

ITEM 4.18

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

ITEM: APPROVE FINAL MAP, AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 95 LOTS IN TRACT 4130 VILLAGE "II" WITHIN OLD RIVER DISTRICT OF RIVER ISLANDS

RECOMMENDATION: Adopt Resolution Approving Final Map for Tract 4130 Village "II" within the Old River District, Totaling 95 Single Family Lots, and Subdivision Improvement Agreement with River Islands Stage 2B, LLC

SUMMARY:

The proposed Final Map for Tract 4130 Village "II" (Tract 4130), is included as Attachment "E". River Islands is proposing ninety-five (95) 45' x 64' single-family lots for Lennar Homes. A Vicinity Map is included as Attachment "B".

Staff recommends that the City Council approve the proposed Final Map for Tract 4130 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:

On June 14, 2021, the City Council adopted resolutions and ordinances approving the River Islands modified Phase 2 Project and Vesting Tentative Subdivision Map (VTM) 6716. On 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 for Tract 4130 is within the geographic boundaries of VTM 6716 and Stage 2B.

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 improvements for Tract 4130 is \$2,891,900. Performance and labor & material securities have been provided with the SIA for Tract 4130 that guarantee the unfinished improvements in the amount of:

Unfinished Improvement Total:	\$2,891,900
Performance Security (110% of Unfinished Improvements) Bond No. 0799672	\$3,181,090
Labor & Materials Security (50% of Performance Security) Bond No. 0799672	\$1,590,545

OCTOBER 9, 2023 CITY COUNCIL REGULAR MEETING

**APPROVE FINAL MAP AND SIA FOR 95 LOTS IN TRACT 4130 VILLAGE “II”
WITHIN OLD RIVER DISTRICT OF RIVER ISLANDS**

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 4130 is within the boundaries of City of Lathrop Community Facilities District (CFD) 2023-1 and therefore does not need to be annexed. However, Tract 4130 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
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

CITY MANAGER’S REPORT **PAGE 3**
OCTOBER 9, 2023 CITY COUNCIL REGULAR MEETING
APPROVE FINAL MAP AND SIA FOR 95 LOTS IN TRACT 4130 VILLAGE “II”
WITHIN OLD RIVER DISTRICT OF RIVER ISLANDS

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 Approving Final Map for Tract 4130 Village “II” within the Old River District, Totaling 95 Single Family Lots, and Subdivision Improvement Agreement with River Islands Stage 2B, LLC
- B. Vicinity Map – Tract 4130 Village “II”
- C. Subdivision Improvement Agreement between the City of Lathrop and River Islands Stage 2B, LLC, a Delaware limited liability company, for Tract 4130 Village “II”
- D. Escrow Instructions for Final Map Tract 4130 Village “II”
- E. Final Map – Tract 4130 Village “II”

CITY MANAGER'S REPORT
OCTOBER 9, 2023 CITY COUNCIL REGULAR MEETING
APPROVE FINAL MAP AND SIA FOR 95 LOTS IN TRACT 4130 VILLAGE "II"
WITHIN OLD RIVER DISTRICT OF RIVER ISLANDS

APPROVALS




Veronica Albarran
Junior Engineer

09-26-2023
Date



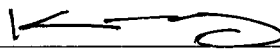
Brad Taylor
City Engineer

9/26/2023
Date



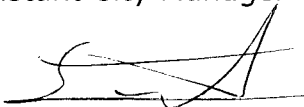
Cari James
Finance Director

9/26/2023
Date



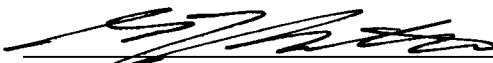
Michael King
Assistant City Manager

9-27-2023
Date



Salvador Navarrete
City Attorney

9-26-2023
Date



Stephen J. Salvatore
City Manager

10.4.23
Date

RESOLUTION NO. 23-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING FINAL MAP FOR TRACT 4130 VILLAGE "II" WITHIN THE OLD RIVER DISTRICT, TOTALING 95 SINGLE 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 Final Map for Tract 4130 Village "II" (Tract 4130) is within the geographic boundaries of VTM 6716 and Stage 2B; 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 securities with the SIA for Tract 4130 that guarantee the unfinished improvements in the amount as follows:

Unfinished Improvement Total:	\$2,891,000
Performance Security (110% of Unfinished Improvements): Bond No. 0799672	\$3,181,090
Labor & Materials Security (50% of Performance Security): Bond No. 0799672	\$1,590,545

; 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 4130 is within the boundaries of City of Lathrop Community Facilities District (CFD) 2023-1 and therefore does not need to be annexed. However, Tract 4130 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 sums to guarantee the payment of all fees and providing required documents.

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

1. The Final Map for Tract 4130 and is hereby approved as submitted for recordation with the San Joaquin County Assessor/Recorder/County Clerk Office.
2. Subdivision Improvement Agreement with River Islands 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:

APPROVED AS TO FORM:

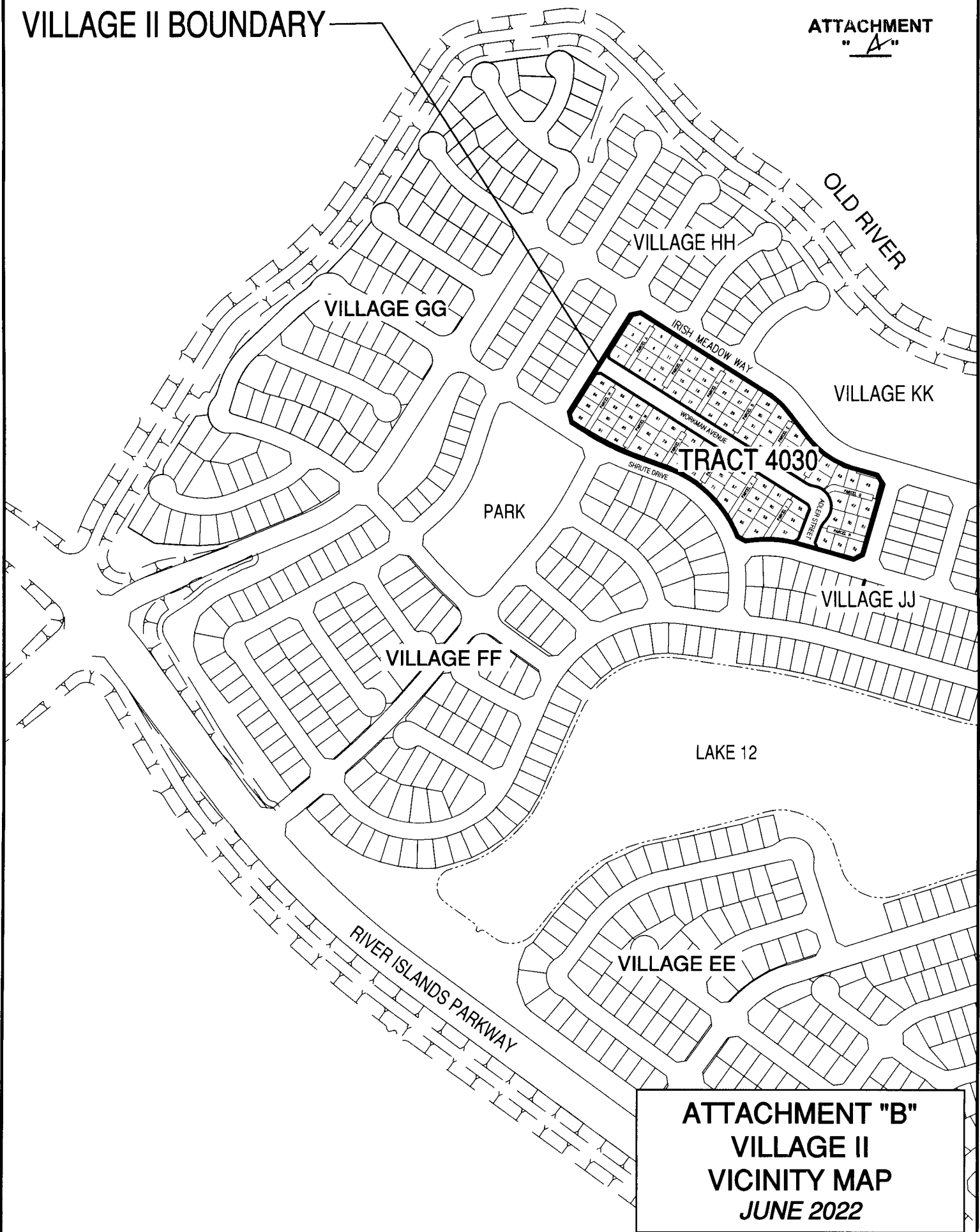
Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

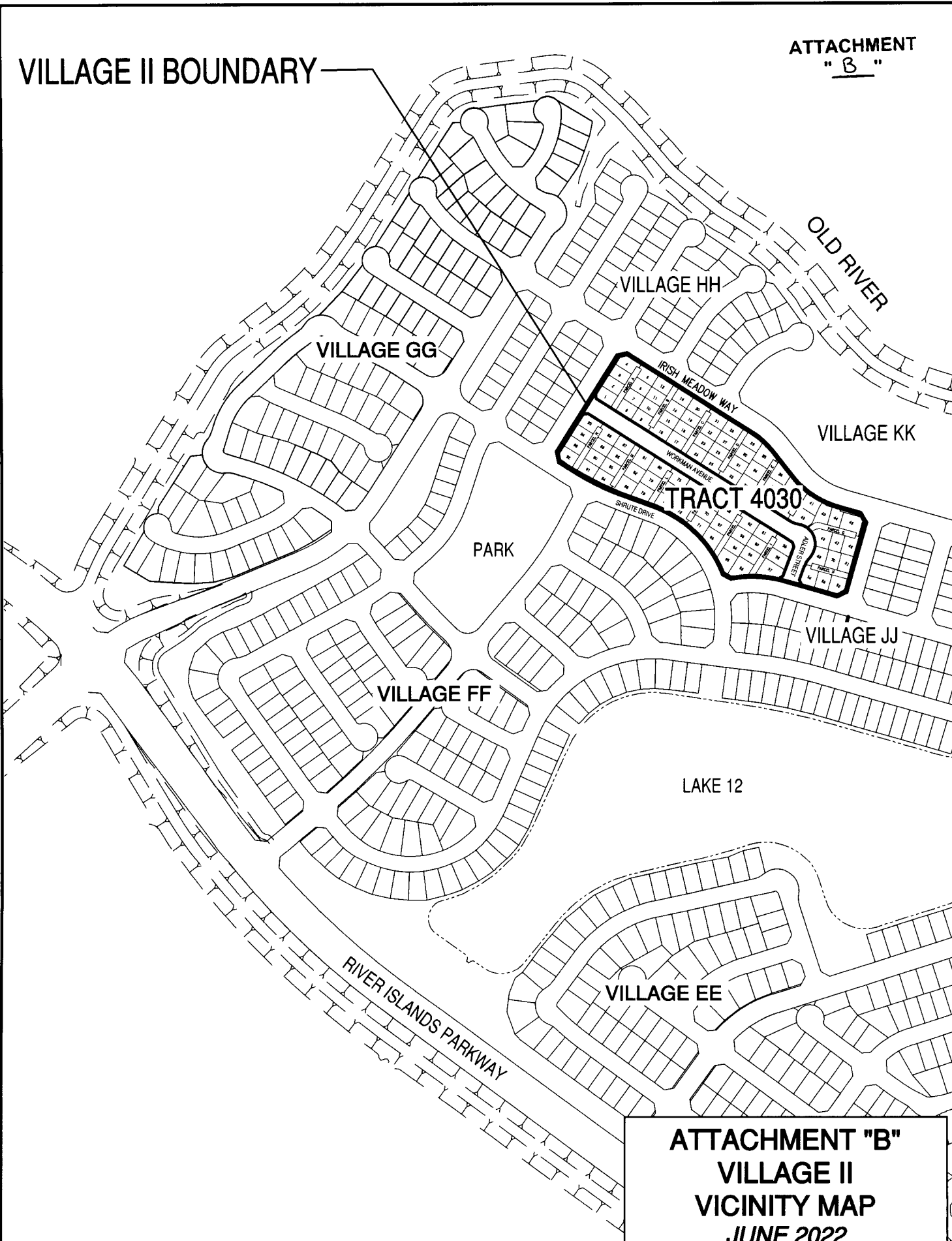
VILLAGE II BOUNDARY

ATTACHMENT
"A"



ATTACHMENT "B"
VILLAGE II
VICINITY MAP
JUNE 2022

VILLAGE II BOUNDARY



ATTACHMENT "B"
VILLAGE II
VICINITY MAP
JUNE 2022

SUBDIVISION IMPROVEMENT AGREEMENT

BETWEEN THE CITY OF LATHROP AND

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

FOR TRACT 4130 VILLAGE "II" 95 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").

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 4130 Village "II" (Tract 4130). However, SUBDIVIDER has completed a significant portion of public infrastructure improvements associated with Tract 4130 located within the Old River District of River Islands, 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 4130, in the amount shown in Section 8 of this Agreement.

C. SUBDIVIDER has completed a portion of the joint trench improvements for Tract 4130 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 4130. 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 4130 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 4130 Village "II"

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 as defined in this agreement, prior to issuance of certificate of occupancy of the last home constructed in Tract 4130, or October 9, 2024, whichever comes first.

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

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

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

6. SUBDIVIDER guarantees and warrants that the Improvements shall be constructed in compliance with the standards set forth in Paragraph 1 above, free from any defects in work or labor done, and from any defects in materials furnished. Further, SUBDIVIDER shall repair and maintain the Improvements in good condition and in accordance with CITY specifications for one (1) year after CITY'S acceptance of the Improvements. As required by this Agreement, prior to acceptance of the Improvements, SUBDIVIDER shall deposit with the City Engineer a Warranty Bond in the amount of \$289,190, equal to 10% of the estimated cost of the Improvements for the Tract 4130 entire area (\$2,891,900) as included in the Engineer's estimate attached to this Agreement as Exhibit "D", to insure SUBDIVIDER'S repair and warranty of the Improvements in accordance with the terms of this Agreement. The Warranty Bond shall be released at the end of the one year guarantee period, provided there are no claims against it are then outstanding.

7. If SUBDIVIDER, in whole or in part, abandons the Improvements, or unnecessarily or unreasonably delays construction of the Improvements, fails to complete construction of the Improvements within the time specified in this Agreement, or fails to repair.

Replace or reconstruct any defects, as set forth in Paragraph 6 above, CITY may, but is not required to, proceed to complete and/or repair, replace, or reconstruct the Improvements, either by itself or by contract for such service, and CITY may cause to be forfeited such portion of any security deposited therein as is necessary to cover the costs of completion, repair, replacement, or

reconstruction incurred by CITY.

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

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

8. Because the Improvements are not entirely complete, the SUBDIVIDER is required to only post Performance or Labor & Materials bonds to guarantee the unfinished improvements associated with Tract 4130 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:	\$2,891,900
Performance Bond (Bond No. 0799672):	\$3,181,090
Labor & Materials Bond (Bond No. 0799672):	\$1,590,545

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

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

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

12. SUBDIVIDER hereby agrees to, and shall hold CITY, its elective and appointive boards, commissions, officers, agents and employees (collectively, "Indemnitees"), harmless from any liability for damage or claims which may arise from SUBDIVIDER and/or SUBDIVIDER'S

Subdivision Improvement Agreement (River Islands Stage 2B, LLC)
Tract 4130 Village "II"

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.

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.

Subdivision Improvement Agreement (River Islands Stage 2B, LLC)
Tract 4130 Village "II"

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 4130.

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.

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.

Subdivision Improvement Agreement (River Islands Stage 2B, LLC)
Tract 4130 Village "II"

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 4130
- EXHIBIT B TRACT 4130 VILLAGE "II" AREA
- EXHIBIT C: CITY INSURANCE REQUIREMENTS
- EXHIBIT D: TRACT 4130 UNFINISHED IMPROVEMENTS AND FULL IMPROVEMENTS COST ESTIMATE

Subdivision Improvement Agreement (River Islands Stage 2B, LLC)
Tract 4130 Village "II"

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this 9th day of October 2023, at Lathrop, California.

