANDS-STAGE 2A VILLAGE S4 FINAL MAP, FILED FEBRUARY 19, 2021, IN BOOK 43 MAPS AND PLATS, PAGE 161, S.J.C.R. (43 & MAP 161)
- TRACT 4111, RIVER ISLANDS-STAGE 2A VILLAGE S5 FINAL MAP, FILED DECEMBER 21, 2021, IN BOOK 44 MAPS AND PLATS, PAGE 7, S.J.C.R. (44 & MAP 7)

## SIGNATURE OMISSIONS

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

- RECLAIMED ISLANDS LAND COMPANY, RESERVATION FOR OIL, GAS, MINERALS, AND OTHER INTERESTS, DEPTHS Lying BELOW A DEPTH OF 300 FEET, PER DOCUMENT NUMBER 2021-0046877, S.J.C.R.

## LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 3 THROUGH 9 ONLY

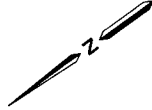
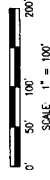
LINE TABLE			CURVE TABLE			
LINE #	DIRECTION	LENGTH	CURVE #	RADIUS	DELTA	LENGTH
L1	N86°54'41"E	42.43'	C1	2037.00'	239°05'	106.11'
L2	N45°48'52"E	1.89'	C2	37.00'	143°09'	9.45'
L3	N54°51'57"E	18.47'	C3	1000.00'	121°10'	23.61'
L4	N41°31'28"W	73.13'	C4	750.00'	213°01'6"	281.49'
L5	N30°28'38"W	37.87'	C5	2100.00'	102°12'	38.90'
L6	N71°08'02"W	10.34'	C6	50.00'	67°26'34"	58.85'
L7	N25°27'45"W	9.05'	C7	1095.00'	304°05'	58.63'
L8	N8°02'36"E	28.00'	C8	50.00'	46°15'55"	40.37'
L9	N10°29'50"E	8.64'	C9	980.00'	252°33'	48.43'
L10	N14°22'20"E	34.88'	C10	73.00'	52°48'00"	67.77'
L11	N40°57'38"W	19.92'	C11	87.00'	233°52'	35.31'
L12	N76°04'58"W	15.53'	C12	73.00'	403°37'4"	51.67'
L13	N8°05'53"W	4.14'	C13	50.00'	89°17'09"	60.46'
L14	N14°21'53"E	43.91'	C14	500.00'	0°10'15"	1.48'
L15	N14°22'20"E	37.50'	C15	200.00'	4°31'38"	15.80'
L16	N0°00'00"E	59.51'	C16	100.00'	71°7'08"	12.72'
L17	N0°00'00"E	23.32'	C17	477.00'	53°5'39"	46.71'
L18	N31°01'22"E	78.47'	C18	477.00'	53°5'39"	46.71'
L19	N27°32'57"E	59.59'	C19	100.00'	71°7'08"	12.72'
L20	N48°14'46"W	17.46'	C20	250.00'	444.47'	20.71'
L21	N42°51'06"E	59.61'	C21	490.00'	748°11'	68.73'
L22	N48°14'46"W	18.51'	C22	490.00'	63°35'	55.81'
L23	N48°14'46"W	48.09'	C23	490.00'	412°16'	35.96'
L24	N41°45'14"E	58.62'	C24	550.00'	412.42'	40.43'
L25	N25°24'16"E	58.58'	C25	100.00'	161°40'	59.50'
L26	N80°49'46"W	3.61'	C26	1095.00'	324.45'	65.22'
L27	N10°23'22"E	58.81'	C27	1095.00'	142°16'	32.58'
L28	N80°49'46"W	50.24'	C28	1095.00'	374.45'	65.22'
L29	N80°49'46"W	46.64'	C29	1095.00'	155°03'	73.56'
L30	N8°12'52"E	58.01'	C30	250.00'	355.53'	17.13'
L31	N8°12'52"E	58.60'	C31	250.00'	0°49'14"	3.58'
L32	N8°10'15"E	53.60'	C32	477.00'	53°5'39"	46.71'
L33	N70°05'8"E	53.60'	C33	477.00'	53°5'39"	46.71'
L34	N0°24'08"W	53.63'	C34	1095.00'	142°16'	32.58'
L35	N14°22'20"E	35.45'	C35	1095.00'	374.45'	65.22'
L36	N6°05'39"E	24.25'	C36	1095.00'	155°03'	73.56'

# TRACT 4172 RIVER ISLANDS - PHASE 2 VILLAGE 1 - UNIT 1

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 1 OF TRACT 4149 (44 MAP 52) AND PARCEL D OF TRACT 4111 (44 MAP 7), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA



AUGUST, 2023

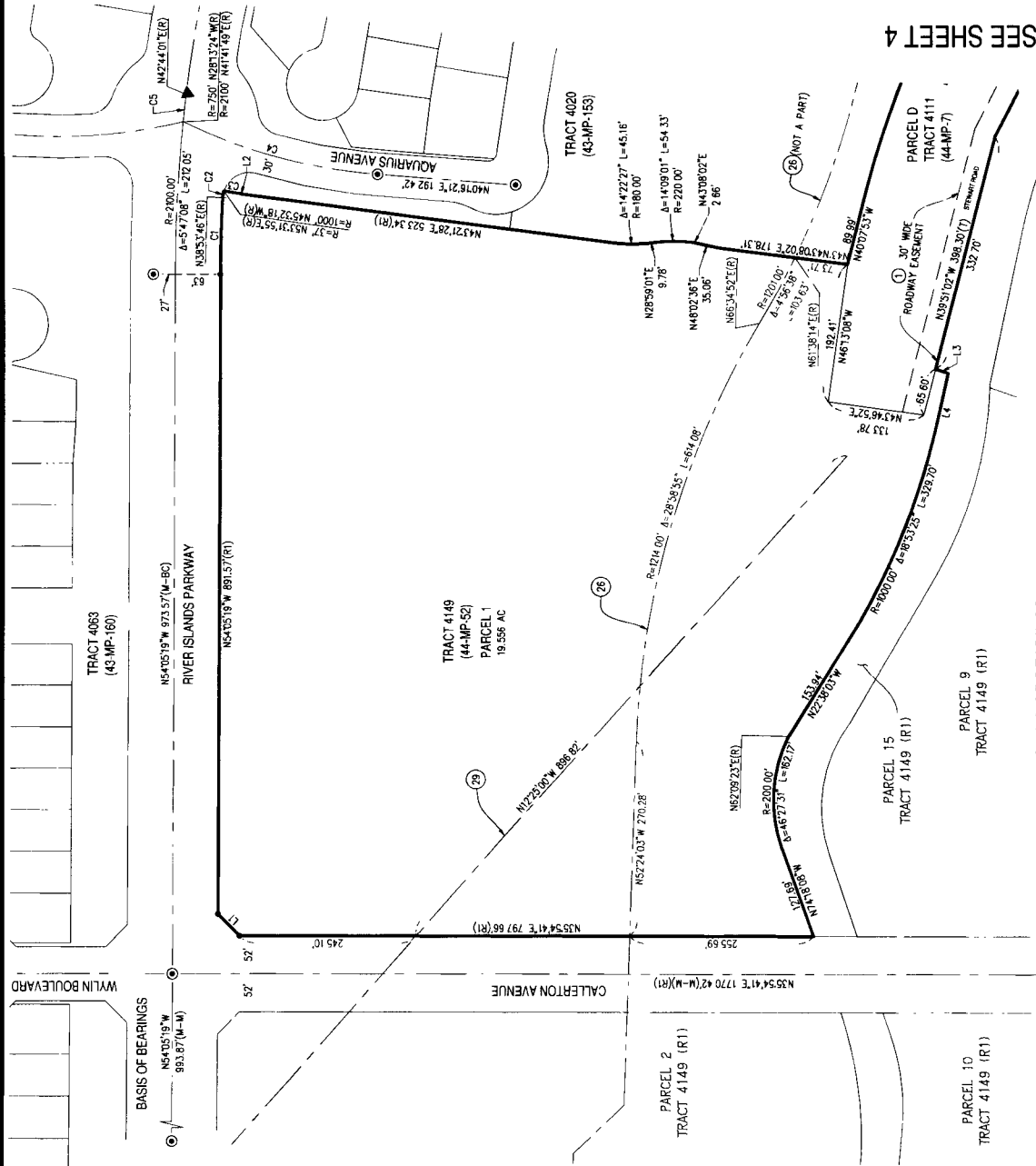


## LEGEND

- BOUNDARY
  - LOT LINE OR RIGHT-OF-WAY LINE
  - EASEMENT LINE
  - CENTERLINE
  - 2000.00' (R1)
  - (R1)
  - (M-W)
  - (M-BC)
  - (M-B)
  - (R)
  - (T)
  - (B)
  - DN
  - P.U.E
  - W.E
  - LI/CI/RI
- MEASURED AND RECORD DATA PER REFERENCE (R1)  
 DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 2  
 MONUMENT TO MONUMENT  
 MONUMENT TO BOUNDARY  
 MONUMENT TO BEGINNING OF CURVE  
 RADIAL BEARING  
 TOTAL  
 BOUNDARY  
 DOCUMENT NUMBER  
 PUBLIC UTILITY EASEMENT  
 WALL EASEMENT  
 LINE, CURVE, RADIAL LINE  
 EASEMENT REFERENCE NUMBER - SEE SHEET 2

## EASEMENTS

- ① ROADWAY EASEMENT (STEWART ROAD) IN FAVOR OF SAN JOAQUIN COUNTY PER 199 048, 335, S.J.C.R. (TO BE ABANDONED)
- ② P.G.-AE. POLE LINE EASEMENT (NO WIDTH OVER) PER 326 OR 293
- ③ 15' WIDE RECLAIMED WATER LINE EASEMENT IN FAVOR OF THE CITY OF LATHROP PER DN 2006-119380 (TO BE ABANDONED)



SEE SHEET 4

## NOTES

- 1 SEE SHEET 2 FOR EASEMENT NOTES, REFERENCES, AND LINE AND CURVE TABLES
- 2 SEE SHEET 4 FOR MONUMENTATION NOTES

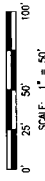
## BASIS OF BEARINGS

THE BEARING OF NORTH 54°05'19" WEST BETWEEN FOUND MONUMENTS ALONG RIVER ISLANDS PARKWAY AS SHOWN ON TRACT 4032, FILED OCTOBER 8, 2020, IN BOOK 43 OF MAPS AND PLATS, AT PAGE 142, 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

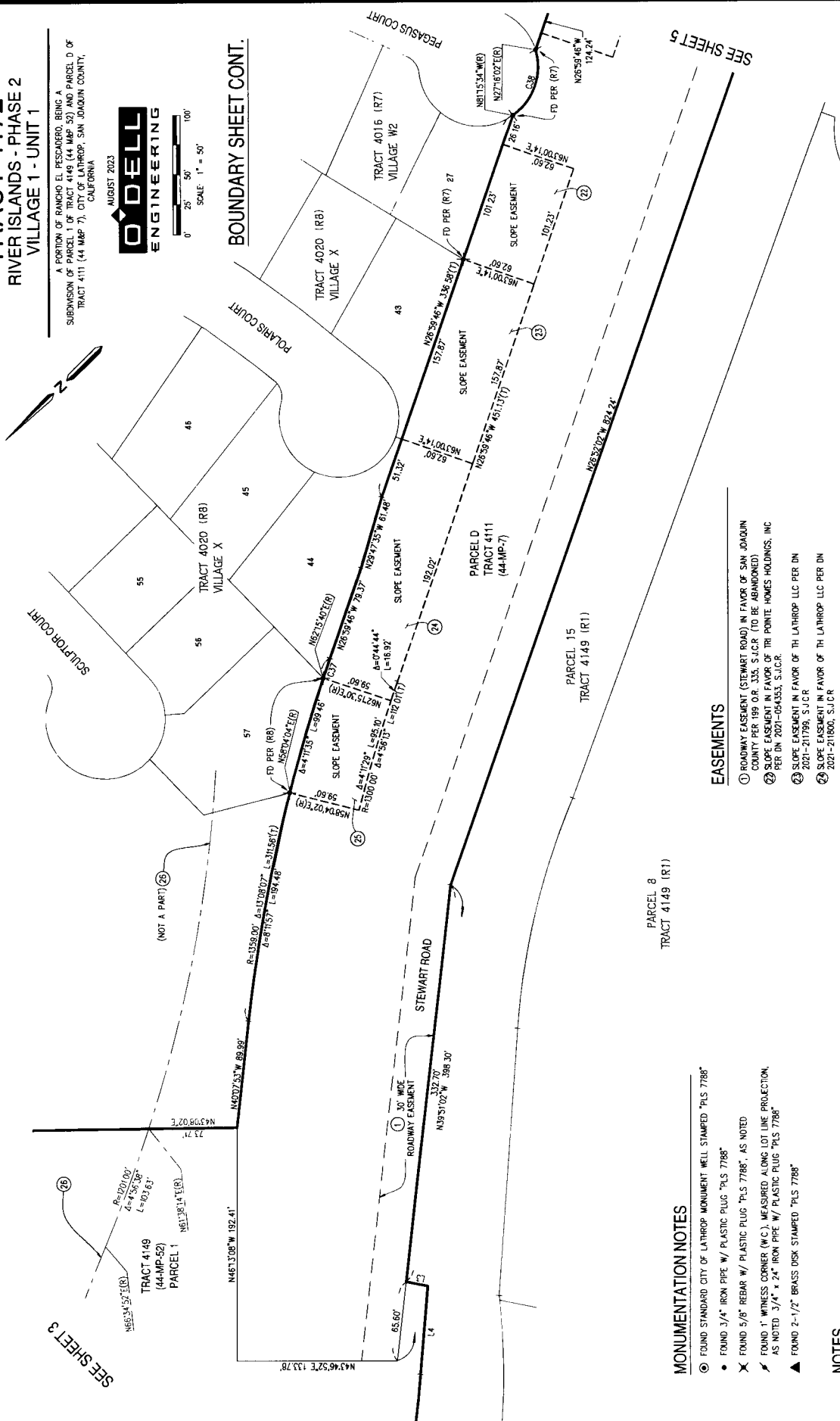
# TRACT 4172 RIVER ISLANDS - PHASE 2 VILLAGE 1 - UNIT 1

A PORTION OF RANCHO EL PESCADERO, BEING A  
SUBDIVISION OF PARCEL 1 OF TRACT 4149 (44 MP-52) AND PARCEL D OF  
TRACT 4111 (44 MP-7), CITY OF LATHROP, SAN JOAQUIN COUNTY,  
CALIFORNIA

AUGUST 2023



## BOUNDARY SHEET CONT.



### EASEMENTS

- ① ROADWAY EASEMENT (STEWART ROAD) IN FAVOR OF SAN JOAQUIN COUNTY PER 199 OR 333 S.J.C.R. (TO BE ABANDONED)
- ② SLOPE EASEMENT IN FAVOR OF THE PONTE HOMES HOLDINGS, INC PER DN 2021-204553, S.J.C.R.
- ③ SLOPE EASEMENT IN FAVOR OF TH LATHROP LLC PER DN 2021-211799, S.J.C.R.
- ④ SLOPE EASEMENT IN FAVOR OF TH LATHROP LLC PER DN 2021-211800, S.J.C.R.
- ⑤ SLOPE EASEMENT IN FAVOR OF TH LATHROP LLC PER DN 2021-211801, S.J.C.R.
- ⑥ 15' WIDE RECLAIMED WATER LINE EASEMENT IN FAVOR OF THE CITY OF LATHROP PER DN 2006-119380

### MONUMENTATION NOTES

- ⊙ FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ✕ FOUND 5/8" REBAR W/ PLASTIC PLUG "PLS 7788", AS NOTED
- ✎ FOUND 1" WITNESS CORNER (W.C.) MEASURED ALONG LOT LINE PROJECTION, AS NOTED 3/4" x 24" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788"

### NOTES

- 1 SEE SHEET 2 FOR EASEMENT NOTES, REFERENCES, AND LINE AND CURVE TABLES
- 2 SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND

# TRACT 4172 RIVER ISLANDS - PHASE 2 VILLAGE 1 - UNIT 1

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 1 OF TRACT 4149 (44 MAP 52) AND PARCEL D OF TRACT 4111 (44 MAP 7), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

AUGUST 2023



## BOUNDARY SHEET CONT.

### MONUMENTATION NOTES

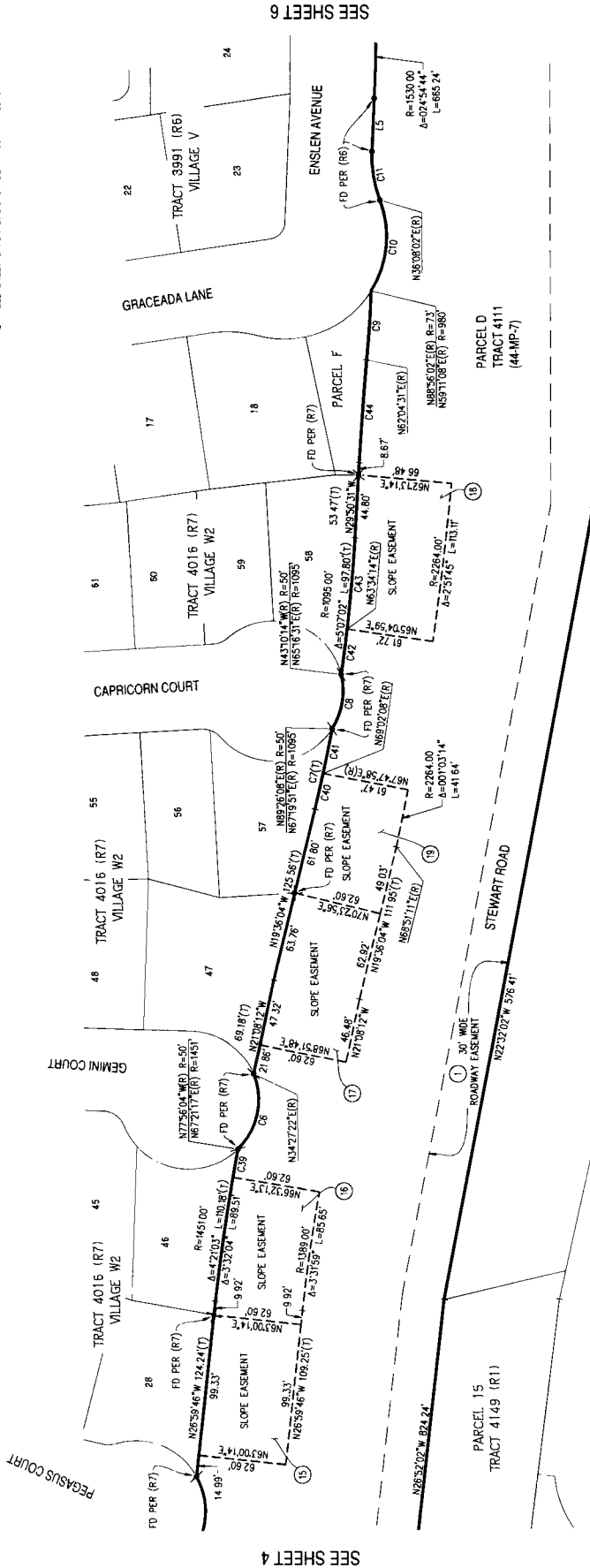
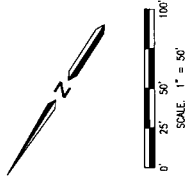
- ⊙ FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ✕ FOUND 5/8" REBAR W/ PLASTIC PLUG "PLS 7788", AS NOTED
- FOUND 1" WITNESS CORNER (W.C.), MEASURED ALONG LOT LINE PRODUCTION, AS NOTED 3/4" x 24" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788"

### EASEMENTS

- ① ROADWAY EASEMENT (STEWART ROAD) IN FAVOR OF SAN JOAQUIN COUNTY PER 199 0.R. 333, S.J.C.R. (TO BE ABANDONED)
- ② SLOPE EASEMENT IN FAVOR OF TRI PONTE HOMES HOLDINGS, INC. PER DN 2021-054354, S.J.C.R.
- ③ SLOPE EASEMENT IN FAVOR OF TRI PONTE HOMES HOLDINGS, INC. PER DN 2021-054355, S.J.C.R.
- ④ SLOPE EASEMENT IN FAVOR OF TRI PONTE HOMES HOLDINGS, INC. PER DN 2021-054356, S.J.C.R.
- ⑤ SLOPE EASEMENT IN FAVOR OF TRI PONTE HOMES HOLDINGS, INC. PER DN 2021-04830, S.J.C.R.
- ⑥ SLOPE EASEMENT IN FAVOR OF TRI PONTE HOMES HOLDINGS, INC. PER DN 2021-104831, S.J.C.R.

### NOTES

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



SEE SHEET 4

SEE SHEET 6

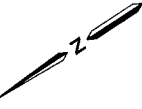
# TRACT 4172 RIVER ISLANDS - PHASE 2 VILLAGE 1 - UNIT 1

A PORTION OF RANCHO EL PESCADERO, BEING A SUBMISSION OF PARCEL 1 OF TRACT 4149 (44 MAP 52) AND PARCEL D OF TRACT 4111 (44 MAP 7), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

AUGUST 2023

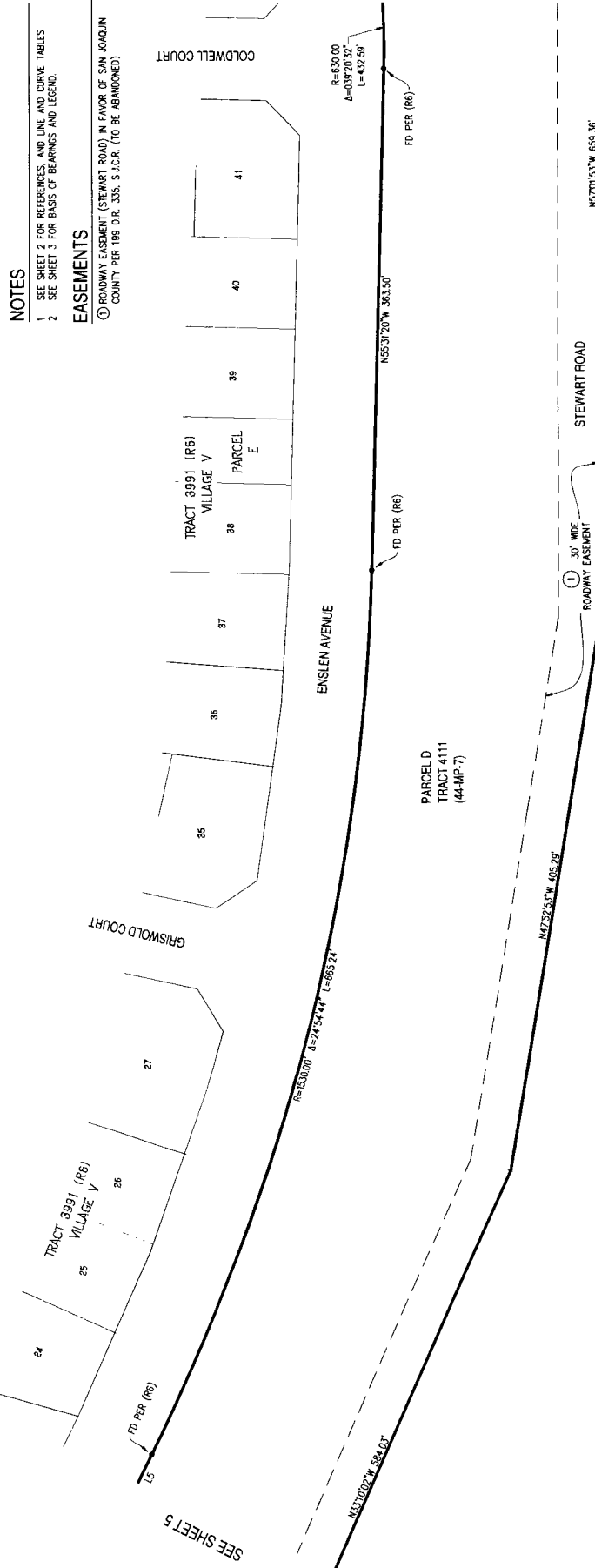


## BOUNDARY SHEET CONT.



### MONUMENTATION NOTES

- ⊙ FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ✕ FOUND 5/8" REBAR W/ PLASTIC PLUG "PLS 7788", AS NOTED
- ✓ FOUND 1" WITNESS CORNER (W.C.), MEASURED ALONG LOT LINE PROJECTION, AS NOTED 3/4" x 24" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788"



### NOTES

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

### EASEMENTS

- ① ROADWAY EASEMENT (STEWART ROAD) IN FAVOR OF SAN JOAQUIN COUNTY PER 199 D.R. 335, S.J.C.R. (TO BE ABANDONED)

# TRACT 4172 RIVER ISLANDS - PHASE 2 VILLAGE 1 - UNIT 1

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 1 OF TRACT 4149 (44 MAP 52) AND PARCEL D OF TRACT 4111 (44 MAP 7), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

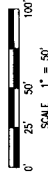
AUGUST 2023



## BOUNDARY SHEET CONT.

### MONUMENTATION NOTES

- ⊙ FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ✕ FOUND 5/8" REBAR W/ PLASTIC PLUG "PLS 7788", AS NOTED
- ✓ FOUND 1" WITNESS CORNER (W.C.), MEASURED ALONG LOT LINE PROJECTION, AS NOTED 3/4" x 24" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788"

