

ITEM 2.2

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

ITEM: **APPROVE FINAL MAP, COMMON USE AGREEMENT, CFD ANNEXATION, AND SUBDIVISION IMPROVEMENT AGREEMENT FOR MULTI-FAMILY AND COMMERCIAL LOTS IN TRACT 4167 WITHIN THE TOWN CENTER DISTRICT OF RIVER ISLANDS**

RECOMMENDATION: **Adopt Resolution Approving Final Map for Tract 4167 within the Town Center District, for Multi-Family and Commercial Lots, a Common Use Agreement with Island Reclamation District 2062, Annexation into CFD 2023-1, and a Subdivision Improvement Agreement with Califia, LLC and River Islands Custom Homesites, LLC**

SUMMARY:

The proposed Final Map for Tract 4167, included as Attachment "E", is within the Town Center District of Phase 1 for the River Islands Project. Califia, LLC and River Islands Custom Homesites, LLC (collectively River Islands) is proposing 23 multi-family residential lots, 2 commercial lots and 8 parcels for development. A Vicinity Map is included as Attachment "B".

Staff recommends that the City Council approve the proposed Final Map Tract 4167, Town Center (Tract 4167), City of Lathrop Community Facilities District (CFD), a Common Use Agreement (CUA) with Reclamation District 2062, 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) 3694 on March 27, 2007 and an amended VTM 3694 with updated conditions of approval on June 1, 2015. On February 1, 2016, City Council approved Large Lot Map Tract 3876 for 19 undevelopable parcels. On March 20, 2024, Planning Commission approved the Town Center Neighborhood Development Plan. The land for the proposed Final Map for Tract 4167 is within the geographic boundaries of VTM 3694 and Large Lot Map Tract 3876.

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

The total cost of the improvements for Tract 4167 is \$6,700,000, however, a large percentage of the improvements have already been constructed and therefore do not need to be guaranteed.

CITY MANAGER’S REPORT **PAGE 2**
MARCH 25, 2024 CITY COUNCIL SPECIAL MEETING
APPROVE FINAL MAP, CUA, CFD ANNEXATION, AND SIA FOR MULTI-FAMILY
AND COMMERCIAL LOTS IN TRACT 4167 WITHIN THE TOWN CENTER
DISTRICT OF RIVER ISLANDS

Performance and labor & material securities have been provided with the SIA for Tract 4167 that guarantee the unfinished improvements in the amount of:

Unfinished Improvement Total:	\$5,959,100
Performance Security (110% of Unfinished Improvements) Bond No. 0844445	\$6,555,010
Labor & Materials Security (50% of Performance Security) Bond No. 0844445	\$3,277,505

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

Tract 4167 will need to be annexed into different CFDs for maintenance purposes. The CFDs are for the City, Island Reclamation District (RD) 2062 and River Islands Public Financing Authority (RIPFA). Approval of Annexation into City of Lathrop CFD 2023-1 is proposed with this Council item. Annexation into additional CFDs administered by RD 2062 and RIPFA is required as part of the escrow instructions prior to recording of the final map.

There is also a need for a CUA between the City and Reclamation District 2062 (RD 2062) as portions of Salvatore Way and Riverfront Drive share an area with the easements recorded in favor of RD 2062 for the levee system. The CUA, included as exhibit B2 of Attachment "D", sets forth the terms and conditions to which RD 2062 can install, operate, and maintain its facilities, which protects the City's street and other utilities that are located in Salvatore Way and Riverfront Drive.

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 has fulfilled all of the requirements of the City's subdivision ordinance as listed below:

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

CITY MANAGER’S REPORT
MARCH 25, 2024 CITY COUNCIL SPECIAL MEETING
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AND COMMERCIAL LOTS IN TRACT 4167 WITHIN THE TOWN CENTER
DISTRICT OF RIVER ISLANDS

5. Street Improvement, Landscape, Light & Joint Trench	See Exhibit “E” of SIA
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 4167 Town Center – City of Lathrop Community Facilities District No. 2023-1 (River Islands Public Services and Facilities) Annexation	Approval pending with this item
15. Common Use Agreement with Island Reclamation District No. 2062	Approval pending with this item
Fees	Status
1. Final Map plan check fee	Paid
2. Improvement Plans - Plan check and inspection fees	Paid
3. Sierra Club Settlement fee	To be paid in escrow

FISCAL IMPACT:

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

ATTACHMENTS:

- A. Resolution Approving Final Map for Tract 4167 within the Town Center District, for Multi-Family and Commercial Lots, a Common Use Agreement, Annexation into CFD 2023-1, and a Subdivision Improvement Agreement with Califia, LLC, and River Islands Custom Homesites, LLC
- B. Vicinity Map – Town Center – Tract 4167

MARCH 25, 2024 CITY COUNCIL SPECIAL MEETING

APPROVE FINAL MAP, CUA, CFD ANNEXATION, AND SIA FOR MULTI-FAMILY AND COMMERCIAL LOTS IN TRACT 4167 WITHIN THE TOWN CENTER DISTRICT OF RIVER ISLANDS

- C. Subdivision Improvement Agreement between the City of Lathrop, Califia, LLC, a California limited liability company, and River Islands Custom Homesites, LLC, a Delaware limited liability company, for Tract 4167, Town Center
- D. Escrow Instructions for Final Map Tract 4167 Town Center, including
 - Annexation into City of Lathrop CFD 2023-1 (B2 of Attachment D)
 - Common Use Agreement with Islands Reclamation District No. 2062 for a portion of Salvatore Way and Riverfront Drive (B5 of Attachment D)
- E. Final Map – Tract 4167 – Town Center

CITY MANAGER'S REPORT
MARCH 25, 2024 CITY COUNCIL SPECIAL MEETING
APPROVE FINAL MAP, CUA, CFD ANNEXATION, AND SIA FOR MULTI-FAMILY
AND COMMERCIAL LOTS IN TRACT 4167 WITHIN THE TOWN CENTER
DISTRICT OF RIVER ISLANDS

APPROVALS



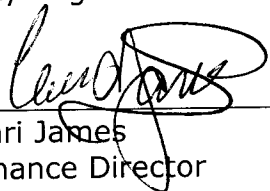
Bellal Nabizadah
Assistant Engineer

3/14/24
Date



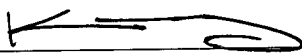
Brad Taylor
City Engineer

3/18/2024
Date



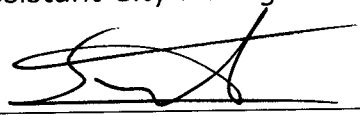
Cari James
Finance Director

3/18/2024
Date



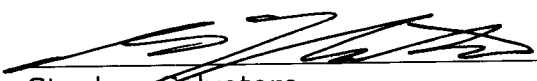
Michael King
Assistant City Manager

3.14.2024
Date



Salvador Navarrete
City Attorney

3.14.2024
Date



Stephen Salvatore
City Manager

3.20.24
Date

RESOLUTION NO. 24-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING FINAL MAP FOR TRACT 4167 WITHIN THE TOWN CENTER DISTRICT, FOR MULTI-FAMILY AND COMMERCIAL LOTS, A COMMON USE AGREEMENT WITH ISLAND RECLAMATION DISTRICT 2062, ANNEXATION INTO CFD 2023-1, AND A SUBDIVISION IMPROVEMENT AGREEMENT WITH CALIFIA, LLC AND RIVER ISLANDS CUSTOM HOMESITES, LLC

WHEREAS, the City of Lathrop City Council approved Vesting Tentative Map (VTM) 3694 on March 27, 2007 and an amended VTM 3694 with updated conditions of approval on June 1, 2015; and

WHEREAS, on February 1, 2016, City Council approved Large Lot Map Tract 3876 for 19 undevelopable parcels; and

WHEREAS, on March 20, 2024, Planning Commission approved the Town Center Neighborhood Development Plan; and

WHEREAS, the land for the proposed Final Map for Tract 4167 is within the geographic boundaries of VTM 3694 and Large Lot Map Tract 3876; and

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

WHEREAS, Califia, LLC and River Islands Custom Homesites, LLC (hereinafter referred to as "River Islands") provided performance and labor & material securities with the SIA for Tract 4167 that guarantee the unfinished improvements in the amount as follows:

Unfinished Improvement Total:	\$5,959,100
Performance Security (110% of Unfinished Improvements) Bond No. 0844445	\$6,555,010
Labor & Materials Security (50% of Performance Security) Bond No. 0844445	\$3,277,505

; and

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

WHEREAS, there is a need for a Common Use Agreement (CUA) between the City and Island Reclamation District No. 2062 (RD 2062) as portions of Salvatore Way and Riverfront Drive share an area with the easements recorded in favor of RD 2062 for the levee system; and

WHEREAS, Tract 4167 needs to be annexed to the three different Community Facilities Districts (CFDs) for maintenance purposes. Staff recommends that Council approve annexation into City of Lathrop CFD 2023-1. Additional CFDs administered by RD 2062 and River Islands Public Financing Authority are recorded and included as part of the escrow instructions; and

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

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

1. Approve the Final Map for Tract 4167, as attached to the March 25, 2024 staff report that accompanied this resolution, and authorize for recordation with the San Joaquin County Assessor/Recorder/County Clerk Office once the terms and conditions of the escrow instructions are met.
2. Approve a Subdivision Improvement Agreement with Califia, LLC and River Islands Custom Homesite, LLC, in substantially the form as attached to the March 25, 2024 staff report that accompanied this resolution and authorize the City Manager to execute.
3. Approve a Common Use Agreement with Island Reclamation District 2062, in substantially the form as attached to the March 25, 2024 staff report that accompanied this resolution and authorize the City Manager to execute.
4. Annex into the City of Lathrop Community Facilities District No. 2023-1 (River Islands Public Services and Facilities).

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:

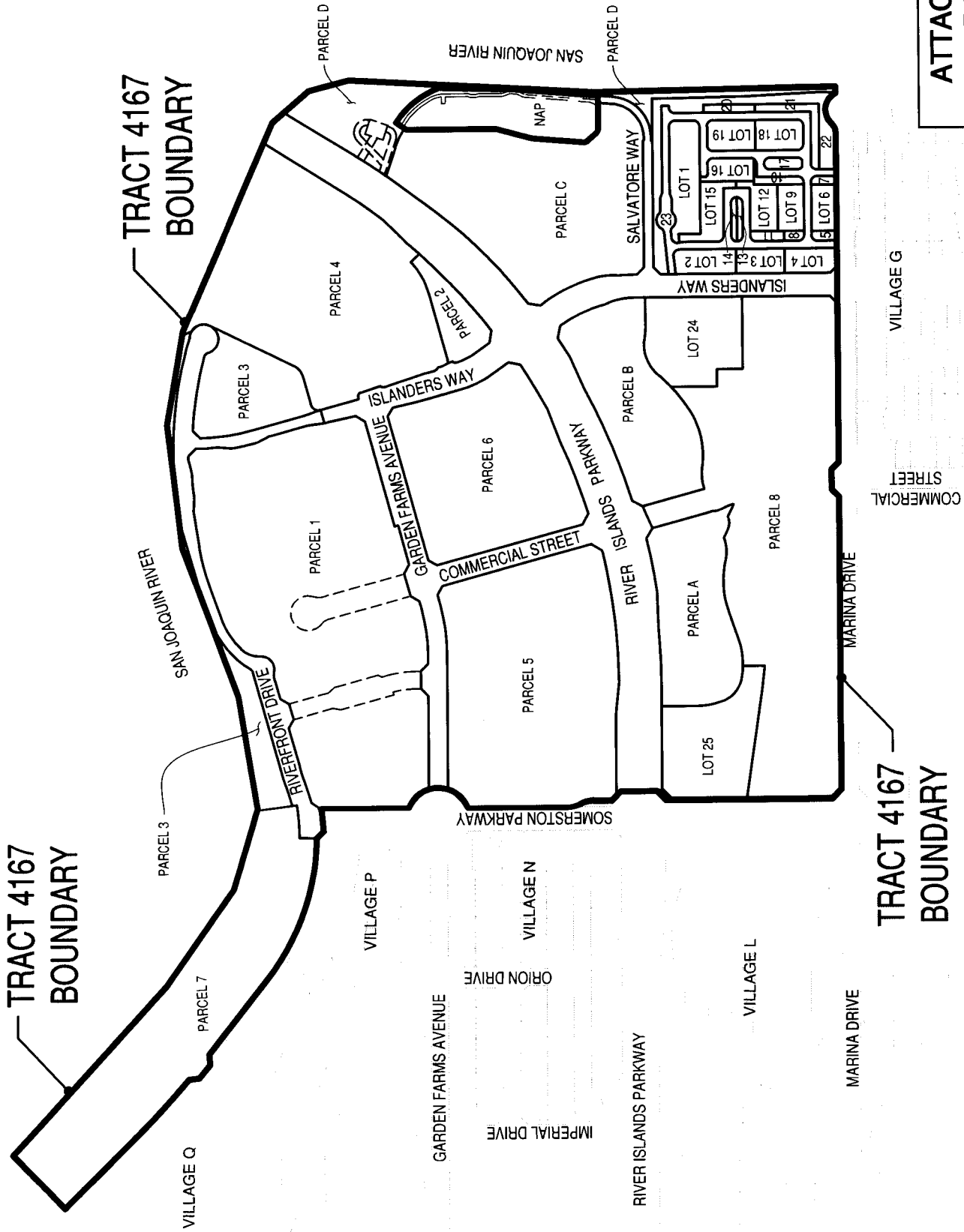
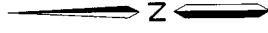
Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

ATTACHMENT "B"
TRACT 4167
TOWN CENTER
VICINITY MAP
FEBRUARY 2024



SUBDIVISION IMPROVEMENT AGREEMENT
BY AND BETWEEN THE CITY OF LATHROP AND
CALIFIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND
RIVER ISLANDS CUSTOM HOMESITES, LLC, A DELAWARE LIMITED LIABILITY
COMPANY FOR TRACT 4167 TOWN CENTER

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 Califia, LLC, a California limited liability company and River Islands Custom Homesites, LLC, a Delaware limited liability company, (hereinafter collectively referred to as "SUBDIVIDER").

B. Pursuant to Division 2 of Title 7 of the Government Code of the State of California and the CITY's Subdivision Regulations (City of Lathrop, Code of Ordinances, Chapter 16), SUBDIVIDER is required to make dedications and improve Tract 4167. However, SUBDIVIDER has completed a portion of public infrastructure improvements associated with Tract 4167 located within the Town Center District of River Islands Phase 1, including major streets necessary to access the site. Performance and Labor & Material securities have been provided with the SIA for Tract 4167 that guarantee the unfinished improvements.

C. Improvement plans associated with Tract 4167 have been approved by CITY, however, some improvement plans including public improvements, landscape, street light and joint trench have not been approved (Unapproved Improvement Plans) as detailed in Exhibit "E". SUBDIVIDER shall not commence work on the scope included in the Unapproved Improvement Plans until CITY approval is complete. SUBDIVIDER has provided sufficient guarantee for the completion of the scope included in the Unapproved Improvement Plans.

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 Custom Homesites, LLC & Califia, LLC)
Tract 4167 Town Center

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 Town Center area, 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 improvement plans and specifications, listed in Exhibit "E" (Improvements), the standards and specifications of 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, unfinished improvements and improvements included in the Unapproved Improvement Plans, prior to occupancy of the last home or structure constructed in Tract 4167 that is conveyed to a private interest not associated with the transfer of title of Tract 4167 associated with the filing of Tract 4167 (builder), prior to the completion and occupancy of the last dwelling unit or building associated with Tract 4167, or March 25, 2026, whichever comes first. Such occupancy shall be documented by CITY in the form of a Certificate of Occupancy or Final Building Permit.

3. Improvement plans associated with Tract 4167 have been approved by CITY, however, some improvement plans including public improvements, landscape, street light and joint trench have not been approved (Unapproved Improvement Plans) as detailed in Exhibit "E". SUBDIVIDER shall not commence work on the scope included in the Unapproved Improvement Plans until CITY approval is complete. SUBDIVIDER has provided sufficient guarantee for the completion of the scope included in the Unapproved Improvement Plans.

4. 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.

5. 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.

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

7. 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 equal to 10% of the final cost of the Improvements 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.

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 4167 as included and described in Exhibit "D" of this Agreement. 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:	\$5,959,100
Performance Bond (Bond No. 0844445)	\$6,555,010
Labor & Materials Bond (Bond No. 0844445)	\$3,277,505

9. 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 Paragraphs 6 and 7 above, CITY may, but is not required to, proceed to complete and/or repair, replace, or reconstruct the Improvements, either by itself or by contract for such service, and CITY may cause to be forfeited such portion of any security deposited therein as is necessary to cover the costs of completion, repair, replacement, or reconstruction incurred by CITY.

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

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

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

Subdivision Improvement Agreement (River Islands Custom Homesites, LLC & Califia, LLC)
Tract 4167 Town Center

16. 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.
17. 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.
18. 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.
19. 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.
20. 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 4167.
21. 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.

Subdivision Improvement Agreement (River Islands Custom Homesites, LLC & Califia, LLC)
Tract 4167 Town Center

- g. Severability. If a court of competent jurisdiction finds or rules that any provision of this Agreement is void or unenforceable, the provisions of this Agreement not so affected shall remain in full force and effect.
- h. Successors and Assigns. Except as otherwise expressly provided herein, the provisions of this Agreement shall inure to the benefit of, and shall apply to and bind, the successors and assigns of the parties.
- i. Time of the Essence. Time is of the essence of this Agreement and each of its provisions. In the calculation of time hereunder, the time in which an act is to be performed shall be computed by excluding the first Day and including the last. If the time in which an act is to be performed falls on a Saturday, Sunday or any Day observed as a legal holiday by CITY, the time for performance shall be extended to the following Business Day.
- j. Venue. In the event either party brings that suit hereunder, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of San Joaquin.

ATTACHMENTS:

- EXHIBIT A FINAL MAP - TRACT 4167
EXHIBIT B TRACT 4167 VICINITY MAP
EXHIBIT C: CITY INSURANCE REQUIREMENTS
EXHIBIT D: UNFINISHED IMPROVEMENT COST ESTIMATE AND TOTAL
IMPROVEMENTS COST ESTIMATE
EXHIBIT E: IMPROVEMENT PLANS ASSOCIATED WITH TRACT 4167

Subdivision Improvement Agreement (River Islands Custom Homesites, LLC & Califia, LLC)
Tract 4167 Town Center

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this 25th day of March 2024, at Lathrop, California.

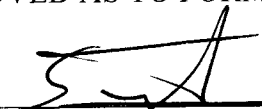
ATTEST: TERESA VARGAS
City Clerk of and for the City
of Lathrop, State of California

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:  _____ 3-18-2024
Salvador Navarrete Date
City Attorney

Subdivision Improvement Agreement (River Islands Custom Homesites, LLC & Califia, LLC)
Tract 4167 Town Center

SUBDIVIDER

Califia, LLC, a California limited liability company and
River Islands Custom Homesites, LLC, a Delaware limited liability company

BY: _____
Susan Dell'Osso
President

Subdivision Improvement Agreement (River Islands Custom Homesites, LLC & Califia, LLC)
Tract 4167 Town Center

EXHIBIT "A"

FINAL MAP - TRACT 4167

OWNERS STATEMENT

THE UNDERSIGNED DOES HEREBY STATE THAT THEY ARE THE OWNERS OF HAVE SOME RECORD TITLE INTEREST IN THE LAND DESCRIBED HEREIN AND HAVE BEEN ADVISED BY THE CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA, CONSISTING OF FOURTEEN (14) SHEETS AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

- 1. THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:
TO THE CITY OF LATHROP FOR PUBLIC RIGHT-OF-WAY PURPOSES, THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS COMMERCIAL STREET, GARDEN FARMS AVENUE, RIVER ISLANDS PARKWAY, EVERETT DRIVE, SALVADORE WAY AND ISLANDS WAY AS SHOWN ON THIS FINAL MAP.
2. A NON-DISCLOSURE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR, MAINTAIN, IMPROVE, ENLARGE, ALTER, EXTEND, WIDEN, RELOCATE, OR OTHERWISE USE SAID EASEMENT UNDER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "P.U.L.E." (PUBLIC UTILITY EASEMENT) "P.U.A.E." (PUBLIC ACCESS EASEMENT).
3. TO THE CITY OF LATHROP FOR ACCESS PURPOSES, THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS "P.U.A.E." (PUBLIC ACCESS EASEMENT).

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:
1. PARCEL C TO THE CITY OF LATHROP FOR PURPOSES OF OPEN SPACE, LANDSCAPING, PUBLIC UTILITIES, FENCE MAINTENANCE, AND APPOINTANCES HERETO, FOR THE BENEFIT OF THE PUBLIC, AS SHOWN ON THIS FINAL MAP. TO ENSURE UNINTERRUPTED SERVICES TO ALL LOTS SHOWN UPON THIS MAP, ALL GROUND WATER RIGHTS THAT THE UNDERSIGNED MAY HAVE WITHIN THE DESIGNATED BORDER UPON THIS MAP, HEREBY ARE DEDICATED TO THE CITY OF LATHROP.
THE UNDERSIGNED DOES HEREBY RESERVE PARCELS A AND B FOR LANE PURPOSES. SAID PARCELS ARE NOT DEDICATED HEREIN, BUT WILL BE CONVEYED TO RIVER ISLANDS PUBLIC FINANCE AUTHORITY BY SEPARATE DOCUMENT SUBSEQUENT TO THE FILING OF THIS FINAL MAP. PARCEL D IS HEREBY RESERVED FOR OPEN SPACE AND IS NOT DEDICATED HEREIN.
THE UNDERSIGNED DOES HEREBY RESERVE PARCELS 1 THROUGH 8 FOR FUTURE DEVELOPMENT.
WATER AND SEWER CAPACITY ALLOCATION IS REQUIRED PRIOR TO BUILDING PERMIT ASSUANCE AND/OR FURTHER SUBDIVISION OF THESE PARCELS, WHICHEVER COMES FIRST.

OWNERS:
CALIFA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS TO LOT 3 OF DOCUMENT NUMBER 2015-046191
BY: SIGAN BELTOSSO DATE:
PRESIDENT
RIVER ISLANDS CUSTOM HOMESITES, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS TO PARCEL 17 OF TRACT 3076
BY: SIGAN BELTOSSO DATE:
PRESIDENT

TRUSTEE'S STATEMENT

OLD REPUBLIC TITLE COMPANY, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED DECEMBER 22, 2016, AS DOCUMENT NUMBER 2016-18086, AND AS AMENDED IN DOCUMENT RECORDED DECEMBER 26, 2017 AS DOCUMENT NUMBER 2017-15071, AND FURTHER AMENDED IN DOCUMENT RECORDED APRIL 15, 2020 AS DOCUMENT NUMBER 2020-04605, AND FURTHER AMENDED IN DOCUMENT RECORDED NOVEMBER 23, 2022 AS DOCUMENT NUMBER 2022-132040, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.
DATED THIS _____ DAY OF _____, 2024.

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 THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HENY EXERCISED THE SAME IN HIS/HER/HER AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HER SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND:
SIGNATURE: _____
NAME (PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
BY COMMISSION EXPIRES: _____

**TRACT 4167
RIVER ISLANDS - PHASE 1
TOWN CENTER**

A PORTION OF PARCEL 17 OF TRACT 3076 (2 MAP 30) AND SUBDIVISION OF PARCEL 17 OF TRACT 3076 (2 MAP 30) AND CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA.
MARCH 2024
ODDELL ENGINEERING

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 HEREBY ENCLOSED MAP ENTITLED "TRACT 4167, RIVER ISLANDS-PHASE 1, TOWN CENTER, CITY OF LATHROP, CALIFORNIA, CONSISTING OF FOURTEEN (14) SHEETS, THIS STATEMENT WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW AT A MEETING THEREOF HELD ON THE _____ DAY OF _____, 2024 AND THAT SAID CITY COUNCIL, DO HEREBY BY RESOLUTION AND AUTHORIZED ITS REORGANIZATION, AND ACCEPTED ON BEHALF OF THE CITY OF LATHROP, THE DEDICATION OF ALL PUBLIC UTILITY EASEMENTS (P.U.E.), ALL ACCESS EASEMENTS (P.A.E.), THE DEDICATION OF THE GROUND WATER RIGHTS, THE DEDICATION OF PARCEL C IN FEE AND ACCEPTED THE DEDICATION OF COMMERCIAL STREET, GARDEN FARMS AVENUE, RIVER ISLANDS PARKWAY, EVERETT DRIVE, SALVADORE WAY AND ISLANDS WAY AS SHOWN ON SAID MAP SUBJECT TO THE AMENDMENTS BEING COMPLETED IN ACCORDANCE WITH CHAPTER 16, TITLE 16.18 OF THE CITY OF LATHROP MUNICIPAL CODE.

ALSO, PURSUANT TO SECTION 66464(f) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE CITY OF LATHROP DOES HEREBY ABANDON THE 60 FOOT WIDE EASEMENTS FOR ROADWAY PURPOSES, ALSO KNOWN AS CORN ROAD PER BOOK 408, PAGE 55, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN TRACT 4167, AND THE PUBLIC UTILITY EASEMENT PER DOCUMENT NUMBER 2021-152283, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN TRACT 4167, BOTH AS DERIVED ON SHEET 3 THEREIN.
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.

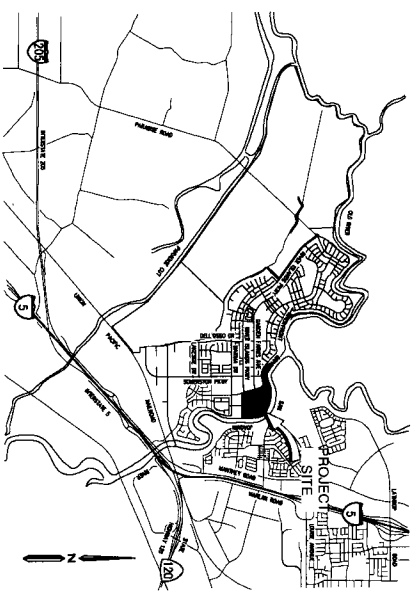
TERESA VARGAS
CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

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 THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HENY EXERCISED THE SAME IN HIS/HER/HER AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HER SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND:
SIGNATURE: _____
NAME (PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
BY COMMISSION EXPIRES: _____

EXPIRY FEE PER GOVERNMENT CODE 27398.1, DOCUMENT RECORDED IN CONNECTION WITH A CONSIDERED 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. 3694 RECOMMENDED BY THE PLANNING COMMISSION AND APPROVED BY THE CITY COUNCIL ON JUNE 11, 2015.
DATED THIS _____ DAY OF _____, 2024.

