

ITEM 4.17

CITY MANAGER'S REPORT OCTOBER 9, 2023 CITY COUNCIL REGULAR MEETING

ITEM: **RESCIND PREVIOUS APPROVAL AND APPROVE MODIFIED FINAL MAP FOR TRACT 4131 VILLAGE "KK" AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 75 LOTS WITHIN OLD RIVER DISTRICT OF RIVER ISLANDS**

RECOMMENDATION: **Adopt Resolution Rescinding Previous Approval and Approving Modified Final Map for Tract 4131 Village "KK" within the Old River District, Totaling 75 Multi-Family Lots, and Subdivision Improvement Agreement with River Islands Stage 2B, LLC**

SUMMARY:

The proposed Final Map for Tract 4131 was modified from the previous version that was approved by Council on July 11, 2022 to accommodate an attached accessory dwelling unit for each lot. Van Daele Homes is proposing seventy-five (75) 50' x 68' multi-family lots and each lot will include a primary and a secondary dwelling unit. A Vicinity Map is included as Attachment "B".

Staff recommends that the City Council rescind the previous approval of the Final Map for Tract 4131 and approve the proposed modified Final Map Tract 4131, Village "KK" (Final Map), and a Subdivision Improvement Agreement (SIA), included as Attachment "C", with River Islands Stage 2B, LLC (hereinafter referred to as "River Islands"), by Resolution included as Attachment "A".

BACKGROUND:

The City of Lathrop City Council approved Vesting Tentative Map (VTM) 6716 on June 14, 2021. On August 4, 2021, Planning Commission approved a Neighborhood Design Plan (NDP) and Architectural Guidelines and Design Standards (AG/DS) for the Old River District, known as Stage 2B, within Phase 2 of the project. The land for the proposed Final Map is within the geographic boundaries of VTM 6716 and Stage 2B.

On July 11, 2022, Council approved the previous version of the Final Map for Tract 4131. However, the map was never recorded at the request of River Islands due to the previous homebuilder deciding to not purchase develop the site. Van Daele Homes is now proposing to modify the lots within Tract 4131 to accommodate both a primary and secondary dwelling unit. River Islands and staff request Council rescind its previous approval of the Final Map for Tract 4131 and approve the modified Final Map.

As required by the Lathrop Municipal Code Chapter 16.16, all final maps must include a SIA to guarantee specific offsite and onsite improvements. The total cost of the

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improvements for Tract 4131 is \$1,183,000, 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 4131 that guarantee the unfinished improvements in the amount of:

Unfinished Improvement Total:	\$202,900
Performance Security (Provided with Previous Approval) Bond No. 0799673	\$223,190
Labor & Materials Security (Provided with Previous Approval) Bond No.0799673	\$111,595

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

Pursuant to Resolution 23-5259 dated April 10, 2023 Tract 4131 is within the boundaries of City of Lathrop Community Facilities District (CFD) 2023-1 and therefore does not need to be annexed. However, Tract 4131 will need to be annexed into the Island Reclamation District (RD) 2062 and River Islands Public Financing Authority (RIPFA) CFDs for maintenance purposes. Annexation into CFDs administered by RD 2062 and RIPFA is required as part of the escrow instructions prior to recording of the final map.

As a precondition to record the Final Map, River Islands must satisfy the Escrow Instructions, included as Attachment “D”, by depositing necessary sums to guarantee the payment of all fees and providing required documents.

REASON FOR RECOMMENDATION:

River Islands will fulfill all of the requirements of the Lathrop Municipal Code Chapter 16.16 as listed below prior to recordation of map:

Documents	Status
1. Final Map ready for signature	Completed
2. Subdivision Improvement Agreement	Completed
3. Performance Security – Uncompleted Landscaping and Miscellaneous Improvements	Received
4. Labor and Materials Security – Uncompleted Landscaping and Miscellaneous Improvements	Received
5. Street Improvement, Landscape, Light & Joint Trench	Completed

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 AGREEMENT FOR 75 LOTS WITHIN OLD RIVER DISTRICT OF RIVER
 ISLANDS**

6.	Geotechnical Report	Completed
7.	Agreement for Backbone Improvements and Parks (Agreement for Dedication, Inspection and Guarantee of Streets and Public Improvements)	Completed
8.	Approval of 3 rd Amendment to Development Agreement that guarantees creation of CFD for City Maintenance and Shortfalls, and Guarantee of Developer CFDs for Developer/other public agency Maintenance	Completed
9.	Allocation of Water and Sewer capacity	Completed
10.	Recommendation for approval from Stewart Tract Design Review Committee	Completed
11.	Submitted Certificate of Insurance, Tax Letter	Completed
12.	Submitted Preliminary Guarantee of Title	Completed
13.	Escrow Instructions	Completed
Fees		Status
1.	Final Map plan check fee	Paid
2.	Improvement Plans - Plan check and inspection fees	Paid
3.	Sierra Club Settlement fee	To be paid in escrow

FISCAL IMPACT:

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

ATTACHMENTS:

- A. Resolution Rescinding Previous Approval and Approving Modified Final Map for Tract 4131 Village “KK” within the Old River District, Totaling 75 Multi-Family Lots, and Subdivision Improvement Agreement with River Islands Stage 2B, LLC
- B. Vicinity Map – Tract 4131 Village “KK”
- C. Subdivision Improvement Agreement between the City of Lathrop and River Islands Stage 2B, LLC, a Delaware limited liability company, for Tract 4131, Village “KK”
- D. Escrow Instructions for Final Map Tract 4131 Village “KK”
- E. Final Map – Tract 4131 Village “KK”

**CITY MANAGER'S REPORT
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AGREEMENT FOR 75 LOTS WITHIN OLD RIVER DISTRICT OF RIVER
ISLANDS**

APPROVALS



Bellal Nabizadah
Assistant Engineer

9/26/23

Date



Brad Taylor
City Engineer

9/26/2023

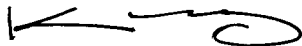
Date

 For C)

Cari James
Finance Director

9/26/2023


Date



Michael King
Assistant City Manager

9-27-2023

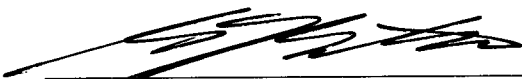
Date



Salvador Navarrete
City Attorney

9.26.2023

Date



Stephen Salvatore
City Manager

10.4.23

Date

RESOLUTION NO. 23-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP RESCINDING PREVIOUS APPROVAL AND APPROVING MODIFIED FINAL MAP FOR TRACT 4131 VILLAGE "KK" WITHIN THE OLD RIVER DISTRICT, TOTALING 75 MULTI-FAMILY LOTS, AND SUBDIVISION IMPROVEMENT AGREEMENT WITH RIVER ISLANDS STAGE 2B, LLC

WHEREAS, the City of Lathrop City Council approved Vesting Tentative Map (VTM) 6716 on June 14, 2021; and

WHEREAS, on August 4, 2021, the City of Lathrop Planning Commission approved a Neighborhood Design Plan (NDP) and Architectural Guidelines and Design Standards (AG/DS) for the Old River District, known as Stage 2B, within Phase 2 of the project; and

WHEREAS, the land for the proposed modified Final Map for Tract 4131 "KK" (Tract 4131) is within the geographic boundaries of VTM 6716 and Stage 2B; and

WHEREAS, on July 11, 2022, Council approved the previous version of the Final Map for Tract 4131. However, the map was never recorded at the request of River Islands due to the previous homebuilder deciding to not purchase or develop the site. Van Daele Homes is now proposing to modify the lots within Tract 4131 to accommodate both a primary and secondary dwelling unit. River Islands and staff request council rescind its previous approval of Final Map and approve the modified Final Map; and

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

WHEREAS, River Islands Stage 2B, LLC (hereinafter referred to as "River Islands") provided performance and labor & material with the SIA for Tract 4131 that guarantee the unfinished improvements in the amount as follows:

Unfinished Improvement Total:	\$202,900
Performance Security (Provided with Previous Approval): Bond No. 0799673	\$223,190
Labor & Materials Security (Provided with Previous Approval): Bond No. 0799673	\$111,595

; and

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

WHEREAS, pursuant to Resolution 23-5259 dated April 10, 2023 Tract 4131 is within the boundaries of City of Lathrop Community Facilities District (CFD) 2023-1 and therefore does not need to be annexed. However, Tract 4131 will need to be annexed into the Island Reclamation District (RD) 2062 and River Islands Public Financing Authority (RIPFA) CFDs for maintenance purposes. Annexation into CFDs administered by RD 2062 and RIPFA is required as part of the escrow instructions prior to recording of the final map; and

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

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

1. Rescind previous approval of Final Map dated July 11, 2022 for Tract 4131.
2. The modified Final Map for Tract 4131, as attached to the October 9, 2023 staff report, and is hereby approved as submitted for recordation with the San Joaquin County Assessor/Recorder/County Clerk Office.
3. Subdivision Improvement Agreement with River Islands Stage 2B, LLC, in substantially the form as attached to the October 9, 2023 staff report and authorize the City Manager to execute.

PASSED AND ADOPTED by the City Council of the City of Lathrop this 9th day of October 2023 by the following vote:

AYES:

NOES:

ABSTAIN:


ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

Teresa Vargas, City Clerk

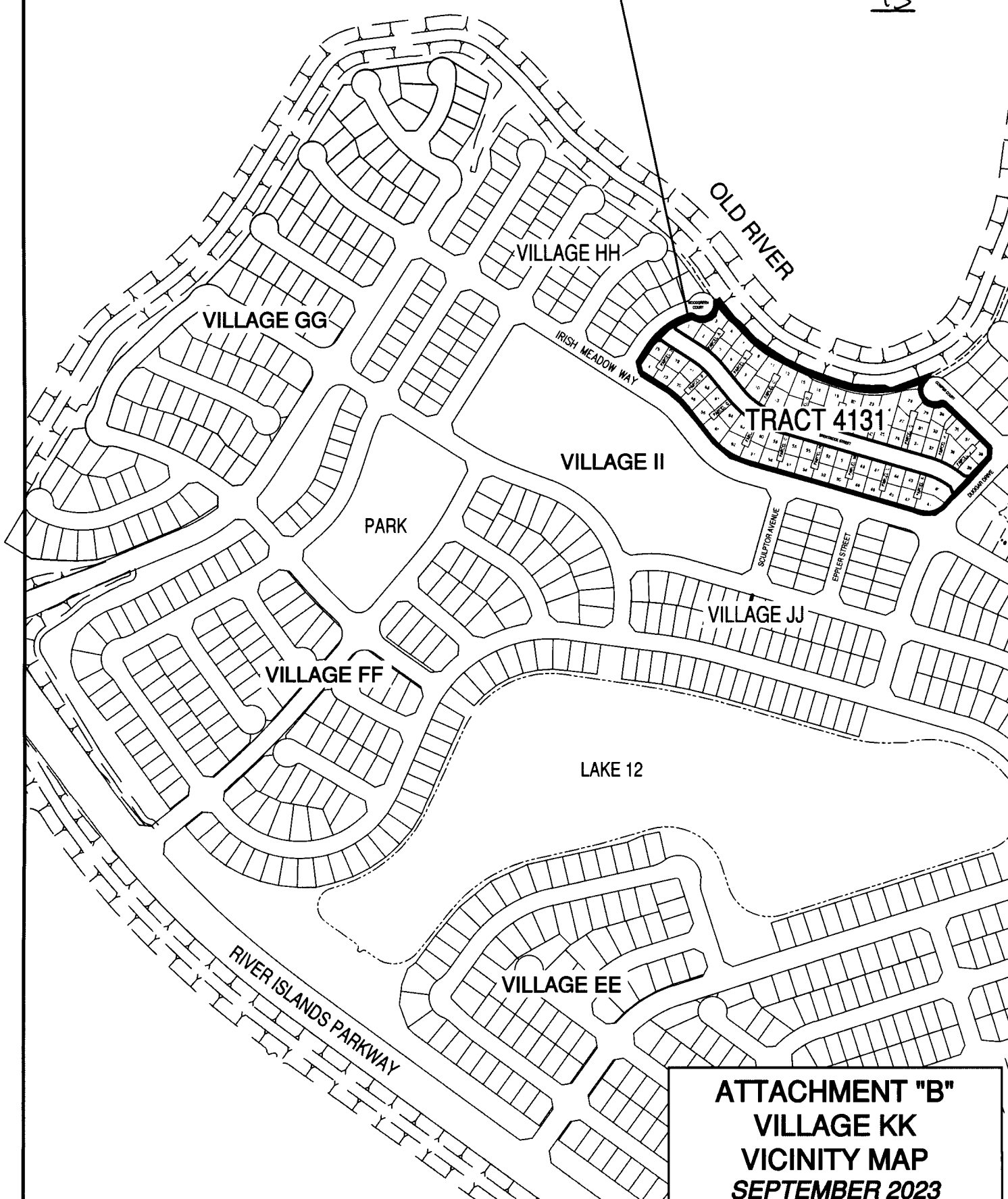
APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

VILLAGE KK BOUNDARY

**ATTACHMENT
"B"**



**ATTACHMENT "B"
VILLAGE KK
VICINITY MAP
SEPTEMBER 2023**

SUBDIVISION IMPROVEMENT AGREEMENT
BY AND BETWEEN THE CITY OF LATHROP AND
RIVER ISLANDS STAGE 2B, LLC, A DELAWARE LIMITED LIABILITY COMPANY
FOR TRACT 4131 VILLAGE "KK" 75 RESIDENTIAL LOTS

RECITALS

A. This Agreement is made and entered into this **9th day of October 2023**, by and between the **CITY OF LATHROP**, a municipal corporation of the State of California (hereinafter "CITY") and **River Islands Stage 2B, LLC**, a Delaware limited liability company, (hereinafter "SUBDIVIDER"). This Agreement supersedes the previous Tract 4131 Subdivision Improvement Agreement that was approved by City Council on July 11, 2022.

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 4131 Stage 2B Village "KK" (Tract 4131). However, SUBDIVIDER has completed a significant portion of public infrastructure improvements associated with Tract 4131 located within the Old River 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 Tract 4131, in the amount shown in Section 8 of this Agreement.

C. SUBDIVIDER has completed a portion of the joint trench improvements for Tract 4131 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 4131. Improvement plans, and street light plans have already been approved by the City. The street, sidewalk, underground utility, storm drainage, streetlight and joint trench improvements (hereinafter "Improvements") are substantially completed and minor improvements not yet constructed as part of the required infrastructure for Tract 4131 are required security as outlined in this Agreement is required.

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 Stage 2B, LLC)
Tract 4131 Village "KK"

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 Old River 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 4131 that is conveyed to a private interest not associated with the transfer of title of Tract 4131 associated with the filing of Tract 4131 (homebuilder), prior to the completion and occupancy of the last production dwelling unit associated with Tract 4131, or October 9, 2023, 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 \$118,300, equal to 10% of the estimated cost of the Improvements for the Tract 4131 entire area (\$1,183,000) 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.

Subdivision Improvement Agreement (River Islands Stage 2B, LLC)
Tract 4131 Village "KK"

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 4131 as included and described in Exhibit "D" of this Agreement. Performance and Labor & Material securities have been provided in the amount shown in Table 1 below. SUBDIVIDER shall also comply with CITY'S insurance requirements set forth on Exhibit "C" attached hereto and incorporated herein.

Table 1 – Bond Values

Unfinished Improvement Total:	\$202,900
Performance Bond (Bond No. 0799673):	\$223,190
Labor & Materials Bond (Bond No. 0799673):	\$111,595

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

Subdivision Improvement Agreement (River Islands Stage 2B, LLC)
Tract 4131 Village "KK"

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

Subdivision Improvement Agreement (River Islands Stage 2B, LLC)
Tract 4131 Village "KK"

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 4131.

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 Agreement is void or unenforceable, the provisions of this Agreement not so affected shall remain in full force and effect.

Subdivision Improvement Agreement (River Islands Stage 2B, LLC)
Tract 4131 Village "KK"

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 4131
- EXHIBIT B TRACT 4131 STAGE 2B VILLAGE "KK" AREA
- EXHIBIT C: CITY INSURANCE REQUIREMENTS
- EXHIBIT D: TRACT 4131 UNFINISHED IMPROVEMENTS AND FULL IMPROVEMENTS COST ESTIMATE

Subdivision Improvement Agreement (River Islands Stage 2B, LLC)
Tract 4131 Village "KK"

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this 9th day of October 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:  _____ 9.26.2023
Salvador Navarrete Date
City Attorney

Subdivision Improvement Agreement (River Islands Stage 2B, LLC)
Tract 4131 Village "KK"

SUBDIVIDER

River Islands Stage 2B, LLC,
a Delaware limited liability company

BY: _____
Susan Dell'Osso
President

Subdivision Improvement Agreement (River Islands Stage 2B, LLC)
Tract 4131 Village "KK"

EXHIBIT "A"

FINAL MAP - TRACT 4131

OWNER'S 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 HEREBY EMBODIED FINAL MAP ENTITLED, "TRACT 4131, RIVER ISLANDS-STAGE 2B, VILLAGE KK", CITY OF LATHROP, CALIFORNIA, CONSISTING OF ELEVEN (11) SHEETS, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

- 1. THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: TO THE CITY OF LATHROP FOR PUBLIC RIGHT-OF-WAY PURPOSES. THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS BRENTWOOD STREET AS SHOWN ON THIS FINAL MAP.
- 2. TO THE CITY OF LATHROP FOR ACCESS AND PUBLIC UTILITY PURPOSES, THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS PARCELS A THROUGH R AS SHOWN ON THIS FINAL MAP.
- 3. A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN, PIPELINES, DRAINAGE SYSTEMS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "P.U.E." (PUBLIC UTILITY EASEMENT).
- 4. A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP FOR EMERGENCY VEHICLE ACCESS PURPOSES ACROSS THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "E.V.A.E." (EMERGENCY VEHICLE ACCESS EASEMENT).
- 5. A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN, PIPELINES, DRAINAGE SYSTEMS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "S.D.E." (STORM DRAIN EASEMENT).

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

- 1. PARCELS T THROUGH W 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 GROUND WATER RIGHTS THAT THE UNDERSIGNED MAY HAVE WITHIN THE DISTINGUISHING BORDER UPON THIS MAP, HEREBY ARE DEDICATED TO THE CITY OF LATHROP.

PARCELS A THROUGH R AS ACCESS LOTS WILL BE TRANSFERRED TO HOMEOWNERS ASSOCIATION BY SEPARATE DOCUMENT SUBSEQUENT TO THE RECORDING OF THIS FINAL MAP.

THE UNDERSIGNED DOES HEREBY RELINQUISH TO THE CITY OF LATHROP ALL ABUTTERS RIGHT OF ACCESS TO LOTS 28A, 30, 31, 32, 33, 34, 35, 36, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 57, 58, 61, 62, 65, 66, 69, 70, 73, 74 AND 75 ALONG THE LOT LINES AS INDICATED BY THE SYMBOL *|||||* AS SHOWN ON THIS FINAL MAP.

THE UNDERSIGNED DOES HEREBY RESERVE PARCELS S AS SHOWN ON THIS MAP, SAID PARCEL IS NOT DEDICATED HERETO, BUT WILL BE CONVEYED TO ISLAND RECLAMATION DISTRICT NO. 2062 BY SEPARATE DOCUMENT SUBSEQUENT TO THE FILING OF THIS FINAL MAP.