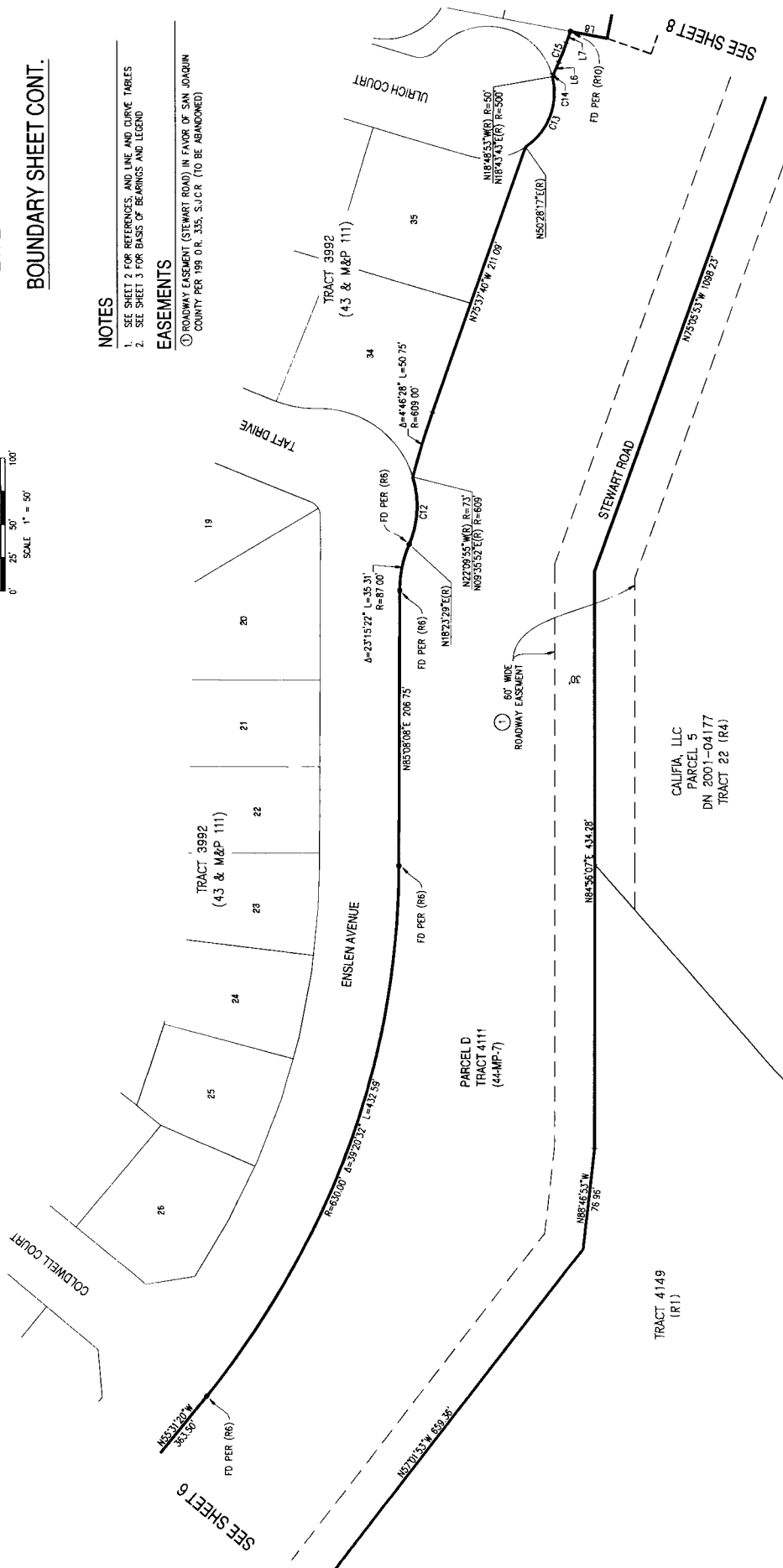


### NOTES

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

### EASEMENTS

① ROWWAY EASEMENT (STEWART ROAD) IN FAVOR OF SAN JOAQUIN COUNTY PER 198 O.R. 335, S.J.C.R. (10 BE ABANDONED)



TRACT 4149  
(R1)

CALIFIA, LLC  
PARCEL 5  
DN 2001-04177  
TRACT 22 (R4)

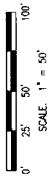
SEE SHEET 8

# TRACT 4172 RIVER ISLANDS - PHASE 2 VILLAGE 1 - UNIT 1

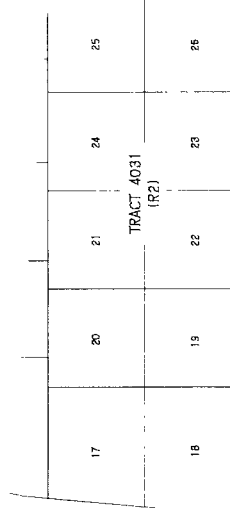
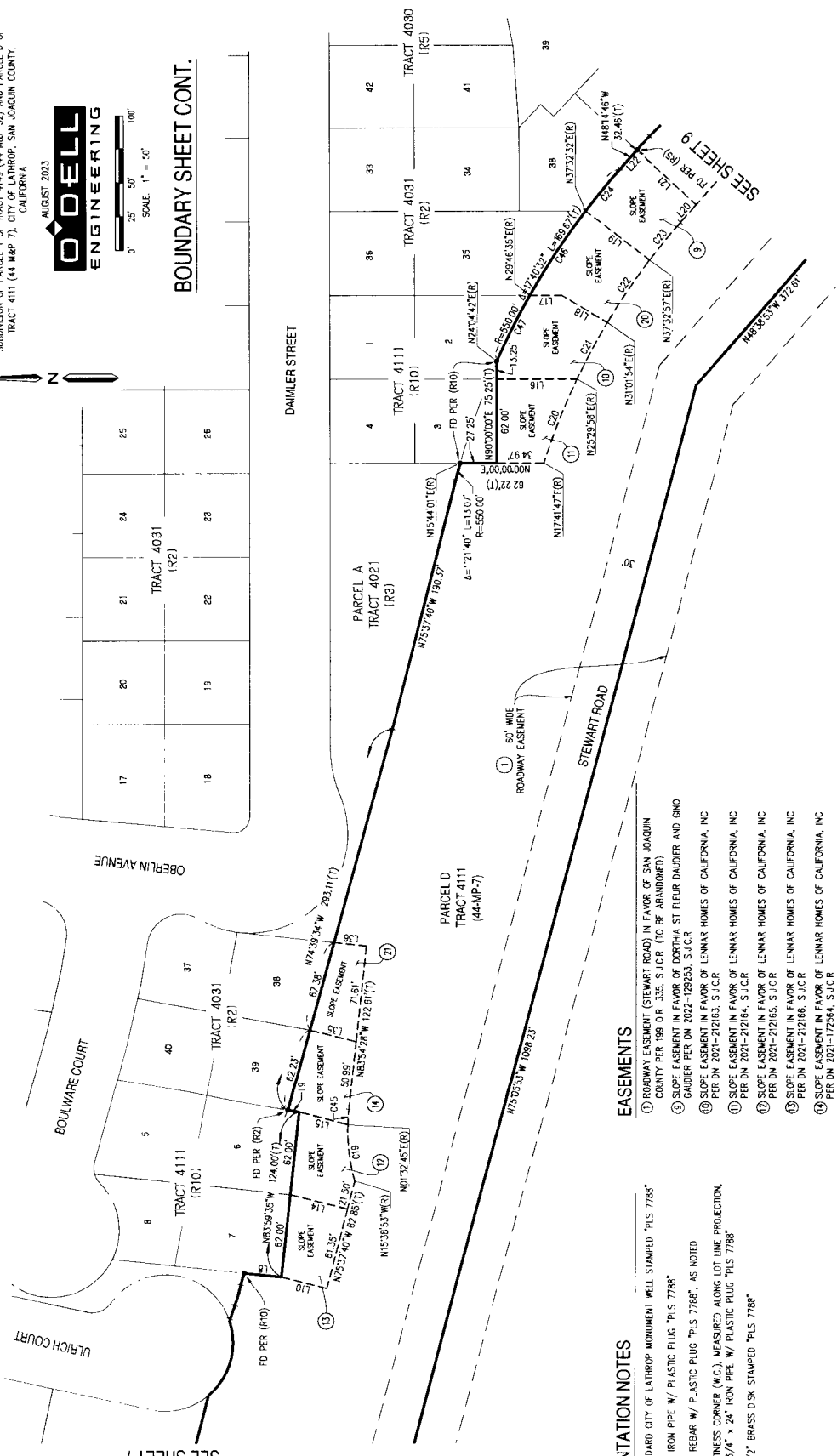
A PORTION OF RANCHO EL PESCARERO, BEING A SUBDIVISION OF PARCEL 1 OF TRACT 4149 (44 MAP 52) AND PARCEL D OF TRACT 4111 (44 MAP 7), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA



AUGUST 2023



## BOUNDARY SHEET CONT.



### MONUMENTATION NOTES

- ⊙ FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ✕ FOUND 5/8" REBAR W/ PLASTIC PLUG "PLS 7788", AS NOTED
- ▲ FOUND 1" WITNESS CORNER (W.C.), MEASURED ALONG LOT LINE PROJECTION, AS NOTED 3/4" x 24" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788"

### EASEMENTS

- ① ROADWAY EASEMENT (STEWART ROAD) IN FAVOR OF SAN JOAQUIN COUNTY PER 199 OR 305, S 1/4 CR (TO BE ABANDONED)
- ② SLOPE EASEMENT IN FAVOR OF DOROTHA ST FLEUR DAUDIER AND GINO GAUDIER PER DN 2022-129253, S 1/4 CR
- ③ SLOPE EASEMENT IN FAVOR OF LENNAR HOMES OF CALIFORNIA, INC PER DN 2021-212183, S 1/4 CR
- ④ SLOPE EASEMENT IN FAVOR OF LENNAR HOMES OF CALIFORNIA, INC PER DN 2021-212184, S 1/4 CR
- ⑤ SLOPE EASEMENT IN FAVOR OF LENNAR HOMES OF CALIFORNIA, INC PER DN 2021-212185, S 1/4 CR
- ⑥ SLOPE EASEMENT IN FAVOR OF LENNAR HOMES OF CALIFORNIA, INC PER DN 2021-212186, S 1/4 CR
- ⑦ SLOPE EASEMENT IN FAVOR OF LENNAR HOMES OF CALIFORNIA, INC PER DN 2021-172584, S 1/4 CR
- ⑧ SLOPE EASEMENT IN FAVOR OF LENNAR HOMES OF CALIFORNIA, INC PER DN 2021-172582, S 1/4 CR
- ⑨ SLOPE EASEMENT IN FAVOR OF LENNAR HOMES OF CALIFORNIA, INC PER DN 2021-172583, S 1/4 CR

### NOTES

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





# TRACT 4172 RIVER ISLANDS - PHASE 2 VILLAGE 1 - UNIT 1

A PORTION OF RANCHO EL PESCADERO, BEING A  
SUBDIVISION OF PARCEL 1 OF TRACT 4149 (44 MAP 52) AND PARCEL D OF  
TRACT 4111 (44 MAP 7), CITY OF LAHORE, SAN JOAQUIN COUNTY,  
CALIFORNIA

AUGUST 2023



### NOTES

1. SEE SHEET 2 FOR EASEMENT NOTES, AND REFERENCES.
2. NOTES SHEET 3 FOR BASIS OF BEARINGS, LEGEND, AND MONUMENTATION
3. SEE SHEET 19 FOR LINE AND CURVE TABLES.

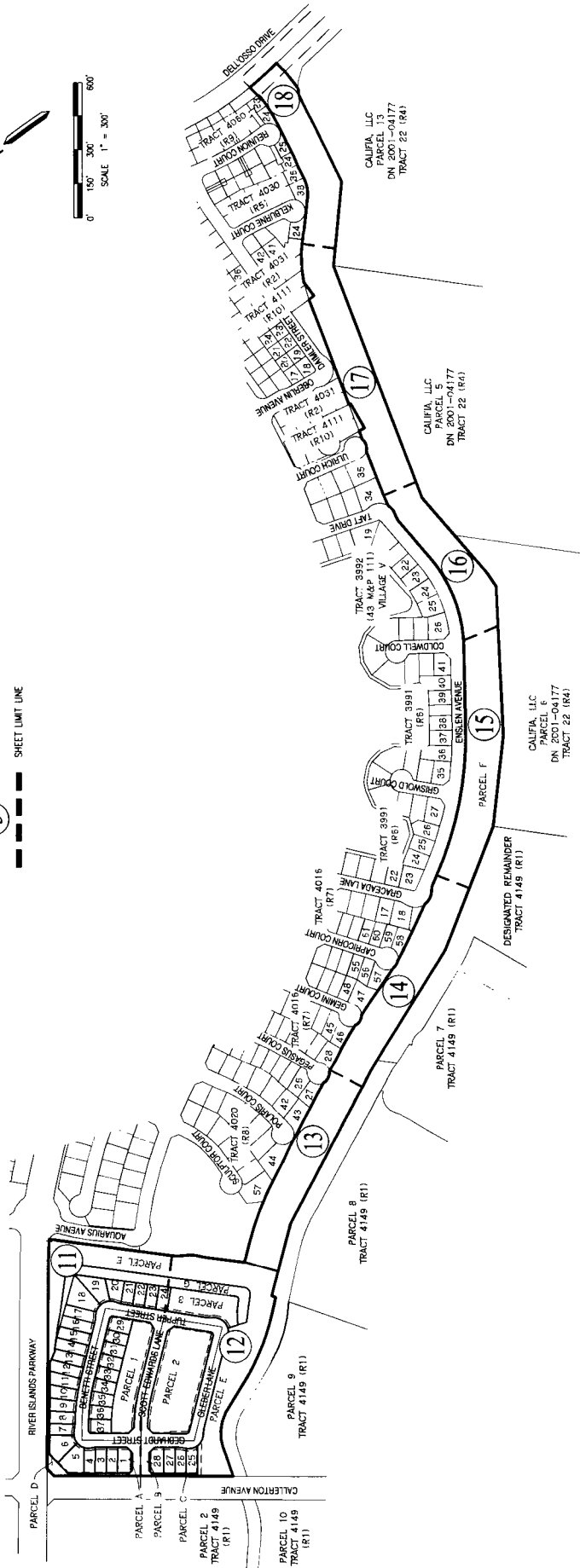
### SHEET INDEX



### LEGEND

- BOUNDARY
- LOT LINE
- PUBLIC UTILITY EASEMENT
- SHEET NUMBER
- SHEET LIMIT LINE

TRACT 4053  
(43-NP-150)



# TRACT 4172 RIVER ISLANDS - PHASE 2 VILLAGE 1 - UNIT 1

A PORTION OF RANCHO EL PESQUERO, BEING A  
SUBDIVISION OF PARCEL 1 OF TRACT 4149 (44 MAP 52) AND PARCEL D OF  
TRACT 4111 (44 MAP 7), CITY OF LATHROP, SAN JOAQUIN COUNTY,  
CALIFORNIA



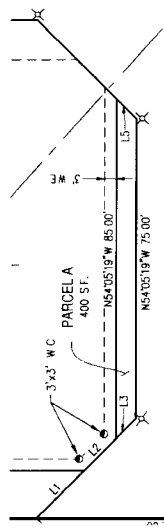
AUGUST 2023

## NOTES

- SEE SHEET 2 FOR REFERENCES
- SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
- SEE SHEET 13 FOR MONUMENTATION NOTES
- SEE SHEET 19 FOR LINE AND CURVE TABLES

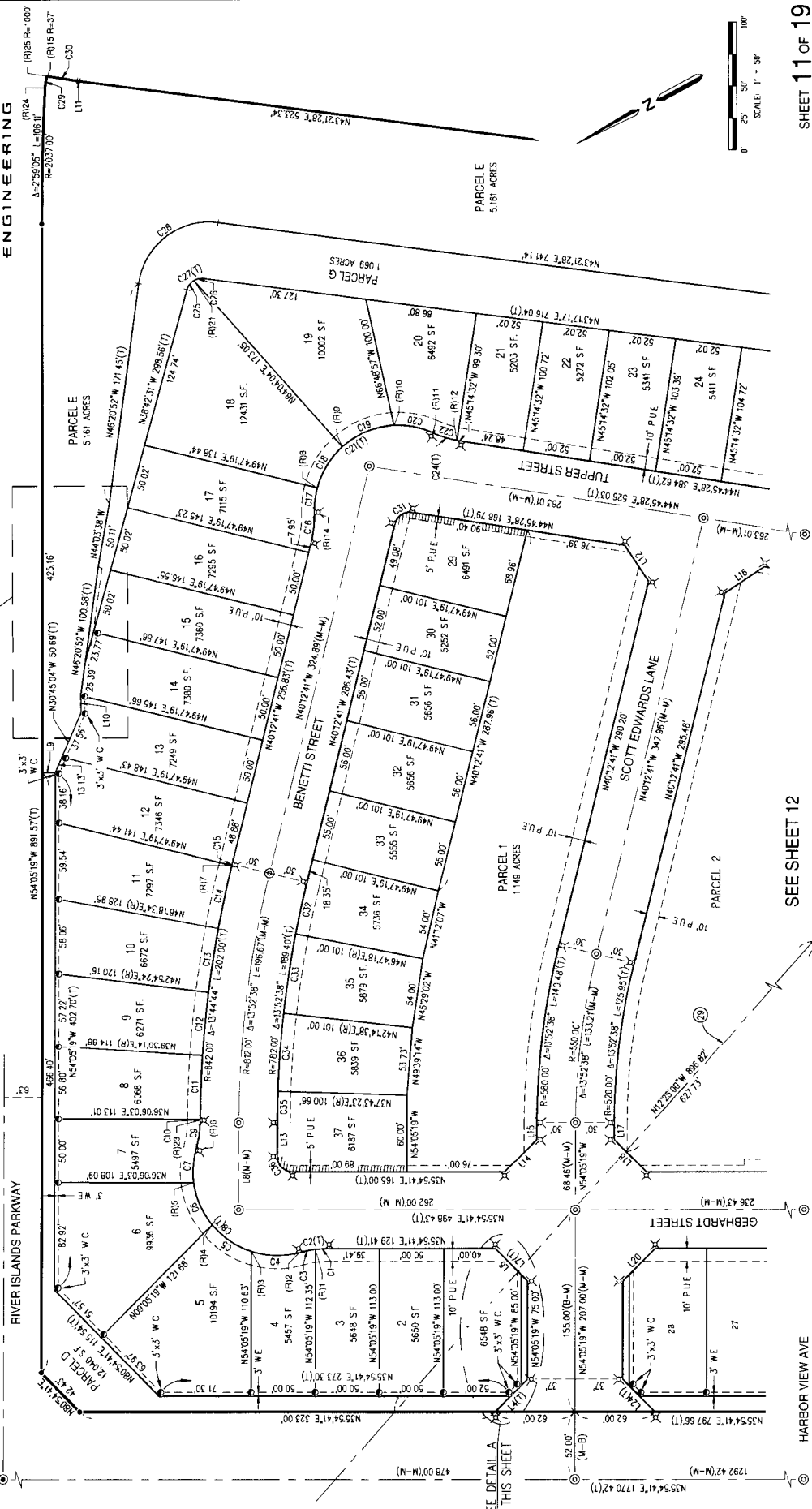
## EASEMENTS

- 3' P & G EASE. POLE LINE EASEMENT (NO WIDTH GIVEN) PER 326 OR 293



DETAIL A  
FROM THIS SHEET

SEE DETAIL C  
ON SHEET 19



SEE SHEET 12

SEE DETAIL A  
ON THIS SHEET

SEE DETAIL A  
ON THIS SHEET

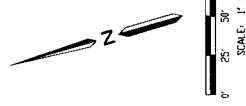
SHEET 11 OF 19

# TRACT 4172 RIVER ISLANDS - PHASE 2 VILLAGE 1 - UNIT 1

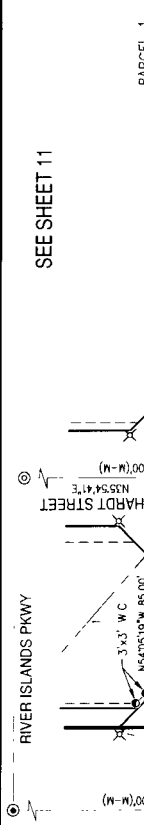
A PORTION OF PARCELS 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



AUGUST 2023

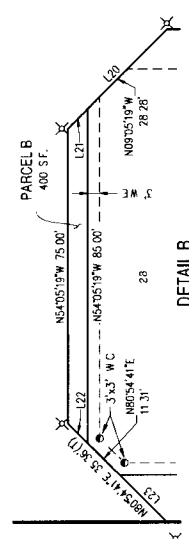


- NOTES**
- SEE SHEET 2 FOR REFERENCES
  - SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND
  - SEE SHEET 13 FOR MONUMENTATION NOTES
  - SEE SHEET 19 FOR LINE AND CURVE TABLES
- EASEMENTS**
- 20' P.O.A.E. POLE LINE EASEMENT (NO WIDTH GIVEN) PER 326 OR 293



SEE SHEET 13

SHEET 12 OF 19

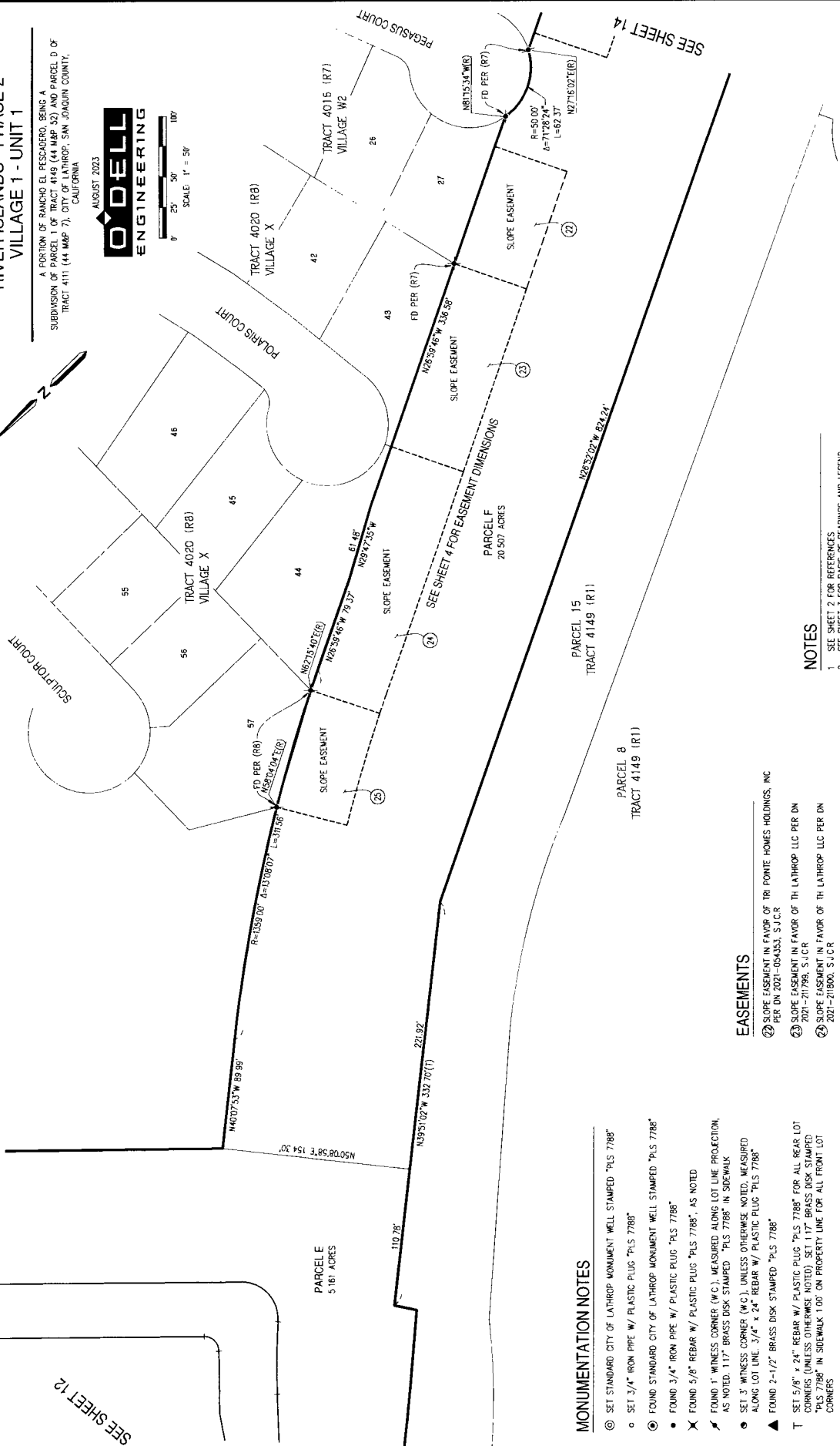
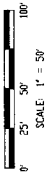


DETAIL B  
FROM THIS SHEET

# TRACT 4172 RIVER ISLANDS - PHASE 2 VILLAGE 1 - UNIT 1

A PORTION OF RANCHO EL PESCADERO, BEING A  
SUBDIVISION OF PARCEL 1 OF TRACT 4149 (44 MAP 52) AND PARCEL D OF  
TRACT 4111 (44 MAP 7), CITY OF LATHROP, SAN JOAQUIN COUNTY,  
CALIFORNIA

AUGUST 2023



### MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ⊙ FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ✕ FOUND 5/8" REBAR W/ PLASTIC PLUG "PLS 7788", AS NOTED
- ✎ FOUND 1" WITNESS CORNER (WC), MEASURED ALONG LOT LINE PROJECTION, AS NOTED. 1 1/2" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK
- SET 3" WITNESS CORNER (WC), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE. 3/4" x 24" REBAR W/ PLASTIC PLUG "PLS 7788"
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788"
- T 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" IN SIDEWALK 1.00' ON PROPERTY LINE FOR ALL FRONT LOT CORNERS
- ✕ SET 1" WITNESS CORNER (WC), IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1 1/2" BRASS DISK STAMPED "PLS 7788"

### EASEMENTS

- ② SLOPE EASEMENT IN FAVOR OF TRI FONTE HOMES HOLDINGS, INC PER DN 2021-04-353, S.J.C.R
- ③ SLOPE EASEMENT IN FAVOR OF TH LATHROP LLC PER DN 2021-21789, S.J.C.R
- ④ SLOPE EASEMENT IN FAVOR OF TH LATHROP LLC PER DN 2021-21800, S.J.C.R
- ⑤ SLOPE EASEMENT IN FAVOR OF TH LATHROP LLC PER DN 2021-21801, S.J.C.R

### NOTES

- 1 SEE SHEET 2 FOR REFERENCES
- 2 SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND
- 3 SEE SHEET 19 FOR LINE AND CURVE TABLES
- 4 SEE SHEET 4 FOR SLOPE EASEMENT DIMENSIONS

**MONUMENTATION NOTES**

- SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ✕ FOUND 5/8" REBAR W/ PLASTIC PLUG "PLS 7788", AS NOTED
- ✎ FOUND 1" WITNESS CORNER (W.C.), MEASURED ALONG LOT LINE PROJECTION, AS NOTED 1.17" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK
- SET 3" WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE 3/4" x 24" REBAR W/ PLASTIC PLUG "PLS 7788"
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788"
- 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 FOR ALL FRONT LOT CORNERS
- ✕ SET 1" WITNESS CORNER (W.C.), IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788"

**NOTES**

1. SEE SHEET 2 FOR 2 REFERENCES
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND
3. SEE SHEET 19 FOR LINE AND CURVE TABLES
4. SEE SHEET 7 FOR SLOPE EASEMENT DIMENSIONS