BOARD CHAIRMAN, 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 4167, RIVER ISLANDS-PHASE 1, TOWN CENTER, 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 COMPLETES WITH ALL PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT AND THAT THE MAP IS IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 16 OF THE CALIFORNIA SUBDIVISION MAP ACT. THIS MAP IS APPROVED AT THE TIME OF APPROVAL OF AMENDED VESTING TENTATIVE MAP.
DATED THIS _____ DAY OF _____, 2024.



RECORDERS STATEMENT

BRAD R. TAYLOR, R.C.E. 32823
CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA
FILED THIS _____ DAY OF _____, 2024, AT _____, AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY, IN BOOK _____ OF MAPS AND PLATS, AT PAGE _____
FEE: \$ _____
STEVE RESTALOROSS
ASSESSOR-RECORDER-COUNTY CLERK
SAN JOAQUIN COUNTY, CALIFORNIA
BY: ASSISTANT/DEPUTY RECORDER

MONUMENTATION NOTES

- ① FOUND STANDARD CITY OF LATHROP MONUMENT WALL STAMPED THIS 7788 PER (R2)
- ② FOUND STANDARD CITY OF LATHROP MONUMENT WALL STAMPED THIS 7788 PER (R10)
- ③ FOUND STANDARD CITY OF LATHROP MONUMENT WALL STAMPED THIS 7788 PER (R6)
- ④ FOUND 3/4" IRON PIPE WITH PLASTIC PLUG THIS 7788 PER (R2), (R7) AND (R9)
- ⑤ FOUND 5/8" BEAR WITH CAP THIS 7788 PER (R2), (R7) AND (R9)
- ⑥ FOUND 2-1/2" BRASS DISK STAMPED THIS 7788 PER (R3)
- ⑦ 1/2" BRASS DISK STAMPED THIS 7788 ON 1 FOOT GREET ALONG BOUNDARY COURSE (3 PER (R1))
- ⑧ 1/2" BRASS DISK STAMPED THIS 7788 TO BE SET ON CONCRETE SIDEWALK 100' INTO THE RIGHT-OF-WAY, ALONG PROLONGATION OF SIDE LOT LINES PER (R7)

BASIS OF BEARINGS

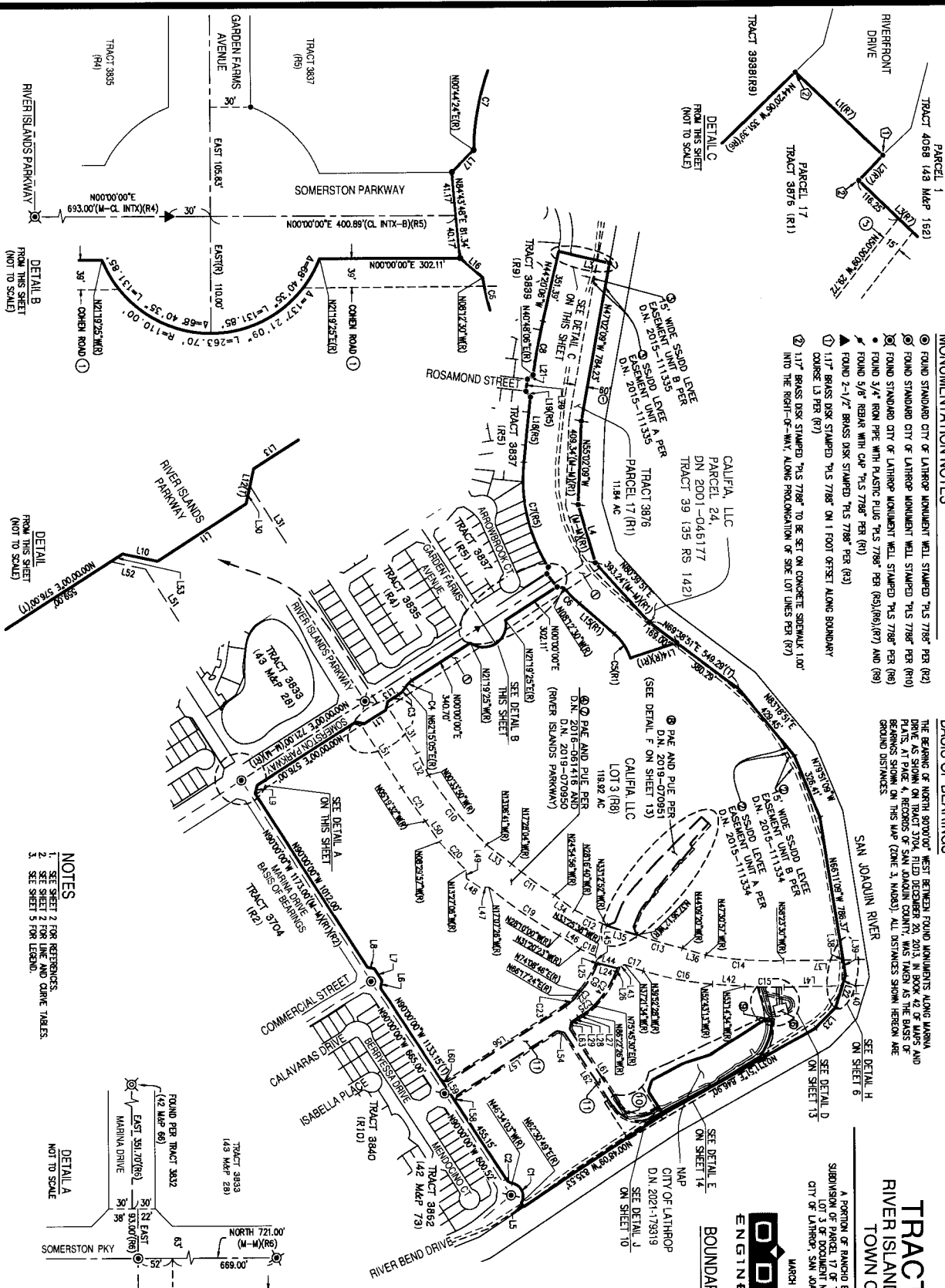
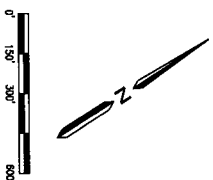
THE BEARING OF NORTH 00°00'00" WEST BETWEEN FOUND MONUMENTS ALONG MARINA DRIVE AND SAN JOAQUIN PARKWAY, AND THE BEARING OF NORTH 00°00'00" WEST BETWEEN FOUND MONUMENTS ALONG MARINA DRIVE AND RIVER BEND DRIVE, SAN JOAQUIN PARKWAY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP (ZONE 3, NAD83). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

**TRACT 4167
RIVER ISLANDS - PHASE 1
TOWN CENTER**

A PORTION OF RANCHO EL PESQUERO, BEING A SUBDIVISION OF PARCEL 17 OF TRACT 3876 (42 MAP 56) AND LOT 3 OF DOCUMENT NUMBER 2015-046191, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
MARCH 2024



BOUNDARY SHEET



- NOTES**
- 1. SEE SHEET 2 FOR REFERENCES.
 - 2. SEE SHEET 2 FOR LINE AND CURVE TABLES.
 - 3. SEE SHEET 5 FOR LEGEND.

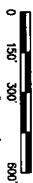
TRACT 4167

RIVER ISLANDS - PHASE 1

TOWN CENTER

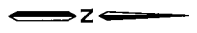
A PORTION OF RANCHO EL PESQUERO, BEING A
 SUBDIVISION OF PARCEL 17 OF TRACT 3876 (42 MAP 56) AND
 LOT 3 OF DOCUMENT NUMBER 2015-060781,
 CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024



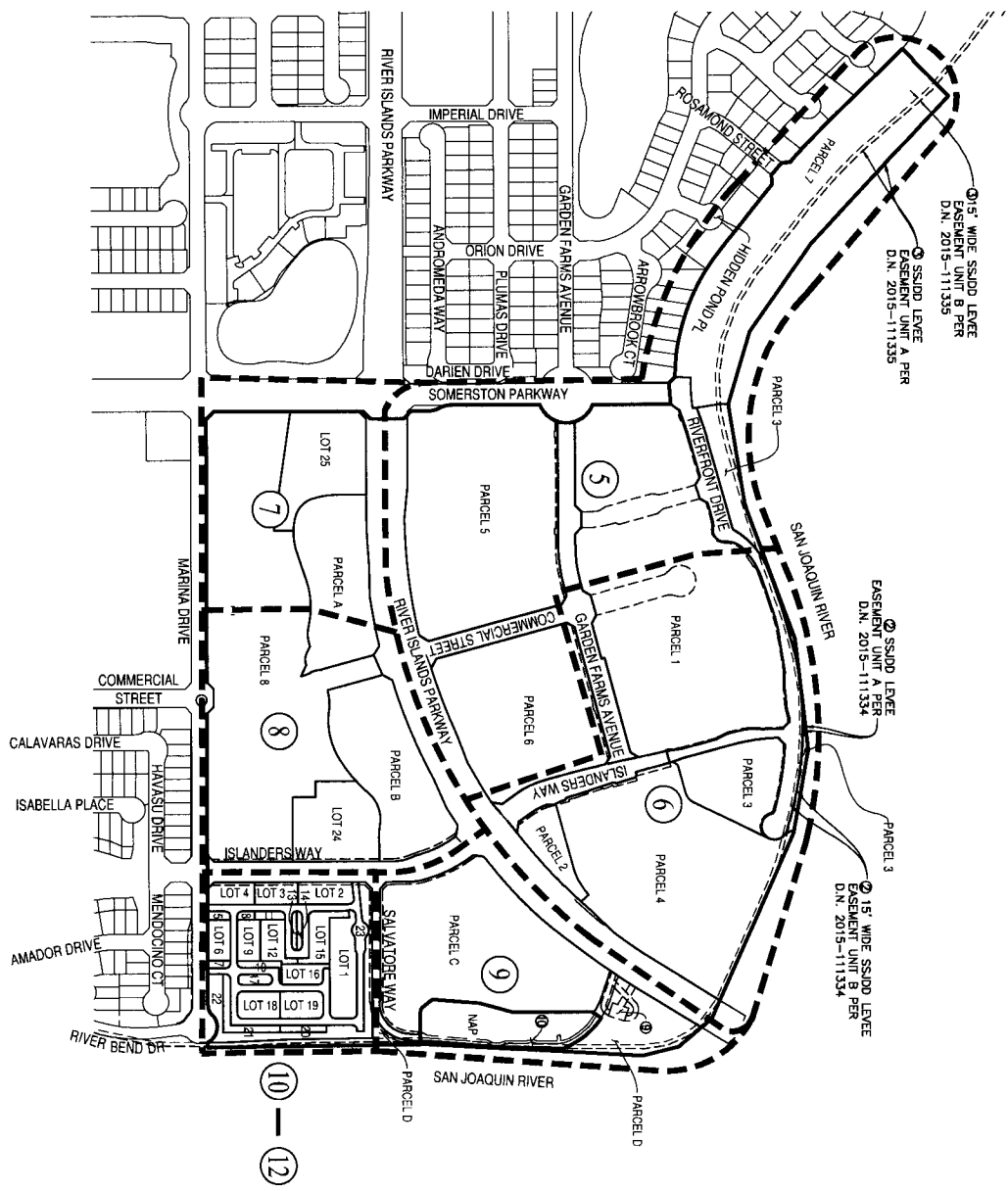
SCALE: 1" = 300'

SHEET INDEX



LEGEND

- EASEMENT LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- BOUNDARY
- SHEET LIMIT LINE
- (5) SHEET NUMBER

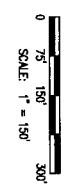


TRACT 4167 RIVER ISLANDS - PHASE 1 TOWN CENTER

A PORTION OF RANCHO EL RESCADERO, BEING A
SUBDIVISION OF PARCEL 17 OF TRACT 3876 (42 MAR 50) AND
LOT 3 OF DOCUMENT NUMBER 2411-0011-0011
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
MARCH 2024

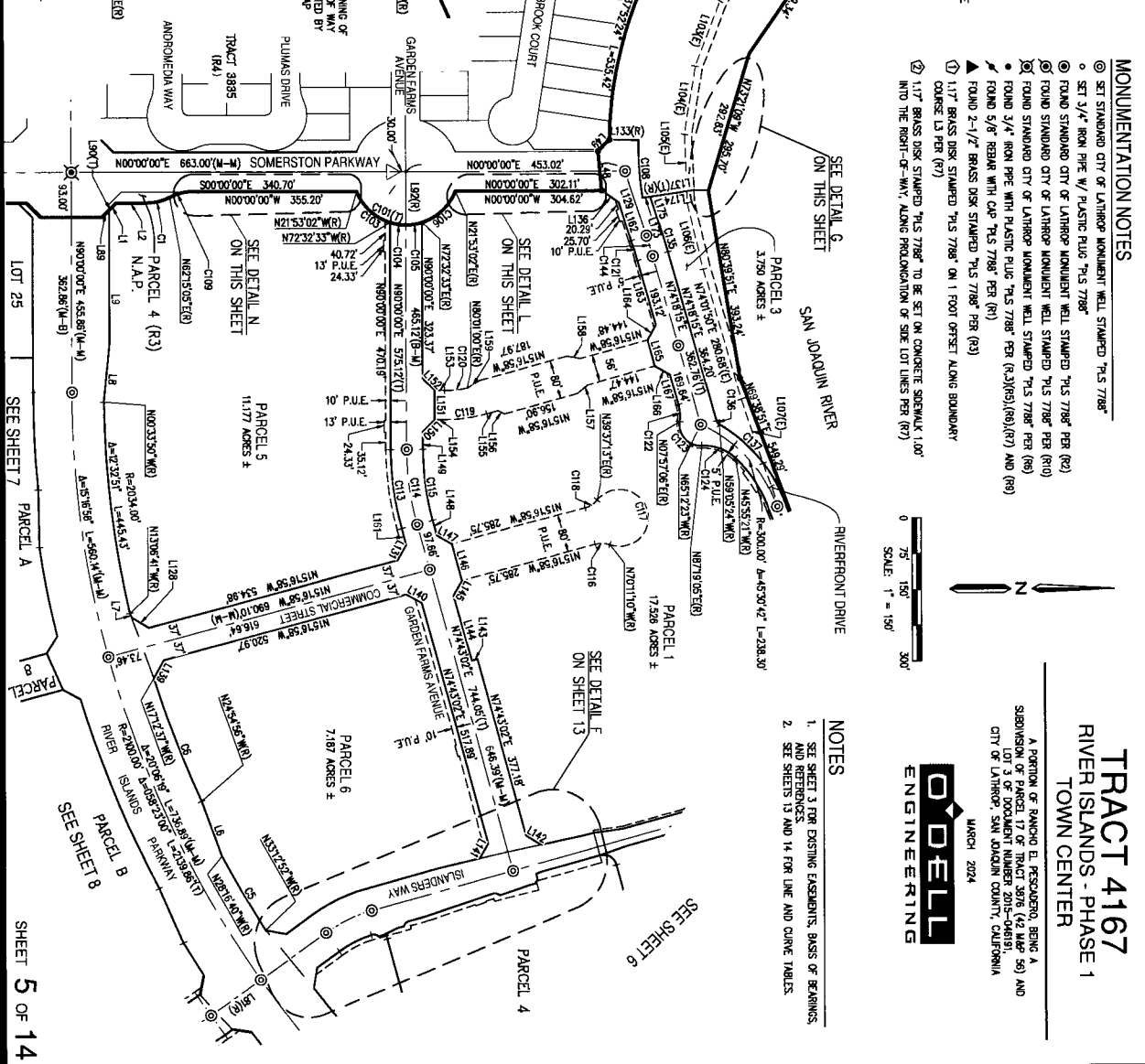


- NOTES**
- SEE SHEET 3 FOR EXISTING EASEMENTS, BASIS OF BEARINGS AND REFERENCES.
 - SEE SHEETS 13 AND 14 FOR LINE AND CURVE TABLES.



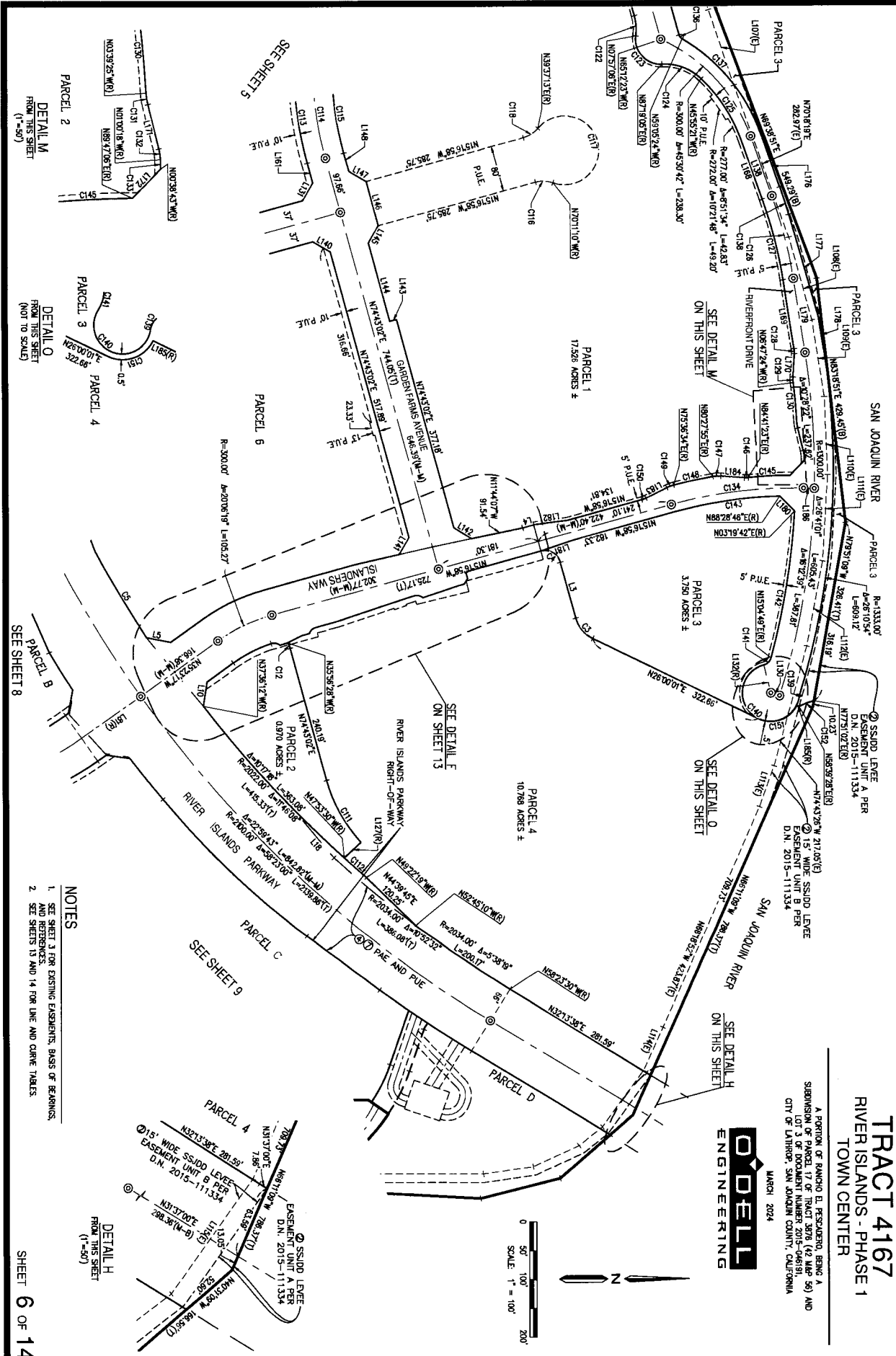
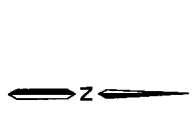
- MONUMENTATION NOTES**
- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "1.5 7788"
 - ⊙ SET 3/4" RON PIPE W/ PLASTIC FLAG "1.5 7788"
 - ⊙ FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "1.5 7788" PER (R2)
 - ⊙ FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "1.5 7788" PER (R10)
 - ⊙ FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "1.5 7788" PER (R6)
 - ⊙ FOUND 3/4" RON PIPE WITH PLASTIC FLAG "1.5 7788" PER (R3)(R9)(R8)(R7) AND (R9)
 - ⊙ FOUND 5/8" REBAR WITH CAP "1.5 7788" PER (R1)
 - ⊙ FOUND 2-1/2" BRASS DISK STAMPED "1.5 7788" ON 1 FOOT OFFSET ALONG BOUNDARY COURSE 1.5 PER (R7)
 - ⊙ 1.17" BRASS DISK STAMPED "1.5 7788" TO BE SET ON CONCRETE SPERMUX 1:0:7 INTO THE RIGHT-OF-WAY, ALONG PROLONGATION OF SIDE LOT LINES PER (R7)

- LEGEND**
- 200.00' (R1) MEASURED AND RECORD DATA PER REFERENCE (R1)
 - (R1) DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 3
 - (M-M) MONUMENT TO MONUMENT
 - (M-B) MONUMENT TO BOUNDARY
 - (M-P) MONUMENT TO PROPERTY LINE
 - (T) TOTAL
 - (B) BOUNDARY
 - (E) EASEMENT PER @ AND ⊙
 - N.A.P. NOT A PART
 - D.M. DOCUMENT NUMBER
 - P.A.E. PUBLIC ACCESS EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - LOT LINE
 - RIGHT-OF-WAY LINE
 - BOUNDARY LINE
 - EASEMENT LINE
 - MONUMENT LINE
 - CENTRELINE



TRACT 4167 RIVER ISLANDS - PHASE 1 TOWN CENTER

A PORTION OF RANCHO EL PESQUERO, BEING A
SUBDIVISION OF PARCEL 17 OF TRACT 3876 (42 MAP 50 AND
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
MARCH 2024



- NOTES**
- SEE SHEET 3 FOR EXISTING EASEMENTS, BASIS OF BEARINGS, AND REFERENCES.
 - SEE SHEETS 13 AND 14 FOR LINE AND CURVE TABLES.

DETAIL M
FROM THIS SHEET
(1"-50')

DETAIL O
FROM THIS SHEET
(NOT TO SCALE)

SEE SHEET 8

SEE SHEET 9

DETAIL H
FROM THIS SHEET
(1"-50')

SEE SHEET 5

SEE SHEET 6

SEE SHEET 7

SEE SHEET 8

SEE SHEET 9

SEE SHEET 10

SEE SHEET 11

SEE SHEET 12

SEE SHEET 13

SEE SHEET 14

SEE SHEET 15

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SEE SHEET 92

SEE SHEET 93

SEE SHEET 94

SEE SHEET 95

SEE SHEET 96

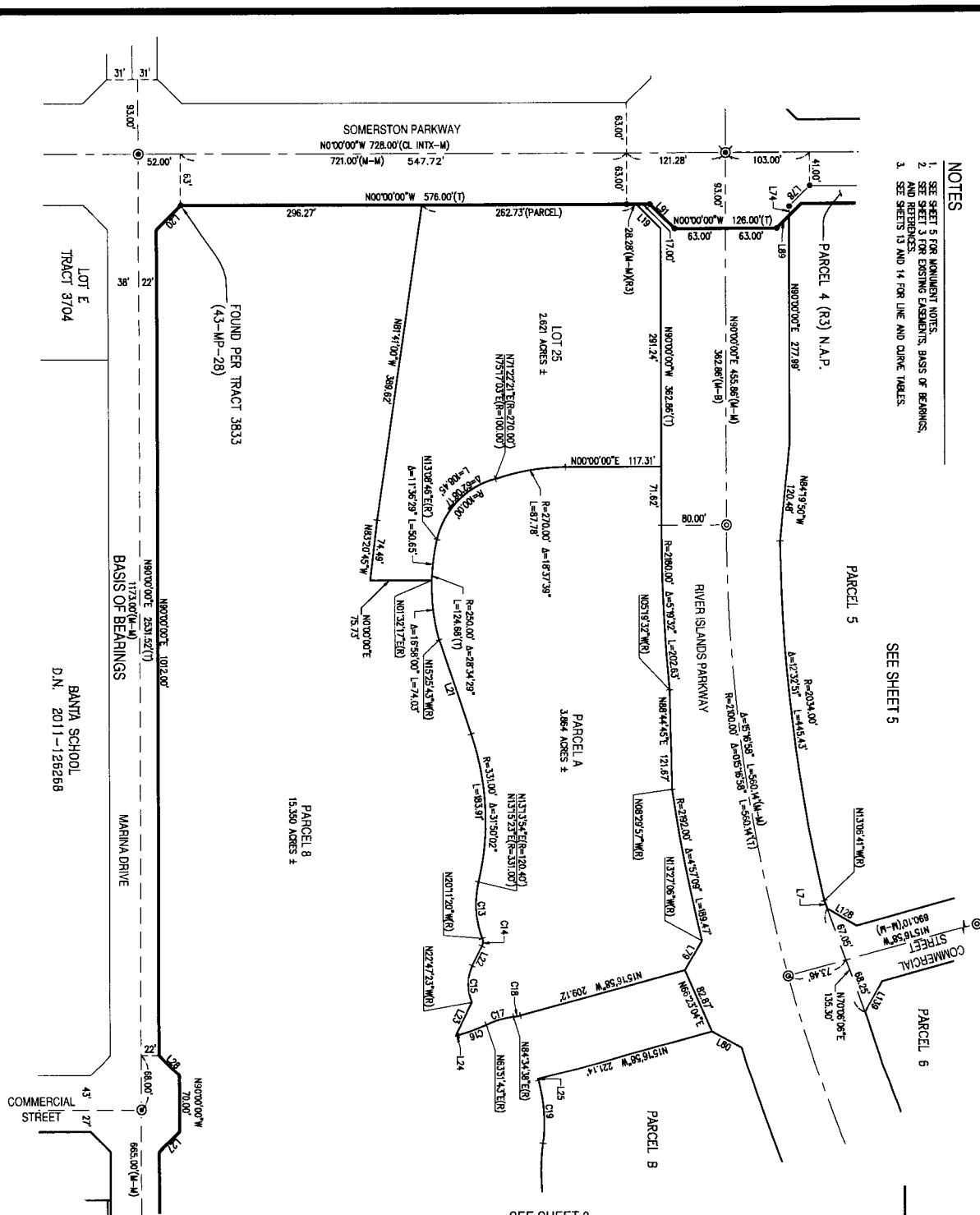
SEE SHEET 97

SEE SHEET 98

SEE SHEET 99

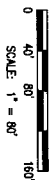
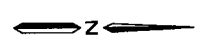
SEE SHEET 100

- NOTES**
1. SEE SHEET 5 FOR MONUMENT NOTES.
 2. SEE SHEET 3 FOR EXISTING EASEMENTS, BASIS OF BEARINGS, AND REFERENCES.
 3. SEE SHEETS 13 AND 14 FOR LINE AND CURVE TABLES.