OWNER: RIVER ISLANDS STAGE 2B, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY: _____ DATE _____
ITS: SUSAN BELL'OSSO PRESIDENT

TRUSTEE'S STATEMENT

OLD REPUBLIC TITLE COMPANY, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED DECEMBER 22, 2016, AS DOCUMENT NUMBER 2016-160886, AND AS AMENDED IN DOCUMENT RECORDED DECEMBER 26, 2017 AS DOCUMENT NUMBER 2017-150771 AND FURTHER AMENDED IN DOCUMENT RECORDED APRIL 15, 2020 AS DOCUMENT NUMBER 2020-132940, AND AMENDED IN DOCUMENT RECORDED NOVEMBER 23, 2022 AS DOCUMENT NUMBER 2022-132940, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

DATED THIS _____ DAY OF _____, 2023.

BY: _____
NAME: _____
COUNTY OF SAN JOAQUIN

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

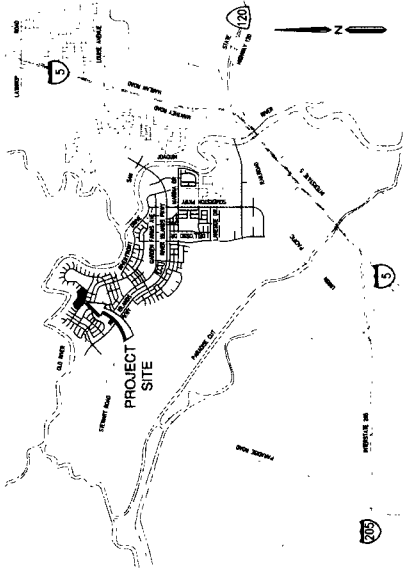
ON _____, 2023 BEFORE ME, _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THAT HE/SHE/IT/HEIR NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEIR EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), ON 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): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

**TRACT 4131
RIVER ISLANDS - STAGE 2B
VILLAGE KK**

A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
SEPTEMBER 2023



VICINITY MAP
NOT TO SCALE

SECRETARY OF THE PLANNING COMMISSIONS STATEMENT

THIS MAP CONFORMS TO VESTING TENTATIVE MAP NO. 6716 RECOMMENDED BY THE PLANNING COMMISSION AND APPROVED BY THE CITY COUNCIL PER RESOLUTION NO. 21-1906.
DATED THIS _____ DAY OF _____, 2023.

MARY WESSLEY, COMMUNITY DEVELOPMENT DIRECTOR
CITY OF LATHROP

CITY ENGINEER'S STATEMENT

I, BRAD R. TAYLOR, HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA, AND AM APPROVED BY THE CITY COUNCIL PER RESOLUTION NO. 21-1906. I HAVE REVIEWED THE SUBMISSION AND THE SUBMISSION SHOWS HEREON IS SUBSTANTIALLY THE SAME AS APPEARED ON THE AMENDED VESTING TENTATIVE MAP NO. 3694, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLES WITH ALL PROVISIONS OF CHAPTER 2 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 AMENDED VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2023.

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



RECORDER'S STATEMENT

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

STEVE BESTOLARIDES, COUNTY CLERK
SAN JOAQUIN COUNTY, CALIFORNIA
BY: _____ ASSISTANT/DEPUTY RECORDER

EXEMPT FROM FEE PER GOVERNMENT CODE 27388.1; DOCUMENT RECORDED IN CONNECTION WITH A CONCURRENT TRANSFER SUBJECT TO THE IMPOSITION OF DOCUMENTARY TRANSFER TAX

CITY SURVEYOR'S STATEMENT

I, DARRYL A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4131, RIVER ISLANDS-STAGE 2B, VILLAGE KK", CITY OF LATHROP, CALIFORNIA, AND I AM SATISFIED THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2023



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

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE TIME OF THE SURVEY. I HAVE EXAMINED THE ORIGINAL RECORDS OF THE SURVEY AND ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED THEREON. THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED THEREON. THE MONUMENTS BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2023, AND THAT THE MONUMENTS ARE OR THAT THEY WILL BE SUFFICIENT TO ENABLE THIS SURVEY TO BE RE-TRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED AMENDED VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2023.



DYLAN CRAWFORD, P.L.S. NO 7788

**TRACT 4131
RIVER ISLANDS - STAGE 2B
VILLAGE KK**

A PORTION OF RANCHO EL PESQUERO, BEING
A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
SEPTEMBER, 2023



REFERENCES

- (R1) TRACT 4032, RIVER ISLANDS-STAGE 2B, LARGE LOT FINAL MAP, FILED OCTOBER 8, 2020, IN BOOK 43 OF MAPS AND PLATS, PAGE 142, S.J.C.R. (43 MAP 142)
- (R2) TRACT 4089, RIVER ISLANDS-STAGE 2A, VILLAGE HH, FILED OCTOBER 29, 2021, IN BOOK 43 OF MAPS AND PLATS, PAGE 198, S.J.C.R. (43 MAP 198)
- (R3) TRACT 4082, RIVER ISLANDS-STAGE 2B, VILLAGE JJ, FILED JANUARY 29, 2021, IN BOOK 43 OF MAPS AND PLATS, PAGE 157, S.J.C.R. (43 MAP 157)
- (R4) TRACT 4083, RIVER ISLANDS-STAGE 2A, VILLAGE LL, FILED AUGUST 11, 2021, IN BOOK 43 OF MAPS AND PLATS, PAGE 181, S.J.C.R. (43 MAP 181)

SIGNATURE OMISSIONS

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

- 1 RECLAIMED ISLANDS LAND COMPANY, RESERVATION FOR OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LING BELOW A DEPTH OF 300 FEET, PER DOCUMENT NUMBER 2001-01046177, S.J.C.R.

EASEMENT ABANDONMENT NOTE

THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT FOR PUBLIC PURPOSES RECORDED MAY 21, 2021, AS DOCUMENT NUMBER 2021-088983, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN TRACT 4131 IS BEING ABANDONED BY THIS FINAL MAP PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET 1.

RECITALS

1. RIGHT TO FARM STATEMENT:
PER CITY OF LATHROP MUNICIPAL CODE OF ORDINANCES, TITLE 15, CHAPTER 15.404, THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE OPERATIONS THAT INVOLVE THE APPLICATION OF PESTICIDES, FERTILIZERS, AND OTHER CHEMICALS. YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS THAT YOU ARE SUBJECT TO INCONEVENIENCE OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATIONS, CULTIVATION, PLANTING, SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DEPRECIATION, AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, ODOR, OR VIBRATION. THE CITY'S PROVISIONS, INTENTIONALLY OR NOT, ARE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. NEVERTHELESS, YOU ARE PURCHASING THIS PROPERTY WITH NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.
A SOIL REPORT ENTITLED "GEOTECHNICAL EXPLORATION, RIVER ISLANDS PHASE 1, LATHROP, CALIFORNIA", REFERENCED AS PROJECT NO. 5044.5.001.01 AND DATED JULY 29, 2005, HAS BEEN PREPARED FOR THIS PROJECT BY ENCO, INCORPORATED, "JOSEF J. TOOLE, C.E. NO. 2677, AND IS ON FILE WITH THE CITY OF LATHROP. THE REPORT INDICATES THAT THE SUBDIVISION LOTS WITH A TOTAL OF 3,335 ACRES, INCLUDING 1,889 ACRES OF THE 21 LETTERED PARCELS CONTAINING 1,889 ACRES, ARE CLASSIFIED AS AGRICULTURAL. THE 21 LETTERED PARCELS CONTAINING 1,889 ACRES, MORE OR LESS AS SHOWN ON THIS FINAL MAP (PLEASE REFER TO THE AREA TABLE BELOW).
2. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 121021901-16 (VERSION 9), DATED JUNE 30, 2023, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

TRACT 4131 AREA SUMMARY	
LOTS 1 THROUGH 75	594 AC±
STREET DEDICATIONS	1.68 AC±
PARCELS A - W	1.89 AC±
TOTAL	9.50 AC±

LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEET 3 ONLY

LINE	DIRECTION	LENGTH
L1	N60°20'02"W	51.95'
L2	N74°02'29"W	581.28'
L3	N38°12'04"W	117.73'
L4	N57°24'06"W	98.05'
L5	N72°24'06"W	35.36'
L6	N32°35'54"E	56.85'
L7	N49°01'22"W	18.73'
L8	N84°42'11"E	20.87'
L9	N67°36'05"E	6.07'
L10	N46°74'51"W	212.38'
L11	N11°45'11"W	35.36'
L12	N43°45'09"E	168.81'
L13	N32°23'44"E	50.00'
L14	N22°26'58"W	50.00'
L15	N43°45'09"E	20.00'

CURVE	RADIUS	DELTA	LENGTH
C1	400.00	13°42'26"	95.69'
C2	435.00	4°39'44"	35.02'
C3	850.00	1°03'34"	149.28'
C4	300.00	3°53'24"	187.66'
C5	300.00	19°12'02"	100.53'
C6	265.00	3°53'24"	165.76'
C7	335.00	19°12'02"	112.26'
C8	270.00	4°09'39"	189.25'
C9	17.00	30°38'11"	15.02'
C10	50.00	132°47'49"	115.89'
C11	1102.00	33°1'13"	67.71'
C12	120.00	7°10'16"	15.02'
C13	80.00	9°15'01"	7.33'
C14	5020.00	0°49'13"	71.88'
C15	340.00	18°26'55"	109.48'
C16	3315.00	0°39'55"	37.53'
C17	1080.00	1°15'15"	225.70'
C18	355.00	2°10'24"	130.36'
C19	370.00	16°46'06"	108.28'
C20	990.00	0°40'28"	11.65'

CURVE	RADIUS	DELTA	LENGTH
C21	50.00	150°39'42"	131.48'
C22	17.00	65°14'06"	18.65'
C23	800.00	3°33'28"	54.64'
C24	89.00	70°22'34"	109.37'

LEGEND

- 200.00' (R)
- (R)
- (M-W)
- (M-B)
- (M-CL INTX)
- (M-BC)
- (BC-CL INTX)
- (T)
- (B)
- DN
- A.E.
- E.V.A.E.
- P.U.E.
- L1/C1
- ①

MEASURED AND RECORD DATA PER REFERENCE SHOWN
 DENOTES REFERENCE (R) - SEE REFERENCE LIST ON SHEET 2
 MONUMENT TO MONUMENT
 MONUMENT TO BOUNDARY
 MONUMENT TO CENTERLINE INTERSECTION
 MONUMENT TO BEGINNING OF CURVE
 BEGIN CURVE TO CENTERLINE INTERSECTION
 TOTAL
 BOUNDARY
 DOCUMENT NUMBER
 ACCESS EASEMENT
 EMERGENCY VEHICLE ACCESS EASEMENT
 PUBLIC UTILITY EASEMENT
 LINE, CURVE
 EASEMENT REFERENCE NUMBER
 BOUNDARY
 LOT LINE OR RIGHT-OF-WAY LINE
 EASEMENT LINE
 CENTERLINE
 RESTRICTED ACCESS

EASEMENTS

- ① STAGE 2B LEVEE EASEMENT IN FAVOR OF ISLAND RECLAMATION DISTRICT 2062 PER DM 2016-06085, S.J.C.R.

NOTES

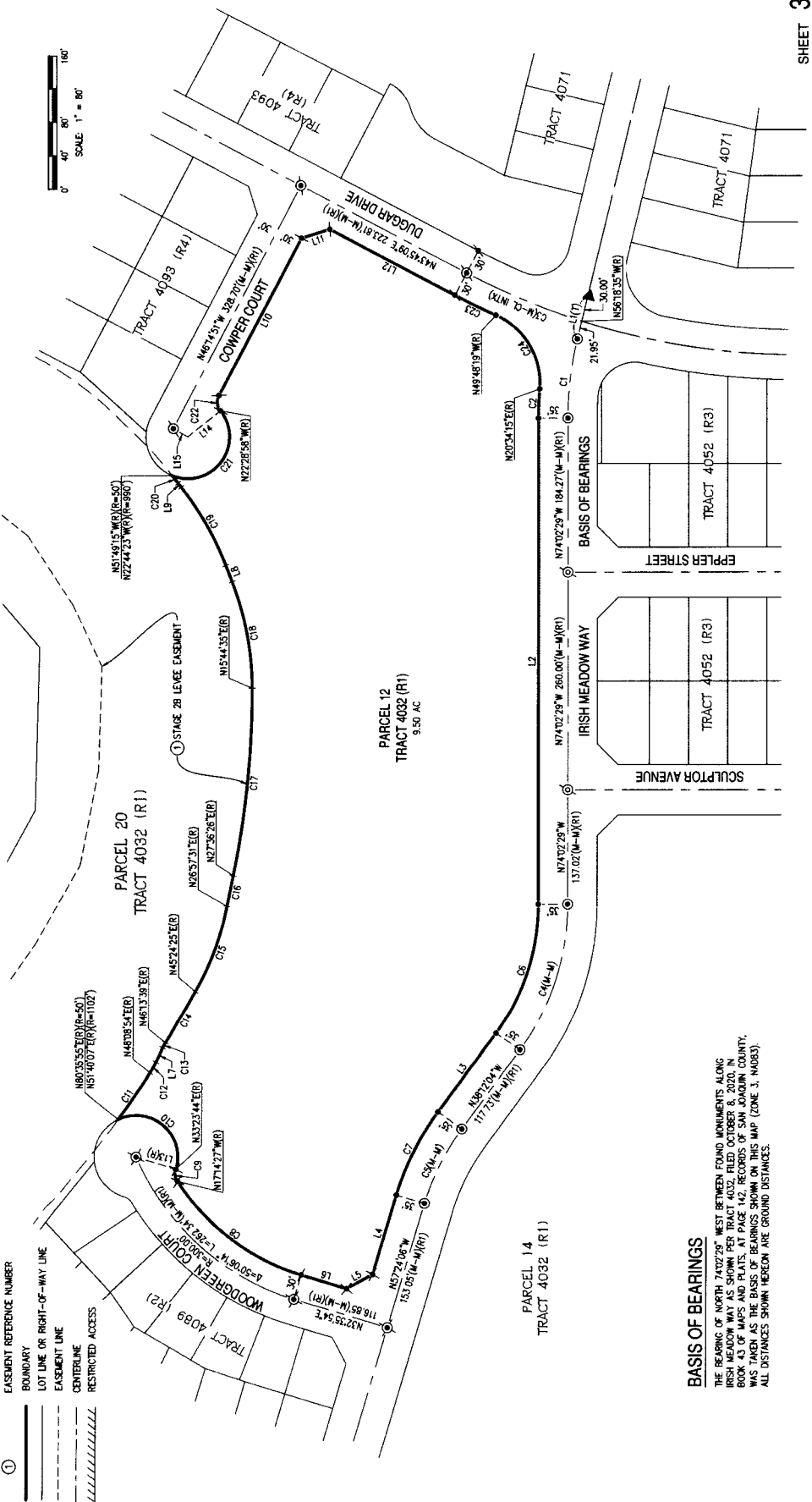
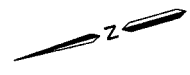
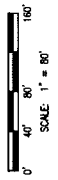
- 1. SEE SHEET 2 FOR REFERENCES.
- 2. SEE SHEET 7 FOR LINE AND CURVE TABLES.
- 3. SEE SHEET 5 FOR MONUMENTATION NOTES.

MONUMENTATION NOTES

- ⊗ FOUND MONUMENT PER (R2)
- ✕ FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R2)
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1)
- ⊙ FOUND MONUMENT PER (R1)
- ✎ FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R4)
- ⊗ FOUND MONUMENT PER (R3)
- ⊗ FOUND MONUMENT PER (R4)
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788" PER (R1)

TRACT 4131
RIVER ISLANDS - STAGE 2B
VILLAGE KK

A PORTION OF RANCHO EL PESCADERO, BEING
 A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142)
 CITY OF LAHROP, SAN JOAQUIN COUNTY, CALIFORNIA
 SEPTEMBER 2023



BASIS OF BEARINGS

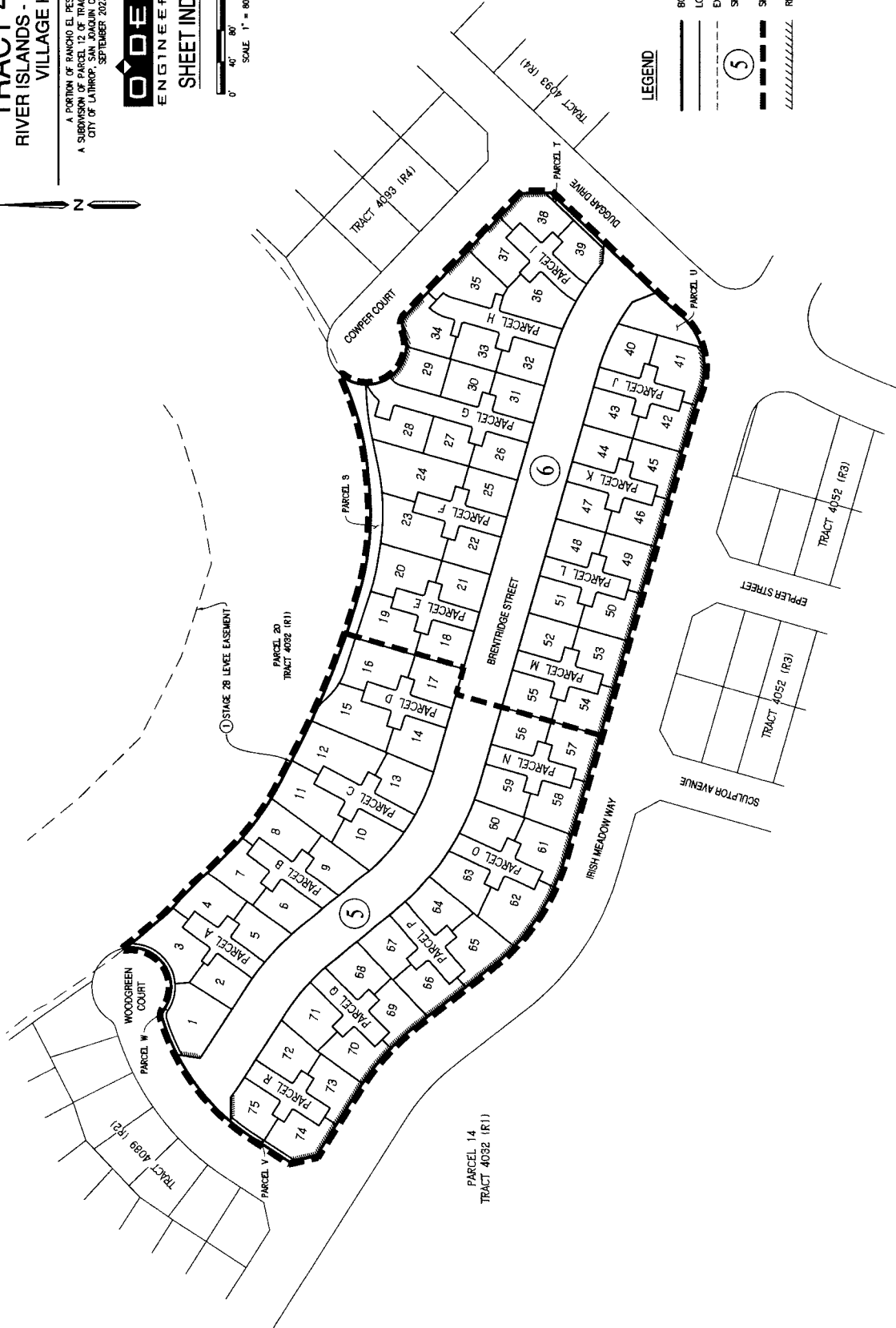
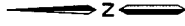
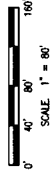
THE BEARINGS OF NORTH 7402'29" WEST BETWEEN FOUND MONUMENTS ALONG IRISH MEADOW WAY AS SHOWN PER TRACT 4032, DISTRICT 2062, COUNTY OF SAN JOAQUIN, BOOK 43 OF MAPS AND PLATS, AT PAGE 142, RECORDS OF SAN JOAQUIN COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP (ZONE 3, NAD83). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