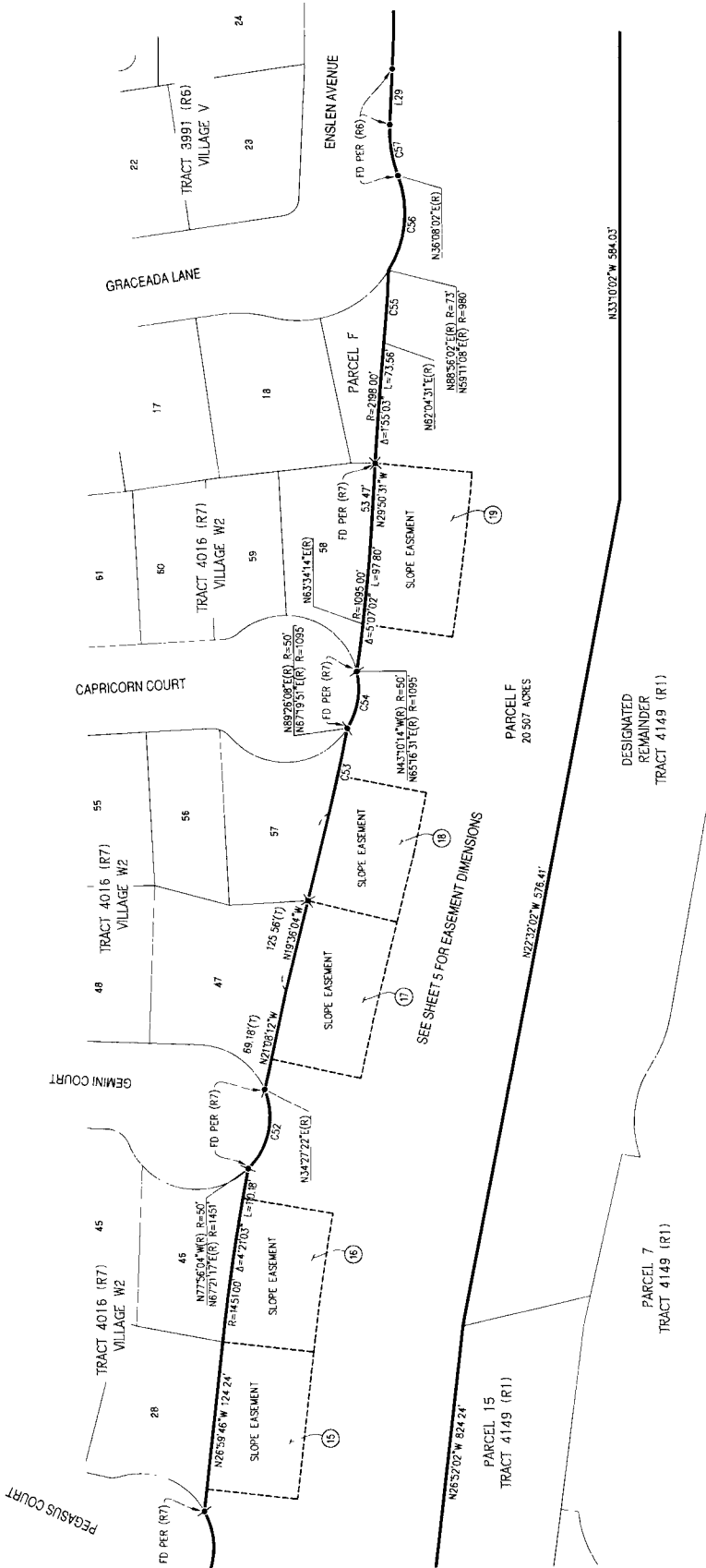
**EASEMENTS**

- ⑮ SLOPE EASEMENT IN FAVOR OF TRI PONTE HOMES HOLDINGS, INC PER DN 2021-064354, S.J.C.R
- ⑯ SLOPE EASEMENT IN FAVOR OF TRI PONTE HOMES HOLDINGS, INC PER DN 2021-064355, S.J.C.R
- ⑰ SLOPE EASEMENT IN FAVOR OF TRI PONTE HOMES HOLDINGS, INC PER DN 2021-064356, S.J.C.R
- ⑱ SLOPE EASEMENT IN FAVOR OF TRI PONTE HOMES HOLDINGS, INC PER DN 2021-104630, S.J.C.R
- ⑲ SLOPE EASEMENT IN FAVOR OF TRI PONTE HOMES HOLDINGS, INC PER DN 2021-104631, S.J.C.R

**TRACT 4172  
RIVER ISLANDS - PHASE 2  
VILLAGE 1 - UNIT 1**

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 1 OF TRACT 4149 (44 MAP 52) AND PARCEL D OF TRACT 4111 (44 MAP 7), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

AUGUST 2023



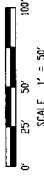
SEE SHEET 15

SEE SHEET 13

# TRACT 4172 RIVER ISLANDS - PHASE 2 VILLAGE 1 - UNIT 1

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 1 OF TRACT 4149 (44 MAP 52) AND PARCEL D OF TRACT 4111 (44 MAP 7), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

AUGUST 2023

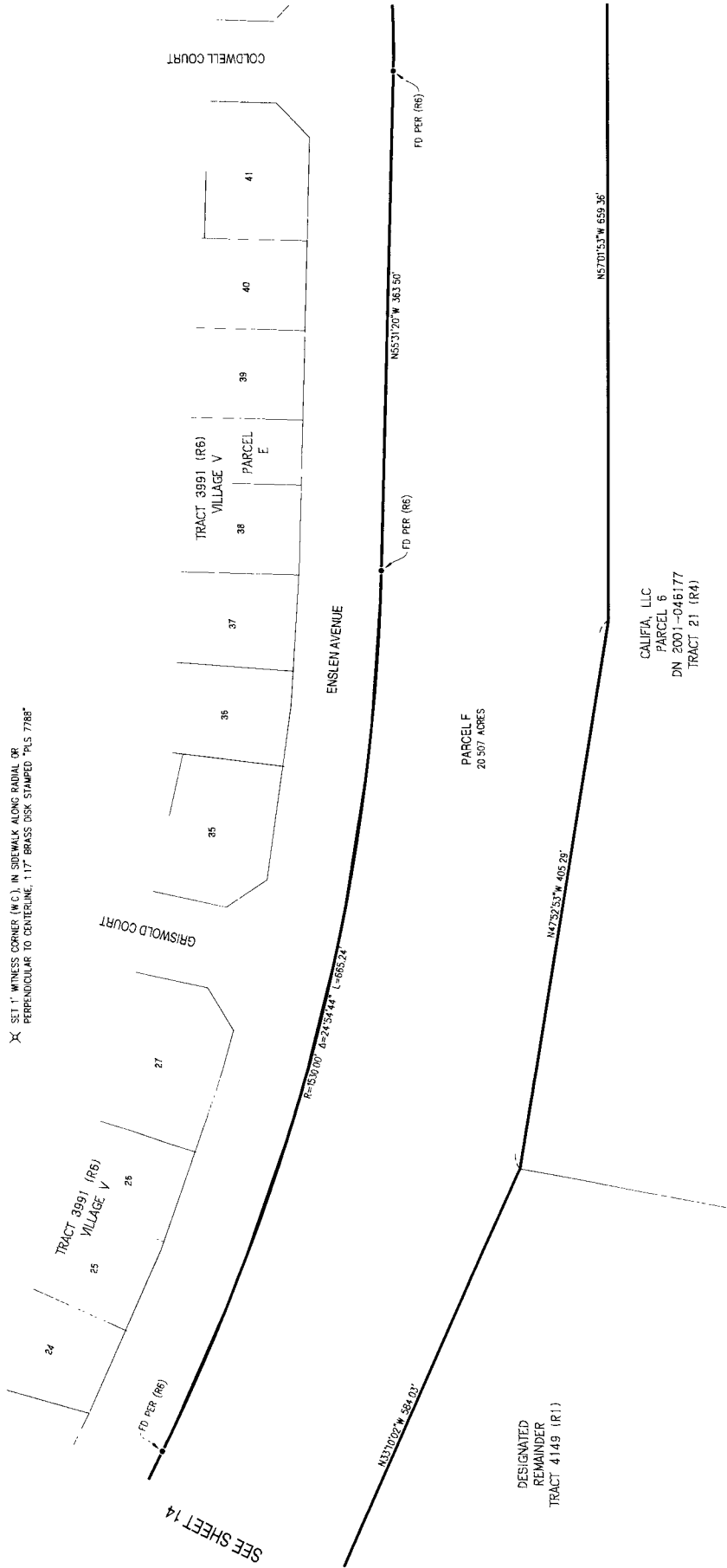


## MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ⊙ FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ✕ FOUND 5/8" REBAR W/ PLASTIC PLUG "PLS 7788", AS NOTED
- ✎ FOUND 1" WITNESS CORNER (W.C.), MEASURED ALONG LOT LINE PROJECTION, AS NOTED. 1 1/2" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK
- SET 3" WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE 3/4" x 24" REBAR W/ PLASTIC PLUG "PLS 7788"
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788"
- T 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" IN SIDEWALK 1.00' ON PROPERTY LINE FOR ALL FRONT LOT CORNERS
- ✕ SET 1" WITNESS CORNER (W.C.) IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1 1/2" BRASS DISK STAMPED "PLS 7788"

## NOTES

1. SEE SHEET 2 FOR REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 19 FOR LINE AND CURVE TABLES.



CALIFA, LLC  
PARCEL 6  
DN 2001-048177  
TRACT 21 (R4)

SEE SHEET 16

SEE SHEET 14

**EASEMENTS**

- ① ROADWAY EASEMENT (STEWART ROAD) IN FAVOR OF SAN JOAQUIN COUNTY PER 199 OR. 335, S.J.C.R. (TO BE ABANDONED)

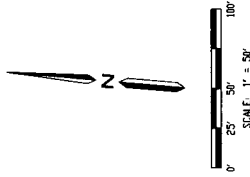
**MONUMENTATION NOTES**

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
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- ⊙ FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ✕ FOUND 5/8" REBAR W/ PLASTIC PLUG "PLS 7788", AS NOTED
- ✎ FOUND 1" WITNESS CORNER (W.C.), MEASURED ALONG LOT LINE PROJECTION, AS NOTED. 1.17" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK
- SET 3" WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE 3/4" x 24" REBAR W/ PLASTIC PLUG "PLS 7788"
- ▲ FOUND 2"-1/2" BRASS DISK STAMPED "PLS 7788"
- 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 FOR ALL FRONT LOT CORNERS
- ✕ SET 1" WITNESS CORNER (W.C.), IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788"

**TRACT 4172  
RIVER ISLANDS - PHASE 2  
VILLAGE 1 - UNIT 1**

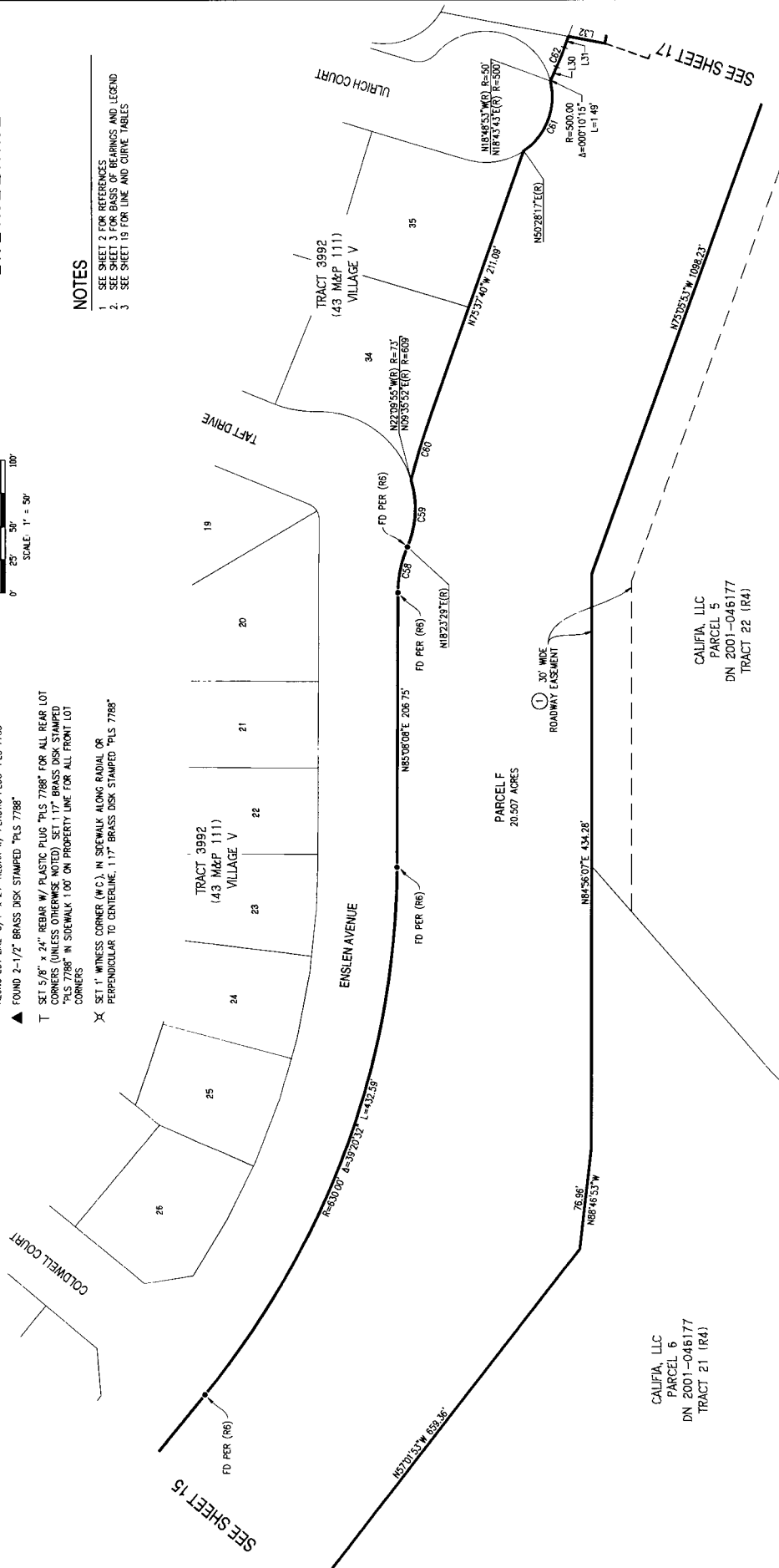
A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 1 OF TRACT 4149 (44 MAP 52) AND PARCEL D OF TRACT 4111 (44 MAP 7), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

AUGUST 2023



**NOTES**

1. SEE SHEET 2 FOR REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 19 FOR LINE AND CURVE TABLES.



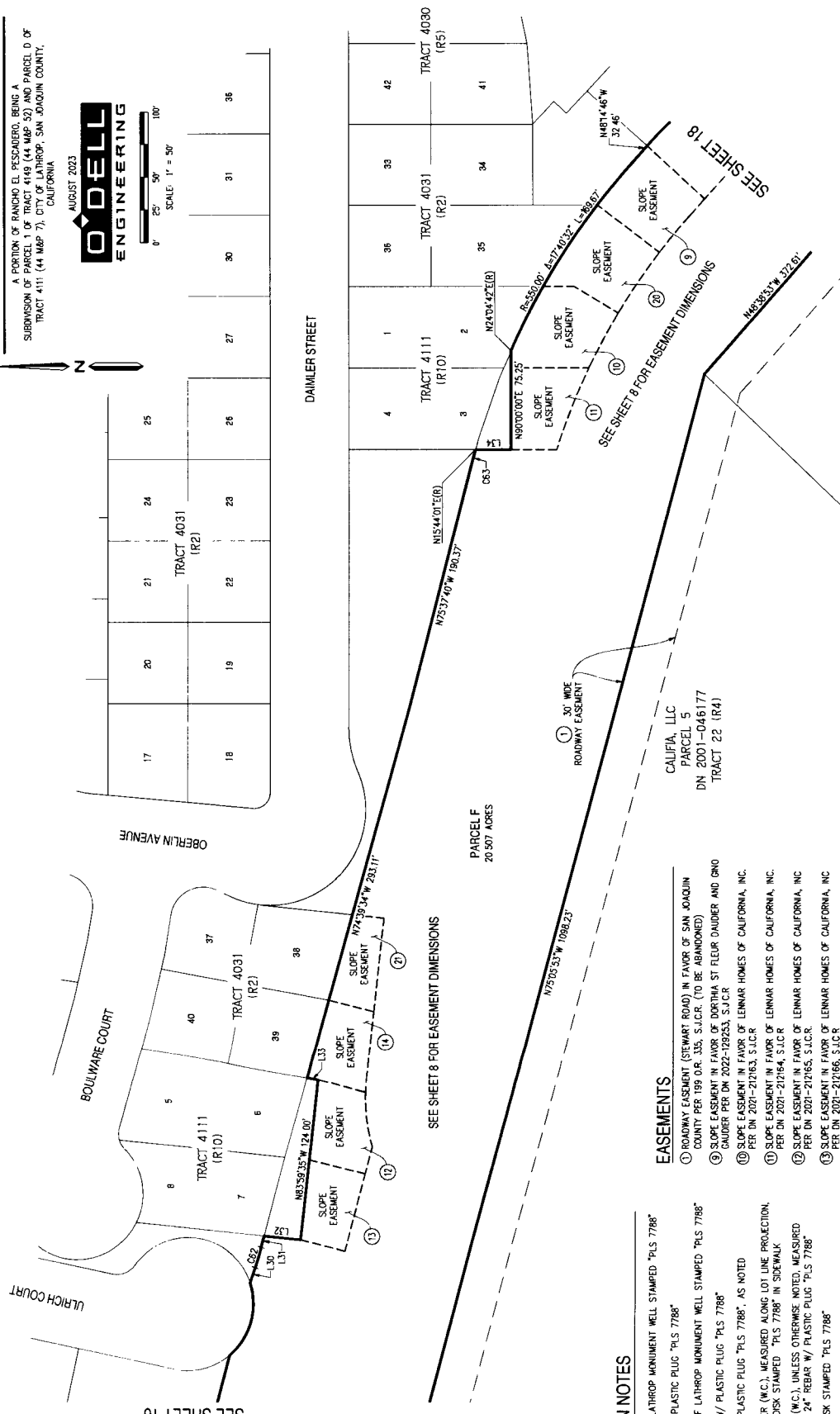
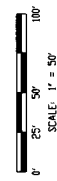


# TRACT 4172 RIVER ISLANDS - PHASE 2 VILLAGE 1 - UNIT 1

A PORTION OF RANCHO EL PESQUERO, BEING A SUBDIVISION OF PARCEL 1 OF TRACT 4149 (44 MAP 52) AND PARCEL D OF TRACT 4111 (44 MAP 7), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA



AUGUST 2023



### NOTES

1. SEE SHEET 2 FOR REFERENCES
2. SEE SHEET 18 FOR MONUMENTS AND LEGEND
3. SEE SHEET 19 FOR LINE AND CURVE TABLES
4. SEE SHEET 8 FOR SLOPE EASEMENT DIMENSIONS

### EASEMENTS

- ① ROADWAY EASEMENT (STEWART ROAD) IN FAVOR OF SAN JOAQUIN COUNTY PER 199 O.R. 335, S.J.C.R. (TO BE ABANDONED)
- ② SLOPE EASEMENT IN FAVOR OF DORITHA ST FLEUR DAUDER AND GNO CAUDER PER DN 2022-129253, S.J.C.R.
- ③ SLOPE EASEMENT IN FAVOR OF LEMAR HOMES OF CALIFORNIA, INC. PER DN 2021-212163, S.J.C.R.
- ④ SLOPE EASEMENT IN FAVOR OF LEMAR HOMES OF CALIFORNIA, INC. PER DN 2021-212164, S.J.C.R.
- ⑤ SLOPE EASEMENT IN FAVOR OF LEMAR HOMES OF CALIFORNIA, INC. PER DN 2021-212165, S.J.C.R.
- ⑥ SLOPE EASEMENT IN FAVOR OF LEMAR HOMES OF CALIFORNIA, INC. PER DN 2021-212166, S.J.C.R.
- ⑦ SLOPE EASEMENT IN FAVOR OF LEMAR HOMES OF CALIFORNIA, INC. PER DN 2021-172564, S.J.C.R.
- ⑧ SLOPE EASEMENT IN FAVOR OF LEMAR HOMES OF CALIFORNIA, INC. PER DN 2021-172562, S.J.C.R.
- ⑨ SLOPE EASEMENT IN FAVOR OF LEMAR HOMES OF CALIFORNIA, INC. PER DN 2021-172563, S.J.C.R.

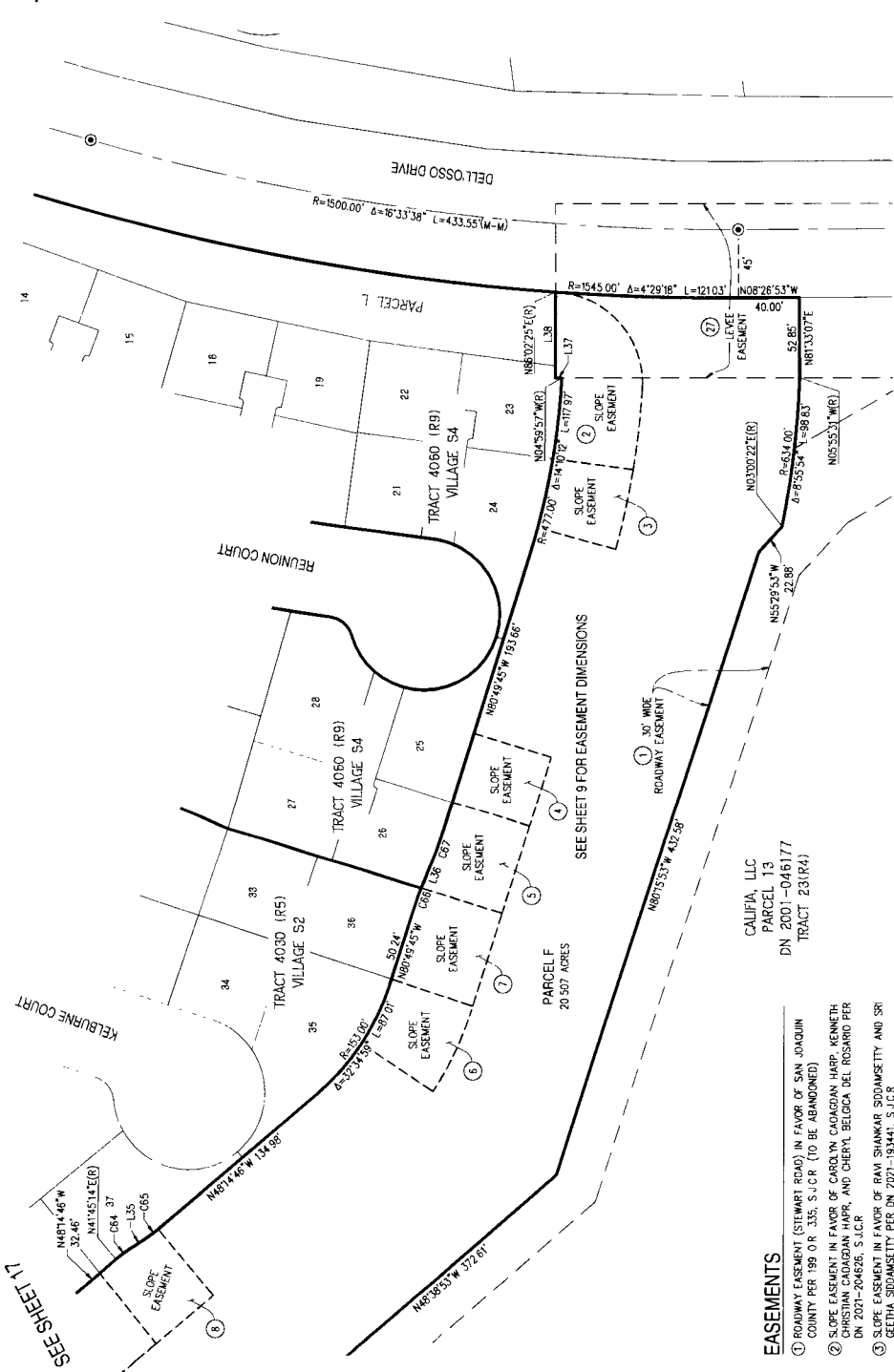
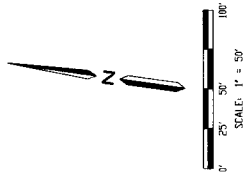
### MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ✕ FOUND 5/8" REBAR W/ PLASTIC PLUG "PLS 7788", AS NOTED
- ✕ FOUND 1" WITNESS CORNER (W.C.), MEASURED ALONG LOT LINE PROJECTION, AS NOTED 1.17" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK
- SET 1.17" WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE 3/4" x 24" REBAR W/ PLASTIC PLUG "PLS 7788"
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788"
- 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 100' ON PROPERTY LINE FOR ALL FRONT LOT CORNERS
- ✕ SET 1" WITNESS CORNER (W.C.), IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788"

# TRACT 4172 RIVER ISLANDS - PHASE 2 VILLAGE 1 - UNIT 1

A PORTION OF RANCHO EL PESCADERO, BEING A  
SUBDIVISION OF PARCEL 1 OF TRACT 4169 (44 MAP 52) AND PARCEL D OF  
TRACT 4171 (44 MAP 7), CITY OF LATHROP, SAN JOAQUIN COUNTY,  
CALIFORNIA

AUGUST 2023



### NOTES

- 1 SEE SHEET 2 FOR REFERENCES
- 2 SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND
- 3 SEE SHEET 19 FOR LINE AND CURVE TABLES
- 4 SEE SHEET 19 FOR SLOPE EASEMENT DIMENSIONS

### MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ⊙ FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ✕ FOUND 5/8" REBAR W/ PLASTIC PLUG "PLS 7788", AS NOTED
- ✓ FOUND 1" WITNESS CORNER (W.C.), MEASURED ALONG LOT LINE PROJECTION, AS NOTED 1177 BRASS DISK STAMPED "PLS 7788" IN SIDEWALK
- SET 3" WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE 3/4" x 24" REBAR W/ PLASTIC PLUG "PLS 7788"
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788"
- T SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED), SET 1177 BRASS DISK STAMPED "PLS 7788" IN SIDEWALK 1'00" ON PROPERTY LINE FOR ALL FRONT LOT CORNERS
- ✕ SET 1" WITNESS CORNER (W.C.) IN SIDEWALK ALONG RURAL OR PERPENDICULAR TO CENTERLINE, 1177 BRASS DISK STAMPED "PLS 7788"

### EASEMENTS

- ① ROADWAY EASEMENT (STEWART ROAD) IN FAVOR OF SAN JOAQUIN COUNTY PER 199 O.R. 335, S.J.C.R. (TO BE ABANDONED)
- ② SLOPE EASEMENT IN FAVOR OF CAROLYN CADAGHAN HARR, KENNETH CHRISTIAN CADAGHAN HARR, AND CHERYL BELOGA DEL ROSARIO PER DN 2021-204626, S.J.C.R.
- ③ SLOPE EASEMENT IN FAVOR OF BAN SHANKAR SODAMSETTY AND SRI GEETHA SODAMSETTY PER DN 2021-193441, S.J.C.R.
- ④ SLOPE EASEMENT IN FAVOR OF THAI THONG DINH AND DUNG DO THUY PHAM PER DN 2022-007358, S.J.C.R.
- ⑤ SLOPE EASEMENT IN FAVOR OF ANGELA J LEE AND MARK PHILIP DE JESUS PER DN 2022-006721, S.J.C.R.
- ⑥ SLOPE EASEMENT IN FAVOR OF HEATH ALLAN BLAND AND NOVA DIORNE BLAND PER DN 2022-109882, S.J.C.R.
- ⑦ SLOPE EASEMENT IN FAVOR OF VENKATA HARRIKRISHNA AND SRIVANI HALLAMALLI PER DN 2022-101541, S.J.C.R.
- ⑧ SLOPE EASEMENT IN FAVOR OF LENMAR HOMES OF CALIFORNIA, INC PER DN 2021-145544, S.J.C.R.
- ⑨ LEVEE EASEMENT IN FAVOR OF RECLAMATION DISTRICT 2062 PER DN 2016-044287

CALIFORNIA, LLC  
PARCEL 13  
DN 2001-046177  
TRACT 231R(4)

# TRACT 4172 RIVER ISLANDS - PHASE 2 VILLAGE 1 - UNIT 1

A PORTION OF RANCHO EL PESQUERO, BEING A  
SUBDIVISION OF PARCEL 1 OF TRACT 4149 (44 MAP 52) AND PARCEL D OF  
TRACT 4111 (44 MAP 7), CLAYTON, SAN JOAQUIN COUNTY,  
CALIFORNIA  
AUGUST 2023