TRACT 4167
RIVER ISLANDS - PHASE 1
TOWN CENTER

A PORTION OF RANCHO EL PASADERO, BEING A SUBDIVISION OF PARCEL 17 OF TRACT 3976 (42 MAP 56) AND LOT 3 OF DOCUMENT NUMBER 2015-046191, CITY OF LAHORE, SAN JOAQUIN COUNTY, CALIFORNIA
 MARCH 2024



LEGEND

- 200.00' (R1) MEASURED AND RECORD DATA PER REFERENCE (R1)
- (R1) DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 3
- (M-1) MONUMENT TO MONUMENT
- (M-8) MONUMENT TO BOUNDARY
- (M-R1) MONUMENT TO PROPERTY LINE
- (T) TOTAL
- (B) BOUNDARY
- (E) EASEMENT PER (E) AND (C)
- D.N. DOCUMENT NUMBER
- N.A.P. NOT A PART
- P.A.E. PUBLIC ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- LOT LINE
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- EASEMENT LINE
- MONUMENT LINE
- CENTRELINE

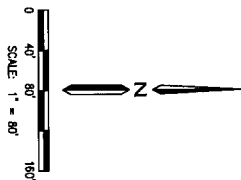
SEE SHEET 8

BANTA SCHOOL
 D.N. 2011-128268

TRACT 4167 RIVER ISLANDS - PHASE 1 TOWN CENTER

A PORTION OF RANCHO EL PESQUERO, BEING A SUBDIVISION OF DOCUMENT NUMBER 2018-064191 AND CITY OF LA HABRA, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024

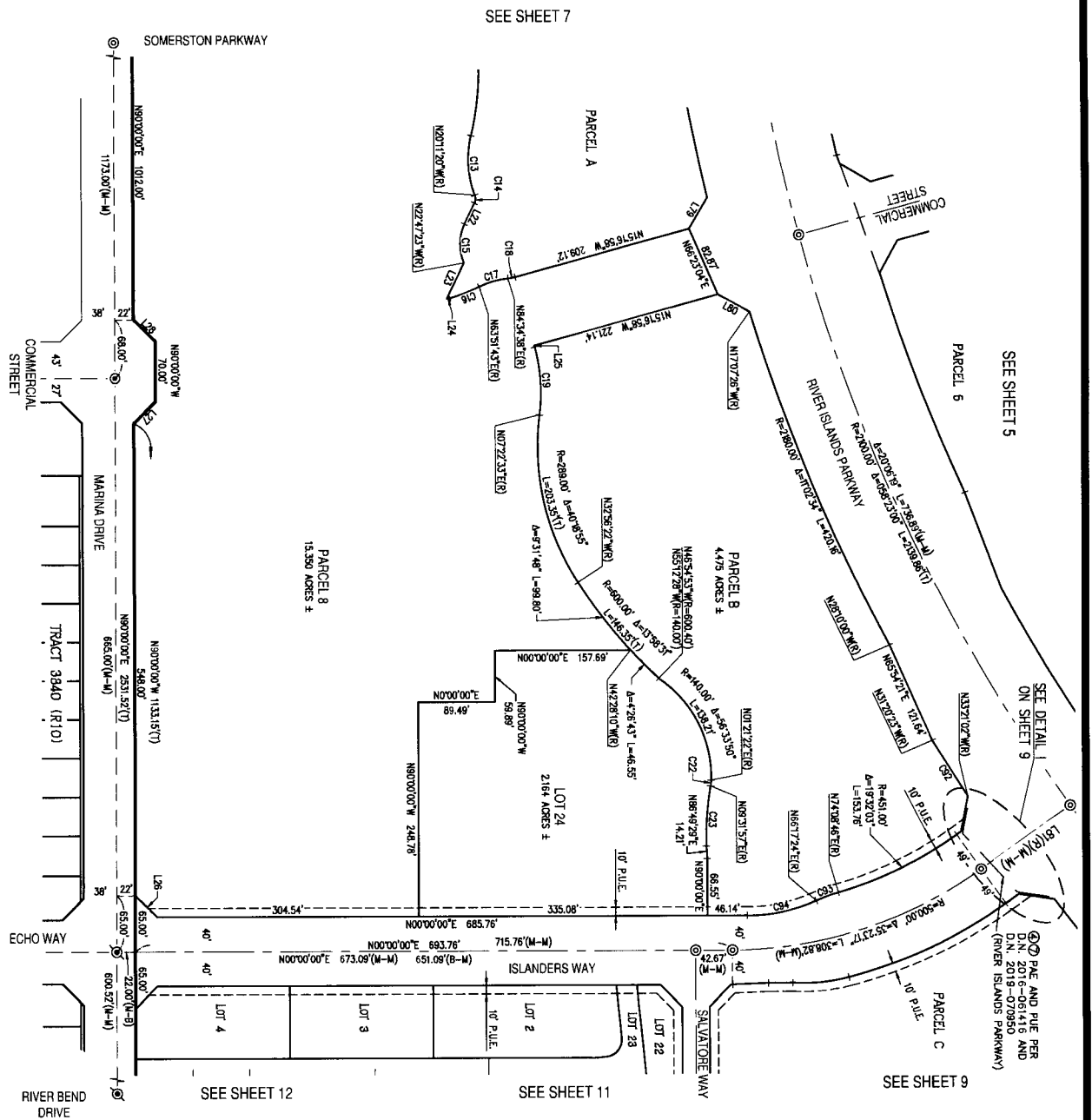


NOTES

- SEE SHEET 5 FOR MONUMENT NOTES.
- SEE SHEET 5 FOR EXISTING EASEMENTS, BASIS OF BEARINGS, AND REFERENCES.
- SEE SHEETS 10 AND 14 FOR LINE AND CURVE TABLES.

LEGEND

- 200.00' (R) MEASURED AND RECORD DATA PER REFERENCE (R)
- (R) DENOTES REFERENCE (R)- SEE REFERENCE LIST ON SHEET 5
- (M-M) MONUMENT TO MONUMENT
- (M-E) MONUMENT TO BOUNDARY
- (M-PL) MONUMENT TO PROPERTY LINE
- (T) TOTAL
- (B) BOUNDARY
- (E) EASEMENT PER (E) AND (D)
- D.N. DOCUMENT NUMBER
- M.A.P. NOT A PART
- P.A.E. PUBLIC ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- LOT LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- MONUMENT LINE
- CENTRAL LINE



SEE SHEET 7

SEE SHEET 5

SEE DETAIL ON SHEET 9

PAE AND PUE PER D.N. 2018-061416 AND D.N. 2018-070950 (RIVER ISLANDS PARKWAY)

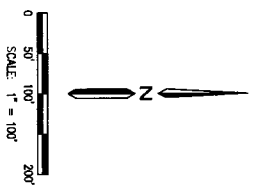
SEE SHEET 9

SEE SHEET 11

SEE SHEET 12

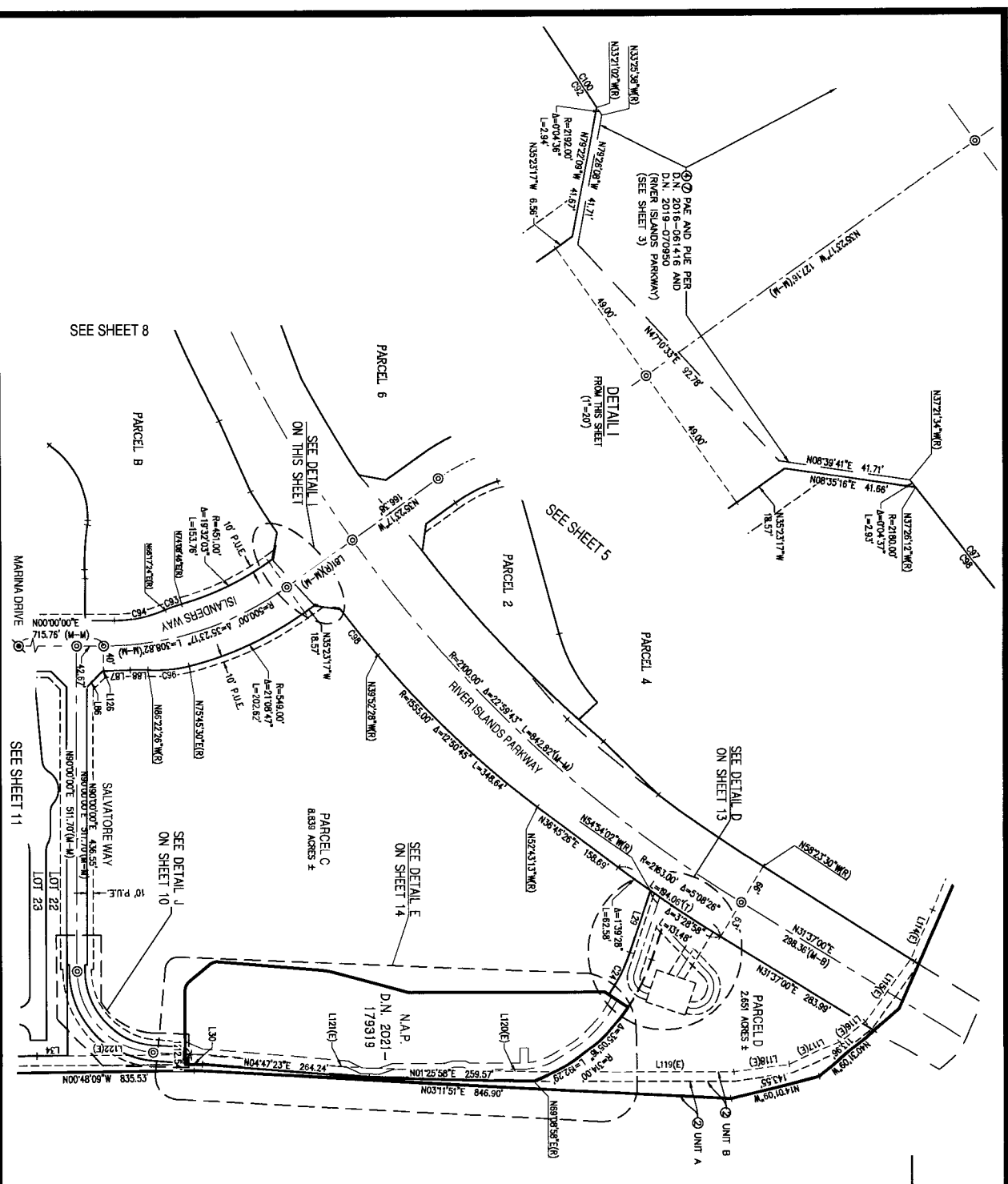
TRACT 4167 RIVER ISLANDS - PHASE 1 TOWN CENTER

A PORTION OF RANCHO EL PESQUERO, BEING A
SUBDIVISION OF PARCEL 17 OF TRACT 3275 (42 MAP 50) AND
LOT 3 OF DOCUMENT NUMBER 2015-06191,
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
MARCH 2024



- NOTES**
1. SEE SHEET 5 FOR MONUMENT NOTES.
 2. SEE SHEET 3 FOR EXISTING EASEMENTS, BASIS OF BEARINGS, AND REFERENCES.
 3. SEE SHEETS 13 AND 14 FOR LINE AND CURVE TABLES.

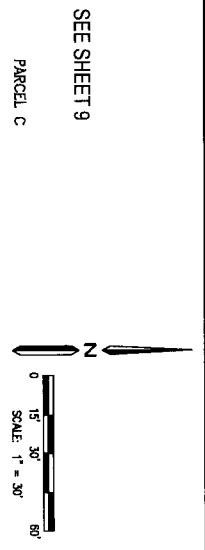
- LEGEND**
- 200.00' (R) MEASURED AND RECORD DATA PER REFERENCE (M)
 - (M) DENOTES REFERENCE (R)- SEE REFERENCE LIST ON SHEET 3
 - (M-M) MONUMENT TO MONUMENT
 - (M-B) MONUMENT TO BOUNDARY
 - (M-R) MONUMENT TO PROPERTY LINE
 - (T) TOTAL
 - (B) BOUNDARY
 - D.N. DOCUMENT NUMBER
 - N.A.P. NOT A PART
 - P.A.E. PUBLIC ACCESS EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - LOT LINE
 - RIGHT-OF-WAY LINE
 - BOUNDARY LINE
 - EASEMENT LINE
 - MONUMENT LINE
 - CENTRUM



- NOTES**
1. SET SHEET 5 FOR MONUMENT NOTES.
 2. SET SHEET 5 FOR LEGEND.
 3. AND REFERENCES.
 4. SEE SHEETS 13 AND 14 FOR LINE AND CURVE TABLES.

DETAIL K
FROM THIS SHEET
(1"=5')

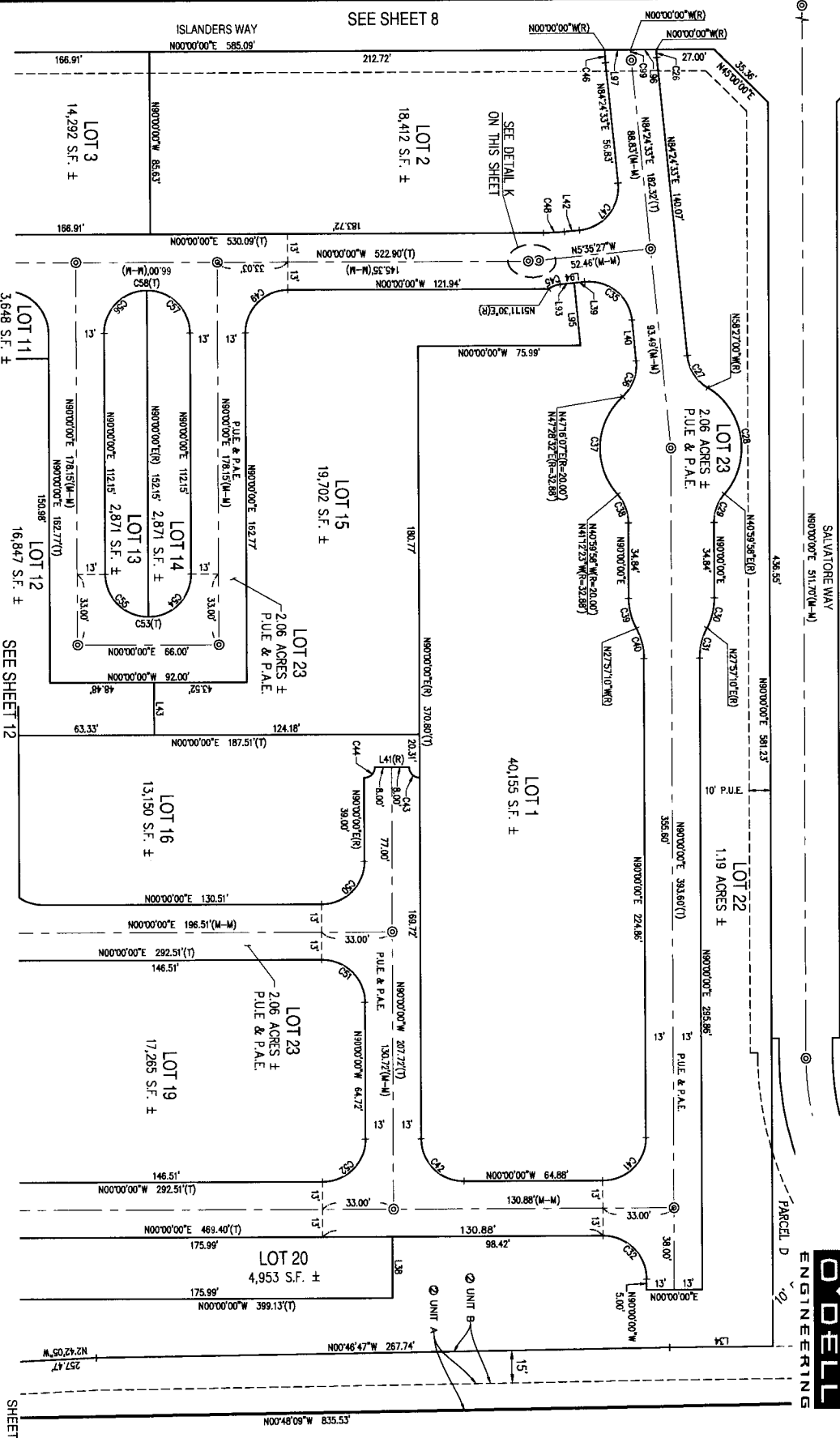
M 171521.925
M 1521.925
L=4.087'(M)
R=30.00' Δ=35327"



TRACT 4167
RIVER ISLANDS - PHASE 1
TOWN CENTER

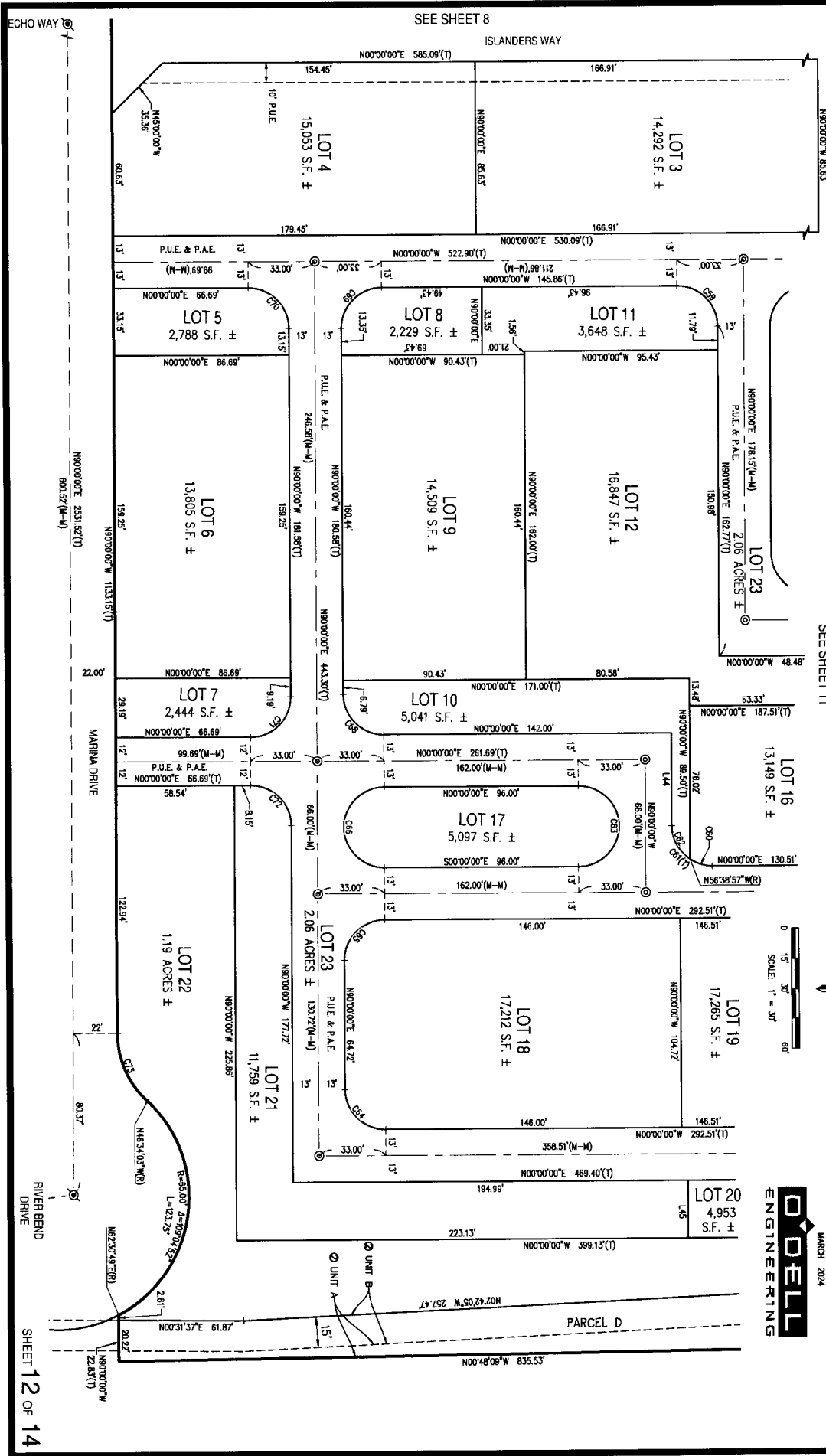
A PORTION OF RANCHO EL PASADERO, BEING A SUBDIVISION OF PARCEL 17 OF TRACT 3976 (42 MAP 56) AND LOT 3 OF DOCUMENT NUMBER 2015-046151, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA.

MARCH 2024



NOTES

1. SEE SHEET 5 FOR MONUMENT NOTES.
2. SEE SHEET 3 FOR LEGEND.
3. SEE SHEET 3 FOR EXISTING EASEMENTS, BASIS OF BEARINGS, AND SETPOINTS.
4. SEE SHEETS 13 AND 14 FOR LINE AND CURVE TABLES.



SEE SHEET 11

SCALE: 1" = 30'

A PORTION OF RANCHO EL PESQUERO, BEING A SUBDIVISION OF LOT 14 OF DOCUMENT NUMBER 2015-049811, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
 MARCH 2024



TRACT 4167
RIVER ISLANDS - PHASE 1
TOWN CENTER

SEE SHEET 8

TRACT 4167

RIVER ISLANDS - PHASE 1

TOWN CENTER

A PORTION OF PARCEL EL PESQUERO, BEING A SUBDIVISION OF PARCEL 17 OF TRACT 3076 (42 MAP 90) AND LOT 3 OF DOCUMENT NUMBER 2015-04691, CITY OF LATHROP, SAN JOHNN COUNTY, CALIFORNIA