TRACT 4131
RIVER ISLANDS - STAGE 2B
VILLAGE KK

A PORTION OF RANCHO EL PESQUERO, BEING
 A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142)
 CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
 SEPTEMBER 2023



SHEET INDEX



LEGEND

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

TRACT 4131 RIVER ISLANDS - STAGE 2B VILLAGE KK

A PORTION OF RANCHO EL PESQUERO, BEING
A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
SEPTEMBER 2023

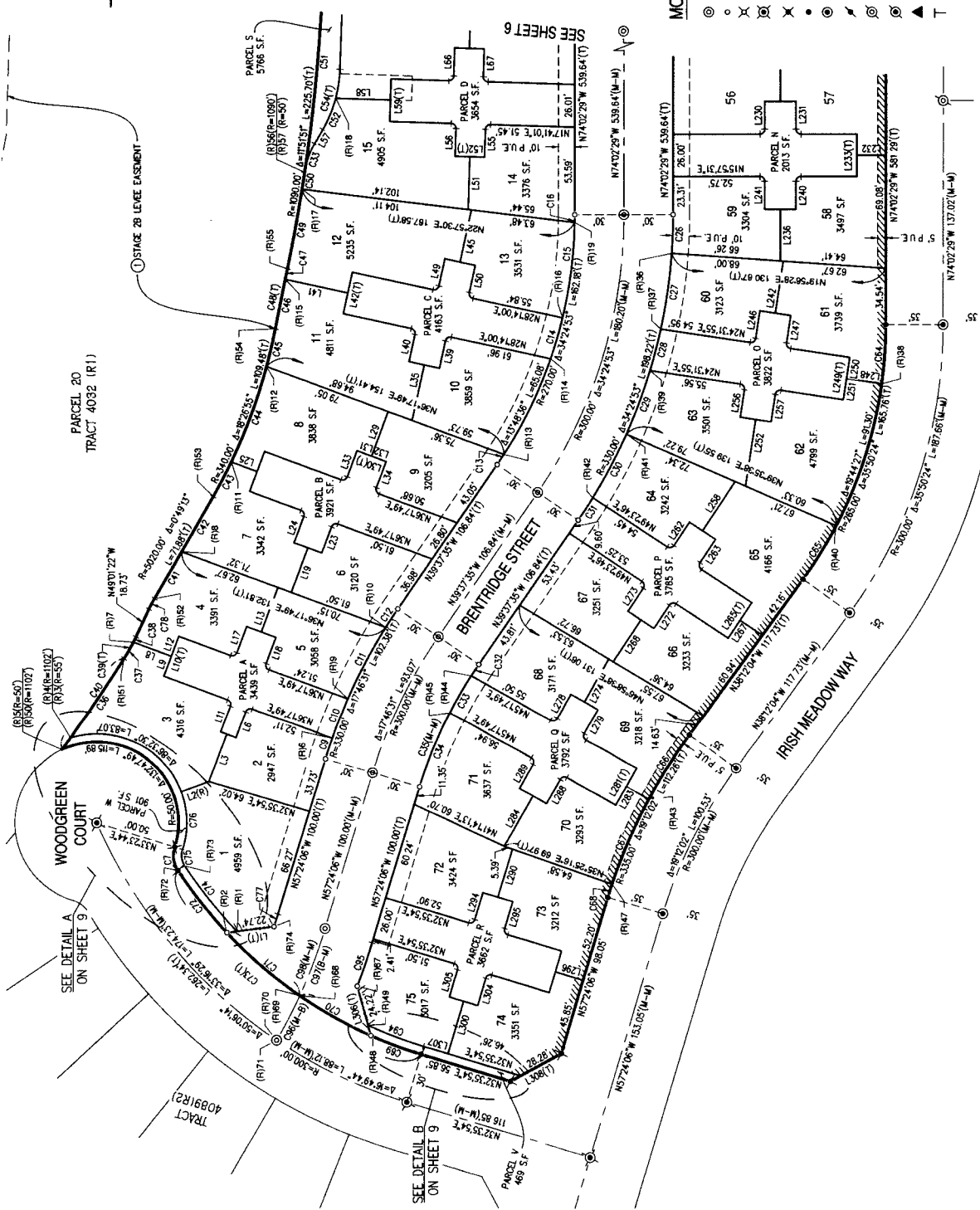


NOTES

1. SEE SHEET 2 FOR REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEETS 7 AND 8 FOR LINE AND CURVE TABLES.
4. SEE SHEET 9, DETAIL "T", FOR MONUMENT LOCATIONS OF PARCELS A THROUGH R.
5. SEE SHEETS 10 AND 11 FOR PARCELS A THROUGH R DIMENSIONS.

MONUMENTATION NOTES

- SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE WITH CAP STAMPED "PLS 7788"
- ⊗ 1.17" BRASS DISK STAMPED "PLS 7788", SET 1" ON PROPERTY LINE PROJECTION
- ⊗ FOUND MONUMENT PER (R2)
- ⊗ FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R2)
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1)
- ⊗ FOUND MONUMENT PER (R1)
- ⊗ FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R4)
- ⊗ FOUND MONUMENT PER (R3)
- ⊗ FOUND MONUMENT PER (R4)
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788" PER (R1)
- T SET 5/8" x 24" REBAR W/ PLASTIC PLUG, "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 3/4" IRON PIPE "PLS 7788" FOR ALL FRONT LOT CORNERS



SCULPTOR AVENUE

TRACT 4131 RIVER ISLANDS - STAGE 2B VILLAGE KK

A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
SEPTEMBER 2023



NOTES

1. SEE SHEET 2 FOR REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 4 FOR CURVE DATA AND CURVE TABLES.
4. SEE SHEETS 7 AND 8 FOR LINE AND CURVE TABLES.
5. SEE SHEET 9, DETAIL Y, FOR MONUMENT LOCATIONS OF PARCELS A THROUGH R.
6. SEE SHEETS 10 AND 11 FOR PARCELS A THROUGH R DIMENSIONS.



PARCEL 20
TRACT 4032 (R1)

① STAGE 2B LEVEE EASEMENT

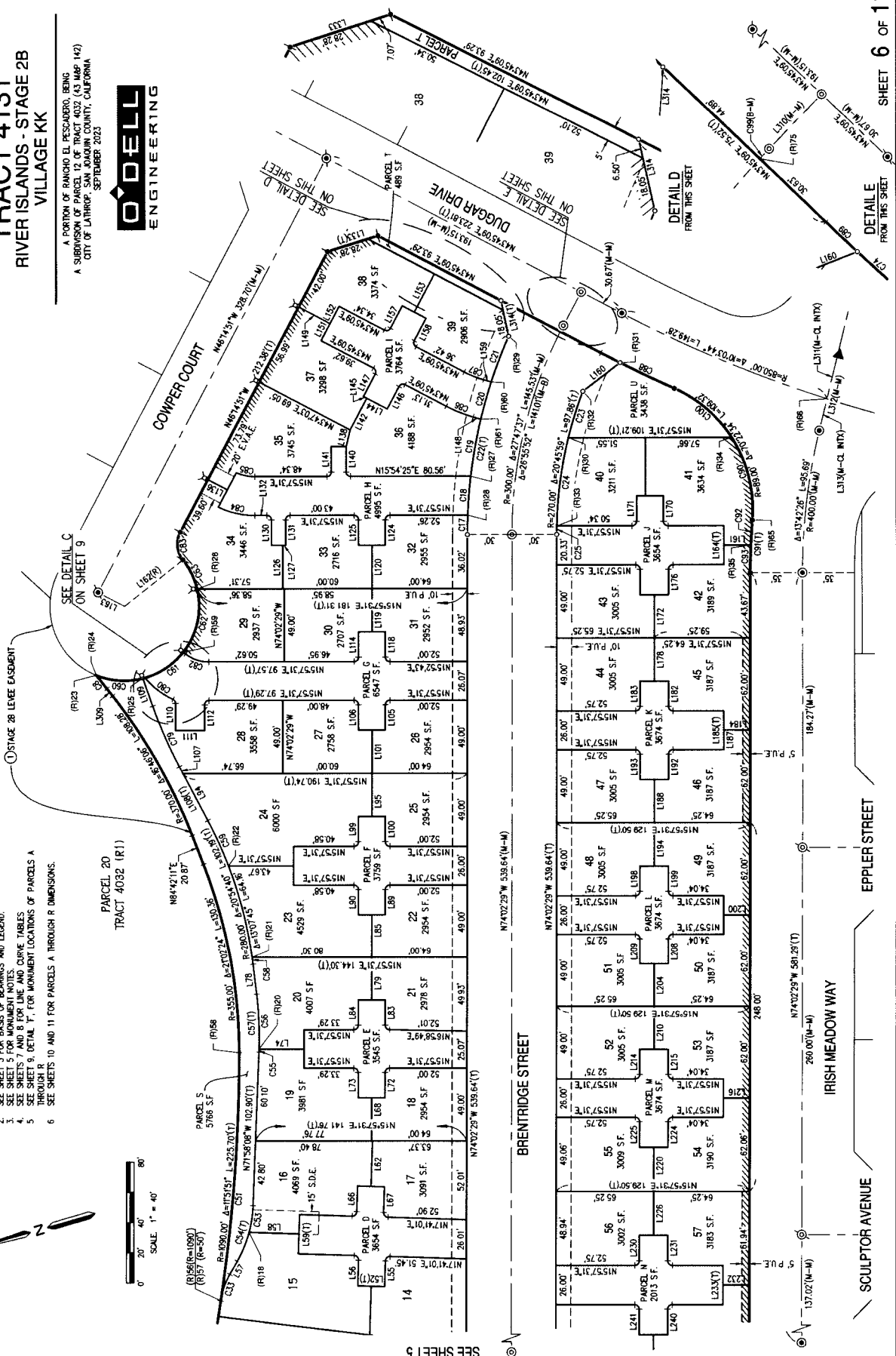
SEE DETAIL C
ON SHEET 9

SEE DETAIL D
ON THIS SHEET

SEE DETAIL E
ON THIS SHEET

DETAIL D
FROM THIS SHEET

DETAIL E
FROM THIS SHEET



SEE SHEET 5

TRACT 4131
RIVER ISLANDS - STAGE 2B
VILLAGE KK

A PORTION OF RANCHO EL PESQUERO, BEING
 A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142)
 CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
 SEPTEMBER 2023



LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 5 AND 6 ONLY

LINE #	DIRECTION	LENGTH
L1	N08°48'31"E	28.98
L2	N04°34'14"W	18.04
L3	N53°42'11"W	31.21
L4	N36°17'49"E	10.00
L5	N36°17'49"E	6.00
L6	N53°42'11"W	17.00
L7	N36°17'49"E	4.00
L8	N36°17'49"E	24.76
L9	N53°42'11"W	13.00
L10	N53°42'11"W	29.00
L11	N53°42'11"W	17.00
L12	N53°42'11"W	13.00
L13	N53°42'11"W	28.00
L14	N36°17'49"E	19.00
L15	N36°17'49"E	9.50
L16	N36°17'49"E	9.50
L17	N53°42'11"W	17.00
L18	N53°42'11"W	17.00
L19	N53°42'11"W	29.00
L20	N36°17'49"E	18.00

LINE #	DIRECTION	LENGTH
L21	N58°17'49"E	9.00
L22	N36°17'49"E	9.00
L23	N53°42'11"W	17.00
L24	N53°42'11"W	17.00
L25	N36°17'49"E	16.76
L26	N53°42'11"W	28.00
L27	N53°42'11"W	13.00
L28	N53°42'11"W	13.00
L29	N53°42'11"W	29.00
L30	N36°17'49"E	19.00
L31	N58°17'49"E	9.50
L32	N36°17'49"E	34.71
L33	N53°42'11"W	17.00
L34	N53°42'11"W	17.00
L35	N61°46'00"W	34.71
L36	N28°14'00"E	19.00
L37	N28°14'00"E	9.50
L38	N28°14'00"E	9.50
L39	N61°46'00"W	17.00
L40	N61°46'00"W	17.00

LINE #	DIRECTION	LENGTH
L41	N28°14'00"E	35.99
L42	N61°46'00"W	26.00
L43	N61°46'00"W	13.00
L44	N61°46'00"W	13.00
L45	N61°46'00"W	32.62
L46	N28°14'00"E	19.00
L47	N28°14'00"E	9.50
L48	N28°14'00"E	9.50
L49	N61°46'00"W	17.00
L50	N61°46'00"W	17.00
L51	N28°14'00"E	32.34
L52	N17°41'01"E	19.00
L53	N17°41'01"E	9.00
L54	N17°41'01"E	9.00
L55	N28°14'00"E	17.00
L56	N28°14'00"E	17.00
L57	N44°18'15"W	10.02
L58	N17°42'02"E	33.45
L59	N28°14'00"E	26.00
L60	N28°14'00"E	13.25

LINE #	DIRECTION	LENGTH
L61	N72°18'59"W	12.75
L62	N72°18'59"W	30.08
L63	N17°41'01"E	18.00
L64	N17°41'01"E	9.00
L65	N17°41'01"E	9.00
L66	N72°18'59"W	17.00
L67	N72°18'59"W	17.00
L68	N74°02'29"W	29.00
L69	N53°31'E	18.00
L70	N53°31'E	9.00
L71	N53°31'E	9.00
L72	N74°02'29"W	17.00
L73	N74°02'29"W	17.00
L74	N53°31'E	30.23
L75	N74°02'29"W	26.00
L76	N74°02'29"W	13.00
L77	N74°02'29"W	13.00
L78	N60°58'11"W	20.34
L79	N74°02'29"W	29.00
L80	N53°31'E	18.00

LINE #	DIRECTION	LENGTH
L81	N53°31'E	9.00
L82	N53°31'E	9.00
L83	N74°02'29"W	17.00
L84	N74°02'29"W	17.00
L85	N74°02'29"W	29.00
L86	N53°31'E	18.00
L87	N74°02'29"W	17.00
L88	N53°31'E	9.00
L89	N74°02'29"W	17.00
L90	N74°02'29"W	17.00
L91	N74°02'29"W	26.00
L92	N74°02'29"W	13.00
L93	N74°02'29"W	13.00
L94	N74°02'29"W	35.70
L95	N74°02'29"W	29.00
L96	N53°31'E	18.00
L97	N53°31'E	9.00
L98	N53°31'E	9.00
L99	N74°02'29"W	17.00
L100	N74°02'29"W	17.00

LINE #	DIRECTION	LENGTH
L101	N74°02'29"W	29.00
L102	N53°31'E	18.00
L103	N53°31'E	9.00
L104	N53°31'E	9.00
L105	N74°02'29"W	17.00
L106	N74°02'29"W	17.00
L107	N74°02'29"W	17.00
L108	N74°02'29"W	40.83
L109	N68°23'57"E	18.83
L110	N74°02'29"W	18.28
L111	N53°31'E	19.42
L112	N74°02'29"W	17.21
L113	N61°01'54"E	2.04
L114	N74°02'29"W	17.00
L115	N53°31'E	18.00
L116	N53°31'E	9.00
L117	N53°31'E	9.00
L118	N74°02'29"W	17.00
L119	N74°02'29"W	29.00
L120	N74°02'29"W	29.00

LINE #	DIRECTION	LENGTH
L121	N53°31'E	18.00
L122	N53°31'E	9.00
L123	N53°31'E	9.00
L124	N74°02'29"W	17.00
L125	N74°02'29"W	17.00
L126	N74°02'29"W	28.00
L127	N53°31'E	2.00
L128	N53°31'E	7.50
L129	N53°31'E	9.50
L130	N74°02'29"W	17.00
L131	N74°02'29"W	17.00
L132	N53°31'E	8.08
L133	N01°14'51"W	35.36
L134	N46°14'51"W	26.03
L135	N46°14'51"W	13.05
L136	N43°36'54"E	14.75
L137	N46°14'51"W	12.98
L138	N60°29'11"W	11.39
L139	N53°31'E	10.00
L140	N74°02'29"W	17.00

LINE #	DIRECTION	LENGTH
L141	N74°02'29"W	17.00
L142	N46°14'51"W	24.03
L143	N43°45'09"E	18.00
L144	N43°45'09"E	15.49
L145	N43°45'09"E	2.51
L146	N46°14'51"W	17.00
L147	N46°14'51"W	17.00
L148	N31°42'11"E	5.36
L149	N43°45'09"E	23.92
L150	N46°14'51"W	26.00
L151	N46°14'51"W	13.00
L152	N46°14'51"W	13.00
L153	N46°14'51"W	29.00
L154	N43°45'09"E	18.00
L155	N43°45'09"E	9.08
L156	N43°45'09"E	8.92
L157	N74°02'29"W	17.00
L158	N46°14'51"W	17.00
L159	N31°42'11"E	5.36
L160	N21°32'41"W	31.52

LINE #	DIRECTION	LENGTH
L161	N53°31'E	18.00
L162	N22°28'58"W	50.00
L163	N43°45'09"E	20.00
L164	N74°02'29"W	26.00
L165	N74°02'29"W	13.00
L166	N74°02'29"W	13.00
L167	N53°31'E	18.00
L168	N53°31'E	12.00
L169	N53°31'E	6.00
L170	N74°02'29"W	17.00
L171	N74°02'29"W	17.00
L172	N74°02'29"W	29.00
L173	N53°31'E	19.00
L174	N53°31'E	9.50
L175	N53°31'E	9.50
L176	N74°02'29"W	17.00
L177	N74°02'29"W	29.00
L178	N74°02'29"W	29.00
L179	N53°31'E	18.00
L180	N53°31'E	9.50

LINE #	DIRECTION	LENGTH
L181	N53°31'E	9.50
L182	N74°02'29"W	17.00
L183	N74°02'29"W	17.00
L184	N53°31'E	17.71
L185	N74°02'29"W	26.00
L186	N74°02'29"W	13.00
L187	N74°02'29"W	29.00
L188	N74°02'29"W	29.00
L189	N53°31'E	19.00
L190	N53°31'E	9.50
L191	N53°31'E	9.50
L192	N74°02'29"W	17.00
L193	N53°31'E	17.00
L194	N74°02'29"W	29.00
L195	N53°31'E	19.00
L196	N53°31'E	9.50
L197	N74°02'29"W	17.00
L198	N53°31'E	9.50
L199	N74°02'29"W	17.00
L200	N53°31'E	17.71