## NOTES

- 1 SEE SHEET 2 FOR EASEMENT NOTES AND REFERENCES  
SEE SHEET 1 FOR LIST OF BEARINGS, LEGEND, AND  
MONUMENTATION NOTES.
- 2

LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 11 THROUGH 18 ONLY

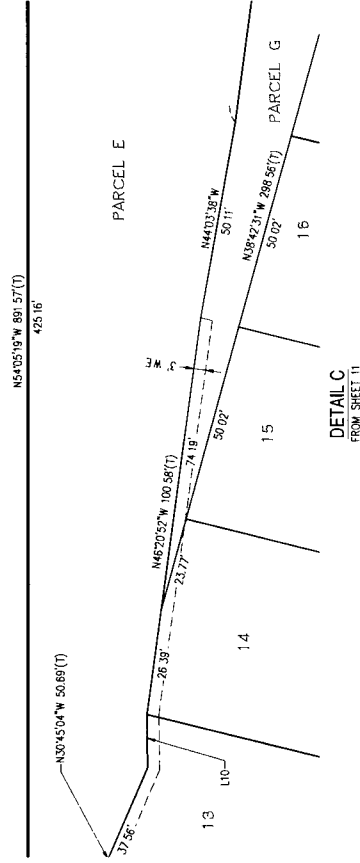
LINE #	DIRECTION	LENGTH
L1	N89°05'19"W	16.97
L2	N89°05'19"W	11.31
L3	N89°05'19"W	7.07
L4	N89°05'19"W	35.36
L5	N80°54'41"E	7.07
L6	N80°54'41"E	28.28
L7	N80°54'41"E	35.36
L8	N54°05'19"W	88.46
L9	N54°05'19"W	10.00
L10	N54°56'12"W	13.39
L11	N45°48'52"E	1.89
L12	N87°43'37"W	33.77
L13	N54°05'19"W	26.46
L14	N89°05'19"W	35.36
L15	N54°05'19"W	13.46
L16	N2°16'23"E	36.87
L17	N54°05'19"W	13.46
L18	N80°54'41"E	35.36
L19	N54°05'19"W	12.00
L20	N89°05'19"W	35.36
L21	N89°05'19"W	7.07
L22	N80°54'41"E	7.07
L23	N80°54'41"E	16.87
L24	N80°54'41"E	35.36
L25	N28°59'01"E	9.78
L26	N43°08'02"E	2.66
L27	N48°02'30"E	35.06
L28	N54°51'57"E	18.47
L29	N30°36'36"W	37.87
L30	N71°06'02"W	10.34
L31	N75°53'40"W	9.05
L32	N87°02'36"E	28.00
L33	N10°23'50"E	8.64
L34	N0°00'00"E	27.25
L35	N40°57'38"W	10.92
L36	N76°04'58"W	15.53
L37	N89°05'53"W	4.14
L38	N81°54'07"E	56.61

CURVE	CURVE TABLE		
	RADIUS	DELTA	LENGTH
C1	87.00	65°21'	10.61
C2	87.00	15°26'05"	23.44
C3	87.00	8°26'44"	12.82
C4	65.50	33°17'49"	37.97
C5	65.50	32°39'14"	37.33
C6	65.50	31°54'05"	36.47
C7	65.50	23°06'15"	26.41
C8	65.50	12°52'22"	138.18
C9	87.00	15°18'23"	23.24
C10	842.00	0°03'28"	0.85
C11	842.00	3°24'10"	50.01
C12	842.00	3°24'10"	50.01
C13	842.00	3°24'10"	50.01
C14	842.00	3°24'10"	50.01
C15	842.00	0°04'34"	1.12
C16	87.00	15°26'05"	23.44
C17	65.50	16°42'47"	19.11
C18	65.50	33°00'02"	37.73
C19	65.50	39°05'30"	44.69
C20	65.50	27°01'59"	30.90
C21	65.50	11°53'01"	132.43
C22	87.00	12°57'39"	19.68
C23	87.00	2°28'26"	3.76
C24	87.00	15°26'05"	23.44
C25	12.00	43°11'56"	9.15
C26	12.00	38°17'51"	8.02
C27	12.00	81°59'48"	17.17
C28	55.00	89°42'21"	86.11
C29	37.00	14°38'09"	9.45
C30	1000.00	1°21'10"	23.61
C31	12.00	84°58'08"	17.80
C32	782.00	3°00'02"	40.95
C33	782.00	4°32'40"	62.03
C34	782.00	4°31'15"	61.70
C35	782.00	1°48'42"	24.73
C36	12.00	90°00'00"	18.85
C37	12.00	76°07'22"	15.94

CURVE	CURVE TABLE		
	RADIUS	DELTA	LENGTH
C38	12.00	95°01'52"	19.90
C39	87.00	15°26'05"	23.44
C40	65.50	76°47'43"	90.08
C41	65.50	47°06'19"	53.85
C42	87.00	15°26'05"	23.44
C43	570.00	5°55'31"	58.95
C44	30.00	93°51'36"	49.15
C45	180.00	14°22'27"	45.16
C46	220.00	14°09'01"	54.33
C47	87.00	15°26'05"	23.44
C48	65.50	54°56'47"	62.84
C49	65.50	46°13'24"	52.84
C50	65.50	5°49'21"	6.66
C51	87.00	15°26'05"	23.44
C52	50.00	67°26'34"	58.85
C53	1095.00	3°04'05"	58.63
C54	50.00	46°15'55"	40.37
C55	980.00	2°53'23"	49.43
C56	71.00	52°48'00"	67.27
C57	87.00	23°15'22"	35.31
C58	87.00	23°15'22"	35.31
C59	71.00	40°33'24"	51.67
C60	609.00	4°46'28"	50.75
C61	50.00	68°17'09"	60.46
C62	200.00	4°31'38"	15.80
C63	550.00	1°21'40"	13.07
C64	100.00	71°17'05"	12.72
C65	100.00	71°17'05"	12.72
C66	250.00	4°44'47"	20.71
C67	250.00	4°44'47"	20.71
C68	12.00	88°33'54"	18.76

LINE #	RADIAL BEARINGS	
	DIRECTION	LENGTH
RI1	N61°04'40"W	
RI2	N69°31'24"W	
RI3	N86°18'35"W	
RI4	N9°39'21"W	
RI5	N28°14'43"E	
RI6	N51°20'58"E	
RI7	N49°42'45"E	
RI8	N51°04'01"E	
RI9	N84°04'04"E	
RI10	N56°50'26"W	
RI11	N29°48'27"W	
RI12	N42°46'07"W	
RI13	N60°40'37"W	
RI14	N34°21'14"E	
RI15	N65°31'55"E	
RI16	N65°13'24"E	
RI17	N34°21'14"E	
RI18	N88°18'02"E	
RI19	N44°28'35"W	
RI20	N38°39'14"W	
RI21	N65°00'34"W	
RI22	N47°13'05"E	
RI23	N38°00'35"E	
RI24	N88°53'46"E	
RI25	N45°32'18"W	


## RIVER ISLANDS PARKWAY

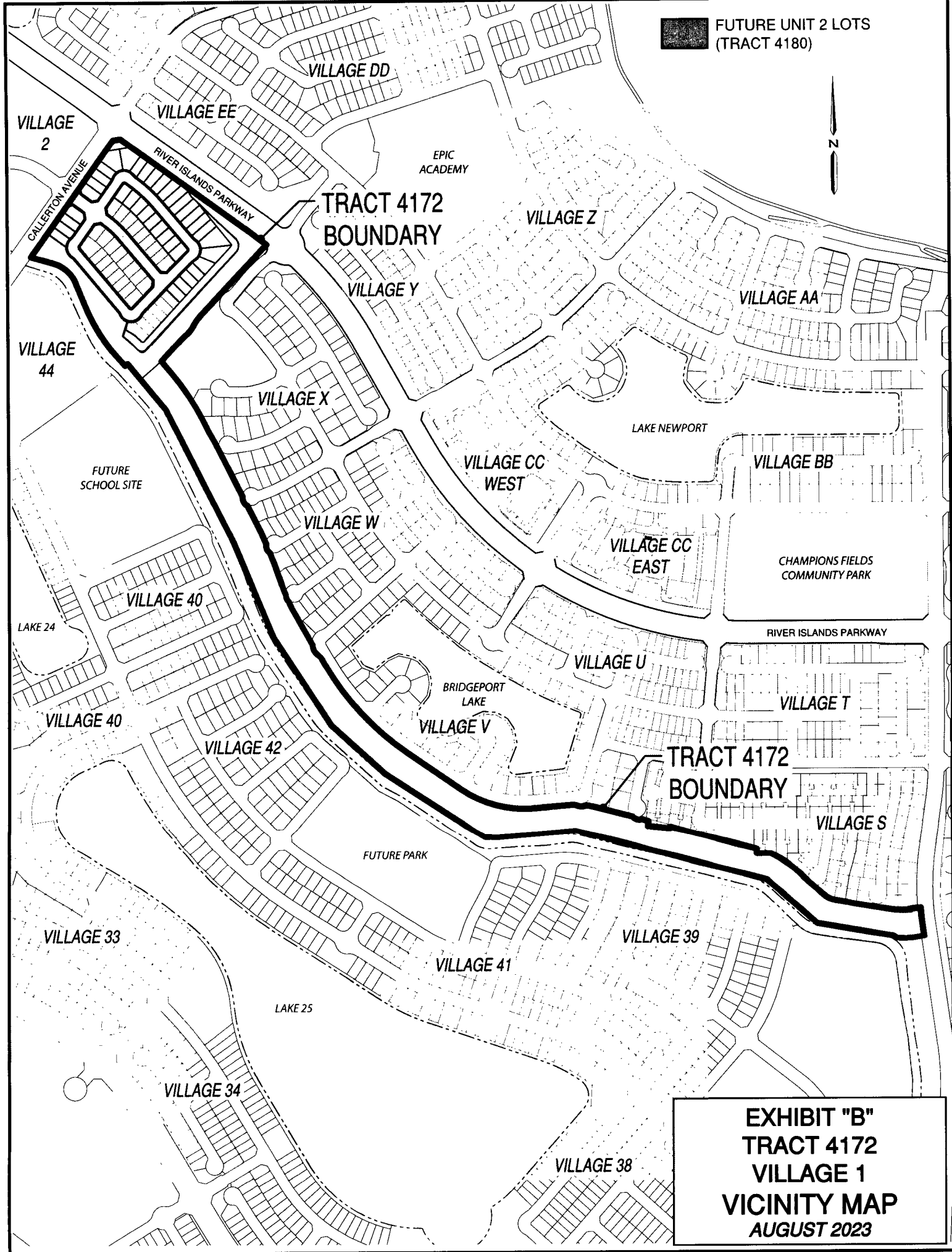
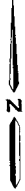


Subdivision Improvement Agreement (River Islands Development Area 2, LLC and River Islands Stage 2A, LLC)  
Tract 4172 West Village - Village 1

**EXHIBIT "B"**

**TRACT 4172 WEST VILLAGE - VILLAGE 1 AREA**

 FUTURE UNIT 2 LOTS  
(TRACT 4180)



**EXHIBIT "B"**  
**TRACT 4172**  
**VILLAGE 1**  
**VICINITY MAP**  
**AUGUST 2023**

## **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)  
8/3/2023

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).

<b>PRODUCER</b> Alliant Insurance Services, Inc. 333 S Hope St Ste 3750 Los Angeles CA 90071  License#: 0C36861 RIVEISL-01	<b>CONTACT NAME:</b> Nicolas DiGerolamo <b>PHONE (A/C, No, Ext):</b> <b>FAX (A/C, No):</b> <b>E-MAIL ADDRESS:</b> Nicolas.DiGerolamo@Alliant.com
	<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> United Specialty Insurance Co. <b>NAIC #</b> 12537 <b>INSURER B:</b> <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>

**COVERAGES**      **CERTIFICATE NUMBER: 568441346**      **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"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <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 \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <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"/> <b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <input type="checkbox"/> <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED   RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N <input checked="" type="checkbox"/> N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE   OTH-ER 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 4172 Village 1: River Islands Development Area 2, LLC  
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**      **CANCELLATION**

City of Lathrop, its officers, employees and agents 390 Towne Centre Drive Lathrop CA 95330	<b>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</b>  <b>AUTHORIZED REPRESENTATIVE</b> <i>Vincent H. M... ..</i>
---	--

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**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**

<b><u>Name and Address of Other Person/Organization</u></b>	<b><u>Number of Days Notice</u></b>
Per schedule on file with the company	30

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



**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
As Required By Written Contract, Fully Executed Prior To The Named Insured's Work	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.

**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.

<b>Name Of Person(s) Or Organization(s)</b>
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.

Subdivision Improvement Agreement (River Islands Development Area 2, LLC and River Islands Stage  
2A, LLC  
Tract 4172 West Village - Village 1

**EXHIBIT "D"**

**UNFINISHED IMPROVEMENT COST ESTIMATE**

**AND WEST VILLAGE - VILLAGE 1 – FULL IMPROVEMENT COST**



ENGINEERING

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

August 21, 2023  
Job No.: 25504 - 83

Item	Description	Quantity	Unit	Unit Price	Amount
1	Striping & Mounments (0% Completion)	1	LS	\$ 9,100.00	\$ 9,100.00
<b>TOTAL COST TO COMPLETE</b>					<b>\$ 9,100.00</b>

Notes:

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

DRAFT ENGINEER'S OPINION OF PROBABLE COST  
**RIVER ISLANDS - Phase 2**  
**VILLAGE 1 (68 UNITS)**  
 CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

August 11, 2021  
 Job No.: 25504-67

Item	Description	Quantity	Unit	Unit Price	Amount
<b><u>STREET WORK</u></b>					
1	Fine Grading	166,600	SF	\$ 0.45	\$ 74,970.00
2	4.5" AC Paving	91,800	SF	\$ 2.25	\$ 206,550.00
3	8" Aggregate Base	91,800	SF	\$ 1.20	\$ 110,160.00
4	Vertical Curb and Gutter <i>(with AB cushion)</i>	2,050	LF	\$ 15.00	\$ 30,750.00
5	Roll Curb and Gutter <i>(with AB cushion)</i>	3,260	LF	\$ 15.00	\$ 48,900.00
6	Median Vertical Curb <i>(With AB Cushion)</i>	210	LF	\$ 18.00	\$ 3,780.00
7	Concrete Sidewalk	26,900	SF	\$ 5.00	\$ 134,500.00
8	Driveway Approach	68	EA	\$ 600.00	\$ 40,800.00
9	Handicap Ramps	6	EA	\$ 2,500.00	\$ 15,000.00
10	Survey Monuments	8	EA	\$ 300.00	\$ 2,400.00
11	Traffic Striping & Signage	2,900	LF	\$ 5.00	\$ 14,500.00
12	Dewatering <i>(budget)</i>	2,900	LF	\$ 75.00	\$ 217,500.00
Subtotal Street Work					\$ 899,810.00
<b><u>STORM DRAIN</u></b>					
13	Catch Basins <i>(type C inlet)</i>	1	EA	\$ 2,400.00	\$ 2,400.00
14	Catch Basins <i>(type I inlet over type I manhole base)</i>	21	EA	\$ 5,000.00	\$ 105,000.00
15	Catch Basins <i>(type I inlet over type II manhole base)</i>	1	EA	\$ 5,000.00	\$ 5,000.00
16	15" Storm Drain Pipe	870	LF	\$ 34.00	\$ 29,580.00
17	18" Storm Drain Pipe	620	LF	\$ 46.00	\$ 28,520.00
18	24" Storm Drain Pipe	970	LF	\$ 65.00	\$ 63,050.00
19	36" Storm Drain Pipe	150	LF	\$ 80.00	\$ 12,000.00
20	Manholes <i>(type I)</i>	3	EA	\$ 3,000.00	\$ 9,000.00
21	Manholes <i>(type II)</i>	1	EA	\$ 5,000.00	\$ 5,000.00
22	Connect to Existing	1	EA	\$ 3,000.00	\$ 3,000.00
Subtotal Storm Drain					\$ 262,550.00
<b><u>SANITARY SEWER</u></b>					
23	8" Sanitary Sewer Pipe	2,700	LF	\$ 28.00	\$ 75,600.00
24	Sewer Service	68	EA	\$ 600.00	\$ 40,800.00
25	Manholes	11	EA	\$ 4,000.00	\$ 44,000.00
26	Connect To Existing	1	EA	\$ 3,000.00	\$ 3,000.00
Subtotal Sanitary Sewer					\$ 163,400.00

Item	Description	Quantity	Unit	Unit Price	Amount
<b><u>WATER SUPPLY</u></b>					
27	8" Water Line <i>(including all appurtenances)</i>	3,000	LF	\$ 32.00	\$ 96,000.00
28	Water Services	70	EA	\$ 2,000.00	\$ 140,000.00
29	Fire Hydrants	6	EA	\$ 4,000.00	\$ 24,000.00
30	Air Release Valve	2	EA	\$ 2,500.00	\$ 5,000.00
31	Resilient Gate Valve	13	EA	\$ 1,550.00	\$ 20,150.00
32	Blow Off Valve	1	EA	\$ 4,000.00	\$ 4,000.00
33	Connect To Existing	2	EA	\$ 4,000.00	\$ 8,000.00
Subtotal Water Supply					\$ 297,150.00
<b>TOTAL CONSTRUCTION COST (nearest \$1,000)</b>					<b>\$ 1,623,000.00</b>
<b>COST PER LOT</b>					<b>\$ 23,500.00</b>

Notes:

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

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

**ATTACHMENT  
"D"**

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 4172; Escrow No. 1214022980**

Dear Lori:

This letter constitutes the joint escrow instructions ("**Escrow Instructions**") of River Islands Development Area 2, LLC, a Delaware limited liability company ("**RIDA2**") 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 RIDA2 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 RIDA2, 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 RIDA2 for recordation in the Official Records of San Joaquin County, California ("**Official Records**").

B.1. One original Final Map for Tract 4172, 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. 2 (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 RIDA2).

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 RIDA2).

The documents listed in Items B.1, B.2, B.3, and B.4 above are referred to as the "**Recordation Documents**." The Recordation Documents shall be recorded in the order

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

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](mailto:cjames@ci.lathrop.ca.us)), Cindy Yan at Goodwin Consulting Group, [cindy@goodwinconsultinggroup.net](mailto:cindy@goodwinconsultinggroup.net), Susan Dell'Osso ([sdelloso@riverislands.com](mailto:sdelloso@riverislands.com)) and Debbie Belmar ([dbelmar@riverislands.com](mailto: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 RIDA2, 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 RIDA2 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 RIDA2.

- 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 **\$134,885.20**, 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 **36.584** 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](mailto:sdelloso@riverislands.com)); (b) Debbie Belmar ([dbelmar@riverislands.com](mailto:dbelmar@riverislands.com)); (c) Brad Taylor ([btaylor@ci.lathrop.ca.us](mailto:btaylor@ci.lathrop.ca.us)); (d) Salvador Navarrete ([snavarrete@ci.lathrop.ca.us](mailto:snavarrete@ci.lathrop.ca.us)); (e) Sandra Lewis ([slewis@ci.lathrop.ca.us](mailto:slewis@ci.lathrop.ca.us)), and have confirmation (by telephone or email) from Susan Dell'Osso and Brad Taylor that the Settlement Statement is accurate and acceptable;



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

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 RIDA2 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 2, LLC  
73 W. Stewart Road  
Lathrop, CA 95330  
Attn: Susan Dell'Osso

E.5. Notify Susan Dell'Osso ([sdelloso@riverslands.com](mailto:sdelloso@riverslands.com)), Debbie Belmar ([dbelmar@riverislands.com](mailto:dbelmar@riverislands.com)), Brad Taylor ([btaylor@ci.lathrop.ca.us](mailto:btaylor@ci.lathrop.ca.us)), Sandra Lewis ([slewis@ci.lathrop.ca.us](mailto:slewis@ci.lathrop.ca.us)), Teresa Vargas ([tvargas@ci.lathrop.ca.us](mailto:tvargas@ci.lathrop.ca.us)), Sarah Pimentel ([spimentel@ci.lathrop.ca.us](mailto:spimentel@ci.lathrop.ca.us)), and Jose Molina ([JMolina@sigov.org](mailto: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 2, 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:

(A) a certified copy of the Recordation Documents, showing all recording information of the Recordation Documents; and

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

(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

\_\_\_\_\_  
Susan Dell’Osso                      Date  
President  
River Islands Development Area 2, LLC

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

ESCROW INSTRUCTIONS  
ACKNOWLEDGEMENT AND AGREEMENT:

Receipt of the foregoing Escrow Instructions from RIDA2 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 RIDA2 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

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**SECOND 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. 2

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 Second 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 Second 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. 2  
ASSESSOR'S PARCEL NUMBER(S) AND OWNER(S) OF LAND  
WITHIN ANNEXATION NO. 2 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	213-610-01

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

**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 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.*

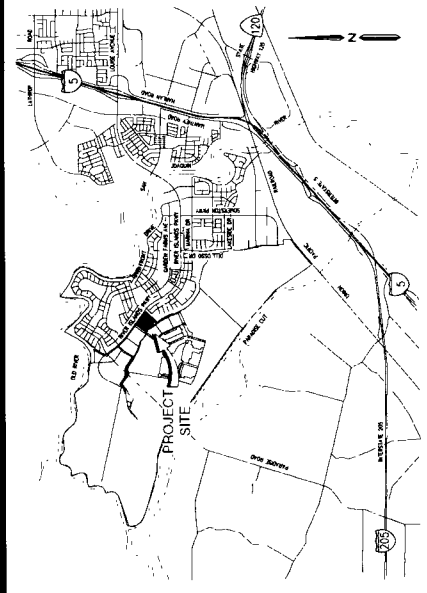
**MAXIMUM FACILITIES SPECIAL TAX FOR ZONE 1 OF THE CFD**

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

<b>Type of Property</b>	<b>Lot Size</b>	<b>Maximum Facilities Special Tax in Tax Zone 1 Prior to the Trigger Event (Fiscal Year 2022-23)*</b>	<b>Maximum Facilities Special Tax in Tax Zone 1 After the Trigger Event (Fiscal Year 2022-23)*</b>	
<b>Residential Property:</b>				
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	\$0.00 per SFD Lot	\$227.27 per SFD Lot	
Single Family Detached Property		\$0.00 per SFD Lot	\$183.49 per SFD Lot	
Single Family Detached Property		\$0.00 per SFD Lot	\$168.34 per SFD Lot	
Single Family Detached Property		\$0.00 per SFD Lot	\$143.09 per SFD Lot	
Single Family Detached Property		\$0.00 per Unit	\$132.99 per SFD Lot	
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 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.*





VICINITY MAP NOT TO SCALE

TRACT 4172 RIVER ISLANDS - PHASE 2 VILLAGE 1 - UNIT 1

A PORTION OF RANDO EL PESCADEIRO, BEING A SUBDIVISION OF PARCEL 1 OF TRACT 4149 (44 MAP 32) AND PARCEL 2 OF TRACT 4111 (44 MAP 7), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA



AUGUST 2023

CITY CLERK'S STATEMENT

TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT 4172, RIVER ISLANDS - PHASE 2, VILLAGE 1-UNIT 1," CITY OF LATHROP, CALIFORNIA, CONSISTING OF NINETEEN (19) SHEETS, THIS STATEMENT WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A MEETING THEREOF, HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023, AND THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. \_\_\_\_\_ DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP, AND AUTHORIZED ITS RECORDATION, AND ACCEPTED ON BEHALF OF THE CITY OF LATHROP, FOR PUBLIC USE, THE REINDEMENT OF ACCESS RIGHTS TO LOTS 29 AND 37 ALONG THE LOT LINES AS INDICATED BY THE EASEMENTS AND THE DEDICATION OF THE GROUND WATER RIGHTS, THE DEDICATION IN FEE OF PARCELS A, B, C AND D, AND ACCEPTED THE OFFER OF DEDICATION OF BENNETT STREET, GLEBER LANE, GEBHARDT STREET, SCOTT EDWARDS LANE, AND TUPPER STREET, AS SHOWN ON SAID MAP SUBJECT TO THE IMPROVEMENTS BEING COMPLETED IN ACCORDANCE WITH CHAPTER 16, TITLE 16.16 OF THE CITY OF LATHROP MUNICIPAL CODE

ALSO, PURSUANT TO SECTION 6646(3) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE CITY OF LATHROP DOES HEREBY REINDEMENT THE FOLLOWING EASEMENTS: 1. THE 30 FOOT WIDE EASEMENT FOR ROADWAY PURPOSES, ALSO KNOWN AS STEWART ROAD PER BOOK 199, PAGE 335, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN THE BOUNDARY OF THIS MAP 2. THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT FOR PUBLIC PURPOSES RECORDED JUNE 9, 2023, AS DOCUMENT NUMBER 2023-045593, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN THE BOUNDARY OF THIS FINAL MAP 3. 2026 AS DOCUMENT NUMBER 2026-118180, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN TRACT 4172 IS BEING ABANDONED BY THIS FINAL MAP

I FURTHER STATE THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP, IF APPLICABLE, HAVE BEEN APPROVED BY THE CITY COUNCIL OF LATHROP AND FILED IN MY OFFICE

TERESA VARGAS CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

ACKNOWLEDGEMENT CERTIFICATE (TRUSTEE)

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/HEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT

WITNESS MY HAND

SIGNATURE \_\_\_\_\_ NAME (PRINT) \_\_\_\_\_ CITY OF BUSINESS \_\_\_\_\_ MY COMMISSION NUMBER \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

EXEMPT FROM FEE PER GOVERNMENT CODE 272081.1, DOCUMENT RECORDED IN CONNECTION WITH A CONCURRENT TRANSFER SUBJECT TO THE IMPOSITION OF DOCUMENTARY TRANSFER TAX

OWNERS STATEMENT

THE UNDERSIGNED DOES HEREBY STATE THAT THEY ARE THE OWNERS OR HAVE SOME RECORD TITLE INTEREST IN THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINE OF THE HEREIN EMBODIED FINAL MAP ENTITLED "TRACT 4172, RIVER ISLANDS-PHASE 2, VILLAGE 1-UNIT 1," CITY OF LATHROP, CALIFORNIA, CONSISTING OF NINETEEN (19) 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

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES 1. TO THE CITY OF LATHROP FOR PUBLIC RIGHT-OF-WAY PURPOSES, THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS BENNETT STREET, GLEBER LANE, GEBHARDT STREET, SCOTT EDWARDS LANE, AND TUPPER 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 SLOPES ACROSS THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "SLOPE REPAIR AND MAINTAIN SLOPES ACROSS THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "SLOPE REPAIR"

3. A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN SLOPES ACROSS THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "WALL EASEMENT"

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES 1. PARCELS A, B, C AND D TO THE CITY OF LATHROP FOR PURPOSES OF OPEN SPACE, LANDSCAPING, PUBLIC UTILITIES, FENCE MAINTENANCE, AND APPOINTANCES THERE TO, FOR THE BENEFIT OF THE PUBLIC, AS SHOWN ON THIS FINAL MAP

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

THE UNDERSIGNED DOES HEREBY RELINQUISH TO THE CITY OF LATHROP ALL ABUTTERS RIGHT OF ACCESS TO LOTS 29 AND 37 ALONG THE LOT LINES AS INDICATED BY THE SYMBOL [Symbol] AS SHOWN ON THIS FINAL MAP

