

ITEM 2.1

CITY MANAGER'S REPORT MARCH 25, 2024 CITY COUNCIL SPECIAL MEETING

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

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

SUMMARY:

The proposed Final Map for Tract 4131, River Islands-Stage 2B Village "KK" (Tract 4131) was modified from the previous version that was approved by Council on October 9, 2023 to adjust lot lines. River Islands Stage 2B, LLC (River Islands) is proposing seventy-five (75) 50' x 68' single family lots for Van Daele Homes. A Vicinity Map is included as Attachment "B".

At the developer's request, staff recommends that the City Council rescind the previous approval of the Final Map for Tract 4131 and approve the proposed modified Final Map for Tract 4131 and a Subdivision Improvement Agreement (SIA), included as Attachment "C", with River Islands, by Resolution included as Attachment "A".

BACKGROUND:

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

On July 11, 2022, Council approved the first version of the Final Map for Tract 4131. However, the map was never recorded at the request of River Islands due to the previous homebuilder deciding to not purchase and develop the site.

On October 9, 2023, Council rescinded the first version of the Final Map for Tract 4131 and approved the second version of the Final Map. River Islands modified the lots within Tract 4131 to accommodate both a primary and secondary dwelling unit. River Islands is now proposing to modify the lots to accommodate primary dwelling units only. River Islands and staff request Council rescind the previous approval of the Final Map for Tract 4131 and approve the modified Final Map.

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RESCIND PREVIOUS APPROVAL AND APPROVE MODIFIED FINAL MAP FOR
TRACT 4131 VILLAGE “KK”, AND SUBDIVISION IMPROVEMENT
AGREEMENT FOR 75 LOTS WITHIN OLD RIVER DISTRICT OF RIVER
ISLANDS

As required by the Lathrop Municipal Code Chapter 16.16, all final maps must include an SIA to guarantee specific offsite and onsite improvements. The total cost of the improvements for Tract 4131 is \$1,183,000, however, a large percentage of the improvements have already been constructed and therefore do not need to be guaranteed. Performance and labor & material securities have been provided with the SIA for Tract 4131 that guarantee the unfinished improvements in the amount of:

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

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

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

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

REASON FOR RECOMMENDATION:

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

Documents	Status
1. Final Map ready for signature	Completed
2. Subdivision Improvement Agreement	Completed
3. Performance Security – Uncompleted Landscaping and Miscellaneous Improvements	Received
4. Labor and Materials Security – Uncompleted Landscaping and Miscellaneous Improvements	Received

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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
12.	Submitted Preliminary Guarantee of Title	Completed
13.	Escrow Instructions	Completed
14.	Tract 4178 Village “KK” – City of Lathrop Community Facilities District No. 2023-1 (River Islands Public Services and Facilities) Annexation	Completed
Fees		Status
1.	Final Map plan check fee	Paid
2.	Improvement Plans - Plan check and inspection fees	Paid
3.	Sierra Club Settlement fee	To be paid in escrow

FISCAL IMPACT:

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

ATTACHMENTS:

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

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- D. Escrow Instructions for Final Map Tract 4131 Village "KK"
- E. Final Map – Tract 4131 Village "KK"


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AGREEMENT FOR 75 LOTS WITHIN OLD RIVER DISTRICT OF RIVER
ISLANDS

APPROVALS



Veronica Albarran
Junior Engineer

03/12/2024
Date



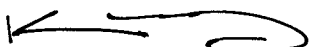
Brad Taylor
City Engineer

3/18/2024
Date




Cari James
Finance Director

3/14/2024
Date



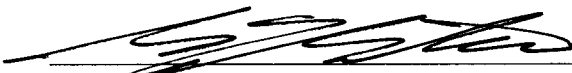
Michael King
Assistant City Manager

3.13.2024
Date



Salvador Navarrete
City Attorney

3-14-2024
Date



Stephen Salvatore
City Manager

3-18-24
Date

RESOLUTION NO. 24-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP RESCINDING PREVIOUS APPROVAL AND APPROVING MODIFIED FINAL MAP FOR TRACT 4131 VILLAGE "KK" WITHIN THE OLD RIVER DISTRICT, TOTALING 75 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 modified Final Map for Tract 4131 Village "KK" (Tract 4131) is within the geographic boundaries of VTM 6716 and Stage 2B; and

WHEREAS, on July 11, 2022, Council approved the first version of the Final Map for Tract 4131. However, the map was never recorded at the request of River Islands Stage 2B, LLC (River Islands) due to the previous homebuilder deciding not to purchase or develop the site; and

WHEREAS, on October 9, 2023, at the developer's request, Council rescinded the first version of the Final Map for Tract 4131 and approved the second version of the Final Map for Tract 4131. River Islands modified the lots within Tract 4131 to accommodate both a primary and secondary dwelling unit; and

WHEREAS, River Islands is now proposing to modify the lots to accommodate primary dwelling units only. River Islands and staff request Council rescind its previous approval of the Final Map and approve the modified Final Map; and

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

WHEREAS, River Islands provided performance and labor & material with the SIA for Tract 4131 that guarantee the unfinished improvements in the amount as follows:

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

; and

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

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

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

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

1. Rescind previous approval of Final Map and Subdivision Improvement Agreement dated October 9, 2023 for Tract 4131.
2. Approve the modified Final Map for Tract 4131, as attached to the March 25, 2024 staff report that accompanied this resolution, and authorize recordation with the San Joaquin County Assessor/Recorder/County Clerk Office once the terms and conditions of the escrow instructions are met.
3. Approve a Subdivision Improvement Agreement with River Islands Stage 2B, LLC, in substantially the form as attached to the March 25, 2024 staff report and authorize the City Manager to execute.

PASSED AND ADOPTED by the City Council of the City of Lathrop this 25th day of March 2024 by the following vote:

AYES:

NOES:

ABSTAIN:

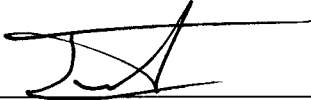
ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

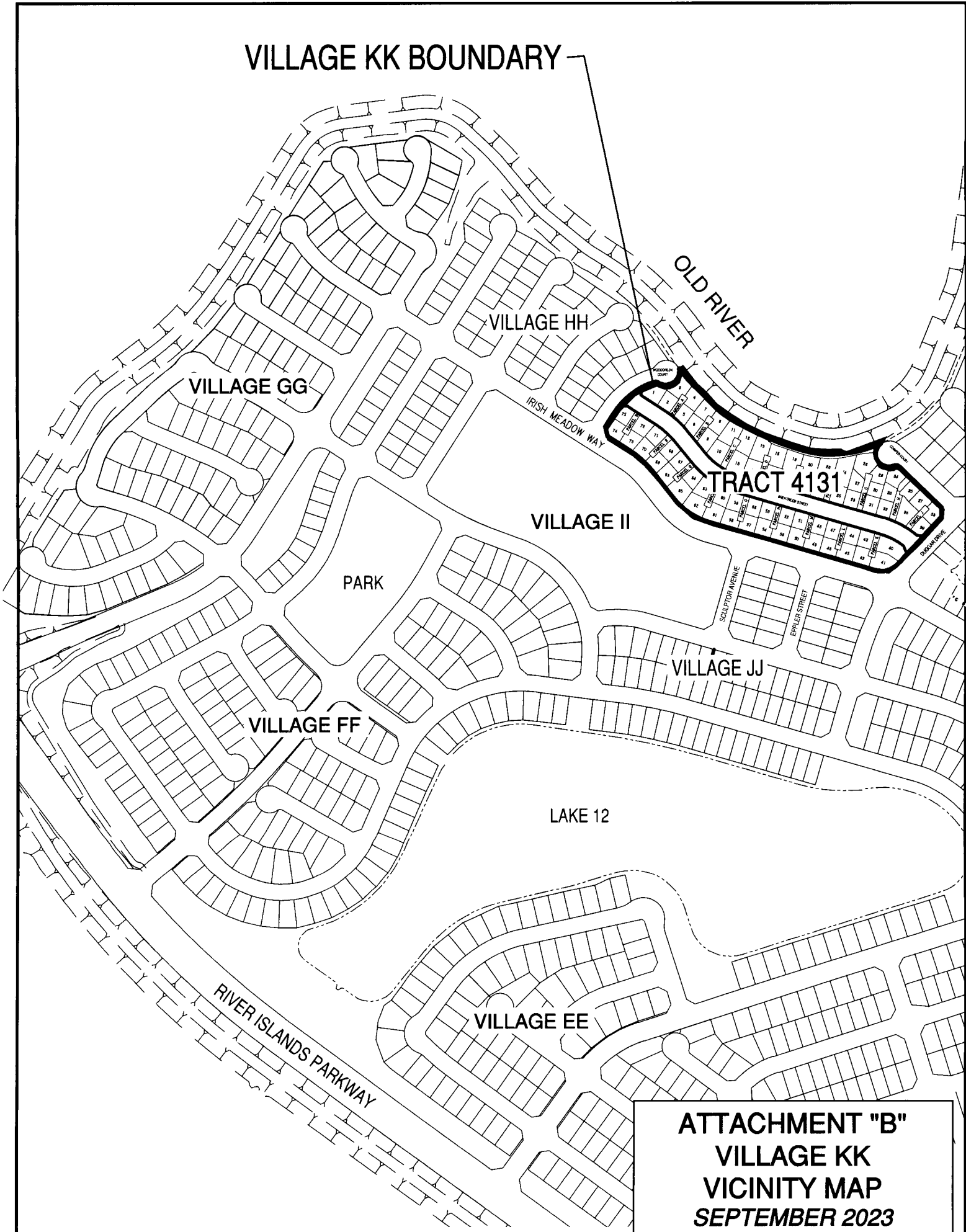
Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

VILLAGE KK BOUNDARY



ATTACHMENT "B"
VILLAGE KK
VICINITY MAP
SEPTEMBER 2023

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

RECITALS

A. This Agreement is made and entered into this **25th day of March 2024**, by and between the **CITY OF LATHROP**, a municipal corporation of the State of California (hereinafter "CITY") and **River Islands Stage 2B, LLC**, a Delaware limited liability company, (hereinafter "SUBDIVIDER"). This Agreement supersedes the previous Tract 4131 Subdivision Improvement Agreement that was approved by City Council on October 9, 2023.

B. Pursuant to Division 2 of Title 7 of the Government Code of the State of California and the CITY's Subdivision Regulations (City of Lathrop, Code of Ordinances, Chapter 16), SUBDIVIDER is required to make dedications and improve Tract 4131 Stage 2B Village "KK" (Tract 4131). However, SUBDIVIDER has completed a significant portion of public infrastructure improvements associated with Tract 4131 located within the Old River District of River Islands Phase 2, which also includes major streets necessary to access the site. Performance and Labor & Material securities have been provided by SUBDIVIDER that guarantee the unfinished improvements for Tract 4131, in the amount shown in Section 8 of this Agreement.

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

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

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

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

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

2. SUBDIVIDER shall complete the Improvements, including all deferred and unfinished improvements, prior to occupancy of the last home constructed in Tract 4131 that is conveyed to a private interest not associated with the transfer of title of Tract 4131 associated with the filing of Tract 4131 (homebuilder), prior to the completion and occupancy of the last production dwelling unit associated with Tract 4131, or March 25, 2025, whichever comes first. Such occupancy shall be documented by CITY in the form of a Certificate of Occupancy or Final Building Permit.

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

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

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

6. SUBDIVIDER guarantees and warrants that the Improvements shall be constructed in compliance with the standards set forth in Paragraph 1 above, free from any defects in work or labor done, and from any defects in materials furnished. Further, SUBDIVIDER shall repair and maintain the Improvements in good condition and in accordance with CITY specifications for one (1) year after CITY'S acceptance of the Improvements. As required by this Agreement, prior to acceptance of the Improvements, SUBDIVIDER shall deposit with the City Engineer a Warranty Bond in the amount of \$118,300, equal to 10% of the estimated cost of the Improvements for the Tract 4131 entire area (\$1,183,000) as included in the Engineer's estimate attached to this Agreement as Exhibit "D", to insure SUBDIVIDER'S repair and warranty of the Improvements in accordance with the terms of this Agreement. The Warranty Bond shall be released at the end of the one year guarantee period, provided there are no claims against it are then outstanding.

7. If SUBDIVIDER, in whole or in part, abandons the Improvements, or unnecessarily or unreasonably delays construction of the Improvements, fails to complete construction of the Improvements within the time specified in this Agreement, or fails to repair, replace or reconstruct any defects, as set forth in Paragraph 6 above, CITY may, but is not required to, proceed to

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

complete and/or repair, replace, or reconstruct the Improvements, either by itself or by contract for such service, and CITY may cause to be forfeited such portion of any security deposited therein as is necessary to cover the costs of completion, repair, replacement, or reconstruction incurred by CITY.

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

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

8. Because the Improvements are not entirely complete, the SUBDIVIDER is required to only post Performance or Labor & Materials bonds to guarantee the unfinished improvements associated with Tract 4131 as included and described in Exhibit “D” of this Agreement. Performance and Labor & Material securities have been provided in the amount shown in Table 1 below. SUBDIVIDER shall also comply with CITY’S insurance requirements set forth on Exhibit “C” attached hereto and incorporated herein.

Table 1 – Bond Values

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

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

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

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

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

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

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

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

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

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

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

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

19. This Agreement and any amendments hereto comprise the entire understanding and agreement between the parties regarding the improvements to be constructed and dedications for Tract 4131.

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

a. Controlling Law. The parties agree that this Agreement shall be governed and construed by and in accordance with the laws of the State of California.

b. Definitions. The definitions and terms are as defined in this Agreement.

c. Force Majeure. Neither party shall be deemed to be in default on account of any delay or failure to perform its obligations under this Agreement, which directly results from an Act of God or an act of a superior governmental authority.

d. Headings. The paragraph headings are not a part of this Agreement and shall have no effect upon the construction or interpretation of any part of this Agreement.

e. Incorporation of Documents. All documents referred to herein and all documents which may, from time to time, be referred to in any duly executed amendment hereto are by such reference incorporated herein and shall be deemed to be part of this Agreement.

f. Modification of Agreement. This Agreement shall not be modified or be binding upon the parties unless such modification is agreed to in writing and signed by the parties.

g. Severability. If a court of competent jurisdiction finds or rules that any provision of this Agreement is void or unenforceable, the provisions of this Agreement not so affected shall remain in full force and effect.

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

h. Successors and Assigns. Except as otherwise expressly provided herein, the provisions of this Agreement shall inure to the benefit of, and shall apply to and bind, the successors and assigns of the parties.

i. Time of the Essence. Time is of the essence of this Agreement and each of its provisions. In the calculation of time hereunder, the time in which an act is to be performed shall be computed by excluding the first Day and including the last. If the time in which an act is to be performed falls on a Saturday, Sunday or any Day observed as a legal holiday by CITY, the time for performance shall be extended to the following Business Day.

j. Venue. In the event either party brings that suit hereunder, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of San Joaquin.

ATTACHMENTS:

EXHIBIT A FINAL MAP - TRACT 4131

EXHIBIT B TRACT 4131 STAGE 2B VILLAGE "KK" AREA

EXHIBIT C: CITY INSURANCE REQUIREMENTS

EXHIBIT D: TRACT 4131 UNFINISHED IMPROVEMENTS AND FULL
IMPROVEMENTS COST ESTIMATE

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

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this 25th day of March 2024, 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:  _____ 3-14-2024
Salvador Navarrete Date
City Attorney

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

SUBDIVIDER

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

BY: _____
Susan Dell'Osso
President

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

EXHIBIT "A"

FINAL MAP - TRACT 4131

OWNERS STATEMENT

THE UNDERSIGNED DOES HEREBY STATE THAT THEY ARE THE OWNERS OR HAVE SOME RECORD TITLE INTEREST IN THE LAND DESCRIBED AND EMBARDED WITHIN THE EXTERIOR BOUNDARY LINE OF THE HERETO SUBMITTED FINAL MAP ENTITLED "TRACT 4131 RIVER ISLANDS-STAGE 2B, VILLAGE KK", CITY OF LATHROP, CALIFORNIA, CONSISTING OF TEN (10) SHEETS, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

- 1. TO THE CITY OF LATHROP FOR PUBLIC RIGHT-OF-WAY EASEMENT FOR PUBLIC PURPOSES DESIGNATED ON SAID MAP AS BRENTNORDE STREET AS SHOWN ON THIS FINAL MAP.
- 2. TO THE CITY OF LATHROP FOR ACCESS AND PUBLIC UTILITY PURPOSES, THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS PARCELS A THROUGH R AS SHOWN ON THIS FINAL MAP.
- 3. A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHTS TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN PIPES, DRAINS, DRAINAGE SYSTEMS AND THEIR APPURTENANCES (SLOPE DRAIN TAPES), AND APPURTENANCES HERETO, AS SHOWN ON THIS FINAL MAP DESIGNATED AS "P.U.E." (PUBLIC UTILITY EASEMENT).
- 4. A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP FOR EMERGENCY VEHICLE ACCESS PURPOSES ACROSS THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "E.V.A." (EMERGENCY VEHICLE ACCESS EASEMENT).
- 5. A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHTS TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN PIPES, DRAINS, DRAINAGE SYSTEMS AND THEIR APPURTENANCES (SLOPE DRAIN TAPES), AND APPURTENANCES HERETO, AS SHOWN ON THIS FINAL MAP DESIGNATED AS "S.D.E." (SLOPE DRAIN TAPES).