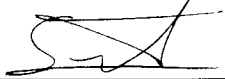
ATTEST: TERESA VARGAS
City Clerk of and for the City
of Lathrop, State of California

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:  _____ 9-25-2023
Salvador Navarrete Date
City Attorney

Subdivision Improvement Agreement (River Islands Stage 2B, LLC)
Tract 4130 Village "II"

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 4130 Village "II"

EXHIBIT "A"

FINAL MAP - TRACT 4130

OWNERS STATEMENT

THE UNDERSIGNED, DOES HEREBY STATE THAT THEY ARE THE OWNERS OR HAVE SOME RECORD TITLE INTEREST IN THE LAND DELINEATED AND EMBRACED WITHIN THE EXTENDED BOUNDARY LINE OF THE HEREIN EMBODIED FINAL MAP ENTITLED, "TRACT 4130, RIVER ISLANDS - STAGE 2B, VILLAGE II", CITY OF LATHROP, CALIFORNIA, CONSISTING OF TWELVE (12) SHEETS, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES

- 1 TO THE CITY OF LATHROP FOR PUBLIC RIGHT-OF-WAY PURPOSES, THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS WORKMAN AVENUE AND ADLER 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 N 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, POLES, WIRES, CABLES, PIPES, AND CONDUITS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "P.U.E." (PUBLIC UTILITY EASEMENT)
4 A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP FOR ACCESS PURPOSES, FOR THE BENEFIT OF THE PUBLIC, AS SHOWN ON THIS FINAL MAP DESIGNATED AS "A.E." (ACCESS EASEMENT).

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

- 1 PARCELS O THROUGH T 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 DISTINCTIVE BORDER UPON THIS MAP, HEREBY ARE DEDICATED TO THE CITY OF LATHROP

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

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

BY: NAME: SUSAN BELL OSSO DATE: PRESIDENT

TRUSTEES STATEMENT

OLD REPUBLIC TITLE COMPANY AS TRUSTEE UNDER THE DEED OF TRUST RECORDED DECEMBER 22, 2016, AS DOCUMENT NUMBER 2016-160896, AND AS AMENDED IN DOCUMENT RECORDED DECEMBER 26, 2017 AS DOCUMENT NUMBER 2017-150771, FURTHER AMENDED IN DOCUMENT RECORDED APRIL 15, 2020 AS DOCUMENT NUMBER 2020-046905 AND FURTHER AMENDED IN DOCUMENT RECORDED NOVEMBER 23, 2022 AS DOCUMENT NUMBER 2022-132040, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY

DATED THIS DAY OF 2023 BY NAME DATE ITS

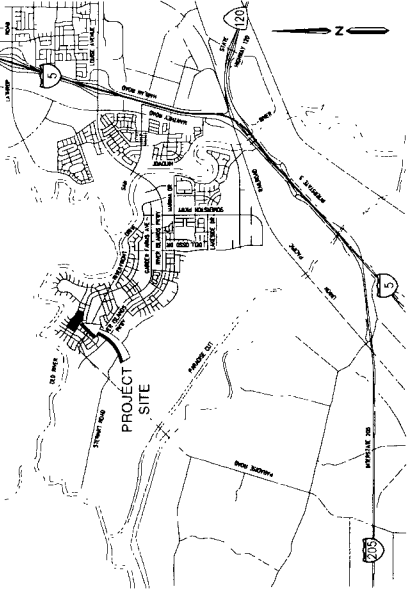
ACKNOWLEDGEMENT CERTIFICATE (OWNER)

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

STATE OF CALIFORNIA COUNTY OF SAN JOAQUIN ON [] 2023 BEFORE ME, [] WHO PROVED TO [] A NOTARY PUBLIC, PERSONALLY APPEARED TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO [] ON THE BASIS OF MY INSPECTION AND TO BE THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/ THEIR OWN FREE AND VOLUNTARY ACT AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR 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: NAME (PRINT) PRINCIPAL COUNTY OF BUSINESS MY COMMISSION NUMBER MY COMMISSION EXPIRES



VICINITY MAP NOT TO SCALE

SECRETARY OF THE PLANNING COMMISSION'S STATEMENT

THIS MAP CONFORMS TO YESTING 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

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

CITY ENGINEER'S STATEMENT

I, BRAD R. TAYLOR, HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA AND THAT I HAVE EXAMINED THIS FINAL MAP OF TRACT 4130, RIVER ISLANDS STAGE 2B, VILLAGE II, CITY OF LATHROP, CALIFORNIA, CONSISTING OF TWELVE (12) SHEETS, AND ANY APPROVED ALTERATIONS THEREOF APPEARED ON THE AMENDED YESTING TENTATIVE MAP NO. 6716, 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 THERETO, APPLICABLE AT THE TIME OF APPROVAL OF AMENDED YESTING TENTATIVE MAP

DATED THIS DAY OF 2023

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



RECORDER'S STATEMENT

FILED THIS DAY OF 2023 AT [] M IN BOOK [] OF MAPS AND PLATS, AT PAGE [] AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY

BY: STEVE BESTOLARINES COUNTY CLERK ASSESSOR-RECORDER COUNTY OF SAN JOAQUIN COUNTY, CALIFORNIA ASSISTANT/DEPUTY RECORDER

CITY CLERK'S STATEMENT

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY OF LATHROP, STATE OF CALIFORNIA, HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED, "TRACT 4130, RIVER ISLANDS - STAGE 2B, VILLAGE II", CITY OF LATHROP, CALIFORNIA, CONSISTING OF TWELVE (12) SHEETS, THIS STATEMENT WAS PRESENTED TO SAID CITY COUNCIL AS PROVIDED BY LAW AT A MEETING THEREOF HELD ON THE DAY OF [] 2023, AND THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. [] DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP, AND AUTHORIZED ITS RECORDATION, AND ACCEPTED ON BEHALF OF THE CITY OF LATHROP, FOR PUBLIC USE, THE DEDICATION OF ALL PUBLIC UTILITY EASEMENTS, ALL ACCESS EASEMENTS, PARCELS A THROUGH N FOR ACCESS AND PUBLIC UTILITY PURPOSES, THE DEDICATION OF THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "P.U.E." (PUBLIC UTILITY EASEMENT) AND THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "A.E." (ACCESS EASEMENT) WITH CHAPTER 16, TITLE 16.16 OF THE CITY OF LATHROP MUNICIPAL CODE.

FURTHERMORE, PURSUANT TO SECTION 66434(G) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE CITY OF LATHROP DOES HEREBY ABANDON THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT, RECORDED MAY 21, 2021, AS DOCUMENT NUMBER 2021-088863, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN TRACT 4130.

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

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

ACKNOWLEDGEMENT CERTIFICATE (TRUSTEE)

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

STATE OF CALIFORNIA COUNTY OF SAN JOAQUIN ON [] 2023 BEFORE ME, [] WHO PROVED TO [] A NOTARY PUBLIC, PERSONALLY APPEARED TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO [] ON THE BASIS OF MY INSPECTION AND TO BE THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/ THEIR OWN FREE AND VOLUNTARY ACT AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR 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

NAME (PRINT) PRINCIPAL COUNTY OF BUSINESS MY COMMISSION NUMBER MY COMMISSION EXPIRES

EXEMPT FROM FEE PER GOVERNMENT CODE 271881. 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 4130, RIVER ISLANDS-STAGE 2B, VILLAGE II", 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 MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL 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 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



RECITALS

- RIGHT TO FARM STATEMENT
PER CITY OF LATHROP MUNICIPAL CODE OF ORDINANCES, TITLE 15, CHAPTER 15.46.04, THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTICED THAT THE PROPERTY YOU ARE ACQUIRING IS ZONED FOR AGRICULTURE AND AGRICULTURAL ACTIVITIES. YOU ARE ADVISED THAT THE CITY OF LATHROP INCORPORATED JOSEF J. TOOTLE, G.E. NO. 2672, AND IS ON FILE WITH THE CITY OF LATHROP BY ENCO, INCORPORATED, JOSEF J. TOOTLE, G.E. NO. 2672, AND IS ON FILE WITH THE CITY OF LATHROP AND 20 LETTERED PARCELS CONTAINING 1.23 ACRES, MORE OR LESS, AND ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP WHICH INCLUDE 1.55 ACRES, MORE OR LESS AS SHOWN ON THIS FINAL MAP (PLEASE REFER TO THE AREA TABLE BELOW).
- AGRICULTURAL ACTIVITIES ZONING PHASE I, LATHROP, CALIFORNIA
A RESCINDMENT OF THE CITY OF LATHROP ORDINANCE NO. 59445 D00101, DATED JULY 28, 2005, HAS BEEN PREPARED FOR THIS PROJECT BY ENCO, INCORPORATED, JOSEF J. TOOTLE, G.E. NO. 2672, AND IS ON FILE WITH THE CITY OF LATHROP.
- TRACT 4130, RIVER ISLANDS-STAGE 2B, VILLAGE II, CONTAINS 95 RESIDENTIAL LOTS WITH A TOTAL OF 7.43 ACRES, AND 20 LETTERED PARCELS CONTAINING 1.23 ACRES, MORE OR LESS, AND ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP WHICH INCLUDE 1.55 ACRES, MORE OR LESS AS SHOWN ON THIS FINAL MAP (PLEASE REFER TO THE AREA TABLE BELOW).

TRACT 4130 AREA SUMMARY	
LOTS 1 THROUGH 95	7.43 AC±
STREET DEDICATIONS	1.55 AC±
PARCELS A - T	1.23 AC±
TOTAL	10.21 AC±

**TRACT 4130
RIVER ISLANDS - STAGE 2B
VILLAGE II**

A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCEL 14 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 4087, RIVER ISLANDS-STAGE 2A, VILLAGE FF, FILED MARCH 19, 2021, IN BOOK 43 OF MAPS AND PLATS, PAGE 163, S.J.C.R. (43 MAP 163)
- (R4) TRACT 4052, RIVER ISLANDS-STAGE 2A, VILLAGE JJJ, FILED JANUARY 29, 2021, IN BOOK 43 OF MAPS AND PLATS, PAGE 157, S.J.C.R. (43 MAP 157)

SIGNATURE OMISSIONS

PURSUANT TO SECTION 664.36 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

- RECLAIMED ISLANDS LAND COMPANY, RESERVATION FOR OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, PER DOCUMENT NUMBER 2001-01046177, S.J.C.R.
- PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF LATHROP PER DOCUMENT RECORDED MAY 21, 2021, AS DOCUMENT NUMBER 2021-088983, 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 4130 IS BEING ABANDONED BY THIS FINAL MAP. PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET 1.

LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEET 3 ONLY

LINE	DIRECTION	LENGTH
L1	N75°08'54"E	9.03'
L2	N38°12'04"W	117.73'
L3	N74°02'29"W	82.02'
L4	N29°02'29"W	35.36'
L5	N60°57'31"E	35.36'
L6	N60°29'28"W	31.43'
L7	N89°25'54"W	116.18'
L8	N57°24'06"W	59.71'
L9	N12°24'06"W	35.36'
L10	N77°35'54"E	35.36'

CURVE	RADIUS	DELTA	LENGTH
C1	300.00	35°30'24"	187.66'
C2	300.00	19°12'02"	100.53'
C3	400.00	27°11'23"	154.91'
C4	1000.00	73°7'22"	133.04'
C5	265.00	19°12'02"	88.80'
C6	1000.00	4°24'26"	76.92'

4 BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT ORDER NUMBER 127402902-LR (VERSION 6), DATED JANUARY 4, 2023, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

LEGEND

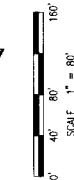
- BOUNDARY
- LOT LINE OR RIGHT-OF-WAY LINE
- EASEMENT LINE
- CENTERLINE
- BOUNDARY
- ACCESS EASEMENT
- DOCUMENT NUMBER
- P.U.E.
- L1/C1

MONUMENTATION NOTES

- 3/4" IRON PIPE WITH PLASTIC PLUG PLS 7788" PER (R1)
- ⊙ MONUMENT SET PER (R1)
- ⊗ 3/4" IRON PIPE WITH PLASTIC PLUG PLS 7788" PER (R2)
- ⊗ FOUND MONUMENT PER (R2)
- ⊗ FOUND MONUMENT PER (R3)
- ⊗ FOUND MONUMENT PER (R4)
- ⊗ 3/4" IRON PIPE WITH PLASTIC PLUG PLS 7788" PER (R4)

TRACT 4130
RIVER ISLANDS - STAGE 2B
VILLAGE II

A PORTION OF RANCHO EL PESCADERO, BEING
 A SUBDIVISION OF PARCEL 14 OF TRACT 4032 (43 MAP 142)
 CITY OF LAHORE, SAN JOAQUIN COUNTY, CALIFORNIA
 SEPTEMBER 2023

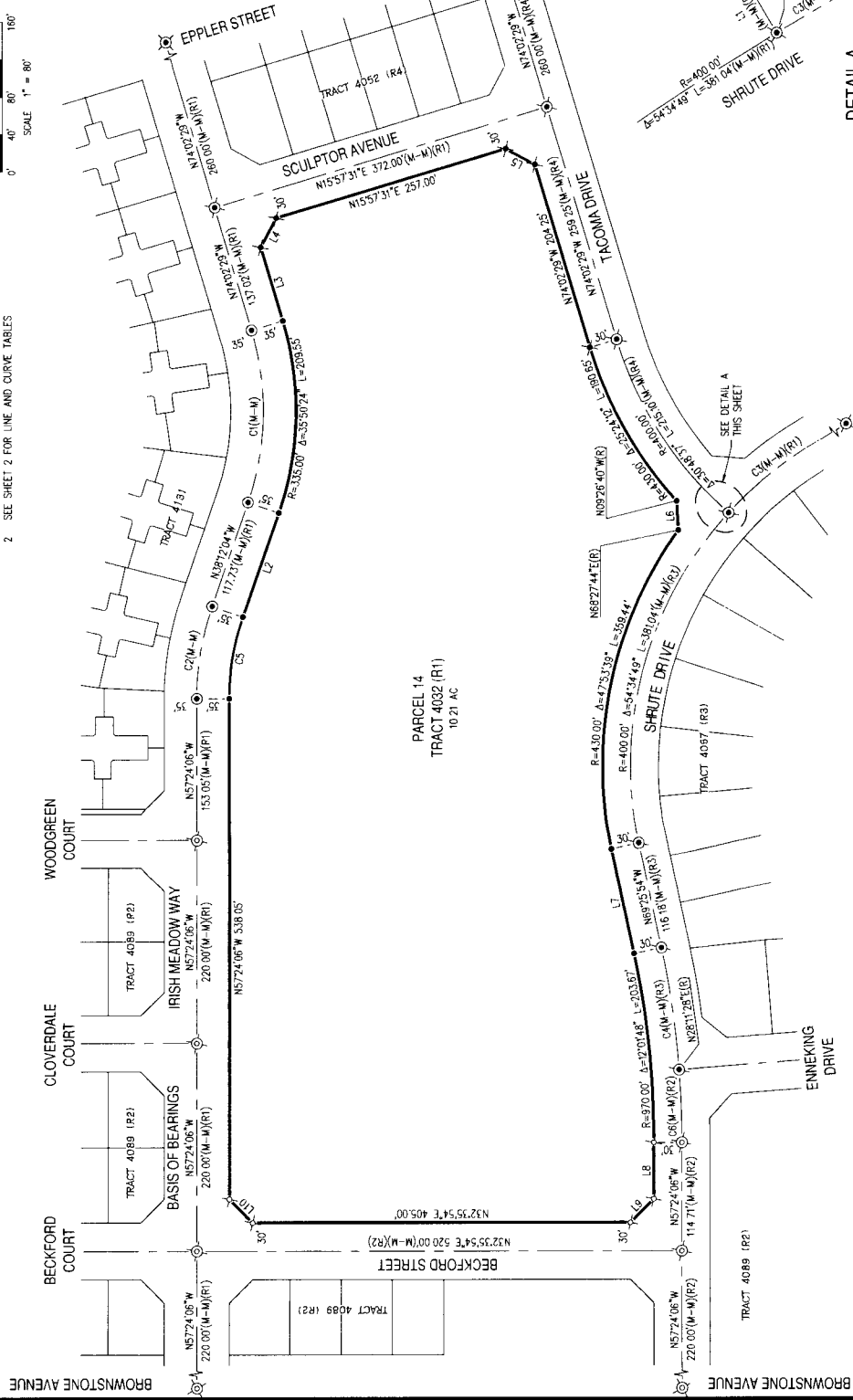


NOTES

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

BASIS OF BEARINGS

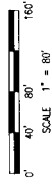
THE BEARING OF NORTH 5724.06" WEST BETWEEN FOUND MONUMENTS
 ALONG IRISH MEADOW WAY AS SHOWN ON TRACT 4032, FILED OCTOBER
 8, 2020, IN BOOK 43 OF MAPS AND PLATS, AT PAGE 142, RECORDS OF
 SAN JOAQUIN COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN
 ON THIS MAP (ZONE 3, NAD83). ALL DISTANCES SHOWN HEREON ARE
 GROUND DISTANCES.