THE UNDERSIGNED DOES HEREBY RESERVE PARCELS E, F, AND G FOR PURPOSES OF OPEN SPACE, LANDSCAPING, PUBLIC UTILITIES, FENCE MAINTENANCE, AND APPOINTANCES THERE TO, FOR THE BENEFIT OF THE PUBLIC, AND WILL TRANSFER TO ISLANDS RECREATION DISTRICT 2026 BY SEPARATE DOCUMENT

THE UNDERSIGNED DOES HEREBY RESERVE PARCELS 1 THROUGH 3 FOR FUTURE DEVELOPMENT

OWNERS RIVER ISLANDS DEVELOPMENT AREA 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO PARCEL ONE (PARCEL ONE OF TRACT 4149) RIVER ISLANDS STAGE 2A, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO PARCEL TWO (PARCEL D OF TRACT 4111)

BY: SUSAN DELLOSSO DATE \_\_\_\_\_ ITS: PRESIDENT

TRUSTEES STATEMENT

OLD REPUBLIC TITLE COMPANY, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED DECEMBER 22, 2016, AS DOCUMENT NUMBER 2016-06086, AND AS AMENDED IN DOCUMENT RECORDED DECEMBER 26, 2017 AS DOCUMENT NUMBER 2017-04605, AND FURTHER AMENDED IN DOCUMENT RECORDED NOVEMBER 23, 2022 AS DOCUMENT NUMBER 2022-132040, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023

BY: \_\_\_\_\_ NAME \_\_\_\_\_ ITS: \_\_\_\_\_

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/HEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT

WITNESS MY HAND

SIGNATURE \_\_\_\_\_ NAME (PRINT) \_\_\_\_\_ CITY OF BUSINESS \_\_\_\_\_ MY COMMISSION NUMBER \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

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. 21-4908

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023

RICARDO CAQUIAT, COMMUNITY DEVELOPMENT DIRECTOR CITY OF LATHROP

CITY ENGINEERS 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 4172, RIVER ISLANDS-PHASE 2, VILLAGE 1-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 7 OF THE CALIFORNIA STATE SUBDIVISION MAP ACT AND APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS HERETO, APPLICABLE AT THE TIME OF APPROVAL OF VESTING TENTATIVE MAP

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023

BRAD R. TAYLOR, R.C.E. 53223 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 OLD REPUBLIC TITLE COMPANY

BY: ASSISTANT/DEPUTY RECORDER

STATE RECORDER/ASSASSOR-RECORDER-COUNTY CLERK SAN JOAQUIN COUNTY, CALIFORNIA

# TRACT 4172 RIVER ISLANDS - PHASE 2 VILLAGE 1 - UNIT 1

A PORTION OF RANCHO EL PESCADERO, BEING A  
SUBDIVISION OF PARCEL 1 OF TRACT 4149 (44 MAP 52) AND PARCEL D OF  
TRACT 4111 (44 MAP 7), CITY OF LATHROP, SAN JOAQUIN COUNTY,  
CALIFORNIA



AUGUST 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)
- (R2) TRACT 4031, RIVER ISLANDS-STAGE 2A VILLAGE 53 FINAL MAP, FILED OCTOBER 14, 2021, IN BOOK 43 MAPS AND PLATS, PAGE 189, S.J.C.R. (43 MAP 189)
- (R3) TRACT 4021, RIVER ISLANDS-STAGE 2A VILLAGE 5 FINAL MAP, FILED SEPTEMBER 15, 2020, IN BOOK 43 MAPS AND PLATS, PAGE 139, S.J.C.R. (43 MAP 139)
- (R4) RECORD OF SURVEY FILED AUGUST 4, 2004, IN BOOK 35 OF SURVEYS, PAGE 142, AS CORRECTED BY CERTIFICATE OF CORRECTION DATED JULY 15, 2005 AS DOCUMENT NUMBER 2005-171264, S.J.C.R. (35 SURVEYS 142)
- (R5) TRACT 4030, RIVER ISLANDS-STAGE 2A VILLAGE 52 FINAL MAP, FILED MAY 19, 2021, IN BOOK 43 MAPS AND PLATS, PAGE 167, S.J.C.R. (43 & MAP 167)
- (R6) TRACT 3091, RIVER ISLANDS-STAGE 2A VILLAGE V FINAL MAP, FILED DECEMBER 21, 2018, IN BOOK 43 MAPS AND PLATS, PAGE 66, S.J.C.R. (43 & MAP 66)
- (R7) TRACT 4016, RIVER ISLANDS-STAGE 2A VILLAGE W2 FINAL MAP, FILED NOVEMBER 19, 2020, IN BOOK 43 MAPS AND PLATS, PAGE 146, S.J.C.R. (43 & MAP 146)
- (R8) TRACT 4020, RIVER ISLANDS-STAGE 2A VILLAGE X FINAL MAP, FILED DECEMBER 17, 2020, IN BOOK 43 MAPS AND PLATS, PAGE 153, S.J.C.R. (43 & MAP 153)
- (R9) TRACT 4060, RIVER ISLANDS-STAGE 2A VILLAGE 54 FINAL MAP, FILED FEBRUARY 19, 2021, IN BOOK 43 MAPS AND PLATS, PAGE 161, S.J.C.R. (43 & MAP 161)
- (R10) TRACT 4111, RIVER ISLANDS-STAGE 2A VILLAGE S5 FINAL MAP, FILED DECEMBER 21, 2021, IN BOOK 44 MAPS AND PLATS, PAGE 7, S.J.C.R. (44 & MAP 7)

## CERTIFICATE OF DEDICATION

THE FOLLOWING REAL PROPERTY IS DEDICATED BY RIVER ISLANDS DEVELOPMENT AREA 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

- 1) PARCELS A, B, C AND D, FOR PURPOSES OF LANDSCAPE OPEN SPACES INCLUDING PUBLIC UTILITIES AND STORM DRAIN FACILITIES, AND PEDESTRIAN WALKWAYS AND EGRESS

THE CITY OF LATHROP SHALL RECONVEY THE PROPERTY TO THE SUBDIVIDER IF THE CITY MAKES A DETERMINATION THAT PURSUANT TO GOVERNMENT CODE SECTION 66477.5 THE SAME PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST.

## EASEMENT ABANDONMENT NOTE

- 1. ALL OF THE STEWART ROAD EASEMENT PER BOOK 193, PAGE 335, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN THE BOUNDARY OF THIS MAP, IS BEING ABANDONED BY THIS FINAL MAP. PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET 1.
- 2. THE NON-EXCLUSIVE PUBLIC EASEMENT FOR PUBLIC PURPOSES RECORDED JUNE 9, 2023, AS DOCUMENT NUMBER 2023-16593, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN TRACT 4172 IS BEING ABANDONED BY THIS FINAL MAP. PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET 1.
- 3. THE 15' WIDE WATERWAY EASEMENT RECORDED ON SHEET 1 OF LATHROP RECORDED ON JUNE 2, 2006, AS DOCUMENT NUMBER 2006-115280, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN TRACT 4172 IS BEING ABANDONED BY THIS FINAL MAP. PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET 1.

## RECITALS

- 1. RIGHT TO FARM STATEMENT: THE CITY OF LATHROP HAS ADOPTED MUNICIPAL CODE SECTION 15.46.04, CHAPTER 15.46.04, THE CITY OF LATHROP RIGHT TO FARM ORDINANCE. THE CITY CLERK'S STATEMENT ON SHEET 1 OF THIS MAP, INCLUDING THOSE THAT LIST CHEMICAL FERTILIZERS AND PESTICIDES YOU ARE HEREBY NOTIFIED THAT THE PROPERTIES YOU MAY BE SUBJECT TO INCONEGENCE OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES INCLUDING WITHOUT LIMITATIONS, CULTIVATION, FLOWING, SPRINKLING, APPLICATION, STORAGE, TRANSPORTATION, HANDLING, AND DISPOSAL, WHICH MAY GENERATE DUST, SMOKE, NOISE, ODOR, RODENTS AND PESTS BE AWARE ALSO, THAT THIS JURISDICTION 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 ACCEPT SUCH INCONEGENCES OR DISCOMFORT AS NECESSARY TO SUPPORT THE CITY'S RIGHT TO FARM POLICY. THE CITY OF LATHROP A SOIL REPORT DATED "GEOTECHNICAL EXPLORATION, RIVER ISLANDS PHASE 2, CALIFORNIA", REFERENCED AS PROJECT NO. 5044.5 001.01 AND DATED JULY 29, 2005 HAS BEEN PREPARED FOR THIS PROJECT BY ENGEO, INCORPORATED, JOSEF J. DOOLLE, G.E. NO. 2677, AND IS ON FILE WITH THE CITY OF LATHROP.
- 2. TRACT 4172, RIVER ISLANDS-PHASE 2, VILLAGE 1-UNIT 1, CONTAINS 37 RESIDENTIAL LOTS WITH A TOTAL AREA OF 3,880 ACRES, MORE OR LESS, AND 4,086 ACRES, MORE OR LESS, OF OPEN SPACE. PARCELS 1 THROUGH 3, CONTAINING 4,086 ACRES, MORE OR LESS, ARE BEING DEDICATED BY THIS FINAL MAP WHICH INCLUDE 3,880 ACRES, MORE OR LESS AS SHOWN ON THIS FINAL MAP (PLEASE REFER TO THE AREA TABLE BELOW).

TRACT 4172 AREA SUMMARY	
LOTS 1 THROUGH 37	3,880 ACRES
STREET DEDICATIONS	3,880 ACRES
PARCELS A THROUGH G	27,086 ACRES
PARCELS 1 THROUGH 3	4,086 ACRES
TOTAL	40,670 ACRES

- 4. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 12402280-1R (VERSION 9), DATED AUGUST 11, 2023, PROVIDED BY OLD REPUBLIC TITLE COMPANY

## LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 3 THROUGH 9 ONLY

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	CURVE #	RADIUS	DELTA
L1	N80°54'41"E	42.43	L19	N27°32'57"E	59.59	C1	2037.00	739.05
L2	N45°48'52"E	1.89	L20	N48°14'46"W	17.46	C2	37.00	1439.09
L3	N54°51'57"E	16.47	L21	N42°51'08"E	59.61	C3	1000.00	1271.00
L4	N131°28'28"W	79.13	L22	N48°14'46"W	18.51	C4	750.00	2130.16
L5	N30°56'36"W	37.87	L23	N48°14'46"W	49.09	C5	2100.00	1027.12
L6	N71°08'02"W	10.34	L24	N41°45'14"E	56.62	C6	50.00	6736.34
L7	N75°37'40"W	9.05	L25	N28°24'16"E	56.58	C7	1095.00	3704.05
L8	N8°02'38"E	28.00	L26	N80°48'45"W	3.61	C8	50.00	4615.55
L9	N10°23'50"E	8.64	L27	N10°23'32"E	56.61	C9	980.00	2532.33
L10	N14°22'20"E	34.89	L28	N80°48'45"W	50.24	C10	73.00	5248.00
L11	N49°57'38"W	10.92	L29	N80°48'45"W	46.64	C11	87.00	2315.27
L12	N80°04'58"W	15.53	L30	N8°12'52"E	56.01	C12	73.00	4033.24
L13	N80°53'37"W	4.14	L31	N8°12'49"E	56.60	C13	50.00	6917.09
L14	N14°21'51"E	43.91	L32	N8°10'15"E	59.60	C14	500.00	6701.15
L15	N14°22'20"E	37.30	L33	N7°03'58"E	56.60	C15	200.00	4137.38
L16	N0°00'00"E	59.51	L34	N0°24'08"W	59.63	C16	100.00	7177.08
L17	N6°00'00"E	23.32	L35	N14°22'20"E	35.45	C17	477.00	535.39
L18	N31°01'23"E	39.47	L36	N6°05'32"E	24.25	C18	100.00	1154.41

CURVE TABLE			CURVE TABLE			CURVE TABLE		
CURVE #	RADIUS	DELTA	CURVE #	RADIUS	DELTA	CURVE #	RADIUS	DELTA
C1	2037.00	739.05	C17	100.00	7177.08	C33	530.00	5481.9
C2	37.00	1439.09	C18	250.00	4444.7	C34	477.00	6253.3
C3	1000.00	1271.00	C19	1413.0	1711.38	C35	530.00	5485.8
C4	750.00	2130.16	C20	480.00	7481.1	C36	60.00	8928.18
C5	2100.00	1027.12	C21	490.00	531.56	C37	1359.00	944.35
C6	50.00	6736.34	C22	490.00	631.35	C38	50.00	7128.24
C7	1095.00	3704.05	C23	490.00	4121.6	C39	1451.00	948.50
C8	50.00	4615.55	C24	550.00	472.42	C40	1095.00	1214.8
C9	980.00	2532.33	C25	100.00	601.28	C41	1095.00	1421.6
C10	73.00	5248.00	C26	210.00	1614.01	C42	1095.00	1421.6
C11	87.00	2315.27	C27	453.00	1614.00	C43	1095.00	324.45
C12	73.00	4033.24	C28	250.00	4444.7	C44	2198.00	1550.3
C13	50.00	6917.09	C29	250.00	3563.34	C45	143.13	4324.8
C14	500.00	6701.15	C30	250.00	6491.4	C46	550.00	745.58
C15	200.00	4137.38	C31	477.00	14101.2	C47	550.00	541.54
C16	100.00	7177.08	C32	477.00	535.39	C48	100.00	1154.4

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

DYLAN DRAWFORD, P.L.S. NO 7788



DARRYL A. ALEXANDER, P.L.S. 5071

ACTING CITY SURVEYOR

## CITY SURVEYOR'S STATEMENT

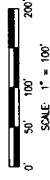
I, DARRYL A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4172, RIVER ISLANDS - PHASE 2, VILLAGE 1-UNIT 1", CITY OF LATHROP, CALIFORNIA, AND I AM SATISFIED THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

# TRACT 4172 RIVER ISLANDS - PHASE 2 VILLAGE 1 - UNIT 1

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 1 OF TRACT 4149 (44 MAP 52) AND PARCEL D OF TRACT 4111 (44 MAP 7), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

AUGUST 2023

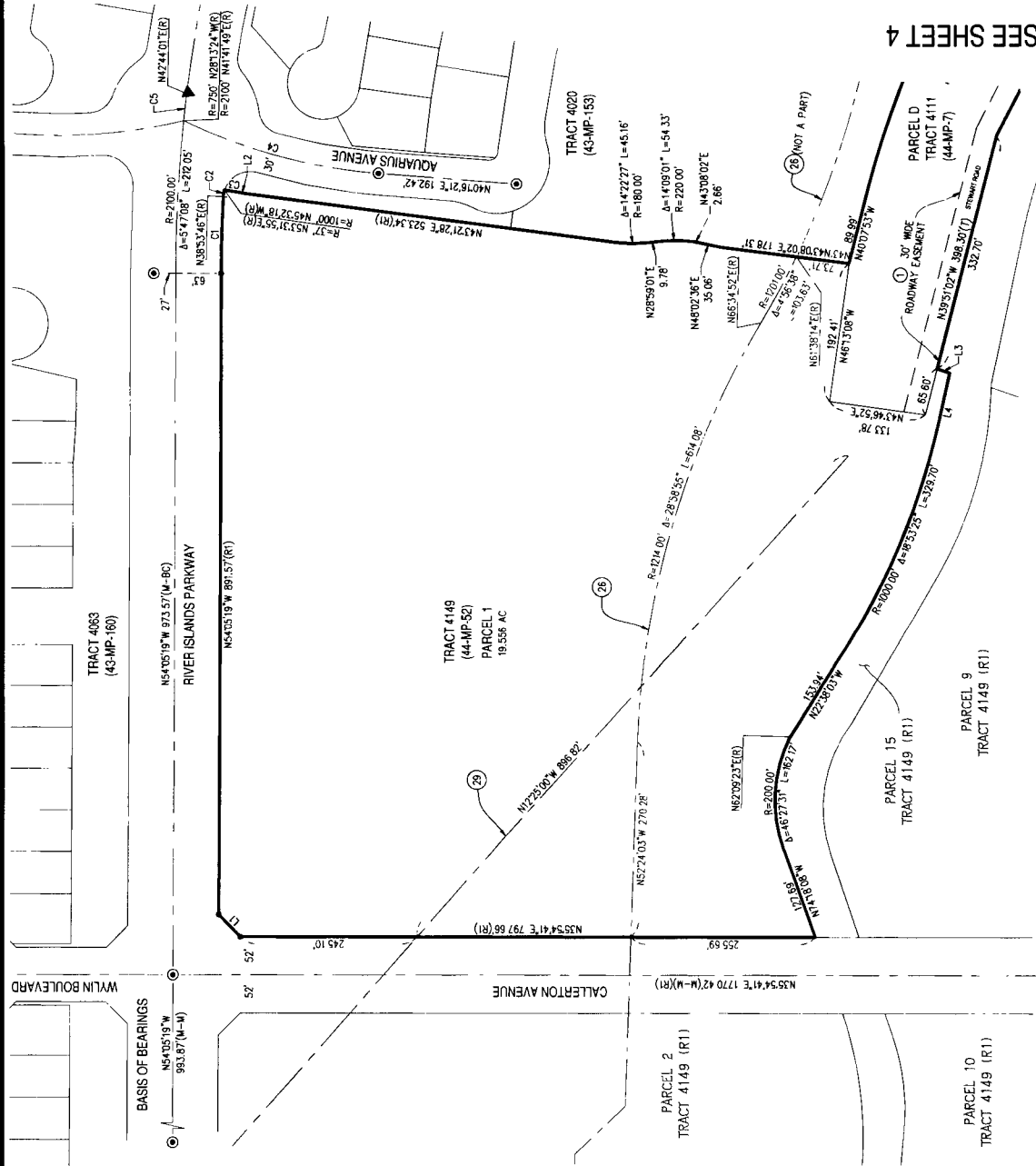


## LEGEND

- BOUNDARY
  - LOT LINE OR RIGHT-OF-WAY LINE
  - EASEMENT LINE
  - CENTERLINE
  - 200' 00" (R1)
  - (R1)
  - (M-4)
  - (M-BC)
  - (M-B)
  - (R)
  - (T)
  - (B)
  - DN
  - P.U.E.
  - W.E.
  - LI/CI/R1
  - ①
- MEASURED AND RECORD DATA PER REFERENCE (R1)  
 DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 2  
 MONUMENT TO MONUMENT  
 MONUMENT TO BEGINNING OF CURVE  
 MONUMENT TO BOUNDARY  
 RADIAL BEARING  
 TOTAL  
 BOUNDARY  
 DOCUMENT NUMBER  
 PUBLIC UTILITY EASEMENT  
 WALL EASEMENT  
 LINE, CURVE, RADIAL LINE  
 EASEMENT REFERENCE NUMBER - SEE SHEET 2

## EASEMENTS

- ① ROADWAY EASEMENT (STEWART ROAD) IN FAVOR OF SAN JOAQUIN COUNTY PER 199 OR 355 S.L.C.R. (TO BE ABANDONED)
- ② 6' G.R.E. POLE LINE EASEMENT (NO WIDTH GIVEN) PER 326 OR 283
- ③ 15' WIDE RECLAIMED WATER LINE EASEMENT IN FAVOR OF THE CITY OF LATHROP PER DN 2006-119380 (TO BE ABANDONED)



SEE SHEET 4

## NOTES

- 1 SEE SHEET 2 FOR EASEMENT NOTES, REFERENCES, AND LINE AND CURVE TABLES
- 2 SEE SHEET 4 FOR MONUMENTATION NOTES

## BASIS OF BEARINGS

THE BEARING OF NORTH 54°05'19" WEST BETWEEN FOUND MONUMENTS ALONG RIVER ISLANDS PARKWAY AS SHOWN ON TRACT 4032, FILED OCTOBER 8, 2020, IN BOOK 43 OF MAPS AND PLATS, AT PAGE 142, 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

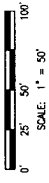
## BASIS OF BEARINGS

HARBOR VIEW AVENUE

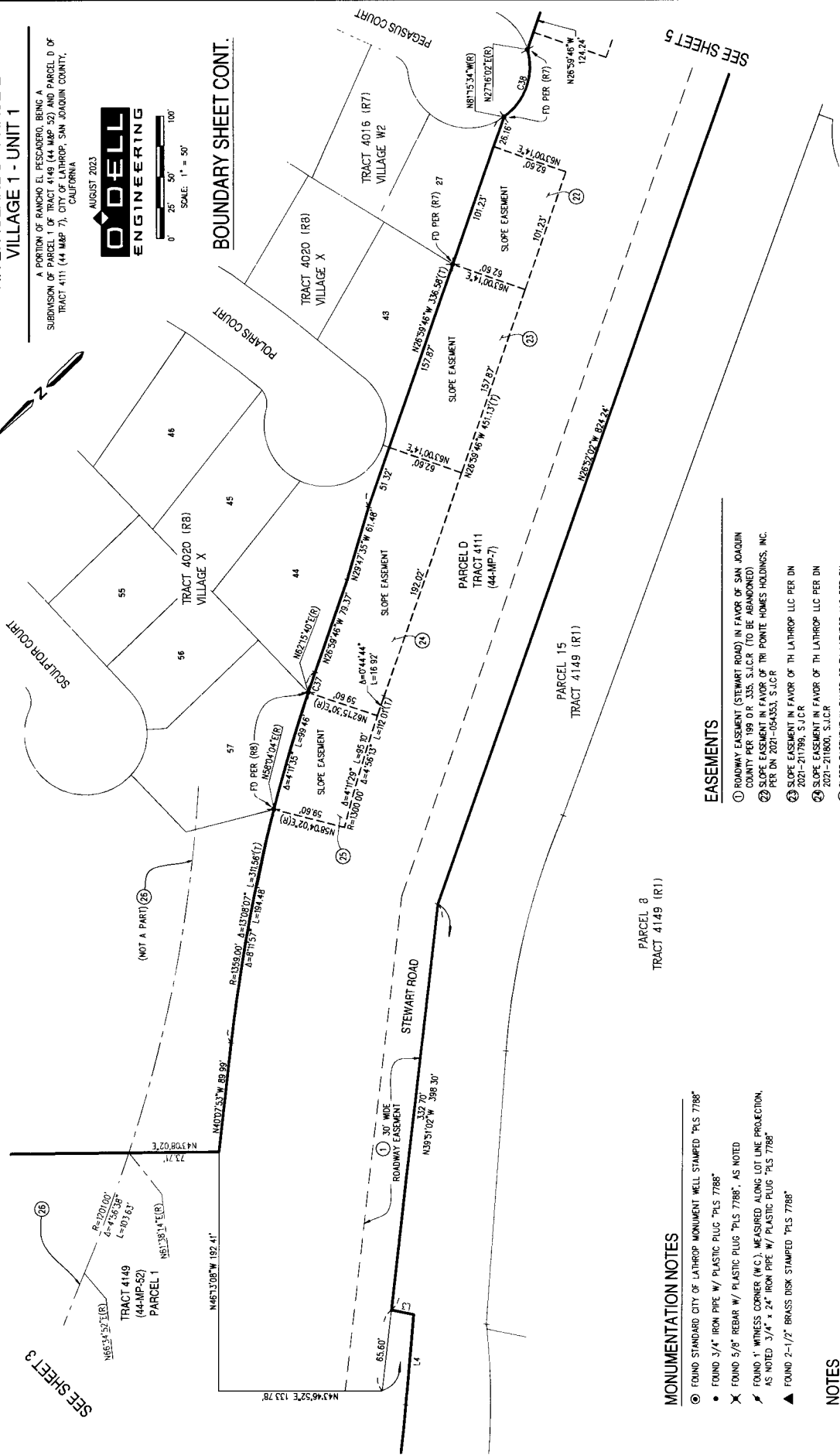
# TRACT 4172 RIVER ISLANDS - PHASE 2 VILLAGE 1 - UNIT 1

A PORTION OF RANCHO EL PESCADERO, BEING A  
SUBDIVISION OF PARCEL 1 OF TRACT 4149 (44 MAP 52) AND PARCEL D OF  
TRACT 4111 (44 MAP 7), CITY OF LATHROP, SAN JOAQUIN COUNTY,  
CALIFORNIA

AUGUST 2023



BOUNDARY SHEET CONT.