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:
1. PARCELS T THROUGH X TO THE CITY OF LATHROP FOR PURPOSES OF OPEN SPACE, LANDSCAPING, PUBLIC UTILITIES, FLOOD MAINTENANCE, AND APPURTENANCES HERETO 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 DISTINGUISH BORDER UPON THIS MAP, HEREBY ARE DEDICATED TO THE CITY OF LATHROP.

PARCELS A THROUGH S AS ACCESS LOTS WILL BE TRANSFERRED TO HOMEOWNERS ASSOCIATION BY SEPARATE DOCUMENT SUBSEQUENT TO THE RECORDING OF THIS FINAL MAP.
THE UNDERSIGNED DOES HEREBY RELINQUISH TO THE CITY OF LATHROP ALL ABUTTERS RIGHT OF ACCESS TO LOTS 1, 29, 34, 35, 37, 38, 39, 74 AND 75 ALONG THE LOT LINES AS INDICATED BY THE SYMBOL ||||| AS SHOWN ON THIS FINAL MAP.

THE UNDERSIGNED DOES HEREBY RESERVE PARCEL Y AS SHOWN ON THIS MAP SAID PARCEL IS NOT DEDICATED TO THE CITY OF LATHROP BUT WILL BE DONATED TO THE CITY OF LATHROP BY SEPARATE DOCUMENT SUBSEQUENT TO THE FILING OF THIS FINAL MAP.
OWNER: RIVER ISLANDS STAGE 2B, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: SUSAN DETROSSI DATE
RESIDENT

TRUSTEES STATEMENT

OLD REPUBLIC TITLE COMPANY, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED DECEMBER 22, 2016, AS DOCUMENT NUMBER 2016-160886, AND AS SCHEDULED IN DOCUMENT RECORDED DECEMBER 26, 2017 AS DOCUMENT NUMBER 2020-046005, AND FURTHER AMENDED IN DOCUMENT RECORDED NOVEMBER 23, 2022 AS DOCUMENT NUMBER 2022-132040, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

DATED THIS _____ DAY OF _____ 2024
BY: _____

ACKNOWLEDGEMENT CERTIFICATE (OWNER)

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

ON _____ 2024 BEFORE ME, _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/HIS/HERS (OR PARTIALS), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, HE/SHE/THEY AGREE TO THE ENTRY UPON BEHALF OF WHICH THE PERSON(S) ACED, EXCEEDED THE INSTRUMENT.
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND

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

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

A PORTION OF RANCHO EL PECADERO, BEING A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
MARCH 2024



CITY CLERKS STATEMENT

TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT I, THE CITY CLERK, HAVE REVIEWED THE CITY ENGINEERS STATEMENT AND THE CITY ENGINEERS STATEMENT OF THE CITY ENGINEER, AND I HEREBY CERTIFY THAT THE SAME WAS PRESENTED TO SAID CITY COUNCIL AS PROVIDED BY LAW, AT A MEETING HEREOF HELD ON THE _____ DAY OF _____ 2024, AND THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. _____ AND DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP AND AUTHORIZED ITS RECORRATION, AND ACCEPTED ON BEHALF OF THE CITY OF LATHROP, THE RIGHTS AS INDICATED BY THE SYMBOL |||||, THE DEDICATION OF ALL PUBLIC UTILITY EASEMENTS, ALL ACCESS EASEMENTS, ALL SLOPE DRAIN EASEMENTS, THE DEDICATION OF THE GROUND WATER RIGHTS, THE DEDICATION OF PARCELS T THROUGH X IN FEE AND ACCEPTED THE OFFER OF DEDICATION OF BRENTNORDE STREET AS SHOWN ON SAID MAP SUBJECT TO THE IMPROVEMENTS BEING COMPLETED IN ACCORDANCE WITH CHAPTER 16 OF THE CITY OF LATHROP MUNICIPAL CODE.

ALSO PURSUANT TO SECTION 65403(a)(1) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE CITY OF LATHROP HAS FILED THIS NON-EXCLUSIVE PUBLIC UTILITY EASEMENT FOR PUBLIC PURPOSES RECORDED MAP NO. 2024-046005, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITH THE BOUNDARY OF THIS FINAL MAP.

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

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

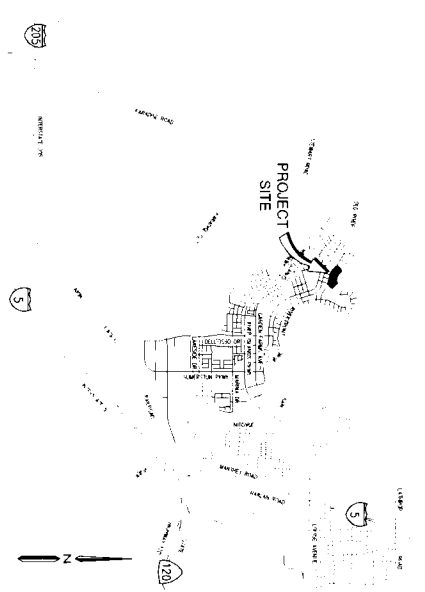
ACKNOWLEDGEMENT CERTIFICATE (TRUSTEE)

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

ON _____ 2024 BEFORE ME, _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/HIS/HERS (OR PARTIALS), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, HE/SHE/THEY AGREE TO THE ENTRY UPON BEHALF OF WHICH THE PERSON(S) ACED, EXCEEDED 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: _____

ENDNOT: FROM FEE PER GOVERNMENT CODE 27388.1, DOCUMENT RECORDED IN CONNECTION WITH A CONCURRENT 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. 21-4908.
DATED THIS _____ DAY OF _____ 2024.

RICHARD CAGUIAT, COMMUNITY DEVELOPMENT DIRECTOR
CITY OF LATHROP

CITY ENGINEERS STATEMENT

I, BRAD R. TAYLOR, HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA, AND THAT I HAVE EXAMINED THIS FINAL MAP OF TRACT 4131, RIVER ISLANDS-STAGE 2B, VILLAGE KK, CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREOF IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE AMENDED VESTING TENTATIVE MAP NO. 5894, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLETES WITH ALL PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA STATE SUBDIVISION MAP ACT AND APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS HERETO, APPLICABLE AT THE TIME OF APPROVAL OF AMENDED VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____ 2024
BRAD R. TAYLOR, P.L.C.E. 83283
CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA



RECORDERS STATEMENT

FILED THIS _____ DAY OF _____ 2024, AT _____ M
IN BOOK _____ OF MAPS AND PLATS, AT PAGE _____ AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY
FEE: \$ _____

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

CITY SURVEYORS STATEMENT

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

DATED THIS _____ DAY OF _____, 2024.

DARRYL A. ALEXANDER, P.L.S. 5077
 AGING CITY SURVEYOR



SURVEYORS STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF RIVER ISLANDS DEVELOPMENT, LLC. ON SEPTEMBER 11, 2023, I HEREBY STATE ALL THE NECESSARY INFORMATION HAS BEEN PROVIDED TO THE CITY OF LATHROP AND THE CITY ENGINEER, IN THOSE POSITIONS BEFORE DECEMBER 31, 2024, AND HOLD THE KNOWLEDGE AND BELIEVE IT 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 _____, 2024.

DIVAN DRAWING, P.L.S. NO. 7788



RECIPIENTS

- RIGHT TO FARM STATEMENT
 PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PROPOSING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE NORMAL AND PROPER USE OF AGRICULTURAL CHEMICALS AND SPRAYING APPLICATION, INCLUDING FERTILIZING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PRODUCTION SHOPS AND ANIMALS FROM DEGRADATION, AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, ODOR, AND OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSISTENTLY, 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.
- A SEVERE REPORT ENTITLED "GEOLOGICAL EXPLORATION OVER ISLANDS PHASE 1, LATHROP, CALIFORNIA" - "PROJECT 1" WAS CONDUCTED IN 2018 AND 2019. THE REPORT INDICATES THAT THERE ARE NO KNOWN OIL OR GAS RESOURCES ON TRACT 4131, RIVER ISLANDS-STAGE 2B, VILLAGE KK. CONTAINS 75 RESIDENTIAL LOTS WITH A TOTAL OF 6,506 ACRES, AND 25 LETTERED PARCELS CONTAINING 1,320 ACRES, MORE OR LESS, AND ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP WHICH INCLUDE 1,578 ACRES, MORE OR LESS AS SHOWN ON THIS FINAL MAP (PLEASE REFER TO THE AREA TABLE BELOW).
- BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 12402790-1R (VERSION 11), DATED JANUARY 3, 2024, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

TRACT 4131 AREA SUMMARY		
LOTS 1 THROUGH 75	6,506 AC±	
SHEET DEDICATIONS	1,678 AC±	
PARCELS A - Y	1,320 AC±	
TOTAL	9,504 AC±	

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

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA, MARCH 2024.



EASEMENT ABANDONMENT NOTE

THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT FOR PUBLIC PURPOSES RECORDED MAY 21, 2021, AS DOCUMENT NUMBER 2021-088933, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN TRACT 4131 IS BEING ABANDONED BY THIS FINAL MAP. PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET 1.

CERTIFICATE OF DEDICATION

THE FOLLOWING REAL PROPERTY IS DEDICATED TO THE CITY OF LATHROP, IN THE CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA, BY RIVER ISLANDS STAGE 2B, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS FOLLOWS:

- PARCELS T THROUGH X FOR PURPOSES OF OPEN SPACE, INCLUDING PUBLIC UTILITIES, FENCE MAINTENANCE, LANDSCAPING, AND APPURTENANCES THERE TO, FOR THE BENEFIT OF THE PUBLIC, AS SHOWN ON THIS FINAL MAP.
- THE CITY OF LATHROP SHALL RECOVER THE PROPERTY TO THE SUBDIVIDER IF THE CITY MAKES A DETERMINATION THAT PURSUANT TO GOVERNMENT CODE SECTION 66477.5 THE SAME PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST.

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66456 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.L.C.R.

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.L.C.R. (43 MAP 142)
- (R2) TRACT 4039, RIVER ISLANDS-STAGE 2A, VILLAGE HH, FILED OCTOBER 29, 2021, IN BOOK 43 OF MAPS AND PLATS, PAGE 198, S.L.C.R. (43 MAP 198)
- (R3) TRACT 4082, RIVER ISLANDS-STAGE 2B, VILLAGE JJ, FILED JANUARY 29, 2021, IN BOOK 43 OF MAPS AND PLATS, PAGE 191, S.L.C.R. (43 MAP 191)
- (R4) TRACT 4093, RIVER ISLANDS-STAGE 2A, VILLAGE LL, FILED AUGUST 11, 2021, IN BOOK 43 OF MAPS AND PLATS, PAGE 181, S.L.C.R. (43 MAP 181)

LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEET 3 ONLY

LINE TABLE				CURVE TABLE						
LINE	DIRECTION	LENGTH	CURVE	RADIUS	DELTA	LENGTH	CURVE	RADIUS	DELTA	LENGTH
L1	N62°02'02"W	51.95'	C1	400.00'	13°42'35"	95.65'	C21	\$0.00	150°39'42"	131.48'
L2	N7°02'29"W	58.29'	C2	435.00'	4°36'44"	35.02'	C22	17.00'	66°14'06"	19.65'
L3	N38°17'08"W	117.73'	C3	880.00'	1°00'34"	148.28'	C23	880.00'	33°32'38"	54.64'
L4	N57°24'08"W	98.05'	C4	300.00'	35°50'24"	187.66'	C24	89.00'	70°27'34"	109.32'
L5	N72°14'05"W	35.36'	C5	300.00'	19°12'02"	100.53'				
L6	N37°35'41"E	56.85'	C6	285.00'	35°50'24"	165.76'				
L7	N49°01'22"W	18.73'	C7	335.00'	19°12'02"	112.26'				
L8	N84°42'11"E	20.87'	C8	270.00'	40°09'59"	198.75'				
L9	N67°36'05"E	6.07'	C9	17.80'	50°38'11"	15.02'				
L10	N46°14'51"W	212.38'	C10	50.00'	132°47'49"	115.89'				
L11	N74°51'W	35.36'	C11	1102.00'	33°13'3"	67.71'				
L12	N43°45'09"E	168.81'	C12	120.00'	7°01'6"	15.02'				
L13	N31°34'4"E	50.00'	C13	80.00'	5°15'0"	7.33'				
L14	N22°28'58"W	50.00'	C14	5020.00'	0°49'13"	71.88'				
L15	N43°45'09"E	20.00'	C15	340.00'	18°26'55"	109.48'				
			C16	3315.00'	0°38'55"	37.53'				
			C17	1090.00'	11°31'51"	225.70'				
			C18	355.00'	27°02'24"	130.36'				
			C19	3700.00'	16°46'06"	108.28'				
			C20	980.00'	0°40'28"	11.65'				

LEGEND

- (R1) UNASURED AND RECORD DATA PER REFERENCE SHOWN
- (R2) DENIES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 2
- (M-M) MONUMENT TO MONUMENT
- (M-B) MONUMENT TO BOUNDARY
- (M-CL-INTX) MONUMENT TO CENTERLINE INTERSECTION
- (M-BC) MONUMENT TO BEGINNING OF CURVE
- (BC-CL-INTX) BEGIN CURVE TO CENTERLINE INTERSECTION
- (T) TOTAL
- (B) BOUNDARY
- DN DOCUMENT NUMBER
- AE ACCESS EASEMENT
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- L1/C1 LINE CURVE
- (1) EASEMENT REFERENCE NUMBER
- BOUNDARY
- LOT LINE OR RIGHT-OF-WAY LINE
- EASEMENT LINE
- CENTERLINE
- RESTRICTED ACCESS

EASEMENTS

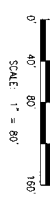
- (1) STAGE 2B LEVEL EASEMENT IN FAVOR OF ISLAND RECLAMATION DISTRICT 2892 PER DN 2018-080925, S.U.C.K.

NOTES

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

MONUMENTATION NOTES

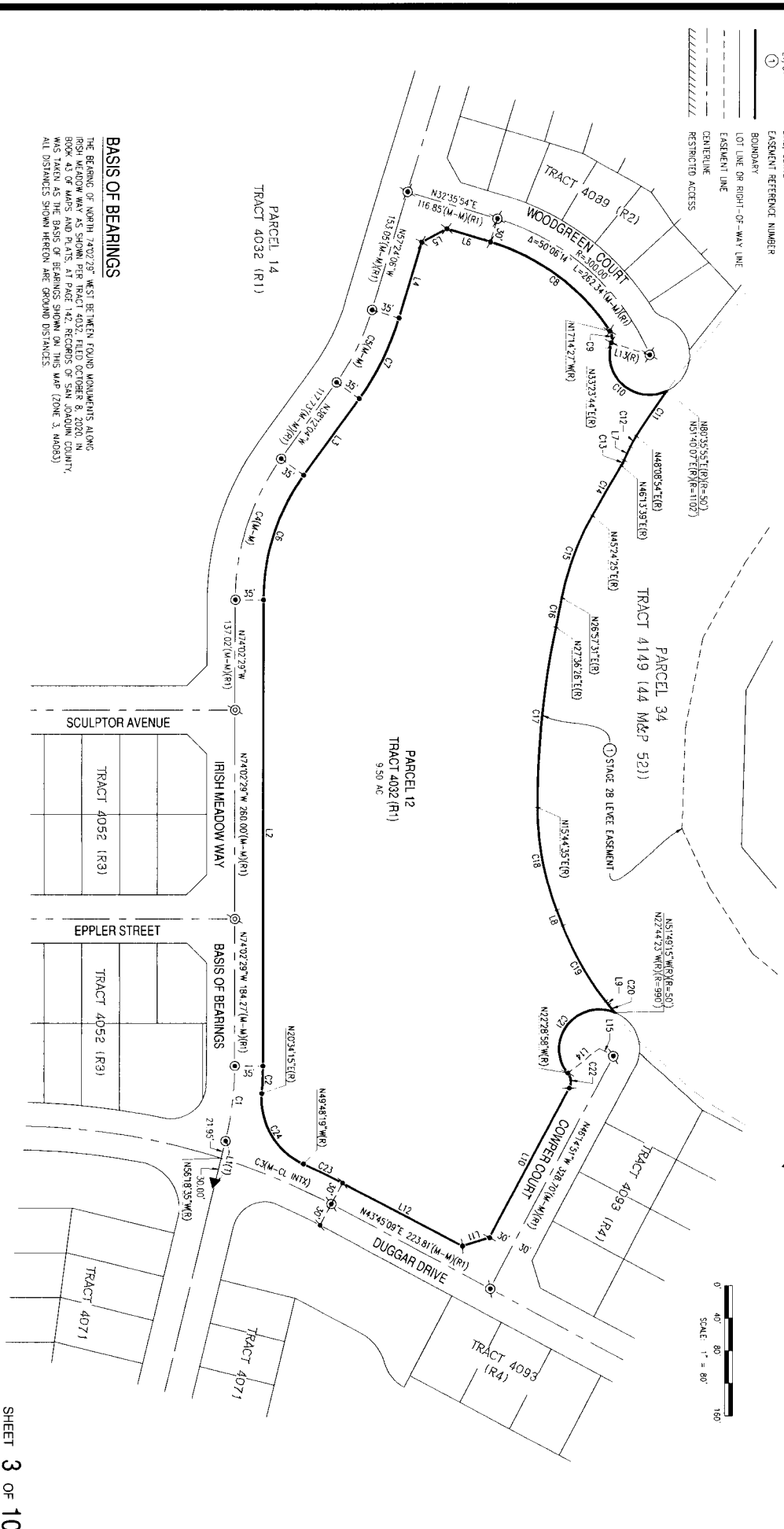
- ⊗ FOUND MONUMENT PER (R2)
- ✗ FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "S15 7788" PER (R2)
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "S15 7788" PER (R1)
- ⊙ FOUND MONUMENT PER (R1)
- ⊚ FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "S15 7788" PER (R4)
- ⊛ FOUND MONUMENT PER (R3)
- ⊜ FOUND MONUMENT PER (R4)
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "S15 7788" PER (R4)