LINE #	DIRECTION	LENGTH
L201	N74°02'29"W	26.00
L202	N74°02'29"W	13.00
L203	N74°02'29"W	13.00
L204	N74°02'29"W	29.00
L205	N53°31'E	19.00
L206	N53°31'E	9.50
L207	N53°31'E	9.50
L208	N74°02'29"W	17.00
L209	N74°02'29"W	17.00
L210	N74°02'29"W	29.00
L211	N53°31'E	19.00
L212	N53°31'E	9.50
L213	N53°31'E	9.50
L214	N74°02'29"W	17.00
L215	N74°02'29"W	17.00
L216	N53°31'E	17.71
L217	N74°02'29"W	26.00
L218	N74°02'29"W	13.00
L219	N74°02'29"W	13.00
L220	N74°02'29"W	29.06

LINE #	DIRECTION	LENGTH
L221	N53°31'E	9.00
L222	N53°31'E	9.50
L223	N53°31'E	9.50
L224	N74°02'29"W	17.00
L225	N74°02'29"W	17.00
L226	N74°02'29"W	28.94
L227	N53°31'E	19.00
L228	N53°31'E	9.50
L229	N53°31'E	9.50
L230	N74°02'29"W	17.00
L231	N74°02'29"W	17.00
L232	N53°31'E	17.71
L233	N74°02'29"W	26.00
L234	N74°02'29"W	13.00
L235	N74°02'29"W	13.00
L236	N74°02'29"W	31.60
L237	N53°31'E	19.00
L238	N53°31'E	9.50
L239	N53°31'E	9.50
L240	N74°02'29"W	17.00

LINE #	DIRECTION	LENGTH
L241	N74°02'29"W	17.00
L242	N65°28'05"W	32.13
L243	N24°31'55"E	19.00
L244	N24°31'55"E	9.50
L245	N24°31'55"E	9.50
L246	N65°28'05"W	17.00
L247	N65°28'05"W	17.00
L248	N24°31'55"E	21.71
L249	N65°28'05"W	26.00
L250	N65°28'05"W	13.00
L251	N65°28'05"W	13.00
L252	N65°28'05"W	41.03
L253	N24°31'55"E	19.00
L254	N24°31'55"E	9.50
L255	N24°31'55"E	9.50
L256	N65°28'05"W	17.00
L257	N65°28'05"W	17.00
L258	N40°36'14"W	35.36
L259	N49°23'46"E	19.00
L260	N49°23'46"E	9.50

LINE #	DIRECTION	LENGTH
L261	N49°23'46"E	9.50
L262	N40°36'14"W	17.00
L263	N40°36'14"W	17.00
L264	N49°23'46"E	16.40
L265	N40°36'14"W	26.00
L266	N40°36'14"W	13.00
L267	N40°36'14"W	30.61
L268	N49°23'46"E	19.00
L269	N49°23'46"E	9.50
L270	N49°23'46"E	30.86
L271	N49°23'46"E	19.00
L272	N40°36'14"W	17.00
L273	N40°36'14"W	17.00
L274	N44°42'11"W	30.14
L275	N45°17'49"E	19.00
L276	N45°17'49"E	9.50
L277	N45°17'49"E	9.50
L278	N44°42'11"W	17.00
L279	N44°42'11"W	17.00
L280	N45°17'49"E	15.92

LINE #	DIRECTION	LENGTH
L281	N44°42'11"W	26.00
L282	N44°42'11"W	13.00
L283	N44°42'11"W	13.00
L284	N44°42'11"W	35.65
L285	N45°17'49"E	19.00
L286	N45°17'49"E	9.50
L287	N45°17'49"E	9.50
L288	N44°42'11"W	17.00
L289	N44°42'11"W	17.00
L290	N57°24'06"W	30.86
L291	N32°35'54"E	19.00
L292	N32°35'54"E	9.50
L293	N32°35'54"E	9.50
L294	N57°24'06"W	17.00
L295	N57°24'06"W	17.00
L296	N32°35'54"E	17.71
L297	N57°24'06"W	26.00
L298	N57°24'06"W	13.00
L299	N57°24'06"W	13.00
L300	N57°24'06"W	32.85

LINE #	DIRECTION	LENGTH
L301	N32°35'54"E	1

TRACT 4131 RIVER ISLANDS - STAGE 2B VILLAGE KK

A PORTION OF RANCHO EL PESCAUERO, BEING
A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
SEPTEMBER 2023



LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 5 AND 6 ONLY

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	3.00'	90°00'00"	4.71'
C2	3.00'	90°00'00"	4.71'
C3	3.00'	90°00'00"	4.71'
C4	3.00'	90°00'00"	4.71'
C5	50.00'	1°41'58"	1.48'
C6	102.00'	0°28'20"	9.08'
C7	17.00'	50°38'11"	15.02'
C8	99.00'	0°40'28"	11.65'
C9	330.00'	2°20'00"	13.44'
C10	330.00'	4°30'57"	26.01'
C11	330.00'	8°35'16"	49.46'
C12	330.00'	2°20'18"	13.47'
C13	270.00'	1°34'45"	7.44'
C14	270.00'	5°31'58"	26.07'
C15	270.00'	12°28'36"	56.79'
C16	270.00'	1°00'59"	4.79'
C17	330.00'	2°15'15"	12.88'
C18	330.00'	4°32'32"	26.16'
C19	330.00'	6°43'34"	38.74'
C20	330.00'	4°30'55"	26.01'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C21	330.00'	5°41'24"	32.77'
C22	330.00'	2°34'41"	136.66'
C23	270.00'	6°55'12"	32.61'
C24	270.00'	1°38'33"	58.58'
C25	270.00'	1°12'14"	5.67'
C26	330.00'	4°06'59"	23.71'
C27	330.00'	8°08'46"	46.73'
C28	330.00'	4°32'23"	26.15'
C29	330.00'	7°10'39"	41.34'
C30	330.00'	7°37'11"	43.88'
C31	330.00'	2°50'58"	16.41'
C32	270.00'	1°46'48"	8.39'
C33	270.00'	5°31'11"	26.01'
C34	50.00'	2°13'08"	18.52'
C35	270.00'	10°28'32"	49.36'
C36	270.00'	1°46'31"	83.76'
C37	102.00'	3°02'33"	58.63'
C38	120.00'	5°27'41"	11.44'
C39	120.00'	1°42'35"	3.56'
C40	102.00'	3°31'13"	67.71'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C41	5020.00'	0°22'35"	32.88'
C42	5020.00'	0°26'39"	38.80'
C43	340.00'	4°00'37"	23.80'
C44	340.00'	10°17'45"	62.08'
C45	340.00'	3°58'32"	23.59'
C46	3315.00'	0°31'59"	30.85'
C47	3315.00'	0°06'56"	6.68'
C48	1090.00'	0°36'53"	17.53'
C49	1090.00'	2°35'48"	49.40'
C50	1090.00'	0°33'09"	10.47'
C51	1090.00'	8°43'02"	165.84'
C52	80.00'	1°52'42"	20.77'
C53	80.00'	12°46'11"	17.83'
C54	80.00'	2°38'53"	38.60'
C55	250.00'	0°26'40"	1.94'
C56	250.00'	8°33'23"	37.33'
C57	250.00'	9°00'03"	38.27'
C58	280.00'	0°56'22"	4.59'
C59	280.00'	6°50'34"	33.44'
C60	50.00'	36°27'40"	31.82'

RADIAL BEARINGS	
LINE #	DIRECTION
R1	N28°16'23"W
R2	N27°30'27"W
R3	N88°53'16"E
R4	N51°11'47"E
R5	N80°35'55"E
R6	N34°55'54"E
R7	N42°41'13"E
R8	N45°51'04"E
R9	N38°26'51"E
R10	N48°20'07"E
R11	N41°23'48"E
R12	N30°56'03"E
R13	N46°47'40"E
R14	N34°59'04"E
R15	N27°29'30"E
R16	N29°27'06"E
R17	N25°00'38"E
R18	N30°46'03"E
R19	N16°56'30"E
R20	N17°35'12"E

RADIAL BEARINGS	
LINE #	DIRECTION
R21	N6°05'27"E
R22	N5°02'17"W
R23	N22°44'25"W
R24	N51°49'15"W
R25	N88°16'55"W
R26	N2°33'12"E
R27	N22°45'19"E
R28	N18°12'46"E
R29	N38°41'12"E
R30	N29°46'18"E
R31	N47°11'39"W
R32	N38°43'31"E
R33	N17°09'45"E
R34	N18°47'16"W
R35	N18°22'27"E
R36	N20°04'39"E
R37	N28°11'16"E
R38	N23°46'16"E
R39	N32°43'29"E
R40	N43°30'45"E

RADIAL BEARINGS	
LINE #	DIRECTION
R41	N39°54'16"E
R42	N47°31'28"E
R43	N42°48'37"E
R44	N48°35'37"E
R45	N45°04'26"E
R46	N37°23'44"E
R47	N34°02'56"E
R48	N50°26'18"W
R49	N48°34'37"W
R50	N51°40'07"E
R51	N48°06'54"E
R52	N48°13'38"E
R53	N45°24'25"E
R54	N27°36'26"E
R55	N27°36'26"E
R56	N24°27'37"E
R57	N24°27'37"E
R58	N15°44'35"E
R59	N64°01'54"E
R60	N32°59'48"E

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C61	50.00'	5°59'13"	31.40'
C62	50.00'	5°28'45"	44.82'
C63	50.00'	25°02'09"	21.85'
C64	265.00'	7°48'46"	36.13'
C65	265.00'	8°17'13"	38.33'
C66	335.00'	7°59'19"	46.71'
C67	335.00'	9°45'38"	57.07'
C68	270.00'	6°55'48"	32.66'
C69	270.00'	10°32'08"	48.65'
C70	270.00'	10°32'08"	48.65'
C71	270.00'	12°25'42"	56.57'
C72	270.00'	10°16'00"	48.38'
C73	270.00'	4°09'39"	186.25'
C74	265.00'	11°03'56"	51.18'
C75	12.00'	50°38'11"	10.61'
C76	55.00'	3°37'58"	36.44'
C77	270.00'	1°39'43"	7.83'
C78	80.00'	5°15'01"	7.33'
C79	306.00'	8°16'48"	44.51'
C80	55.60'	24°41'08"	23.95'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C81	3.00'	64°35'36"	3.38'
C82	25.00'	38°04'23"	16.61'
C83	17.00'	66°14'06"	19.65'
C84	56.00'	25°55'34"	25.34'
C85	30.00'	24°18'22"	12.73'
C86	93.00'	1°20'58"	19.56'
C87	67.00'	1°20'58"	14.06'
C88	880.00'	2°36'41"	40.11'
C89	880.00'	0°56'47"	14.54'
C90	88.00'	3°21'33"	58.03'
C91	435.00'	4°36'44"	35.02'
C92	435.00'	2°11'48"	16.86'
C93	435.00'	2°24'56"	18.34'
C94	265.00'	7°49'29"	36.19'
C95	330.00'	4°47'17"	27.58'
C96	300.00'	5°45'50"	30.18'
C97	300.00'	8°14'21"	43.14'
C98	300.00'	14°00'11"	73.32'
C99	300.00'	0°51'46"	4.52'
C100	88.00'	33°00'01"	51.29'

RADIAL BEARINGS	
LINE #	DIRECTION
R61	N28°26'52"E
R62	N45°48'19"W
R63	N35°22'44"E
R64	N48°38'05"W
R65	N20°34'15"E
R66	N67°16'35"W
R67	N37°23'11"E
R68	N39°56'09"W
R69	N40°50'15"E
R70	N46°36'05"E
R71	N40°34'22"W
R72	N17°44'27"W
R73	N17°14'27"W
R74	N34°15'37"E
R75	N42°52'29"E

TRACT 4131 RIVER ISLANDS - STAGE 2B VILLAGE KK

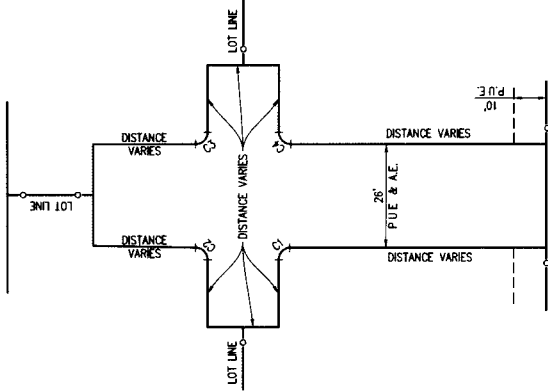
A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (A3 MAP 142)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
SEPTEMBER 2023



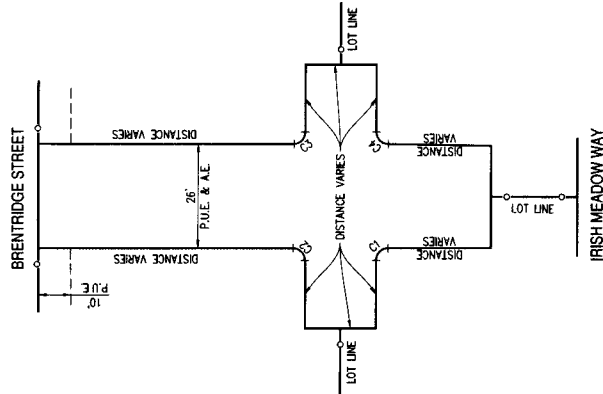
NOTES

1. SEE SHEET 7 AND 8 FOR LINE AND CURVE TABLES.
2. MONUMENTS SHOWN ON DETAIL "C" ARE SET ON 1" OFFSET ALONG PROPERTY LINE. 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "PLS 7788" IN NON-PAVED AREAS, 1.17" BRASS DISK STAMPED "PLS 7788" IN PAVED AREAS.

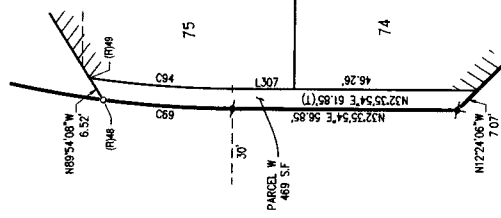
EXISTING STAGE 2B LEVEE EASEMENT



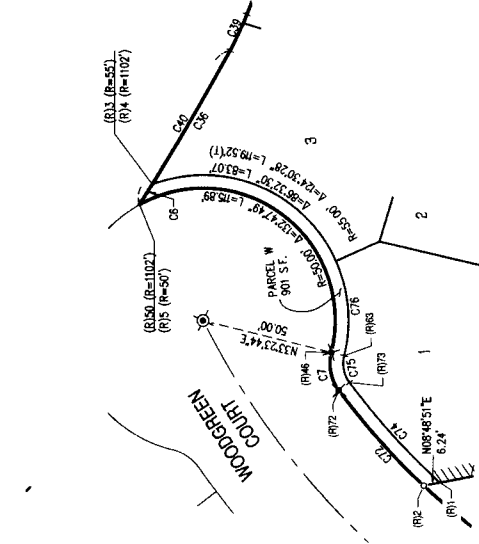
MONUMENT DETAIL FOR
PARCELS A THROUGH R
(SEE NOTE #2)



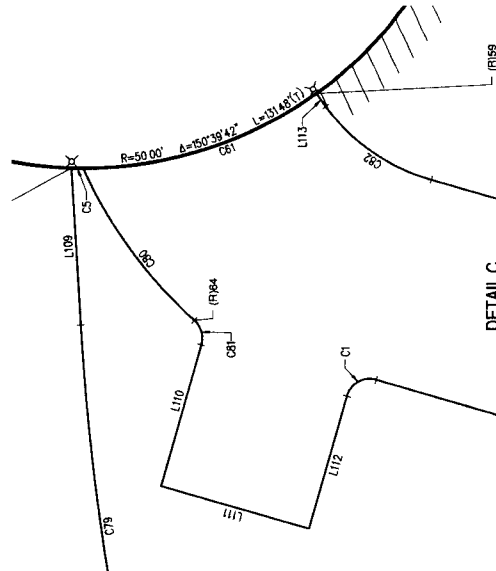
DETAIL F
(NOT TO SCALE)



DETAIL A
FROM SHEET 5
(1"=50')



DETAIL B
FROM SHEET 5
(1"=50')



DETAIL C
FROM SHEET 6
(1"=10')

Subdivision Improvement Agreement (River Islands Stage 2B, LLC)
Tract 4131 Village "KK"

EXHIBIT "B"

TRACT 4131 STAGE 2B VILLAGE "KK" AREA

VILLAGE KK BOUNDARY

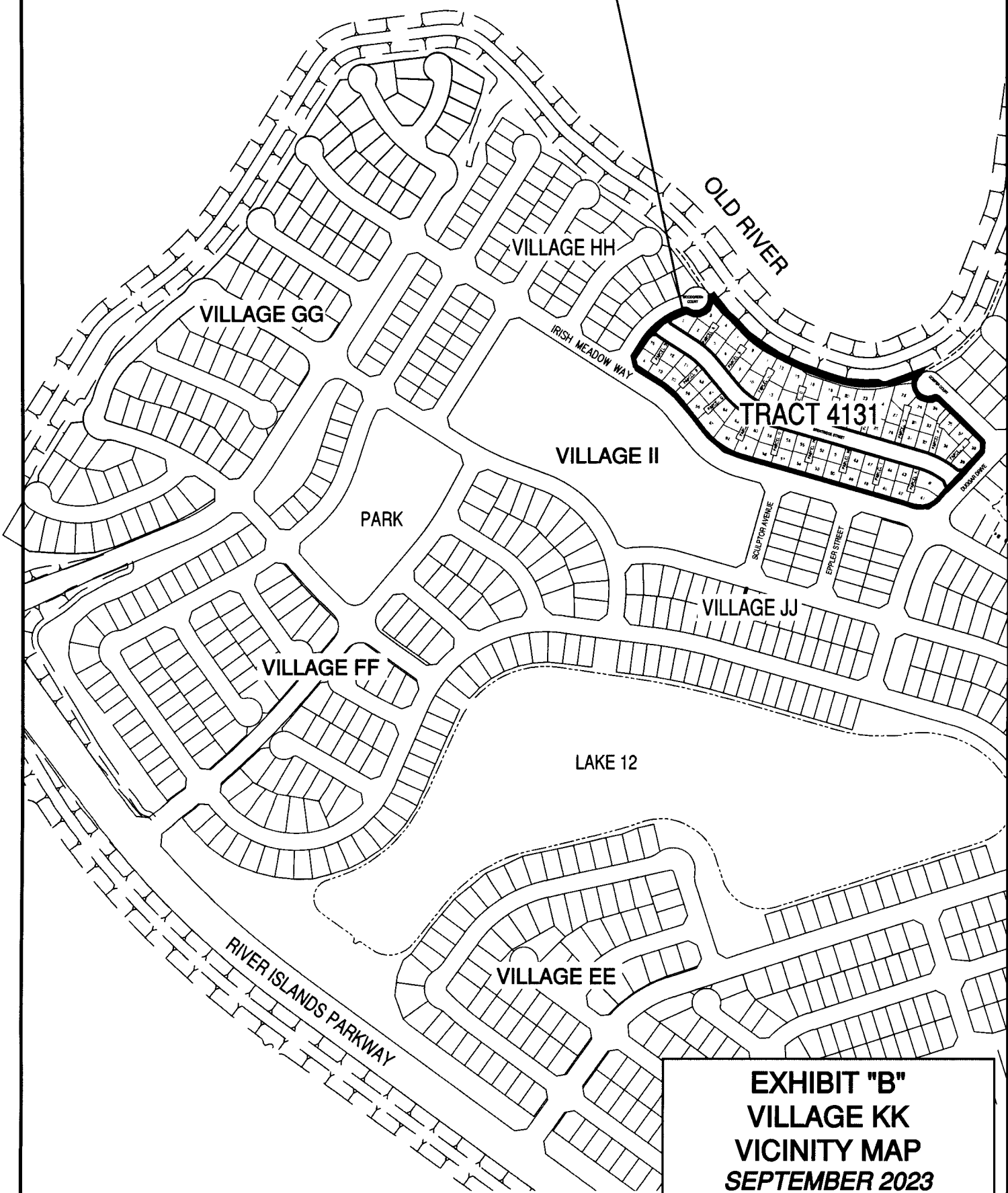


EXHIBIT "B"
VILLAGE KK
VICINITY MAP
SEPTEMBER 2023

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.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