MARCH 2024



LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	N00°00'00"W	21.21	L31	N03°03'42"E	35.60	L61	N7°43'02"E	6.82
L2	N00°00'00"W	63.72	L32	N90°00'00"E	10.15	L62	N7°43'02"E	6.82
L3	N74°30'27"E	101.11	L33	N00°00'00"E	3.50	L63	N74°30'27"E	35.36
L4	N16°58'59"W	19.98	L34	N02°24'27"W	48.31	L64	N00°00'00"W	35.36
L5	N10°41'55"E	43.22	L35	N03°15'17"E	61.87	L65	N00°00'00"W	35.36
L6	N09°39'42"E	119.60	L36	N44°27'21"E	52.05	L66	N28°47'32"E	41.73
L7	N7°15'46"E	10.26	L37	N00°00'00"E	10.15	L67	N03°21'77"E	127.16
L8	N41°19'50"W	150.48	L38	N00°00'00"E	10.15	L68	N89°59'56"E	25.05
L9	N00°00'00"W	277.59	L39	N02°24'27"W	48.31	L69	N19°01'57"E	6.86
L10	N61°29'44"W	43.24	L40	N02°24'27"W	48.31	L70	N19°01'57"E	6.86
L11	N7°59'43"W	13.77	L41	N44°27'21"E	52.05	L71	N74°30'27"E	2.28
L12	N28°43'45"W	28.11	L42	N00°00'00"E	16.00	L72	N74°30'27"E	2.28
L13	N1°25'19"W	13.78	L43	N00°00'00"E	24.50	L73	N74°30'27"E	2.28
L14	N17°44'47"W	13.78	L44	N00°00'00"E	46.00	L74	N74°30'27"E	2.28
L15	N14°18'53"W	11.05	L45	N00°00'00"E	28.15	L75	N00°00'00"W	24.17
L16	N01°48'58"W	11.05	L46	N00°00'00"E	78.09	L76	N00°00'00"W	24.17
L17	N73°44'56"E	10.52	L47	N00°00'00"E	35.36	L77	N00°00'00"W	24.17
L18	N48°53'29"E	119.53	L48	N00°00'00"E	81.34	L78	N00°00'00"W	24.17
L19	N45°00'00"E	42.43	L49	N00°00'00"E	33.70	L79	N00°00'00"W	24.17
L20	N45°00'00"E	42.43	L50	N00°00'00"E	34.89	L80	N00°00'00"W	24.17
L21	N17°25'21"E	122.00						
L22	S9°00'16"E	27.06						
L23	N48°08'16"W	46.87						
L24	N16°58'59"W	3.15						
L25	N74°30'27"E	1.88						
L26	N00°00'00"E	42.43						
L27	N17°25'21"E	122.00						
L28	N45°00'00"E	42.43						
L29	N45°00'00"E	42.43						
L30	N17°25'21"E	122.00						
L31	N45°00'00"E	42.43						
L32	N45°00'00"E	42.43						
L33	N17°25'21"E	122.00						
L34	N45°00'00"E	42.43						
L35	N45°00'00"E	42.43						
L36	N17°25'21"E	122.00						
L37	N45°00'00"E	42.43						
L38	N45°00'00"E	42.43						
L39	N17°25'21"E	122.00						
L40	N45°00'00"E	42.43						
L41	N45°00'00"E	42.43						
L42	N17°25'21"E	122.00						
L43	N45°00'00"E	42.43						
L44	N45°00'00"E	42.43						
L45	N17°25'21"E	122.00						
L46	N45°00'00"E	42.43						
L47	N45°00'00"E	42.43						
L48	N17°25'21"E	122.00						
L49	N45°00'00"E	42.43						
L50	N45°00'00"E	42.43						
L51	N00°00'00"E	23.83						
L52	N41°38'11"W	11.49						
L53	N45°00'00"W	35.36						
L54	N59°22'02"W	41.74						
L55	N28°47'32"E	41.73						
L56	N74°30'27"E	127.16						
L57	N89°59'56"E	25.05						
L58	N19°01'57"E	6.86						
L59	N19°01'57"E	6.86						
L60	N00°00'00"E	10.15						
L61	N00°00'00"E	35.36						
L62	N00°00'00"E	35.36						
L63	N44°27'21"E	48.85						
L64	N90°00'00"E	10.15						
L65	N00°00'00"E	35.36						
L66	N27°24'27"E	41.74						
L67	N72°54'37"E	41.74						
L68	N02°40'77"E	28.10						
L69	N45°00'00"W	21.21						
L70	N45°00'00"W	42.43						
L71	N74°30'27"E	2.28						
L72	N74°30'27"E	2.28						
L73	N74°30'27"E	2.28						
L74	N74°30'27"E	2.28						
L75	N00°00'00"E	110.00						
L76	N00°00'00"E	110.00						
L77	N27°24'27"E	41.74						
L78	N02°40'77"E	28.10						
L79	N45°00'00"W	21.21						
L80	N45°00'00"W	42.43						
L81	N74°30'27"E	2.28						
L82	N74°30'27"E	2.28						
L83	N74°30'27"E	2.28						
L84	N74°30'27"E	2.28						
L85	N00°00'00"E	110.00						
L86	N00°00'00"E	110.00						
L87	N27°24'27"E	41.74						
L88	N02°40'77"E	28.10						
L89	N45°00'00"W	21.21						
L90	N45°00'00"W	42.43						
L91	N74°30'27"E	2.28						
L92	N74°30'27"E	2.28						
L93	N74°30'27"E	2.28						
L94	N74°30'27"E	2.28						
L95	N00°00'00"E	110.00						
L96	N00°00'00"E	110.00						
L97	N27°24'27"E	41.74						
L98	N02°40'77"E	28.10						
L99	N45°00'00"W	21.21						
L100	N45°00'00"W	42.43						
L101	N48°45'14"W	141.26						
L102	N57°40'39"W	141.86						
L103	N68°12'47"W	142.65						
L104	N80°45'34"W	142.65						
L105	N07°44'32"E	141.41						
L106	N78°47'37"E	141.54						
L107	N71°34'44"E	140.39						
L108	N74°21'57"E	151.34						
L109	N81°00'28"E	135.40						
L110	N07°40'02"E	155.52						
L111	N68°35'22"W	151.16						
L112	N79°18'57"W	151.20						
L113	N69°56'04"W	78.10						
L114	N55°58'08"W	84.17						
L115	N55°58'24"W	122.35						
L116	N37°38'16"W	51.42						
L117	N24°28'01"W	81.53						
L118	N00°04'24"W	88.19						
L119	N01°24'24"E	302.95						
L120	N47°23'52"E	270.45						
L121	N47°23'52"E	270.45						
L122	N02°24'27"E	282.00						
L123	N06°46'47"W	282.74						
L124	N24°25'07"W	257.47						
L125	N03°31'37"E	61.87						
L126	N00°00'00"E	1.87						
L127	N42°36'50"W	39.85						
L128	N30°40'31"E	41.52						
L129	N71°44'32"E	140.60						
L130	N17°44'32"E	20.81						
L131	N07°44'32"E	14.73						
L132	N75°33'58"E	50.00						
L133	N04°42'42"E	80.00						
L134	N00°00'00"E	0.73						
L135	N55°52'16"E	1.71						
L136	N55°52'16"E	40.52						
L137	N62°25'26"W	107.92						
L138	N07°18'19"E	110.88						
L139	N01°44'48"W	43.13						
L140	N59°02'32"E	34.86						
L141	N59°02'32"E	34.86						
L142	N37°29'27"E	36.43						
L143	N15°18'59"W	12.00						
L144	N17°43'02"E	142.00						
L145	N06°14'48"W	43.13						
L146	N25°30'39"E	35.48						
L147	N74°18'15"E	84.83						
L148	N00°00'00"E	110.88						
L149	N00°00'00"E	121.82						
L150	N00°00'00"E	40.88						
L151	N86°58'07"W	40.88						
L152	N00°00'00"E	40.40						
L153	N45°00'00"E	35.48						
L154	N23°28'26"W	16.42						
L155	N74°30'27"E	81.70						
L156	N00°00'00"E	35.36						
L157	N00°00'00"E	35.36						
L158	N74°30'27"E	74.05						
L159	N00°00'00"E	100.19						
L160	N74°30'27"E	187.23						
L161	N00°00'00"E	1.87						
L162	N42°36'50"W	39.85						
L163	N30°40'31"E	41.52						
L164	N71°44'32"E	140.60						
L165	N17°44'32"E	20.81						
L166	N07°44'32"E	14.73						
L167	N75°33'58"E	50.00						
L168	N04°42'42"E	80.00						
L169	N00°00'00"E	0.73						
L170	N55°52'16"E	1.71						
L171	N55°52'16"E	40.52						
L172	N62°25'26"W	107.92						
L173	N07°18'19"E	110.88						
L174	N01°44'48"W	43.13						
L175	N59°02'32"E	34.86						
L176	N74°18'15"E	84.83						
L177	N00°00'00"E	110.88						
L178	N00°00'00"E	121.82						
L179	N00°00'00"E	40.88						
L180	N86°58'07"W	40.88						
L181	N00°00'00"E	40.40						
L182	N45°00'00"E	35.48						
L183	N23°28'26"W	16.42						
L184	N74°30'27"E	81.70						
L185	N00°00'00"E	35.36						
L186	N00°00'00"E	35.36						
L187	N74°3							

TRACT 4167 RIVER ISLANDS - PHASE 1 TOWN CENTER

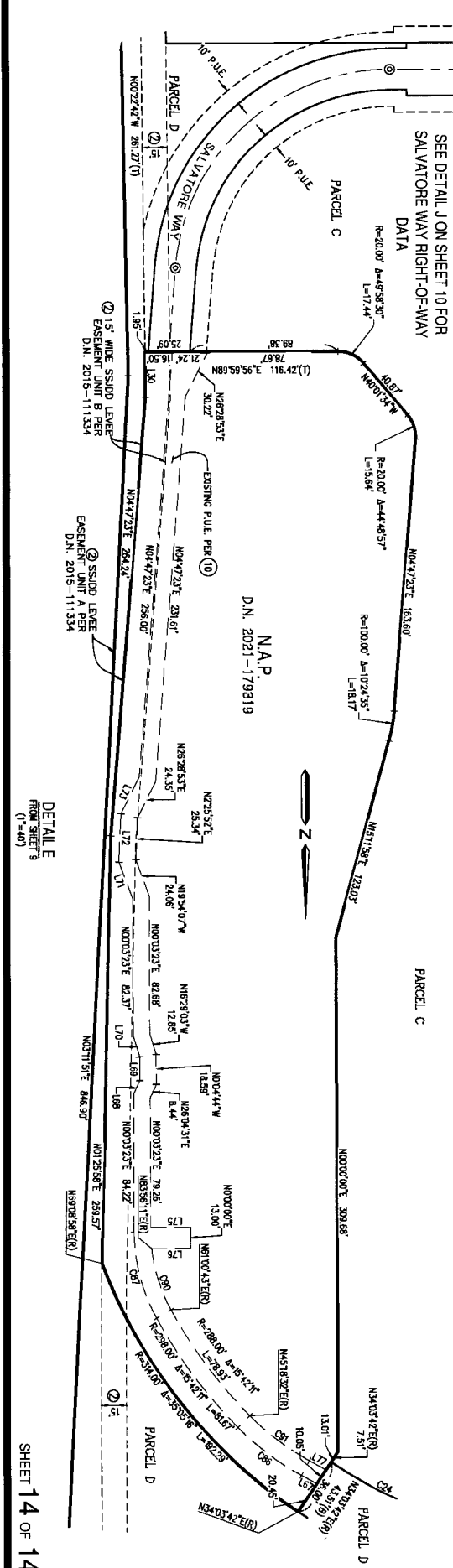
A PORTION OF RANCHO EL PESADERO, BEING A
SUBDIVISION OF PARCEL 17 OF TRACT 3076 (42 MAP 56) AND
LOT 3 OF DOCUMENT NUMBER 2015-116191,
CITY OF LAHORE, SAN JOAQUIN COUNTY, CALIFORNIA
MARCH 2024



NOTES

1. SEE SHEET 5 FOR MONUMENT NOTES.
2. SEE SHEET 3 FOR LEGEND.
3. SEE SHEET 3 FOR EXISTING EASEMENTS, BASIS OF BEARINGS, AND REFERENCES.
4. SEE SHEETS 13 FOR LINE TABLES.

CURVE	RADIUS	DELTA	LENGTH
C1	100.00	2744.95°	44.43'
C2	55.50	4843.01°	47.19'
C3	203.00	4361.12°	175.26'
C4	2022.00	7427.19°	271.92'
C5	253.00	1627.24°	74.51'
C6	16.20	5933.25°	16.63'
C7	18.20	5719.24°	16.19'
C8	16.00	5933.20°	16.63'
C9	29.50	1973.43°	9.90'
C10	30.00	2079.30°	10.42'
C11	120.40	3325.13°	70.23'
C12	12.00	4633.04°	9.64'
C13	56.04	4770.01°	46.13'
C14	192.00	1051.19°	36.38'
C15	97.00	2042.55°	35.07'
C16	200.00	951.36°	8.60'
C17	200.00	2239.31°	79.09'
C18	216.00	079.92°	12.60'
C19	50.00	870.35°	7.14'
C20	370.00	1048.01°	69.76'
C21	270.00	079.92°	12.60'
C22	50.00	870.35°	7.14'
C23	370.00	1048.01°	69.76'
C24	270.00	079.92°	12.60'
C25	142.50	851.23°	21.83'
C26	38.00	535.27°	3.71'
C27	20.00	5251.34°	18.45'
C28	33.00	6926.56°	57.28'
C29	20.00	6926.56°	14.31'
C30	20.00	2757.10°	14.64'
C31	30.00	2757.10°	14.64'
C32	20.00	9000.00°	31.42'
C33	2163.00	076.32°	10.40'
C34	2163.00	076.32°	10.41'
C35	20.00	9000.00°	31.42'
C36	20.00	9000.00°	31.42'
C37	32.88	8849.95°	50.89'
C38	20.00	4059.96°	14.31'
C39	20.00	2757.10°	14.64'
C40	30.00	2757.10°	14.64'
C41	20.00	9000.00°	31.42'
C42	20.00	9000.00°	31.42'
C43	5.00	9000.00°	7.85'
C44	5.00	9000.00°	7.85'
C45	10.00	3313.04°	5.80'
C46	62.00	535.27°	6.05'
C47	20.00	9000.00°	31.42'
C48	100.00	9000.00°	9.76'
C49	20.00	9000.00°	31.42'
C50	20.00	9000.00°	31.42'
C51	20.00	9000.00°	31.42'
C52	20.00	9000.00°	31.42'
C53	20.00	1800.00°	62.83'
C54	20.00	9000.00°	31.42'
C55	20.00	9000.00°	31.42'
C56	20.00	9000.00°	31.42'
C57	20.00	9000.00°	31.42'
C58	20.00	1800.00°	62.83'
C59	20.00	9000.00°	31.42'
C60	20.00	3321.03°	11.64'
C61	20.00	9000.00°	31.42'
C62	20.00	5639.97°	19.77'
C63	20.00	1800.00°	62.83'
C64	20.00	9000.00°	31.42'
C65	20.00	9000.00°	31.42'
C66	162.00	1055.43°	47.91'
C67	107.00	2902.40°	54.24'
C68	28.00	2718.46°	13.35'
C69	28.00	2718.46°	13.35'
C70	20.00	9000.00°	31.42'
C71	20.00	9000.00°	31.42'
C72	20.00	9000.00°	31.42'
C73	47.00	4634.03°	36.20'
C74	55.00	1094.92°	12.75'
C75	330.00	451.46°	265.69'
C76	40.00	6272.12°	43.69'
C77	40.00	9000.00°	62.83'
C78	30.00	9000.00°	47.12'
C79	20.00	9000.00°	31.42'
C80	20.00	6272.12°	21.80'
C81	30.00	6272.12°	32.70'
C82	15.00	8933.96°	23.45'
C83	25.00	8933.96°	39.08'
C84	35.00	8933.96°	54.71'
C85	243.00	1522.39°	65.24'
C86	162.00	1055.43°	47.91'
C87	107.00	2902.40°	54.24'
C88	28.00	2718.46°	13.35'
C89	2163.00	076.32°	12.84'
C90	97.00	2255.26°	38.81'
C91	162.00	1055.43°	44.95'
C92	2192.00	290.36°	76.92'
C93	200.00	751.22°	27.42'
C94	200.00	2342.36°	82.76'
C95	117.50	8572.37°	174.79'
C96	21.00	1792.04°	65.80'
C97	2180.00	239.53°	95.89'
C98	2160.00	226.16°	92.76'
C99	50.00	555.27°	4.88'
C100	2192.00	295.15°	79.86'
C101	110.00	13647.33°	282.62'
C102	110.00	073.37°	1.08'
C103	110.00	5039.31°	97.26'
C104	110.00	1727.27°	33.52'
C105	110.00	1727.27°	33.52'
C106	110.00	5039.31°	97.26'
C107	110.00	073.37°	1.08'
C108	750.00	907.50°	118.52'
C109	100.00	1938.20°	34.28'
C110	100.00	806.35°	14.15'
C111	282.00	2718.92°	124.88'
C112	2022.00	128.90°	52.24'
C113	633.00	1516.96°	168.84'
C114	600.00	1516.96°	160.04'
C115	507.00	1516.96°	151.24'
C116	50.00	3838.46°	30.63'
C117	60.00	25071.37°	263.00'
C118	50.00	3505.46°	30.63'
C119	300.00	1516.96°	88.02'
C120	270.00	939.00°	47.05'
C121	907.00	233.43°	43.24'
C122	87.00	2338.51°	35.91'
C123	44.00	1008.00°	77.28'
C124	44.00	4645.34°	75.06'
C125	282.00	2613.40°	129.90'
C126	900.00	1042.90°	148.43'
C127	780.00	1042.97°	145.88'
C128	42.00	1207.25°	9.05'
C129	50.00	1008.17°	10.26'
C130	1222.00	307.99°	68.56'
C131	96.00	1008.16°	10.26'
C132	42.00	1247.23°	9.36'
C133	1282.00	071.35°	8.05'
C134	800.00	1845.46°	234.06'
C135	1033.00	233.43°	46.18'
C136	12.00	4323.39°	9.08'
C137	318.00	3923.43°	218.65'
C138	814.00	374.37°	50.82'
C139	17.00	939.96°	2.87'
C140	50.00	24827.25°	216.75'
C141	17.00	8049.05°	18.05'
C142	1267.00	1145.07°	259.88'
C143	788.00	1345.44°	188.78'
C144	1001.00	233.43°	44.72'
C145	822.00	5705.43°	73.10'
C146	40.00	911.37°	6.42'
C147	60.00	1329.24°	14.05'
C148	632.00	451.21°	70.51'
C149	60.00	1208.45°	12.72'
C150	40.00	1115.13°	7.86'
C151	50.50	8927.27°	78.85'
C152	84.00	1911.34°	28.14'



Subdivision Improvement Agreement (River Islands Custom Homesites, LLC & Califia, LLC)
Tract 4167 Town Center

EXHIBIT "B"

TRACT 4167 VICINITY MAP



**TRACT 4167
BOUNDARY**

**TRACT 4167
BOUNDARY**

**TRACT 4167
BOUNDARY**

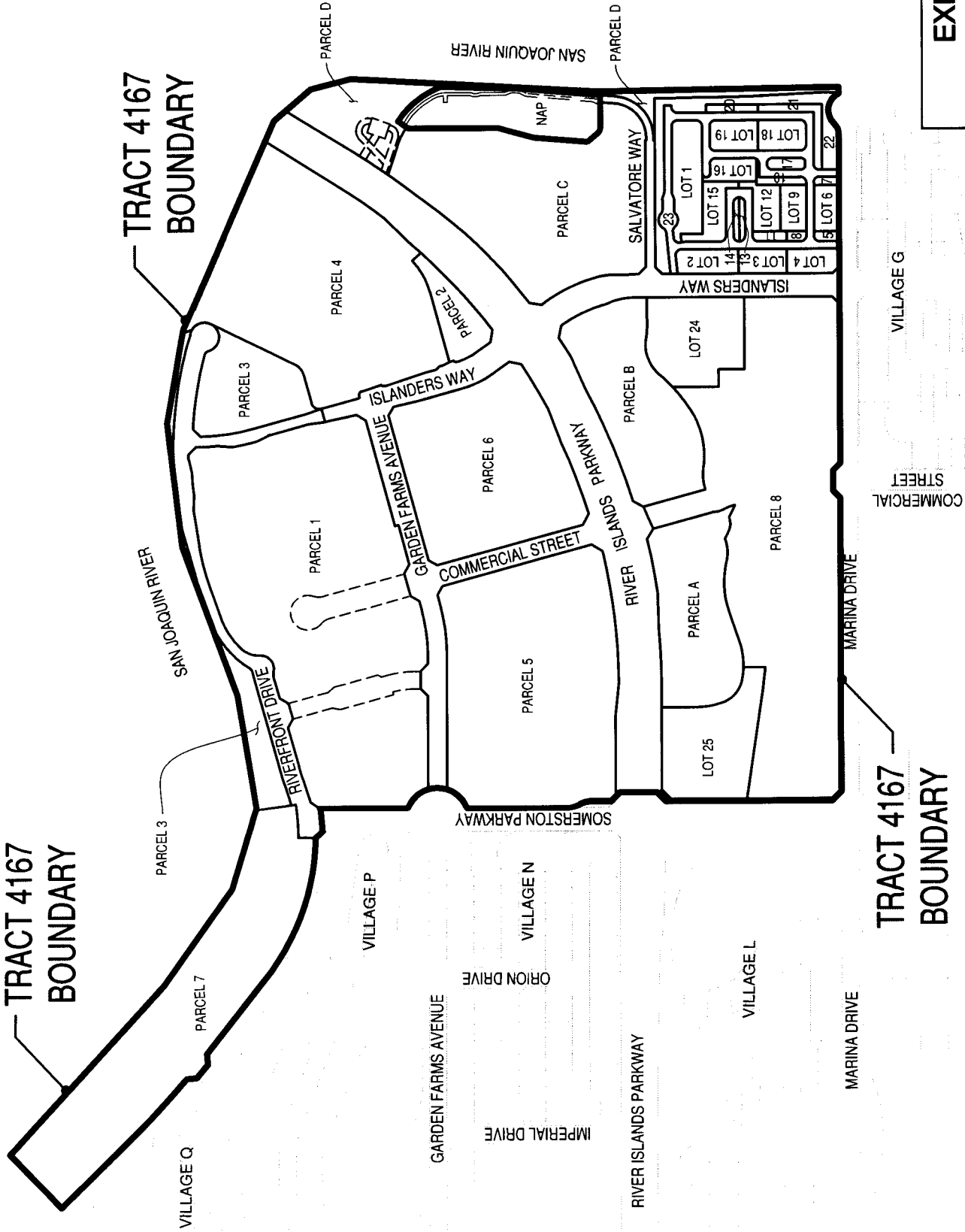


EXHIBIT "B"
TRACT 4167
TOWN CENTER
VICINITY MAP
FEBRUARY 2024

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 Custom Homesites, LLC & Califia, LLC)
Tract 4167 Town Center

EXHIBIT "D"

**UNFINISHED IMPROVEMENT COST ESTIMATE AND TOTAL IMPROVEMENTS
COST ESTIMATE**

ENGINEER'S BOND ESTIMATE

COST TO COMPLETE

RIVER ISLANDS - STAGE 1B

ISLANDERS WAY

CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

March 11, 2024

Job No.: 25505-60

Item Description	Quantity	Unit	Unit Price	Amount
1 Domestic Water Tie-in to Existing (0% Completion)	1	LS	\$ 8,000.00	\$ 8,000.00
2 Lake Fill Line Tie-in to Existing (0% Completion)	1	LS	\$ 6,000.00	\$ 6,000.00
3 Fine Grade, Concrete, AB & AC Paving (0% Completion)	1	LS	\$ 377,700.00	\$ 377,700.00
4 Electrolier (0% Completion)	1	LS	\$ 85,000.00	\$ 85,000.00
5 Landscape (0% Completion)	1	LS	\$ 95,500.00	\$ 95,500.00
			TOTAL COST TO COMPLETE	\$ 572,200.00

Notes:

- 1) Estimate for cost to complete based on contractor's note for Stage 1B Islanders Way dated 3/5/2024

ENGINEER'S BOND ESTIMATE
COST TO COMPLETE
RIVER ISLANDS - STAGE 1B
POLICE STATION 2ND ACCESS ROAD
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

March 11, 2024
Job No.: 25505-61

Item Description	Quantity	Unit	Unit Price	Amount
1 Domestic Water Tie-in to Existing (0% Completion)	1	LS	\$ 8,000.00	\$ 8,000.00
2 Fine Grade, Concrete, AB & AC Paving (0% Completion)	1	LS	\$ 135,900.00	\$ 135,900.00
3 Electroliers (0% Completion)	1	LS	\$ 25,000.00	\$ 25,000.00
4 Landscape (0% Completion)	1	LS	\$ 20,000.00	\$ 20,000.00
			TOTAL COST TO COMPLETE	\$ 188,900.00

Notes:

- 1) Estimate for cost to complete based on contractor's note for Stage 1B Police Station 2nd Access Road dated 3/5/2024

DRAFT ENGINEER'S OPINION OF PROBABLE COST
RIVER ISLANDS - STAGE 1B
TOWN CENTER PUBLIC STREETS
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

February 13, 2024
Job No.: 25506-42

Item	Description	Quantity	Unit	Unit Price	Amount
<u>STREET WORK</u>					
1	Fine Grading	261,200	SF	\$ 0.45	\$ 117,540.00
2	4.5" AC Paving	2,700	SF	\$ 2.25	\$ 6,075.00
3	5.5" AC Paving	161,300	SF	\$ 2.75	\$ 443,575.00
4	10" Aggregate Base	164,000	SF	\$ 1.50	\$ 246,000.00
5	14" Lime Treatment	161,300	SF	\$ 1.10	\$ 177,430.00
6	Vertical Curb and Gutter (with AB cushion)	6,740	LF	\$ 15.00	\$ 101,100.00
7	Vertical Curb (with AB cushion)	2,240	LF	\$ 14.00	\$ 31,360.00
8	Rolled Curb and Gutter (with AB cushion)	170	LF	\$ 15.00	\$ 2,550.00
9	Valley Gutter (with AB cushion)	250	LF	\$ 35.00	\$ 8,750.00
10	Type F Median Curb (with AB cushion)	960	LF	\$ 18.00	\$ 17,280.00
11	Concrete Sidewalk	46,290	SF	\$ 5.00	\$ 231,450.00
12	Handicap Ramps	23	EA	\$ 2,500.00	\$ 57,500.00
13	Survey Monuments	9	EA	\$ 300.00	\$ 2,700.00
14	Driveway Approach	14	EA	\$ 600.00	\$ 8,400.00
15	Traffic Striping & Signage	5,300	LF	\$ 5.00	\$ 26,500.00
16	Dewatering (budget)	5,300	LF	\$ 75.00	\$ 397,500.00
Subtotal Street Work					\$ 1,875,710.00
<u>STORM DRAIN</u>					
17	Catch Basins (type I inlet)	10	EA	\$ 2,400.00	\$ 24,000.00
18	Catch Basins (type I inlet over type I manhole base)	9	EA	\$ 2,800.00	\$ 25,200.00
19	Catch Basins (type I inlet over type II manhole base)	3	EA	\$ 5,000.00	\$ 15,000.00
20	Catch Basins (type C inlet over type I manhole base)	4	EA	\$ 2,800.00	\$ 11,200.00
21	15" Storm Drain Pipe (polypropylene)	2,240	LF	\$ 18.00	\$ 40,320.00
22	18" Storm Drain Pipe (polypropylene)	680	LF	\$ 20.00	\$ 13,600.00
23	24" Storm Drain Pipe (polypropylene)	280	LF	\$ 31.00	\$ 8,680.00
24	30" Storm Drain Pipe (polypropylene)	200	LF	\$ 45.00	\$ 9,000.00
25	36" Storm Drain Pipe (polypropylene)	620	LF	\$ 60.00	\$ 37,200.00
26	Manholes (type I)	5	EA	\$ 3,000.00	\$ 15,000.00
27	Manholes (type II)	1	EA	\$ 5,000.00	\$ 5,000.00
28	Connect to Existing	4	EA	\$ 1,700.00	\$ 6,800.00
29	Storm Drain Stub & Plug	3	EA	\$ 1,000.00	\$ 3,000.00
Subtotal Storm Drain					\$ 214,000.00
<u>SANITARY SEWER</u>					
30	8" Sanitary Sewer Pipe (PVC)	1,900	LF	\$ 28.00	\$ 53,200.00
31	10" Sanitary Sewer Pipe (PVC)	670	LF	\$ 35.00	\$ 23,450.00
32	Manholes (type I)	10	EA	\$ 4,000.00	\$ 40,000.00
33	Manholes (type I w/ 60" Barrel)	1	EA	\$ 4,000.00	\$ 4,000.00
34	Connect to Existing	4	EA	\$ 3,000.00	\$ 12,000.00
35	Sanitary Sewer Stub & Plug	12	EA	\$ 1,000.00	\$ 12,000.00
Subtotal Sanitary Sewer					\$ 144,650.00

Item	Description	Quantity	Unit	Unit Price	Amount
<u>WATER SUPPLY</u>					
36	8" Water Line (including all appurtenances) (PVC)	4,260	LF	\$ 32.00	\$ 136,320.00
37	10" Water Line (including all appurtenances) (PVC)	720	LF	\$ 40.00	\$ 28,800.00
38	16" Water Line (including all appurtenances) (PVC)	610	LF	\$ 80.00	\$ 48,800.00
39	Fire Hydrants	14	EA	\$ 4,000.00	\$ 56,000.00
40	Temporary Blow Off Valve	26	EA	\$ 1,000.00	\$ 26,000.00
41	8" Resilient Gate Valve	46	EA	\$ 1,550.00	\$ 71,300.00
42	10" Resilient Gate Valve	9	EA	\$ 2,500.00	\$ 22,500.00
43	16" Butterfly Valve	7	EA	\$ 5,000.00	\$ 35,000.00
44	Connect to Existing	5	EA	\$ 4,000.00	\$ 20,000.00
45	Water Stub & Plug	26	EA	\$ 1,000.00	\$ 26,000.00
Subtotal Water Supply					\$ 470,720.00
<u>ELECTRICAL</u>					
46	Electroliers (assumed every 150')	36	EA	\$ 5,000.00	\$ 180,000.00
47	Joint Trench	5,300	LF	\$ 125.00	\$ 662,500.00
Subtotal Electrical					\$ 842,500.00
<u>MISCELLANEOUS</u>					
48	Parkway Landscape Strip	38,200	SF	\$ 5.00	\$ 191,000.00
49	Median Landscaping	3,600	SF	\$ 5.00	\$ 18,000.00
Subtotal Miscellaneous					\$ 209,000.00
TOTAL CONSTRUCTION COST (nearest \$1,000)					\$ 3,757,000.00

Notes:

- 1) This estimate does not include surveying or engineering. Estimated cost for landscaping and irrigation may change with final plan approval.
- 2) Unit prices are based on estimated current construction costs and no provision for inflation is included.