ODELL
ENGINEERING

TRACT 4131
RIVER ISLANDS - STAGE 2B
VILLAGE KK

A PORTION OF PARCEL E1, PERSOADERO, BEING A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA MARCH 2024

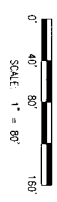


BASIS OF BEARINGS
THE BEARINGS OF NORTH 74°02'02" WEST BETWEEN FOUND MONUMENTS ALONG THE BOUNDARY OF PARCEL 12 OF TRACT 4032 (43 MAP 142) WERE OBTAINED FROM BOOK 43 OF MAPS AND PLATS AT PAGE 142, RECORDS OF SAN JOAQUIN COUNTY. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

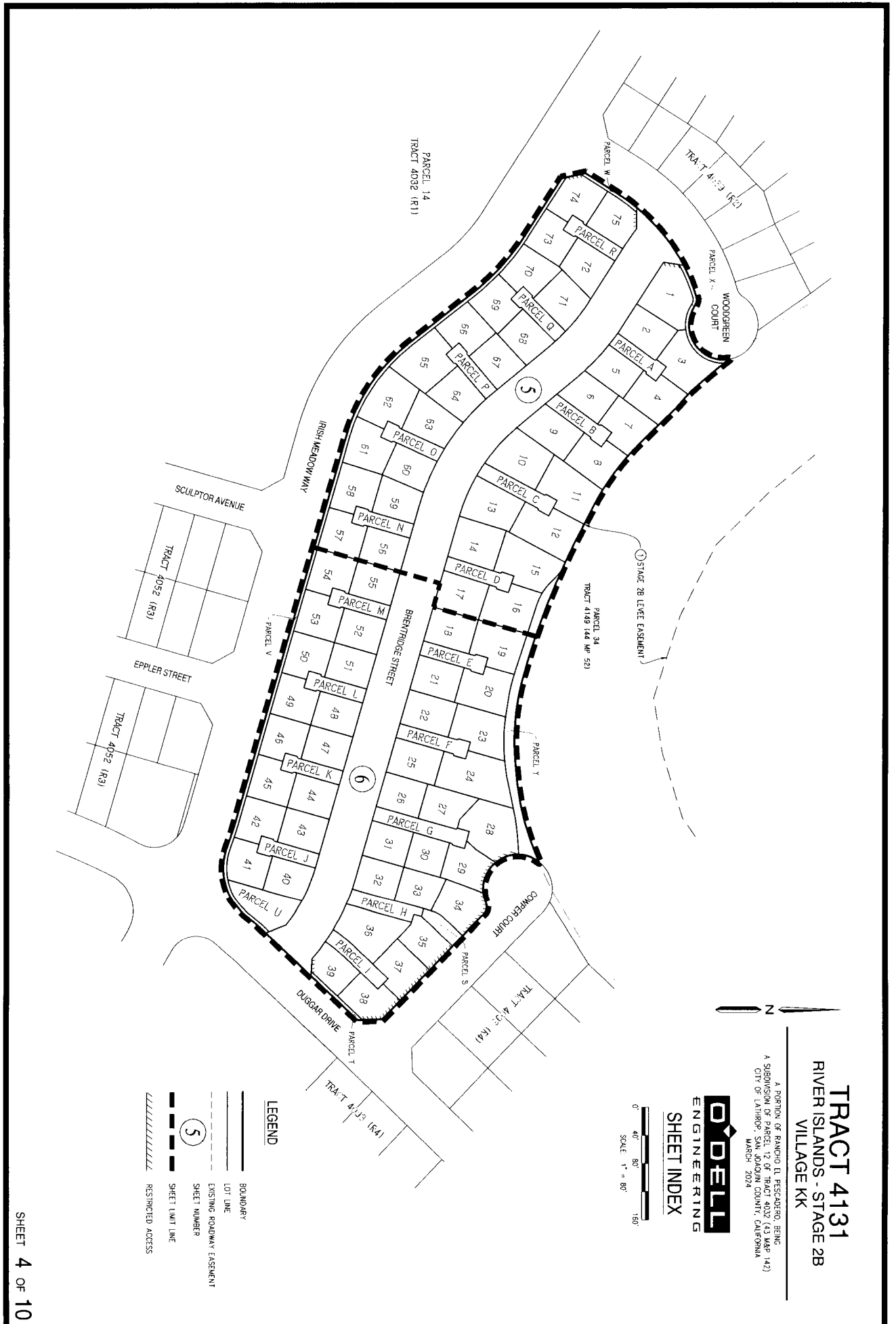
TRACT 4131 RIVER ISLANDS - STAGE 2B VILLAGE KK

A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142)
CITY OF LAHORE, SAN JOAQUIN COUNTY, CALIFORNIA
MARCH 2024

ODELL
ENGINEERING
SHEET INDEX

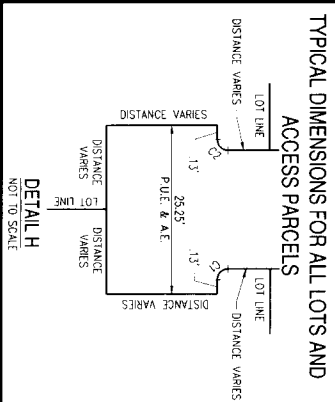
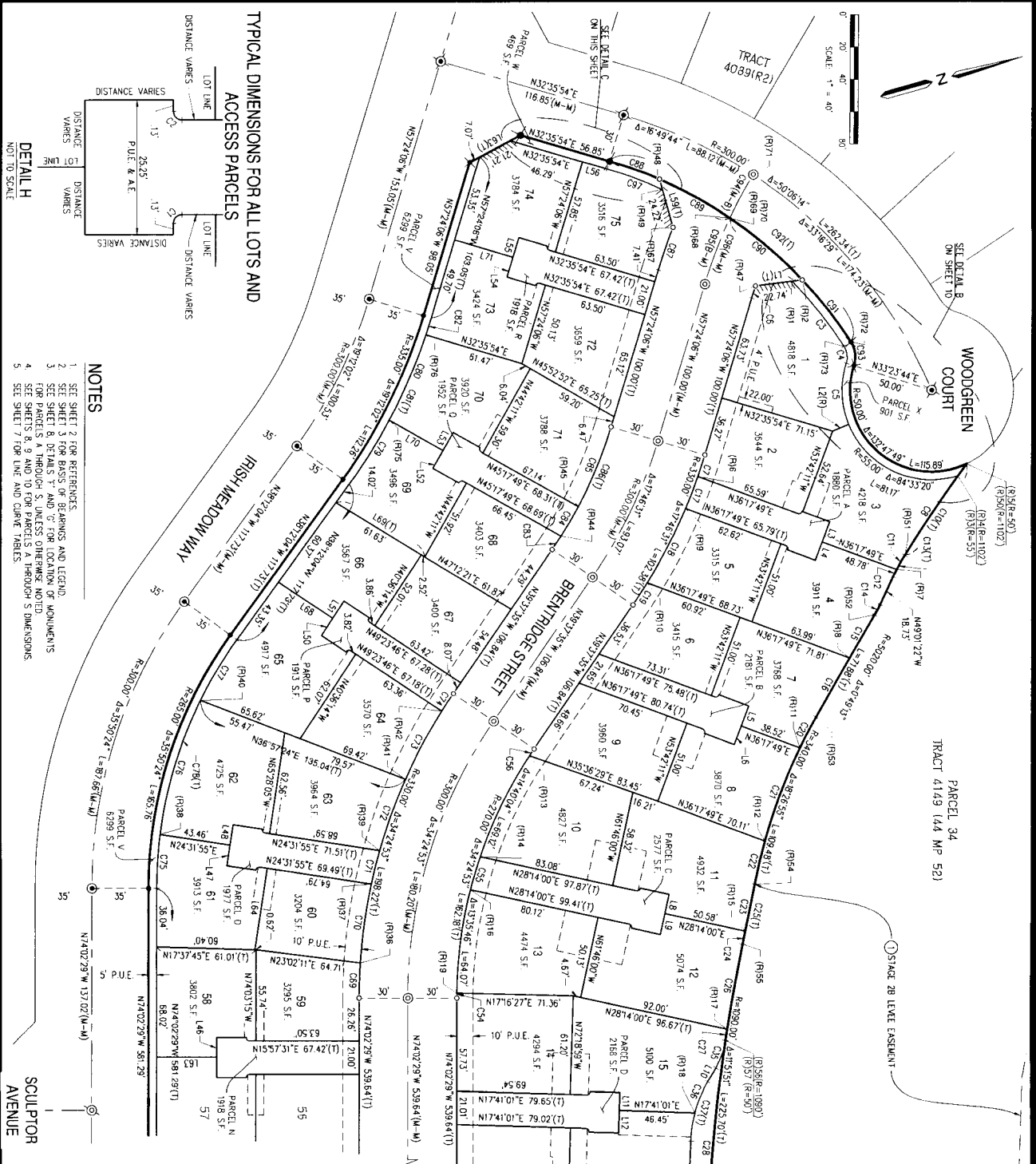


- LEGEND**
- BOUNDARY
 - LOT LINE
 - EXISTING ROADWAY EASEMENT
 - SHEET NUMBER
 - SHEET LIMIT LINE
 - RESTRICTED ACCESS





SCALE: 1" = 40'



- NOTES**
- SEE SHEET 2 FOR REFERENCES.
 - SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
 - SEE SHEET 3 FOR DETAILS "T" AND "C" FOR LOCATION OF MONUMENTS.
 - FOR PARCELS A THROUGH S, UNLESS OTHERWISE NOTED.
 - SEE SHEETS 8, 9 AND 10 FOR PARCELS A THROUGH S DIMENSIONS.
 - SEE SHEET 7 FOR LINE AND CURVE TABLES.

SCULPTOR AVENUE

MONUMENTATION NOTES

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

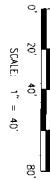
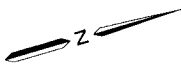


SEE SHEET 6

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

A PORTION OF RANCHO EL PASADENO, BEING A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142) CITY OF LAHORE, SAN JOAQUIN COUNTY, CALIFORNIA MARCH 2024



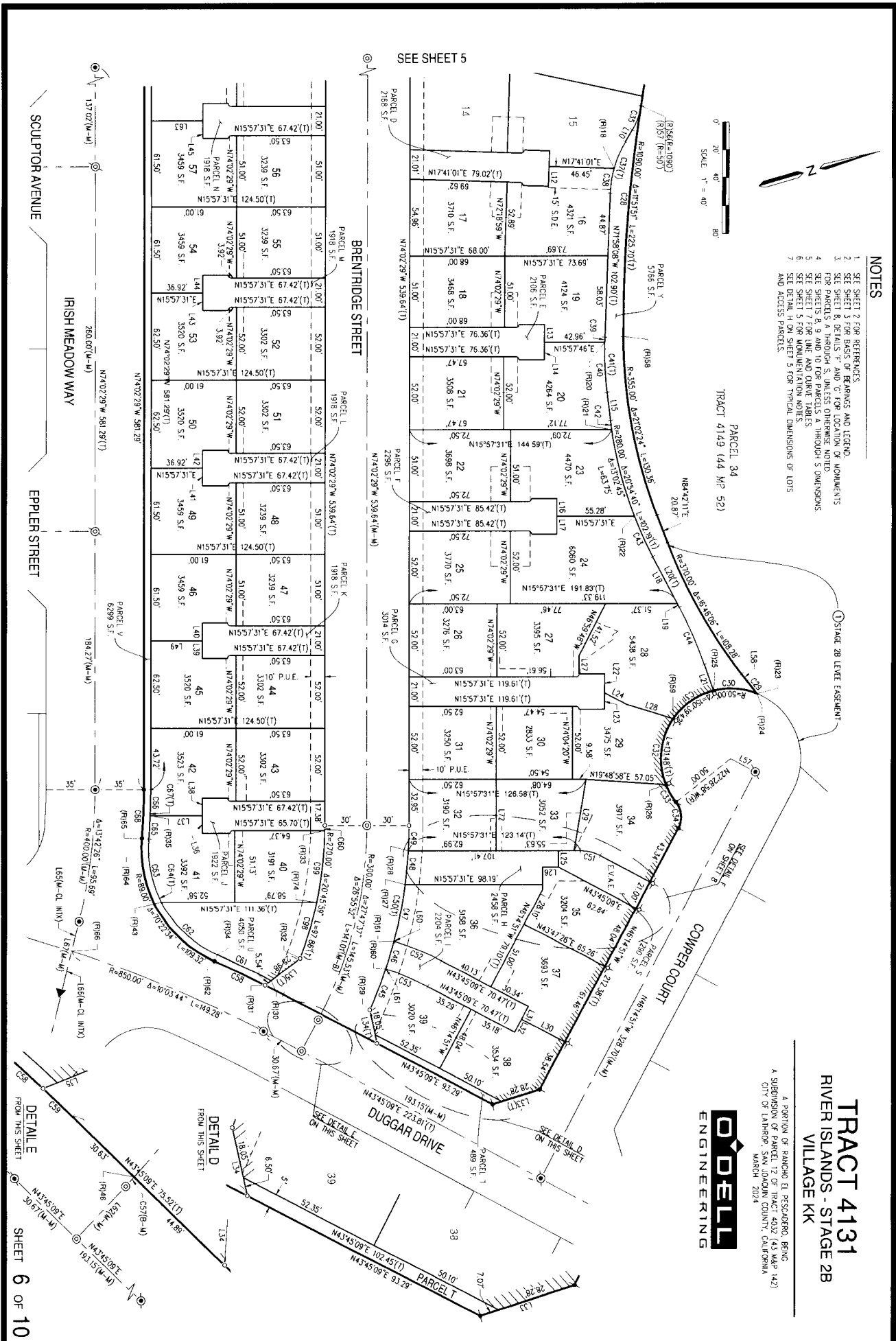


NOTES

1. SEE SHEET 2 FOR REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 4 FOR DIMENSIONS OF EXISTING BUILDINGS.
4. FOR PARCELS A THROUGH S, UNLESS OTHERWISE NOTED, SEE SHEETS 8, 9 AND 10 FOR PARCELS A THROUGH S DIMENSIONS.
5. SEE SHEET 7 FOR LINE AND CURVE TABLES.
6. SEE SHEET 5 FOR MONUMENTATION NOTES.
7. SEE DETAIL H ON SHEET 5 FOR TYPICAL DIMENSIONS OF LOTS AND ACCESS PARCELS.