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

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

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

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

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

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

However:

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

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

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

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

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

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

1. Required by the contract or agreement; or

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

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

United Specialty Insurance Company

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

VEN 051 00 (02/20)

PRIMARY AND NON-CONTRIBUTING INSURANCE ENDORSEMENT

This endorsement modifies the Conditions provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

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

Primary and Non-Contributory Insurance

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

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

and

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

- (i) apply on a primary and non-contributory basis;
- and
- (ii) would not seek contribution from any other insurance available to the additional insured.

or

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

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

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

Policy: ATN217764P

UNITED SPECIALTY INSURANCE COMPANY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

VEN 064 00 (01/15)

THIRD PARTY CANCELLATION NOTICE ENDORSEMENT

This endorsement modifies the Conditions provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

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

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

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

SCHEDULE

Name and Address of Other Person/Organization

Number of Days Notice

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

30

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

Subdivision Improvement Agreement (River Islands Stage 2B, LLC)
Tract 4131 Village "KK"

EXHIBIT "D"

**UNFINISHED IMPROVEMENT COST ESTIMATE
AND TRACT 4131 – FULL IMPROVEMENT COST**

ENGINEER'S BOND ESTIMATE

COST TO COMPLETE

RIVER ISLANDS - Stage 2B

VILLAGE KK (75 LOTS)

CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

June 24, 2022

Job No.: 25504-92

Item	Description	Quantity	Unit	Unit Price	Amount
1	Sanitary Sewer Raising Iron (0% Completion)	1	LS	\$ 4,000.00	\$ 4,000.00
2	Storm Drain Raising Iron (0% Completion)	1	LS	\$ 1,600.00	\$ 1,600.00
3	Domestic Water Raising Iron & Setting Water Boxes (0% Completion)	1	LS	\$ 3,500.00	\$ 3,500.00
4	Joint Trench (60% Completion)	1	LS	\$ 59,800.00	\$ 59,800.00
5	AC Paving (0% Completion)	1	LS	\$ 109,000.00	\$ 109,000.00
6	Striping & Mounments (0% Completion)	1	LS	\$ 25,000.00	\$ 25,000.00
TOTAL COST TO COMPLETE					\$ 202,900.00

Notes:

- 1) Estimate for cost to complete based on contractor's note for Village KK dated 6/22/2022

DRAFT ENGINEER'S OPINION OF PROBABLE COST
VILLAGE KK - 75 LOTS
STAGE 2B
RIVER ISLANDS
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

September 3, 2021
Job No.: 25504-92

Item	Description	Quantity	Unit	Unit Price	Amount
<u>SITE PREPARATION</u>					
1	Mobilization ⁵	1	LS	\$ 90,000.00	\$ 90,000.00
2	Clearing, Grubbing, Stripping, and Site Preparation	10	AC	\$ 1,000.00	\$ 10,000.00
3	Erosion Control	10	AC	\$ 2,500.00	\$ 25,000.00
4	Demolition (<i>budget</i>)	1	LS	\$ 20,000.00	\$ 20,000.00
	a) Demo Pavement	140	SF	-	-
	b) Vertical Curb and Gutter (<i>with AB cushion</i>)	232	LF	-	-
	c) Concrete Sidewalk	475	SF	-	-
	d) Field Inlet	3	EA	-	-
	e) Catchbasin	1	EA	-	-
	e) 15" Storm Drain Pipe	32	LF	-	-
	f) 24" Storm Drain Pipe	77	LF	-	-
	g) 8" Sanitary Sewer Pipe	105	LF	-	-
	h) 8" Water Pipe	155	LF	-	-
	g) Streetlights (<i>remove and relocate</i>)	2	EA	-	-
	Subtotal Site Preparation				\$ 145,000.00
<u>Grading</u>					
5	Earthwork	15,600	CY	\$ 5.00	\$ 78,000.00
6	Retaining Wall	375	SF	\$ 25.00	\$ 9,375.00
7	Finish Pads	75	EA	\$ 600.00	\$ 45,000.00
	Subtotal Grading				\$ 132,375.00
<u>STREET WORK</u>					
8	Fine Grading	76,200	SF	\$ 0.45	\$ 34,290.00
9	4.5" AC Paving	38,200	SF	\$ 2.25	\$ 85,950.00
10	8" Aggregate Base	38,200	SF	\$ 1.20	\$ 45,840.00
11	Vertical Curb and Gutter (<i>with AB cushion</i>)	725	LF	\$ 15.00	\$ 10,875.00
12	Rolled Curb and Gutter (<i>with AB cushion</i>)	2,280	LF	\$ 15.00	\$ 34,200.00
13	Concrete Sidewalk	11,700	SF	\$ 5.00	\$ 58,500.00
14	Driveway Approach	19	EA	\$ 600.00	\$ 11,400.00
15	Handicap Ramps	4	EA	\$ 2,500.00	\$ 10,000.00
16	Survey Monuments	8	EA	\$ 300.00	\$ 2,400.00
17	Traffic Striping & Signage	2,000	LF	\$ 5.00	\$ 10,000.00
18	Dewatering (<i>budget</i>)	1	LS	\$ 85,000.00	\$ 85,000.00
	Subtotal Street Work				\$ 388,455.00

Item	Description	Quantity	Unit	Unit Price	Amount
<u>STORM DRAIN</u>					
19	Catch Basins (<i>curb inlet type 1 over type I manhole base</i>)	6	EA	\$ 2,800.00	\$ 16,800.00
20	Catch Basins (<i>type c inlet over type I manhole base</i>)	6	EA	\$ 2,800.00	\$ 16,800.00
21	Catch Basins (<i>type a inlet over type II manhole base</i>)	1	EA	\$ 5,000.00	\$ 5,000.00
22	Field Inlet (<i>type C inlet</i>)	5	EA	\$ 2,800.00	\$ 14,000.00
23	12" Storm Drain Pipe (<i>polypropylene</i>)	810	LF	\$ 15.00	\$ 12,150.00
24	15" Storm Drain Pipe (<i>polypropylene</i>)	1,140	LF	\$ 18.00	\$ 20,520.00
25	18" Storm Drain Pipe (<i>polypropylene</i>)	220	LF	\$ 25.00	\$ 5,500.00
26	24" Storm Drain Pipe (<i>polypropylene</i>)	825	LF	\$ 31.00	\$ 25,575.00
27	Manholes (<i>type I</i>)	2	EA	\$ 3,000.00	\$ 6,000.00
28	Manholes (<i>type II</i>)	1	EA	\$ 5,000.00	\$ 5,000.00
29	Connect to Existing	2	EA	\$ 1,700.00	\$ 3,400.00
30	Storm Drain Stub & Plug	17	EA	\$ 1,000.00	\$ 17,000.00
Subtotal Storm Drain					\$ 147,745.00
<u>SANITARY SEWER</u>					
31	8" Sanitary Sewer Pipe	1,125	LF	\$ 28.00	\$ 31,500.00
32	Manholes	7	EA	\$ 4,000.00	\$ 28,000.00
33	Cleanouts	36	EA	\$ 500.00	\$ 18,000.00
34	4" Sewer Service Lateral	74	EA	\$ 600.00	\$ 44,400.00
35	4" Sewer Service Lateral off Existing Main (at Lot 1)	1	EA	\$ 1,000.00	\$ 1,000.00
36	6" Sewer Service Line	18	EA	\$ 1,000.00	\$ 18,000.00
37	Connect to Existing	1	EA	\$ 3,000.00	\$ 3,000.00
Subtotal Sanitary Sewer					\$ 143,900.00
<u>WATER SUPPLY</u>					
38	8" Water Line (<i>including all appurtenances</i>)	1,280	LF	\$ 32.00	\$ 40,960.00
39	Water Service to Pods ³	36	EA	\$ 4,000.00	\$ 144,000.00
40	Individual Water Service ⁴	6	EA	\$ 2,000.00	\$ 12,000.00
41	Fire Hydrants	3	EA	\$ 4,000.00	\$ 12,000.00
42	Resilient Gate Valve	5	EA	\$ 1,550.00	\$ 7,750.00
43	Connect to Existing	2	EA	\$ 4,000.00	\$ 8,000.00
Subtotal Water Supply					\$ 224,710.00
TOTAL CONSTRUCTION COST (nearest \$1,000)					\$ 1,183,000.00

Notes:

- 1) This estimate does not include surveying, engineering, landscaping, dry utilities, irrigation, or street trees.
- 2) Unit prices are based on estimated current construction costs and no provision for inflation is included.
- 3) Unit prices assumed to include two 2" water services to each pod. Each service has one water manifold with two 1" water meters.
- 4) Single water services are located at Lot 1, Lot 40 and at Pods 7, 8 and 9. Single water services at Pods 7, 8 and 9 are in addition to the manifold water service.
- 5) Mobilization assumed to be 8% of construction cost.

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

**ATTACHMENT
"D"**

October 9, 2022

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 4131; Escrow No. 1214021901

Dear Lori:

This letter constitutes the joint escrow instructions ("**Escrow Instructions**") of River Islands Stage 2B, LLC, a Delaware limited liability company ("**RIS2B**") 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 RIS2B 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 31, 2023, at the time designated in writing by RIS2B, subject to satisfaction of the conditions set forth below (each a "**Closing**"). If the Final Map has not been recorded by December 31, 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 RIS2B for recordation in the Official Records of San Joaquin County, California ("**Official Records**").

B.1. One original Final Map for Tract 4131, 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 Island Reclamation District 2062 Community Facilities District No. 2013-1 (Levee and Lake Maintenance Services) (provided to title by RIS2B).

B.3. 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 RIS2B).

B.4. A fully executed and acknowledged Amendment to Notice of Special Tax Lien for the River Islands Public Financing Authority Community Facilities District No. 2020-1 (Stage 2B Public Improvements) (provided to title by RIS2B).

B.5. A fully executed and acknowledged Amendment to Notice of Special Tax Lien for the River Islands Public Financing Authority Community Facilities District No. 2021-1 (Public Improvements) (provided to title by RIS2B).

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

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

Prior to recording the Recordation Documents, please confirm that you have received copies or originals of the following documents: (i) 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); (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); (iii) Consent to, and Ballot in favor of, Annexation of Real Property to the River Islands Public Financing Authority Community Facilities District No. 2020-1 (River Islands Supplemental); and (iv) Consent to, and Ballot in favor of, Annexation of Real Property to the River Islands Public Financing Authority Community Facilities District No. 2021-1 (Public Improvements). The original Consents and Ballots for River Islands Public Financing Authority CFD Nos. 2013-1, 2020-1, 2021-1 and Island Reclamation District No. 2013-1 must be delivered to Jeanne Zolezzi at Herum\Crabtree\Suntag, 5757 Pacific Ave., Suite 222, Stockton, CA 95207. Copies should be sent via email to Cari James (cjames@ci.lathrop.ca.us), Cindy Yan at Goodwin Consulting Group, cindy@goodwinconsultinggroup.net, Susan Dell'Osso (sdelloso@riverislands.com) and Debbie Belmar (dbelmar@riverislands.com) together with conformed copies of the amendments to notices of special tax that are recorded as part of the Recordation Documents.

C. Funds and Settlement Statement

You also have received, or will receive from RIS2B, 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 RIS2B 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 RIS2B.

- 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 **\$35,026.50**, 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 9.50 acres (or portion thereof) included in the Final Map, is to be transferred to the City upon recordation of the Final Map. The City’s wire instructions are set forth below.

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

D. Closing Requirements

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

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

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

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

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

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

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

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

D.6. You have received confirmation (by email or other writing) from Susan Dell'Osso and 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 RIS2B that are not disbursed at the time of the final Closing pursuant to these Escrow Instructions to the following entity and address:

River Islands Stage 2B, LLC
73 W. Stewart Road
Lathrop, CA 95330
Attn: Susan Dell'Osso

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

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

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

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

F. Additional Instructions

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

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

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

Very truly yours,

Stephen J. Salvatore Date
City Manager
City of Lathrop

Susan Dell'Osso Date
President
River Islands Stage 2B, LLC

**ESCROW INSTRUCTIONS
ACKNOWLEDGEMENT AND AGREEMENT:**

Receipt of the foregoing Escrow Instructions from RIS2B 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 RIS2B 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: _____

OWNERS STATEMENT

THE UNDERSIGNED DOES HEREBY STATE THAT THEY ARE THE OWNERS OR HAVE SOME RECORD TITLE INTEREST IN THE LAND DESCRIBED AND EMBODIED WITHIN THE EXTENDED BOUNDARY LINE OF THE HEREBY EMBODIED FINAL MAP ENTITLED, "TRACT 4131, RIVER ISLANDS-STAGE 2B, VILLAGE KK," CITY OF LATHROP, CALIFORNIA, CONSISTING OF ELEVEN (11) 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 DRIVE-AS-WAY PURPOSES, THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS BRENTRODGE STREET AS SHOWN ON THIS FINAL MAP.
2. TO THE CITY OF LATHROP FOR ACCESS AND PUBLIC UTILITY PURPOSES, THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS PARCELS A THROUGH R AS SHOWN ON THIS FINAL MAP.
3. A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN, POLYETHYLENE GLASS, WELDED IRON PIPE AND POLYETHYLENE GLASS APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "P.U.E." (PUBLIC UTILITY EASEMENT)
4. A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP FOR EMERGENCY VEHICLE ACCESS PURPOSES ACROSS THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "E.V.A.E." (EMERGENCY VEHICLE ACCESS EASEMENT).
5. A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN, PIPELINES, DRAINS, DRAINAGE SYSTEMS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "S.D.E." (STORM DRAIN EASEMENT).

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES.
1. PARCELS T THROUGH W TO THE CITY OF LATHROP FOR PURPOSES OF OPEN SPACE, LANDSCAPING, PUBLIC UTILITIES, FENCE MAINTENANCE, AND APPURTENANCES 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.
PARCELS A THROUGH R AS ACCESS LOTS WILL BE TRANSFERRED TO HOMEOWNERS ASSOCIATION BY SEPARATE DOCUMENT SUBSEQUENT TO THE RECORDING OF THIS FINAL MAP.
THE UNDERSIGNED DOES HEREBY RELINQUISH TO THE CITY OF LATHROP ALL ABUTTERS RIGHT OF ACCESS TO LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 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.

OWNER: RIVER ISLANDS STAGE 2B, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY: SUSAN DELL O'SSO DATE
IT'S: PRESIDENT

TRUSTEE'S STATEMENT

OLD REPUBLIC TITLE COMPANY, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED DECEMBER 22, 2016, AS DOCUMENT NUMBER 2016-160886, AND AS AMENDED IN DOCUMENT RECORDED DECEMBER 26, 2017 AS DOCUMENT NUMBER 2017-150717, AND FURTHER AMENDED IN DOCUMENT RECORDED APRIL 15, 2020 AS DOCUMENT NUMBER 2020-046005, 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: STATE OF CALIFORNIA COUNTY OF SAN JOAQUIN

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.

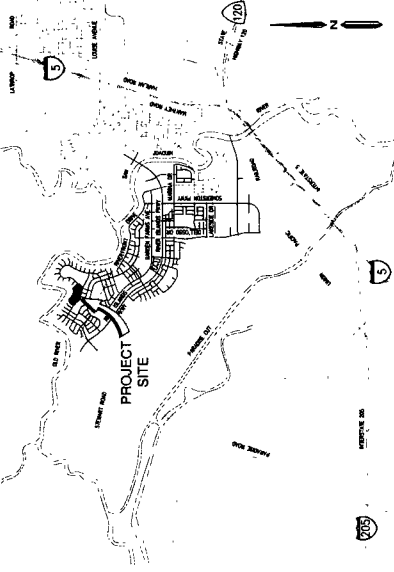
ON 2023 BEFORE ME, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/HER AUTHORIZED CAPACITY(ITIES), AND THAT BY HIS/HER/HER SIGNATURE(S) ON THE INSTRUMENT 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): PRINCIPAL COUNTY OF BUSINESS: MY COMMISSION NUMBER: MY COMMISSION EXPIRES:

TRACT 4131 RIVER ISLANDS - STAGE 2B VILLAGE KK



A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA SEPTEMBER 2023



VICINITY MAP NOT TO SCALE

SECRETARY OF THE PLANNING COMMISSIONS 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.

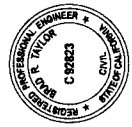
MARRI WESSBERG, COMMUNITY DEVELOPMENT DIRECTOR CITY OF LATHROP

CITY ENGINEER'S STATEMENT

I, BRAD R. TAYLOR, HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA, AND THAT I HAVE EXAMINED THIS MAP OR EACH OF ITS MAPS, AND I HAVE FOUND THAT THE SAME ARE IN ACCORDANCE WITH THE SUBDIVISION MAP ACT, CHAPTER 438, VEHICLES AND TRANSPORTATION, AND THE SUBDIVISION MAP ACT, CHAPTER 439, PUBLIC UTILITIES, AND THE SUBDIVISION MAP ACT, CHAPTER 440, PUBLIC UTILITIES, AND ANY APPROVED ALTERATIONS THEREOF APPEARED ON THE AMENDED VESTING TENTATIVE MAP NO. 3894, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLETES WITH ALL PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA STATE SUBDIVISION MAP ACT AND APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THERE TO, APPLICABLE AT THE TIME OF APPROVAL OF AMENDED VESTING TENTATIVE MAP.