### EASEMENTS

- ① ROADWAY EASEMENT (STEWART ROAD) IN FAVOR OF SAN JOAQUIN COUNTY PER 199 OF S.J.C.R. (TO BE ABANDONED)
- ② SLOPE EASEMENT IN FAVOR OF THE PONTE HOMES HOLDINGS, INC. PER DN 2021-054531, S.J.C.R.
- ③ SLOPE EASEMENT IN FAVOR OF THE LATHROP LLC PER DN 2021-217799, S.J.C.R.
- ④ SLOPE EASEMENT IN FAVOR OF THE LATHROP LLC PER DN 2021-211800, S.J.C.R.
- ⑤ SLOPE EASEMENT IN FAVOR OF THE LATHROP LLC PER DN 2021-211801, S.J.C.R.
- ⑥ 15' WIDE RECLAIMED WATER LINE EASEMENT IN FAVOR OF THE CITY OF LATHROP PER DN 2006-119380

### MONUMENTATION NOTES

- ⊙ FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ✕ FOUND 5/8" REBAR W/ PLASTIC PLUG "PLS 7788", AS NOTED
- ♣ FOUND 1" WITNESS CORNER (W.C.), MEASURED ALONG LOT LINE PROJECTION, AS NOTED 3/4" x 24" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788"

### NOTES

- 1 SEE SHEET 2 FOR EASEMENT NOTES, REFERENCES, AND LINE AND CURVE TABLES
- 2 SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND

# TRACT 4172 RIVER ISLANDS - PHASE 2 VILLAGE 1 - UNIT 1

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 1 OF TRACT 4148 (44 MAP 52) AND PARCEL D OF TRACT 4111 (44 MAP 7), CITY OF LAHROP, SAN JOAQUIN COUNTY, CALIFORNIA

AUGUST 2023



## BOUNDARY SHEET CONT.

### MONUMENTATION NOTES

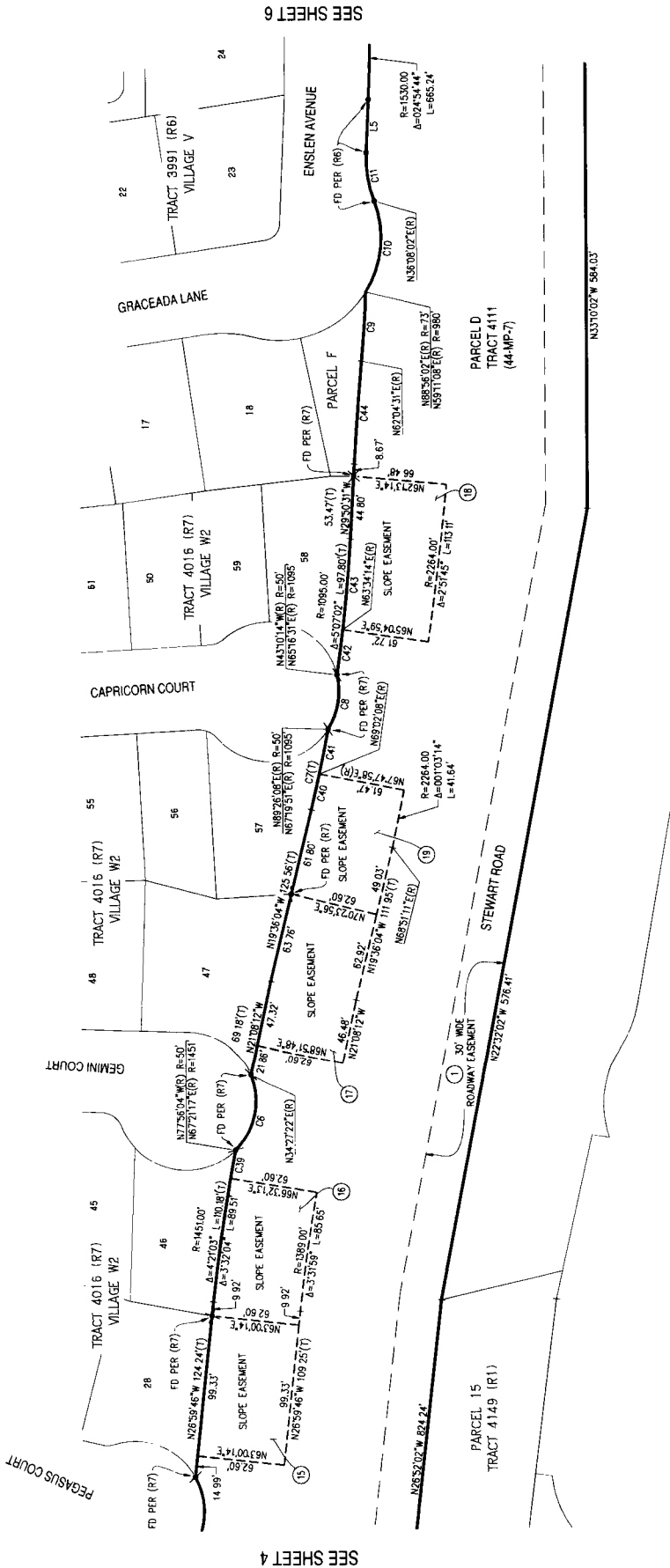
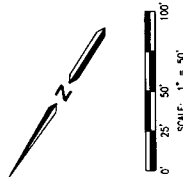
- ① FOUND STANDARD CITY OF LAHROP MONUMENT WELL STAMPED "PLS 7788"
- FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ✕ FOUND 5/8" REBAR W/ PLASTIC PLUG "PLS 7788", AS NOTED
- ♣ FOUND 1" WITNESS CORNER (W.C.), MEASURED ALONG LOT LINE PROJECTION, AS NOTED, 3/4" x 24" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788"

### EASEMENTS

- ① ROADWAY EASEMENT (STEWART ROAD) IN FAVOR OF SAN JOAQUIN COUNTY PER 199 O.R. 335, S.J.C.R. (TO BE ABANDONED)
- ② SLOPE EASEMENT IN FAVOR OF TRI PONTE HOMES HOLDINGS, INC. PER DN 2021-054354, S.J.C.R.
- ③ SLOPE EASEMENT IN FAVOR OF TRI PONTE HOMES HOLDINGS, INC. PER DN 2021-054355, S.J.C.R.
- ④ SLOPE EASEMENT IN FAVOR OF TRI PONTE HOMES HOLDINGS, INC. PER DN 2021-054356, S.J.C.R.
- ⑤ SLOPE EASEMENT IN FAVOR OF TRI PONTE HOMES HOLDINGS, INC. PER DN 2021-104630, S.J.C.R.
- ⑥ SLOPE EASEMENT IN FAVOR OF TRI PONTE HOMES HOLDINGS, INC. PER DN 2021-104631, S.J.C.R.

### NOTES

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



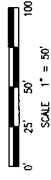
SEE SHEET 4

SEE SHEET 6

# TRACT 4172 RIVER ISLANDS - PHASE 2 VILLAGE 1 - UNIT 1

A PORTION OF RANCHO EL PESCAMERO, BEING A SUBDIVISION OF PARCEL 1 OF TRACT 4149 (44 MAP 52) AND PARCEL 0 OF TRACT 4111 (44 MAP 7), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

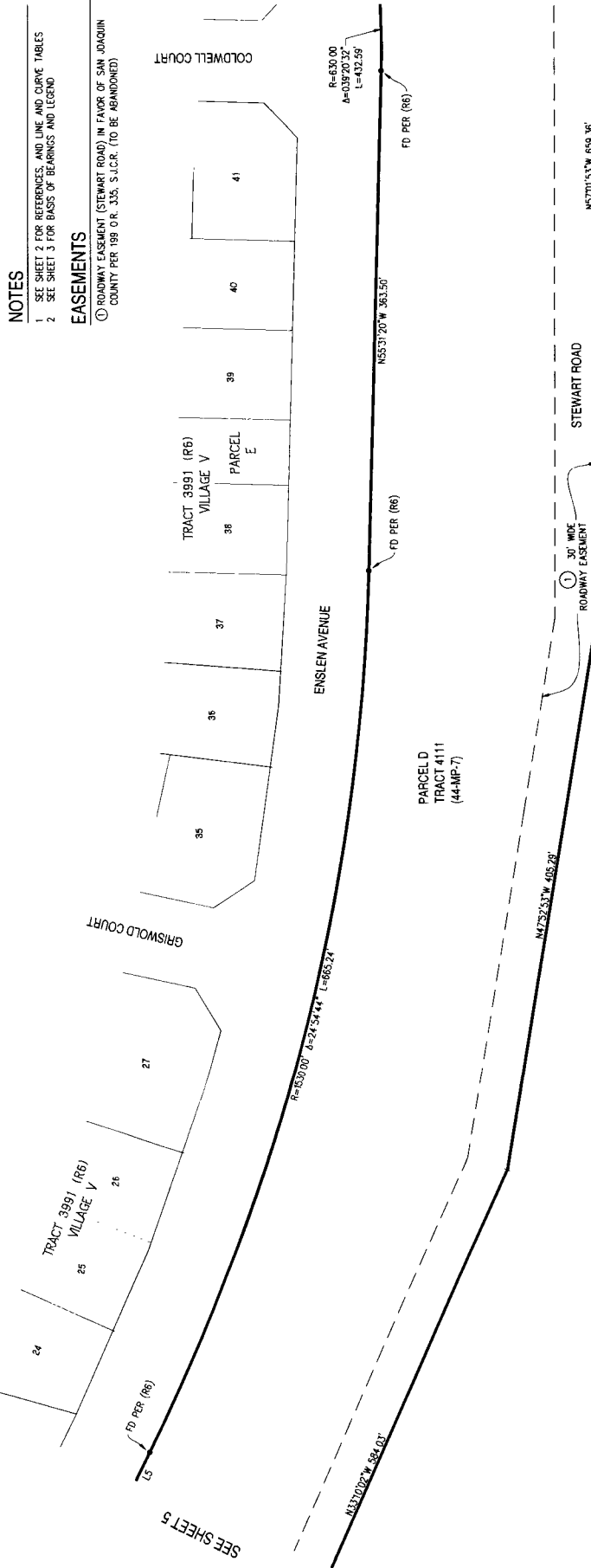
AUGUST 2023



### MONUMENTATION NOTES

- ⊙ FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ✕ FOUND 3/8" REBAR W/ PLASTIC PLUG "PLS 7788", AS NOTED
- ✎ FOUND 1" WITNESS CORNER (W.C.) MEASURED ALONG LOT LINE PROJECTION, AS NOTED 3/4" x 24" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788"

### BOUNDARY SHEET CONT.



### NOTES

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

### EASEMENTS

- ⊙ ROADWAY EASEMENT (STEWART ROAD) IN FAVOR OF SAN JOAQUIN COUNTY PER 198 O.R. 335, S.J.C.R. (10 BE ABANDONED)

SEE SHEET 7

SEE SHEET 5

# TRACT 4172 RIVER ISLANDS - PHASE 2 VILLAGE 1 - UNIT 1

A PORTION OF RANCHO EL PESCARERO, BEING A  
SUBDIVISION OF PARCEL 1 OF TRACT 4148 (44 MP 52) AND PARCEL D OF  
TRACT 4111 (44 MP 7), CITY OF LATHROP, SAN JOAQUIN COUNTY,  
CALIFORNIA

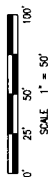
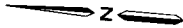
AUGUST 2023



## BOUNDARY SHEET CONT.

### MONUMENTATION NOTES

- FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ✗ FOUND 5/8" REBAR W/ PLASTIC PLUG "PLS 7788", AS NOTED
- ✗ FOUND 1" WITNESS CORNER (W.C.) MEASURED ALONG LOT LINE PROJECTION, AS NOTED 3/4" x 24" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788"

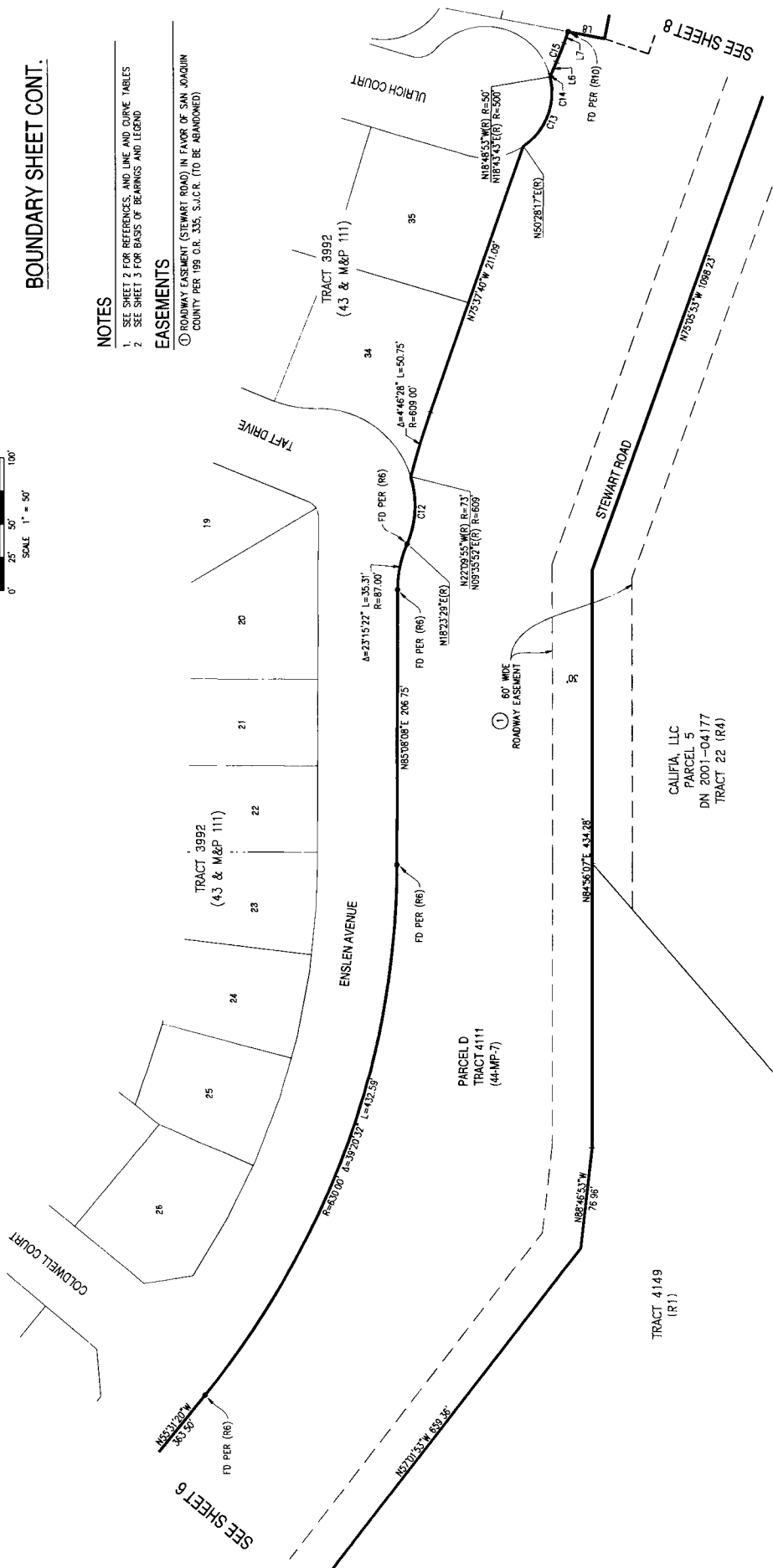


### NOTES

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

### EASEMENTS

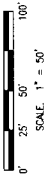
- ① ROADWAY EASEMENT (STEWART ROAD) IN FAVOR OF SAN JOAQUIN COUNTY PER 198 C.R. 353, S.J.C.R. (TO BE ABANDONED)



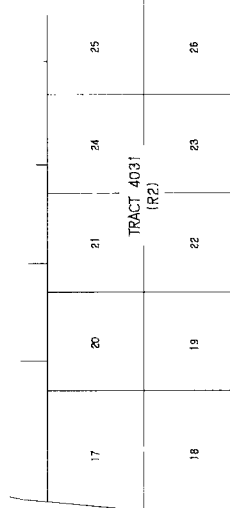
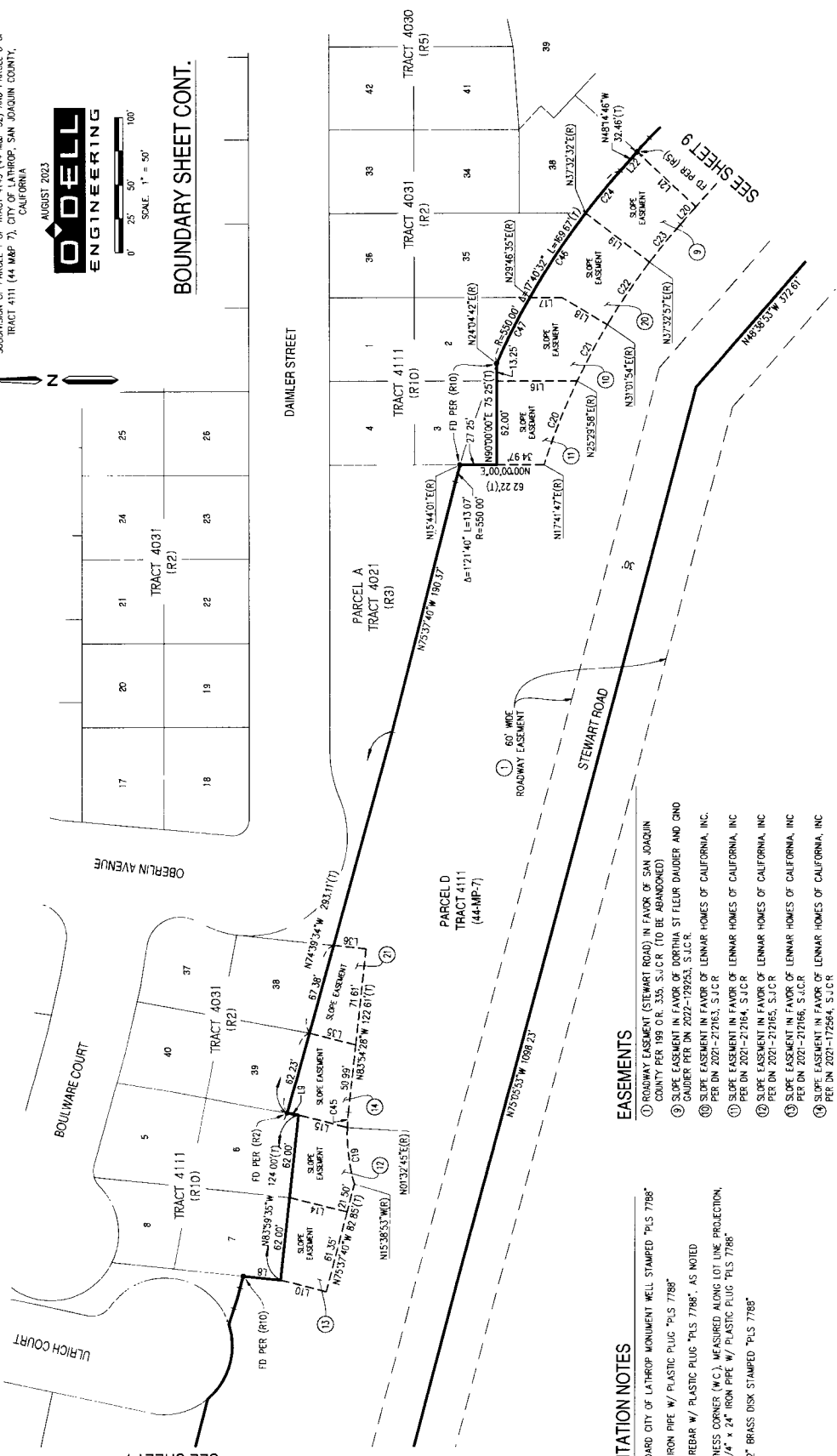
**TRACT 4172**  
**RIVER ISLANDS - PHASE 2**  
**VILLAGE 1 - UNIT 1**

A PORTION OF RANCHO EL PESQUERO, BEING A  
 SUBDIVISION OF PARCEL 1 OF TRACT 4143 (44 MAP 52) AND PARCEL D OF  
 TRACT 4111 (44 MAP 7), CITY OF LATHROP, SAN JOAQUIN COUNTY,  
 CALIFORNIA

AUGUST 2023



**BOUNDARY SHEET CONT.**



**MONUMENTATION NOTES**

- ⊙ FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ✕ FOUND 5/8" REBAR W/ PLASTIC PLUG "PLS 7788". AS NOTED
- ✓ FOUND 1" WIRESS CORNER (W.C.), MEASURED ALONG LOT LINE PROJECTION, AS NOTED 3/4" x 24" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788"

**EASEMENTS**

- ① ROADWAY EASEMENT (STEWART ROAD) IN FAVOR OF SAN JOAQUIN COUNTY PER 198 OR. S.S.R. S.J.C.R. (10 BE ABANDONED)
- ② SLOPE EASEMENT IN FAVOR OF DOROTHY ST FLEUR DAUDER AND GND GAUDER PER DN 2022-129253, S.J.C.R.
- ③ SLOPE EASEMENT IN FAVOR OF LENNAR HOMES OF CALIFORNIA, INC PER DN 2021-21263, S.J.C.R.
- ④ SLOPE EASEMENT IN FAVOR OF LENNAR HOMES OF CALIFORNIA, INC PER DN 2021-21264, S.J.C.R.
- ⑤ SLOPE EASEMENT IN FAVOR OF LENNAR HOMES OF CALIFORNIA, INC PER DN 2021-21265, S.J.C.R.
- ⑥ SLOPE EASEMENT IN FAVOR OF LENNAR HOMES OF CALIFORNIA, INC PER DN 2021-21266, S.J.C.R.
- ⑦ SLOPE EASEMENT IN FAVOR OF LENNAR HOMES OF CALIFORNIA, INC PER DN 2021-172564, S.J.C.R.
- ⑧ SLOPE EASEMENT IN FAVOR OF LENNAR HOMES OF CALIFORNIA, INC PER DN 2021-172582, S.J.C.R.
- ⑨ SLOPE EASEMENT IN FAVOR OF LENNAR HOMES OF CALIFORNIA, INC PER DN 2021-172553, S.J.C.R.

**NOTES**

- 1 SEE SHEET 2 FOR REFERENCES, AND LINE AND CURVE TABLES
- 2 SEE SHEET 3 FOR BEARINGS AND LEGEND



# TRACT 4172 RIVER ISLANDS - PHASE 2 VILLAGE 1 - UNIT 1

A PORTION OF RANCHO EL PESQUERO, BEING A SUBDIVISION OF PARCEL 1 OF TRACT 4149 (44 MAP 52) AND PARCEL D OF TRACT 4111 (44 MAP 7), CITY OF LAHOP, SAN JOAQUIN COUNTY, CALIFORNIA



AUGUST 2023

## BOUNDARY SHEET CONT.

### NOTES

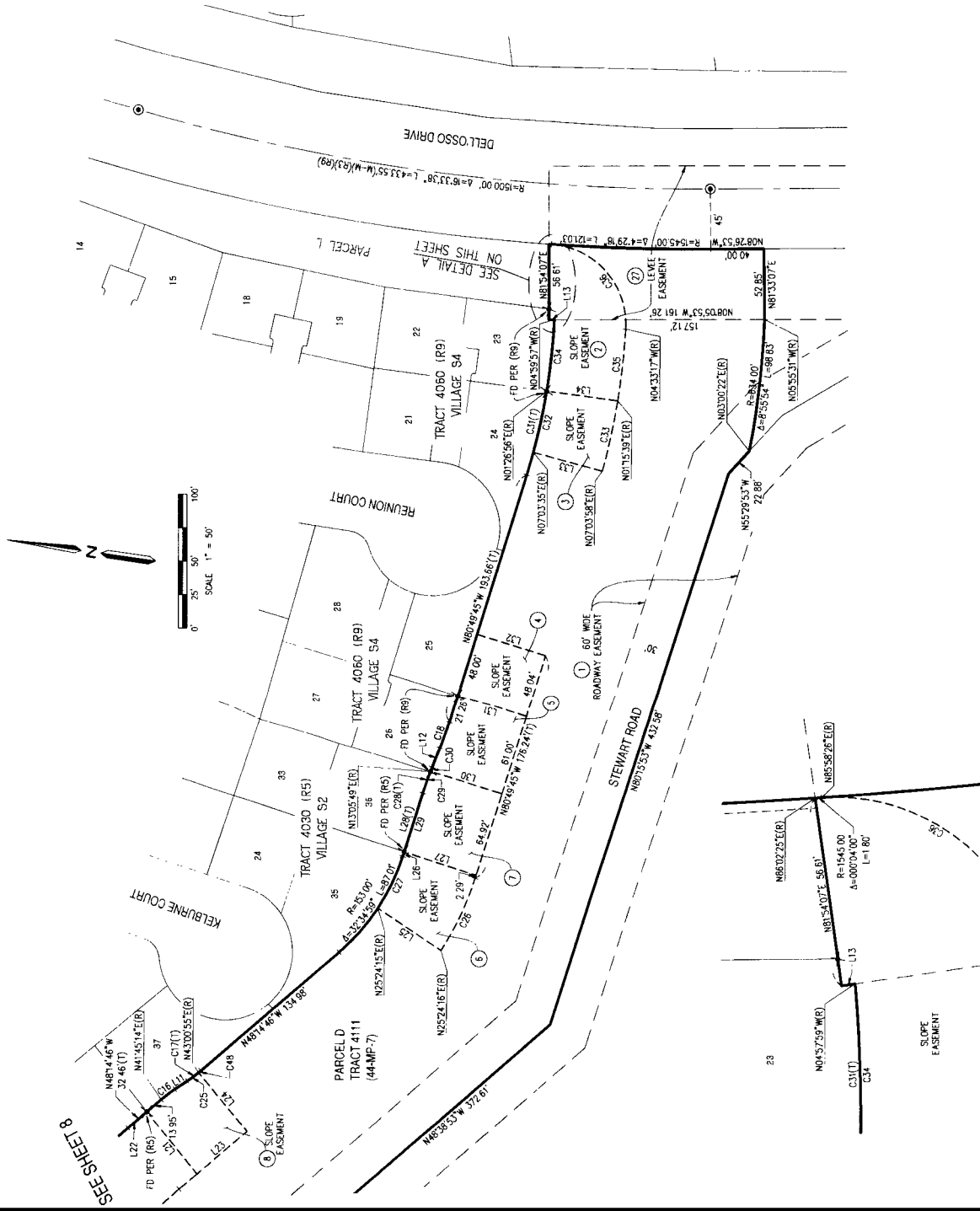
1. SEE SHEET 2 FOR EASEMENT NOTES, REFERENCES, AND LINE AND CURVE TABLES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.

### MONUMENTATION NOTES

- ⊙ FOUND STANDARD CITY OF LAHOP MONUMENT WELL STAMPED "PLS 7788"
- FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ✕ FOUND 5/8" REBAR W/ PLASTIC PLUG "PLS 7788", AS NOTED
- ↖ FOUND 1" WITNESS CORNER (W.C.), MEASURED ALONG LOT LINE PROJECTION, AS NOTED 3/4" x 24" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788"

### EASEMENTS

- ① ROADWAY EASEMENT (STEWART ROAD) IN FAVOR OF SAN JOAQUIN COUNTY PER 199 OR 335, S.J.C.R. (TO BE ABANDONED)
- ② SLOPE EASEMENT IN FAVOR OF CAROLYN CAOAGHAN HARR, KENNETH CHRISTIAN CAOAGHAN HARR, AND CHERYL BELGICA DEL ROSARIO PER DN 2021-204626, S.J.C.R.
- ③ SLOPE EASEMENT IN FAVOR OF RAV SHANKAR SODAMSETTY AND SRI GEETHA SODAMSETTY PER DN 2021-193441, S.J.C.R.
- ④ SLOPE EASEMENT IN FAVOR OF THAI THONG DINH AND DUNG DO THUY PHAM PER DN 2022-007538, S.J.C.R.
- ⑤ SLOPE EASEMENT IN FAVOR OF ANGELA J LEE AND MARK PHILIP DE JESUS PER DN 2022-006121, S.J.C.R.
- ⑥ SLOPE EASEMENT IN FAVOR OF HEATH ALLAN BLAND AND NOVA DONNE BLAND PER DN 2022-103882, S.J.C.R.
- ⑦ SLOPE EASEMENT IN FAVOR OF VEEMATA HARRKRISHNA AND SHAVANI NALLAMALI PER DN 2022-101541, S.J.C.R.
- ⑧ SLOPE EASEMENT IN FAVOR OF LENNAR HOMES OF CALIFORNIA, INC PER DN 2021-141544, S.J.C.R.
- ⑨ LEVEE EASEMENT IN FAVOR OF RECLAMATION DISTRICT 2062 PER DN 2016-044287



DETAIL A  
FROM THIS SHEET

# TRACT 4172 RIVER ISLANDS - PHASE 2 VILLAGE 1 - UNIT 1

A PORTION OF RANCHO EL PESQUERO, BEING A  
SUBDIVISION OF PARCEL 1 OF TRACT 4149 (44 MAP 52) AND PARCEL D OF  
TRACT 4111 (44 MAP 7), CITY OF LATHROP, SAN JOAQUIN COUNTY,  
CALIFORNIA

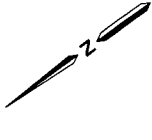
AUGUST 2023



## NOTES

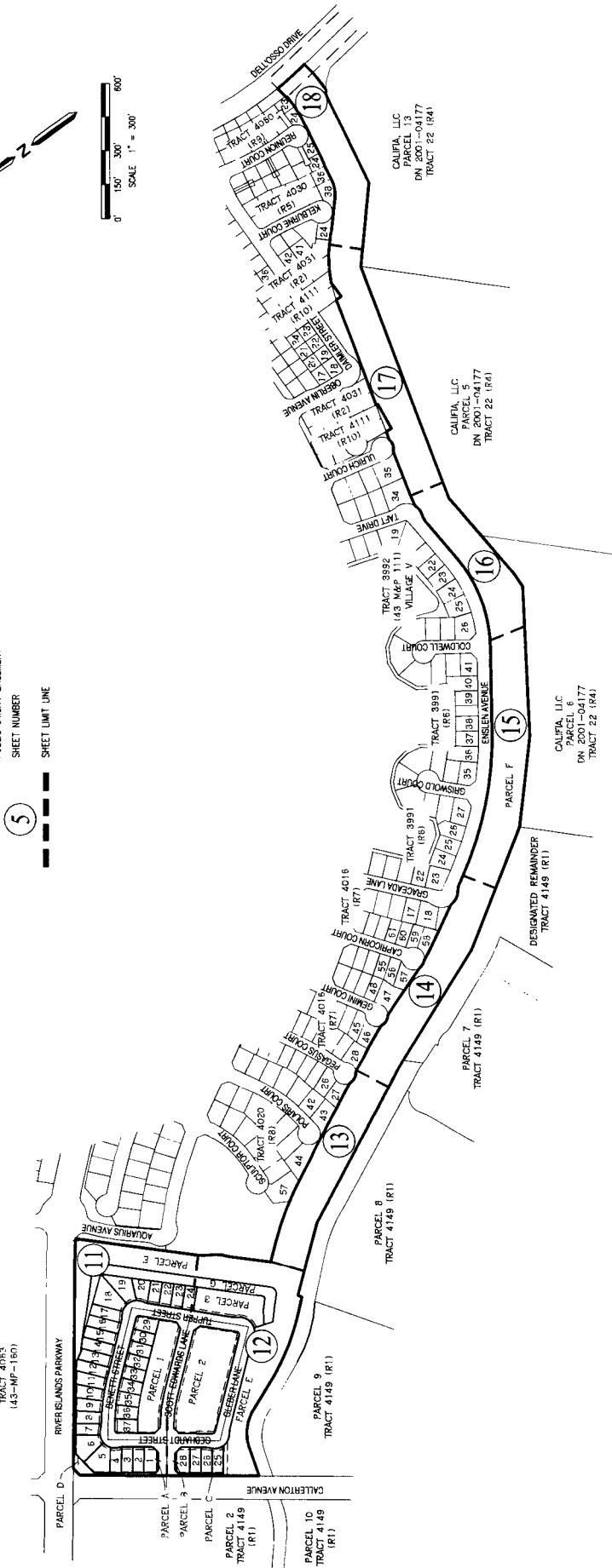
- SEE SHEET 2 FOR EASEMENT NOTES, AND REFERENCES.
- SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND, AND MONUMENTATION NOTES.
- SEE SHEET 19 FOR LINE AND CURVE TABLES.