DRAFT ENGINEER'S OPINION OF PROBABLE COST
ISLANDER'S WAY
PHASE 1B
RIVER ISLANDS
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

March 8, 2024
Job No.: 25502-83

Item	Description	Quantity	Unit	Unit Price	Amount
<u>ROADWAY</u>					
1	4.5" AC	32,200	SF	\$ 2.25	\$ 72,450.00
2	10" AB	32,200	SF	\$ 1.50	\$ 48,300.00
3	6" AC Dike	680	LF	\$ 10.00	\$ 6,800.00
4	Fine Grading	55,200	SF	\$ 0.45	\$ 24,840.00
5	Curb & Gutter (<i>Vertical</i>)	475	LF	\$ 15.00	\$ 7,125.00
6	Median Curb	850	LF	\$ 18.00	\$ 15,300.00
7	Interim Path of Travel (4" AC)	1,480	SF	\$ 2.00	\$ 2,960.00
8	Sidewalk (<i>PCC</i>)	2,250	SF	\$ 5.00	\$ 11,250.00
9	Handicap Ramps	4	EA	\$ 2,500.00	\$ 10,000.00
10	Survey Monuments	5	EA	\$ 300.00	\$ 1,500.00
11	Traffic Striping & Signage	1,120	LF	\$ 5.00	\$ 5,600.00
12	Dewatering (>60' RW) (<i>Budget</i>)	800	LF	\$ 100.00	\$ 80,000.00
13	Sawcut & Demo	1	LS	\$ 4,850.00	\$ 4,850.00
Subtotal Roadway					\$ 290,975.00
<u>STORM DRAIN</u>					
14	15" Storm Drain Pipe	560	LF	\$ 34.00	\$ 19,040.00
15	24" Storm Drain Pipe	370	LF	\$ 65.00	\$ 24,050.00
16	Catch Basins (<i>Type A inlet over Type I Manhole Base</i>)	3	EA	\$ 2,800.00	\$ 8,400.00
17	Catch Basins (<i>Type C inlet over Type I Manhole Base</i>)	3	EA	\$ 2,800.00	\$ 8,400.00
18	Manholes (<i>Type I</i>)	1	EA	\$ 3,000.00	\$ 3,000.00
19	Connect to Existing	1	EA	\$ 1,700.00	\$ 1,700.00
20	Stub & Plug	4	EA	\$ 1,000.00	\$ 4,000.00
Subtotal Storm Drain					\$ 68,590.00
<u>SANITARY SEWER</u>					
21	8" PVC	1,050	LF	\$ 28.00	\$ 29,400.00
22	Manholes	4	EA	\$ 4,000.00	\$ 16,000.00
23	Connect to Existing	1	EA	\$ 3,000.00	\$ 3,000.00
24	Stub & Plug	7	EA	\$ 1,000.00	\$ 7,000.00
Subtotal Sanitary Sewer					\$ 55,400.00

Item	Description	Quantity	Unit	Unit Price	Amount
<u>POTABLE WATER</u>					
25	8" PVC	1,120	LF	\$ 32.00	\$ 35,840.00
26	8" RV	10	EA	\$ 1,550.00	\$ 15,500.00
27	20" BV	1	EA	\$ 5,000.00	\$ 5,000.00
28	Blow-Off	7	EA	\$ 4,000.00	\$ 28,000.00
29	ARV	1	EA	\$ 2,500.00	\$ 2,500.00
30	Fire Hydrants	2	EA	\$ 4,000.00	\$ 8,000.00
31	Connect to Existing	1	EA	\$ 4,000.00	\$ 4,000.00
32	Stub & Plug	6	EA	\$ 1,000.00	\$ 6,000.00
Subtotal Water Supply					\$ 104,840.00
<u>NON-POTABLE WATER</u>					
33	8" PVC	850	LF	\$ 35.00	\$ 29,750.00
34	8" RV	7	EA	\$ 1,550.00	\$ 10,850.00
35	Blow-Off	4	EA	\$ 4,000.00	\$ 16,000.00
36	Connect to Existing	1	EA	\$ 3,000.00	\$ 3,000.00
37	Stub & Plug	3	EA	\$ 1,000.00	\$ 3,000.00
Subtotal Non-Potable Water					\$ 62,600.00
<u>ELECTRICAL</u>					
38	Electroliers (<i>assumed every 150'</i>)	18	EA	\$ 5,000.00	\$ 90,000.00
39	Joint Trench	800	LF	\$ 125.00	\$ 100,000.00
Subtotal Electrical					\$ 190,000.00
<u>MISCELLANEOUS</u>					
40	Parkway Landscape Strip	2,900	SF	\$ 5.00	\$ 14,500.00
41	Median Landscaping	3,000	SF	\$ 5.00	\$ 15,000.00
Subtotal Miscellaneous					\$ 29,500.00
TOTAL CONSTRUCTION COST (nearest \$1,000)					\$ 802,000.00

Notes:

- 1) This estimate does not include surveying, clearing, grading, erosion control or engineering. Estimated cost for landscaping and irrigation may change with final plan approval.
- 2) Unit prices are based on estimated current construction costs and no provision for inflation is included.

ENGINEER'S PRELIMINARY COST ESTIMATE
COMMERCIAL STREET
PHASE 1B
RIVER ISLANDS - STAGE 1
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

March 12, 2024
Job No.: 25502-30

Item	Description	Quantity	Unit	Unit Price	Amount
COMMERCIAL STREET (MARINA DRIVE TO RIVER ISLANDS PARKWAY - 730 LF)					
<u>STREET WORK</u>					
1	Fine Grading (76'-82' R/W)	56,600	SF	\$ 0.45	\$ 25,470.00
2	5.5" AC Paving	37,700	SF	\$ 2.75	\$ 103,675.00
3	8" Aggregate Base	37,700	SF	\$ 1.20	\$ 45,240.00
4	Vertical Curb and Gutter (with AB cushion)	1,450	LF	\$ 15.00	\$ 21,750.00
5	Type F Median Curb (with AB cushion)	460	LF	\$ 18.00	\$ 8,280.00
6	Concrete Sidewalk	11,300	SF	\$ 5.00	\$ 56,500.00
7	Driveway Approach	1	EA	\$ 600.00	\$ 600.00
8	Handicap Ramps	2	EA	\$ 2,500.00	\$ 5,000.00
9	Survey Monuments	2	EA	\$ 300.00	\$ 600.00
10	Traffic Striping & Signage	730	LF	\$ 5.00	\$ 3,650.00
11	Remove Existing Street Barricade	1	EA	\$ 500.00	\$ 500.00
12	Dewatering (budget)	730	LF	\$ 75.00	\$ 54,750.00
Subtotal Street Work					\$ 326,015.00
<u>STORM DRAIN</u>					
13	Catch Basins (type A inlet over type I manhole base)	2	EA	\$ 2,800.00	\$ 5,600.00
14	24" Storm Drain Pipe	100	LF	\$ 31.00	\$ 3,100.00
15	42" Storm Drain Pipe	30	LF	\$ 80.00	\$ 2,400.00
16	Connect to Existing	3	EA	\$ 1,700.00	\$ 5,100.00
Subtotal Storm Drain					\$ 16,200.00
<u>SANITARY SEWER</u>					
17	8" Sanitary Sewer Pipe	250	LF	\$ 28.00	\$ 7,000.00
18	Manholes	1	EA	\$ 4,000.00	\$ 4,000.00
19	Sanitary Sewer Service	2	EA	\$ 600.00	\$ 1,200.00
20	Connect to Existing	1	EA	\$ 3,000.00	\$ 3,000.00
Subtotal Sanitary Sewer					\$ 15,200.00
<u>WATER SUPPLY</u>					
21	16" Water Line (including all appurtenances)	730	LF	\$ 80.00	\$ 58,400.00
22	Fire Hydrants	2	EA	\$ 4,000.00	\$ 8,000.00
23	Connect to Existing	2	EA	\$ 4,000.00	\$ 8,000.00
Subtotal Water Supply					\$ 74,400.00

Item	Description	Quantity	Unit	Unit Price	Amount
<u>NON-POTABLE WATER</u>					
24	16" Non-Potable Water Line <i>(including all appurtenances)</i>	720	LF	\$ 80.00	\$ 57,600.00
25	Connect to Existing	2	EA	\$ 3,000.00	\$ 6,000.00
Subtotal Non-Potable Water					\$ 63,600.00
<u>ELECTRICAL</u>					
26	Electroliers <i>(assumed every 150')</i>	5	EA	\$ 5,000.00	\$ 25,000.00
27	Joint Trench	730	LF	\$ 125.00	\$ 91,250.00
Subtotal Electrical					\$ 116,250.00
<u>MISCELLANEOUS</u>					
28	Parkway Landscape Strip	4,900	SF	\$ 5.00	\$ 24,500.00
29	Median Landscaping	500	SF	\$ 5.00	\$ 2,500.00
Subtotal Miscellaneous					\$ 27,000.00
TOTAL CONSTRUCTION COST (nearest \$1,000)					\$ 639,000.00

Notes:

- 1) This estimate does not include surveying or engineering. Estimated cost for landscaping and irrigation may change with final plan approval.
- 2) Unit prices are based on estimated current construction costs and no provision for inflation is included.

DRAFT ENGINEER'S OPINION OF PROBABLE COST
RIVER ISLANDS - STAGE 1B
ISLANDERS WAY
 CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

September 28, 2022
 Job No.: 25505-60

Item	Description	Quantity	Unit	Unit Price	Amount
<u>STREET WORK</u>					
1	Fine Grading	87,100	SF	\$ 0.45	\$ 39,195.00
2	4.5" AC Paving	45,270	SF	\$ 2.25	\$ 101,857.50
3	10" Aggregate Base	45,270	SF	\$ 1.50	\$ 67,905.00
4	Vertical Curb and Gutter <i>(with AB cushion)</i>	2,350	LF	\$ 15.00	\$ 35,250.00
5	Vertical Curb <i>(with AB cushion)</i>	645	LF	\$ 14.00	\$ 9,030.00
6	Valley Gutter <i>(with AB cushion)</i>	195	LF	\$ 35.00	\$ 6,825.00
7	Type F Median Curb <i>(with AB cushion)</i>	620	LF	\$ 18.00	\$ 11,160.00
8	Concrete Sidewalk	14,020	SF	\$ 5.00	\$ 70,100.00
9	Handicap Ramps	11	EA	\$ 2,500.00	\$ 27,500.00
10	Survey Monuments	1	EA	\$ 300.00	\$ 300.00
11	Driveway Approach	3	EA	\$ 1,000.00	\$ 3,000.00
12	Traffic Striping & Signage	1,120	LF	\$ 5.00	\$ 5,600.00
13	Dewatering <i>(budget)</i>	1,120	LF	\$ 40.00	\$ 44,800.00
Subtotal Street Work					\$ 422,523.00
<u>STORM DRAIN</u>					
14	Catch Basins <i>(type I inlet over type I manhole base)</i>	4	EA	\$ 2,800.00	\$ 11,200.00
15	Catch Basins <i>(type I inlet over type II manhole base)</i>	3	EA	\$ 5,000.00	\$ 15,000.00
16	18" Storm Drain Pipe <i>(polypropylene)</i>	80	LF	\$ 46.00	\$ 3,680.00
17	24" Storm Drain Pipe <i>(polypropylene)</i>	510	LF	\$ 65.00	\$ 33,150.00
18	36" Storm Drain Pipe <i>(class V RCP)</i>	650	LF	\$ 95.00	\$ 61,750.00
19	Connect to Existing	1	EA	\$ 1,700.00	\$ 1,700.00
20	Storm Drain Stub & Plug	3	EA	\$ 1,000.00	\$ 3,000.00
Subtotal Storm Drain					\$ 129,480.00
<u>SANITARY SEWER</u>					
21	8" Sanitary Sewer Pipe <i>(PVC)</i>	430	LF	\$ 28.00	\$ 12,040.00
22	Manholes <i>(type I)</i>	1	EA	\$ 4,000.00	\$ 4,000.00
23	Connect to Existing	1	EA	\$ 3,000.00	\$ 3,000.00
24	Sanitary Sewer Stub & Plug	2	EA	\$ 1,000.00	\$ 2,000.00
Subtotal Sanitary Sewer					\$ 21,040.00

Item	Description	Quantity	Unit	Unit Price	Amount
<u>WATER SUPPLY</u>					
25	8" Water Line (including all appurtenances) (PVC)	1,220	LF	\$ 32.00	\$ 39,040.00
26	Fire Hydrants	3	EA	\$ 4,000.00	\$ 12,000.00
27	8" Resilient Gate Valve	9	EA	\$ 2,500.00	\$ 22,500.00
28	Blow Off Valve	1	EA	\$ 4,000.00	\$ 4,000.00
29	Air Release Valve	1	EA	\$ 2,500.00	\$ 2,500.00
30	Connect to Existing	2	EA	\$ 4,000.00	\$ 8,000.00
31	Temporary Water Blow Off at Stub	4	EA	\$ 3,000.00	\$ 12,000.00
Subtotal Water Supply					\$ 100,040.00
<u>NON-POTABLE WATER</u>					
32	8" Non-Potable Water Line (including all appurtenances) (PVC)	1,010	LF	\$ 35.00	\$ 35,350.00
33	Blow Off Valve	3	EA	\$ 4,000.00	\$ 12,000.00
34	Air Release Valve	2	EA	\$ 2,500.00	\$ 5,000.00
35	8" Resilient Gate Valve	1	EA	\$ 2,500.00	\$ 2,500.00
36	6" Non-Potable Water Service	2	EA	\$ 5,000.00	\$ 10,000.00
37	Connect to Existing	2	EA	\$ 3,000.00	\$ 6,000.00
Subtotal Non-Potable Water					\$ 70,850.00
<u>LAKE FILL LINE</u>					
38	14" Lake Fill Line (including all appurtenances) (PVC)	960	LF	\$ 50.00	\$ 48,000.00
39	3" Aeration Line (including all appurtenances) (PVC)	855	LF	\$ 4.00	\$ 3,420.00
40	Blow Off Valve	2	EA	\$ 4,000.00	\$ 8,000.00
41	Air Release Valve	2	EA	\$ 2,500.00	\$ 5,000.00
42	14" Butterfly Valve	1	EA	\$ 5,000.00	\$ 5,000.00
43	Connect to Existing	2	EA	\$ 3,000.00	\$ 6,000.00
Subtotal Lake Fill Line					\$ 75,420.00
<u>ELECTRICAL</u>					
44	Electroliers (assumed every 150')	17	EA	\$ 5,000.00	\$ 85,000.00
45	Joint Trench	1,120	LF	\$ 125.00	\$ 140,000.00
Subtotal Electrical					\$ 225,000.00
<u>MISCELLANEOUS</u>					
46	Parkway Landscape Strip	17,100	SF	\$ 5.00	\$ 85,500.00
47	Median Landscaping	2,000	SF	\$ 5.00	\$ 10,000.00
Subtotal Miscellaneous					\$ 95,500.00
SUBTOTAL ISLANDERS WAY CONSTRUCTION COST					\$ 1,139,853.00
TOTAL CONSTRUCTION COST (nearest \$1,000)					\$ 1,140,000.00

Notes:

- 1) This estimate does not include surveying or engineering. Estimated cost for landscaping and irrigation may change with final plan approval.
- 2) Unit prices are based on estimated current construction costs and no provision for inflation is included.

DRAFT ENGINEER'S OPINION OF PROBABLE COST
RIVER ISLANDS - STAGE 1B
POLICE STATION 2ND ACCESS
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

September 28, 2022
Job No.: 25505-61

Item	Description	Quantity	Unit	Unit Price	Amount
<u>STREET WORK</u>					
1	Fine Grading	29,200	SF	\$ 0.45	\$ 13,140.00
2	4.5" AC Paving	19,940	SF	\$ 2.00	\$ 39,880.00
3	10" Aggregate Base	19,940	SF	\$ 2.25	\$ 44,865.00
4	Vertical Curb and Gutter (with AB cushion)	1,810	LF	\$ 15.00	\$ 27,150.00
5	Valley Gutter (with AB cushion)	130	LF	\$ 35.00	\$ 4,550.00
6	Driveway Approach	2	EA	\$ 1,000.00	\$ 2,000.00
7	Traffic Striping & Signage	860	LF	\$ 5.00	\$ 4,300.00
Subtotal Street Work					\$ 135,885.00
<u>STORM DRAIN</u>					
8	Catch Basins (type I inlet over type I manhole base)	4	EA	\$ 2,800.00	\$ 11,200.00
9	15" Storm Drain Pipe (polypropylene)	80	LF	\$ 34.00	\$ 2,720.00
10	18" Storm Drain Pipe (polypropylene)	395	LF	\$ 46.00	\$ 18,170.00
11	24" Storm Drain Pipe (polypropylene)	5	LF	\$ 65.00	\$ 325.00
12	Connect to Existing	1	EA	\$ 1,700.00	\$ 1,700.00
13	Storm Drain Stub & Plug	2	EA	\$ 1,000.00	\$ 2,000.00
Subtotal Storm Drain					\$ 36,115.00
<u>WATER SUPPLY</u>					
14	8" Water Line (including all appurtenances) (PVC)	720	LF	\$ 32.00	\$ 23,040.00
15	Fire Hydrants	1	EA	\$ 4,000.00	\$ 4,000.00
16	8" Resilient Gate Valve	1	EA	\$ 2,500.00	\$ 2,500.00
17	Connect to Existing	2	EA	\$ 4,000.00	\$ 8,000.00
Subtotal Water Supply					\$ 37,540.00
<u>ELECTRICAL</u>					
18	Electroliers (assumed every 150')	5	EA	\$ 5,000.00	\$ 25,000.00
19	Joint Trench	860	LF	\$ 125.00	\$ 107,500.00
Subtotal Electrical					\$ 132,500.00
<u>MISCELLANEOUS</u>					
20	Parkway Landscape Strip	4,000	SF	\$ 5.00	\$ 20,000.00
Subtotal Miscellaneous					\$ 20,000.00
SUBTOTAL POLICE STATION 2ND ACCESS ROAD CONSTRUCTION COST					\$ 362,040.00
TOTAL CONSTRUCTION COST (nearest \$1,000)					\$ 362,000.00

Notes:

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

DRAFT ENGINEER'S OPINION OF PROBABLE COST
RIVER ISLANDS - STAGE 1B
TOWN CENTER PUBLIC STREETS
 CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

February 13, 2024
 Job No.: 25506-42

Item	Description	Quantity	Unit	Unit Price	Amount
<u>STREET WORK</u>					
1	Fine Grading	261,200	SF	\$ 0.45	\$ 117,540.00
2	4.5" AC Paving	2,700	SF	\$ 2.25	\$ 6,075.00
3	5.5" AC Paving	161,300	SF	\$ 2.75	\$ 443,575.00
4	10" Aggregate Base	164,000	SF	\$ 1.50	\$ 246,000.00
5	14" Lime Treatment	161,300	SF	\$ 1.10	\$ 177,430.00
6	Vertical Curb and Gutter <i>(with AB cushion)</i>	6,740	LF	\$ 15.00	\$ 101,100.00
7	Vertical Curb <i>(with AB cushion)</i>	2,240	LF	\$ 14.00	\$ 31,360.00
8	Rolled Curb and Gutter <i>(with AB cushion)</i>	170	LF	\$ 15.00	\$ 2,550.00
9	Valley Gutter <i>(with AB cushion)</i>	250	LF	\$ 35.00	\$ 8,750.00
10	Type F Median Curb <i>(with AB cushion)</i>	960	LF	\$ 18.00	\$ 17,280.00
11	Concrete Sidewalk	46,290	SF	\$ 5.00	\$ 231,450.00
12	Handicap Ramps	23	EA	\$ 2,500.00	\$ 57,500.00
13	Survey Monuments	9	EA	\$ 300.00	\$ 2,700.00
14	Driveway Approach	14	EA	\$ 600.00	\$ 8,400.00
15	Traffic Striping & Signage	5,300	LF	\$ 5.00	\$ 26,500.00
16	Dewatering <i>(budget)</i>	5,300	LF	\$ 75.00	\$ 397,500.00
Subtotal Street Work					\$ 1,875,710.00
<u>STORM DRAIN</u>					
17	Catch Basins <i>(type I inlet)</i>	10	EA	\$ 2,400.00	\$ 24,000.00
18	Catch Basins <i>(type I inlet over type I manhole base)</i>	9	EA	\$ 2,800.00	\$ 25,200.00
19	Catch Basins <i>(type I inlet over type II manhole base)</i>	3	EA	\$ 5,000.00	\$ 15,000.00
20	Catch Basins <i>(type C inlet over type I manhole base)</i>	4	EA	\$ 2,800.00	\$ 11,200.00
21	15" Storm Drain Pipe <i>(polypropylene)</i>	2,240	LF	\$ 18.00	\$ 40,320.00
22	18" Storm Drain Pipe <i>(polypropylene)</i>	680	LF	\$ 20.00	\$ 13,600.00
23	24" Storm Drain Pipe <i>(polypropylene)</i>	280	LF	\$ 31.00	\$ 8,680.00
24	30" Storm Drain Pipe <i>(polypropylene)</i>	200	LF	\$ 45.00	\$ 9,000.00
25	36" Storm Drain Pipe <i>(polypropylene)</i>	620	LF	\$ 60.00	\$ 37,200.00
26	Manholes <i>(type I)</i>	5	EA	\$ 3,000.00	\$ 15,000.00
27	Manholes <i>(type II)</i>	1	EA	\$ 5,000.00	\$ 5,000.00
28	Connect to Existing	4	EA	\$ 1,700.00	\$ 6,800.00
29	Storm Drain Stub & Plug	3	EA	\$ 1,000.00	\$ 3,000.00
Subtotal Storm Drain					\$ 214,000.00
<u>SANITARY SEWER</u>					
30	8" Sanitary Sewer Pipe <i>(PVC)</i>	1,900	LF	\$ 28.00	\$ 53,200.00
31	10" Sanitary Sewer Pipe <i>(PVC)</i>	670	LF	\$ 35.00	\$ 23,450.00
32	Manholes <i>(type I)</i>	10	EA	\$ 4,000.00	\$ 40,000.00
33	Manholes <i>(type I w/ 60" Barrel)</i>	1	EA	\$ 4,000.00	\$ 4,000.00
34	Connect to Existing	4	EA	\$ 3,000.00	\$ 12,000.00
35	Sanitary Sewer Stub & Plug	12	EA	\$ 1,000.00	\$ 12,000.00
Subtotal Sanitary Sewer					\$ 144,650.00

Item	Description	Quantity	Unit	Unit Price	Amount
<u>WATER SUPPLY</u>					
36	8" Water Line (including all appurtenances) (PVC)	4,260	LF	\$ 32.00	\$ 136,320.00
37	10" Water Line (including all appurtenances) (PVC)	720	LF	\$ 40.00	\$ 28,800.00
38	16" Water Line (including all appurtenances) (PVC)	610	LF	\$ 80.00	\$ 48,800.00
39	Fire Hydrants	14	EA	\$ 4,000.00	\$ 56,000.00
40	Temporary Blow Off Valve	26	EA	\$ 1,000.00	\$ 26,000.00
41	8" Resilient Gate Valve	46	EA	\$ 1,550.00	\$ 71,300.00
42	10" Resilient Gate Valve	9	EA	\$ 2,500.00	\$ 22,500.00
43	16" Butterfly Valve	7	EA	\$ 5,000.00	\$ 35,000.00
44	Connect to Existing	5	EA	\$ 4,000.00	\$ 20,000.00
45	Water Stub & Plug	26	EA	\$ 1,000.00	\$ 26,000.00
Subtotal Water Supply					\$ 470,720.00
<u>ELECTRICAL</u>					
46	Electroliers (assumed every 150')	36	EA	\$ 5,000.00	\$ 180,000.00
47	Joint Trench	5,300	LF	\$ 125.00	\$ 662,500.00
Subtotal Electrical					\$ 842,500.00
<u>MISCELLANEOUS</u>					
48	Parkway Landscape Strip	38,200	SF	\$ 5.00	\$ 191,000.00
49	Median Landscaping	3,600	SF	\$ 5.00	\$ 18,000.00
Subtotal Miscellaneous					\$ 209,000.00
TOTAL CONSTRUCTION COST (nearest \$1,000)					\$ 3,757,000.00

Notes:

- 1) This estimate does not include surveying or engineering. Estimated cost for landscaping and irrigation may change with final plan approval.
- 2) Unit prices are based on estimated current construction costs and no provision for inflation is included.