DATED THIS DAY OF 2023

BRAD R. TAYLOR, R.C.E. 32823 CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA



RECORDERS STATEMENT

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

BY: ASSISTANT/DEPUTY RECORDER STEVE BESTOLARIKES COUNTY CLERK SAN JOAQUIN COUNTY, CALIFORNIA

EXEMPT FROM FEE PER GOVERNMENT CODE 27388.1. DOCUMENT RECORDED IN CONNECTION WITH A CONCURRENT TRANSFER SUBJECT TO THE IMPOSITION OF DOCUMENTARY TRANSFER TAX

CITY SURVEYOR'S STATEMENT

I, **DARRYL A. ALEXANDER**, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF TRACT 4131, RIVER ISLANDS-STAGE 2B, VILLAGE KK, CITY OF LATHROP, CALIFORNIA, AND I AM SATISFIED THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2023.



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

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF RIVER ISLANDS DEVELOPMENT, LLC, ON SEPTEMBER 11, 2018. I HEREBY STATE ALL THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IN THOSE PORTIONS BEFORE DECEMBER 31, 2021, AND THAT THE INSTRUMENTS ARE OR THAT THEY WILL BE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED AMENDED VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2023.



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

**TRACT 4131
RIVER ISLANDS - STAGE 2B
VILLAGE KK**

A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
SEPTEMBER 2023



REFERENCES

- (R1) TRACT 4032, RIVER ISLANDS-STAGE 2B, LARGE LOT FINAL MAP, FILED OCTOBER 8, 2020, IN BOOK 43 OF MAPS AND PLATS, PAGE 142, S.J.C.R. (43 MAP 142)
- (R2) TRACT 4089, RIVER ISLANDS-STAGE 2A, VILLAGE PH, FILED OCTOBER 29, 2021, IN BOOK 43 OF MAPS AND PLATS, PAGE 198, S.J.C.R. (43 MAP 198)
- (R3) TRACT 4082, RIVER ISLANDS-STAGE 2B, VILLAGE JH, FILED JANUARY 29, 2021, IN BOOK 43 OF MAPS AND PLATS, PAGE 157, S.J.C.R. (43 MAP 157)
- (R4) TRACT 4083, RIVER ISLANDS-STAGE 2A, VILLAGE LH, FILED AUGUST 11, 2021, IN BOOK 43 OF MAPS AND PLATS, PAGE 181, S.J.C.R. (43 MAP 181)

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66438 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

- 1. RECLAIMED ISLANDS LAND COMPANY, RESERVATION FOR OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LINGING BELOW A DEPTH OF 300 FEET, PER DOCUMENT NUMBER 2001-01046177, S.J.C.R.

EASEMENT ABANDONMENT NOTE

THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT FOR PUBLIC PURPOSES RECORDED MAY 21, 2021, AS DOCUMENT NUMBER 2021-088883, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN TRACT 4131 IS BEING ABANDONED BY THIS FINAL MAP. PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET 1.

RECITALS

1. RIGHT TO FARM STATEMENT:
PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTICED THAT THE PROPERTY YOU ARE ACQUIRING MAY BE SUBJECT TO A RIGHT TO FARM EASEMENT. THE EASEMENT IS AGRICULTURAL CHEMICALS, PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES INCLUDING WITHOUT LIMITATIONS, CULTIVATION, PLANTING, SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DEPRECIATION AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, ODOOR, RODENTS AND PESTS. ALSO, THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION, AND CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, YOU MAY BE SUBJECT TO AGRICULTURAL OPERATIONS WHICH MAY GENERATE DUST, SMOKE, NOISE, ODOOR, AND OTHER ADVERSE ASPECTS OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.
2. A SOIL REPORT ENTITLED "GEOTECHNICAL EXPLORATION, RIVER ISLANDS PHASE 1, LATHROP, CALIFORNIA" REFERENCED AS PROJECT NO. 5044.5.001.01 AND DATED JULY 29, 2005, HAS BEEN PREPARED FOR THIS PROJECT BY ENGEO, INCORPORATED, JOSEF J. TOOTLE, G.E. NO. 2877, AND IS ON FILE WITH THE CITY OF LATHROP.
3. TRACT 4131, RIVER ISLANDS-STAGE 2B, VILLAGE KK, CONTAINS 79 RESIDENTIAL LOTS WITH A TOTAL OF 5,835 ACRES, AND 23 LETTERED PARCELS CONTAINING 1,888 ACRES, MORE OR LESS, AND ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP WHICH INCLUDE 116.9 ACRES, MORE OR LESS AS SHOWN ON THIS FINAL MAP (PLEASE REFER TO THE AREA TABLE BELOW).

TRACT 4131 AREA SUMMARY	
LOTS 1 THROUGH 75	5.94 AC
STREET DEDICATIONS	1.68 AC
PARCELS A - W	1.89 AC
TOTAL	9.50 AC

4. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 1214020190-LR (VERSION 9), DATED JUNE 30, 2023, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEET 3 ONLY

LINE TABLE		CURVE TABLE	
LINE	DIRECTION	CURVE	DELTA
L1	N60°20'07"W	C1	400.00
L2	N74°02'29"W	C2	435.00
L3	N38°12'04"W	C3	850.00
L4	N57°24'06"W	C4	300.00
L5	N12°24'06"W	C5	300.00
L6	N32°35'54"E	C6	265.00
L7	N49°01'22"W	C7	335.00
L8	N84°42'11"E	C8	270.00
L9	N67°56'05"E	C9	17.00
L10	N46°14'51"W	C10	50.00
L11	N14°41'51"W	C11	1102.00
L12	N43°45'09"E	C12	120.00
L13	N32°33'44"E	C13	80.00
L14	N22°29'56"W	C14	5020.00
L15	N43°45'09"E	C15	340.00

LENGTH	DELTA	RADIUS	DELTA	LENGTH
51.95'	13°42'26"	400.00	13°42'26"	95.69'
581.29'	4°56'44"	435.00	4°56'44"	35.02'
117.73'	10°03'44"	850.00	10°03'44"	149.28'
98.05'	35°50'24"	300.00	35°50'24"	167.66'
35.95'	19°12'02"	300.00	19°12'02"	100.53'
56.85'	35°50'24"	265.00	35°50'24"	165.76'
16.73'	19°12'02"	335.00	19°12'02"	112.26'
20.87'	40°09'39"	270.00	40°09'39"	189.25'
6.07'	50°38'11"	17.00	50°38'11"	15.02'
212.36'	132°47'49"	50.00	132°47'49"	115.89'
35.36'	3°31'13"	1102.00	3°31'13"	67.71'
168.81'	7°10'16"	120.00	7°10'16"	15.02'
50.00'	5°15'01"	80.00	5°15'01"	7.33'
50.00'	4°49'13"	5020.00	4°49'13"	71.86'
20.00'	18°26'55"	340.00	18°26'55"	108.48'
	0°38'55"	3315.00	0°38'55"	37.53'
	11°51'51"	1090.00	11°51'51"	225.70'
	21°02'24"	355.00	21°02'24"	130.36'
	16°46'06"	370.00	16°46'06"	108.28'
	0°40'28"	990.00	0°40'28"	11.65'

CURVE	RADIUS	DELTA	LENGTH
C21	50.00	150°39'42"	131.46'
C22	17.00	66°14'06"	19.65'
C23	860.00	3°33'28"	54.64'
C24	89.00	70°22'34"	109.32'

LEGEND

- 200.00' (R1)
- (R1)
- (M-W)
- (M-B)
- (M-CL INTX)
- (M-BC)
- (BC-CL INTX)
- (1)
- (B)
- DN
- A.E.
- E.V.A.E
- P.U.E.
- U/C
- ①

- MEASURED AND RECORD DATA PER REFERENCE SHOWN**
- DNOTES REFERENCE (R1)- SEE REFERENCE LIST ON SHEET 2
- MONUMENT TO MONUMENT
- MONUMENT TO BOUNDARY
- MONUMENT TO CENTERLINE INTERSECTION
- MONUMENT TO BEGINNING OF CURVE
- BEGIN CURVE TO CENTERLINE INTERSECTION
- TOTAL
- BOUNDARY
- DOCUMENT NUMBER
- ACCESS EASEMENT
- EMERGENCY VEHICLE ACCESS EASEMENT
- PUBLIC UTILITY EASEMENT
- LINE, CURVE
- EASEMENT REFERENCE NUMBER
- BOUNDARY
- LOT LINE OR RIGHT-OF-WAY LINE
- EASEMENT LINE
- CENTERLINE
- RESTRICTED ACCESS

EASEMENTS

- ① STAGE 2B LEVEE EASEMENT IN FAVOR OF ISLAND RECLAMATION DISTRICT 2062 PER DN 2018-06085, S.J.C.R

NOTES

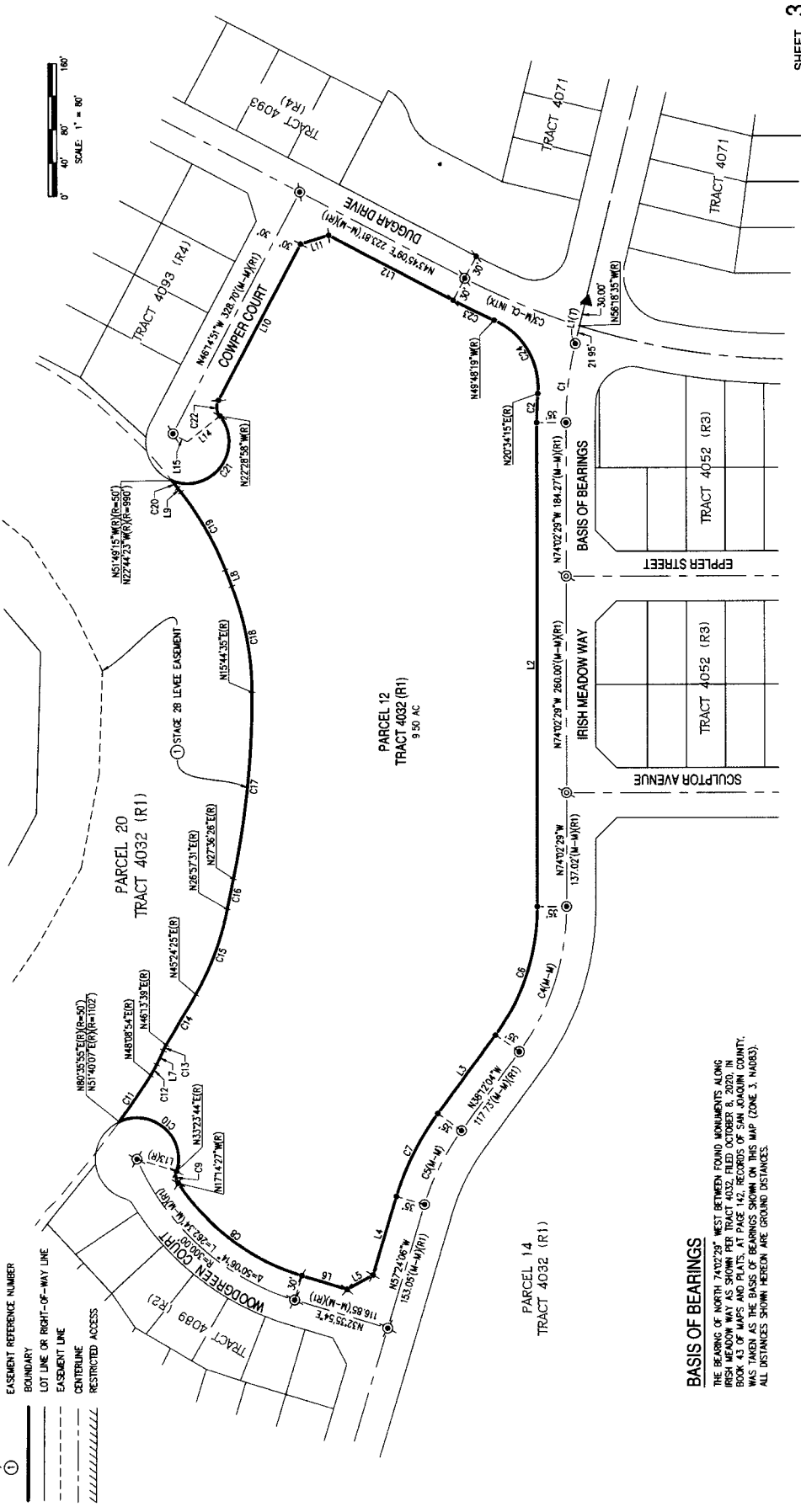
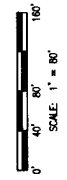
- 1. SEE SHEET 2 FOR REFERENCES
- 2. SEE SHEET 7 FOR LINE AND CURVE TABLES
- 3. SEE SHEET 5 FOR MONUMENTATION NOTES.

MONUMENTATION NOTES

- ⊗ FOUND MONUMENT PER (R2)
- ✕ FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R2)
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1)
- ⊙ FOUND MONUMENT PER (R1)
- ✎ FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R4)
- ⊕ FOUND MONUMENT PER (R3)
- ⊖ FOUND MONUMENT PER (R4)
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788" PER (R1)

TRACT 4131
RIVER ISLANDS - STAGE 2B
VILLAGE KK

A PORTION OF RANCHO EL PESQUERO, BEING
 A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142)
 CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
 SEPTEMBER 2023

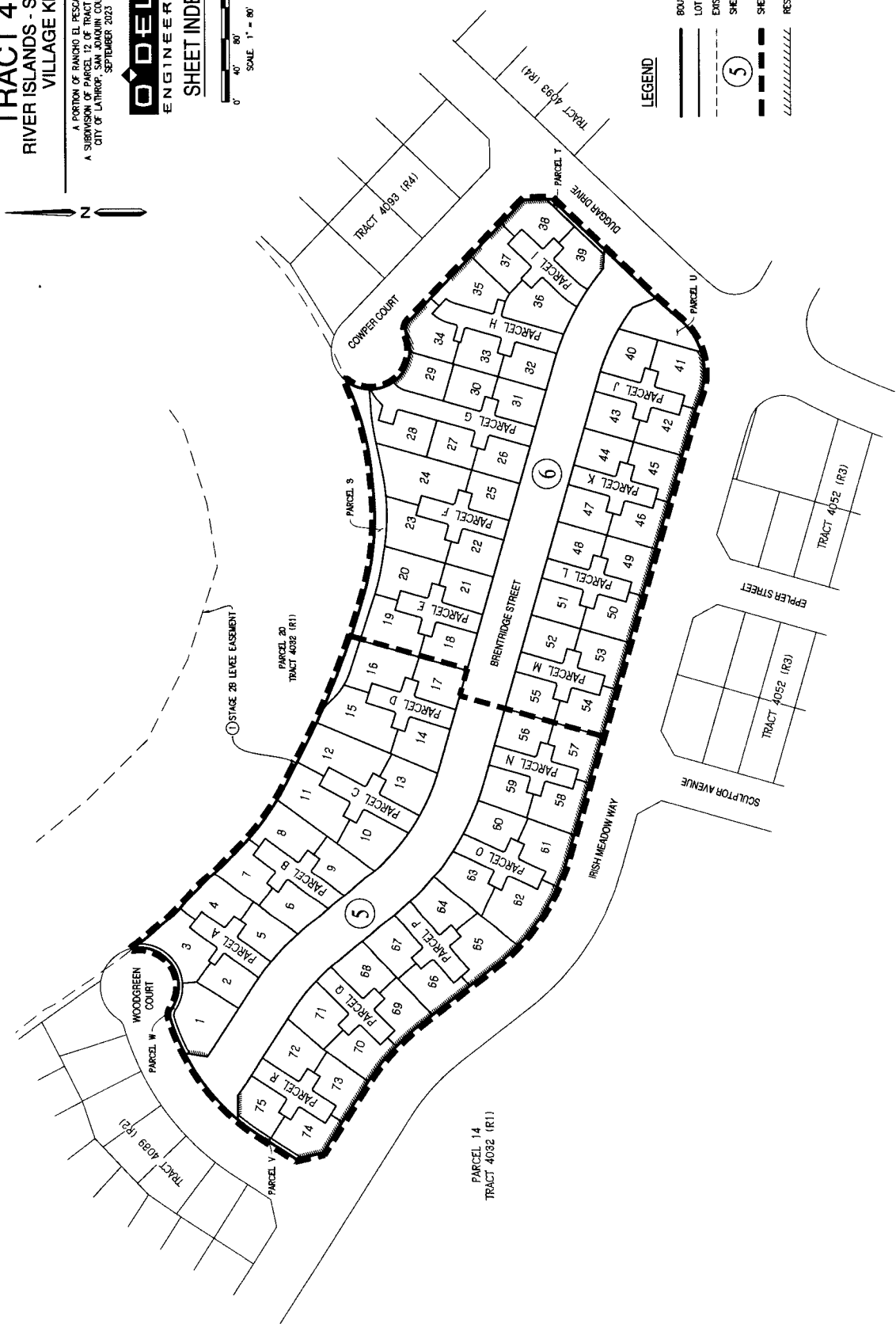
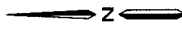
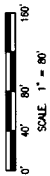


BASIS OF BEARINGS

THE BEARING OF NORTH 74°02'29" WEST BETWEEN FOUND MONUMENTS ALONG
 DUGGAR DRIVE, COWPER COURT, IRISH MEADOW WAY, SCULPTOR AVENUE, AND
 EPPER STREET WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP (ZONE 3, NAD83).
 ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

TRACT 4131 RIVER ISLANDS - STAGE 2B VILLAGE KK

A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
SEPTEMBER 2023

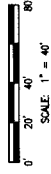
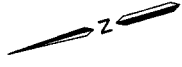


LEGEND

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

TRACT 4131 RIVER ISLANDS - STAGE 2B VILLAGE KK

A PORTION OF RANCHO EL PESQUERO, BEING
A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
SEPTEMBER 2023

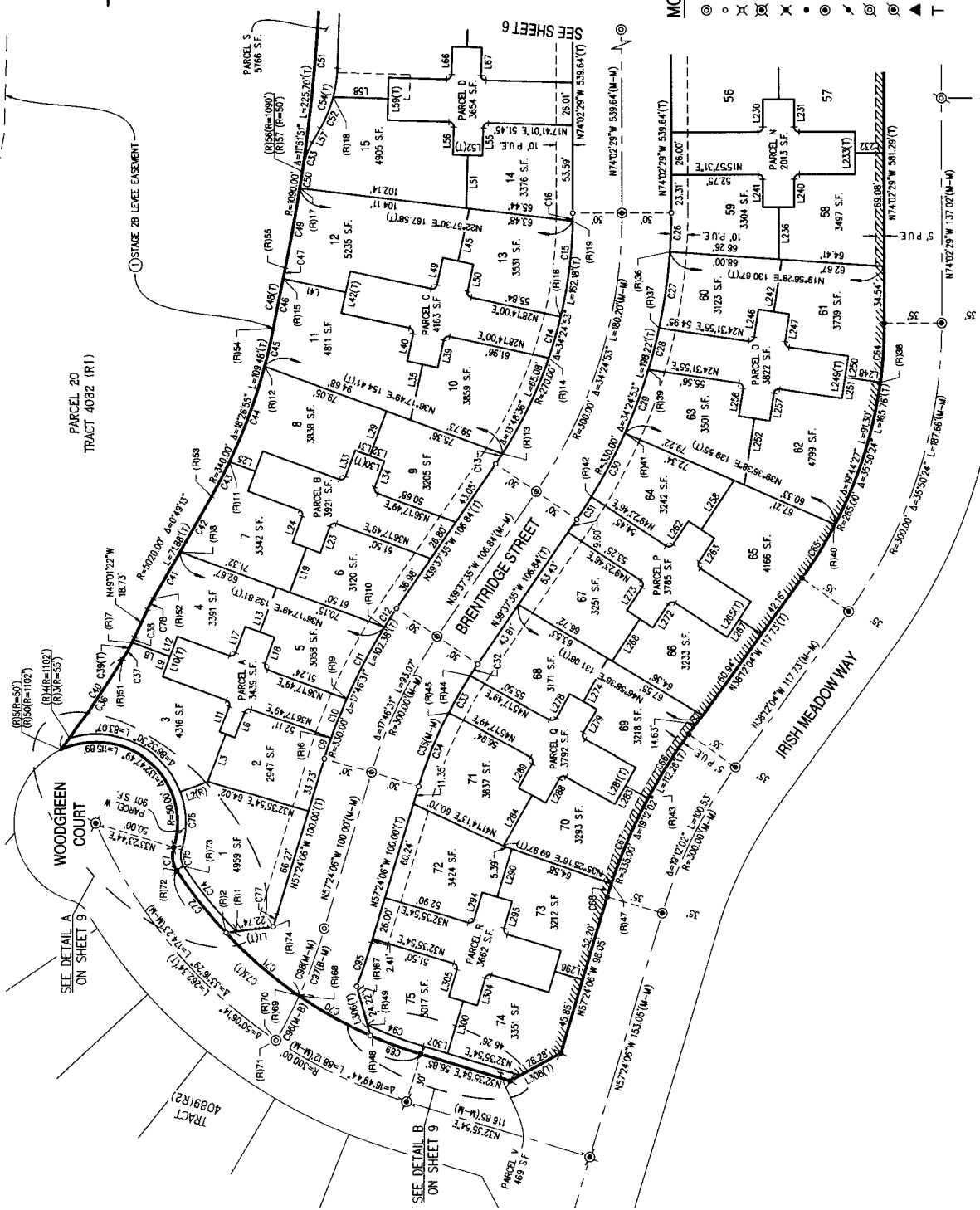


NOTES

1. SEE SHEET 2 FOR REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEETS 7 AND 8 FOR LIRE AND CURVE TABLES.
4. THROUGHOUT THIS SHEET, DETAIL F, FOR MONUMENT LOCATIONS OF PARCELS A THROUGH R.
5. SEE SHEETS 10 AND 11 FOR PARCELS A THROUGH R DIMENSIONS.

MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE WITH CAP STAMPED "PLS 7788"
- ⊗ 1.17" BRASS DISK STAMPED "PLS 7788", SET 1" ON PROPERTY LINE PROJECTION
- ⊗ FOUND MONUMENT PER (R2)
- ⊗ FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R2)
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1)
- ⊙ FOUND MONUMENT PER (R1)
- ⊗ FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R4)
- ⊗ FOUND MONUMENT PER (R3)
- ⊗ FOUND MONUMENT PER (R4)
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788" PER (R1)
- T SET 5/8" x 3/4" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 3/4" IRON PIPE "PLS 7788" FOR ALL FRONT LOT CORNERS.



SCULPTOR AVENUE

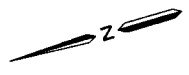
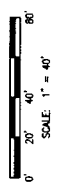
TRACT 4131 RIVER ISLANDS - STAGE 2B VILLAGE KK

A PORTION OF RANCHO EL PESQUERO, BEING
A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
SEPTEMBER 2023



NOTES

- SEE SHEET 2 FOR REFERENCES TO OTHER SHEETS, MARKS AND LEGEND.
- SEE SHEET 3 FOR MONUMENT NOTES.
- SEE SHEET 5 FOR MONUMENT NOTES.
- SEE SHEETS 7 AND 8 FOR LINE AND CURVE TABLES.
- SEE SHEETS 9, DETAIL 'T', FOR MONUMENT LOCATIONS OF PARCELS A THROUGH R.
- SEE SHEETS 10 AND 11 FOR PARCELS A THROUGH R DIMENSIONS.



PARCEL 20
TRACT 4032 (R1)

① STAGE 2B LEVEL EASMENT

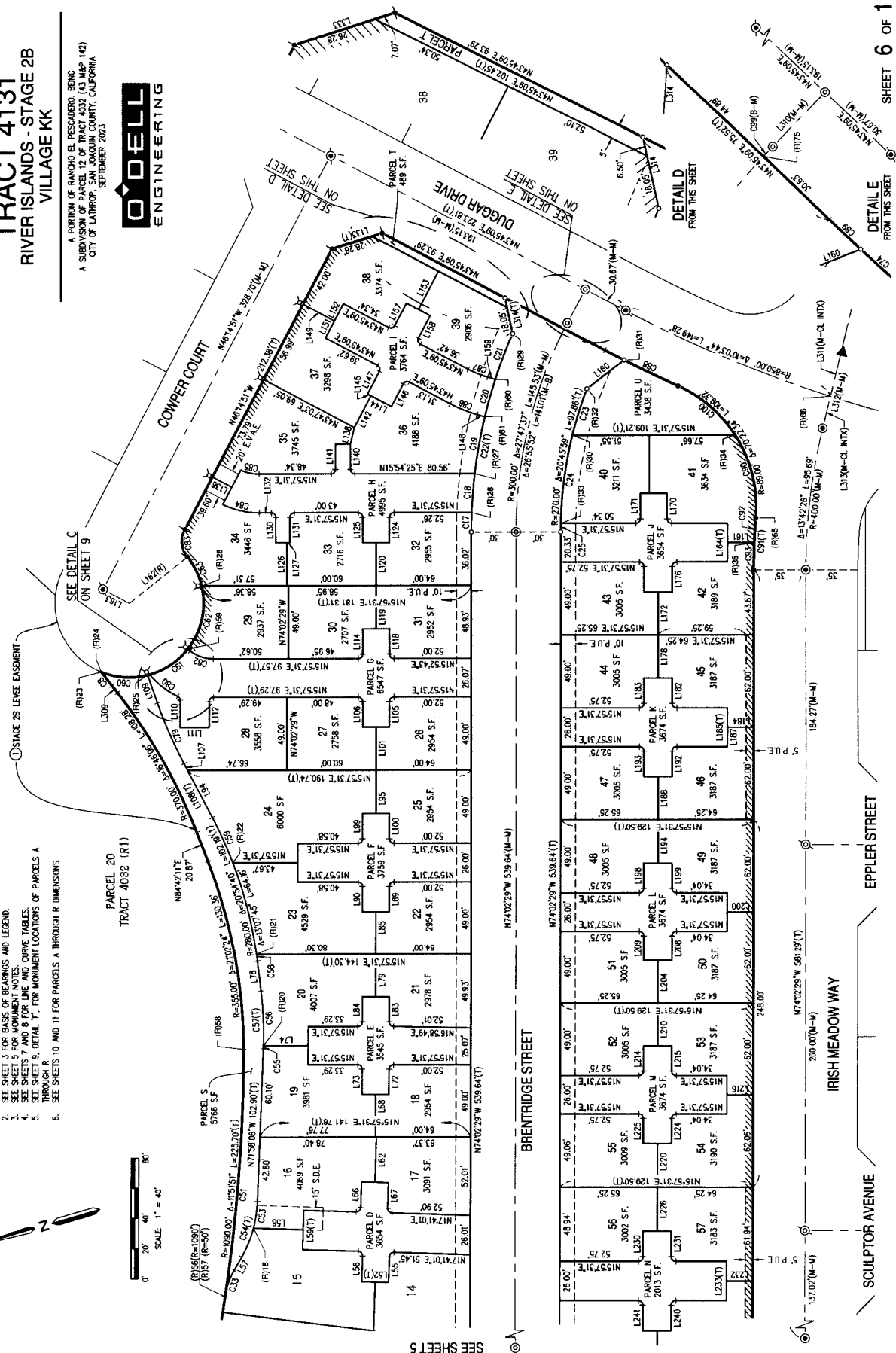
SEE DETAIL C
ON SHEET 9

SEE DETAIL D
ON THIS SHEET

SEE DETAIL E
ON THIS SHEET

DETAIL D
FROM THIS SHEET

DETAIL E
FROM THIS SHEET



SEE SHEETS 5

LINE #	DIRECTION	LENGTH
L1	N09°48'51"E	28.98'
L2	N04°34'14"W	18.04'
L3	N53°42'11"W	31.21'
L4	N36°17'49"E	10.00'
L5	N38°17'49"E	6.00'
L6	N53°42'11"W	17.00'
L7	N38°17'49"E	4.00'
L8	N36°17'49"E	24.76'
L9	N53°42'11"W	13.00'
L10	N53°42'11"W	26.00'
L11	N53°42'11"W	17.00'
L12	N53°42'11"W	13.00'
L13	N53°42'11"W	29.00'
L14	N36°17'49"E	19.00'
L15	N38°17'49"E	9.50'
L16	N36°17'49"E	9.50'
L17	N53°42'11"W	17.00'
L18	N53°42'11"W	17.00'
L19	N53°42'11"W	29.00'
L20	N38°17'49"E	18.00'

LINE #	DIRECTION	LENGTH
L21	N36°17'49"E	9.00'
L22	N36°17'49"E	9.00'
L23	N53°42'11"W	17.00'
L24	N53°42'11"W	17.00'
L25	N36°17'49"E	16.78'
L26	N53°42'11"W	26.00'
L27	N53°42'11"W	13.00'
L28	N53°42'11"W	13.00'
L29	N53°42'11"W	29.00'
L30	N36°17'49"E	19.00'
L31	N36°17'49"E	9.50'
L32	N36°17'49"E	9.50'
L33	N53°42'11"W	17.00'
L34	N53°42'11"W	17.00'
L35	N61°46'00"W	34.71'
L36	N28°14'00"E	19.00'
L37	N28°14'00"E	9.50'
L38	N28°14'00"E	9.50'
L39	N61°46'00"W	17.00'
L40	N61°46'00"W	17.00'

LINE #	DIRECTION	LENGTH
L41	N28°14'00"E	38.99'
L42	N61°46'00"W	26.00'
L43	N61°46'00"W	13.00'
L44	N61°46'00"W	13.00'
L45	N61°46'00"W	32.82'
L46	N28°14'00"E	19.00'
L47	N28°14'00"E	9.50'
L48	N28°14'00"E	9.50'
L49	N61°46'00"W	17.00'
L50	N61°46'00"W	17.00'
L51	N72°18'59"W	32.34'
L52	N74°01'01"E	18.00'
L53	N74°01'01"E	9.00'
L54	N74°01'01"E	9.00'
L55	N72°18'59"W	17.00'
L56	N72°18'59"W	17.00'
L57	N44°19'15"W	10.02'
L58	N74°02'29"W	33.45'
L59	N72°18'59"W	26.00'
L60	N72°18'59"W	13.25'

LINE #	DIRECTION	LENGTH
L61	N72°18'59"W	12.75'
L62	N72°18'59"W	30.08'
L63	N74°01'01"E	18.00'
L64	N74°01'01"E	9.00'
L65	N74°01'01"E	9.00'
L66	N72°18'59"W	17.00'
L67	N72°18'59"W	17.00'
L68	N74°02'29"W	29.00'
L69	N61°46'00"W	18.00'
L70	N61°46'00"W	9.00'
L71	N61°46'00"W	9.00'
L72	N74°02'29"W	13.00'
L73	N74°02'29"W	13.00'
L74	N61°46'00"W	30.23'
L75	N74°02'29"W	26.00'
L76	N74°02'29"W	13.00'
L77	N74°02'29"W	13.00'
L78	N80°58'11"W	20.34'
L79	N74°02'29"W	29.00'
L80	N61°46'00"W	18.00'

LINE #	DIRECTION	LENGTH
L81	N61°46'00"W	9.00'
L82	N61°46'00"W	9.00'
L83	N74°02'29"W	17.00'
L84	N74°02'29"W	17.00'
L85	N74°02'29"W	29.00'
L86	N61°46'00"W	18.00'
L87	N61°46'00"W	9.00'
L88	N61°46'00"W	9.00'
L89	N74°02'29"W	17.00'
L90	N74°02'29"W	18.26'
L91	N74°02'29"W	19.42'
L92	N74°02'29"W	13.00'
L93	N74°02'29"W	13.00'
L94	N74°02'29"W	35.70'
L95	N74°02'29"W	29.00'
L96	N61°46'00"W	18.00'
L97	N61°46'00"W	9.00'
L98	N61°46'00"W	9.00'
L99	N74°02'29"W	17.00'
L100	N74°02'29"W	17.00'

LINE #	DIRECTION	LENGTH
L101	N74°02'29"W	29.00'
L102	N61°46'00"W	18.00'
L103	N61°46'00"W	9.00'
L104	N61°46'00"W	9.00'
L105	N74°02'29"W	17.00'
L106	N74°02'29"W	29.00'
L107	N74°02'29"W	5.13'
L108	N74°02'29"W	40.83'
L109	N61°46'00"W	19.83'
L110	N74°02'29"W	18.26'
L111	N61°46'00"W	17.21'
L112	N74°02'29"W	2.04'
L113	N61°46'00"W	2.04'
L114	N74°02'29"W	17.00'
L115	N61°46'00"W	18.00'
L116	N61°46'00"W	9.00'
L117	N61°46'00"W	9.00'
L118	N74°02'29"W	17.00'
L119	N74°02'29"W	29.00'
L120	N74°02'29"W	29.00'

LINE #	DIRECTION	LENGTH
L121	N61°46'00"W	18.00'
L122	N61°46'00"W	9.00'
L123	N61°46'00"W	9.00'
L124	N74°02'29"W	17.00'
L125	N74°02'29"W	17.00'
L126	N74°02'29"W	29.00'
L127	N61°46'00"W	2.00'
L128	N61°46'00"W	7.50'
L129	N61°46'00"W	9.50'
L130	N74°02'29"W	17.00'
L131	N74°02'29"W	8.00'
L132	N61°46'00"W	35.36'
L133	N61°46'00"W	26.03'
L134	N61°46'00"W	13.05'
L135	N61°46'00"W	14.75'
L136	N61°46'00"W	12.98'
L137	N61°46'00"W	11.39'
L138	N61°46'00"W	10.00'
L139	N74°02'29"W	17.00'
L140	N74°02'29"W	17.00'

LINE #	DIRECTION	LENGTH
L141	N44°42'11"W	26.00'
L142	N44°42'11"W	13.00'
L143	N44°42'11"W	13.00'
L144	N44°42'11"W	16.40'
L145	N44°42'11"W	26.00'
L146	N44°42'11"W	9.50'
L147	N44°42'11"W	9.50'
L148	N44°42'11"W	17.00'
L149	N44°42'11"W	17.00'
L150	N44°42'11"W	30.86'
L151	N44°42'11"W	19.00'
L152	N44°42'11"W	19.00'
L153	N44°42'11"W	30.14'
L154	N44°42'11"W	19.00'
L155	N44°42'11"W	19.00'
L156	N44°42'11"W	19.00'
L157	N44°42'11"W	19.00'
L158	N44°42'11"W	19.00'
L159	N44°42'11"W	19.00'
L160	N44°42'11"W	19.00'

LINE #	DIRECTION	LENGTH
L161	N44°42'11"W	26.00'
L162	N44°42'11"W	13.00'
L163	N44°42'11"W	13.00'
L164	N44°42'11"W	16.40'
L165	N44°42'11"W	26.00'
L166	N44°42'11"W	9.50'
L167	N44°42'11"W	9.50'
L168	N44°42'11"W	17.00'
L169	N44°42'11"W	17.00'
L170	N44°42'11"W	30.86'
L171	N44°42'11"W	19.00'
L172	N44°42'11"W	19.00'
L173	N44°42'11"W	30.14'
L174	N44°42'11"W	19.00'
L175	N44°42'11"W	19.00'
L176	N44°42'11"W	19.00'
L177	N44°42'11"W	19.00'
L178	N44°42'11"W	19.00'
L179	N44°42'11"W	19.00'
L180	N44°42'11"W	19.00'

TRACT 4131
RIVER ISLANDS - STAGE 2B
VILLAGE KK

A PORTION OF RANCHO EL PESQUERO, BEING
A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (A3 MAP 142)
CITY OF LAHORE, SAN JOAQUIN COUNTY, CALIFORNIA
SEPTEMBER, 2023



ODELL
ENGINEERING

LINE #	DIRECTION	LENGTH
L141	N74°02'29"W	17.00'
L142	N46°14'51"W	24.03'
L143	N43°45'09"E	18.00'
L144	N43°45'09"E	15.49'
L145	N43°45'09"E	2.51'
L146	N46°14'51"W	17.00'
L147	N46°14'51"W	5.36'
L148	N31°42'11"E	23.92'
L149	N43°45'09"E	6.00'
L150	N46°14'51"W	26.00'
L151	N46°14'51"W	13.00'
L152	N46°14'51"W	13.00'
L153	N46°14'51"W	29.00'
L154	N43°45'09"E	18.00'
L155	N43°45'09"E	9.08'
L156	N43°45'09"E	8.92'
L157	N46°14'51"W	17.00'
L158	N46°14'51"W	17.00'
L159	N31°42'11"E	5.38'
L160	N21°32'41"W	31.52'

LINE #	DIRECTION	LENGTH
L161	N61°46'00"W	18.09'
L162	N22°28'58"W	50.00'
L163	N43°45'09"E	20.00'
L164	N74°02'29"W	26.00'
L165	N74°02'29"W	13.00'
L166	N74°02'29"W	13.00'
L167	N61°46'00"W	18.00'
L168	N61°46'00"W	12.00'
L169	N61°46'00"W	6.00'
L170	N74°02'29"W	17.00'
L171	N74°02'29"W	17.00'
L172	N74°02'29"W	29.00'
L173	N61°46'00"W	19.00'
L174	N61°46'00"W	9.50'
L175	N61°46'00"W	9.50'
L176	N74°02'29"W	17.00'
L177	N74°02'29"W	17.00'
L178	N74°02'29"W	29.00'
L179	N61°46'00"W	19.00'
L180	N61°46'00"W	9.50'

LINE #	DIRECTION	LENGTH
L181	N61°46'00"W	9.50'
L182	N74°02'29"W	17.00'
L183	N74°02'29"W	17.00'
L184	N61°46'00"W	17.71'
L185	N74°02'29"W	26.00'
L186	N74°02'29"W	13.00'
L187	N74°02'29"W	13.00'
L188	N74°02'29"W	29.00'
L189	N61°46'00"W	19.00'
L190	N61°46'00"W	9.50'
L191	N61°46'00"W	9.50'
L192	N74°02'29"W	17.00'
L193	N74°02'29"W	17.00'
L194	N74°02'29"W	29.00'
L195	N61°46'00"W	19.00'
L196	N61°46'00"W	17.71'
L197	N61°46'00"W	9.50'
L198	N74°02'29"W	17.00'
L199	N74°02'29"W	17.00'
L200	N74°02'29"W	29.06'