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

A PORTION OF PARCEL 12, PESCADERO, BEING A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142) CITY OF LAHORE, SAN JOAQUIN COUNTY, CALIFORNIA
MARCH 2024



SEE SHEET 5

TRACT 4131
RIVER ISLANDS - STAGE 2B
 VILLAGE KK

A PORTION OF RANCHO EL ESCADERO, BEING
 A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142)
 CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
 MARCH 2024



LINE #	DIRECTION	LENGTH
L1	N08°49.5'E	28.98
L2	N08°33.9'W	10.88
L3	N63°42.1'W	13.25
L4	N63°42.1'W	13.25
L5	N63°41.5'W	13.13
L6	N63°41.5'W	12.13
L7	S53°42.1'E	25.25
L8	N8°16.0'W	12.13
L9	N8°16.0'W	13.13
L10	N4°19.1'W	10.02
L11	N27°35.5'W	11.25
L12	N27°35.5'W	14.00
L13	N24°02.9'W	12.62
L14	N24°02.9'W	12.62
L15	N8°08'11" W	20.34
L16	N24°02.9'W	12.62
L17	N24°02.9'W	12.62
L18	N28°07.0'E	38.05
L19	N28°07.0'E	2.79
L20	N28°07.0'E	40.82

LINE #	DIRECTION	LENGTH
L21	N68°23.5'E	19.83
L22	S74°02.2'E	13.55
L23	S74°02.2'E	11.71
L24	S43°02.8'W	18.56
L25	N74°02.9'W	11.54
L26	N15°57.3'E	11.42
L27	S74°09.1'E	12.89
L28	N33°04.2'E	34.24
L29	N64°38.0'W	51.70
L30	N43°45.0'E	34.92
L31	N46°14.5'W	10.50
L32	N46°14.5'W	10.50
L33	N01°45.1'W	35.56
L34	N85°58.0'W	24.55
L35	N21°32.4'W	31.52
L36	N74°02.9'W	12.62
L37	S15°57.3'W	37.22
L38	N74°02.9'W	12.62
L39	N74°02.9'W	12.62
L40	N74°02.9'W	12.62

LINE #	DIRECTION	LENGTH
L41	N74°02.9'W	12.62
L42	N74°02.9'W	12.62
L43	N74°02.9'W	12.62
L44	N74°02.9'W	12.62
L45	N74°02.9'W	12.62
L46	N74°02.9'W	12.62
L47	N62°28.0'W	12.62
L48	N62°28.0'W	12.62
L49	S15°57.3'W	36.92
L50	N40°36.1'W	12.62
L51	N40°36.1'W	12.62
L52	N44°42.1'W	12.62
L53	N44°42.1'W	12.62
L54	N57°24.0'W	12.62
L55	N57°24.0'W	12.62
L56	N32°35.4'E	15.56
L57	N43°45.0'E	20.00
L58	N67°56.0'E	6.07
L59	N88°54.0'W	30.74
L60	N30°15.5'E	11.04

LINE #	DIRECTION	LENGTH
L61	N43°01.5'E	0.43
L62	N46°14.5'W	28.48
L63	S15°57.3'W	36.92
L64	N65°28.0'W	50.62
L65	N60°20.0'W	21.95
L66	N60°20.0'W	30.00
L67	N60°20.0'W	51.95
L68	S49°23.6'W	40.09
L69	N47°21.0'E	64.15
L70	S45°16.2'W	38.01
L71	S32°35.4'W	31.21
L72	N74°02.9'W	51.00

LINE #	DIRECTION	LENGTH
L73	N74°02.9'W	12.62
L74	N74°02.9'W	12.62
L75	N74°02.9'W	12.62
L76	N74°02.9'W	12.62
L77	N74°02.9'W	12.62
L78	N74°02.9'W	12.62
L79	N74°02.9'W	12.62
L80	N74°02.9'W	12.62
L81	N74°02.9'W	12.62
L82	N74°02.9'W	12.62
L83	N74°02.9'W	12.62
L84	N74°02.9'W	12.62
L85	N74°02.9'W	12.62
L86	N74°02.9'W	12.62
L87	N74°02.9'W	12.62
L88	N74°02.9'W	12.62
L89	N74°02.9'W	12.62
L90	N74°02.9'W	12.62

LINE #	DIRECTION	LENGTH
R1	S28°18.2'E	
R2	S27°30.2'E	
R3	S88°53.1'W	
R4	N51°11.4'E	
R5	S80°55.5'W	
R6	S85°01.4'W	
R7	N43°19.1'E	
R8	N45°32.4'E	
R9	S88°40.2'W	
R10	S47°26.7'W	
R11	N41°48.3'E	
R12	N31°31.0'E	
R13	N49°19.4'E	
R14	N48°38.3'E	
R15	S27°27.2'W	
R16	N80°11.2'E	
R17	N24°48.1'E	
R18	N30°48.0'E	
R19	N16°35.4'E	
R20	N17°13.3'E	

LINE #	DIRECTION	LENGTH
R21	N7°29.4'E	
R22	N62°20.0'W	
R23	N62°44.2'W	
R24	S51°49.1'E	
R25	S88°16.5'E	
R26	N8545.8'W	
R27	S27°16.8'W	
R28	S19°05.4'W	
R29	S39°41.1'W	
R30	S47°02.1'E	
R31	S47°13.8'E	
R32	S36°43.1'W	
R33	S16°43.4'W	
R34	S49°48.1'E	
R35	S18°24.7'W	
R36	N19°41.4'E	
R37	N28°11.6'E	
R38	N23°12.2'E	
R39	N21°51.0'E	
R40	N42°12.5'E	

LINE #	DIRECTION	LENGTH
R41	N89°54.1'E	
R42	N48°07.4'E	
R43	N11°08.3'W	
R44	S48°16.2'W	
R45	S45°49.0'W	
R46	S42°52.3'W	
R47	N4°15.3'E	
R48	S50°28.1'E	
R49	N4°14.0'W	
R50	N51°40.7'E	
R51	N48°08.4'E	
R52	N46°13.9'E	
R53	N45°42.5'E	
R54	N26°57.3'E	
R55	N27°26.2'E	
R56	N27°26.2'E	
R57	S24°27.3'W	
R58	N15°44.5'E	
R59	N60°40.2'E	
R60	S34°11.5'W	

LINE #	DIRECTION	LENGTH
R61	S30°30.1'W	
R62	S49°48.1'E	
R63	N11°08.3'W	
R64	N20°34.1'E	
R65	S20°34.1'W	
R66	S56°18.3'E	
R67	N27°23.1'E	
R68	S39°46.0'E	
R69	N40°50.1'E	
R70	N46°36.0'E	
R71	S40°24.2'E	
R72	S17°42.7'E	
R73	S17°42.7'E	
R74	S27°29.2'W	
R75	S44°00.0'W	
R76	S34°28.2'W	

CURVE #	RADIUS	DELTA	LENGTH
C1	2100'	90°00'00"	3.14
C2	2100'	90°00'00"	3.14
C3	265.00'	110°39'	51.18
C4	12.00'	50°38'11"	10.61
C5	55.00'	38°57'08"	38.35
C6	270.00'	139°43'	7.83
C7	330.00'	27°24'	13.99
C8	1102.00'	370°53'	58.63
C9	1102.00'	0°28'20"	9.08
C10	1102.00'	3°31'15"	67.71
C11	120.00'	4°49'38"	10.11
C12	120.00'	2°20'38"	4.91
C13	120.00'	7°10'16"	15.02
C14	80.00'	5°15'01"	7.33
C15	5020.00'	0°20'53"	30.50
C16	5020.00'	0°28'20"	41.38
C17	330.00'	3°38'49"	21.00
C18	330.00'	8°55'38"	51.42
C19	330.00'	2°46'17"	15.96
C20	340.00'	3°35'48"	21.34

CURVE #	RADIUS	DELTA	LENGTH
C21	340.00'	107°17'55"	61.08
C22	340.00'	4°33'52"	27.05
C23	3315.00'	0°30'28"	29.37
C24	3315.00'	0°08'27"	8.16
C25	3315.00'	0°38'55"	37.33
C26	1090.00'	2°47'11"	53.01
C27	1090.00'	0°21'38"	6.86
C28	1090.00'	8°33'02"	165.84
C29	990.00'	0°40'28"	11.65
C30	50.00'	36°27'40"	31.82
C31	50.00'	41°02'19"	35.81
C32	50.00'	56°25'24"	49.25
C33	50.00'	16°43'01"	14.99
C34	17.00'	66°14'06"	19.65
C35	50.00'	21°31'09"	18.52
C36	80.00'	1°45'24"	20.77
C37	80.00'	27°38'53"	38.60
C38	80.00'	12°46'11"	17.83
C39	250.00'	0°46'19"	3.51
C40	250.00'	81°11'44"	35.76

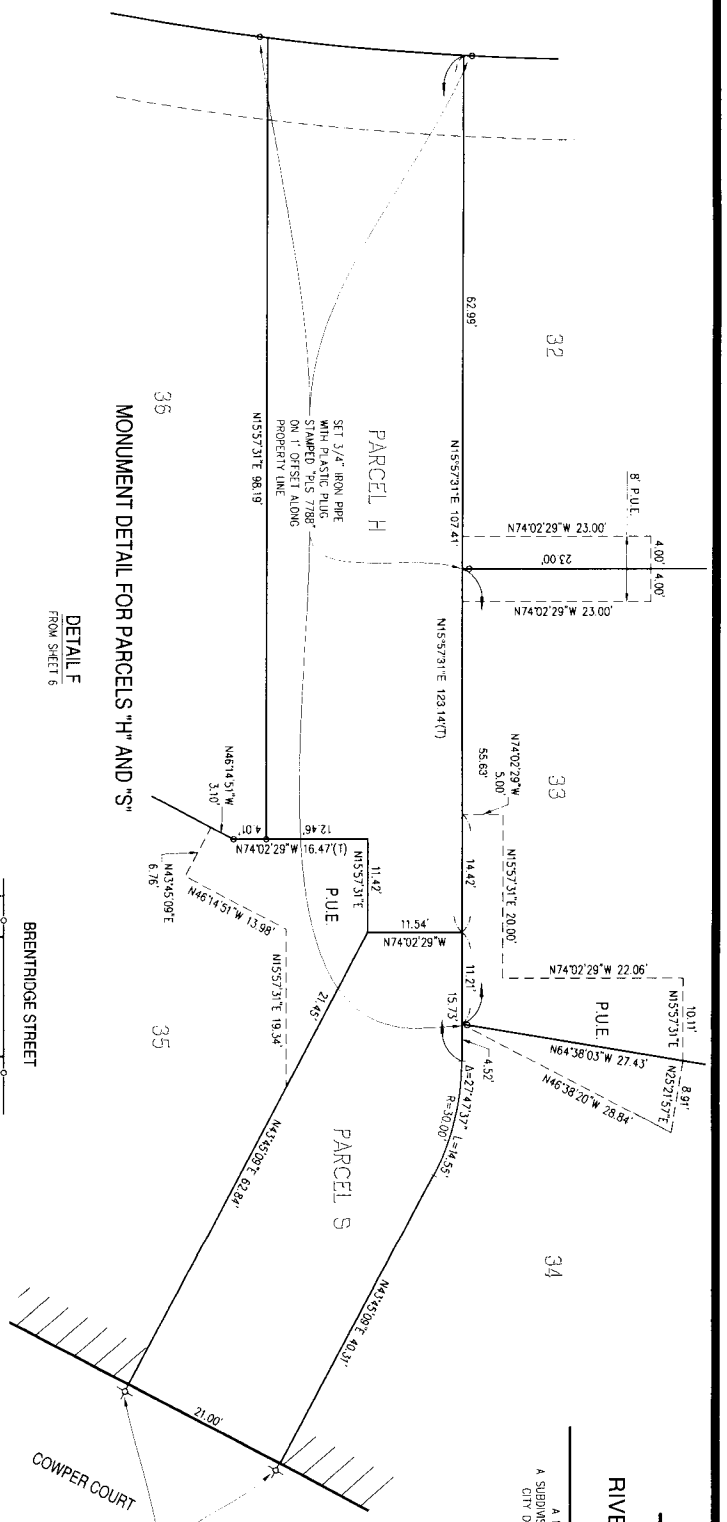
CURVE #	RADIUS	DELTA	LENGTH
C41	250.00'	90°00'03"	39.27
C42	280.00'	172°04'	6.68
C43	280.00'	6°29'54"	31.75
C44	308.00'	8°15'48"	44.51
C45	330.00'	5°29'17"	31.61
C46	330.00'	3°39'54"	21.01
C47	330.00'	7°16'13"	41.87
C48	330.00'	41°10'	24.11
C49	330.00'	330°09'	18.06
C50	330.00'	23°43'41"	136.66
C51	30.00'	27°47'37"	14.55
C52	210.00'	9°43'15"	35.62
C53	189.00'	9°43'15"	32.06
C54	270.00'	4°28'10"	21.06
C55	270.00'	1°02'50"	4.94
C56	270.00'	1°02'50"	4.94
C57	300.00'	0°51'46"	4.52
C58	880.00'	2°36'41"	40.11
C59	880.00'	0°56'47"	14.54
C60	270.00'	0°46'03"	3.62

CURVE #	RADIUS	DELTA	LENGTH
C61	885.00'	2°46'00"	42.23
C62	84.00'	38°39'40"	58.68
C63	84.00'	31°42'54"	46.50
C64	84.00'	70°22'34"	103.18
C65	440.00'	270°58'	16.64
C66	440.00'	278°45'	18.78
C67	440.00'	4°36'44"	35.42
C68	435.00'	4°36'44"	35.02
C69	330.00'	344°16'	21.53
C70	330.00'	87°29'29"	48.91
C71	330.00'	338°48'	21.10
C72	330.00'	80°33'	46.36
C73	330.00'	81°32'28"	47.37
C74	330.00'	2°14'41"	12.93
C75	280.00'	7°14'48"	37.88
C76	280.00'	19°30'37"	86.27
C77	280.00'	9°34'59"	43.46
C78	280.00'	35°50'24"	162.64
C79	340.00'	7°47'45"	46.26
C80	340.00'	93°34'44"	58.74

CURVE #	RADIUS	DELTA	LENGTH
C81	340.00'	19°12'02"	113.94
C82	340.00'	1°50'35"	10.62
C83	270.00'	206°35"	9.89
C84	270.00'	4°27'28"	21.01
C85	270.00'	11°10'17"	52.67
C86	270.00'	17°46'31"	83.76
C87	330.00'	4°47'17"	27.58
C88	270.00'	6°55'48"	22.66
C89	270.00'	10°32'09"	49.65
C90	270.00'	12°25'42"	58.57
C91	270.00'	10°16'00"	48.38
C92	270.00'	40°29'39"	189.25
C93	177.00'	50°28'11"	15.02
C94	300.00'	5°45'30"	10.18
C95	300.00'	8°14'21"	43.14
C96	300.00'	14°00'11"	73.52
C97	285.00'	7°48'29"	36.19
C98	270.00'	9°04'07"	42.73
C99	270.00'	10°55'50"	51.51

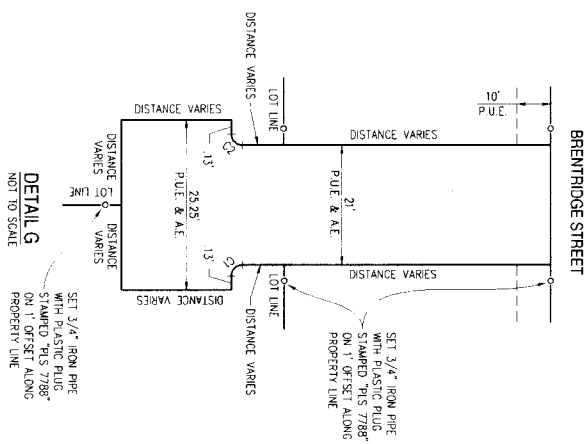
TRACT 4131
RIVER ISLANDS - STAGE 2B
VILLAGE KK

A PORTION OF RANCHO EL PESCADERO, BEING
 A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142)
 CITY OF LAHARBOR, SAN JOAQUIN COUNTY, CALIFORNIA
 MARCH 2024



MONUMENT DETAIL FOR PARCELS "H" AND "S"