ENGINEER'S PRELIMINARY COST ESTIMATE
COMMERCIAL STREET
PHASE 1B
RIVER ISLANDS - STAGE 1
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

March 12, 2024
Job No.: 25502-30

Item	Description	Quantity	Unit	Unit Price	Amount
COMMERCIAL STREET (MARINA DRIVE TO RIVER ISLANDS PARKWAY - 730 LF)					
<u>STREET WORK</u>					
1	Fine Grading (76'-82' R/W)	56,600	SF	\$ 0.45	\$ 25,470.00
2	5.5" AC Paving	37,700	SF	\$ 2.75	\$ 103,675.00
3	8" Aggregate Base	37,700	SF	\$ 1.20	\$ 45,240.00
4	Vertical Curb and Gutter (with AB cushion)	1,450	LF	\$ 15.00	\$ 21,750.00
5	Type F Median Curb (with AB cushion)	460	LF	\$ 18.00	\$ 8,280.00
6	Concrete Sidewalk	11,300	SF	\$ 5.00	\$ 56,500.00
7	Driveway Approach	1	EA	\$ 600.00	\$ 600.00
8	Handicap Ramps	2	EA	\$ 2,500.00	\$ 5,000.00
9	Survey Monuments	2	EA	\$ 300.00	\$ 600.00
10	Traffic Striping & Signage	730	LF	\$ 5.00	\$ 3,650.00
11	Remove Existing Street Barricade	1	EA	\$ 500.00	\$ 500.00
12	Dewatering (budget)	730	LF	\$ 75.00	\$ 54,750.00
Subtotal Street Work					\$ 326,015.00
<u>STORM DRAIN</u>					
13	Catch Basins (type A inlet over type I manhole base)	2	EA	\$ 2,800.00	\$ 5,600.00
14	24" Storm Drain Pipe	100	LF	\$ 31.00	\$ 3,100.00
15	42" Storm Drain Pipe	30	LF	\$ 80.00	\$ 2,400.00
16	Connect to Existing	3	EA	\$ 1,700.00	\$ 5,100.00
Subtotal Storm Drain					\$ 16,200.00
<u>SANITARY SEWER</u>					
17	8" Sanitary Sewer Pipe	250	LF	\$ 28.00	\$ 7,000.00
18	Manholes	1	EA	\$ 4,000.00	\$ 4,000.00
19	Sanitary Sewer Service	2	EA	\$ 600.00	\$ 1,200.00
20	Connect to Existing	1	EA	\$ 3,000.00	\$ 3,000.00
Subtotal Sanitary Sewer					\$ 15,200.00
<u>WATER SUPPLY</u>					
21	16" Water Line (including all appurtenances)	730	LF	\$ 80.00	\$ 58,400.00
22	Fire Hydrants	2	EA	\$ 4,000.00	\$ 8,000.00
23	Connect to Existing	2	EA	\$ 4,000.00	\$ 8,000.00
Subtotal Water Supply					\$ 74,400.00

Item	Description	Quantity	Unit	Unit Price	Amount
<u>NON-POTABLE WATER</u>					
24	16" Non-Potable Water Line <i>(including all appurtenances)</i>	720	LF	\$ 80.00	\$ 57,600.00
25	Connect to Existing	2	EA	\$ 3,000.00	\$ 6,000.00
Subtotal Non-Potable Water					\$ 63,600.00
<u>ELECTRICAL</u>					
26	Electroliers <i>(assumed every 150')</i>	5	EA	\$ 5,000.00	\$ 25,000.00
27	Joint Trench	730	LF	\$ 125.00	\$ 91,250.00
Subtotal Electrical					\$ 116,250.00
<u>MISCELLANEOUS</u>					
28	Parkway Landscape Strip	4,900	SF	\$ 5.00	\$ 24,500.00
29	Median Landscaping	500	SF	\$ 5.00	\$ 2,500.00
Subtotal Miscellaneous					\$ 27,000.00
TOTAL CONSTRUCTION COST (nearest \$1,000)					\$ 639,000.00

Notes:

- 1) This estimate does not include surveying or engineering. Estimated cost for landscaping and irrigation may change with final plan approval.
- 2) Unit prices are based on estimated current construction costs and no provision for inflation is included.

DRAFT ENGINEER'S OPINION OF PROBABLE COST
ISLANDER'S WAY
PHASE 1B
RIVER ISLANDS
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

March 8, 2024
Job No.: 25502-83

Item	Description	Quantity	Unit	Unit Price	Amount
<u>ROADWAY</u>					
1	4.5" AC	32,200	SF	\$ 2.25	\$ 72,450.00
2	10" AB	32,200	SF	\$ 1.50	\$ 48,300.00
3	6" AC Dike	680	LF	\$ 10.00	\$ 6,800.00
4	Fine Grading	55,200	SF	\$ 0.45	\$ 24,840.00
5	Curb & Gutter (Vertical)	475	LF	\$ 15.00	\$ 7,125.00
6	Median Curb	850	LF	\$ 18.00	\$ 15,300.00
7	Interim Path of Travel (4" AC)	1,480	SF	\$ 2.00	\$ 2,960.00
8	Sidewalk (PCC)	2,250	SF	\$ 5.00	\$ 11,250.00
9	Handicap Ramps	4	EA	\$ 2,500.00	\$ 10,000.00
10	Survey Monuments	5	EA	\$ 300.00	\$ 1,500.00
11	Traffic Striping & Signage	1,120	LF	\$ 5.00	\$ 5,600.00
12	Dewatering (>60' RW) (Budget)	800	LF	\$ 100.00	\$ 80,000.00
13	Sawcut & Demo	1	LS	\$ 4,850.00	\$ 4,850.00
Subtotal Roadway					\$ 290,975.00
<u>STORM DRAIN</u>					
14	15" Storm Drain Pipe	560	LF	\$ 34.00	\$ 19,040.00
15	24" Storm Drain Pipe	370	LF	\$ 65.00	\$ 24,050.00
16	Catch Basins (Type A inlet over Type I Manhole Base)	3	EA	\$ 2,800.00	\$ 8,400.00
17	Catch Basins (Type C inlet over Type I Manhole Base)	3	EA	\$ 2,800.00	\$ 8,400.00
18	Manholes (Type I)	1	EA	\$ 3,000.00	\$ 3,000.00
19	Connect to Existing	1	EA	\$ 1,700.00	\$ 1,700.00
20	Stub & Plug	4	EA	\$ 1,000.00	\$ 4,000.00
Subtotal Storm Drain					\$ 68,590.00
<u>SANITARY SEWER</u>					
21	8" PVC	1,050	LF	\$ 28.00	\$ 29,400.00
22	Manholes	4	EA	\$ 4,000.00	\$ 16,000.00
23	Connect to Existing	1	EA	\$ 3,000.00	\$ 3,000.00
24	Stub & Plug	7	EA	\$ 1,000.00	\$ 7,000.00
Subtotal Sanitary Sewer					\$ 55,400.00

Item	Description	Quantity	Unit	Unit Price	Amount
<u>POTABLE WATER</u>					
25	8" PVC	1,120	LF	\$ 32.00	\$ 35,840.00
26	8" RV	10	EA	\$ 1,550.00	\$ 15,500.00
27	20" BV	1	EA	\$ 5,000.00	\$ 5,000.00
28	Blow-Off	7	EA	\$ 4,000.00	\$ 28,000.00
29	ARV	1	EA	\$ 2,500.00	\$ 2,500.00
30	Fire Hydrants	2	EA	\$ 4,000.00	\$ 8,000.00
31	Connect to Existing	1	EA	\$ 4,000.00	\$ 4,000.00
32	Stub & Plug	6	EA	\$ 1,000.00	\$ 6,000.00
Subtotal Water Supply					\$ 104,840.00
<u>NON-POTABLE WATER</u>					
33	8" PVC	850	LF	\$ 35.00	\$ 29,750.00
34	8" RV	7	EA	\$ 1,550.00	\$ 10,850.00
35	Blow-Off	4	EA	\$ 4,000.00	\$ 16,000.00
36	Connect to Existing	1	EA	\$ 3,000.00	\$ 3,000.00
37	Stub & Plug	3	EA	\$ 1,000.00	\$ 3,000.00
Subtotal Non-Potable Water					\$ 62,600.00
<u>ELECTRICAL</u>					
38	Electroliers (<i>assumed every 150'</i>)	18	EA	\$ 5,000.00	\$ 90,000.00
39	Joint Trench	800	LF	\$ 125.00	\$ 100,000.00
Subtotal Electrical					\$ 190,000.00
<u>MISCELLANEOUS</u>					
40	Parkway Landscape Strip	2,900	SF	\$ 5.00	\$ 14,500.00
41	Median Landscaping	3,000	SF	\$ 5.00	\$ 15,000.00
Subtotal Miscellaneous					\$ 29,500.00
TOTAL CONSTRUCTION COST (nearest \$1,000)					\$ 802,000.00

Notes:

- 1) This estimate does not include surveying, clearing, grading, erosion control or engineering. Estimated cost for landscaping and irrigation may change with final plan approval.
- 2) Unit prices are based on estimated current construction costs and no provision for inflation is included.

Subdivision Improvement Agreement (River Islands Custom Homesites, LLC & Calafia, LLC)
 Tract 4167 Town Center

EXHIBIT "E"

IMPROVEMENT PLANS ASSOCIATED WITH TRACT 4167

RIVER ISLANDS - STAGE 1B TOWN CENTER (NORTH) LIST OF IMPROVEMENT PLANS			
ID	DESCRIPTION	Public or Private Improvements	Approval Date
1	Stage 1B Town Center North Public Street Improvement Plans	Public	Not Approved
2	Stage 1B Islanders Way North Improvement Plans	Public	9/9/2020
3	Stage 1B River Islands Parkway Widening Improvement Plans	Public	9/18/2023
4	Stage 1B River Islands Parkway (Somerton Pkwy to McKee Blvd) Improvement Plans	Public	6/21/2016
5	Stage 1B Somerton Parkway North Improvement Plans	Public	12/15/2016
6	Stage 1B Town Center Community Stadium Landscape Improvement Plans	Private	Not Approved
7	Stage 1B Town Center Community Stadium Parking Lot Improvement Plans	Private	Not Approved
8	Stage 1B Baseball Stadium (The Field) On-Site Improvement Plans	Private	Not Approved
9	Stage 1B Baseball Stadium (The Field) Landscape Improvement Plans	Private	Not Approved
RIVER ISLANDS - STAGE 1B TOWN CENTER (SOUTH) LIST OF IMPROVEMENT PLANS			
ID	DESCRIPTION	Public or Private Improvements	Approval Date
1	Stage 1B Town Center Islanders Way South Improvement Plans	Public	6/26/2023
2	Stage 1B Salvatore Way Improvement Plans	Public	6/26/2023
3	Stage 1B Marina Drive & Commercial Street Improvement Plans	Public	4/29/2015
4	Stage 1B 1B1 Backbone Roads Improvement Plans	Public	2/2/2016
5	Stage 1B Village Center Apartment Off-Site Improvement Plans	Public	Not Approved
6	Stage 1B Commercial Street - Marina to River Islands Parkway	Public	Not Approved
7	Stage 1B Village Center Apartment Improvement Plans	Private	Not Approved

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

**ATTACHMENT
"D"**

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 4167; Escrow No. 1214022608

Dear Lori:

This letter constitutes the joint escrow instructions ("**Escrow Instructions**") of Califia, LLC, a California limited liability company ("**Califia**"), River Islands Custom Homesites, LLC, a Delaware limited liability company, 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 Califia 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 June 30, 2024, at the time designated in writing by Califia, subject to satisfaction of the conditions set forth below (each a "**Closing**"). If the Final Map has not been recorded by December 31, 2024, ORTC will return the Final Map to the City.

B. Documents to be Delivered and Recordation Documents

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

B.1. One original Final Map for Tract 4167, executed and acknowledged by the City (provided to title by City).

B.2. A fully executed and acknowledged Amendment to Notice of Special Tax Lien for the City of Lathrop Community Facilities District No. 2023-1 (River Islands Public Services and Facilities) Annexation No. 5 (provided to title by City).

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

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

B.5. A fully executed and acknowledged Common Use Agreement for the Stage 1 (Zone B) Portion of Levee Easement that Affects Salvatore Way and Adjacent

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

Public Utility Easement by and between the City of Lathrop and Island Reclamation District No. 2062 (provided to title by Califia).

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

Prior to recording the Recordation Documents, please confirm that you have received copies or originals of the following documents: (i) Unanimous Approval of Annexation to a Community Facilities District and Related Matters, City of Lathrop Community Facilities District No. 2023-1 (River Islands Public Services and Facilities #2); (ii) Consent to, and Ballot in favor of, Annexation of Real Property to Island Reclamation District No. 2062 Community Facilities District No. 2013-1 (Levee and Lake Maintenance) and (iii) Consent to, and Ballot in favor of, Annexation of Real Property to the River Islands Public Financing Authority Community Facilities District No. 2013-1 (River Islands Public Services). The original City of Lathrop Unanimous Approval must be delivered to the City of Lathrop. The original Consents and Ballots for River Islands Public Financing Authority CFD No. 2013-1 and Island Reclamation District No. 2013-1 must be delivered to Jeanne Zolezzi at Herum\Crabtree\Suntag, 5757 Pacific Ave., Suite 222, Stockton, CA 95207. Copies should be sent via email to Cari James (cjames@ci.lathrop.ca.us), Cindy Yan at Goodwin Consulting Group, cindy@goodwinconsultinggroup.net, Susan Dell'Osso (sdelloso@riverislands.com) and Debbie Belmar (dbelmar@riverislands.com) together with conformed copies of the amendments to notices of special tax that are recorded as part of the Recordation Documents.

C. Funds and Settlement Statement

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

- 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 **\$488,883.96**, payable to the City pursuant to that certain Agreement to Settle Litigation Regarding River Islands at Lathrop (as amended “**Sierra Club Agreement**”), constituting the amount of **\$3,774.00** multiplied by 129.54 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

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

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

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

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

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

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

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

E. Closing Process and Priorities

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

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

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

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

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

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

E.5. Notify Susan Dell'Osso (sdelloso@riverislands.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

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

Dell'Osso, Califia, LLC, 73 W. Stewart Road, Lathrop, CA 95330; and (2) Mr. Brad Taylor, City Engineer, City Attorney, City of Lathrop, 390 Towne Centre Drive, Lathrop, CA 95330:

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

Susan Dell'Osso Date
President
River Islands Custom Homesites, LLC

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

ESCROW INSTRUCTIONS
ACKNOWLEDGEMENT AND AGREEMENT:

Receipt of the foregoing Escrow Instructions from Califia 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 Califia 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: _____

B2

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

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

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

FIFTH AMENDMENT TO NOTICE OF SPECIAL TAX LIEN

City of Lathrop
Community Facilities District No. 2023-1
(River Islands Public Services and Facilities #2)
Annexation No. 5

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

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

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

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

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

Dated: _____, 2024.

By: _____
City Clerk,
City of Lathrop

EXHIBIT A

CITY OF LATHROP
COMMUNITY FACILITIES DISTRICT NO. 2023-1
(RIVER ISLANDS PUBLIC SERVICES AND FACILITIES #2)
ANNEXATION NO. 5
ASSESSOR'S PARCEL NUMBER(S) AND OWNER(S) OF LAND
WITHIN ANNEXATION NO. 5 TO CITY OF LATHROP
COMMUNITY FACILITIES DISTRICT NO. 2023-1
(RIVER ISLANDS PUBLIC SERVICES AND FACILITIES #2)

Name(s) of Property Owner(s)	San Joaquin County Assessor's Parcel No.
CALIFIA, LLC 73 W. STEWART RD., LATHROP, CA 95330	213-310-43

EXHIBIT B
CITY OF LATHROP
COMMUNITY FACILITIES DISTRICT NO. 2023-1
(RIVER ISLANDS PUBLIC SERVICES AND FACILITIES
#2) ANNEXATION NO. 5

MAXIMUM SERVICES SPECIAL TAX FOR ZONE 1 OF THE CFD

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

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

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

MAXIMUM FACILITIES SPECIAL TAX FOR ZONE 1 OF THE CFD

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

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

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

**UNANIMOUS APPROVAL
of Annexation to a Community Facilities District
and Related Matters**

**CITY OF LATHROP
Community Facilities District No. 2023-1
(River Islands Public Services and Facilities #2)**

To the Honorable City Council,
City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Members of the City Council:

This constitutes the Unanimous Approval (the "Unanimous Approval") of Califia, LLC, the record owner(s) (the "Property Owner") of the fee title to the real property identified below (the "Property") contemplated by Section 53339.3 et seq. of the Mello-Roos Community Facilities Act of 1982, as amended (the "Act") to annexation of the Property to the "City of Lathrop, Community Facilities District No. 2023-1 (River Islands Public Services and Facilities #2)" (the "CFD"), and it states as follows:

1. Property Owner. This Unanimous Approval is submitted by the Property Owner as the record owner(s) of fee title to the Property. The Property Owner has supplied to the City current evidence of its ownership of fee title to the Property.

2. Approval of Annexation. This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the annexation of the Property to the CFD. The CFD was formed to finance the municipal services and facilities (the "Services and Facilities") described in Exhibit A hereto and made a part hereof.

3. Approval of Special Tax and the Facilities and Services. This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the levy of special taxes (the "Special Taxes") on the Property to finance the Services and Facilities, according to the Rate and Method of Apportionment of Special Taxes for the CFD attached hereto as Exhibit B and made a part hereof (the "Rate and Method"). Exhibit B includes the cost estimate for the Facilities and Services. The Property is being annexed into Tax Zone 1 of the CFD with the maximum special tax rates identified in Exhibit C hereto. The City will create a special account into which the Special Taxes will be deposited, when collected. The City will prepare the annual report required by Government Code Section 50075.3.

4. Approval of the Appropriations Limit. This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the appropriations limit established for the CFD.

5. Waivers and Vote. The Property Owner hereby confirms that this Unanimous Approval constitutes its approval and unanimous vote as described herein and as contemplated by Section 53339.3 et seq. of the Act and Article XIII A of the California Constitution. The Property Owner hereby waives all other rights with respect to the annexation of the Property, the levy of the Special Taxes on the Property and the other matters covered in this Unanimous Approval.

6. Recordation of Amendment to Notice of Special Tax Lien. The Notice of Special Tax Lien for the CFD was recorded in the Office of the County Recorder of the County of San Joaquin, State of California on June 28, 2023, as Document No. 2023-050810 in the Office of the County Recorder of the County of San Joaquin. The Property Owner hereby authorizes and directs the City Clerk to execute and cause to be recorded in the office of the County Recorder of the County of San Joaquin an amendment to the Notice of Special Tax Lien for the CFD as required by Section 3117.5 of the California Streets and Highways Code. The amendment to the Notice of Special Tax Lien shall include the Rate and Method as an exhibit thereto.

7. Authority Warranted. The Property Owner warrants to the City that the presentation of this Unanimous Approval, any votes, consents or waivers contained herein, and other actions mandated by the City for the annexation of the Property to the CFD shall not constitute or be construed as events of default or delinquencies under any existing or proposed financing documents entered into or to be entered into by the Property Owner for the Property, including any “due-on-encumbrance” clauses under any existing security instruments secured by the Property.

8. Due Diligence and Disclosures. The Property Owner agrees to cooperate with the City and its attorneys and consultants and to provide all information and disclosures required by the City about the Special Taxes to purchasers of the Property or any part of it.

9. Agreements. The Property Owner further agrees to execute such additional or supplemental agreements as may be required by the City to provide for any of the actions and conditions described in this Unanimous Approval, including any cash deposit required to pay for the City’s costs in annexing the Property to the CFD.

10. The Property. The Property is identified as follows:

Assessor’s Parcel No. 213-310-43

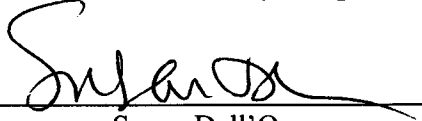
Property Address: N/A

By executing this Unanimous Approval, the Property Owner agrees to all of the above.

Tax Zone #: 1

Property Owner

CALIFIA, LLC
a Delaware limited liability company

By: 
Name: Susan Dell'Osso
Title: President

Notice Address:

Califia, LLC
73 W. Stewart Rd.,
Lathrop, CA 95330

(Attach acknowledgment)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

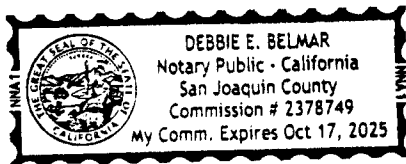
CIVIL CODE § 1189

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 March 13, 2024, before me, Debbie E. Belmar, a Notary Public, personally appeared Susan Dell'Osso, 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/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.



Place Notary Seal Above

Signature Debbie E. Belmar
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Document Date:

Number of Pages: Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

- Signer's Name:
Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:

- Signer's Name:
Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:

Signer is Representing:

Signer is Representing:

EXHIBIT A

**CITY OF LATHROP
Community Facilities District No. 2023-1
(River Islands Public Services and Facilities #2)**

DESCRIPTION OF AUTHORIZED SERVICES AND FACILITIES

Services

The services to be funded, in whole or in part, by the community facilities district (CFD) include all direct and incidental costs related to providing public services and maintenance of public infrastructure within the River Islands area including the area initially included in the CFD, as well as any future annexation area of the CFD and areas adjacent to the foregoing. More specifically, the services shall include, but not be limited to: (i) police protection services, including City contracts with the San Joaquin Sheriff's Office or other police services providers, or costs of a City police department if and when one is established, (ii) maintenance of open space, including trails and habitat areas, with services to include, but not be limited to, irrigation and vegetation control; (iii) maintenance of roads and roadways, with services to include, but not be limited to, regularly scheduled street sweeping, repair of public streets, striping of streets and repair and repainting of sound walls and other appurtenances; (iv) storm protection services, including, but not limited to, the operation and maintenance of storm drainage systems, (v) landscaping in public areas and in the public right of way along public streets, including, but not limited to, irrigation, tree trimming and vegetation maintenance and control; and (vi) any other public services authorized to be funded under Section 53313 of the California Government Code that are not already funded by another community facilities district on the property within the CFD.

The CFD may fund any of the following related to the services described in the preceding paragraph: obtaining, constructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of personnel necessary or convenient to provide the services, payment of insurance costs and other related expenses and the provision of reserves for repairs and replacements and for the future provision of services. The services to be financed by the CFD are in addition to those provided in the territory of the CFD before the date of formation of the CFD and will not supplant services already available within that territory when the District is created.

Facilities

The CFD may also fund all or any portion of the costs of the following facilities to be located within or in the vicinity of the CFD:

Roadway and related improvements, including, but not limited to, construction of the roadways currently identified on Vesting Tentative Map No. 3694 as Stewart Road, Golden Valley Parkway, South River Islands Parkway, North River Islands Parkway, Broad Street, Commercial Street, J8 Street, B5 Street, B6 Street and Cl Street, as well as other backbone and

arterial streets, including, but not limited to, grading, fill, pavement section, curb gutter and sidewalk, joint trench, water, sewer, reclaimed water, storm drainage, and other utility improvements necessary for, or incidental to, road construction. Roadway improvements may also include landscaping, street lights and signage, and traffic signals and striping.

Bradshaw's Crossing Bridge improvements, including, but not limited to, design, construction, utility connections, mitigation payments, right-of-way acquisition, and other improvements required for, or incidental to, construction of the bridge.

Water infrastructure, including, but not limited to, tanks, pump stations, distribution lines, and other improvements necessary for, or incidental to, the delivery of potable or reclaimed water.

Sewer infrastructure, including, but not limited to, treatment facilities, sanitary sewer collection lines and force mains, effluent holding and storage, pump stations, lift stations, and other improvements necessary for, or incidental to, the delivery of sanitary sewer service.

Public landscaping and recreational features along rivers, lakes, within parks, and along and including pathways.

Offsite public infrastructure, including, but not limited to, the extension of sanitary sewer lines and payment of license fees (e.g., to Caltrans or UPRR) and any other incidental fees or exactions.

The facilities authorized to be funded by the CFD shall include the costs of design, engineering, surveys, reports, environmental mitigation, soils testing, permits, plan check, inspection fees, impact fees, insurance, construction management, and any other costs or appurtenances related to any of the foregoing.

Administrative Expenses

The administrative expenses to be funded by the CFD include the direct and indirect expenses incurred by the City of Lathrop (City) in carrying out its duties with respect to the CFD including, but not limited to, the levy and collection of the special taxes, the fees and expenses of attorneys, any fees of the County of San Joaquin related to the CFD or the collection of special taxes, an allocable share of the salaries of any City staff directly related thereto and a proportionate amount of the City's general administrative overhead related thereto, any amounts paid by the City from its general fund with respect to the CFD or the services authorized to be financed by the CFD, and expenses incurred by the City in undertaking action to foreclose on properties for which the payment of special taxes is delinquent, and all other costs and expenses of the City in any way related to the CFD.

Other

The incidental expenses that may be funded by the CFD include, in addition to the administrative expenses identified above, the payment or reimbursement to the CFD of all costs associated with the establishment and ongoing administration of the CFD.

EXHIBIT B

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

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

Special Taxes applicable to each Assessor's Parcel in the City of Lathrop Community Facilities District No. 2023-1 (River Islands Public Services and Facilities #2) shall be levied and collected according to the tax liability determined by the City or its designee, through the application of the appropriate amount or rate for Taxable Property, as described below. All of the property in the CFD, unless exempted by law or by the provisions of Section F below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to the CFD unless a separate rate and method of apportionment of Special Tax is adopted for the annexation area.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Accessory Unit" means a second residential unit of limited size (e.g., granny cottage, second unit) that shares a Parcel with a single-family detached unit.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 (commencing with Section 53311), Part 1, Division 2, of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means any or all of the following: expenses of the City in carrying out its duties with respect to the CFD, including, but not limited to, the levy and collection of Special Taxes, the fees and expenses of its legal counsel, costs related to annexing property into the CFD, charges levied by the County in connection with the levy and collection of Special Taxes, costs related to property owner inquiries regarding the Special Taxes, costs associated with appeals or requests for interpretation associated with the Special Taxes and this RMA, costs associated with foreclosure and collection of delinquent Special Taxes and all other costs and expenses of the City and County in any way related to the establishment or administration of the CFD.

"Administrator" means the person or firm designated by the City to administer the Special Taxes according to this RMA.

"Assessor's Parcel" or "Parcel" means a lot or parcel shown on a County Assessor's Parcel map with an assigned County Assessor's Parcel number.

"Authorized Facilities" means the public facilities authorized to be financed, in whole or in part, by Facilities Special Taxes collected within the CFD, pursuant to the documents adopted by the City Council at CFD Formation.