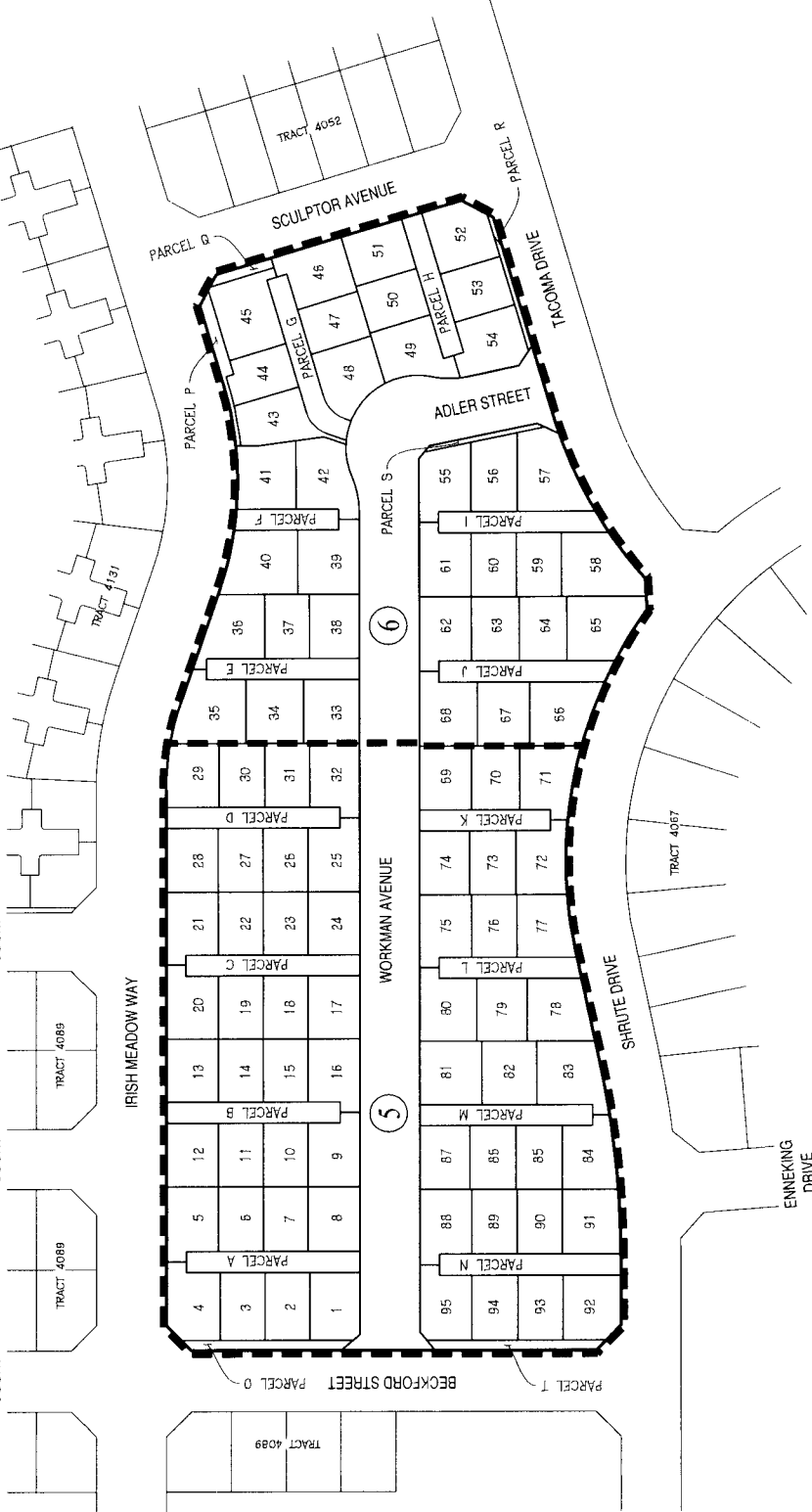
DETAIL A
 NOT TO SCALE

TRACT 4130 RIVER ISLANDS - STAGE 2B VILLAGE II

A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCEL 14 OF TRACT 4032 (43 MAP 142)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
SEPTEMBER 2023



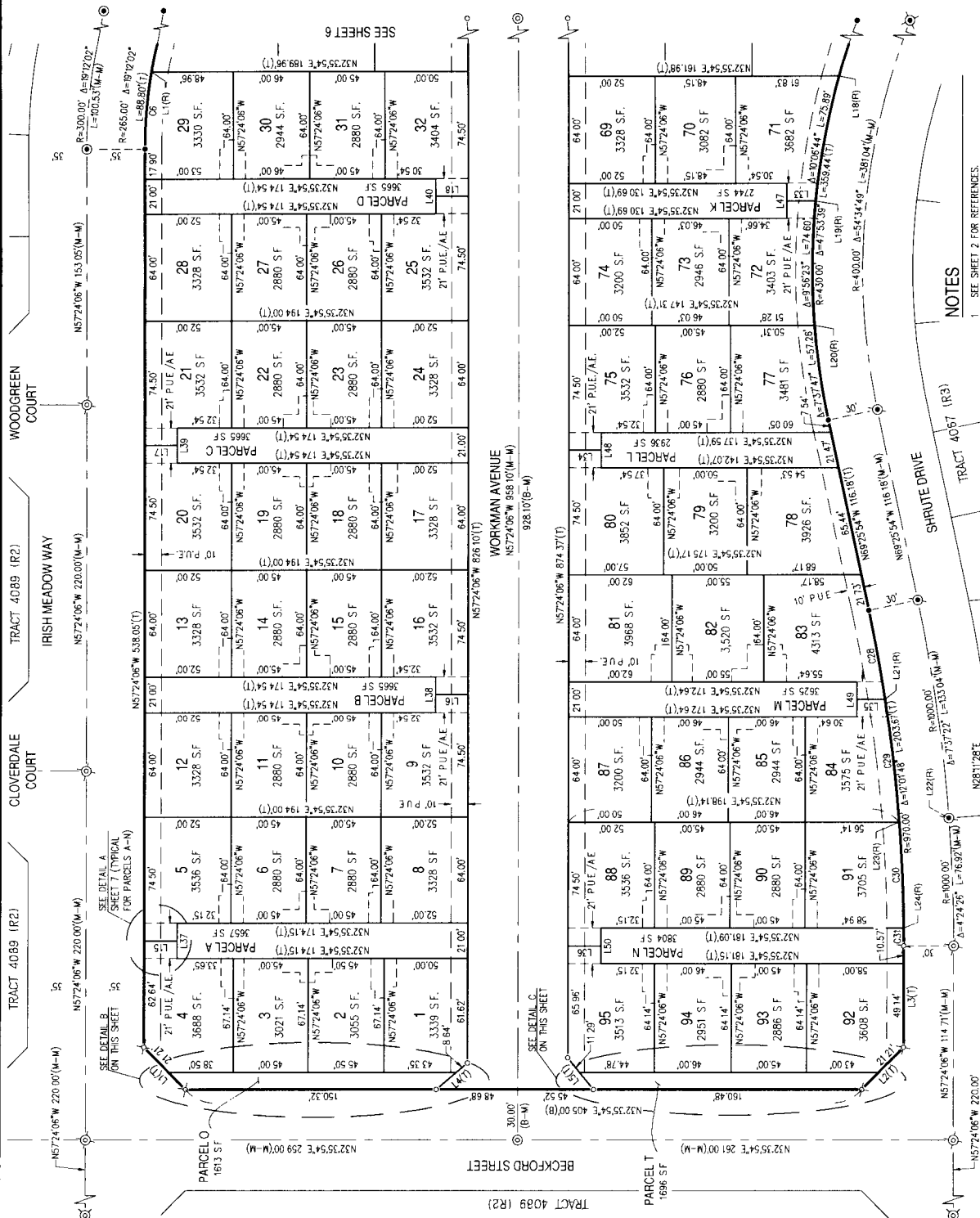
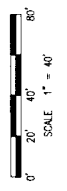
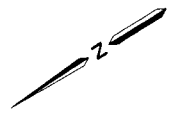
BECKFORD COURT
CLOVERDALE COURT
WOODGREEN COURT



- LEGEND**
- BOUNDARY
 - - - LOT LINE
 - EXISTING ROADWAY EASEMENT
 - ⑤ SHEET NUMBER
 - SHEET LIMIT LINE
 - ////// RESTRICTED ACCESS

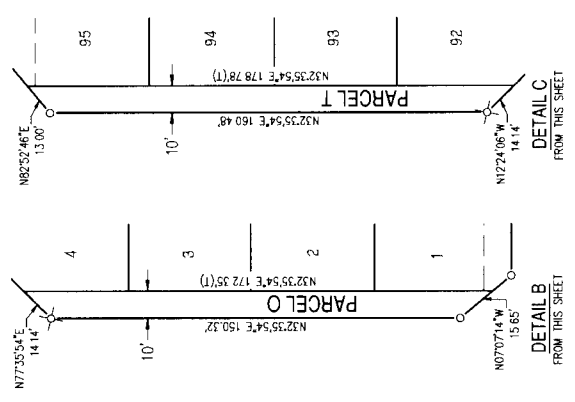
TRACT 4130 RIVER ISLANDS - STAGE 2B VILLAGE II

A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCEL 14 OF TRACT 4032 (43 MAP 142)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
SEPTEMBER 2023



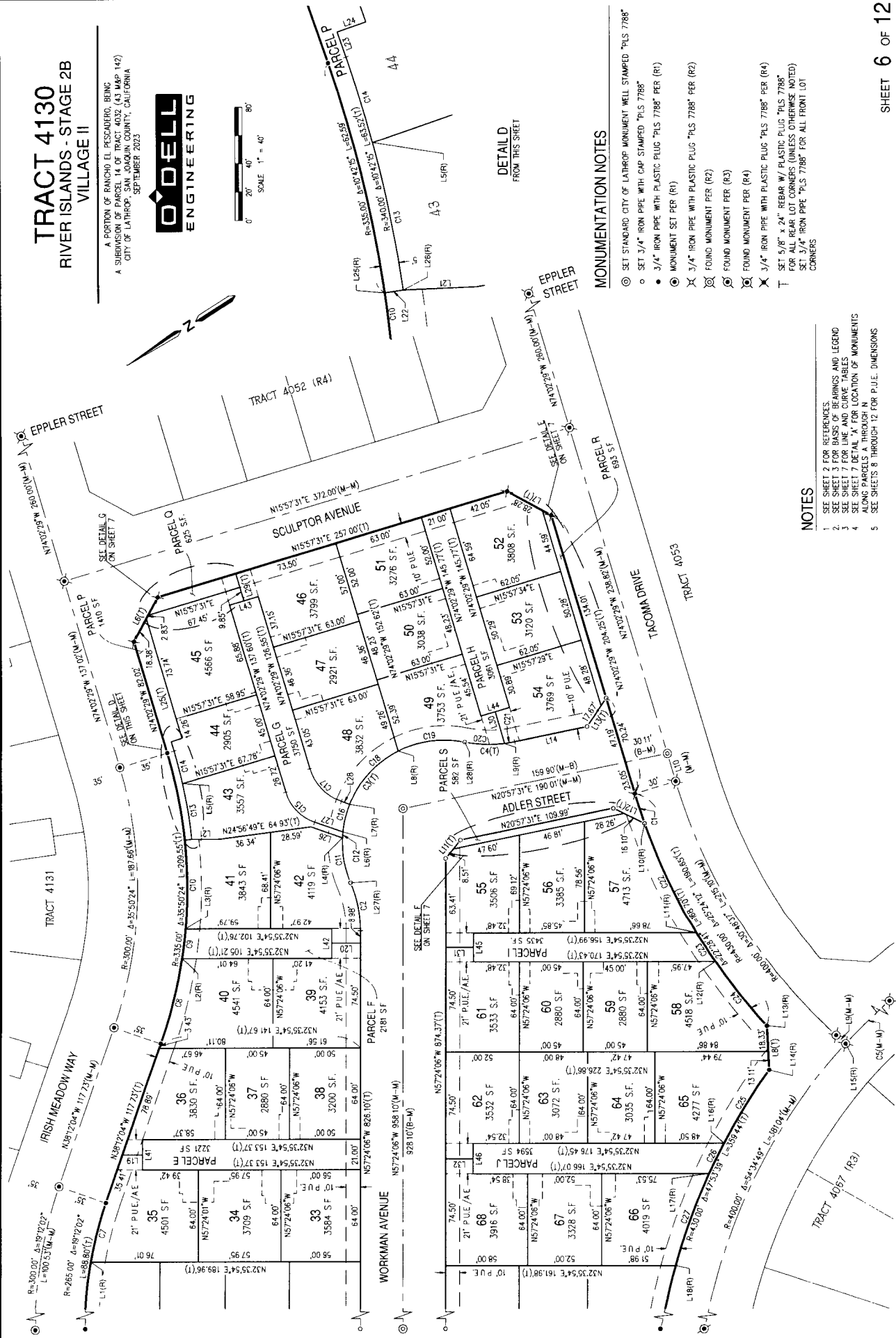
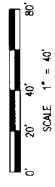
NOTES

- 1 SEE SHEET 2 FOR REFERENCES.
- 2 SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND
- 3 SEE SHEET 7 FOR LINE AND CURVE TABLES
- 4 SEE SHEET 7 FOR CURVE DATA
- 5 SEE SHEET 7 DETAIL 'X' FOR LOCATIONS
- 6 MONUMENTS ALONG PARCELS A THROUGH N
- 7 SEE SHEETS 8 THROUGH 12 FOR P.U.E. DIMENSIONS



TRACT 4130 RIVER ISLANDS - STAGE 2B VILLAGE II

A PORTION OF RANCHO EL PRECADERO, BEING
A SUBDIVISION OF PARCEL 14 OF TRACT 4032 (43 MAP 142)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
SEPTEMBER 2023



MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE WITH CAP STAMPED "PLS 7788"
- 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1)
- ⊙ MONUMENT SET PER (R1)
- ⊗ 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R2)
- ⊗ FOUND MONUMENT PER (R2)
- ⊗ FOUND MONUMENT PER (R3)
- ⊗ FOUND MONUMENT PER (R4)
- ⊗ 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R4)
- ⊗ 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

NOTES

1. SEE SHEET 2 FOR REFERENCES.
2. SEE SHEET 3 FOR DIMENSIONS AND LEGEND.
3. SEE SHEET 7 FOR LINE AND CURVE TABLES.
4. SEE SHEET 7 DETAIL 'A' FOR LOCATION OF MONUMENTS ALONG PARCELS A THROUGH N.
5. SEE SHEETS 8 THROUGH 12 FOR P.U.E. DIMENSIONS.