DETAIL F
FROM SHEET 6



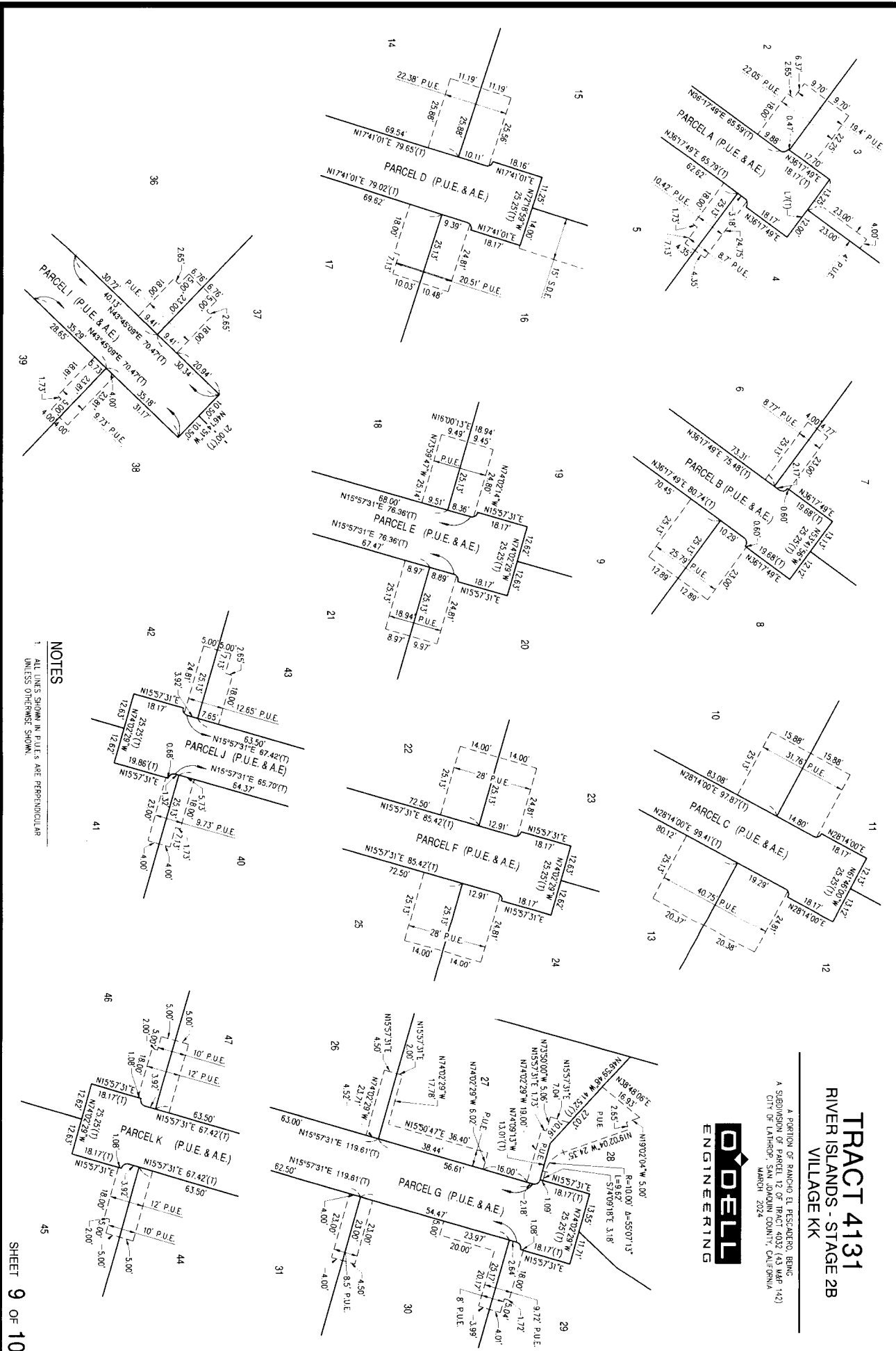
DETAIL G
NOT TO SCALE

- NOTES**
- SEE SHEET 7 FOR CURVE AND LINE TABLES

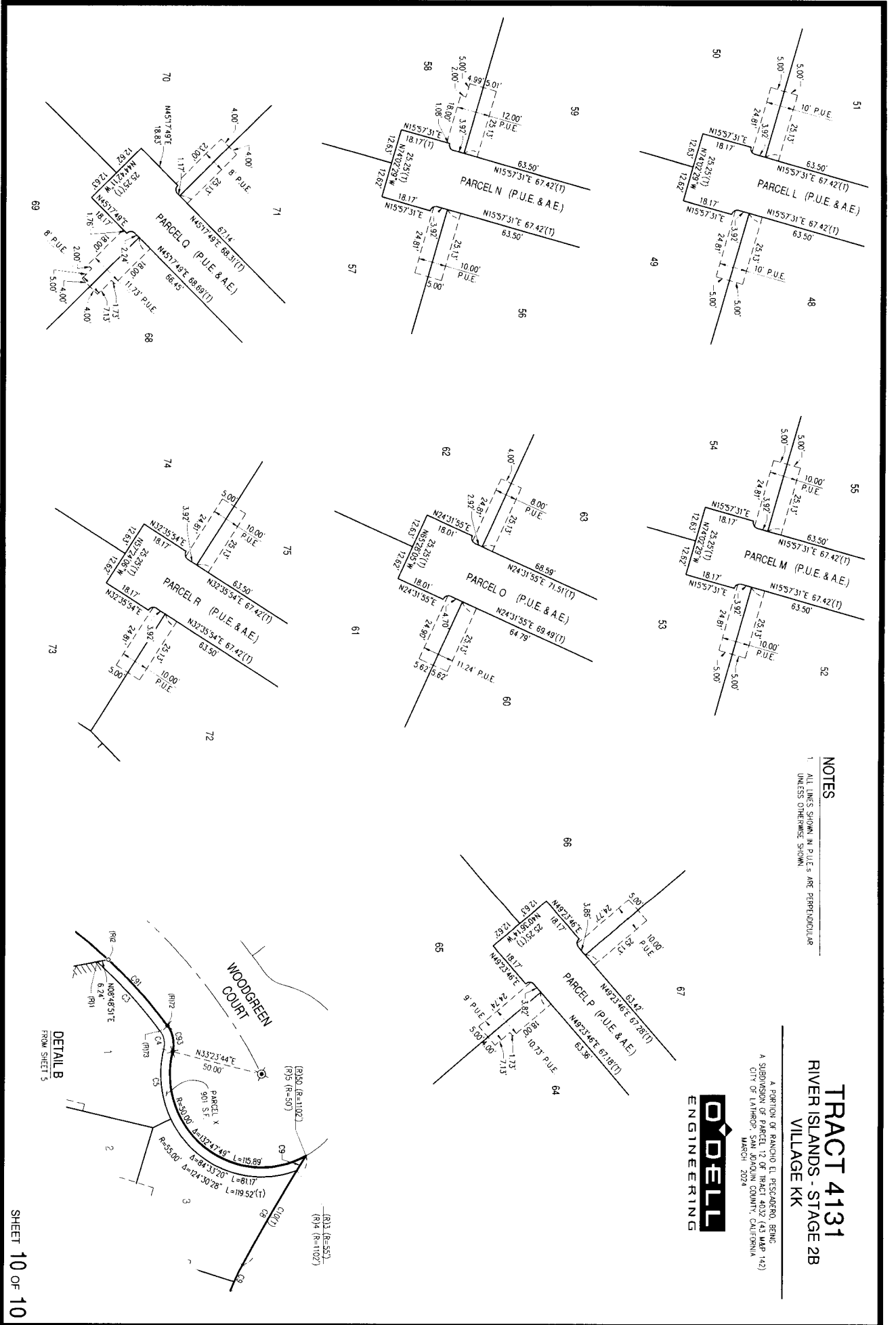
MONUMENT DETAILS FOR ACCESS PARCELS

TRACT 4131
RIVER ISLANDS - STAGE 2B
VILLAGE KK

A PORTION OF RANCHO EL PESCADERO, BEING
 A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142)
 CITY OF LA HABRA, SAN JOAQUIN COUNTY, CALIFORNIA
 MARCH 2024



NOTES
 1 ALL LINES SHOWN IN P.U.E.'S ARE PERPENDICULAR
 UNLESS OTHERWISE SHOWN.

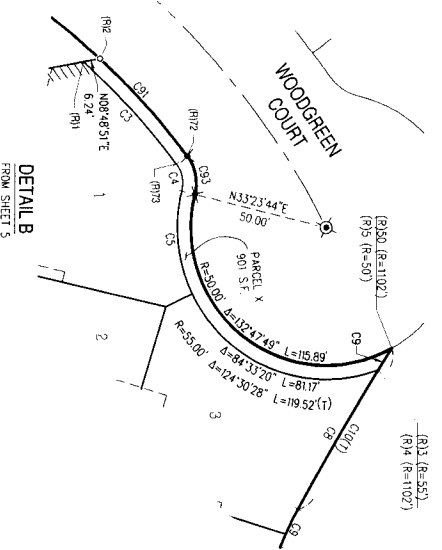


NOTES
 1. ALL LINES SHOWN IN P.U.E. ARE PERPENDICULAR UNLESS OTHERWISE SHOWN.

TRACT 4131
RIVER ISLANDS - STAGE 2B
VILLAGE KK



A PORTION OF RANCHO EL PESQUERO BEING A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA MARCH 2024



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

EXHIBIT "B"

TRACT 4131 STAGE 2B VILLAGE "KK" AREA

VILLAGE KK BOUNDARY

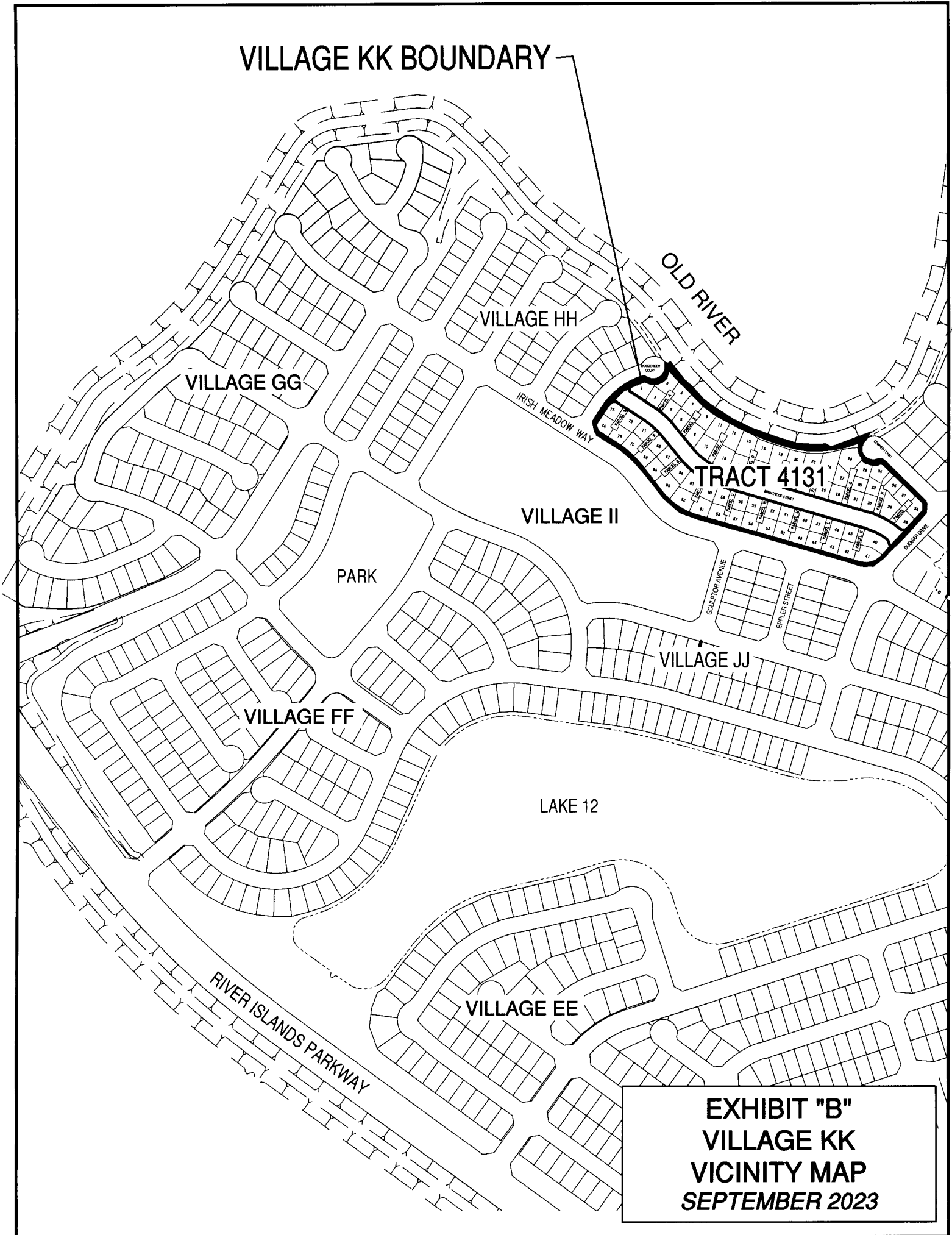


EXHIBIT "B"
VILLAGE KK
VICINITY MAP
SEPTEMBER 2023

EXHIBIT "C"

CITY INSURANCE REQUIREMENTS

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

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

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

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

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

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

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

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

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

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	Location(s) Of Covered Operations
City of Lathrop its officers, City Council, boards and commissions and members thereof, its employees and agents	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.

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

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

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

United Specialty Insurance Company

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

VEN 051 00 (02/20)

PRIMARY AND NON-CONTRIBUTING INSURANCE ENDORSEMENT

This endorsement modifies the Conditions provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

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

Primary and Non-Contributory Insurance

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

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

and

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

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

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

or

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

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: ATN2036868

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

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

Number of Days Notice

30

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

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

EXHIBIT "D"

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



ENGINEERING

ENGINEER'S BOND ESTIMATE
COST TO COMPLETE
RIVER ISLANDS - Stage 2B
VILLAGE KK (75 LOTS)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

June 24, 2022
Job No.: 25504-92

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

Notes:

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

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

September 3, 2021
Job No.: 25504-92

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

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

Notes:

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

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

March 25, 2024

Via Email and Hand Delivery

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

Re: Recordation of Final Map 4131; Escrow No. 1214021901

Dear Lori:

This letter constitutes the joint escrow instructions ("**Escrow Instructions**") of River Islands Stage 2B, LLC, a Delaware limited liability company ("**RIS2B**") and the City of Lathrop ("**City**") in connection with the above-referenced escrow ("**Escrow**"). The Escrow was opened in connection with recordation of the above-referenced final map ("**Final Map**"). Recordation of the Final Map is subject to the conditions set forth below. The transactions described in these Escrow Instructions are referred to as the "**Transaction**." Old Republic Title Company is referred to as "you" or "**ORTC**."

A. Date for Closings

The Final Map will be recorded at the time designated by RIS2B as set forth below. The Final Map can only be recorded after the City has approved the map in writing. The closing date for the Transaction is intended to occur by December 31, 2024, 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 June 30, 2025, ORTC will return the Final Map to the City.

B. Documents to be Delivered and Recordation Documents

In connection with the Transaction, you have in your possession or will receive the following documents from City and RIS2B for recordation in the Official Records of San Joaquin County, California ("**Official Records**").

B.1. One original Final Map for Tract 4131, executed and acknowledged by the City (provided to title by City).

B.2. A fully executed and acknowledged Amendment to Notice of Special Tax Lien for Island Reclamation District 2062 Community Facilities District No. 2013-1 (Levee and Lake Maintenance Services) (provided to title by RIS2B).

B.3. A fully executed and acknowledged Amendment to Notice of Special Tax Lien for River Islands Public Financing Authority Community Facilities District No. 2013-1 (River Islands Public Services) (provided to title by RIS2B).

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

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

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

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

Prior to recording the Recordation Documents, please confirm that you have received copies or originals of the following documents: (i) Consent to, and Ballot in favor of, Annexation of Real Property to the River Islands Public Financing Authority Community Facilities District No. 2013-1 (River Islands Public Services); (ii) Consent to, and Ballot in favor of, Annexation of Real Property to Island Reclamation District No. 2062 Community Facilities District No. 2013-1 (Levee and Lake Maintenance); (iii) Consent to, and Ballot in favor of, Annexation of Real Property to the River Islands Public Financing Authority Community Facilities District No. 2020-1 (River Islands Supplemental); and (iv) Consent to, and Ballot in favor of, Annexation of Real Property to the River Islands Public Financing Authority Community Facilities District No. 2021-1 (Public Improvements). The original Consents and Ballots for River Islands Public Financing Authority CFD Nos. 2013-1, 2020-1, 2021-1 and Island Reclamation District No. 2013-1 must be delivered to Jeanne Zolezzi at Herum\Crabtree\Suntag, 5757 Pacific Ave., Suite 222, Stockton, CA 95207. Copies should be sent via email to Cari James (cjames@ci.lathrop.ca.us), Cindy Yan at Goodwin Consulting Group, cindy@goodwinconsultinggroup.net, Susan Dell’Osso (sdelloso@riverislands.com) and Debbie Belmar (dbelmar@riverislands.com) together with conformed copies of the amendments to notices of special tax that are recorded as part of the Recordation Documents.

C. Funds and Settlement Statement

You also have received, or will receive from RIS2B, prior to the recordation of the Recordation Documents, in immediately available funds, the following amounts, in accordance with the settlement statement prepared by you and approved in writing by both RIS2B and City (“**Settlement Statement**”): recordation costs, escrow fees and other amounts as set forth in the Settlement Statement. Such costs, fees and other amounts are the sole responsibility of RIS2B.

- Funds to be wire transferred directly to the entity set forth below, immediately upon recordation of the Final Map, in accordance with the wire transfer instructions for each entity are as follows: The amount of **\$35,853.00**, 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 **\$3,774.00** multiplied by 9.50 acres (or portion thereof) included in the Final Map, is to be transferred to the City upon recordation of the Final Map. The City’s wire instructions are set forth below.

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

D. Closing Requirements

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

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

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

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

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

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

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

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

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

E. Closing Process and Priorities

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

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

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

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

E.4. Refund any funds delivered to you by RIS2B that are not disbursed at the time of the final Closing pursuant to these Escrow Instructions to the following entity and address:

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

E.5. Notify Susan Dell'Osso (sdelloso@riverslands.com), Debbie Belmar (dbelmar@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 (2) Mr. Brad Taylor, City Engineer, City Attorney, City of Lathrop, 390 Towne Centre Drive, Lathrop, CA 95330:

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

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

F. Additional Instructions

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

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

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

Very truly yours,

Stephen J. Salvatore Date
City Manager
City of Lathrop

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

**ESCROW INSTRUCTIONS
ACKNOWLEDGEMENT AND AGREEMENT:**

Receipt of the foregoing Escrow Instructions from RIS2B and the City is hereby acknowledged. The undersigned agrees, for itself, and on behalf of ORTC, to proceed in strict accordance with these Escrow Instructions. The undersigned represents and warrants to RIS2B and the City that the undersigned is authorized to execute this Acknowledgement and Agreement, for itself, and on behalf of ORTC.

Old Republic Title Company

By: _____
Its: _____
Date: _____

TRACT 4131 RIVER ISLANDS - STAGE 2B VILLAGE KK

A PORTION OF RANCHO EL PESCARO, BEING
A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
MARCH 2024



OWNER'S STATEMENT
THE UNDERSIGNED DOES HEREBY STATE THAT THEY ARE THE OWNERS OR HAVE SOME RECORD TITLE INTEREST IN THE LAND DELINEATED AND EMBARRASSED WITH THE EXTERIOR BOUNDARY LINE OF THE HEREIN EMBODIED FINAL MAP ENTITLED, "TRACT 4131, RIVER ISLANDS-STAGE 2B, VILLAGE KK," CITY OF LATHROP, CALIFORNIA, CONSISTING OF TEN (10) SHEETS, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.
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 BRENTRIDGE 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 R AS SHOWN ON THIS FINAL MAP.
- A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, MAINTAIN, REPAIR, REPLACE, IMPROVE, ENLARGE, AND OPERATE AND THEIR APPURTENANCES AS PULP (PUBLIC UTILITY EASEMENT).
- A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP FOR EMERGENCY VEHICLE ACCESS PURPOSES, ACROSS THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "E.V.A.E." (EMERGENCY VEHICLE ACCESS EASEMENT).
- A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN PIPELINES, DRAINAGE SYSTEMS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "S.D.E." (STORM DRAIN EASEMENT).