“Authorized Services” means those services that are authorized to be funded by Services Special Taxes collected within the CFD, pursuant to the documents adopted by the City Council at CFD Formation.

“CFD” means the City of Lathrop Community Facilities District No. 2023-1 (River Islands Public Services and Facilities #2).

“CFD Formation” means the date on which the Resolution of Formation to form the CFD was adopted by the City Council.

“City” means the City of Lathrop.

“City Council” means the City Council of the City of Lathrop.

“County” means the County of San Joaquin.

“Developed Property” means, in any Fiscal Year, the following:

- for Single Family Detached Property, all Parcels of Taxable Property for which a Final Map was recorded on or prior to June 30 of the preceding Fiscal Year
- for Multi-Family Property and Single Family Attached Property, all Parcels of Taxable Property for which a building permit for new construction of a residential structure was issued on or prior to June 30 of the preceding Fiscal Year
- for Non-Residential Property, all Parcels of Taxable Property for which a building permit for new construction of a structure was issued on or prior to June 30 of the preceding Fiscal Year.

“Development Agreement” means the 2003 Amended and Restated Development Agreement dated February 4, 2003 and recorded on March 31, 2003 in the San Joaquin County Recorder’s Office as Document No. 2003-069319, as has been amended and as may be amended in the future.

“Escalation Factor” means, in any Fiscal Year, the lesser of (i) the increase from the prior Fiscal Year, if any, in the Local Consumer Price Index (CPI) for the San Francisco-Oakland-San Jose Area for All Urban Consumers, or (ii) four percent (4%). The CPI used shall be as determined by the Bureau of Labor Statistics from April to April beginning with the period from April 2022 to April 2023.

“Facilities Special Tax” means a special tax levied in any Fiscal Year after the Trigger Event has taken place to pay the Facilities Special Tax Requirement.

“Facilities Special Tax Requirement” means the amount necessary in any Fiscal Year after the Trigger Event to pay the costs of Authorized Facilities to be funded directly from Facilities Special Tax proceeds.

“Final Map” means a final map, or portion thereof, approved by the City and recorded by the County pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq)

that creates SFD Lots. The term “Final Map” shall not include any large lot subdivision map, Assessor’s Parcel Map, or subdivision map or portion thereof, that does not create SFD Lots, including Assessor’s Parcels that are designated as remainder parcels.

“**Fiscal Review Process**” means the River Islands Annual Fiscal Review Process, which is required pursuant to the Development Agreement, and which process is described in detail in Exhibit B of the Development Agreement.

“**Fiscal Year**” means the period starting July 1 and ending on the following June 30.

“**Maximum Facilities Special Tax**” means the greatest amount of Facilities Special Tax that can be levied on a Parcel in any Fiscal Year after the Trigger Event, as determined in accordance with Section C below.

“**Maximum Services Special Tax**” means the greatest amount of Services Special Tax that can be levied on a Parcel in any Fiscal Year, as determined in accordance with Section C below.

“**Maximum Special Taxes**” means, collectively, the Maximum Facilities Special Tax and the Maximum Services Special Tax that can be levied on a Parcel in any Fiscal Year.

“**Multi-Family Property**” means, in any Fiscal Year, all Parcels of Taxable Property for which a building permit or use permit has been issued or is expected to be issued for construction of a residential structure with five or more Units that share a single Assessor’s Parcel number, are offered for rent to the general public, and cannot be purchased by individual homebuyers.

“**Non-Residential Property**” means all Assessor’s Parcels of Taxable Property for which a building permit was or is expected to be issued for an office, commercial, retail, industrial or mixed-use building, as determined by the City.

“**Non-Residential Square Footage**” means the net leasable square footage used by or designated for non-residential uses within a building as reflected on the condominium plan, site plan, building permit for new construction, or other such document. If a structure on a Parcel of Non-Residential Property includes Units, such Units shall be categorized and taxed as Residential Property, and the square footage of such Units shall not be counted as Non-Residential Square Footage for purposes of determining the Maximum Special Taxes pursuant to Section C below.

“**Proportionately**” means, for the Services Special Tax, that the ratio of the actual Services Special Tax levied in any Fiscal Year to the Maximum Services Special Tax authorized to be levied in that Fiscal Year is equal for all Assessor’s Parcels of Developed Property. For the Facilities Special Tax, “Proportionately” means that the ratio of the actual Facilities Special Tax levied in any Fiscal Year to the Maximum Facilities Special Tax authorized to be levied in that Fiscal Year is equal for all Assessor’s Parcels of Developed Property.

“**Public Property**” means any property within the boundaries of the CFD that is owned by or irrevocably offered for dedication to the federal government, State of California, County, City, or other local governments or public agencies.

“Residential Property” means, collectively, Single Family Detached Property, Single Family Attached Property, and Multi-Family Property. If a building includes both Units and Non-Residential Square Footage, the Units within the building shall be categorized as Residential Property for purposes of this RMA.

“RMA” means this Rate and Method of Apportionment of Special Tax.

“Services Special Tax” means a special tax levied in any Fiscal Year to pay the Services Special Tax Requirement.

“Services Special Tax Requirement” means the amount of revenue needed in any Fiscal Year to pay for: (i) Authorized Services, (ii) Administrative Expenses, and (iii) amounts needed to cure any delinquencies in the payment of Services Special Taxes which have occurred or (based on delinquency rates in prior years) may be expected to occur in the Fiscal Year in which the tax will be collected. In any Fiscal Year, the Services Special Tax Requirement shall be reduced by surplus amounts available (as determined by the City) from the levy of the Services Special Tax in prior Fiscal Years, including revenues from the collection of delinquent Services Special Taxes and associated penalties and interest.

“SFD Lot” means an individual residential lot, identified and numbered on a recorded Final Map, on which a building permit was or is permitted to be issued for construction of a single family detached unit without further subdivision of the lot and for which no further subdivision of the lot is anticipated pursuant to an approved tentative map.

“Single Family Attached Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a building permit was or is expected to be issued for construction of a residential structure consisting of two or more Units that share common walls, have separate Assessor’s Parcel numbers assigned to them (except for a duplex unit, which may share an Assessor’s Parcel with another duplex unit), and may be purchased by individual homebuyers (which shall still be the case even if the Units are purchased and subsequently offered for rent by the owner of the unit), including such residential structures that meet the statutory definition of a condominium contained in Civil Code Section 4125.

“Single Family Detached Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a building permit was or is expected to be issued for construction of a Unit that does not share a common wall with another Unit. An Accessory Unit that shares a Parcel with a single-family detached unit shall not be considered a separate Unit for purposes of this RMA.

“Special Taxes” means, collectively, the Facilities Special Tax and the Services Special Tax.

“Taxable Property” means all of the Assessor’s Parcels within the boundaries of the CFD which are not exempt from the Special Taxes pursuant to law or Section F below.

“Tax Zone” means a mutually exclusive geographic area within which Special Taxes may be levied pursuant to this RMA. *All of the property within the CFD at the time of CFD Formation is within Tax Zone 1.* Additional Tax Zones may be created when property is annexed to the CFD, and separate Maximum Special Taxes shall be identified for property within the new Tax Zone at the time of such annexation. The Assessor’s Parcels included within a new Tax Zone established

when such Parcels are annexed to the CFD shall be identified by Assessor's Parcel number in the Unanimous Approval Form that is signed by the owner(s) of the Parcels at the time of annexation.

"Unanimous Approval Form" means that form executed by the record owner of fee title to a Parcel or Parcels annexed into the CFD that constitutes the property owner's approval and unanimous vote in favor of annexing into the CFD and the levy of Special Taxes against his/her Parcel or Parcels pursuant to this RMA.

"Trigger Event" will be deemed to have occurred in any Fiscal Year if, on or before June 30 of the prior Fiscal Year, the City has made a finding that, for the third year in a row, the Fiscal Review Process has demonstrated that fiscal surpluses will be generated to the City's general fund from development within the River Islands Master Plan area, and, as part of the Fiscal Review Process in each of the prior three years, the Services Special Tax revenue factored into the fiscal analysis was based on the Services Special Tax being levied at only 47.43% of the Maximum Services Special Tax that could have been levied in each of those three years. Once the Trigger Event has occurred, the reduced Services Special Taxes and the Facilities Special Taxes determined for each Tax Zone pursuant to Section C shall be the applicable Maximum Special Taxes in all future Fiscal Years regardless of the results of future Fiscal Review Processes.

"Unit" means a single family detached unit or an individual unit within a duplex, triplex, halfplex, fourplex, condominium, townhome, live/work, or apartment structure.

B. DATA FOR ADMINISTRATION OF SPECIAL TAXES

On or about July 1 of each Fiscal Year, the Administrator shall identify the current Assessor's Parcel numbers for all Parcels of Developed Property within the CFD. The Administrator shall also determine: (i) within which Tax Zone each Parcel is located; (ii) which Parcels of Developed Property are Residential Property and Non-Residential Property; (iii) the Non-Residential Square Footage of buildings on each Parcel of Non-Residential Property; (iv) for Single Family Detached Property, the square footage of each SFD Lot, (v) by reference to the condominium plan, site plan, or other document, the number of Units on each Parcel of Single Family Attached Property and Multi-Family Property; (vi) whether the Trigger Event has occurred; and (vii) the Services Special Tax Requirement and, if the Trigger Event has occurred, the Facilities Special Tax Requirement for the Fiscal Year. To determine the square footage of each Parcel of Single Family Detached Property, the Administrator shall reference Assessor's Parcel Maps or, if the square footage is not yet designated on such maps, the small lot subdivision map recorded to create the individual lots.

In any Fiscal Year, if it is determined that: (i) a parcel map for property in the CFD was recorded after January 1 of the prior Fiscal Year (or any other date after which the Assessor will not incorporate the newly-created parcels into the then current tax roll), (ii) because of the date the parcel map was recorded, the Assessor does not yet recognize the new parcels created by the parcel map, and (iii) a building permit was issued on or prior to June 30 of the prior Fiscal Year for development on one or more of the newly-created parcels, the Administrator shall calculate the Special Taxes for Units and/or Non-Residential Square Footage within the subdivided area and levy such Special Taxes on the master Parcel that was subdivided by recordation of the parcel map.

C. MAXIMUM SPECIAL TAXES

1. Services Special Tax, Tax Zone 1

Table 1 below identifies the Maximum Services Special Tax for Developed Property within Tax Zone 1, both before and after the Trigger Event. A different Maximum Services Special Tax may be identified for property that annexes into the CFD and is part of a separate Tax Zone.

**TABLE 1
MAXIMUM SERVICES SPECIAL TAX
TAX ZONE 1**

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

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

2. *Facilities Special Tax, Tax Zone 1*

Table 2 below identifies the Maximum Facilities Special Tax for Developed Property within Tax Zone 1 both before and after the Trigger Event; a different Maximum Facilities Special Tax may be identified for property that annexes into the CFD and is part of a separate Tax Zone.

**TABLE 2
MAXIMUM FACILITIES SPECIAL TAX
TAX ZONE 1**

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

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

3. *Maximum Special Taxes for Mixed-Use Buildings*

If, in any Fiscal Year, the Administrator determines that a Parcel of Developed Property is built or proposed to be built with both Units and Non-Residential Square Footage, the Maximum Special Taxes for the Parcel shall be the sum of (i) the aggregate Maximum Special Taxes for all Units on the Parcel, and (ii) the Maximum Special Taxes determined for all of the Non-Residential Square Footage on the Parcel.

4. *Reduction of the Maximum Special Taxes*

If, in any Fiscal Year, the City determines pursuant to the Fiscal Review Process that the Maximum Special Taxes within one or more Tax Zones should be reduced, the Maximum Special Taxes within the Tax Zones may be reduced without a vote of the qualified CFD electors. An Amended Notice of Special Tax Lien reflecting the reduced Maximum Special Taxes shall be recorded against the Parcels within such Tax Zones.

D. METHOD OF LEVY OF THE SPECIAL TAXES

1. Services Special Tax

Each Fiscal Year, the Administrator shall determine the Services Special Tax Requirement for the Fiscal Year, and the Services Special Tax shall be levied on each Parcel of Developed Property within the CFD in the amount of either (i) the Maximum Services Special Tax, or (ii) the Proportionately determined percentage of the Maximum Services Special Tax required to generate the Services Special Tax Requirement, whichever is less.

2. Facilities Special Tax

Each Fiscal Year after the Trigger Event, the Administrator shall determine the Facilities Special Tax Requirement for the Fiscal Year, and the Facilities Special Tax shall be levied on each Parcel of Developed Property within the CFD in the amount of either (i) the Maximum Facilities Special Tax, or (ii) the Proportionately determined percentage of the Maximum Facilities Special Tax required to generate the Facilities Special Tax Requirement, whichever is less.

E. MANNER OF COLLECTION OF SPECIAL TAXES

The Special Taxes shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that the City may directly bill, collect at a different time or in a different manner, and/or collect delinquent Special Taxes through foreclosure or other available methods.

The Facilities Special Tax shall be levied for thirty (30) Fiscal Years, beginning the first Fiscal Year after the Trigger Event has taken place. Under no circumstances may the Facilities Special Tax on a Parcel in residential use be increased in any Fiscal Year as a consequence of delinquency or default in payment of the Facilities Special Tax levied on another Parcel or Parcels by more than ten percent (10%) above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults. The Services Special Tax may be levied and collected in perpetuity.

F. EXEMPTIONS

No Special Taxes shall be levied on Public Property or any other Parcels in the CFD that are not Residential Property or Non-Residential Property, as defined herein.

G. INTERPRETATION OF SPECIAL TAX FORMULA

The City may interpret, clarify, and/or revise this RMA to correct any inconsistency, vagueness or ambiguity as it relates to the Special Tax rates, the method of apportionment, the classification of properties or any definition applicable to the CFD, by resolution or ordinance. The City, upon the request of an owner of land within the CFD which is not Developed Property, may also amend this RMA in any manner acceptable to the City, by resolution or ordinance following a public hearing, upon the affirmative vote of such owner to such amendment and without the vote of owners of any other land within the CFD, provided such amendment only affects such owner's land.

EXHIBIT C
CITY OF LATHROP
COMMUNITY FACILITIES DISTRICT NO. 2023-1
(RIVER ISLANDS PUBLIC SERVICES AND FACILITIES
#2) ANNEXATION NO. 5

MAXIMUM SERVICES SPECIAL TAX FOR ZONE 1 OF THE CFD

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

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

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

MAXIMUM FACILITIES SPECIAL TAX FOR ZONE 1 OF THE CFD

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

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

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

B5

RECORDING REQUESTED BY, AND

WHEN RECORDED MAIL TO:

CITY OF LATHROP
ATTN: CITY CLERK
390 TOWNE CENTRE DRIVE
LATHROP, CA 95330
Exempt from payment of recording fees (GC 27383)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**COMMON USE AGREEMENT
FOR THE STAGE 1 (ZONE B) PORTION OF LEVEE EASEMENT THAT AFFECTS
SALVATORE WAY AND RIVERFRONT DRIVE
BY AND BETWEEN THE
CITY OF LATHROP
AND
ISLAND RECLAMATION DISTRICT NO. 2062**

This COMMON USE AGREEMENT FOR SALVATORE WAY AND RIVERFRONT DRIVE, associated with Phase 1 of River Islands at Lathrop entered into effective **March 25, 2024** ("Agreement"), and is made and entered into by **ISLAND RECLAMATION DISTRICT NO. 2062**, a reclamation district organized under the laws of the State of California ("District"), and the **CITY OF LATHROP**, a municipal corporation in the State of California ("City"), together the "Parties."

RECITALS

A. This Agreement relates to certain real property to be dedicated by Califia, LLC, to City for public right of way purposes known as Salvatore Way and Riverfront Drive; local streets within the River Islands at Lathrop Master Planned Community, ("River Islands Site"), more specifically within the proposed Town Center District.

B. The Agreement does not include the dedication of additional public utility easements (PUEs) adjacent to the right of way of Salvatore Way and Riverfront Drive, since PUEs were already dedicated with the Irrevocable Offer of Dedication ("IOD") for Salvatore Way and Islanders Way, recorded on February 7, 2024 (Document Number: 2024-009966) and joint trench and other utilities associated with Riverfront Drive will be located on the south side of this street and not along the north side.

B. On September 14, 2015, the Califia recorded an easement across properties owned by Califia for the right to control and maintain the levee constructed by District for flood protection purposes to protect development of the Stage 1 Zone B sub-planning area of the River Islands Site ("Levee Easement").

C. Califia has proposed Tract 4167, a final map that will create a mixed-use subdivision within the Town Center District of Stage 1 sub-planning of the River Islands Site. Tract 4167 contains Salvatore Way and Riverfront Drive, streets that extend into a portion of the existing Levee Easement as depicted in **Exhibit A** to this Agreement.

D. Since the Levee Easement has been recorded to provide appropriate legal access and authority to District for its flood protection works (“District Works”) in accordance with the State Water Code and applicable FEMA regulations, and these levees are designed to provide 200-year Urban Level of Flood Protection (ULOP) in accordance with approved State Department of Water Resources Standards, prior to the approval of Tract 4167 and the dedication of right of way for the Town Center Portion of Salvatore Way and Riverfront Drive, the Parties acknowledge and agree that it is necessary for the Parties to enter into an agreement to outline the duties and responsibilities of each Party, for the betterment of the public and to avoid conflicts in each Party's individual obligations under applicable law to the portion of right of way associated with Salvatore Way and Riverfront Drive (“Common Use Area”).

AGREEMENT

NOW, THEREFORE, in consideration of the premises and of the mutual covenants hereinafter set forth, the Parties do hereby agree as follows:

1. City hereby agrees to the construction, reconstruction, maintenance or use by District of the District Works located within the Common Use Area which is more particularly described on **Exhibit A** to this Agreement, incorporated herein by this reference.
2. District hereby agrees to the construction, reconstruction, maintenance or use by City of the Town Center Portion of Salvatore Way and Riverfront Drive within the Common Use Area which is more particularly depicted on **Exhibit A** to this Agreement, incorporated herein by this reference.
3. District and City acknowledge the priority of title of each other wherever applicable to the Common Use Area.
4. District has reviewed the Town Center improvement plans for surface improvements, underground pipelines, street lighting, landscaping and joint trench construction prepared by O'Dell Engineering and Power Systems Design and has no objections to the design and proposed construction of the facilities on these improvement plans, including streetlights located within the Common Use Area.
5. In the event that the future use of the Town Center Portion of Salvatore Way and/or Riverfront Drive at any time necessitate rearrangement, relocation or reconstruction of any of the District's works within the Common Use Area, City shall notify District in writing of such necessity pursuant to applicable sections of the Water Code and City agrees to pay the cost of such rearrangement, relocation or reconstruction of District Works following approval of all plans and specifications of said rearrangement, relocation, or reconstruction by the District, which approval shall not be unreasonably withheld.
6. In the event that the future use of the District Works shall at any time necessitate rearrangement, relocation or reconstruction of any of the Town Center Portion of Salvatore Way and/or Riverfront Drive within the Common Use Area, District shall notify City in writing of such necessity and District agrees to pay the cost of such rearrangement, relocation or reconstruction of Town Center Portion of Salvatore Way and/or Riverfront Drive and adjacent public utility easements (if effected) following approval of all plans and specifications of said rearrangement, relocation, or reconstruction by the City, which approval shall not be unreasonably withheld.

7. City shall pay the cost to maintain, repair or replace City's facilities located in the Common Use Area at its sole expense, and for construction, rearrangement, modification, alteration or relocation not requested or undertaken by District, except for damage resulting from maintenance, repair or replacement by District.

8. District or its assignees shall pay the cost to maintain, repair and replace District's facilities located in the Common Use Area at its sole expense, and for construction, rearrangement, modification, alteration or relocation not requested or undertaken by City, excepting damage resulting from maintenance, repair or replacement by City.

9. District, when working within the Common Use Area shall comply with the following provisions:

(a) Except in times of emergency, including during a high water or flooding event, District shall provide reasonable notice to City before performing any work in the Common Use Area where such work will be performed in or on the traveled way or improved shoulders, sidewalk or landscaping of the roadway or will otherwise obstruct vehicular and/or pedestrian traffic.

(b) In all cases, District shall make adequate provisions for the protection of the travelling public and provide such barricades and safety devices as are required by City standards, and in cases of non-emergency, provide a Traffic Control Plan as required by City standards and specifications.

(c) All work shall be planned and carried out so there will be minimum inconvenience to the traveling public.

(d) All work shall be replacement in kind, conform to the existing facilities as to width and depth of surfacing thereof, meet all applicable City standards and specifications as determined by the City Engineer and shall be subject to inspection by City.

10. District and City shall use said Common Use Area in such manner as to not unreasonably interfere with the rights of either Party.

11. District shall not be responsible for any damage occurring to the City facilities in the Common Use Area that are not as a direct result of the District's maintenance, construction or reconstruction activities, or from its flood control facilities located on or near the Common Use Area. All costs for repairing such damage to City's facilities shall be borne by City.

12. City shall not be responsible for any damage occurring to District facilities in the Common Use Area that are not as a direct result of the City's maintenance, construction or reconstruction activities of its right of way or improvements on or near the Common Use Area. All costs for repairing such damage to District's facilities shall be borne by District.

13. District is responsible for maintaining the aesthetic, structural integrity, and safety of its pedestrian bridges constructed by District that may transverse City right of way, including without limitation the Town Center Portion of Salvatore Way and Riverfront Drive, and the bridge decks, piers, foundations, railings, abutment walls, and ramps. City shall not be responsible for the inspection, maintenance or repair of any District pedestrian bridges, including safety inspections of the bridge structure, footings, or abutments.

14. District shall be responsible for the vegetation and weed control activities of its levee slopes and adjacent areas that may transverse the Common Use Area. City shall be responsible for any

landscaping and irrigation improvements within its right of way, including within the Common Use Area. The City or its assignees shall become responsibility for weed control within portions of the Common Use Area that are landscaped by the City.

15. To the extent that the City's rights to its right of way or any adjacent PUEs for Salvatore Way and/or Riverfront Drive under the applicable laws of the State of California do not hinder or conflict with the rights of the District under applicable laws of the State of California, such rights of the District shall remain and be in full force and effect. Should any conflict with the rights of the City by rights of the District be identified, the District hereby subrogates its rights to the City, subject to review and approval of the District's legal counsel.

16. This Agreement shall not have a prescribed term. Termination of Agreement shall only occur if the Common Use Area ceases to be in existence and the need for this Agreement and its rights and obligations contained herein cease to be necessary. Either Party may provide written notice of such termination, subject to review and verification of the other Party.

17. Notices. Any and all notices required to be given hereunder will be deemed to have been delivered upon deposit in the United States mail, postage prepaid, addressed to either of the parties at the address hereinafter specified or as later amended by either party in writing:

City of Lathrop
Attention: City Clerk
390 Towne Centre
Lathrop, CA 95330

Reclamation District No. 2062
73 West Stewart Road
Lathrop, CA 95330
Attention: President

18. This Agreement, and all terms, covenants, and conditions hereof, will apply to and bind the successors and assigns of the respective parties hereto. Neither Party will assign nor sublet this Agreement without the prior written consent of the other Party.

19. This Agreement is governed by California law.

20. This Agreement may not be modified or amended except in writing signed by both parties.

21. Each party must, in all activities undertaken pursuant to this Agreement, comply and cause its contractors, agents and employees to comply with all Federal, State and local laws, statutes, orders, ordinances, rules, and regulations.

22. It is expressly understood that this Agreement does not in any way whatsoever grant or convey any permanent easement, fee or other interest in a party's real property to the other Party.

23. This Agreement, together with all exhibits attached hereto, constitutes the entire agreement between the Parties and supersedes all prior written or oral understandings.

IN WITNESS WHEREOF, the City and District have signed this Agreement effective as of the Effective Date.