DETAIL
FROM THIS SHEET

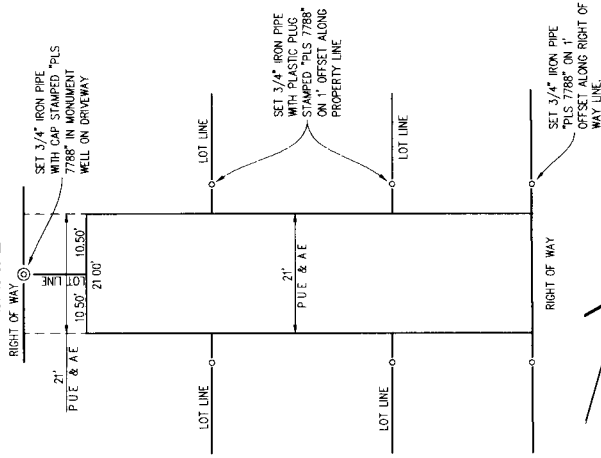
SEE SHEET 5

TRACT 4130 RIVER ISLANDS - STAGE 2B VILLAGE II

A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCEL 14 OF TRACT 4032 (43 MAP 142)
CITY OF LAHOP, SAN JOAQUIN COUNTY, CALIFORNIA
SEPTEMBER 2023



DETAIL A NOT TO SCALE



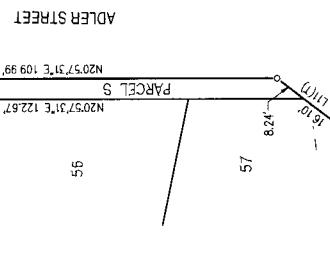
LINE #	DIRECTION	RADIAL BEARINGS
L21(R)	N23°45'59"E	
L22(R)	N28°11'28"E	
L23(R)	N28°11'52"E	
L24(R)	N31°58'56"E	
L25(R)	N26°39'47"E	
L26(R)	N26°39'47"E	
L27(R)	S8°32'26"W	
L28(R)	N45°59'00"W	

LINE #	DIRECTION	RADIAL BEARINGS
L1(R)	S42°36'57"W	
L2(R)	N41°04'49"E	
L3(R)	N37°27'49"E	
L4(R)	S35°50'00"W	
L5(R)	N19°57'34"E	
L6(R)	S38°32'37"W	
L7(R)	S54°34'36"W	
L8(R)	N84°23'22"W	
L9(R)	S64°25'51"E	
L10(R)	S19°02'01"W	
L11(R)	S11°37'45"W	
L12(R)	S11°41'38"E	
L13(R)	S9°26'40"E	
L14(R)	S88°27'44"W	
L15(R)	S75°08'54"W	
L16(R)	S60°28'04"W	
L17(R)	S57°26'45"W	
L18(R)	S48°14'59"W	
L19(R)	S38°08'16"W	
L20(R)	S28°11'52"W	

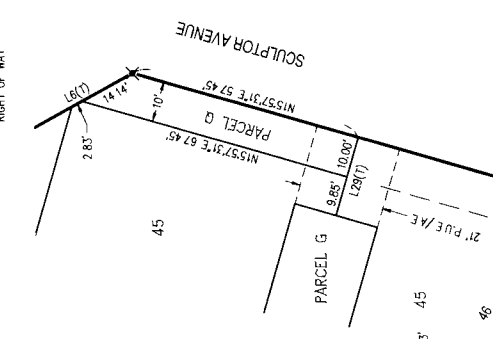
CURVE	RADIUS	DELTA	LENGTH
C1	430.00	255.91°	21.95'
C2	88.00	230.37°	35.41'
C3	72.00	124°28'34"	156.42'
C4	88.00	230.37°	35.41'
C5	400.00	221°12'3"	154.91'
C6	265.00	100°10'3"	46.33'
C7	265.00	97°05'6"	42.47'
C8	335.00	104°30'6"	52.67'
C9	335.00	337°00'	21.15'
C10	335.00	104°48'02"	63.15'
C11	72.00	254°23'4"	32.31'
C12	72.00	317°37'	4.14'
C13	340.00	64°21'3"	39.78'
C14	340.00	406°02'	23.74'
C15	32.00	54°12'49"	30.28'
C16	72.00	167°01'59"	20.15'
C17	35.00	54°12'49"	33.12'
C18	72.00	410°02'	51.56'
C19	72.00	38°24'21"	48.26'
C20	88.00	187°26'31"	28.33'
C21	88.00	436°37'	7.08'
C22	430.00	117°41'5"	85.59'
C23	430.00	319°23'	24.94'
C24	430.00	745°02'	58.17'
C25	430.00	758°40'	60.00'
C26	430.00	307°19'	23.43'
C27	430.00	305°46'	68.27'
C28	970.00	311°54'	54.14'
C29	970.00	425°52'	75.02'
C30	970.00	347°05'	64.07'
C31	970.00	036°58'	10.43'

LINE	DIRECTION	LENGTH
L31	N32°35'54"E	19.52'
L32	N32°35'54"E	19.46'
L33	N32°35'54"E	17.36'
L34	N32°35'54"E	19.46'
L35	N32°35'54"E	16.86'
L36	N32°35'54"E	19.65'
L37	S57°24'06"E	21.00'
L38	N57°24'06"W	21.00'
L39	N57°24'06"W	21.00'
L40	N57°24'06"W	21.00'
L41	S57°24'06"E	21.00'
L42	S57°24'06"E	21.00'
L43	S19°57'31"W	21.00'
L44	N19°57'31"E	21.00'
L45	N57°24'06"W	21.00'
L46	S57°24'06"E	21.00'
L47	N57°24'06"W	21.00'
L48	S57°24'06"E	21.00'
L49	S57°24'06"E	21.00'
L50	N57°24'06"W	21.00'

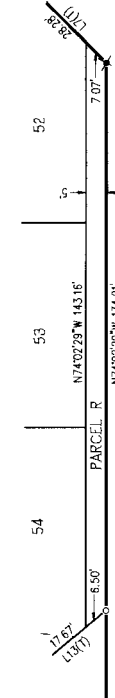
LINE	DIRECTION	LENGTH
L1	N7°35'54"E	35.36'
L2	N7°24'06"W	35.36'
L3	N57°24'06"W	59.71'
L4	N7°01'4"W	24.29'
L5	N8°25'46"E	24.29'
L6	N2°02'29"W	35.36'
L7	N6°05'31"E	35.36'
L8	N6°29'28"W	31.43'
L9	N7°08'54"E	9.03'
L10	N7°40'29"W	20.42'
L11	N1°15'17"W	16.43'
L12	N8°19'47"E	24.34'
L13	N2°34'57"W	24.17'
L14	N2°05'31"E	52.13'
L15	N32°35'54"E	19.85'
L16	N32°35'54"E	19.46'
L17	N32°35'54"E	19.46'
L18	N32°35'54"E	19.46'
L19	N32°35'54"E	14.25'
L20	N32°35'54"E	20.35'
L21	N32°35'54"E	19.38'
L22	N26°38'47"E	5.00'
L23	N7°40'29"W	7.02'
L24	N1°57'31"E	8.00'
L25	N7°40'29"W	88.00'
L26	N51°44'42"E	23.58'
L27	N51°44'42"E	21.16'
L28	N51°44'42"E	6.34'
L29	N7°40'29"W	19.85'
L30	N7°40'29"W	23.25'



DETAIL F
FROM SHEET 6



DETAIL G
FROM SHEET 6



DETAIL E
FROM SHEET 6

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

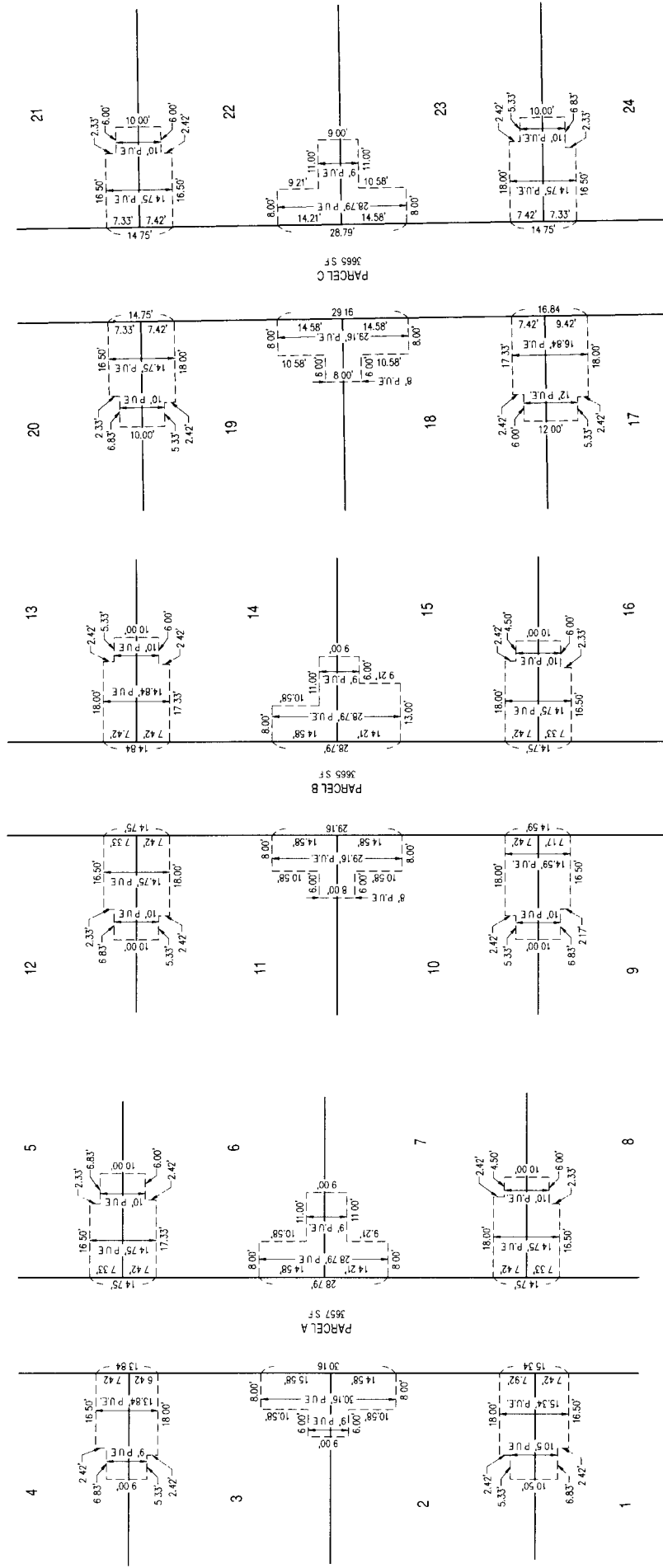
TRACT 4130 RIVER ISLANDS - STAGE 2B VILLAGE II

A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCEL 14 OF TRACT 4032 (43 MAP 142)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
SEPTEMBER 2023



NOTES

- 1 ALL P.U.E. LINES ARE PERPENDICULAR



TRACT 4130

RIVER ISLANDS - STAGE 2B

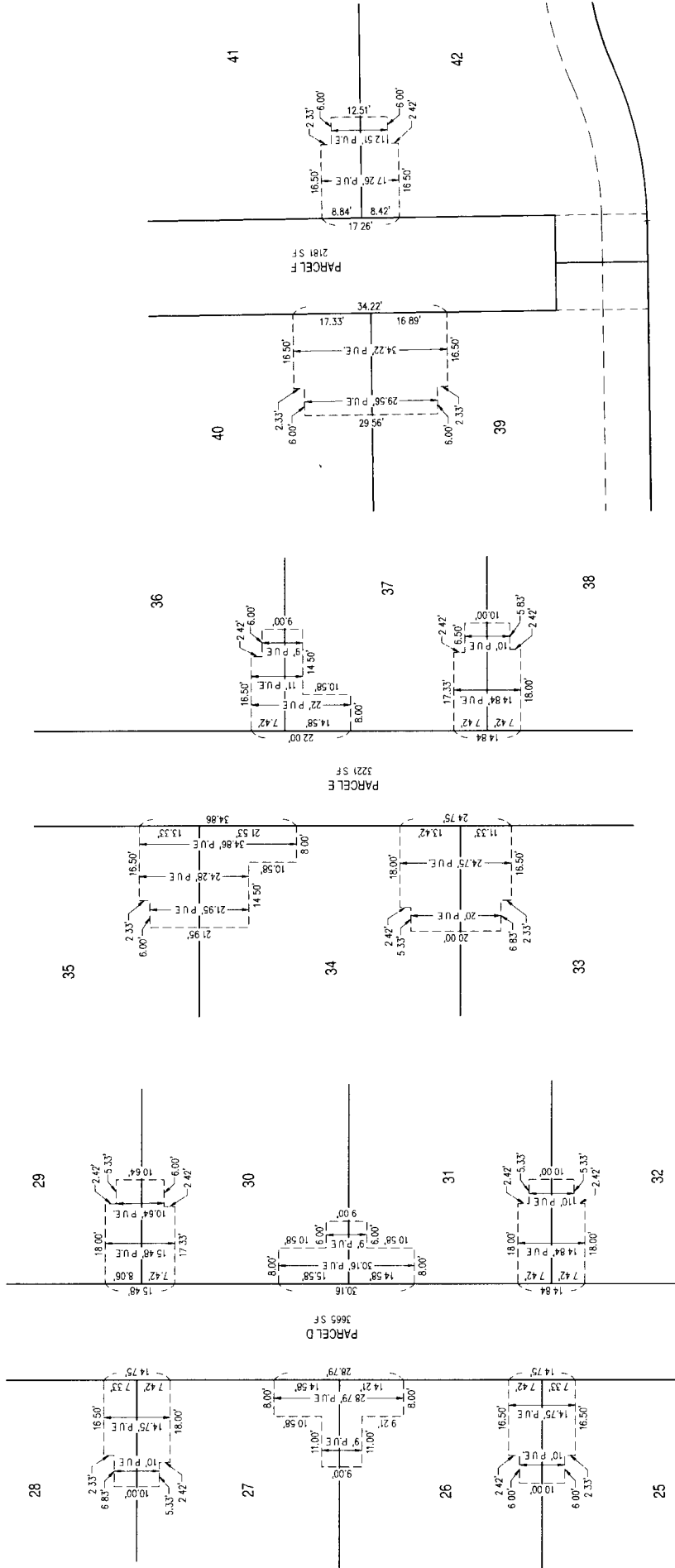
VILLAGE II

A PORTION OF RANCHO EL PESCADERO, BEING
 A SUBDIVISION OF PARCEL 14 OF TRACT 4032 (43 MAP 142)
 CITY OF LAHROP, SAN JOAQUIN COUNTY, CALIFORNIA
 SEPTEMBER 2023



NOTES

1. ALL P.U.E. LINES ARE PERPENDICULAR



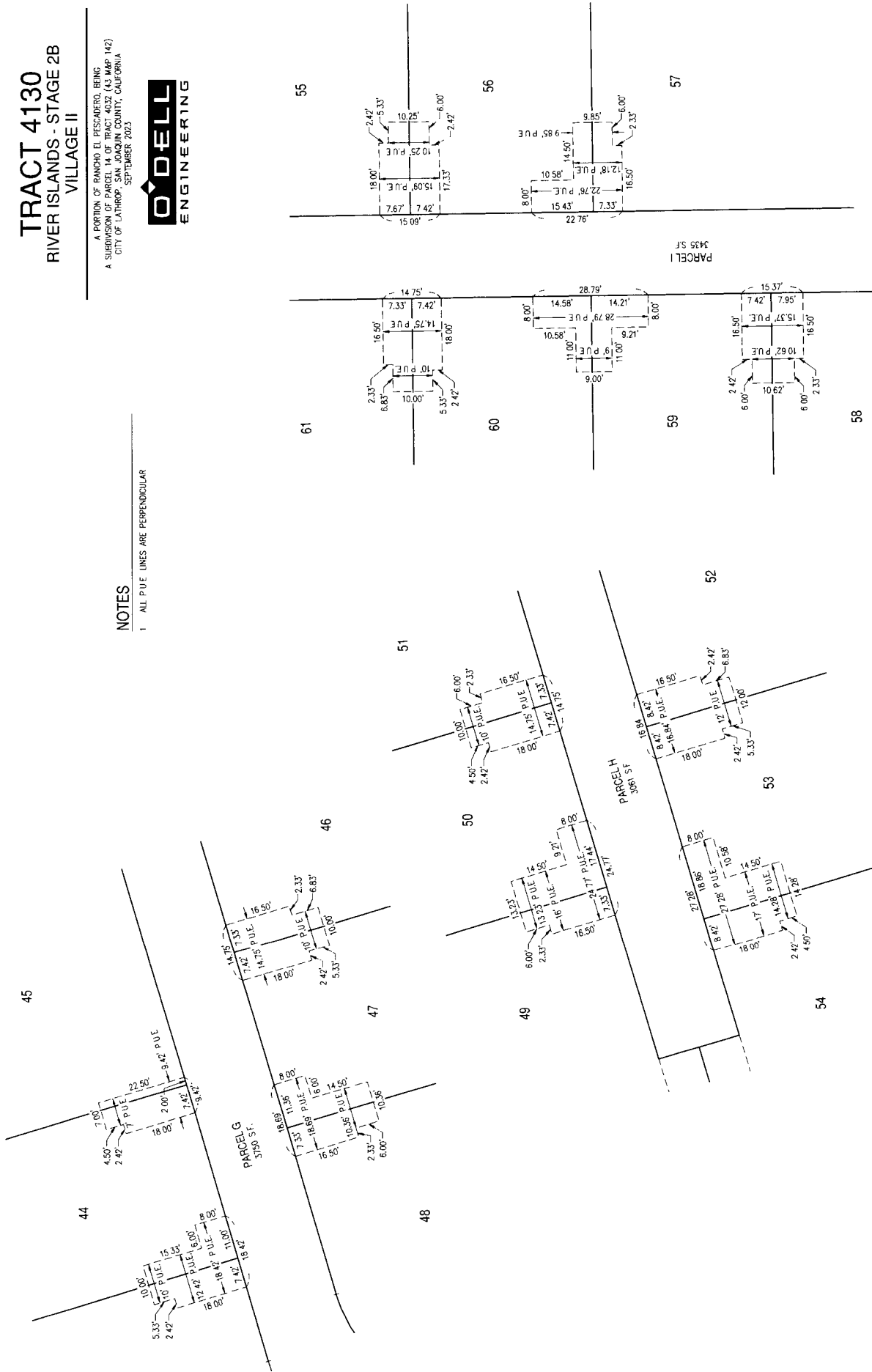
TRACT 4130 RIVER ISLANDS - STAGE 2B VILLAGE II

A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCEL 14 OF TRACT 4032 (43 MAP 142)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
SEPTEMBER 2023