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:
1. PARCELS T THROUGH X TO THE CITY OF LATHROP FOR PURPOSES OF OPEN SPACE, LANDSCAPING, PUBLIC UTILITIES, FENCE MAINTENANCE, AND APPURTENANCES THERE TO, FOR THE BENEFIT OF THE PUBLIC, AS SHOWN ON THIS FINAL MAP.
TO ENSURE MUNICIPAL WATER SERVICES TO ALL LOTS SHOWN UPON THIS MAP, ALL GROUND WATER RIGHTS THAT THE UNDERSIGNED MAY HAVE WITHIN THE DISTINCTIVE BORDER UPON THIS MAP, HEREBY ARE DEDICATED TO THE CITY OF LATHROP.
PARCELS A THROUGH S AS ACCESS LOTS WILL BE TRANSFERRED TO HOMEOWNERS ASSOCIATION BY SEPARATE DOCUMENT SUBSEQUENT TO THE RECORDING OF THIS FINAL MAP.

THE UNDERSIGNED DOES HEREBY RELINQUISH TO THE CITY OF LATHROP ALL ABUTTERS' RIGHT OF ACCESS TO LOTS 1, 29, 34, 35, 37, 38, 39, 74 AND 75 ALONG THE LOT LINES AS INDICATED BY THE SYMBOL ||||| AS SHOWN ON THIS FINAL MAP.
THE UNDERSIGNED DOES HEREBY RESERVE PARCEL Y AS SHOWN ON THIS MAP, SAID PARCEL IS NOT DEDICATED HEREON, BUT WILL BE CONVEYED TO ISLAND RECLAMATION DISTRICT NO. 2062 BY SEPARATE DOCUMENT SUBSEQUENT TO THE FILING OF THIS FINAL MAP.

OWNER: RIVER ISLANDS STAGE 2B, LLC, A DELAWARE LIMITED LIABILITY COMPANY.
BY: _____ DATE _____
ITS: SUSAN DRELLOSSO PRESIDENT

TRUSTEE'S STATEMENT
OLD REPUBLIC TITLE COMPANY, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED DECEMBER 22, 2016, AS DOCUMENT NUMBER 2016-108886, AND AS AMENDED IN DOCUMENT RECORDED DECEMBER 26, 2017, AS DOCUMENT NUMBER 2017-150705, AND THE AMENDED IN DOCUMENT RECORDED APRIL 15, 2020, AS DOCUMENT NUMBER 2020-000000, AND THE AMENDED IN DOCUMENT RECORDED NOVEMBER 23, 2022, AS DOCUMENT NUMBER 2022-033046, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.
DATED THIS _____ DAY OF _____, 2024.
BY: _____
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 _____, 2024 BEFORE ME, _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THAT THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/HEIR AUTHORIZED CAPACITY(ITIES), AND THAT BY HIS/HER/HEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND:
SIGNATURE: _____
NAME (PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

EXEMPT FROM FEE PER GOVERNMENT CODE 21388.1; DOCUMENT RECORDED IN CONNECTION WITH A CONCURRENT TRANSFER SUBJECT TO THE IMPOSITION OF DOCUMENTARY TRANSFER TAX

CITY CLERK'S STATEMENT

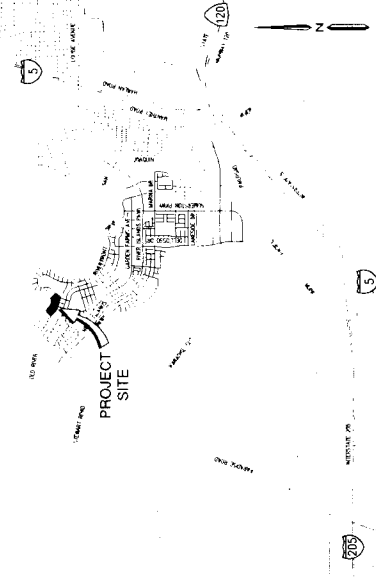
I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT 4131, RIVER ISLANDS-STAGE 2B, VILLAGE KK," CITY OF LATHROP, CALIFORNIA, CONSISTING OF TEN (10) SHEETS, THIS STATEMENT PRESENTED TO SAID CITY COUNCIL, AND THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. _____ DAILY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP, AND AUTHORIZED ITS RECORDATION, AND ACCEPTED ON BEHALF OF THE CITY OF LATHROP, FOR PUBLIC USE, THE REINDEMENT OF ACCESS RIGHTS TO LOTS 1, 29, 34, 35, 37, 38, 39, 74 AND 75 ALONG THE LOT LINES AS INDICATED BY THE SYMBOL |||||. THE DEDICATION OF ALL PUBLIC UTILITY EASEMENTS, ALL ACCESS EASEMENTS, PARCELS A THROUGH R FOR ACCESS AND PUBLIC UTILITIES, ALL EMERGENCY VEHICLE ACCESS EASEMENTS, THROUGH IN FULL AND ACCEPTED THE OFFER OF DEDICATION OF BRENTRIDGE STREET AS SHOWN ON SAID MAP SUBJECT TO THE IMPROVEMENTS BEING COMPLETED IN ACCORDANCE WITH CHAPTER 16, TITLE 16.16 OF THE CITY OF LATHROP MUNICIPAL CODE.
ALSO, PURSUANT TO SECTION 86343(G) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE CITY OF LATHROP DOES HEREBY ABANDON THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT FOR PUBLIC PURPOSES RECORDED MAY 27, 2020, AS DOCUMENT NUMBER 2021-088883, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN THE BOUNDARY OF THIS FINAL MAP.
I FURTHER STATE THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP, IF APPLICABLE, HAVE BEEN APPROVED BY THE CITY COUNCIL OF LATHROP AND FILED IN MY OFFICE.

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

ACKNOWLEDGEMENT CERTIFICATE (TRUSTEE)

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

ON _____, 2024 BEFORE ME, _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THAT THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/HEIR AUTHORIZED CAPACITY(ITIES), AND THAT BY HIS/HER/HEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND:
SIGNATURE: _____
NAME (PRINT): _____
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 VESTING TENTATIVE MAP NO. 6716 RECOMMENDED BY THE PLANNING COMMISSION AND APPROVED BY THE CITY COUNCIL PER RESOLUTION NO. 21-4808.
DATED THIS _____ DAY OF _____, 2024.

RICARDO CAGHAT, 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 4131, RIVER ISLANDS-STAGE 2B, VILLAGE KK," CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE AMENDED VESTING TENTATIVE MAP NO. 3694, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLES WITH ALL PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA STATE SUBDIVISION MAP ACT AND APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THERE TO, APPLICABLE AT THE TIME OF APPROVAL OF AMENDED VESTING TENTATIVE MAP.
DATED THIS _____ DAY OF _____, 2024.



BRAD R. TAYLOR, R.C.E. 52823
CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2024, AT _____ M.
IN BOOK _____ OF MAPS AND PLATS, AT PAGE _____, AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY.
FEE: \$ _____

BY: _____ ASSISTANT/DEPUTY RECORDER
SHEVA BESTIARIDES
ASSESSOR-RECORDER-COUNTY CLERK
SAN JOAQUIN COUNTY, CALIFORNIA

CITY SURVEYOR'S STATEMENT

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

DATED THIS _____ DAY OF _____, 2024.

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, 2023. I HEREBY STATE ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SUFFICIENT TO EMERGE. THIS SURVEY TO BE RETRACTED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED AMENDED VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2024.

DYLAN CRAWFORD, P.L.S. NO 7788



RECITALS

- PER CITY OF LATHROP MUNICIPAL CODE OF ORDINANCES, TITLE 15, CHAPTER 15.48.04, THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATIONS, CULTIVATION, FLOWING, AND ANIMALS FROM OPERATIONS AND OTHER ACTIVITIES WHICH MAY BE SUBJECT TO PROTECTION OF CROPS, 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.
- A SOIL REPORT ENTITLED "GEO-TECHNICAL EXPLORATION, RIVER ISLANDS PHASE 1, LATHROP, CALIFORNIA", REFERENCED AS PROJECT NO. 5044-S-001-D1 AND DATED JULY 29, 2005, HAS BEEN PREPARED FOR THIS PROJECT AND IS AVAILABLE FOR REVIEW AT THE OFFICE OF THE CITY OF LATHROP.
- TRACT 4131, RIVER ISLANDS-STAGE 2B, VILLAGE KK, CONTAINS 75 RESIDENTIAL LOTS, 1.678 ACRES, AND 25 LETTERED PARCELS CONTAINING 1,320 ACRES, MORE OR LESS, AND ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP WHICH INCLUDE 1,678 ACRES, MORE OR LESS AS SHOWN ON THIS FINAL MAP (PLEASE REFER TO THE AREA TABLE BELOW).

TRACT 4131 AREA SUMMARY	
LOTS 1 THROUGH 75	6,505 ACI
STREET DEDICATIONS	1.678 ACI
PARCELS A - Y	1,320 ACI
TOTAL	9,504 ACI

- BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 1244070190-1R (VERSION 11), DATED JANUARY 3, 2024-1, PROVIDED BY G.D. REPUBLIC TITLE COMPANY.

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

A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
MARCH, 2024



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 26, 2021, IN BOOK 43 OF MAPS AND PLATS, PAGE 198, S.J.C.R. (43 MAP 198)
- (R3) TRACT 4052, RIVER ISLANDS-STAGE 2B, VILLAGE JJJ, FILED JANUARY 29, 2021, IN BOOK 43 OF MAPS AND PLATS, PAGE 157, S.J.C.R. (43 MAP 157)
- (R4) TRACT 4093, RIVER ISLANDS-STAGE 2A, VILLAGE LL, FILED AUGUST 11, 2021, IN BOOK 43 OF MAPS AND PLATS, PAGE 181, S.J.C.R. (43 MAP 181)

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:
1. RECLAIMED ISLANDS LAND COMPANY, RESERVATION FOR OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, PER DOCUMENT NUMBER 2001-01046177, S.J.C.R.

LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEET 3 ONLY

LINE TABLE		CURVE TABLE	
LINE	DIRECTION	CURVE	LENGTH
L1	N62°20'02"W	C1	400.00
L2	N74°02'29"W	C2	435.00
L3	N38°17'04"W	C3	850.00
L4	N57°24'06"W	C4	300.00
L5	N72°4'06"W	C5	300.00
L6	N32°35'41"E	C6	265.00
L7	N49°01'22"W	C7	335.00
L8	N84°42'11"E	C8	270.00
L9	N67°56'05"E	C9	17.00
L10	N46°14'51"W	C10	50.00
L11	N11°45'17"W	C11	1102.00
L12	N43°34'59"E	C12	120.00
L13	N33°23'44"E	C13	80.00
L14	N22°28'58"W	C14	5020.00
L15	N43°34'59"E	C15	340.00
		C16	3315.00
		C17	1090.00
		C18	355.00
		C19	370.00
		C20	980.00

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C21	50.00	150°39'42"	131.48'
C22	17.00	66°14'06"	19.65'
C23	880.00	333°28"	54.64'
C24	89.00	70°22'34"	109.32'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	400.00	13°42'26"	95.69'
C2	435.00	4°35'44"	35.02'
C3	850.00	10°33'44"	149.28'
C4	300.00	35°50'24"	187.66'
C5	300.00	19°12'02"	100.53'
C6	265.00	35°50'24"	165.76'
C7	335.00	19°12'02"	112.26'
C8	270.00	40°09'39"	189.25'
C9	17.00	50°38'11"	15.02'
C10	50.00	132°47'49"	115.89'
C11	1102.00	3°31'13"	67.71'
C12	120.00	7°10'16"	15.02'
C13	80.00	5°15'01"	7.33'
C14	5020.00	0°49'13"	71.88'
C15	340.00	18°26'55"	109.46'
C16	3315.00	0°39'55"	37.53'
C17	1090.00	11°51'51"	225.70'
C18	355.00	21°02'24"	130.36'
C19	370.00	16°46'06"	108.28'
C20	980.00	0°40'28"	11.85'

TRACT 4131 RIVER ISLANDS - STAGE 2B VILLAGE KK

A PORTION OF RANCHO EL PESADERO, BEING
A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (AS MAP 142)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA,
MARCH 2024



MONUMENTATION NOTES

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

EASEMENTS

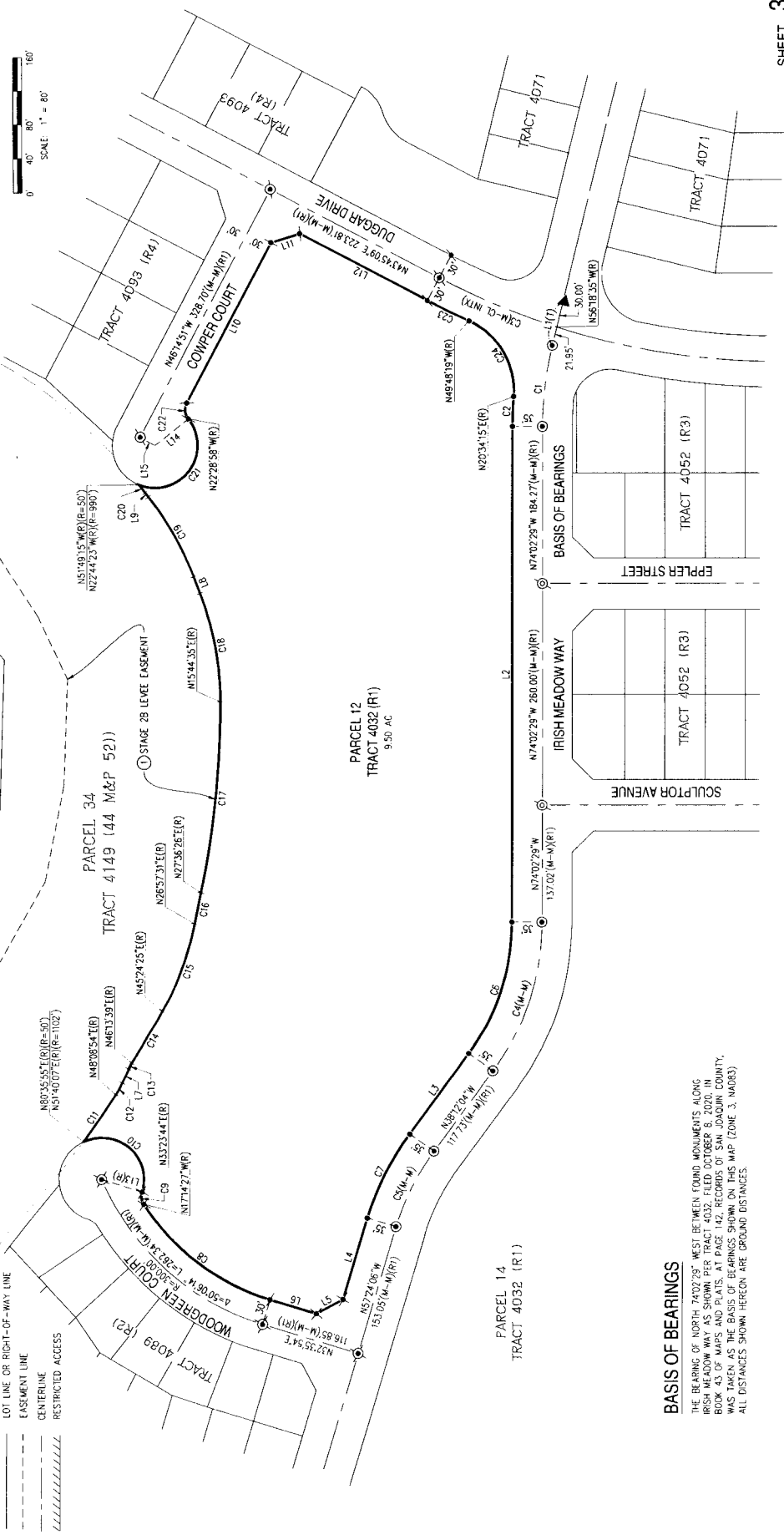
- ① STAGE 2B LEVEE EASEMENT IN FAVOR OF ISLAND RECLAMATION DISTRICT 2022 PER DN 2018-06053, S.J.C.R.