LINE #	DIRECTION	LENGTH
L201	N74°02'29"W	26.00'
L202	N74°02'29"W	13.00'
L203	N74°02'29"W	13.00'
L204	N74°02'29"W	29.00'
L205	N61°46'00"W	19.00'
L206	N61°46'00"W	9.50'
L207	N61°46'00"W	9.50'
L208	N74°02'29"W	17.00'
L209	N74°02'29"W	17.00'
L210	N74°02'29"W	29.00'
L211	N61°46'00"W	19.00'
L212	N61°46'00"W	9.50'
L213	N61°46'00"W	9.50'
L214	N74°02'29"W	17.00'
L215	N74°02'29"W	17.00'
L216	N61°46'00"W	17.71'
L217	N61°46'00"W	26.00'
L218	N74°02'29"W	13.00'
L219	N74°02'29"W	13.00'
L220	N74°02'29"W	29.06'

LINE #	DIRECTION	LENGTH
L221	N61°46'00"W	19.00'
L222	N61°46'00"W	9.50'
L223	N61°46'00"W	9.50'
L224	N74°02'29"W	17.00'
L225	N74°02'29"W	17.00'
L226	N74°02'29"W	28.94'
L227	N61°46'00"W	19.00'
L228	N61°46'00"W	9.50'
L229	N61°46'00"W	9.50'
L230	N74°02'29"W	17.00'
L231	N74°02'29"W	17.00'
L232	N61°46'00"W	17.71'
L233	N74°02'29"W	26.00'
L234	N74°02'29"W	13.00'
L235	N74°02'29"W	13.00'
L236	N61°46'00"W	31.60'
L237	N61°46'00"W	19.00'
L238	N61°46'00"W	9.50'
L239	N61°46'00"W	9.50'
L240	N74°02'29"W	17.00'

LINE #	DIRECTION	LENGTH
L241	N74°02'29"W	17.00'
L242	N61°46'00"W	32.13'
L243	N24°31'55"E	19.00'
L244	N24°31'55"E	9.50'
L245	N24°31'55"E	9.50'
L246	N61°46'00"W	17.00'
L247	N61°46'00"W	17.00'
L248	N24°31'55"E	21.71'
L249	N61°46'00"W	26.00'
L250	N61°46'00"W	13.00'
L251	N61°46'00"W	13.00'
L252	N61°46'00"W	41.03'
L253	N24°31'55"E	19.00'
L254	N24°31'55"E	9.50'
L255	N24°31'55"E	9.50'
L256	N61°46'00"W	17.00'
L257	N61°46'00"W	17.00'
L258	N61°46'00"W	35.96'

TRACT 4131 RIVER ISLANDS - STAGE 2B VILLAGE KK

A PORTION OF RANCHO EL PESQUERO, BEING
A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142)
CITY OF LAHOP, SAN JOAQUIN COUNTY, CALIFORNIA
SEPTEMBER 2023



LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 5 AND 6 ONLY

CURVE #	RADIUS	DELTA	LENGTH
C1	3.00'	90°00'00"	4.71'
C2	3.00'	90°00'00"	4.71'
C3	3.00'	90°00'00"	4.71'
C4	3.00'	90°00'00"	4.71'
C5	50.00'	141°58'	1.46'
C6	1102.00'	078°20'	9.08'
C7	17.00'	50°38'11"	15.02'
C8	990.00'	0°02'28"	11.65'
C9	330.00'	270°00'	13.44'
C10	330.00'	43°05'57"	26.01'
C11	330.00'	8°35'16"	49.46'
C12	330.00'	220°18'	13.47'
C13	270.00'	134°46'	7.44'
C14	270.00'	5°31'58"	26.07'
C15	270.00'	1228°36'	58.79'
C16	270.00'	100°59'	4.73'
C17	330.00'	215°15'	12.98'
C18	330.00'	432°32'	26.16'
C19	330.00'	6°43'34"	38.74'
C20	330.00'	43°05'55"	26.01'

CURVE #	RADIUS	DELTA	LENGTH
C21	330.00'	5°41'24"	32.77'
C22	330.00'	23°43'41"	136.66'
C23	270.00'	65°51'12"	32.61'
C24	270.00'	12°38'33"	59.38'
C25	270.00'	112°14'	5.67'
C26	330.00'	416°58'	23.71'
C27	330.00'	8°06'46"	46.73'
C28	330.00'	432°23'	26.15'
C29	330.00'	7°10'39"	41.34'
C30	330.00'	73°7'11"	43.88'
C31	330.00'	250°56'	16.41'
C32	270.00'	1°46'48"	8.39'
C33	270.00'	5°31'11"	26.01'
C34	50.00'	213°09'	18.52'
C35	270.00'	10728°32'	49.36'
C36	270.00'	17°46'31"	83.76'
C37	1020.00'	302°33'	58.63'
C38	120.00'	142°35'	3.58'
C40	1020.00'	331°13'	67.71'

CURVE #	RADIUS	DELTA	LENGTH
C41	5020.00'	072°35'	32.98'
C42	5020.00'	076°39'	36.90'
C43	340.00'	4100°37'	23.80'
C44	340.00'	10727°45'	62.09'
C45	340.00'	356°32'	23.59'
C46	3315.00'	0°31'59"	30.85'
C47	3315.00'	0°06'56"	6.68'
C48	3315.00'	0°38'55"	37.53'
C49	1090.00'	2°35'48"	48.40'
C50	1090.00'	0°33'01"	10.47'
C51	1090.00'	8°43'02"	165.84'
C52	80.00'	145°24'2"	20.77'
C53	80.00'	12°46'11"	17.83'
C54	80.00'	27°38'53"	38.60'
C55	250.00'	076°40'	1.94'
C56	250.00'	8°33'23"	37.33'
C57	250.00'	9°00'03"	39.27'
C58	280.00'	0°56'22"	4.59'
C59	280.00'	6°50'34"	33.44'
C60	50.00'	3627°40'	31.62'

RADIAL BEARINGS	LINE #	DIRECTION
(R1)	N28°18'23"W	
(R2)	N27°30'27"W	
(R3)	N89°53'15"E	
(R4)	N51°11'47"E	
(R5)	N89°28'55"E	
(R6)	N34°58'54"E	
(R7)	N42°41'19"E	
(R8)	N46°51'04"E	
(R9)	N89°28'51"E	
(R10)	N48°20'27"E	
(R11)	N41°22'48"E	
(R12)	N80°56'03"E	
(R13)	N46°47'40"E	
(R14)	N34°58'04"E	
(R15)	N27°28'30"E	
(R16)	N29°27'06"E	
(R17)	N25°00'38"E	
(R18)	N39°48'03"E	
(R19)	N16°36'20"E	
(R20)	N17°35'12"E	

RADIAL BEARINGS	LINE #	DIRECTION
(R21)	N6°05'27"E	
(R22)	N6°02'17"W	
(R23)	N22°44'23"W	
(R24)	N51°49'15"W	
(R25)	N88°16'55"W	
(R26)	N2°33'12"E	
(R27)	N22°45'18"E	
(R28)	N18°12'46"E	
(R29)	N38°41'12"E	
(R30)	N28°48'18"E	
(R31)	N47°11'38"W	
(R32)	N38°43'31"E	
(R33)	N17°09'45"E	
(R34)	N16°47'18"W	
(R35)	N18°22'27"E	
(R36)	N20°04'30"E	
(R37)	N28°11'16"E	
(R38)	N23°46'16"E	
(R39)	N23°43'39"E	
(R40)	N43°30'43"E	

RADIAL BEARINGS	LINE #	DIRECTION
(R41)	N89°54'18"E	
(R42)	N6°03'12"E	
(R43)	N42°48'37"E	
(R44)	N48°35'37"E	
(R45)	N45°04'28"E	
(R46)	N38°23'44"E	
(R47)	N38°10'26"E	
(R48)	N48°34'37"W	
(R49)	N48°34'37"W	
(R50)	N51°40'07"E	
(R51)	N48°08'54"E	
(R52)	N46°13'39"E	
(R53)	N46°24'25"E	
(R54)	N26°57'31"E	
(R55)	N27°38'26"E	
(R56)	N24°27'37"E	
(R57)	N24°27'37"E	
(R58)	N15°44'35"E	
(R59)	N5°01'54"E	
(R60)	N33°59'48"E	

CURVE #	RADIUS	DELTA	LENGTH
C61	50.00'	355°13'	31.40'
C62	50.00'	51°28'43"	44.92'
C63	50.00'	25°02'09"	21.85'
C64	265.00'	7°48'45"	36.13'
C65	265.00'	87°13'	38.33'
C66	335.00'	75°19'	46.71'
C67	335.00'	94°33'	57.07'
C68	335.00'	127°04'	8.48'
C69	270.00'	655°48'	32.66'
C70	270.00'	1032°09"	49.65'
C71	270.00'	1225°42'	58.57'
C72	270.00'	1016°00'	48.38'
C73	270.00'	4098°39'	189.25'
C74	265.00'	1113°56'	51.18'
C75	12.00'	50°38'11"	10.61'
C76	55.00'	375°58'	36.44'
C77	270.00'	1°39'45"	7.83'
C78	80.00'	515°01'	7.33'
C79	308.00'	816°48'	44.51'
C80	55.00'	241°09'	23.95'

CURVE #	RADIUS	DELTA	LENGTH
C81	3.00'	64°35'36"	3.38'
C82	25.00'	38°04'23"	16.61'
C83	17.00'	66°14'06"	19.85'
C84	56.00'	25°55'34"	25.34'
C85	30.00'	24°18'22"	12.73'
C86	93.00'	12°02'58"	19.56'
C87	67.00'	12°02'58"	14.09'
C88	880.00'	238°41"	40.11'
C89	880.00'	0°56'47"	14.54'
C90	89.00'	372°133"	58.03'
C91	435.00'	4°36'44"	35.02'
C92	435.00'	211°46"	16.68'
C93	435.00'	224°58"	18.34'
C94	265.00'	7°49'29"	36.19'
C95	330.00'	44°71'7"	27.36'
C96	300.00'	5°45'50"	30.18'
C97	300.00'	814°21"	43.14'
C98	300.00'	148°01'1"	73.32'
C99	300.00'	0°31'46"	4.52'
C100	89.00'	331°10'	51.29'

RADIAL BEARINGS	LINE #	DIRECTION
(R61)	N28°28'52"E	
(R62)	N46°48'19"W	
(R63)	N35°23'44"E	
(R64)	N48°30'35"W	
(R65)	N20°34'15"E	
(R66)	N58°18'35"W	
(R67)	N37°28'11"E	
(R68)	N39°56'09"W	
(R69)	N40°50'15"E	
(R70)	N40°34'22"W	
(R71)	N40°34'22"W	
(R72)	N17°14'27"W	
(R73)	N17°14'27"W	
(R74)	N34°15'37"E	
(R75)	N42°30'29"E	

TRACT 4131 RIVER ISLANDS - STAGE 2B VILLAGE KK

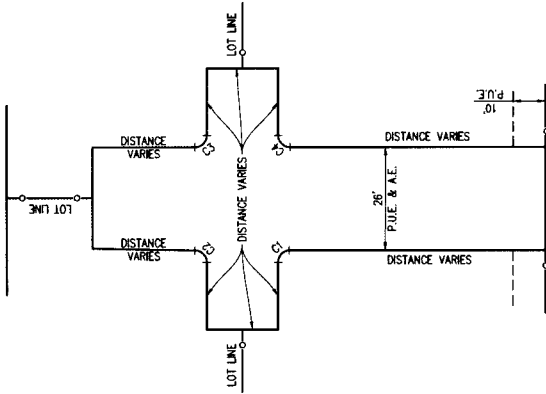
A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
SEPTEMBER 2023



NOTES

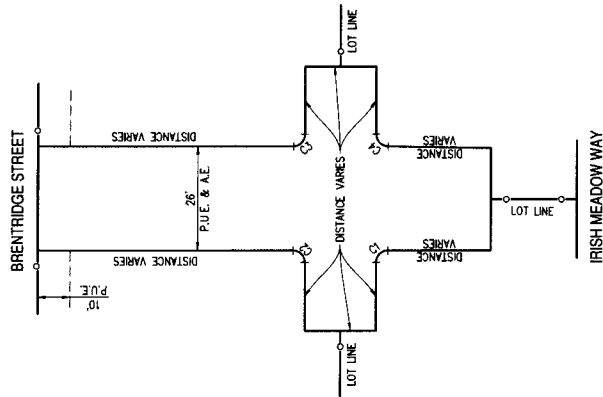
1. SEE SHEET 7 AND 8 FOR LINE AND CURVE TABLES.
2. MONUMENTS SHOWN ON DETAIL "I" ARE SET ON 1" OFFSET ALONG PROPERTY LINE. 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "PLS 7788" IN NON-PAVED AREAS, 1.17" BRASS DISK STAMPED "PLS 7788" IN PAVED AREAS.

EXISTING STAGE 2B LEVEE EASEMENT



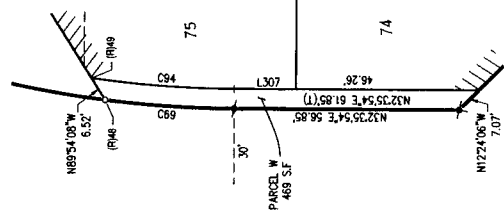
BRENTBRIDGE STREET

MONUMENT DETAIL FOR
PARCELS A THROUGH R
(SEE NOTE #3)

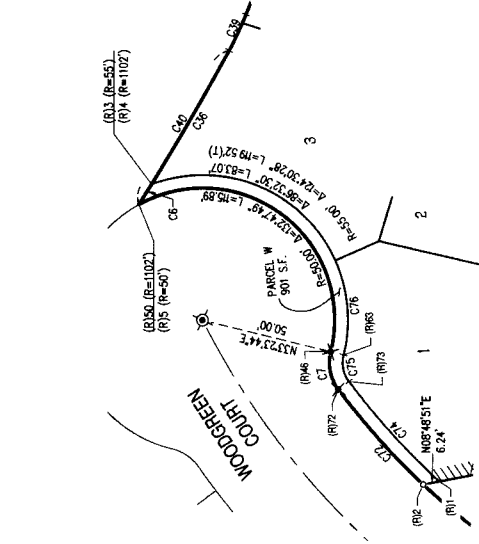


IRISH MEADOW WAY

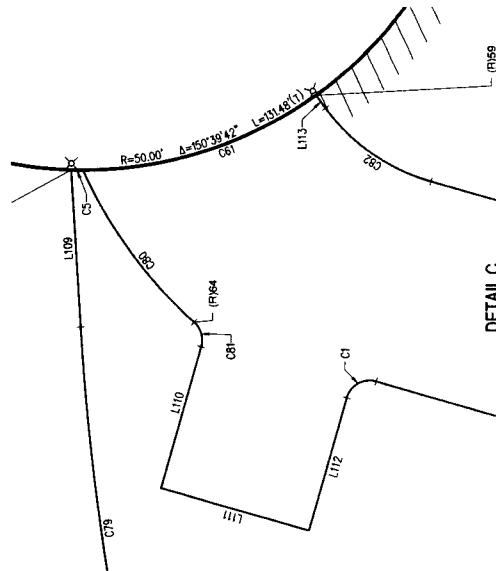
DETAIL F
(NOT TO SCALE)



DETAIL B
FROM SHEET 5
(1"=30')



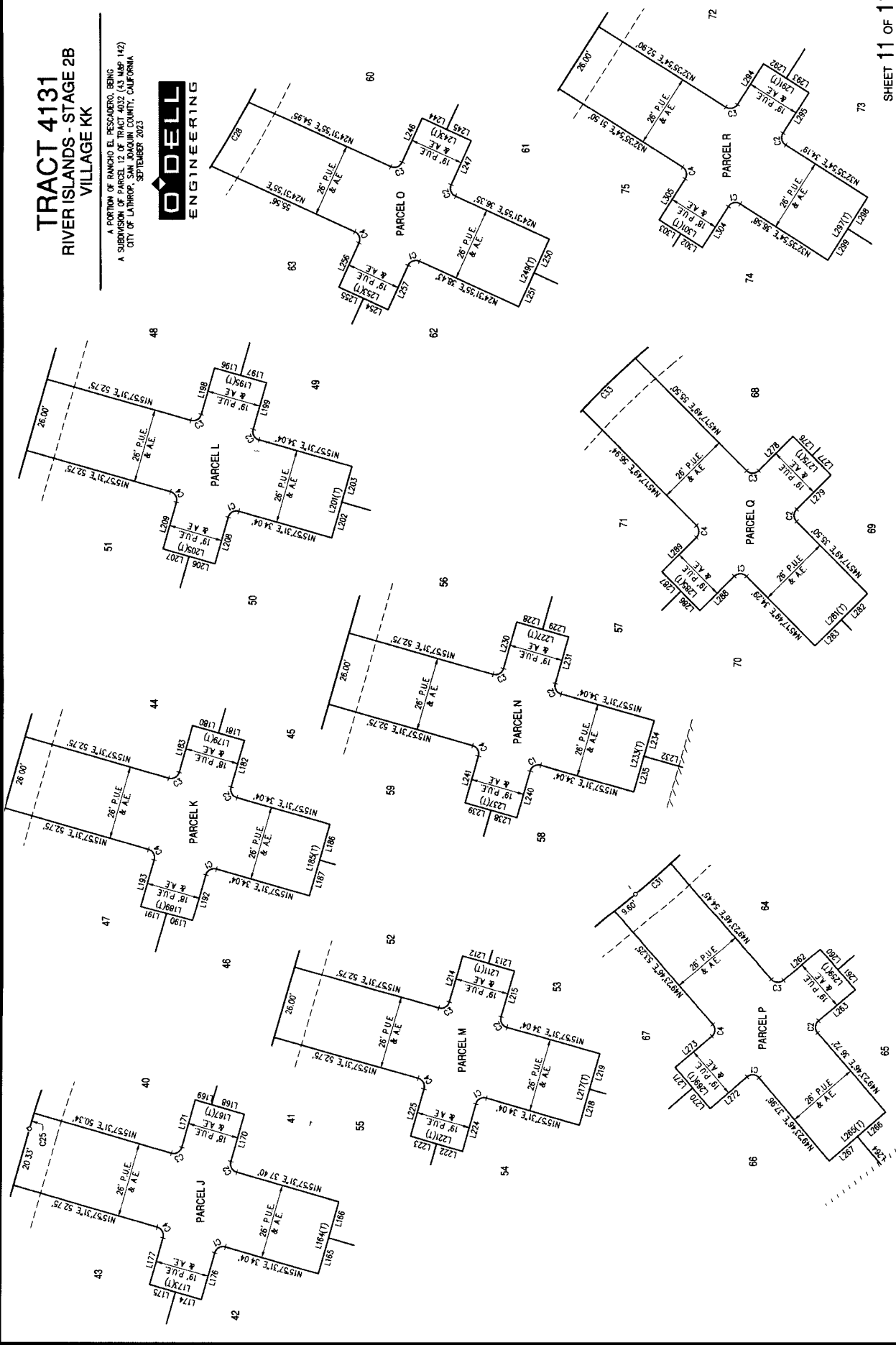
DETAIL A
FROM SHEET 5
(1"=30')



DETAIL C
FROM SHEET 6
(1"=10')

TRACT 4131 RIVER ISLANDS - STAGE 2B VILLAGE KK

A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
SEPTEMBER 2023



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