NOTES

- 1 ALL P.U.E. LINES ARE PERPENDICULAR



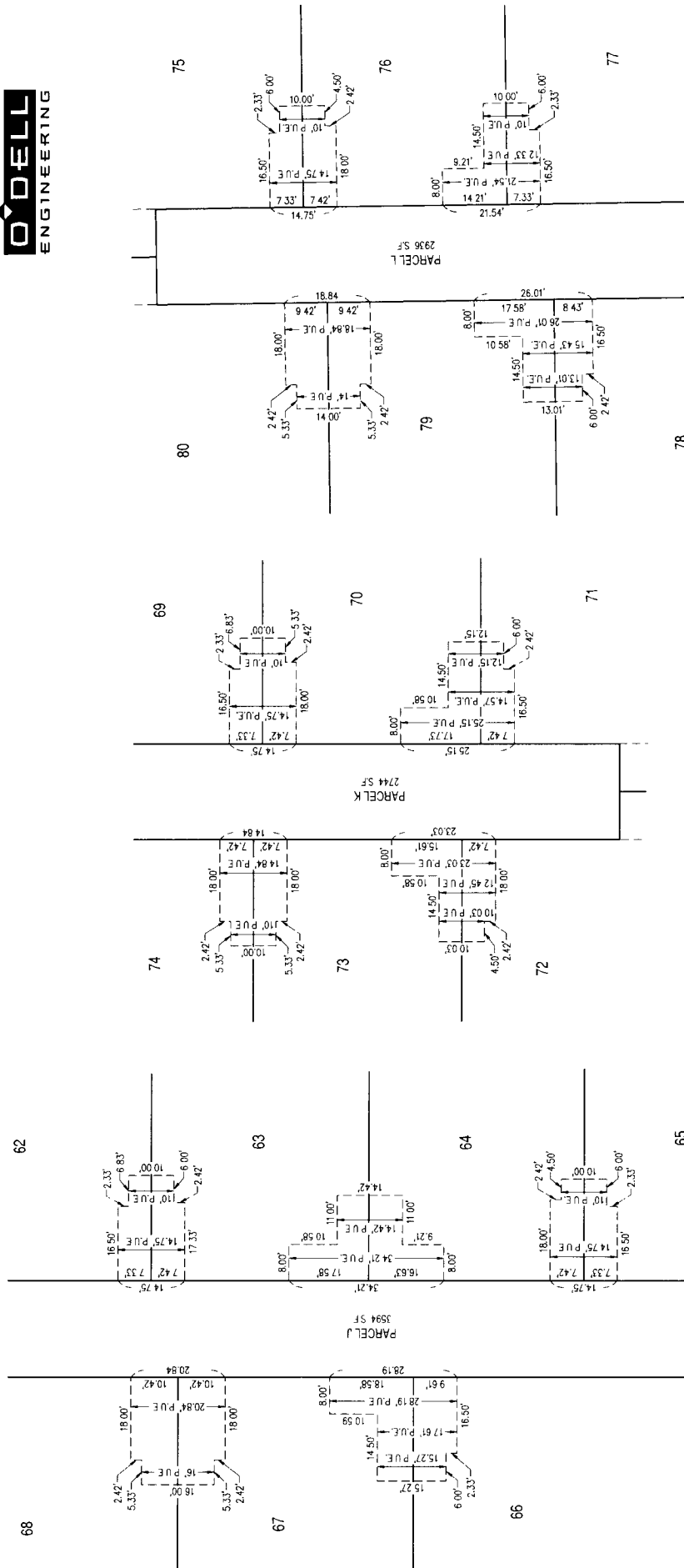
TRACT 4130 RIVER ISLANDS - STAGE 2B VILLAGE II

A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCEL 14 OF TRACT 4032 (43 MAP 142)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
SEPTEMBER 2023



NOTES

1. ALL P.U.E. LINES ARE PERPENDICULAR



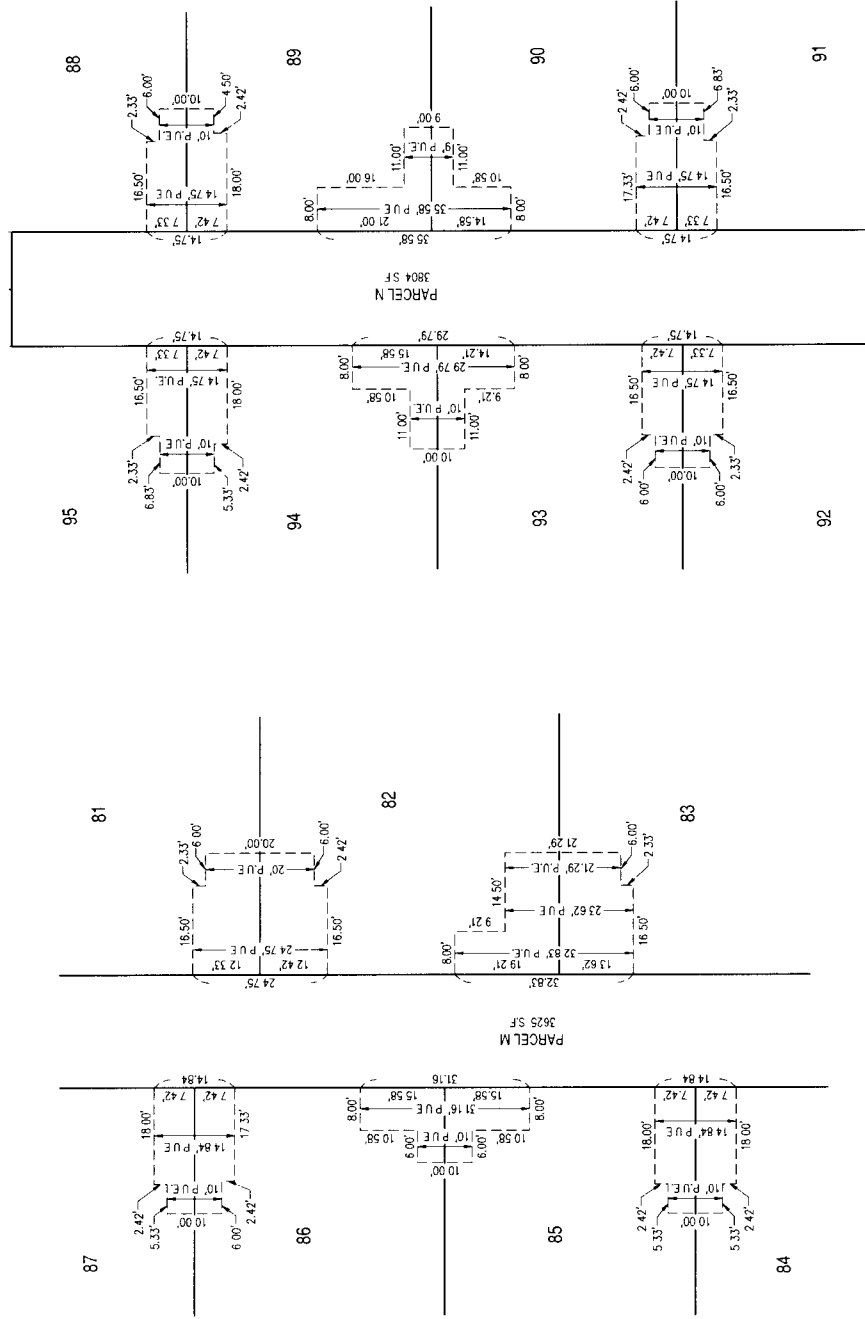
TRACT 4130 RIVER ISLANDS - STAGE 2B VILLAGE II

A PORTION OF RANCHO EL PESCADERO, BENG
A SUBDIVISION OF PARCEL 14 OF TRACT 4032 (43 MAP 142)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
SEPTEMBER 2023



NOTES

1. ALL P.U.E. LINES ARE PERPENDICULAR.



Subdivision Improvement Agreement (River Islands Stage 2B, LLC)
Tract 4130 Village "II"

EXHIBIT "B"

TRACT 4130 VILLAGE "II" AREA

VILLAGE II BOUNDARY

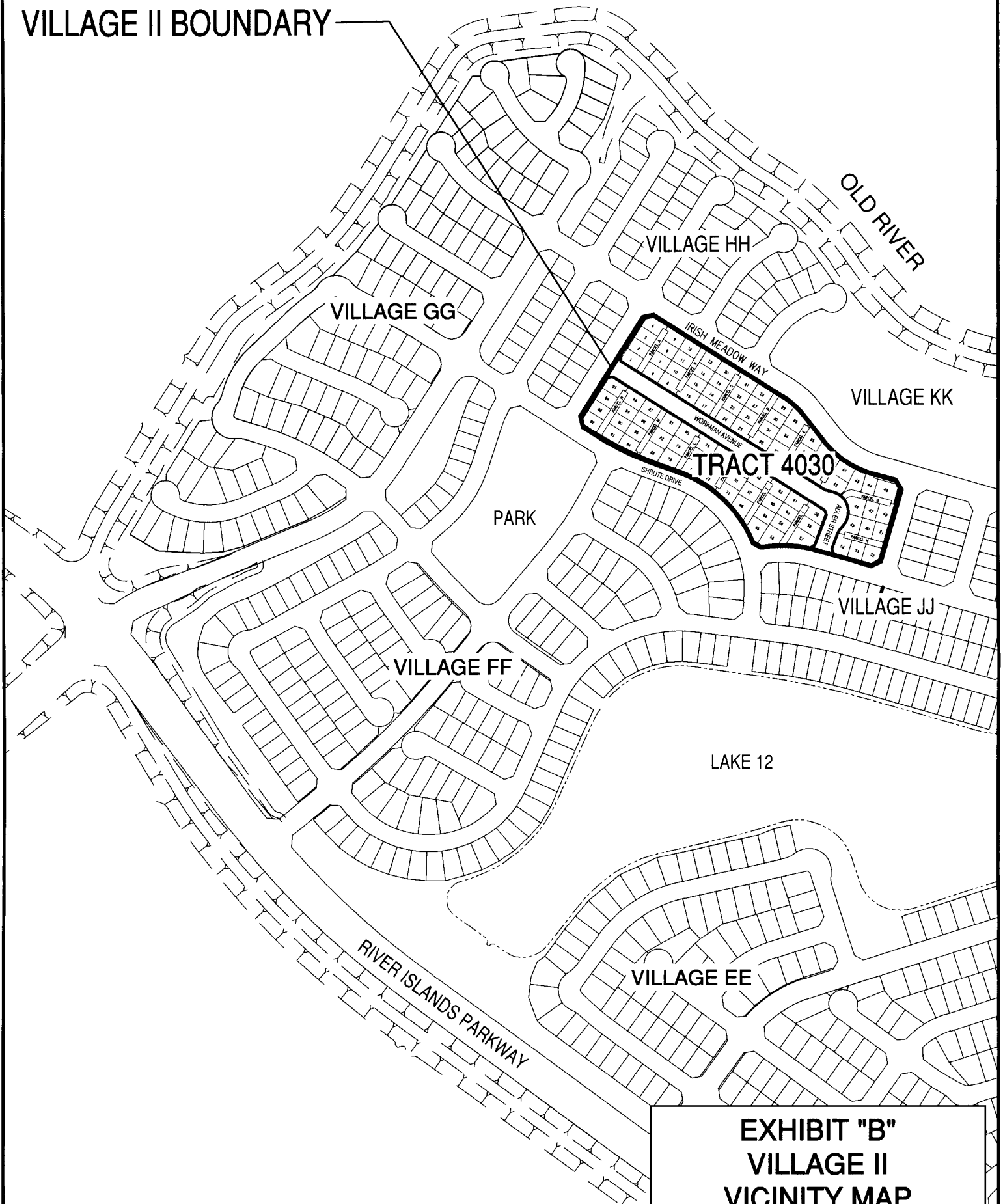


EXHIBIT "B"
VILLAGE II
VICINITY MAP
JUNE 2022

EXHIBIT "C"

CITY INSURANCE REQUIREMENTS

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

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

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

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

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

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

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

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 4130 Village "II"

EXHIBIT "D"

**UNFINISHED IMPROVEMENT COST ESTIMATE
AND TRACT 4130 – FULL IMPROVEMENT COST**

ENGINEER'S BOND ESTIMATE
COST TO COMPLETE
RIVER ISLANDS - Stage 2B
VILLAGE II (95 LOTS)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

June 24, 2022
Job No.: 25504-93

Item Description	Quantity	Unit	Unit Price	Amount
1 Rough Grade & Pad Finish (0% Completion)	1	LS	\$ 265,100.00	\$ 265,100.00
2 Sanitary Sewer Mainline (Public) (0% Completion)	1	LS	\$ 337,100.00	\$ 337,100.00
3 Storm Drain (0% Completion)	1	LS	\$ 419,200.00	\$ 419,200.00
4 Domestic Water (0% Completion)	1	LS	\$ 421,700.00	\$ 421,700.00
5 Joint Trench (0% Completion)	1	LS	\$ 807,500.00	\$ 807,500.00
6 Concrete (0% Completion)	1	LS	\$ 216,200.00	\$ 216,200.00
7 Finish grade, AB & AC Paving (0% Completion)	1	LS	\$ 400,100.00	\$ 400,100.00
8 Striping & Mounments (0% Completion)	1	LS	\$ 25,000.00	\$ 25,000.00
			TOTAL COST	\$ 2,891,900.00

Notes:

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

DRAFT ENGINEER'S OPINION OF PROBABLE COST
RIVER ISLANDS - Stage 2B
VILLAGE II (95 LOTS)
 CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

June 24, 2022
 Job No.: 25504-93

Item	Description	Quantity	Unit	Unit Price	Amount
1	Rough Grade & Pad Finish (0% Completion)	1	LS	\$ 265,100.00	\$ 265,100.00
2	Sanitary Sewer Mainline (Public) (0% Completion)	1	LS	\$ 337,100.00	\$ 337,100.00
3	Storm Drain (0% Completion)	1	LS	\$ 419,200.00	\$ 419,200.00
4	Domestic Water (0% Completion)	1	LS	\$ 421,700.00	\$ 421,700.00
5	Joint Trench (0% Completion)	1	LS	\$ 807,500.00	\$ 807,500.00
6	Concrete (0% Completion)	1	LS	\$ 216,200.00	\$ 216,200.00
7	Finish grade, AB & AC Paving (0% Completion)	1	LS	\$ 400,100.00	\$ 400,100.00
8	Striping & Mounments (0% Completion)	1	LS	\$ 25,000.00	\$ 25,000.00
				TOTAL COST	\$ 2,891,900.00

Notes:

- 1) Estimate has been updated based upon June 2022 contractor bid.

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

ATTACHMENT " D "

October 9, 2023

Via Email and Hand Delivery

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

Re: Recordation of Final Map 4130; Escrow No. 1214021902

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 4130, 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 (Stage 2B Public Improvements) 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 and 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 **\$37,644.27**, 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 10.21 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

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

Navarrete (snavarrete@ci.lathrop.ca.us; (e) Sandra Lewis (slewis@ci.lathrop.ca.us), and have confirmation (by telephone or email) from Susan Dell'Osso and Brad Taylor that the Settlement Statement is accurate and acceptable;

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

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

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

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

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

E. Closing Process and Priorities

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

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

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

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

E.4. Refund any funds delivered to you by 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@riverislands.com), Brad Taylor (btaylor@ci.lathrop.ca.us), Sandra Lewis (slewis@ci.lathrop.ca.us), Teresa Vargas (tvargas@ci.lathrop.ca.us), Sarah Pimentel (spimentel@ci.lathrop.ca.us), and Jose Molina (JMolina@sigov.org) of the completion of the Transaction;

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

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

(2) Mr. Brad Taylor, City Engineer, City Attorney, City of Lathrop, 390 Towne Centre Drive, Lathrop, CA 95330:

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

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

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 DEDICATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINE OF THE HEREIN EMBODIED FINAL MAP ENTITLED, "TRACT 4130, RIVER ISLANDS-STAGE 2B, VILLAGE II", CITY OF LATHROP, CALIFORNIA, CONSISTING OF TWELVE (12) SHEETS, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

- THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES
- TO THE CITY OF LATHROP FOR PUBLIC RIGHT-OF-WAY PURPOSES, THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS WORKMAN AVENUE AND ADLER STREET AS SHOWN ON THIS FINAL MAP
 - TO THE CITY OF LATHROP FOR ACCESS AND PUBLIC UTILITY PURPOSES, THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS PARCELS A THROUGH N AS SHOWN ON THIS FINAL MAP
 - A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN, POLES, WIRES, CABLES, PIPES, AND CONDUITS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "P.U.E." (PUBLIC UTILITY EASEMENT).
 - A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP FOR ACCESS PURPOSES, FOR THE BENEFIT OF THE PUBLIC, AS SHOWN ON THIS FINAL MAP DESIGNATED AS "A.E." (ACCESS EASEMENT).