NOTES

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

LEGEND

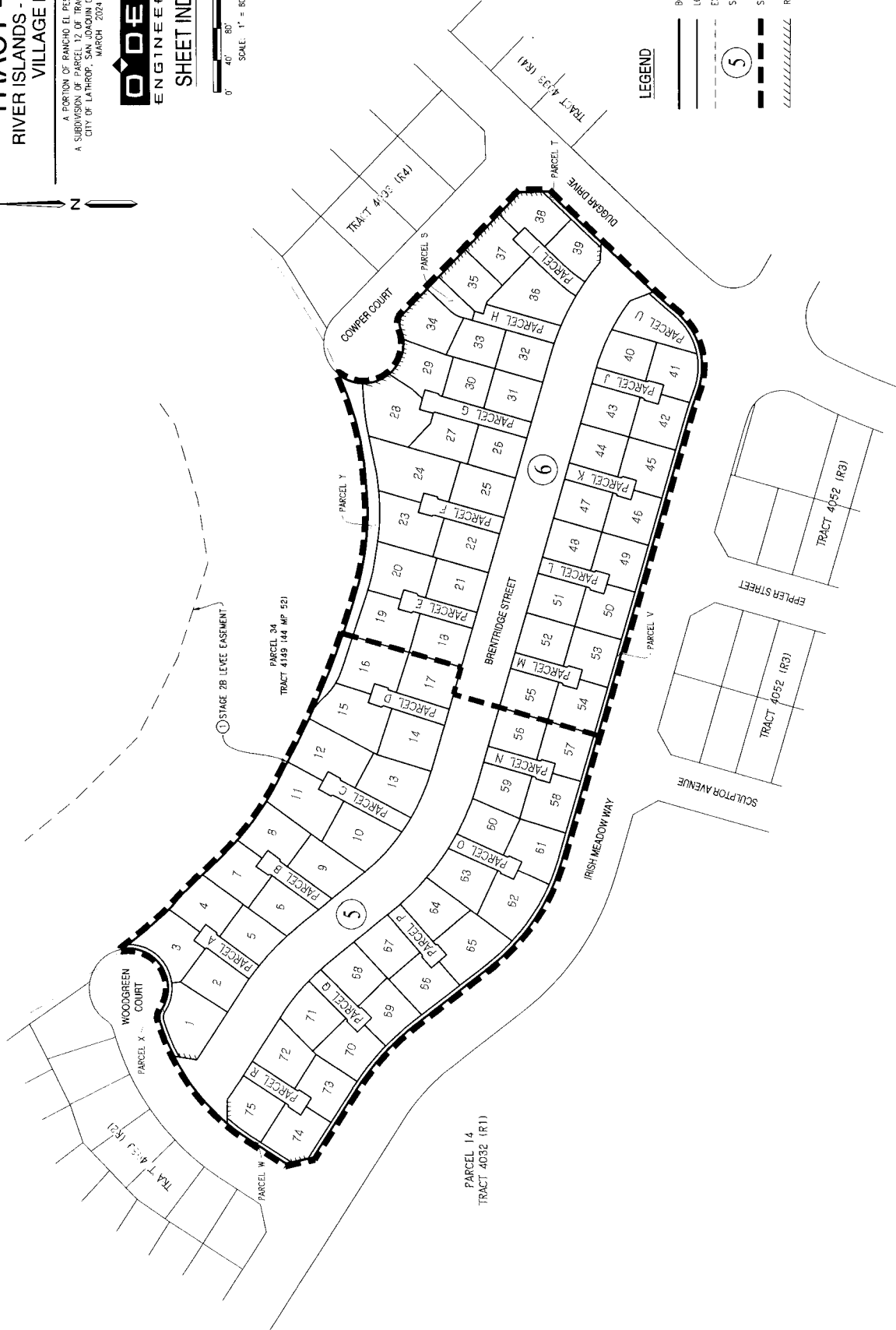
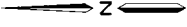
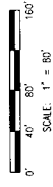
- MEASURED AND RECORD DATA PER REFERENCE SHOWN
DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 2
- 200.00' (R1)
 - (M-W)
 - (M-B)
 - (M-CL-INTX)
 - (M-BC)
 - (BC-CL-INTX)
 - (1)
 - (B)
 - DN
 - A.E.
 - E.V.A.E.
 - P.U.E.
 - L1/C1
 - ①
- BOUNDARY
 - LOT LINE OR RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - CENTERLINE
 - RESTRICTED ACCESS



BASIS OF BEARINGS
THE BEARINGS OF NORTH 740702' WEST BETWEEN FOUND MONUMENTS ALONG IRISH MEADOW WAY AS SHOWN PER TRACT 4053, FILED OCTOBER 1, 2018, BOOK 43 OF MAPS AND PLATS, AT PAGE 142, RECORDS OF SAN JOAQUIN COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP (ZONE 3, NAD83). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

TRACT 4131 RIVER ISLANDS - STAGE 2B VILLAGE KK

A PORTION OF RANCHO EL PESCADEÑO, BEING
A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
MARCH 2024



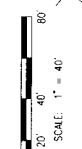
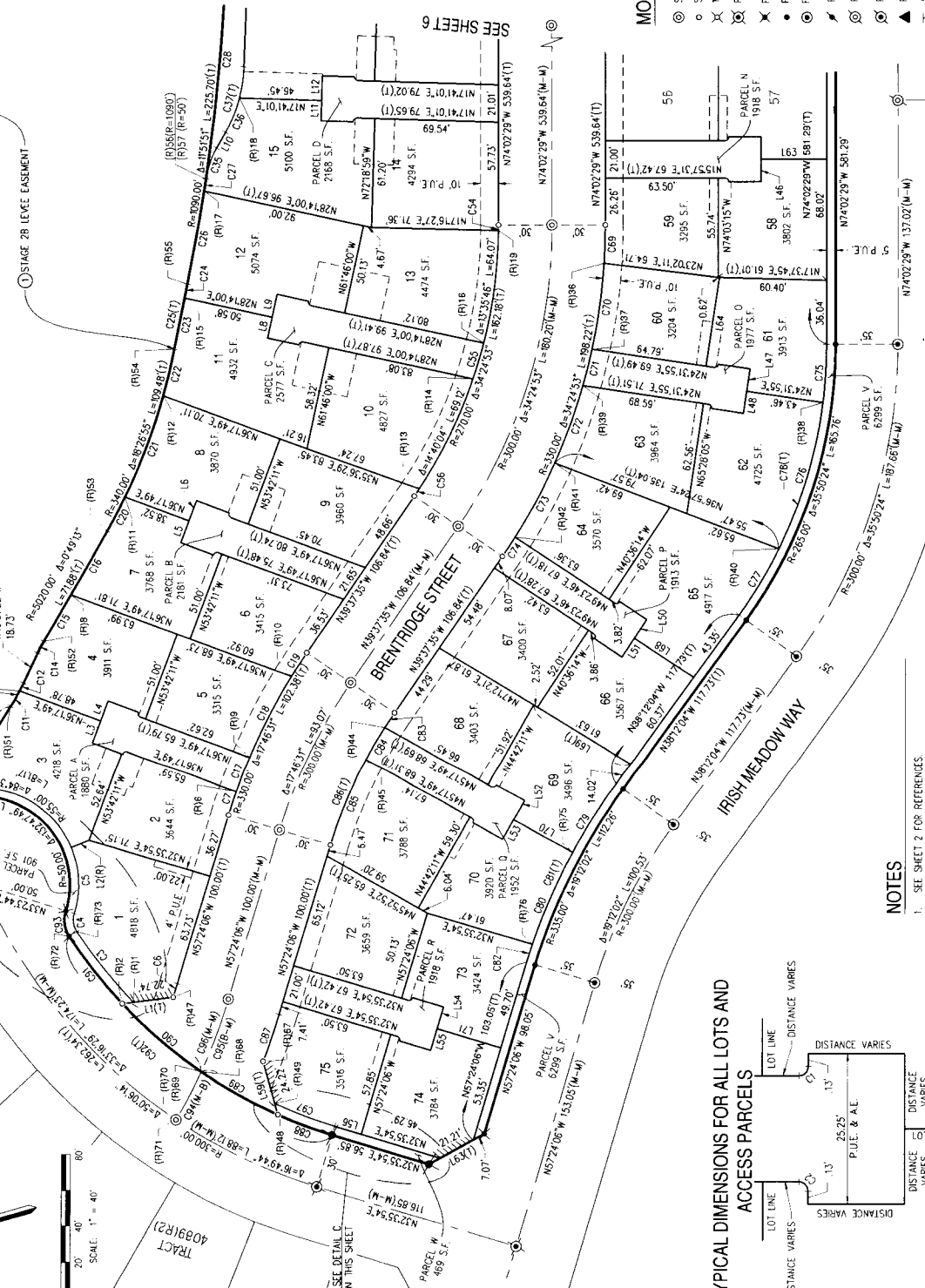
- LEGEND**
- BOUNDARY
 - LOT LINE
 - EXISTING ROADWAY EASEMENT
 - SHEET NUMBER
 - SHEET LIMIT LINE
 - RESTRICTED ACCESS

TRACT 4131 RIVER ISLANDS - STAGE 2B VILLAGE KK

A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
MARCH 2024



PARCEL 34
TRACT 4149 (44 MP 52)



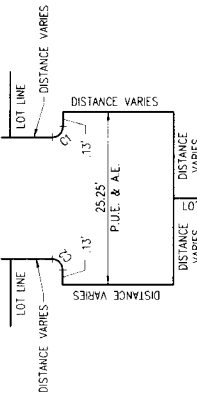
MONUMENTATION NOTES

- SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE WITH CAP STAMPED "PLS 7788"
- ⊗ 1.17" BRASS DISK STAMPED "PLS 7788", SET 1" ON PROPERTY LINE PROJECTION
- ⊗ FOUND MONUMENT PER (R2)
- ⊗ FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R2)
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1)
- ⊗ FOUND MONUMENT PER (R1)
- ⊗ FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R4)
- ⊗ FOUND MONUMENT PER (R3)
- ⊗ FOUND MONUMENT PER (R4)
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788" PER (R1)
- ▲ 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 REFERENCED BEARINGS AND LEGEND.
2. SEE SHEET 3 FOR DETAILS "T" AND "C" FOR LOCATION OF MONUMENTS.
3. FOR PARCELS A, THROUGH S, UNLESS OTHERWISE NOTED.
4. SEE SHEETS 8, 9 AND 10 FOR PARCELS A THROUGH S DIMENSIONS.
5. SEE SHEET 7 FOR LINE AND CURVE TABLES.

TYPICAL DIMENSIONS FOR ALL LOTS AND ACCESS PARCELS



DETAIL H

NOT TO SCALE

SCULPTOR AVENUE

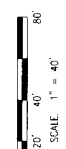
TRACT 4131 RIVER ISLANDS - STAGE 2B VILLAGE KK

A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
MARCH 2024

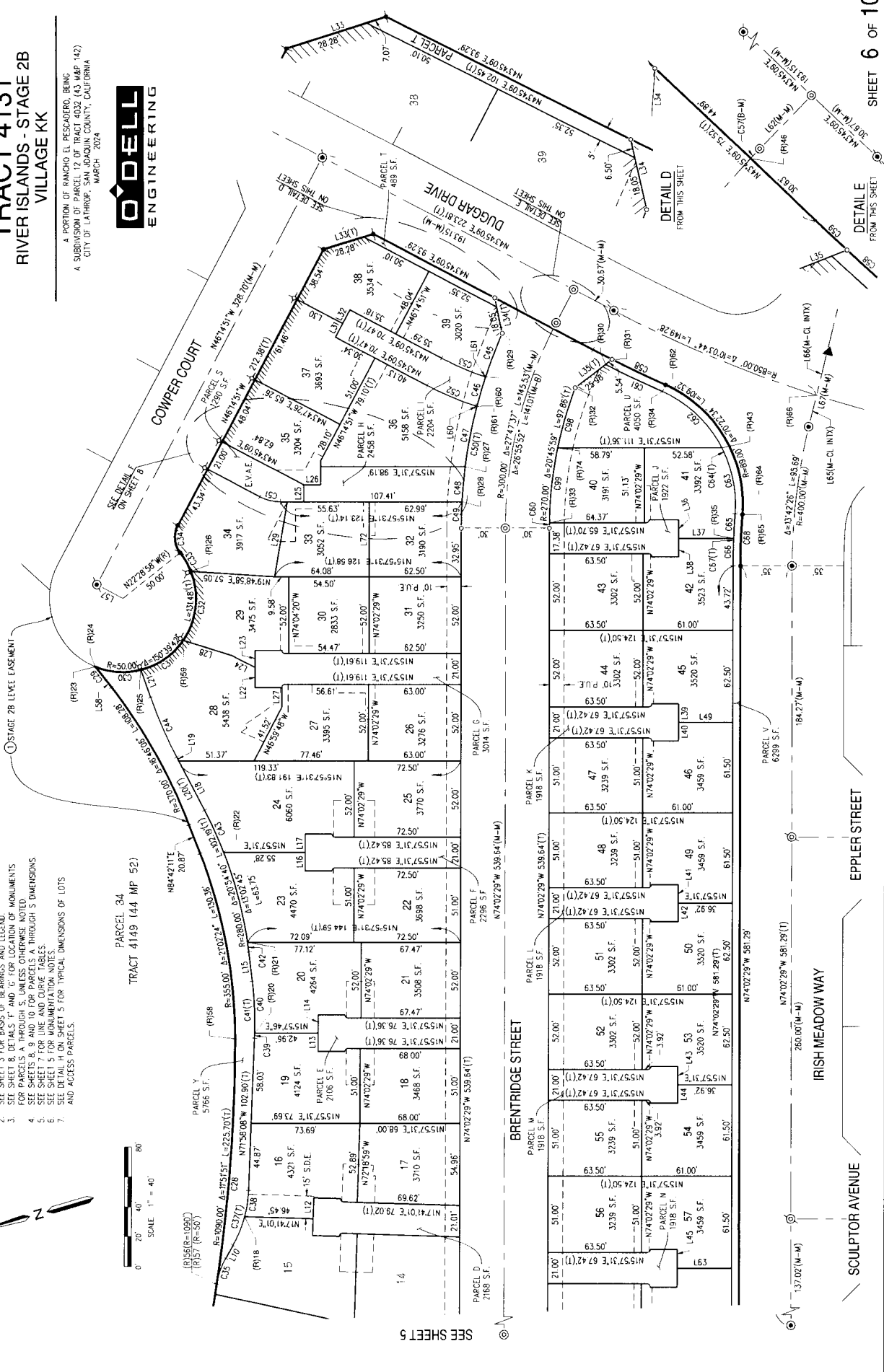


NOTES

- SEE SHEET 2 FOR REFERENCES.
- SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
- SEE SHEET 3 FOR BASIS OF DETAILS #1 AND 10 FOR LOCATION OF MONUMENTS FOR PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- SEE SHEETS 8, 9 AND 10 FOR PARCELS #1 THROUGH 5 DIMENSIONS.
- SEE SHEET 7 FOR LINE AND CURVE TABLES.
- SEE SHEET 5 FOR MONUMENTATION NOTES.
- SEE DETAIL #4 ON SHEET 5 FOR TYPICAL DIMENSIONS OF LOTS AND ACCESS PARCELS.



PARCEL 34
TRACT 4149 (44 MP 52)



SEE SHEET 5

DETAIL #1
FROM THIS SHEET

DETAIL #2
FROM THIS SHEET

DETAIL #3
FROM THIS SHEET

DETAIL #4
FROM THIS SHEET

DETAIL #5
FROM THIS SHEET

DETAIL #6
FROM THIS SHEET

DETAIL #7
FROM THIS SHEET

DETAIL #8
FROM THIS SHEET

DETAIL #9
FROM THIS SHEET

DETAIL #10
FROM THIS SHEET

TRACT 4131 RIVER ISLANDS - STAGE 2B VILLAGE KK

A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
MARCH 2024



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

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C21	340.00'	107°17'35"	61.98'
C22	340.00'	43°33'32"	27.05'
C23	3315.00'	0°30'28"	29.37'
C24	3315.00'	0°08'27"	8.16'
C25	3315.00'	0°38'55"	37.53'
C26	1090.00'	2°47'11"	53.01'
C27	1090.00'	0°77'38"	6.86'
C28	1090.00'	8°43'02"	165.84'
C29	980.00'	0°40'28"	11.65'
C30	50.00'	36°27'40"	31.82'
C31	50.00'	41°02'19"	35.81'
C32	50.00'	56°26'24"	49.25'
C33	50.00'	16°43'20"	14.59'
C34	17.00'	66°14'06"	19.65'
C35	50.00'	2°13'09"	18.52'
C36	80.00'	14°52'42"	20.77'
C37	80.00'	27°38'53"	38.60'
C38	80.00'	12°46'11"	17.83'
C39	250.00'	0°48'19"	3.51'
C40	250.00'	8°11'44"	35.76'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	2.00'	90°00'00"	3.14'
C2	2.00'	90°00'00"	3.14'
C3	265.00'	11°03'58"	51.18'
C4	12.00'	50°38'11"	10.61'
C5	55.00'	39°57'08"	37.53'
C6	270.00'	1°39'43"	7.83'
C7	330.00'	2°25'46"	13.99'
C8	1102.00'	3°02'53"	58.63'
C9	1102.00'	0°28'20"	9.98'
C10	1102.00'	3°31'13"	67.71'
C11	120.00'	4°49'38"	10.11'
C12	120.00'	2°20'38"	4.91'
C13	120.00'	7°10'16"	15.02'
C14	80.00'	5°15'01"	7.33'
C15	5020.00'	0°20'53"	30.50'
C16	5020.00'	0°28'20"	41.38'
C17	330.00'	3°38'49"	21.00'
C18	330.00'	8°55'38"	51.42'
C19	330.00'	2°46'17"	15.96'
C20	340.00'	3°35'48"	21.34'

LINE TABLE			
LINE #	DIRECTION	LENGTH	DELTA
L61	N34°01'55"E	0.43'	
L62	N46°14'51"W	25.48'	
L63	S16°57'31"W	38.92'	
L64	N65°28'05"W	50.62'	
L65	N80°00'02"W	21.95'	
L66	N60°20'02"W	30.00'	
L67	N60°20'02"W	51.95'	
L68	S49°23'46"W	40.09'	
L69	N47°10'33"E	64.15'	
L70	S45°16'23"W	38.01'	
L71	S32°35'54"W	37.21'	
L72	N14°02'29"W	51.00'	