## SHEET INDEX



## LEGEND

- BOUNDARY
- LOT LINE
- PUBLIC UTILITY EASEMENT
- SHEET NUMBER
- SHEET LIMIT LINE



# TRACT 4172 RIVER ISLANDS - PHASE 2 VILLAGE 1 - UNIT 1

A PORTION OF RANCHO EL PASADENO, BEING A  
SUBDIVISION OF PARCEL 1 OF TRACT 4149 (44 MAP 52) AND PARCEL 1 OF  
TRACT 4111 (44 MAP 7), CITY OF LATHROP, SAN JOAQUIN COUNTY,  
CALIFORNIA



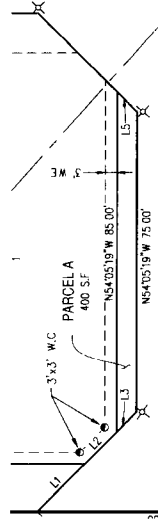
AUGUST 2023

## NOTES

- SEE SHEET 2 FOR REFERENCES
- SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND
- SEE SHEET 13 FOR MONUMENTATION NOTES
- SEE SHEET 19 FOR LINE AND CURVE TABLES

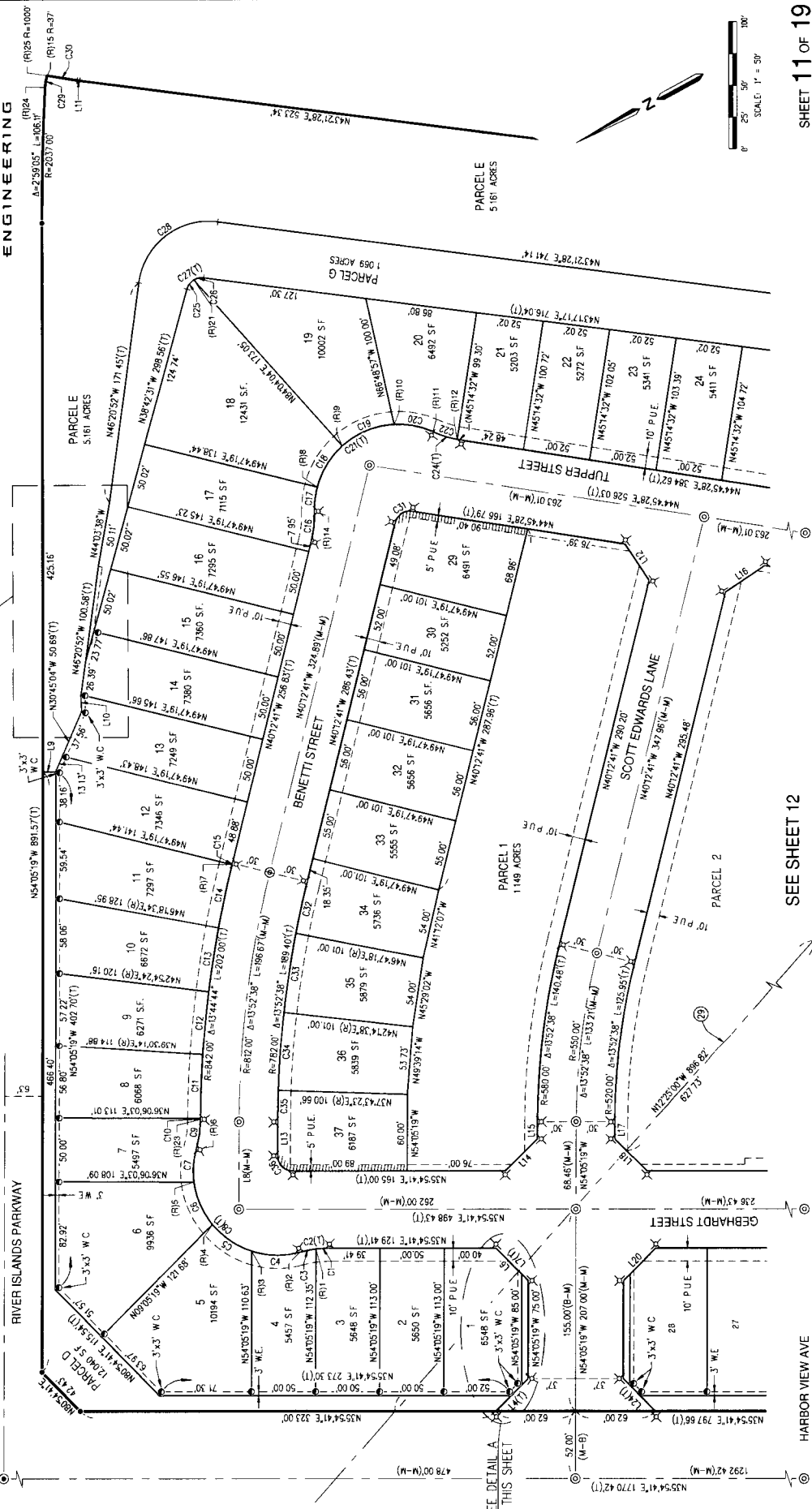
## EASEMENTS

- ⊙ P & C POE LINE EASEMENT (NO WIDTH GIVEN) PER 326 OR 293



DETAIL A  
FROM THIS SHEET

SEE DETAIL C  
ON SHEET 19



SEE DETAIL A  
ON THIS SHEET

SEE SHEET 12

# TRACT 4172 RIVER ISLANDS - PHASE 2 VILLAGE 1 - UNIT 1

A PORTION OF RANCHO EL PESQUERO, BEING A SUBDIVISION OF PARCEL 1 OF TRACT 4149 (44 MAP 52) AND PARCEL D OF TRACT 4111 (44 MAP 7), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA



AUGUST 2023



- NOTES**
- SEE SHEET 2 FOR REFERENCES
  - SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND
  - SEE SHEET 13 FOR MONUMENTATION NOTES
  - SEE SHEET 19 FOR LINE AND CURVE TABLES

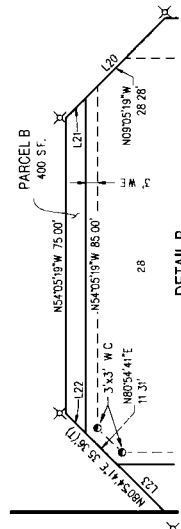
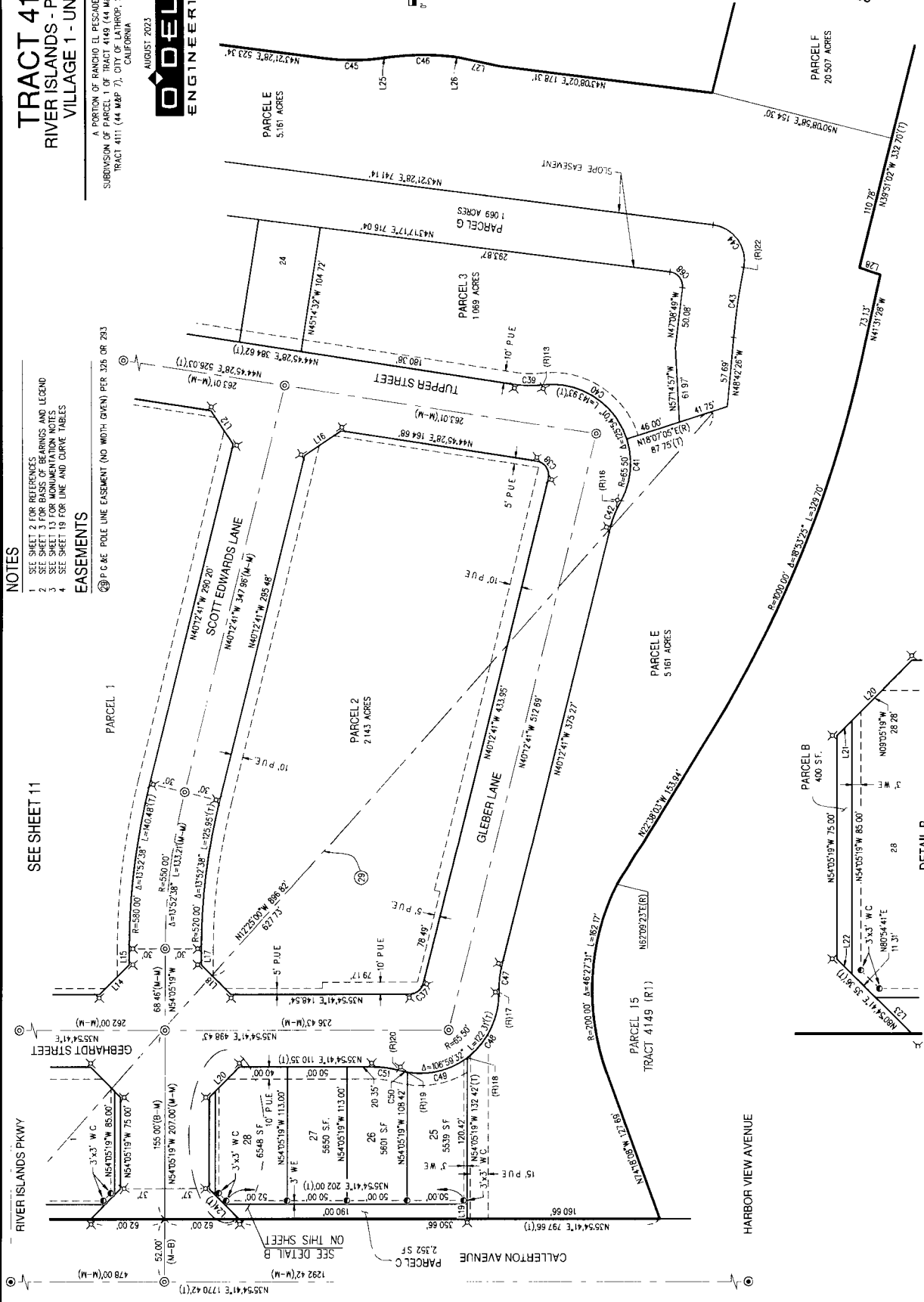
**EASEMENTS**

⊙ P C BE POLE LINE EASEMENT (NO WIDTH GIVEN) PER 225 OR 293

SEE SHEET 11

RIVER ISLANDS PKWY

HARBOR VIEW AVENUE

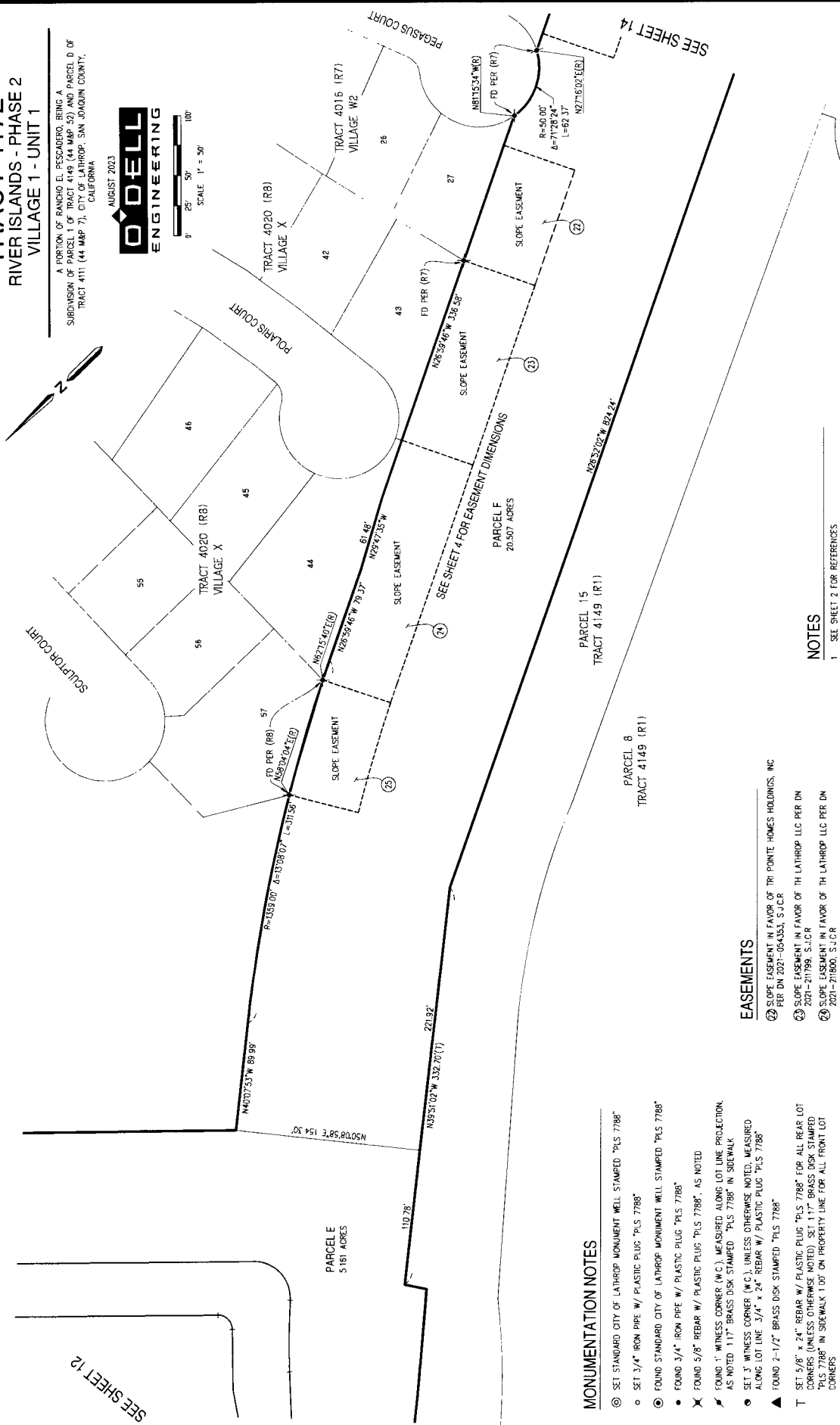
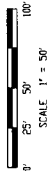


SEE SHEET 13

# TRACT 4172 RIVER ISLANDS - PHASE 2 VILLAGE 1 - UNIT 1

A PORTION OF RANCHO EL PESCADERO, BEING A  
SUBDIVISION OF PARCEL 1 OF TRACT 4149 (44 MAP 52) AND PARCEL D OF  
TRACT 4111 (44 MAP 7), CITY OF LATHROP, SAN JOAQUIN COUNTY,  
CALIFORNIA

AUGUST 2023



### NOTES

1. SEE SHEET 2 FOR REFERENCES
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND
3. SEE SHEET 19 FOR LINE AND CURVE TABLES
4. SEE SHEET 4 FOR SLOPE EASEMENT DIMENSIONS

### EASEMENTS

- ② SLOPE EASEMENT IN FAVOR OF TRI PONTE HOMES HOLDINGS, INC PER DN 2021-054353, S.J.C.R
- ③ SLOPE EASEMENT IN FAVOR OF TH LATHROP LLC PER DN 2021-217799, S.J.C.R
- ④ SLOPE EASEMENT IN FAVOR OF TH LATHROP LLC PER DN 2021-211800, S.J.C.R
- ⑤ SLOPE EASEMENT IN FAVOR OF TH LATHROP LLC PER DN 2021-211801, S.J.C.R

### MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ⊙ FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ✕ FOUND 5/8" REBAR W/ PLASTIC PLUG "PLS 7788", AS NOTED
- ✎ FOUND 1" WITNESS CORNER (W.C.) MEASURED ALONG LOT LINE PROJECTION AS NOTED 117" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK
- SET 3" WITNESS CORNER (W.C.) UNLESS OTHERWISE NOTED. MEASURED ALONG LOT LINE 3/4" x 24" REBAR W/ PLASTIC PLUG "PLS 7788"
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788"
- T SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 117" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK 1.00' ON PROPERTY LINE FOR ALL FRONT LOT CORNERS
- ✕ SET 1" WITNESS CORNER (W.C.) IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE. 117" BRASS DISK STAMPED "PLS 7788"

**MONUMENTATION NOTES**

- SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- FOUND 5/8" REBAR W/ PLASTIC PLUG "PLS 7788", AS NOTED
- ▲ FOUND 1" WITNESS CORNER (W.C.), MEASURED ALONG LOT LINE PROJECTION, AS NOTED 117" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK ALONG LOT LINE 3/4" x 24" REBAR W/ PLASTIC PLUG "PLS 7788"
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788"
- T SET 3/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 117" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK 100' ON PROPERTY LINE FOR ALL FRONT LOT CORNERS
- ✕ SET 1" WITNESS CORNER (W.C.), IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 117" BRASS DISK STAMPED "PLS 7788"

**NOTES**

1. SEE SHEET 2 FOR 2 REFERENCES
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND
3. SEE SHEET 4 FOR CURVE AND WALK TABLES
4. SEE SHEET 5 FOR SLOPE EASEMENT DIMENSIONS

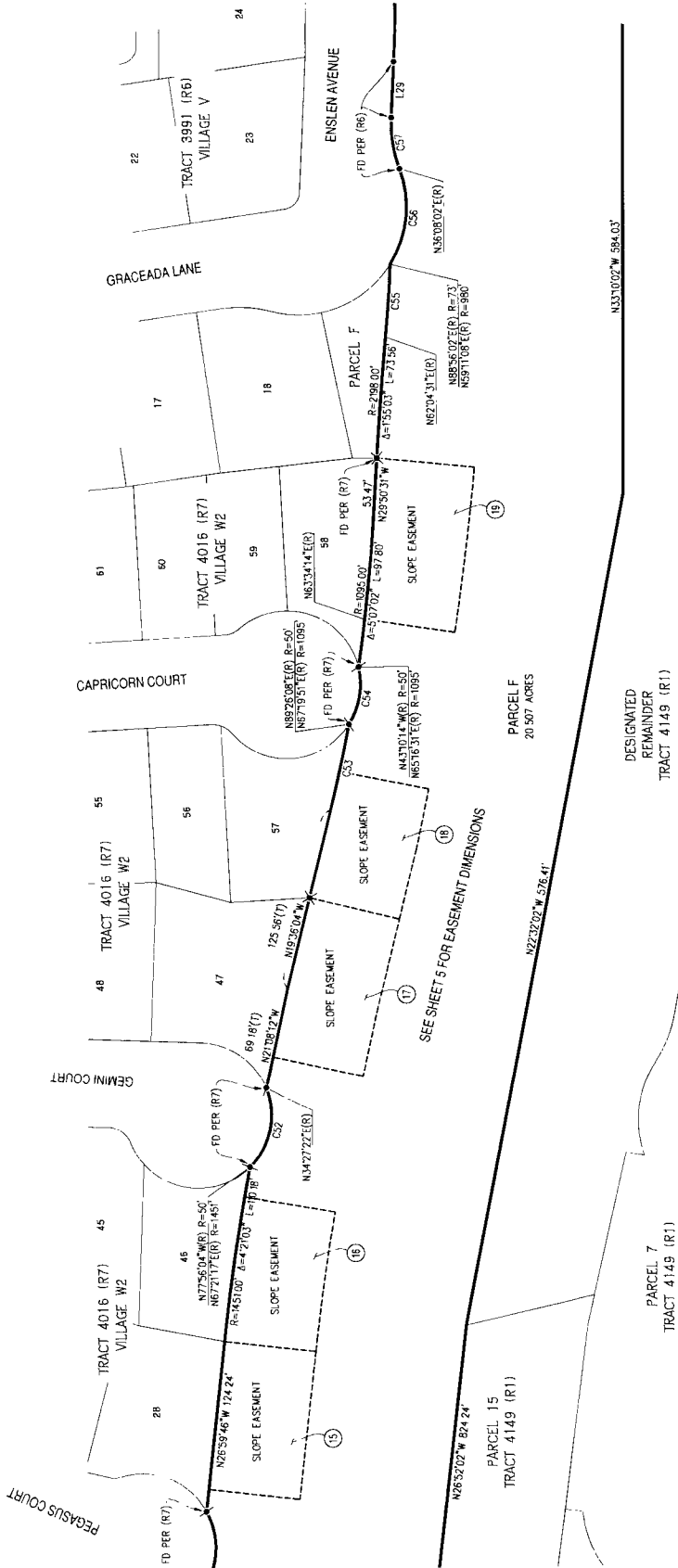
**EASEMENTS**

- ⑤ SLOPE EASEMENT IN FAVOR OF TRI PONTE HOMES HOLDINGS, INC. PER DN 2021-054354, S.J.C.R.
- ⑥ SLOPE EASEMENT IN FAVOR OF TRI PONTE HOMES HOLDINGS, INC. PER DN 2021-054355, S.J.C.R.
- ⑦ SLOPE EASEMENT IN FAVOR OF TRI PONTE HOMES HOLDINGS, INC. PER DN 2021-054356, S.J.C.R.
- ⑧ SLOPE EASEMENT IN FAVOR OF TRI PONTE HOMES HOLDINGS, INC. PER DN 2021-104630, S.J.C.R.
- ⑨ SLOPE EASEMENT IN FAVOR OF TRI PONTE HOMES HOLDINGS, INC. PER DN 2021-104631, S.J.C.R.

**TRACT 4172  
RIVER ISLANDS - PHASE 2  
VILLAGE 1 - UNIT 1**

A PORTION OF RANCHO EL PESCARRO, BEING A SUBDIVISION OF PARCEL 1 OF TRACT 4149 (44 MAP 52) AND PARCEL D OF TRACT 4111 (44 MAP 7), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

AUGUST 2023



SEE SHEET 15

SEE SHEET 13

# TRACT 4172 RIVER ISLANDS - PHASE 2 VILLAGE 1 - UNIT 1

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 1 OF TRACT 4149 (44 MAP 53) AND PARCEL D OF TRACT 4111 (44 MAP 7), CITY OF LAHROP, SAN JOAQUIN COUNTY, CALIFORNIA

AUGUST 2023

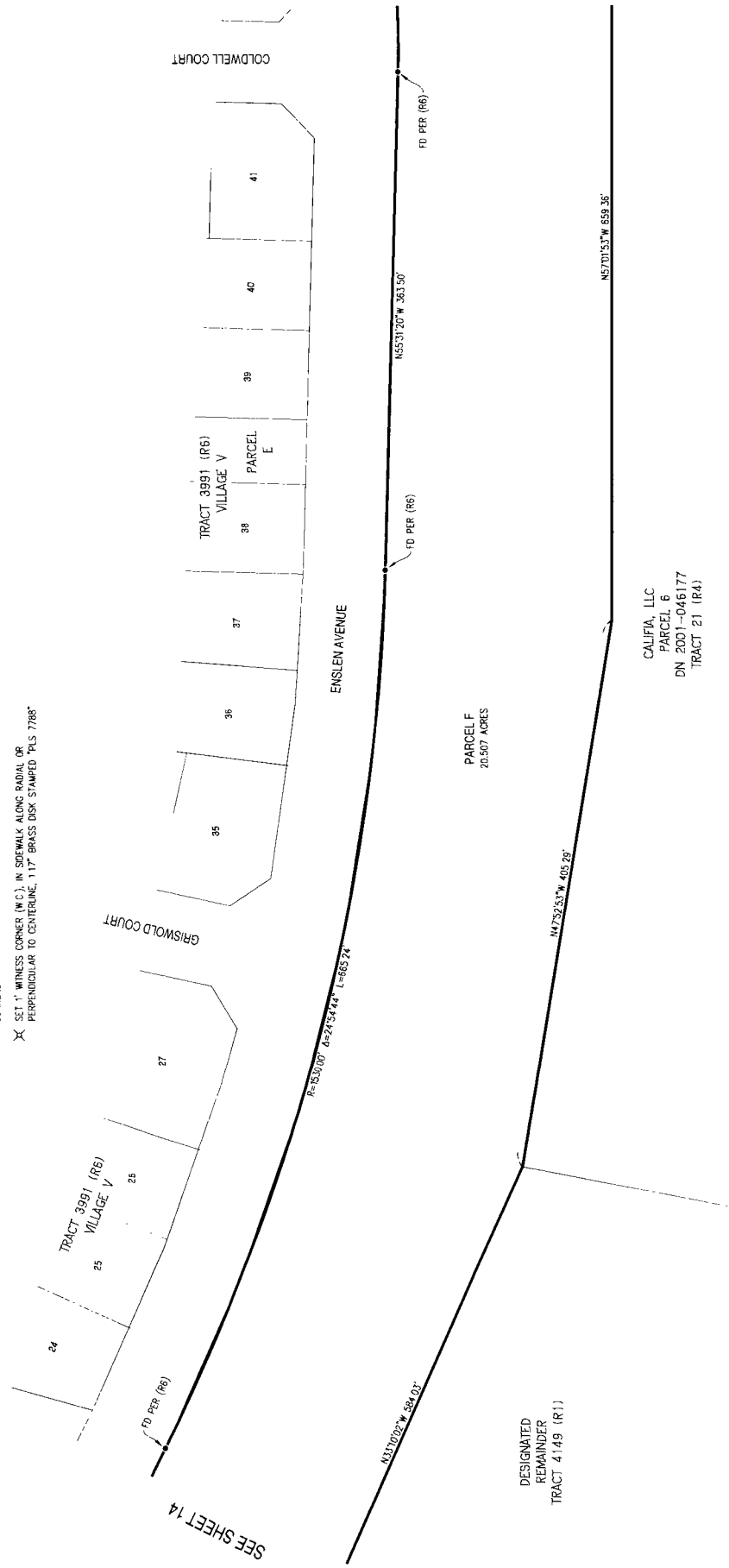


## MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LAHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ⊙ FOUND STANDARD CITY OF LAHROP MONUMENT WELL STAMPED "PLS 7788"
- FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ✕ FOUND 5/8" REBAR W/ PLASTIC PLUG "PLS 7788", AS NOTED
- ✕ FOUND 1" WITNESS CORNER (W.C.), MEASURED ALONG LOT LINE PROJECTION, AS NOTED. 117" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK
- SET 3" WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE 3/4" x 24" REBAR W/ PLASTIC PLUG "PLS 7788"
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788"
- T SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 117" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK 1'00" ON PROPERTY LINE FOR ALL FRONT LOT CORNERS
- ✕ SET 1" WITNESS CORNER (W.C.) IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 117" BRASS DISK STAMPED "PLS 7788"