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

- PARCELS O THROUGH T TO THE CITY OF LATHROP FOR PURPOSES OF OPEN SPACE, LANDSCAPING, PUBLIC UTILITIES, FENCE MAINTENANCE, AND APPURTENANCES THERETO, 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 N AS ACCESS LOTS WILL BE TRANSFERRED TO THE HOMEOWNERS ASSOCIATION BY SEPARATE DOCUMENT SUBSEQUENT TO THE RECORDING OF THIS FINAL MAP

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

BY _____ DATE _____
 PRESIDENT

TRUSTEE'S STATEMENT

OLD REPUBLIC TITLE COMPANY, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED DECEMBER 22, 2015, AS DOCUMENT NUMBER 2015-160886, AND AS AMENDED IN DOCUMENT RECORDED DECEMBER 26, 2017 AS DOCUMENT NUMBER 2017-130771, 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 2022-132640, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

DATED THIS _____ DAY OF _____, 2023
 BY _____ WHO PROVIDED 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/IT/HEY EXECUTED THE SAME IN HIS/HER/HIS/HERS/IT/THEIR CAPACITIES, AND THAT HE/SHE/IT/HEY/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT

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

STATE OF CALIFORNIA }
 COUNTY OF SAN JOAQUIN }

ON _____, 2023 BEFORE ME, _____ WHO PROVIDED 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/IT/HEY EXECUTED THE SAME IN HIS/HER/HIS/HERS/IT/THEIR CAPACITIES, AND THAT HE/SHE/IT/HEY/THEIR 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 4130
RIVER ISLANDS - STAGE 2B
VILLAGE II

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 14 OF TRACT 4037 (43 MAP 142) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA SEPTEMBER 2023



CITY CLERK'S STATEMENT

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED, "TRACT 4130, RIVER ISLANDS-STAGE 2B, VILLAGE II", CITY OF LATHROP, CALIFORNIA, CONSISTING OF TWELVE (12) 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, WAS PRESENTED TO SAID CITY COUNCIL AS PROVIDED BY THE CITY CHARTER AND THE CITY CODE ON THE DAY OF _____, 2023, AND THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. _____ DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP, AND AUTHORIZED ITS RECORDATION, AND ACCEPTED ON BEHALF OF THE CITY OF LATHROP, FOR PUBLIC USE, THE DEDICATION OF ALL PUBLIC UTILITY EASEMENTS, ALL ACCESS EASEMENTS, PARCELS A THROUGH N FOR ACCESS AND PUBLIC UTILITY EASEMENTS, THE DEDICATION OF THE GROUND WATER RIGHTS, THE DEDICATION OF PARCELS O THROUGH T, AND ACCEPTED THE DEDICATION OF WORKMAN AVENUE AND ADLER STREET TO THE CITY OF LATHROP, AND ACCEPTED THE DEDICATION OF OPEN SPACE, LANDSCAPING AND APPURTENANCES THERETO, FOR THE BENEFIT OF THE PUBLIC, AS SHOWN ON THIS FINAL MAP BEING COMPLETED IN ACCORDANCE WITH CHAPTER 16, TITLE 16.16 OF THE CITY OF LATHROP MUNICIPAL CODE.

FURTHERMORE, PURSUANT TO SECTION 66434(G) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE CITY OF LATHROP DOES HEREBY ABANDON THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT, RECORDED MAY 21, 2021, AS DOCUMENT NUMBER 2021-088983, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN TRACT 4130.

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

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

ACKNOWLEDGEMENT CERTIFICATE (TRUSTEE)

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

STATE OF CALIFORNIA }
 COUNTY OF SAN JOAQUIN }

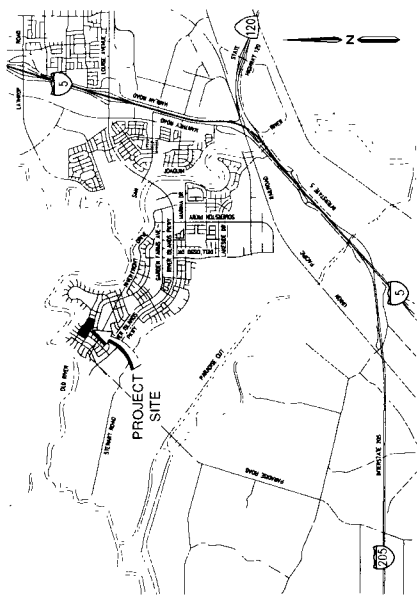
ON _____, 2023 BEFORE ME, _____ WHO PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/HIS/HERS/IT/THEIR CAPACITIES, AND THAT HE/SHE/IT/HEY/THEIR SIGNATURE(S) 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 _____

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



VICINITY MAP
 NOT TO SCALE

SECRETARY OF THE PLANNING COMMISSION'S STATEMENT

THIS MAP CONFORMS TO VESTING TENTATIVE MAP NO. 6716 RECOMMENDED BY THE PLANNING COMMISSION AND APPROVED BY THE CITY COUNCIL PER RESOLUTION NO. 21-4888.

DATED THIS _____ DAY OF _____, 2023

RICARDO CADUAT, COMMUNITY DEVELOPMENT DIRECTOR
 CITY OF LATHROP

CITY ENGINEER'S STATEMENT

I, BRAD R. TAYLOR, HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA AND THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4130, RIVER ISLANDS-STAGE 2B, VILLAGE II", CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP NO. 6716, RECOMMENDED BY THE PLANNING COMMISSION AND APPROVED BY THE CITY COUNCIL PER RESOLUTION NO. 21-4888, AND THAT THE SUBDIVISION SHOWN HEREON IS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 16, TITLE 16.16 OF THE CITY OF LATHROP MUNICIPAL CODE, THE CALIFORNIA 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.G.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

FEES \$ _____

STEVE BESTOLARIDES, ASSESSOR-RECORDER-COUNTY CLERK
 SAN JOAQUIN COUNTY, CALIFORNIA

BY _____ ASSISTANT/DEPUTY RECORDER

CITY SURVEYOR'S STATEMENT

I, DARRYL A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4130, RIVER ISLANDS-STAGE 2B, VILLAGE II," 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 MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE IN THOSE POSITIONS BEFORE DECEMBER 31, 2023, AND THAT THE MONUMENTS ARE, OR THAT THEY WILL BE, SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED AMENDED VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2023.

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



RECITALS

- RIGHT TO FARM STATEMENT
PER CITY OF LATHROP MUNICIPAL CODE OF ORDINANCES, TITLE 15, CHAPTER 15.48.04, THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE ACQUIRING OR DISCOMFORT ASSOCIATED WITH THE LANDS AND OPERATIONS YOU MAY BE SUBJECT TO, INCLUDING SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, CULTIVATION, FLOWING, AND ANIMALS FROM DEFOLIATION, AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, ODOR, RODENTS AND PESTS BE AWARE ALSO, THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION. PHASE 1, LATHROP, CALIFORNIA.
RECORDED AS PROJECT NO. 2018-07-01, AND DATED JULY 20, 2018. HAS BEEN PREPARED FOR THIS PROJECT BY ENCO, INCORPORATED, JOSE J. TOOTLE, G.E. NO. 2877, AND IS ON FILE WITH THE CITY OF LATHROP.
- TRACT 4130, RIVER ISLANDS-STAGE 2B, VILLAGE II, CONTAINS 95 RESIDENTIAL LOTS WITH A TOTAL OF 7.43 ACRES, AND 20 LETTERED PARCELS CONTAINING 1.23 ACRES, MORE OR LESS, AND ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP WHICH INCLUDE 1.55 ACRES, MORE OR LESS AS SHOWN ON THIS FINAL MAP (PLEASE REFER TO THE AREA TABLE BELOW).

TRACT 4130 AREA SUMMARY	
LOTS 1 THROUGH 95	7.43 AC±
STREET DEDICATIONS	1.55 AC±
PARCELS A - T	1.23 AC±
TOTAL	10.21 AC±

- BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 124028905-LR (VERSION 6), DATED JANUARY 4, 2023, PROVIDED BY GLD REPUBLIC TITLE COMPANY.

**TRACT 4130
RIVER ISLANDS - STAGE 2B
VILLAGE II**

A PORTION OF RANCHO EL PESQUERO, BEING
A SUBDIVISION OF PARCEL 14 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 20, 2021, IN BOOK 43 OF MAPS AND PLATS, PAGE 198, S.J.C.R. (43 MAP 198)
- (R3) TRACT 4087, RIVER ISLANDS-STAGE 2A, VILLAGE FF, FILED MARCH 19, 2021, IN BOOK 43 OF MAPS AND PLATS, PAGE 163, S.J.C.R. (43 MAP 163)
- (R4) TRACT 4032, RIVER ISLANDS-STAGE 2A, VILLAGE JJ, FILED JANUARY 29, 2021, IN BOOK 43 OF MAPS AND PLATS, PAGE 157, S.J.C.R. (43 MAP 157)

SIGNATURE OMISSIONS

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

- RECLAIMED ISLANDS LAND COMPANY, RESERVATION FOR OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, PER DOCUMENT NUMBER 2001-01646177, S.J.C.R. NUMBER 2021-088983, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN TRACT 4130 IS BEING ABANDONED BY THIS FINAL MAP PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET 1
- NUMBER 2021-088983, 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 4130 IS BEING ABANDONED BY THIS FINAL MAP PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET 1

LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEET 3 ONLY

LINE	DIRECTION	LENGTH
L1	N75°08'54"E	9.03'
L2	N38°12'04"W	117.73'
L3	N74°02'29"W	82.02'
L4	N29°02'29"W	35.36'
L5	N65°57'31"E	35.36'
L6	N60°29'28"W	31.43'
L7	N69°25'54"W	116.18'
L8	N57°4'06"W	59.71'
L9	N12°24'06"W	35.36'
L10	N77°35'54"E	35.36'

CURVE	RADIUS	DELTA	LENGTH
C1	300.00	35°50'74"	187.66'
C2	300.00	19°12'02"	100.53'
C3	400.00	22°11'23"	154.91'
C4	1000.00	7°37'22"	133.04'
C5	265.00	19°12'02"	88.80'
C6	1000.00	4°24'26"	76.92'

LEGEND

—	BOUNDARY	200.00' (R1)	MEASURED AND RECORD DATA PER REFERENCE SHOWN
---	LOT LINE OR RIGHT-OF-WAY LINE	(R1)	DEEDS REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 2
---	EASEMENT LINE	(M-M)	MONUMENT TO BOUNDARY
---	CENTERLINE	(M-B)	MONUMENT TO CENTERLINE INTERSECTION
---	BOUNDARY	(M-CL INTX)	MONUMENT TO BEGINNING OF CURVE
(B)	ACCESS EASEMENT	(M-BC)	BEGN CURVE TO CENTERLINE INTERSECTION
A E	DOCUMENT NUMBER	(I)	TOTAL
DN	P.U.E.		
L1/CI	LINE, CURVE		

MONUMENTATION NOTES

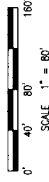
- 3/4" IRON PIPE WITH PLASTIC PLUG *PLS 7788" PER (R1)
- ⊙ MONUMENT SET PER (R1)
- ⊗ 3/4" IRON PIPE WITH PLASTIC PLUG *PLS 7788" PER (R2)
- ⊗ FOUND MONUMENT PER (R2)
- ⊗ FOUND MONUMENT PER (R3)
- ⊗ FOUND MONUMENT PER (R4)
- ⊗ 3/4" IRON PIPE WITH PLASTIC PLUG *PLS 7788" PER (R4)

NOTES

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

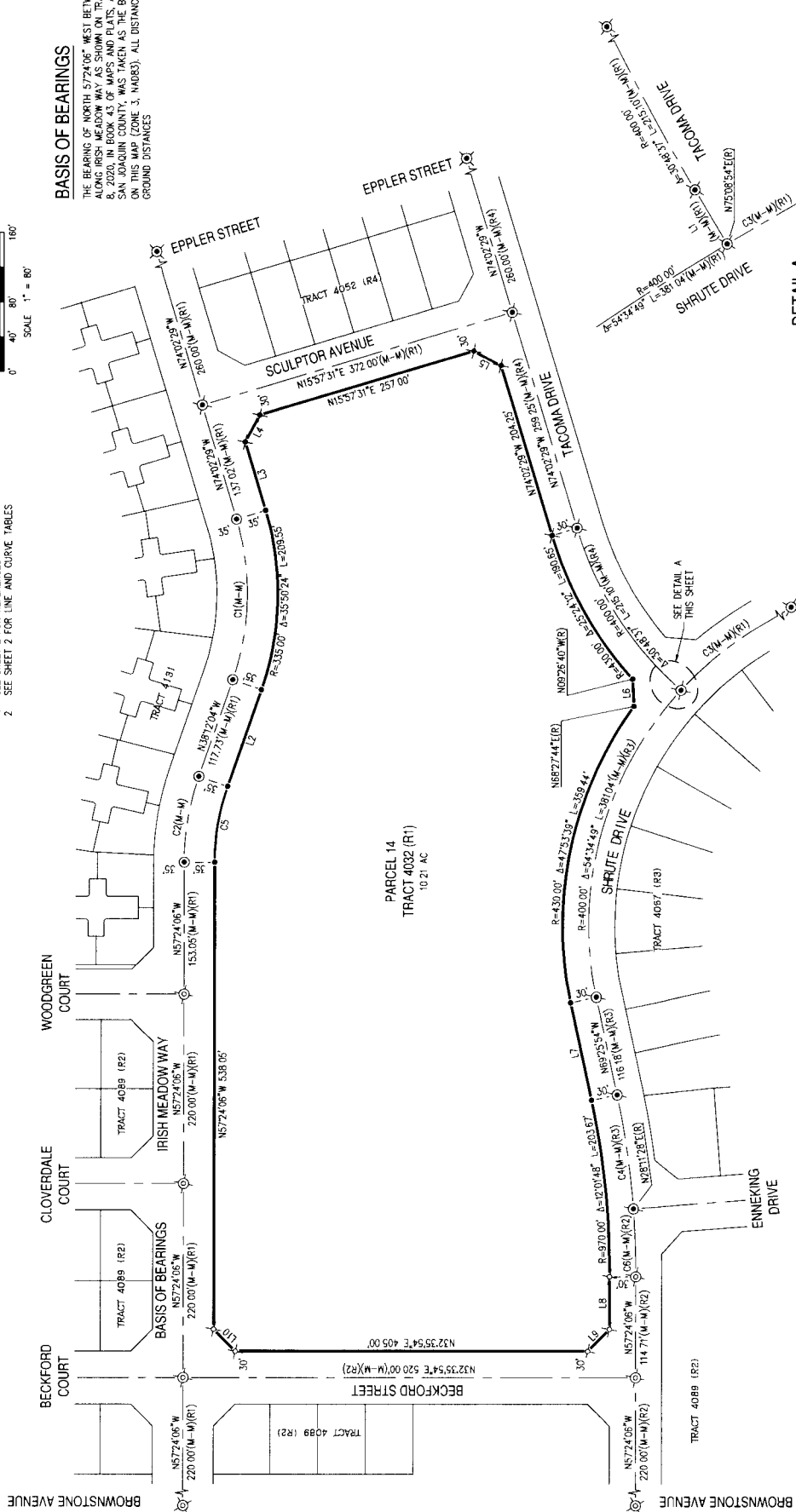
TRACT 4130
RIVER ISLANDS - STAGE 2B
VILLAGE II

A PORTION OF RANCHO EL PESCADERO, BEING
 A SUBDIVISION OF PARCEL 14 OF TRACT 4032 (43 MAP 142)
 CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
 SEPTEMBER 2023



BASIS OF BEARINGS

THE BEARINGS OF NORTH 57°24'06" WEST BETWEEN FOUND MONUMENTS
 FOR PARCELS 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

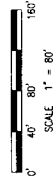


DETAIL A
 NOT TO SCALE

TRACT 4130 RIVER ISLANDS - STAGE 2B VILLAGE II



A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCEL 14 OF TRACT 4032 (43 MAP 142)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
SEPTEMBER 2023