LINE TABLE			
LINE #	DIRECTION	LENGTH	DELTA
L41	N74°02'29"W	12.63'	
L42	N74°02'29"W	12.63'	
L43	N74°02'29"W	12.63'	
L44	N74°02'29"W	12.63'	
L45	N74°02'29"W	12.63'	
L46	N74°02'29"W	12.63'	
L47	N65°28'05"W	12.63'	
L48	N65°28'05"W	12.63'	
L49	S15°57'31"W	38.92'	
L50	N40°36'14"W	12.63'	
L51	N46°06'14"W	12.63'	
L52	N44°42'11"W	12.63'	
L53	N44°42'11"W	12.63'	
L54	N57°40'06"W	12.63'	
L55	N57°40'06"W	12.63'	
L56	N32°35'54"E	15.36'	
L57	N43°45'09"E	20.00'	
L58	N67°58'05"E	5.07'	
L59	N89°54'08"W	30.74'	
L60	N34°01'55"E	1.04'	

LINE TABLE			
LINE #	DIRECTION	LENGTH	DELTA
L21	N88°23'57"E	19.83'	
L22	S74°02'29"E	13.55'	
L23	N53°42'11"W	13.25'	
L24	S43°02'18"W	18.36'	
L25	N74°02'29"W	11.54'	
L26	N15°57'31"E	11.42'	
L27	S74°09'13"E	12.89'	
L28	N33°04'28"E	34.24'	
L29	N64°38'03"W	51.70'	
L30	N43°45'09"E	34.92'	
L31	N46°14'51"W	10.50'	
L32	N46°14'51"W	10.50'	
L33	N07°14'51"W	35.38'	
L34	N65°58'00"W	24.55'	
L35	N27°32'41"W	31.52'	
L36	N74°02'29"W	12.63'	
L37	S15°57'31"W	37.32'	
L38	N74°02'29"W	12.63'	
L39	N74°02'29"W	12.63'	
L40	N74°02'29"W	12.63'	

LINE TABLE			
LINE #	DIRECTION	LENGTH	DELTA
L1	N08°48'51"E	28.98'	
L2	N08°53'24"W	10.86'	
L3	N53°42'11"W	13.25'	
L4	N53°42'11"W	12.00'	
L5	N53°41'56"W	13.13'	
L6	N53°41'56"W	12.13'	
L7	S53°42'11"E	25.25'	
L8	N61°46'00"W	12.13'	
L9	N61°46'00"W	13.13'	
L10	N44°19'15"W	10.02'	
L11	N27°16'59"W	11.25'	
L12	N27°16'59"W	14.00'	
L13	N74°02'29"W	12.63'	
L14	N74°02'29"W	12.63'	
L15	N05°58'11"W	20.34'	
L16	N74°02'29"W	12.63'	
L17	N74°02'28"W	12.63'	
L18	N74°02'29"W	38.05'	
L19	N74°02'29"W	2.79'	
L20	N74°02'29"W	40.83'	

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C61	885.00'	2°46'00"	42.73'
C62	84.00'	38°39'40"	56.68'
C63	84.00'	31°42'54"	46.50'
C64	84.00'	7°02'23"	103.18'
C65	440.00'	2°26'45"	16.64'
C66	440.00'	2°26'45"	16.64'
C67	440.00'	4°36'44"	35.42'
C68	435.00'	4°36'44"	35.02'
C69	330.00'	3°44'16"	21.53'
C70	330.00'	8°29'29"	48.91'
C71	330.00'	3°59'49"	21.00'
C72	330.00'	8°03'13"	46.39'
C73	330.00'	8°13'26"	47.37'
C74	330.00'	2°14'41"	12.93'
C75	260.00'	7°14'48"	32.88'
C76	260.00'	19°00'33"	86.27'
C77	260.00'	9°34'59"	43.49'
C78	260.00'	35°50'24"	162.64'
C79	340.00'	7°47'46"	46.26'
C80	340.00'	9°33'44"	56.74'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C41	250.00'	9°00'03"	39.27'
C42	280.00'	1°27'04"	6.68'
C43	280.00'	6°29'51"	31.75'
C44	308.00'	8°16'48"	44.51'
C45	330.00'	5°29'17"	31.61'
C46	330.00'	3°38'54"	21.01'
C47	330.00'	7°16'13"	41.87'
C48	330.00'	4°11'07"	24.11'
C49	330.00'	3°06'09"	18.06'
C50	330.00'	2°54'34"	136.65'
C51	30.00'	27°47'37"	14.55'
C52	210.00'	9°43'13"	35.63'
C53	189.00'	9°43'13"	32.06'
C54	270.00'	0°58'03"	2.99'
C55	270.00'	4°28'10"	21.06'
C56	270.00'	1°02'56"	4.94'
C57	300.00'	0°51'46"	4.52'
C58	880.00'	2°36'41"	40.11'
C59	880.00'	0°56'47"	14.54'
C60	270.00'	0°46'03"	3.62'

RADIAL BEARINGS			
LINE #	DIRECTION	LENGTH	DELTA
R161	S30°33'01"W		
R162	S49°48'19"E		
R163	N48°48'19"W		
R164	N20°34'15"E		
R165	S20°34'15"W		
R166	S56°18'39"E		
R167	N37°23'11"E		
R168	S39°46'09"E		
R169	N40°50'15"E		
R170	N46°36'05"E		
R171	S40°34'22"E		
R172	S17°42'27"E		
R173	S17°42'27"E		
R174	S27°39'24"W		
R175	S44°00'09"W		
R176	S34°26'26"W		

RADIAL BEARINGS			
LINE #	DIRECTION	LENGTH	DELTA
R141	N39°54'18"E		
R142	N48°07'43"E		
R143	N11°08'39"W		
R144	S48°16'29"W		
R145	S43°49'01"W		
R146	S42°53'23"W		
R147	N34°15'37"E		
R148	S50°28'18"E		
R149	S49°34'37"E		
R150	N51°40'07"E		
R151	N48°08'54"E		
R152	N46°13'39"E		
R153	N45°24'25"E		
R154	N28°57'31"E		
R155	N27°36'26"E		
R156	N24°27'37"E		
R157	S24°27'37"W		
R158	N15°44'35"E		
R159	N50°40'47"E		
R160	S34°11'55"W		

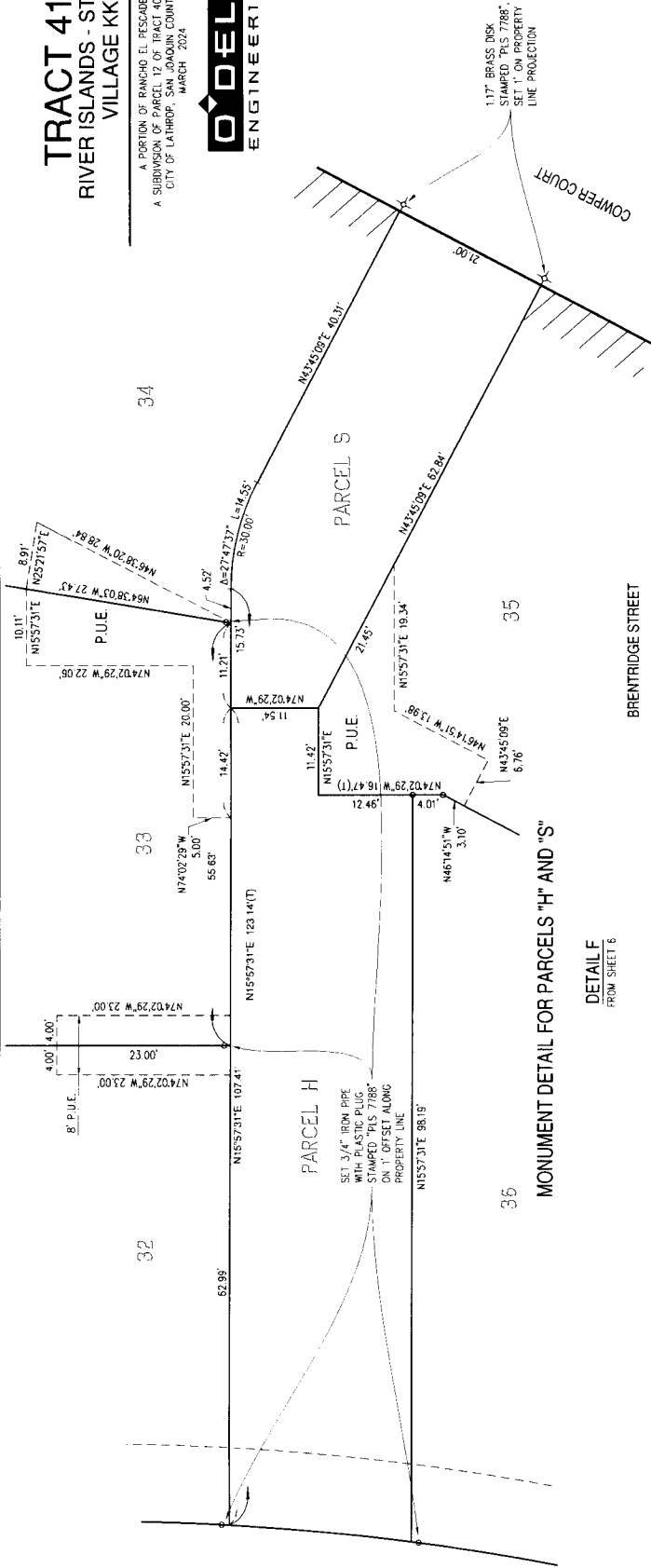
RADIAL BEARINGS			
LINE #	DIRECTION	LENGTH	DELTA
R121	N7°39'45"E		
R122	N5°23'00"W		
R123	N22°44'23"W		
R124	S51°48'15"E		
R125	N54°53'38"W		
R126	N54°53'38"W		
R127	S23°16'48"W		
R128	S19°05'41"W		
R129	S39°41'12"W		
R130	S47°36'07"W		
R131	S47°11'38"E		
R132	S36°43'11"W		
R133	S16°43'34"W		
R134	S49°48'19"E		
R135	S18°24'17"W		
R136	N19°41'47"E		
R137	N28°11'16"E		
R138	N23°12'20"E		
R139	N31°51'05"E		
R140	N42°12'57"E		

RADIAL BEARINGS			
LINE #	DIRECTION	LENGTH	DELTA
R11	S28°18'23"E		
R12	S27°30'27"E		
R13	S88°53'16"W		
R14	N51°11'47"E		
R15	S80°35'55"W		
R16	S35°01'40"W		
R17	N43°19'16"E		
R18	N45°52'46"E		
R19	S38°40'29"W		
R20	S47°36'07"W		
R21	N41°48'38"E		
R22	N31°31'03"E		
R23	N49°19'34"E		
R24	N34°39'30"E		
R25	S27°27'36"W		
R26	N30°11'20"E		
R27	N24°49'15"E		
R28	N30°48'00"E		
R29	N16°35'34"E		
R30	N17°13'33"E		

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C81	340.00'	19°17'02"	113.94'
C82	340.00'	1°50'32"	10.93'
C83	270.00'	2°05'55"	9.89'
C84	270.00'	4°27'28"	21.01'
C85	270.00'	11°13'07"	52.87'
C86	270.00'	17°46'31"	83.76'
C87	330.00'	4°47'17"	27.58'
C88	270.00'	6°55'46"	32.66'
C89	270.00'	10°32'09"	49.65'
C90	270.00'	12°25'42"	58.57'
C91	270.00'	10°16'00"	48.38'
C92	270.00'	40°09'39"	189.25'
C93	17.00'	50°38'11"	15.02'
C94	300.00'	5°45'50"	30.18'
C95	300.00'	8°14'21"	43.14'
C96	300.00'	14°00'11"	73.32'
C97	265.00'	7°49'29"	36.19'
C98	270.00'	9°04'07"	42.73'
C99	270.00'	10°55'50"	51.51'

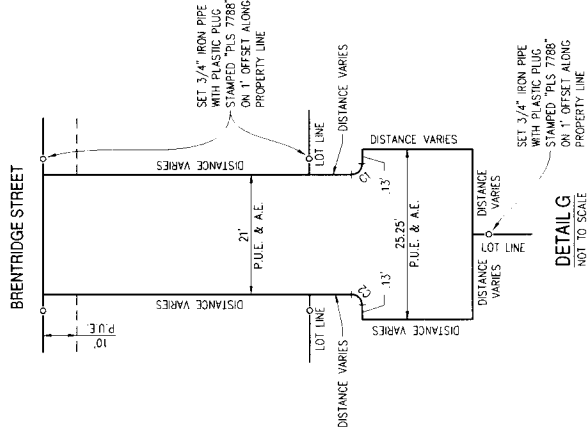
TRACT 4131 RIVER ISLANDS - STAGE 2B VILLAGE KK

A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
MARCH 2024



MONUMENT DETAIL FOR PARCELS "H" AND "S"

DETAIL F
FROM SHEET 6



DETAIL G
NOT TO SCALE

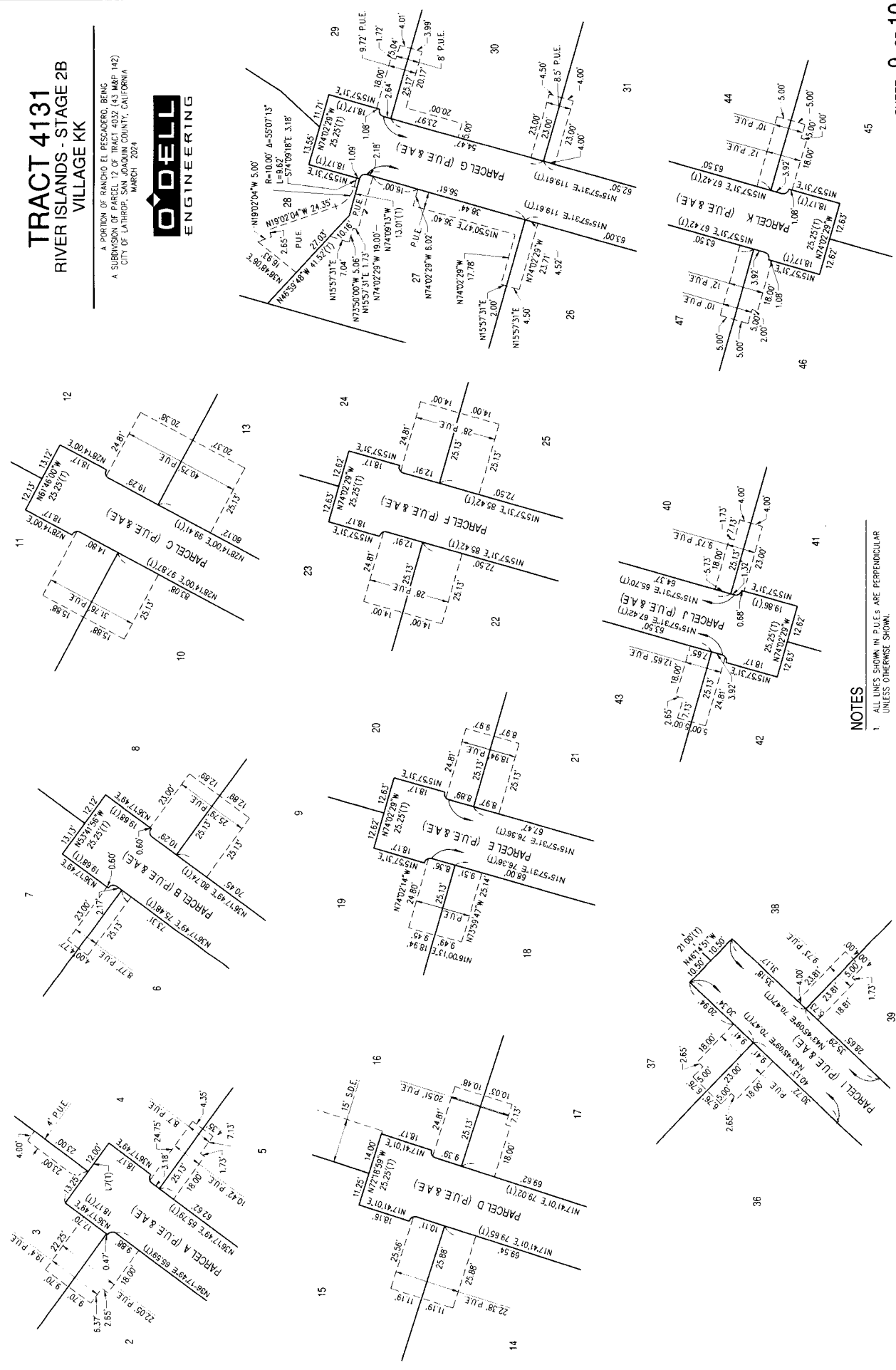
NOTES

1. SEE SHEET 7 FOR CURVE AND LINE TABLES.

MONUMENT DETAILS FOR ACCESS PARCELS

TRACT 4131 RIVER ISLANDS - STAGE 2B VILLAGE KK

A PORTION OF RANCHO EL PESCADOR, BEING
A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
MARCH 2024



NOTES
1. ALL LINES SHOWN IN P.U.E.'S ARE PERPENDICULAR
UNLESS OTHERWISE SHOWN.

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