## NOTES

1. SEE SHEET 2 FOR REFERENCES
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND
3. SEE SHEET 19 FOR LINE AND CURVE TABLES



# TRACT 4172 RIVER ISLANDS - PHASE 2 VILLAGE 1 - UNIT 1

A PORTION OF RANCHO EL PESCARERO, BEING A  
SUBDIVISION OF PARCEL 1 OF TRACT 4149 (44 MAP 52) AND PARCEL D OF  
TRACT 4111 (44 MAP 7), CITY OF LATHROP, SAN JOAQUIN COUNTY,  
CALIFORNIA

AUGUST 2023



## MONUMENTATION NOTES

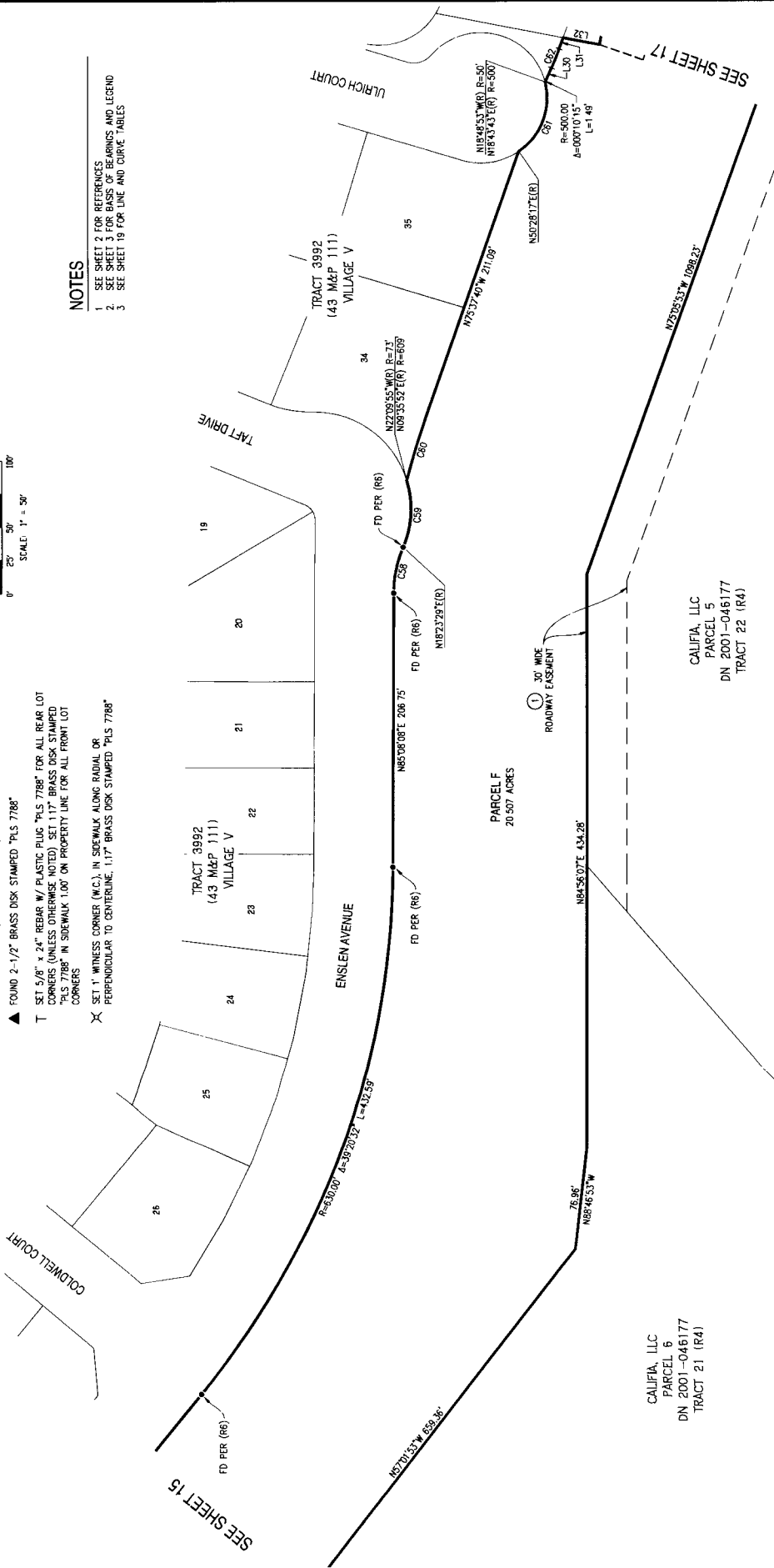
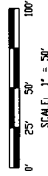
- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ⊙ FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ✕ FOUND 5/8" REBAR W/ PLASTIC PLUG "PLS 7788", AS NOTED
- ✎ FOUND 1" WITNESS CORNER (W.C.), MEASURED ALONG LOT LINE PROJECTION, AS NOTED 1.17" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK
- SET 3" WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE 3/4" x 24" REBAR W/ PLASTIC PLUG "PLS 7788"
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788"
- T SET 2/8" 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 FOR ALL FRONT LOT CORNERS
- ✕ SET 1" WITNESS CORNER (W.C.) IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788"

## EASEMENTS

- ① ROADWAY EASEMENT (STEWART ROAD) IN FAVOR OF SAN JOAQUIN COUNTY PER 199 OR 335, S.J.C.R. (TO BE ABANDONED)

## NOTES

1. SEE SHEET 2 FOR REFERENCES
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND
3. SEE SHEET 19 FOR LINE AND CURVE TABLES

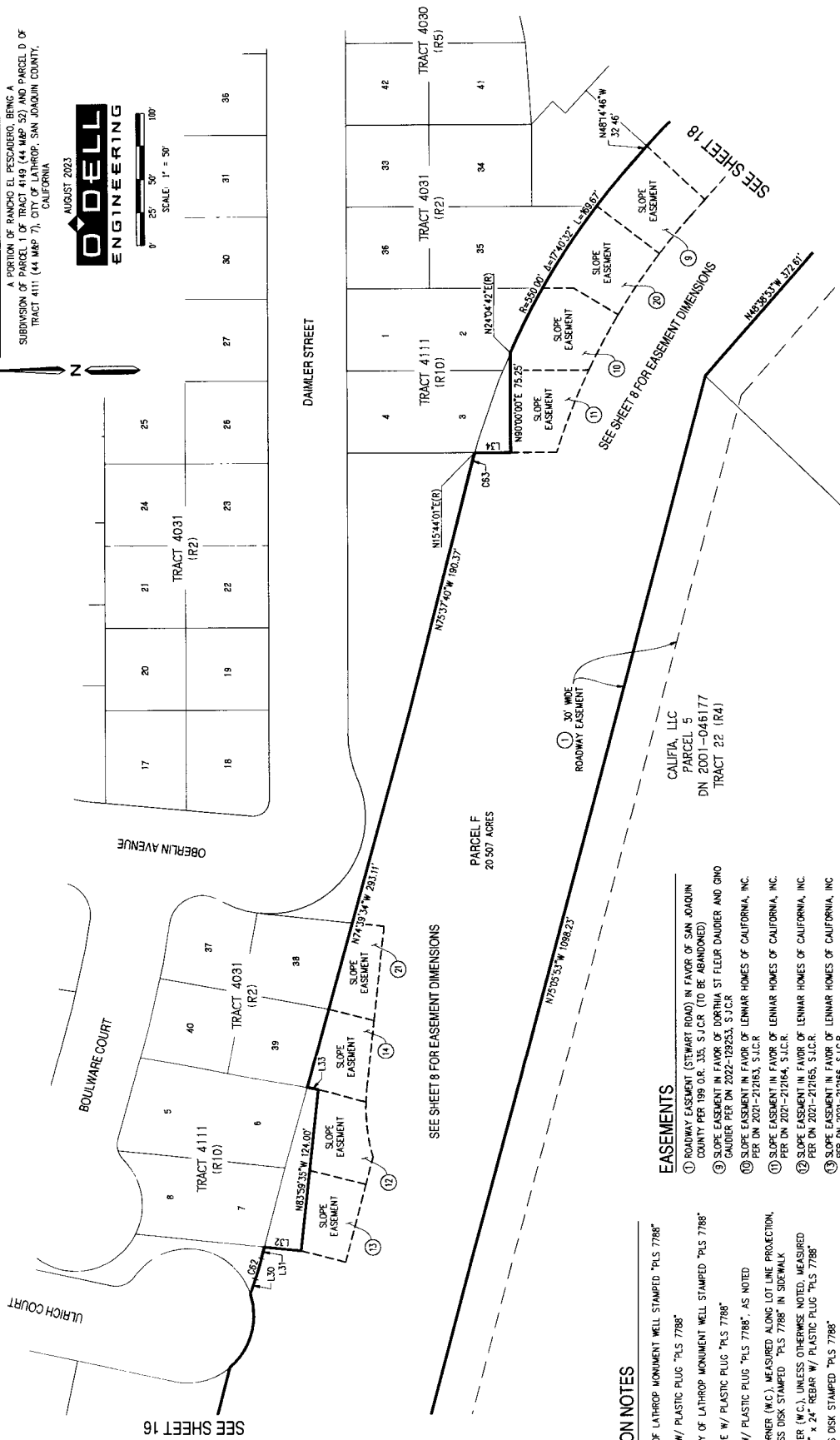
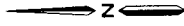
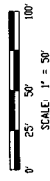




# TRACT 4172 RIVER ISLANDS - PHASE 2 VILLAGE 1 - UNIT 1

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 1 OF TRACT 4149 (44 MAP 52) AND PARCEL D OF TRACT 4111 (44 MAP 7), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

AUGUST 2023



### MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ⊙ FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788", AS NOTED
- ▲ FOUND 5/8" REBAR W/ PLASTIC PLUG "PLS 7788", AS NOTED
- ✂ FOUND 1" WITNESS CORNER (W.C.), MEASURED ALONG LOT LINE PROJECTION, AS NOTED 117" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK
- SET 3" WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE, 3/4" x 24" REBAR W/ PLASTIC PLUG "PLS 7788"
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788"
- T SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED), SET 117" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK 1.00' ON PROPERTY LINE FOR ALL FRONT LOT CORNERS
- ✂ SET 1" WITNESS CORNER (W.C.) IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 117" BRASS DISK STAMPED "PLS 7788"

### EASEMENTS

- ① ROADWAY EASEMENT (STEWART ROAD) IN FAVOR OF SAN JOAQUIN COUNTY PER 199 C.R. 335, S.J.C.R. (TO BE ABANDONED)
- ② SLOPE EASEMENT IN FAVOR OF DORATHA ST FLEUR DAUDIER AND GINO GAUDIER PER DN 2022-129253, S.J.C.R.
- ③ SLOPE EASEMENT IN FAVOR OF LENNAR HOMES OF CALIFORNIA, INC. PER DN 2021-212163, S.J.C.R.
- ④ SLOPE EASEMENT IN FAVOR OF LENNAR HOMES OF CALIFORNIA, INC. PER DN 2021-212164, S.J.C.R.
- ⑤ SLOPE EASEMENT IN FAVOR OF LENNAR HOMES OF CALIFORNIA, INC. PER DN 2021-212165, S.J.C.R.
- ⑥ SLOPE EASEMENT IN FAVOR OF LENNAR HOMES OF CALIFORNIA, INC. PER DN 2021-212166, S.J.C.R.
- ⑦ SLOPE EASEMENT IN FAVOR OF LENNAR HOMES OF CALIFORNIA, INC. PER DN 2021-172584, S.J.C.R.
- ⑧ SLOPE EASEMENT IN FAVOR OF LENNAR HOMES OF CALIFORNIA, INC. PER DN 2021-172582, S.J.C.R.
- ⑨ SLOPE EASEMENT IN FAVOR OF LENNAR HOMES OF CALIFORNIA, INC. PER DN 2021-172583, S.J.C.R.

### NOTES

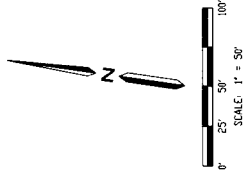
- 1. SEE SHEET 2 FOR REFERENCES TO OTHER SHEETS, TABLES AND LEGEND
- 2. SEE SHEET 19 FOR LINE AND CURVE LABELS
- 3. SEE SHEET 18 FOR SLOPE EASEMENT DIMENSIONS
- 4. SEE SHEET 8 FOR SLOPE EASEMENT DIMENSIONS

# TRACT 4172 RIVER ISLANDS - PHASE 2 VILLAGE 1 - UNIT 1

A PORTION OF RANCHO E. ESCOBEDO, BEING A  
SUBDIVISION OF PARCEL 1 OF TRACT 4149 (44 MAP 52) AND PARCEL D OF  
TRACT 4111 (44 MAP 7), CITY OF LATHROP, SAN JOAQUIN COUNTY,  
CALIFORNIA



AUGUST 2023

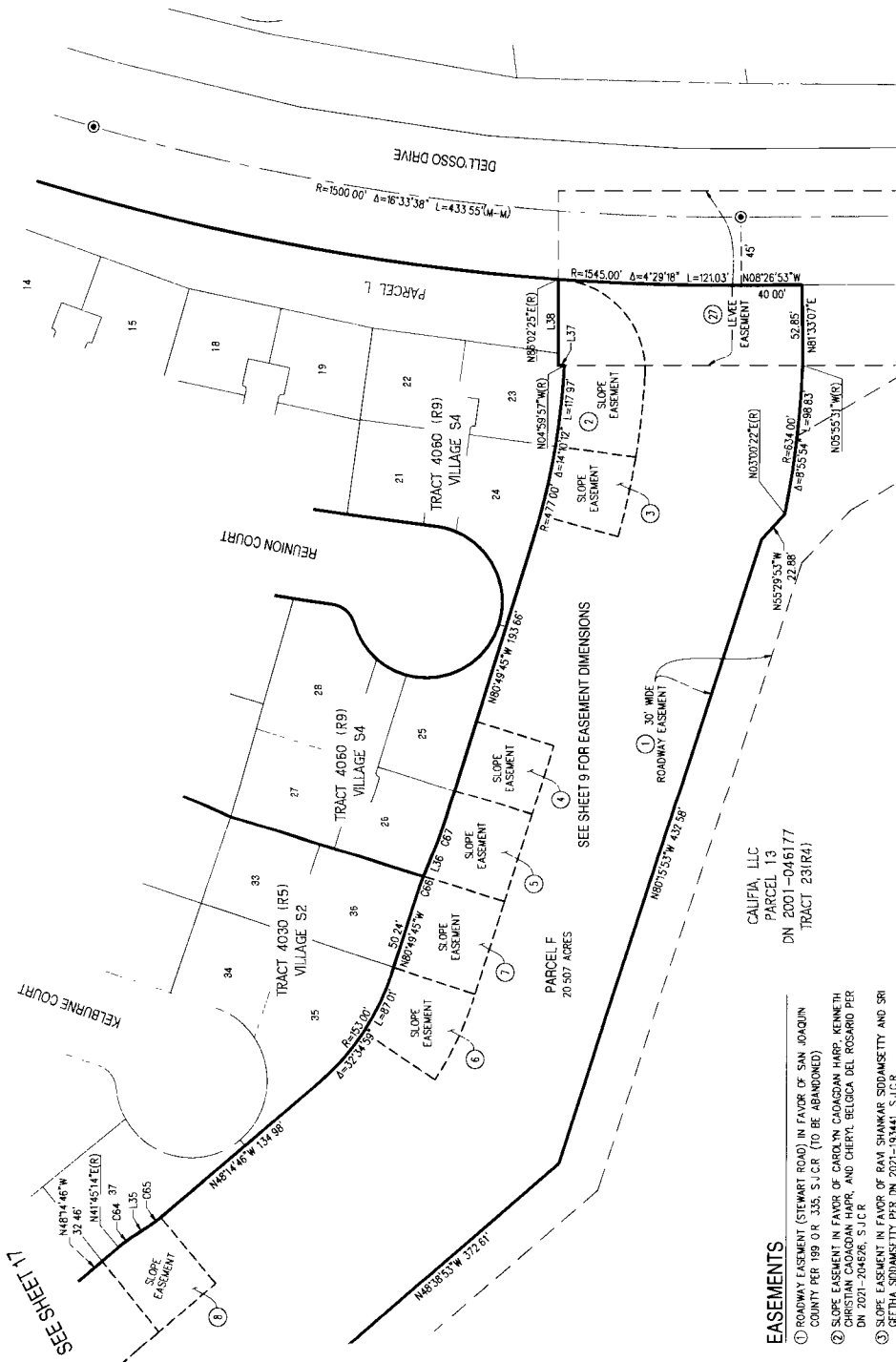


## NOTES

1. SEE SHEET 2 FOR REFERENCES
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND
3. SEE SHEET 19 FOR LINE AND CURVE TABLES
4. SEE SHEET 9 FOR SLOPE EASEMENT DIMENSIONS

## MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ⊙ FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ✕ FOUND 5/8" REBAR W/ PLASTIC PLUG "PLS 7788", AS NOTED
- ✓ FOUND 1" WITNESS CORNER (W.C.), MEASURED ALONG LOT LINE PROJECTION, AS NOTED. 117" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK
- SET 3" WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE. 3/4" x 24" REBAR W/ PLASTIC PLUG "PLS 7788"
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788"
- T SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 117" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK 1.00' ON PROPERTY LINE FOR ALL FRONT LOT CORNERS
- ✕ SET 1" WITNESS CORNER (W.C.) IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE. 117" BRASS DISK STAMPED "PLS 7788"



## EASEMENTS

- 1) ROADWAY EASEMENT (STEWART ROAD) IN FAVOR OF SAN JOAQUIN COUNTY PER 199 0 R 315, S J C R (TO BE ABANDONED)
- 2) SLOPE EASEMENT IN FAVOR OF CAROL CLAUDIAN HARRIS, KENNETH CHRISTIAN CAGADIAN HARRIS, AND CHEERY BELGICA DEL ROSARIO PER DN 2021-204926, S J C R
- 3) SLOPE EASEMENT IN FAVOR OF RAN SHANKAR SODASAMSETTY AND SRI GEETHA SODASAMSETTY PER DN 2021-193441, S J C R
- 4) SLOPE EASEMENT IN FAVOR OF THAI THONG DINH AND DUNG DO THUY PHAM PER DN 2022-007326, S J C R
- 5) SLOPE EASEMENT IN FAVOR OF ANGELA J LEE AND MARK PHILIP DE JESUS PER DN 2022-006121, S J C R
- 6) SLOPE EASEMENT IN FAVOR OF HEATH ALLAN BLAND AND NOVA DIANNE BLAND PER DN 2022-105882, S J C R
- 7) SLOPE EASEMENT IN FAVOR OF YEWATA HARRISMINA AND SRIVANI NALLAMALLI PER DN 2022-101541, S J C R
- 8) SLOPE EASEMENT IN FAVOR OF LENNAK HOMES OF CALIFORNIA, INC PER DN 2021-141541, S J C R
- 9) LEVEE EASEMENT IN FAVOR OF RECLAMATION DISTRICT 2052 PER DN 2016-044287

CALIFIA, LLC  
PARCEL 13  
DN 2001-046177  
TRACT 231R4

# TRACT 4172 RIVER ISLANDS - PHASE 2 VILLAGE 1 - UNIT 1

A PORTION OF RANCHO EL PESCADERO, BEING A  
SUBDIVISION OF PARCEL 1 OF TRACT 4181 (44 M&P 52) AND PARCEL 1 OF  
TRACT 4111 (44 M&P 7), CITY OF HUNTINGTON BEACH, SAN JUAN COUNTY,  
CALIFORNIA



AUGUST 2023

## NOTES

- SEE SHEET 2 FOR EASIMENT NOTES AND REFERENCES
- SEE SHEET 3 FOR MONUMENTATION NOTES

LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 11 THROUGH 18 ONLY

LINE #	DIRECTION	LENGTH
L1	N0°05'19"W	16.97'
L2	N0°05'19"W	11.31'
L3	N0°05'19"W	7.07'
L4	N0°05'19"W	35.36'
L5	N0°54'41"E	7.07'
L6	N0°54'41"E	28.28'
L7	N0°54'41"E	36.36'
L8	N54°05'19"W	68.46'
L9	N35°54'41"E	10.00'
L10	N54°56'12"W	13.39'
L11	N45°48'52"E	1.89'
L12	N87°43'37"W	33.77'
L13	N54°05'19"W	26.46'
L14	N0°05'19"W	35.36'
L15	N54°05'19"W	13.46'
L16	N2°16'23"E	36.87'
L17	N54°05'19"W	13.46'
L18	N0°54'41"E	35.36'
L19	N54°05'19"W	12.00'
L20	N0°05'19"W	35.36'
L21	N0°05'19"W	7.07'
L22	N0°54'41"E	7.07'
L23	N80°54'41"E	16.97'
L24	N0°54'41"E	35.36'
L25	N28°59'01"E	9.78'
L26	N49°08'02"E	2.66'
L27	N48°59'01"E	35.06'
L28	N54°51'57"E	18.47'
L29	N10°36'36"W	37.87'
L30	N7°06'02"W	10.34'
L31	N76°37'40"W	9.05'
L32	N0°28'28"E	28.00'
L33	N10°23'50"E	8.64'
L34	N0°00'00"E	27.25'
L35	N40°57'38"W	10.92'
L36	N76°04'58"W	15.53'
L37	N0°05'55"W	4.14'
L38	N81°54'07"E	56.61'

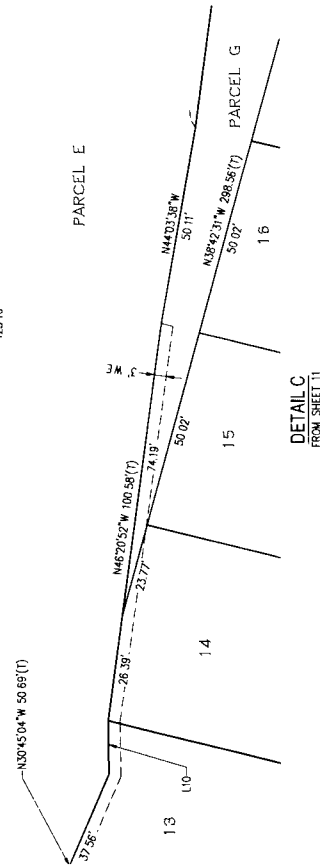
CURVE	RADIUS	DELTA	LENGTH
C1	87.00	659.21°	10.81'
C2	87.00	1526.05°	23.44'
C3	87.00	876.44°	12.92'
C4	65.50	3312.49°	37.97'
C5	65.50	3239.14°	37.33'
C6	65.50	3154.05°	36.47'
C7	65.50	2306.15°	26.41'
C8	65.50	1205.22°	138.18'
C9	87.00	1518.23°	23.24'
C10	842.00	002.28°	0.85'
C11	842.00	374.10°	50.01'
C12	842.00	374.10°	50.01'
C13	842.00	374.10°	50.01'
C14	842.00	374.10°	50.01'
C15	842.00	004.34°	1.12'
C16	87.00	1526.05°	23.44'
C17	65.50	1642.47°	19.11'
C18	65.50	3300.02°	37.73'
C19	65.50	3905.30°	44.69'
C20	65.50	2770.59°	30.90'
C21	65.50	11550.18°	132.43'
C22	87.00	1257.39°	19.68'
C23	87.00	228.26°	3.76'
C24	87.00	1526.05°	23.44'
C25	12.00	4341.56°	9.15'
C26	12.00	3871.51°	8.02'
C27	12.00	8159.48°	17.17'
C28	55.00	8942.21°	86.11'
C29	37.00	1438.09°	9.45'
C30	1000.00	121.10°	23.61'
C31	12.00	8458.08°	17.80'
C32	782.00	1300.02°	40.95'
C33	782.00	432.40°	62.03'
C34	782.00	431.15°	61.70'
C35	782.00	148.42°	24.73'
C36	12.00	9000.00°	18.85'
C37	12.00	7637.22°	15.94'

CURVE	RADIUS	DELTA	LENGTH
C38	12.00	8501.52°	19.90'
C39	87.00	1526.05°	23.44'
C40	65.50	7847.43°	90.08'
C41	65.50	4706.19°	53.85'
C42	87.00	1526.05°	23.44'
C43	570.00	535.31°	58.95'
C44	30.00	9351.36°	49.15'
C45	180.00	1422.27°	45.16'
C46	220.00	1499.01°	54.33'
C47	87.00	1526.05°	23.44'
C48	65.50	5456.47°	62.81'
C49	65.50	4613.24°	52.84'
C50	65.50	5492.1°	6.66'
C51	87.00	1526.05°	23.44'
C52	50.00	6726.34°	58.85'
C53	1095.00	304.05°	58.63'
C54	50.00	4615.55°	40.37'
C55	890.00	2532.3°	49.43'
C56	73.00	5248.00°	67.27'
C57	87.00	2315.22°	35.31'
C58	87.00	2315.22°	35.31'
C59	73.00	4033.94°	51.67'
C60	609.00	446.28°	50.75'
C61	50.00	6917.08°	60.46'
C62	200.00	4131.38°	15.80'
C63	550.00	121.40°	13.07'
C64	100.00	717.08°	12.72'
C65	100.00	717.08°	12.72'
C66	250.00	444.47°	20.71'
C67	250.00	444.47°	20.71'
C68	12.00	8933.54°	18.76'

LINE #	DIRECTION	LENGTH
(R)1	N81°04'00"W	
(R)2	N65°31'24"W	
(R)3	N36°18'35"W	
(R)4	N3°39'21"W	
(R)5	N28°14'43"E	
(R)6	N51°20'58"E	
(R)7	N40°42'45"E	
(R)8	N51°04'01"E	
(R)9	N84°04'04"E	
(R)10	N56°50'26"W	
(R)11	N29°48'27"W	
(R)12	N42°46'07"W	
(R)13	N60°40'27"W	
(R)14	N34°21'14"E	
(R)15	N55°31'55"E	
(R)16	N65°13'24"E	
(R)17	N34°21'14"E	
(R)18	N89°18'02"E	
(R)19	N44°28'35"W	
(R)20	N38°38'14"W	
(R)21	N85°00'34"W	
(R)22	N47°13'05"E	
(R)23	N38°02'35"E	
(R)24	N88°53'46"E	
(R)25	N45°32'18"W	

## RIVER ISLANDS PARKWAY

N54°05'19"W 891.57(T)  
425.16'



DETAIL  
FROM SHEET 11

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