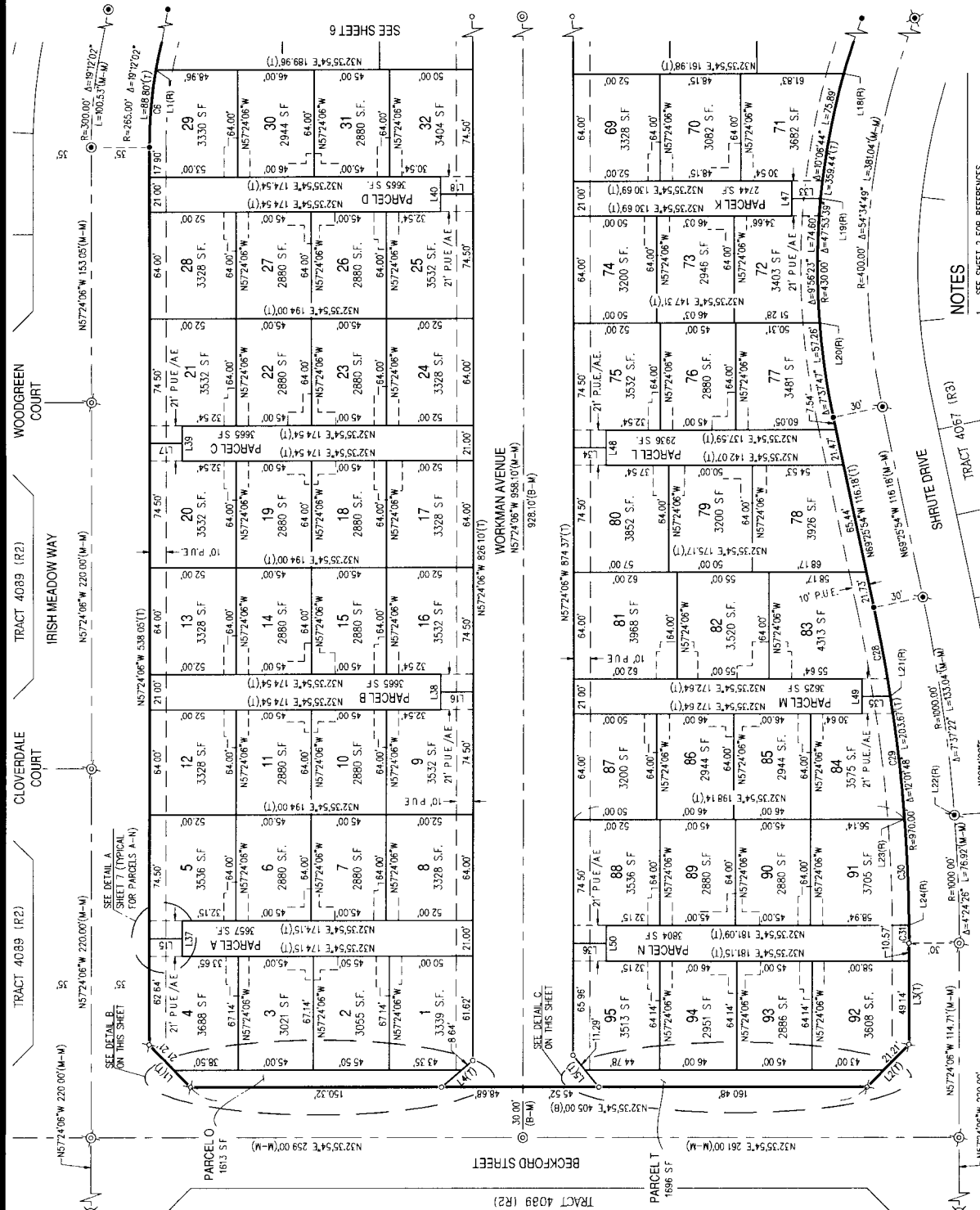
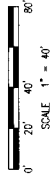
BECKFORD COURT
CLOVERDALE COURT
WOODGREEN COURT



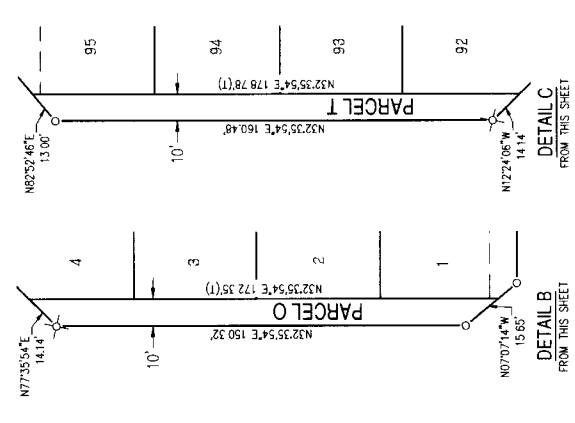
- LEGEND**
- BOUNDARY
 - LOT LINE
 - EXISTING ROADWAY EASEMENT
 - SHEET NUMBER
 - SHEET LIMIT LINE
 - RESTRICTED ACCESS

TRACT 4130 RIVER ISLANDS - STAGE 2B VILLAGE II

A PORTION OF RANCHO EL PESQUERO, BEING
A SUBDIVISION OF PARCEL 14 OF TRACT 4032 (43 MAP 142)
CITY OF LAHOP, SAN JOAQUIN COUNTY, CALIFORNIA
SEPTEMBER 2023

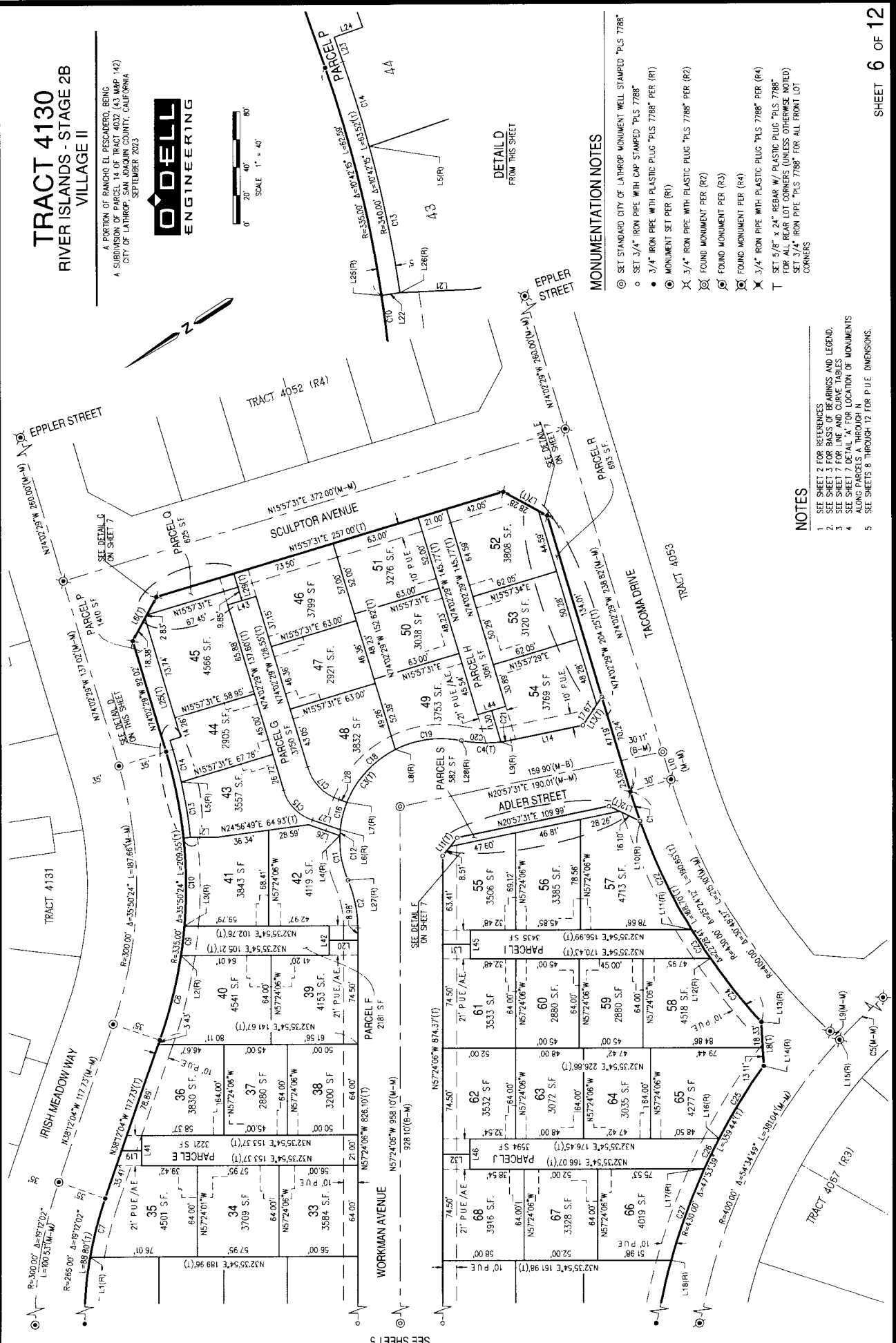
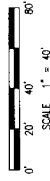


- ### NOTES
- SEE SHEET 2 FOR REFERENCES
 - SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND
 - SEE SHEET 4 FOR BASIS OF BEARINGS AND LEGEND
 - SEE SHEET 5 FOR MONUMENTATION NOTES
 - SEE SHEET 2 DETAIL 'A' FOR LOCATION OF MONUMENTS ALONG PARCELS A THROUGH N
 - SEE SHEETS 8 THROUGH 12 FOR P.U.E. DIMENSIONS



TRACT 4130 RIVER ISLANDS - STAGE 2B VILLAGE II

A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCEL 14 OF TRACT 4032 (43 MAP 142)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
SEPTEMBER 2023



DETAIL D
FROM THIS SHEET

MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE WITH CAP STAMPED "PLS 7788"
- SET 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1)
- ⊙ MONUMENT SET PER (R1)
- ⊗ 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R2)
- ⊗ FOUND MONUMENT PER (R2)
- ⊗ FOUND MONUMENT PER (R3)
- ⊗ FOUND MONUMENT PER (R4)
- ⊗ 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R4)
- ⊗ SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788"
- ⊗ OR ALL REAR LOT CORNERS UNLESS OTHERWISE NOTED
- ⊗ SET 3/4" IRON PIPE "PLS 7788" FOR ALL FRONT LOT CORNERS

NOTES

1. SEE SHEET 2 FOR REFERENCES
2. SEE SHEET 7 FOR BEARINGS AND LEGEND
3. SEE SHEET 7 FOR LINE AND CURVE TABLES
4. SEE SHEET 7 DETAIL 'A' FOR LOCATION OF MONUMENTS ALONG PARCELS A THROUGH N
5. SEE SHEETS 8 THROUGH 12 FOR P.U.E. DIMENSIONS.

TRACT 4130 RIVER ISLANDS - STAGE 2B VILLAGE II

A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCEL 14 OF TRACT 4032 (43 MAP 142)
CITY OF LAHROP, SAN JOAQUIN COUNTY, CALIFORNIA
SEPTEMBER 2023



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

LINE	DIRECTION	LENGTH
L1	N77°35'54"E	35.36'
L2	N12°24'06"W	35.36'
L3	N57°24'06"W	59.71'
L4	N70°17'4"W	24.29'
L5	N82°52'46"E	24.29'
L6	N29°02'29"W	35.36'
L7	N60°57'31"E	35.36'
L8	N60°29'28"W	31.43'
L9	N15°08'54"E	9.03'
L10	N74°02'29"W	20.42'
L11	N18°13'17"W	16.43'
L12	N86°19'47"E	24.34'
L13	N23°45'37"W	24.17'
L14	N20°57'31"E	52.13'
L15	N32°35'54"E	19.85'
L16	N32°35'54"E	19.46'
L17	N32°35'54"E	19.46'
L18	N32°35'54"E	19.46'
L19	N32°35'54"E	14.25'
L20	N32°35'54"E	20.35'
L21	N32°35'54"E	19.38'
L22	N26°39'47"E	5.00'
L23	N74°02'29"W	7.02'
L24	N15°57'31"E	8.00'
L25	N74°02'29"W	88.00'
L26	N51°44'42"E	23.59'
L27	N51°44'42"E	21.16'
L28	N51°44'42"E	6.34'
L29	N74°02'29"W	19.85'
L30	N74°02'29"W	23.25'

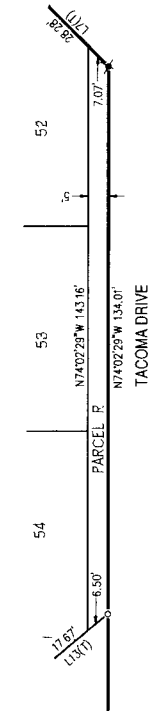
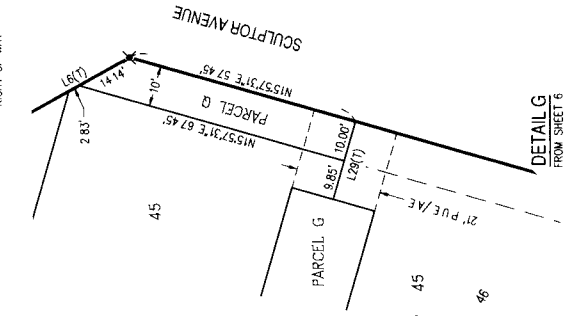
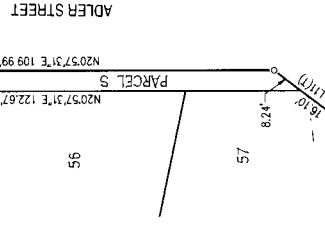
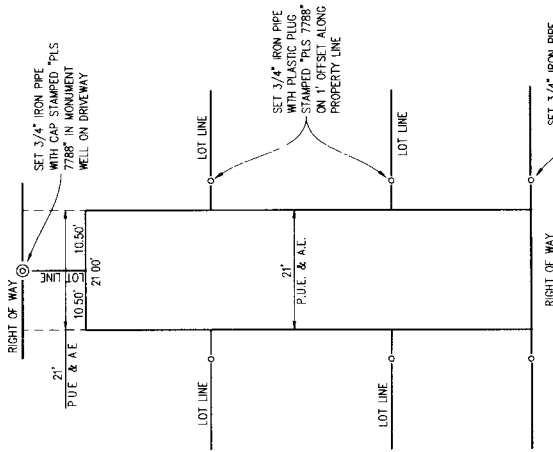
LINE	DIRECTION	LENGTH
L31	N32°35'54"E	19.52'
L32	N32°35'54"E	19.46'
L33	N32°35'54"E	17.36'
L34	N32°35'54"E	19.46'
L35	N32°35'54"E	16.86'
L36	N32°35'54"E	19.85'
L37	N57°24'06"W	21.00'
L38	N57°24'06"W	21.00'
L39	N57°24'06"W	21.00'
L40	N57°24'06"W	21.00'
L41	N57°24'06"E	21.00'
L42	N57°24'06"E	21.00'
L43	N15°57'31"W	21.00'
L44	N15°57'31"E	21.00'
L45	N57°24'06"W	21.00'
L46	N57°24'06"E	21.00'
L47	N57°24'06"W	21.00'
L48	N57°24'06"E	21.00'
L49	N57°24'06"E	21.00'
L50	N57°24'06"W	21.00'

CURVE	RADIUS	DELTA	LENGTH
C1	430.00	235°31'	21.95'
C2	88.00	230°28'	35.41'
C3	72.00	123°28'	156.42'
C4	88.00	230°28'	35.41'
C5	400.00	221°23'	154.91'
C6	265.00	100°10'	46.33'
C7	265.00	97°59'	42.47'
C8	335.00	104°30'	62.67'
C9	335.00	337°00'	21.15'
C10	335.00	104°02'	63.15'
C11	72.00	254°23'	32.31'
C12	72.00	37°37'	41.4'
C13	340.00	64°21'	39.78'
C14	340.00	47°02'	23.74'
C15	32.00	54°24'	30.28'
C16	72.00	167°59'	20.15'
C17	35.00	54°1249'	33.12'
C18	72.00	47°02'	51.56'
C19	72.00	36°24'21"	48.26'
C20	88.00	182°6'51"	28.33'
C21	88.00	436°37'	7.08'
C22	430.00	1124°15'	85.59'
C23	430.00	379°23'	24.94'
C24	430.00	745°02'	58.17'
C25	430.00	759°40'	60.00'
C26	430.00	97°19'	23.43'
C27	430.00	97°19'	68.27'
C28	970.00	311°54'	54.14'
C29	970.00	475°52'	75.02'
C30	970.00	374°05'	64.07'
C31	970.00	0°36'58"	10.43'

LINE #	DIRECTION
L1(R)	S42°26'57"W
L2(R)	N41°04'49"E
L3(R)	N37°27'49"E
L4(R)	S35°15'00"W
L5(R)	N19°57'34"E
L6(R)	S38°32'37"W
L7(R)	S54°34'36"W
L8(R)	N84°23'22"W
L9(R)	S84°25'51"E
L10(R)	S13°02'01"W
L11(R)	S1°37'45"W
L12(R)	S14°13'38"E
L13(R)	S9°26'40"E
L14(R)	S88°27'44"W
L15(R)	S75°06'54"W
L16(R)	S60°28'04"W
L17(R)	S57°20'45"W
L18(R)	S48°14'59"W
L19(R)	S38°09'16"W
L20(R)	S28°11'52"W

LINE #	DIRECTION
L21(R)	N23°45'59"E
L22(R)	N28°11'28"E
L23(R)	N28°11'52"E
L24(R)	N31°58'56"E
L25(R)	N28°39'47"E
L26(R)	N26°39'47"E
L27(R)	S9°32'28"W
L28(R)	N45°59'00"W

DETAIL A NOT TO SCALE



DETAIL E FROM SHEET 6

DETAIL F FROM SHEET 6

DETAIL G FROM SHEET 6

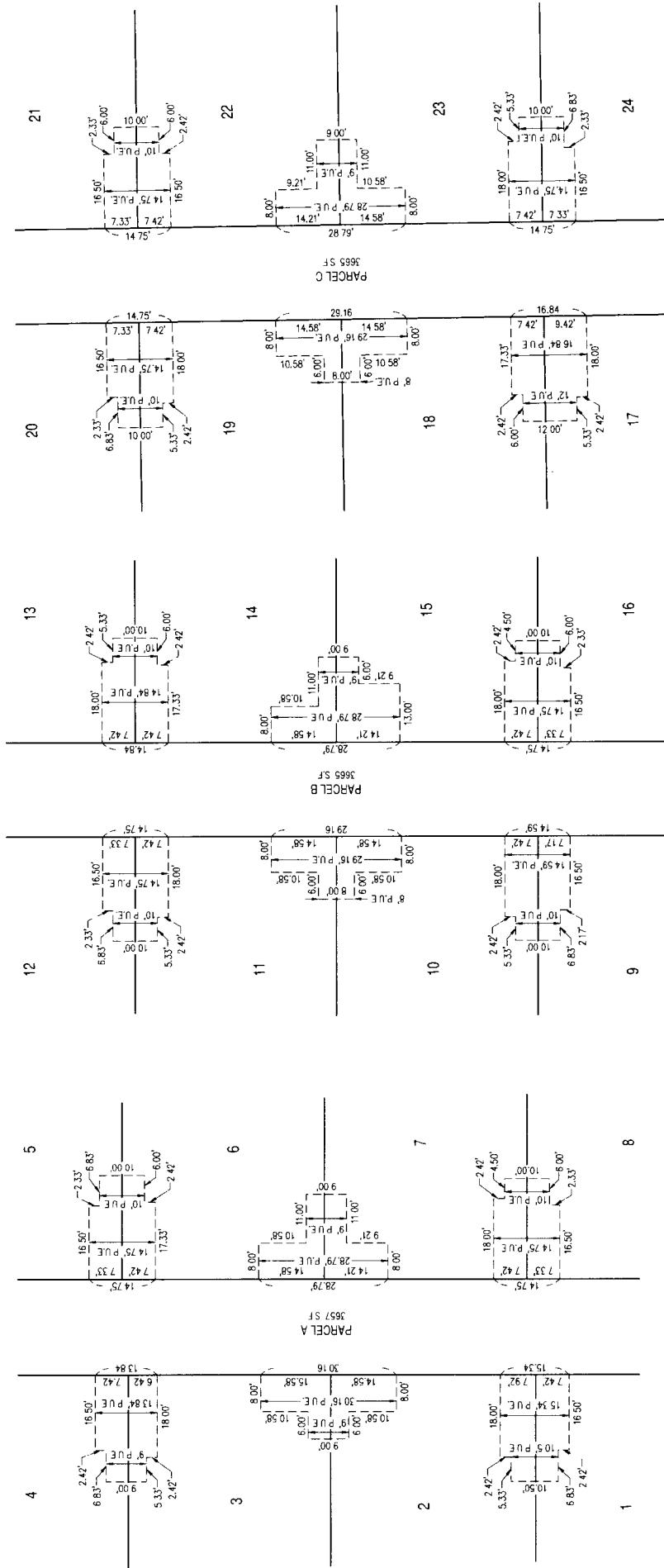
TRACT 4130 RIVER ISLANDS - STAGE 2B VILLAGE II

A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCEL 14 OF TRACT 4032 (43 MAP 142)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
SEPTEMBER 2023



NOTES

- 1 ALL P.U.E. LINES ARE PERPENDICULAR.



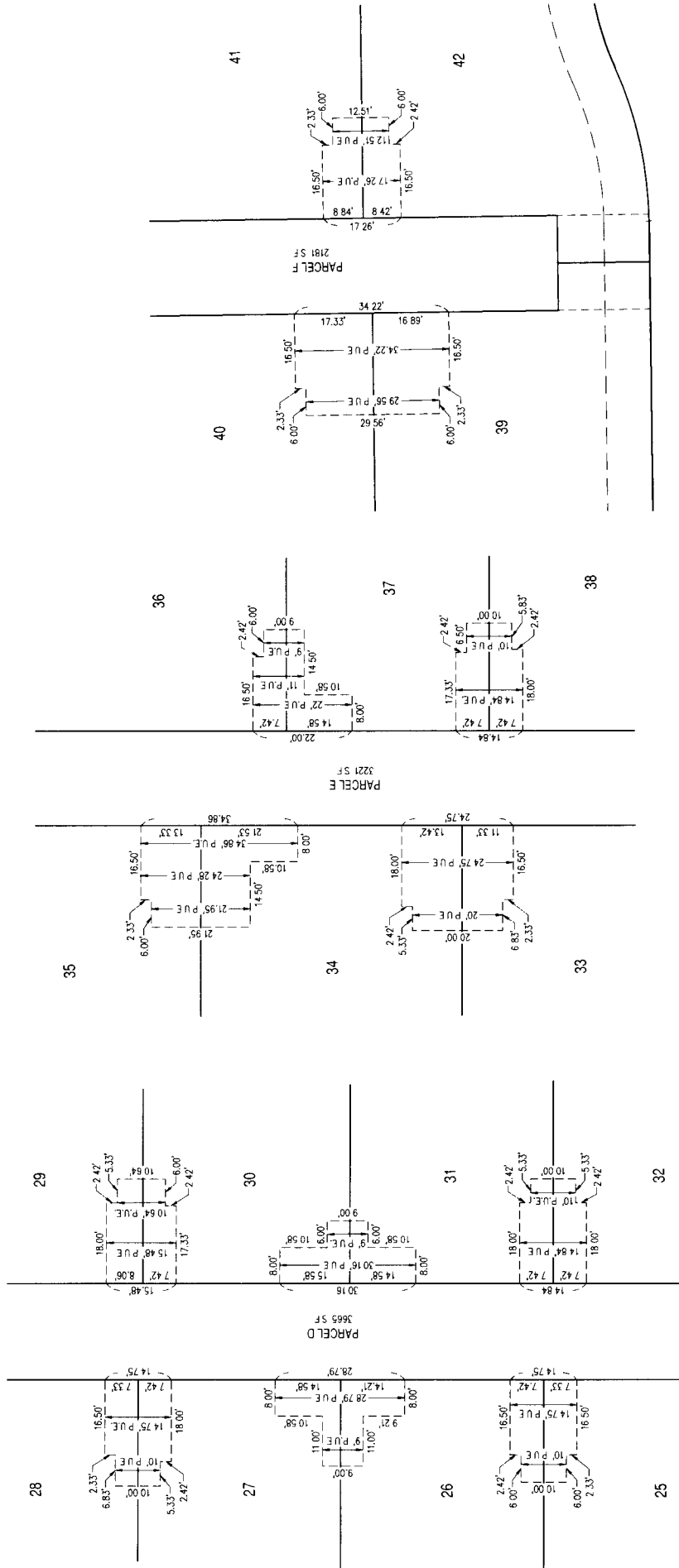
TRACT 4130 RIVER ISLANDS - STAGE 2B VILLAGE II

A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCEL 14 OF TRACT 4032 (43 MAP 142)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
SEPTEMBER 2023



NOTES

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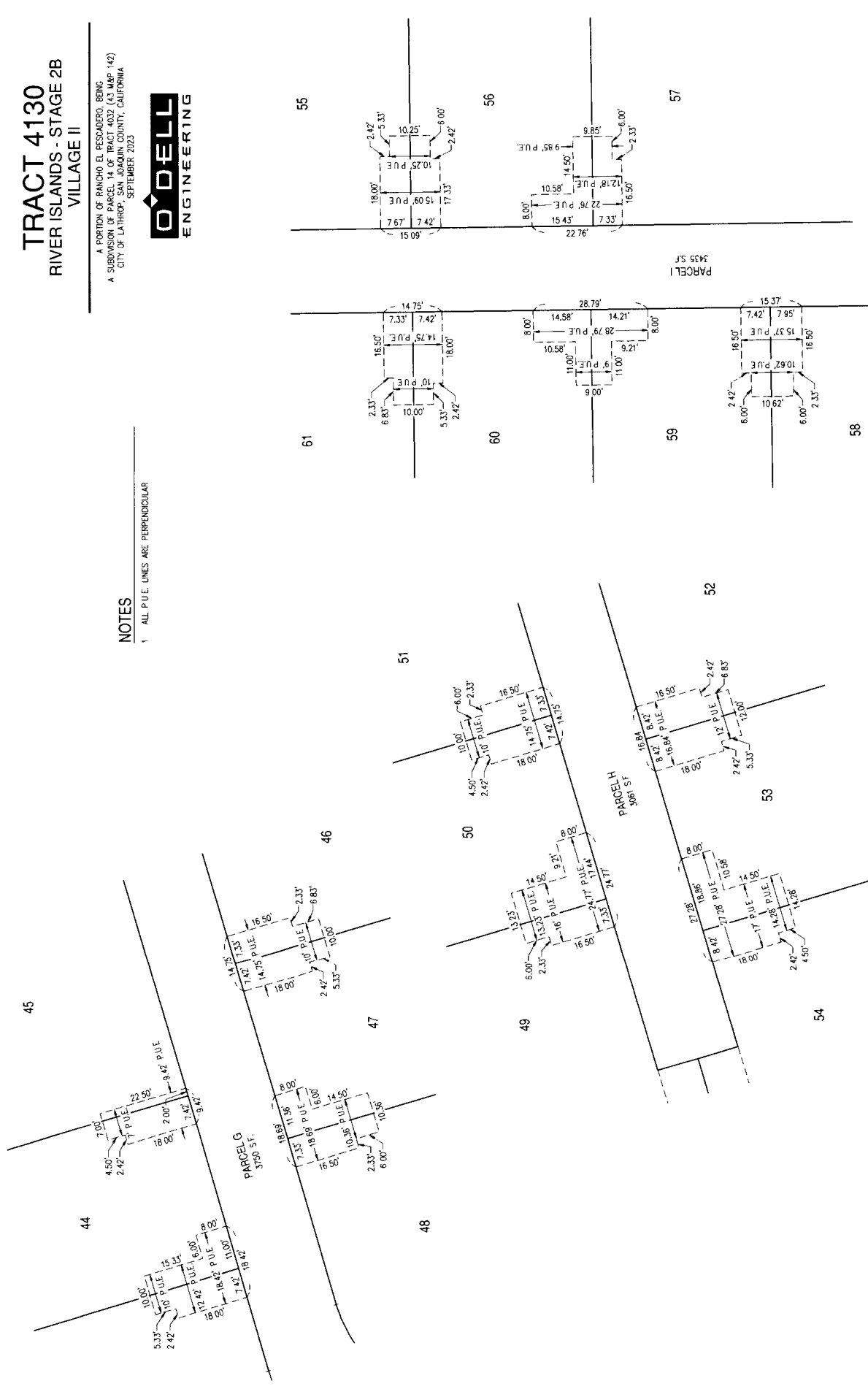
TRACT 4130 RIVER ISLANDS - STAGE 2B VILLAGE II

A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCEL 14 OF TRACT 4032 (43 MAP 142)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
SEPTEMBER 2023



NOTES

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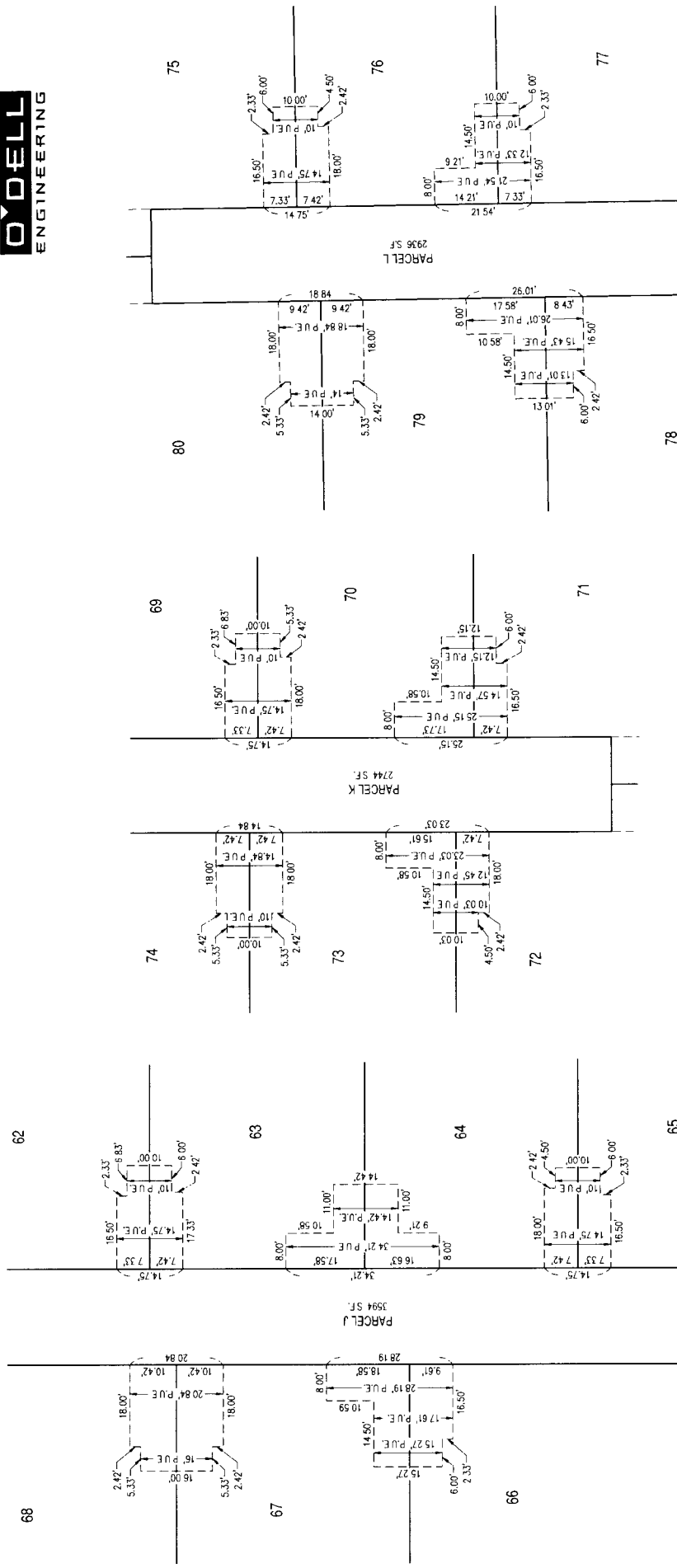
TRACT 4130 RIVER ISLANDS - STAGE 2B VILLAGE II

A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCEL 14 OF TRACT 4032 (43 MAP 142)
CITY OF LAHROP, SAN JOAQUIN COUNTY, CALIFORNIA
SEPTEMBER 2023



NOTES

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TRACT 4130 RIVER ISLANDS - STAGE 2B VILLAGE II

A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCEL 14 OF TRACT 4032 (43 MAP 142)
IN SAN DIEGO COUNTY, CALIFORNIA
CITY OF LAHROP, SEPTEMBER 2023



NOTES

- 1 ALL P.U.E. LINES ARE PERPENDICULAR