CITY OF LATHROP
A California municipal corporation

ISLAND RECLAMATION DISTRICT
NO. 2062, a California reclamation
district

By: _____
Stephen Salvatore, City Manager

By: _____
Susan Dell'Osso, President

ATTEST:

By: _____
Teresa Vargas, City Clerk

APPROVED AS TO FORM BY THE CITY OF LATHROP CITY ATTORNEY:

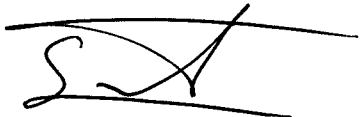
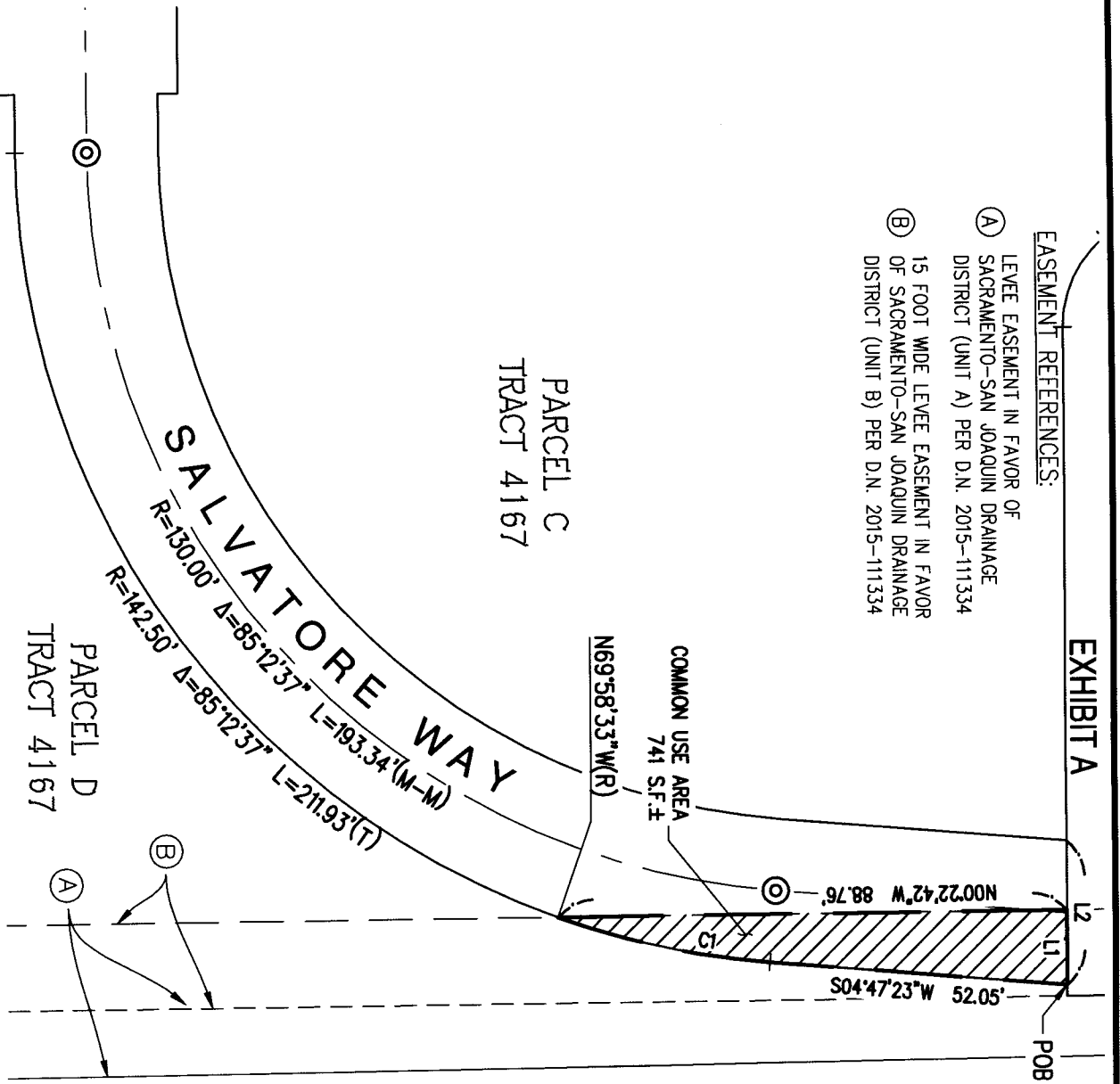
By:  _____
Salvador V. Navarrete, City Attorney

EXHIBIT A
COMMON USE AREA DEPICTION

EXHIBIT A

EASEMENT REFERENCES:

- (A) LEVEE EASEMENT IN FAVOR OF SACRAMENTO-SAN JOAQUIN DRAINAGE DISTRICT (UNIT A) PER D.N. 2015-111334
- (B) 15 FOOT WIDE LEVEE EASEMENT IN FAVOR OF SACRAMENTO-SAN JOAQUIN DRAINAGE DISTRICT (UNIT B) PER D.N. 2015-111334



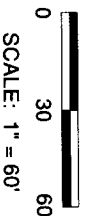
POB

LEGEND

- POB POINT OF BEGINNING
- (R) RADIAL BEARING
- (T) TOTAL
- S.F. SQUARE FEET

EASEMENT REFERENCES:

- (A) LEVEE EASEMENT IN FAVOR OF SACRAMENTO-SAN JOAQUIN DRAINAGE DISTRICT (UNIT A) PER D.N. 2015-111334
- (B) 15 FOOT WIDE LEVEE EASEMENT IN FAVOR OF SACRAMENTO-SAN JOAQUIN DRAINAGE DISTRICT (UNIT B) PER D.N. 2015-111334



COMMON USE AREA DEPICTION - SALVATORE WAY

SCALE: AS SHOWN DATE: MARCH 13, 2024

JOB NO.: 25501

FILE: 25501_TRACT 4176_TOWN CENTER

1 of 2



1165 Scenic Drive, Suite A
 Modesto, CA 95350
 odellengineering.com

CITY SURVEYORS STATEMENT

I, DARRYL A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF TRACT 4167, RIVER ISLANDS-PHASE 1, TOWN CENTER, 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



SURVEYORS STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYORS MAP ACT AND LOCAL ORDINANCE. AT THE REQUEST OF THE CLIENT, I HAVE CONDUCTED A FIELD SURVEY TO LOCATE THE CORNERS AND POINTS OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED ON THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2024, AND THAT THE MONUMENTS ARE, OR THAT THEY WILL BE, SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED AMENDED VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____ 2024.

OTIYAN DRAWMAN, P.L.S. NO. 7788



RECIPIENTS

1. RIGHT TO FARM STATEMENT.
2. PERMITS OPERATION OF PROPERTY, CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES YOU ARE HEREBY NOTICED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO RESTRICTIONS AND FROM OTHER AGRICULTURAL ACTIVITIES INCLUDING WHOOT LIMITATIONS, CULTURAL PRACTICES, AND MONUMENTS FROM DETERMINING AND OBTAINING NECESSARY PERMITS, PROTECTION OF ROADS 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.
3. A SOIL REPORT ENTITLED "GEOLOGICAL EXPLORATION, RIVER ISLANDS, PHASE 1, LATHROP, CALIFORNIA," REFERENCED AS PROJECT NO. 50445.001.01 AND DATED JULY 28, 2023, HAS BEEN PREPARED FOR THIS PROJECT AND IS ATTACHED TO THIS MAP. THE REPORT INDICATES THAT THE SOILS IN THE CITY OF LATHROP ARE LESS THAN 4167 RIVER ISLANDS-PHASE 1, TOWN CENTER, CITY OF LATHROP. THERE ARE MORE OR LESS, 8 NUMBERED PARCELS CONTAINING 76.17 ACRES, MORE OR LESS, AND 4 LETTERED PARCELS CONTAINING 19.83 ACRES, MORE OR LESS, AS SHOWN ON THIS FINAL MAP (PLEASE REFER TO THE AREA TABLE BELOW).

TRACT 4167 AREA SUMMARY	
LOTS 1 THROUGH 25	1364 AC.
STREET DEDICATIONS	19.90 AC.
PARCELS 1 - 8	76.17 AC.
PARCELS A - D	19.83 AC.
TOTAL	129.54 AC.

EASEMENT ABANDONMENT NOTE

1. THE 60' WIDE ROADWAY EASEMENT KNOWN AS COHEN ROAD PER D.N. 08-95 WITHIN TRACT 4167 AND THE PUBLIC UTILITY EASEMENT KNOWN AS POLICE STATION SOUTH (P.S.S.) TRACT 4167, WITHIN TRACT 4167 ARE ABANDONED BY THIS FINAL MAP. PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET 1.

4. BASED ON INFORMATION CONTAINED IN THE PREVIOUSLY TITLED REPORT, ORDER NUMBER 1214022618-LR (VERSION 9), DATED FEBRUARY 23, 2024, PROVIDED BY THE RESPONDING TITLE COMPANY:

**TRACT 4167
RIVER ISLANDS - PHASE 1
TOWN CENTER**

A PORTION OF PARCEL EL PESQUERO, BEING A SUBDIVISION OF PARCEL 17 OF TRACT 3876 (42 MAP 56) AND LOT 3 OF DOCUMENT NUMBER 2015-046191, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
MARCH 2024



LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEET 3 ONLY.

LINE TABLE				CURVE TABLE			
LINE	DIRECTION	LENGTH	CURVE	RADIUS	DELTA	LENGTH	LENGTH
L1	N45°39'54"E	60.00'	C1	65.00	108°04'52"	123.75'	
L2	N44°20'06"W	1.32'	C2	47.00	46°34'03"	38.20'	
L3	N45°39'54"E	194.84'	C3	100.00	27°44'55"	48.43'	
L4	N73°10'09"W	295.70'	C4	100.00	27°44'55"	48.43'	
L5	N80°00'00"W	22.83'	C5	270.00	30°38'05"	144.36'	
L6	N45°00'00"W	35.36'	C6	80.00	7°45'40"	109.72'	
L7	N80°00'00"W	70.00'	C7	80.00	37°52'24"	53.54'	
L8	N45°00'00"W	35.36'	C8	370.00	3°15'49"	265.69'	
L9	N45°00'00"W	42.43'	L21	N43°19'27"W	35.05'		
L10	N80°00'00"W	42.43'	L22	N40°31'09"W	186.56'		
L11	N00°00'00"W	126.00'	L23	N14°01'09"W	143.55'		
L12	N45°00'00"W	42.43'					

EASEMENT LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEET 3 ONLY.

LINE TABLE				CURVE TABLE			
LINE	DIRECTION	LENGTH	CURVE	RADIUS	DELTA	LENGTH	LENGTH
L24	N47°10'33"E	98.83'	C9	451.00	19°32'51"	153.76'	
L25	N35°31'7"W	6.07'	C10	2034.00	12°32'51"	445.44'	
L26	N35°31'7"W	18.88'	C11	2022.00	7°38'52"	392.84'	
L27	N02°10'7"W	28.10'	C12	2034.00	4°56'12"	175.25'	
L28	N21°54'W	41.74'	C13	2022.00	6°53'08"	231.23'	
L29	N00°00'00"E	1.67'	C14	2034.00	10°52'32"	386.09'	
L30	N45°00'00"W	21.21'	C15	1553.00	5°08'26"	194.06'	
L31	N80°00'00"E	277.99'	C16	1553.00	12°50'45"	348.63'	
L32	N64°19'50"W	120.48'	C17	2180.00	2°30'53"	95.69'	
L33	N07°05'46"E	154.63'	C18	2180.00	2°05'15"	79.86'	
L34	N68°09'34"E	119.80'	C19	2180.00	11°02'34"	420.16'	
L35	N67°10'33"E	155.76'	C20	2192.00	4°57'09"	189.47'	
L36	N49°50'52"E	119.53'	C21	2180.00	5°19'52"	202.63'	
L37	N21°31'38"E	281.59'	C22	200.00	7°57'22"	27.42'	
L38	N31°37'00"E	7.86'	C23	200.00	23°42'37"	82.76'	
L39	N68°11'09"W	76.64'	C24	549.00	21°08'47"	202.82'	
L40	N40°31'09"W	52.60'	C25	211.00	17°52'04"	65.80'	
L41	N31°37'00"E	283.99'					
L42	N45°45'26"E	158.89'					
L43	N8°39'41"E	41.71'					

REFERENCES

- (R1) TRACT 3876, RIVER ISLANDS-PHASE 1B, LARGE LOT FINAL MAP, FILED MARCH 31, 2015, IN BOOK 42 OF MAPS AND PLATS, PAGE 56, S.I.C.R. (42 MAP 56)
- (R2) TRACT 3704, RIVER ISLANDS-PHASE 1B, VILLAGE C3, FILED DECEMBER 20, 2013, IN BOOK 42 OF MAPS AND PLATS, PAGE 4, S.I.C.R. (42 MAP 4)
- (R3) TRACT 3835, RIVER ISLANDS-PHASE 1B, VILLAGE 15, 2017, IN BOOK 42 OF MAPS AND PLATS, PAGE 84, S.I.C.R. (42 MAP 84)
- (R4) TRACT 3835, RIVER ISLANDS-PHASE 1B, VILLAGE N, FILED SEPTEMBER 13, 2019, IN BOOK 43 OF MAPS AND PLATS, PAGE 102, S.I.C.R. (43 MAP 102)
- (R5) TRACT 3837, RIVER ISLANDS-PHASE 1B, VILLAGE P, FILED JUNE 19, 2018, IN BOOK 43 OF MAPS AND PLATS, PAGE 38, S.I.C.R. (43 MAP 38)
- (R6) TRACT 3834, RIVER ISLANDS-PHASE 1B, VILLAGE M, FILED DECEMBER 21, 2016, IN BOOK 42 OF MAPS AND PLATS, PAGE 72, S.I.C.R. (42 MAP 72)
- (R7) TRACT 3838, RIVER ISLANDS-PHASE 1B, VILLAGE Q, FILED NOVEMBER 30, 2017, IN BOOK 43 OF MAPS AND PLATS, PAGE 12, S.I.C.R. (43 MAP 12)
- (R8) GRANT DEED TO CALUNA, LLC, RECORDED APRIL 24, 2015, AS DOCUMENT NUMBER 2015-046191, S.I.C.R.
- (R9) TRACT 3838, RIVER ISLANDS-PHASE 1B, VILLAGE Q, FILED NOVEMBER 30, 2018, IN BOOK 43 OF MAPS AND PLATS, PAGE 57, S.I.C.R. (43 MAP 57)
- (R10) TRACT 3840, RIVER ISLANDS-PHASE 1B, VILLAGE G1, FILED APRIL 1, 2016, IN BOOK 42 OF MAPS AND PLATS, PAGE 57, S.I.C.R. (42 MAP 57)

SIGNATURE OMISSIONS

- PURSUANT TO SECTION 66406 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:
1. REQUIRED ISLANDS LAND COMPANY, RESERVATION FOR OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, PER DOCUMENT NUMBER 2015-046191, S.I.C.R.
 2. ROADWAY EASEMENT IN FAVOR OF SAN JOAQUIN COUNTY PER BOOK 408, OFFICIAL RECORDS, PAGE 95, S.I.C.R.
 3. LEVEE EASEMENTS IN FAVOR OF SACRAMENTO-SAN JOAQUIN DRAINAGE DISTRICT PER LEVEE EASEMENT NUMBER 2015-111334 AND 2015-111335, S.I.C.R.
 4. I.O.D. FOR PUBLIC RIGHT OF WAY AND UTILITY EASEMENT IN FAVOR OF THE CITY OF LATHROP PER DOCUMENT NUMBER 2016-092066, S.I.C.R.
 5. P.S.S. EASEMENT IN FAVOR OF THE CITY OF LATHROP PER DOCUMENT NUMBER 2016-092066, S.I.C.R.
 6. I.O.D. FOR PUBLIC RIGHT OF WAY AND UTILITY EASEMENT IN FAVOR OF THE CITY OF LATHROP PER DOCUMENT NUMBER 2016-092066, S.I.C.R.
 7. PUBLIC ACCESS AND UTILITY EASEMENT IN FAVOR OF THE CITY OF LATHROP PER DOCUMENT NUMBER 2017-107828, S.I.C.R.
 8. PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF LATHROP PER DOCUMENT NUMBER 2021-102828, S.I.C.R.

EASEMENTS

- (1) ROADWAY EASEMENT (COHEN ROAD) IN FAVOR OF SAN JOAQUIN COUNTY PER BOOK 408, OFFICIAL RECORDS, PAGE 95, S.I.C.R. (SEE EASEMENT ABANDONMENT NOTE)
- (2) 15' WIDE SUIVDO LEVEE EASEMENT UNIT A AND UNIT B PER D.N. 2015-111334, S.I.C.R.
- (3) SUIVDO LEVEE EASEMENT UNIT A AND UNIT B PER D.N. 2015-111335, S.I.C.R.
- (4) PAE AND PUE IN FAVOR OF CITY OF LATHROP PER D.N. 2016-061416, S.I.C.R. (RIVER ISLANDS PARKWAY)
- (5) (NOT USED)
- (6) P.S.S. PRESSURE REDUCING STATION EASEMENTS PER D.N. 2016-092066, S.I.C.R.
- (7) I.O.D. FOR PAE AND PUE IN FAVOR OF CITY OF LATHROP PER D.N. 2019-070950, S.I.C.R. (RIVER ISLANDS PARKWAY)
- (8) I.O.D. FOR PAE AND PUE IN FAVOR OF CITY OF LATHROP PER D.N. 2019-070951, S.I.C.R. (ISLANDERS WAY)
- (9) I.O.D. FOR PAE AND PUE IN FAVOR OF CITY OF LATHROP PER D.N. 2021-101128, S.I.C.R. (ACCESS TO POLICE STATION PARCEL)
- (10) FOR PUE IN FAVOR OF POLICE STATION PARCEL PER D.N. 2021-101128, S.I.C.R. (FROM POLICE STATION SOUTHERLY) (SEE EASEMENT ABANDONMENT NOTE)
- (11) I.O.D. FOR PAE AND PUE IN FAVOR OF CITY OF LATHROP PER D.N. 2024-009986, S.I.C.R. (ISLANDERS WAY AND SALVADORA WAY)

MONUMENTATION NOTES

- ① FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788" PER (R2)
- ② FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788" PER (R10)
- ③ FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788" PER (R6)
- ④ FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R3),(R6),(R7) AND (R9)
- ⑤ FOUND 5/8" REBAR WITH CAP "PLS 7788" PER (R1)
- ⑥ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788" PER (R3)
- ⑦ 1 1/2" BRASS DISK STAMPED "PLS 7788" ON 1 FOOT OFFSET ALONG BOUNDARY COURSE L3 PER (R7)
- ⑧ 1 1/2" BRASS DISK STAMPED "PLS 7788" TO BE SET ON CONCRETE SIDEWALK 1.00' INTO THE RIGHT-OF-WAY ALONG PROLONGATION OF SIDE LOT LINES PER (R7)

BASIS OF BEARINGS

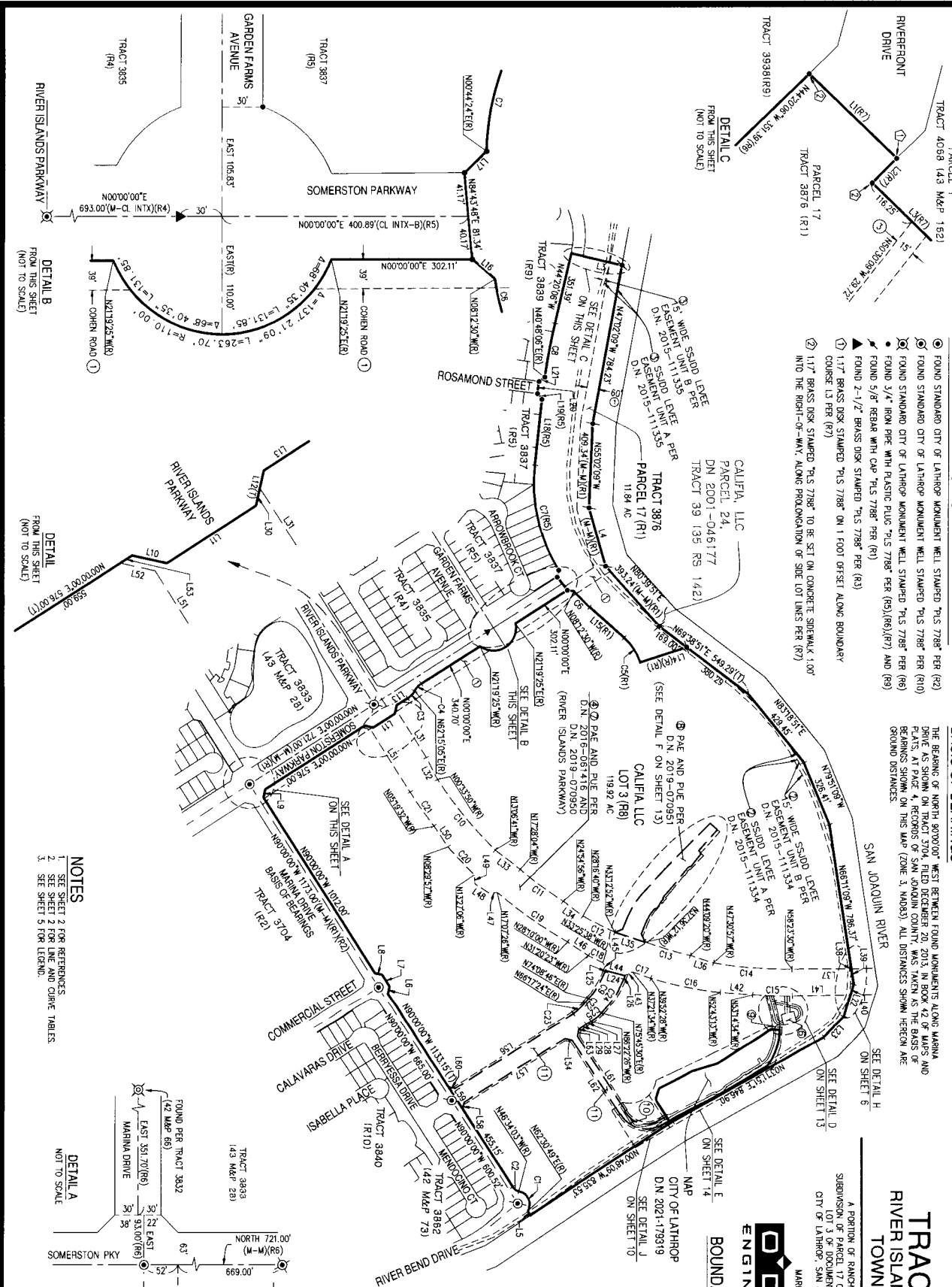
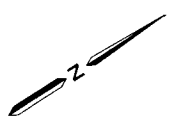
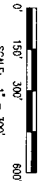
THE BEARING OF NORTH 80°00'00" WEST BETWEEN FOUND MONUMENTS ALONG MARINA DRIVE IS SHOWN ON THE MAP. THE BEARING OF SAN JOAQUIN COUNTY WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP (ZONE 3, NAD83). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

**TRACT 4167
RIVER ISLANDS - PHASE 1
TOWN CENTER**

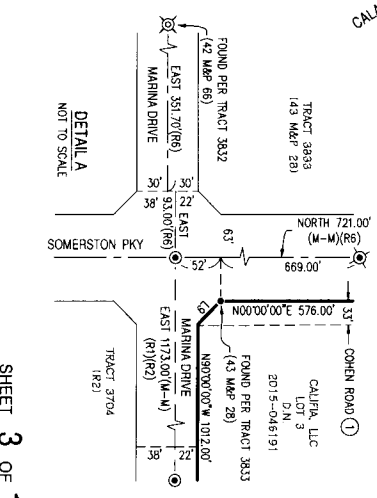
A PORTION OF RANCHO EL PESQUERO, BEING A SUBDIVISION OF THE DOCUMENT NUMBER 2001-046177, MAP 96 AND CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
MARCH 2024



BOUNDARY SHEET



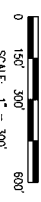
- NOTES**
1. SEE SHEET 2 FOR REFERENCES
 2. SEE SHEET 2 FOR LINE AND CURVE TABLES
 3. SEE SHEET 5 FOR LEGEND.



TRACT 4167
RIVER ISLANDS - PHASE 1
TOWN CENTER

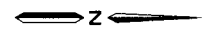
A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 17 OF TRACT 3876 (42 MAP 56) AND LOT 3 OF DOCUMENT NUMBER 2015-046191, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024



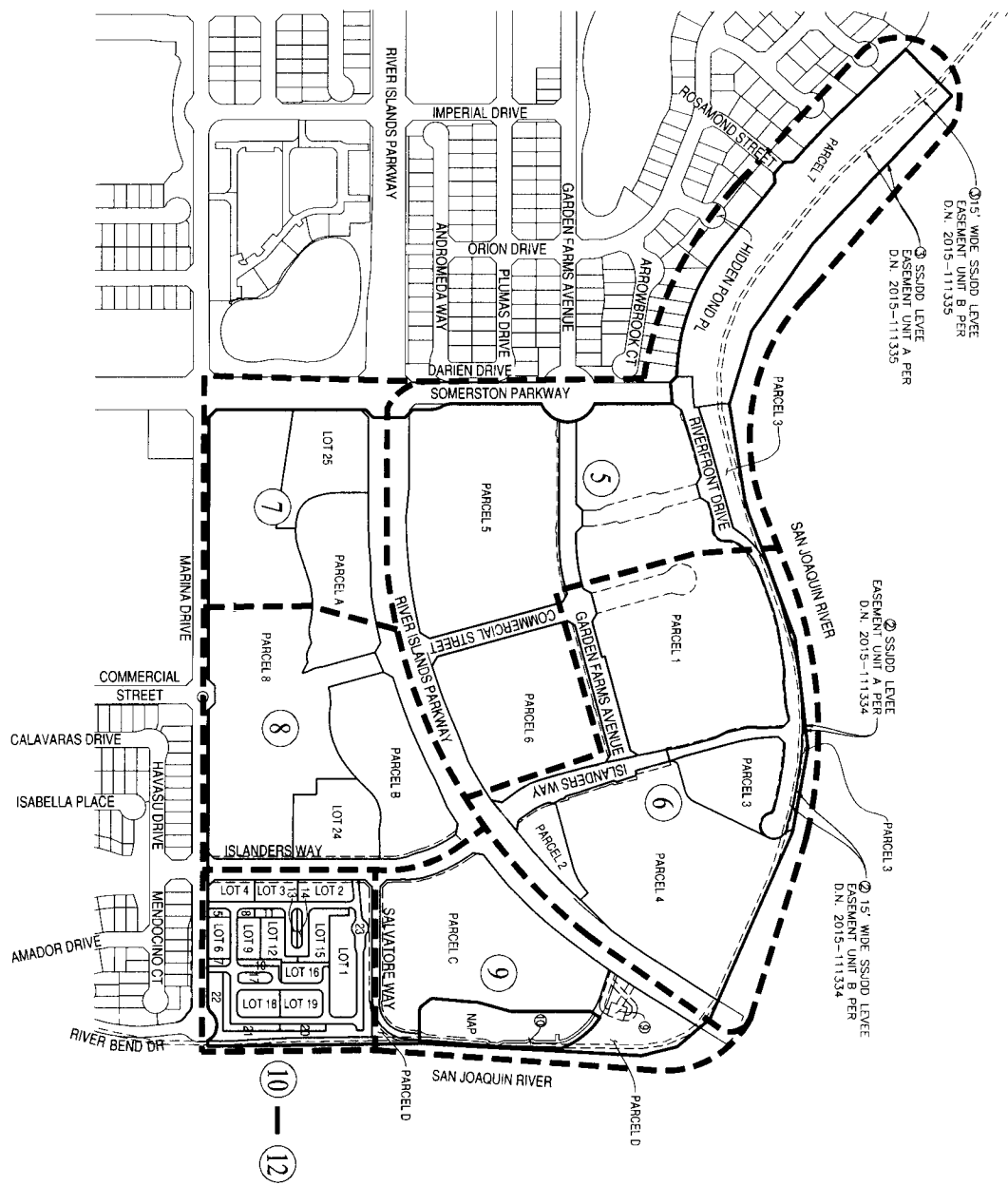
SCALE: 1" = 300'

SHEET INDEX



LEGEND

- EASEMENT LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- BOUNDARY
- SHEET LIMIT LINE
- (5) SHEET NUMBER



TRACT 4167 RIVER ISLANDS - PHASE 1 TOWN CENTER

A PORTION OF RANCHO EL PASADENO, BEING A
SUBDIVISION OF PARCEL 17 OF TRACT 3876 (42 MAP 55) AND
LOT 3 OF DOCUMENT NUMBER 2015-046191,
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

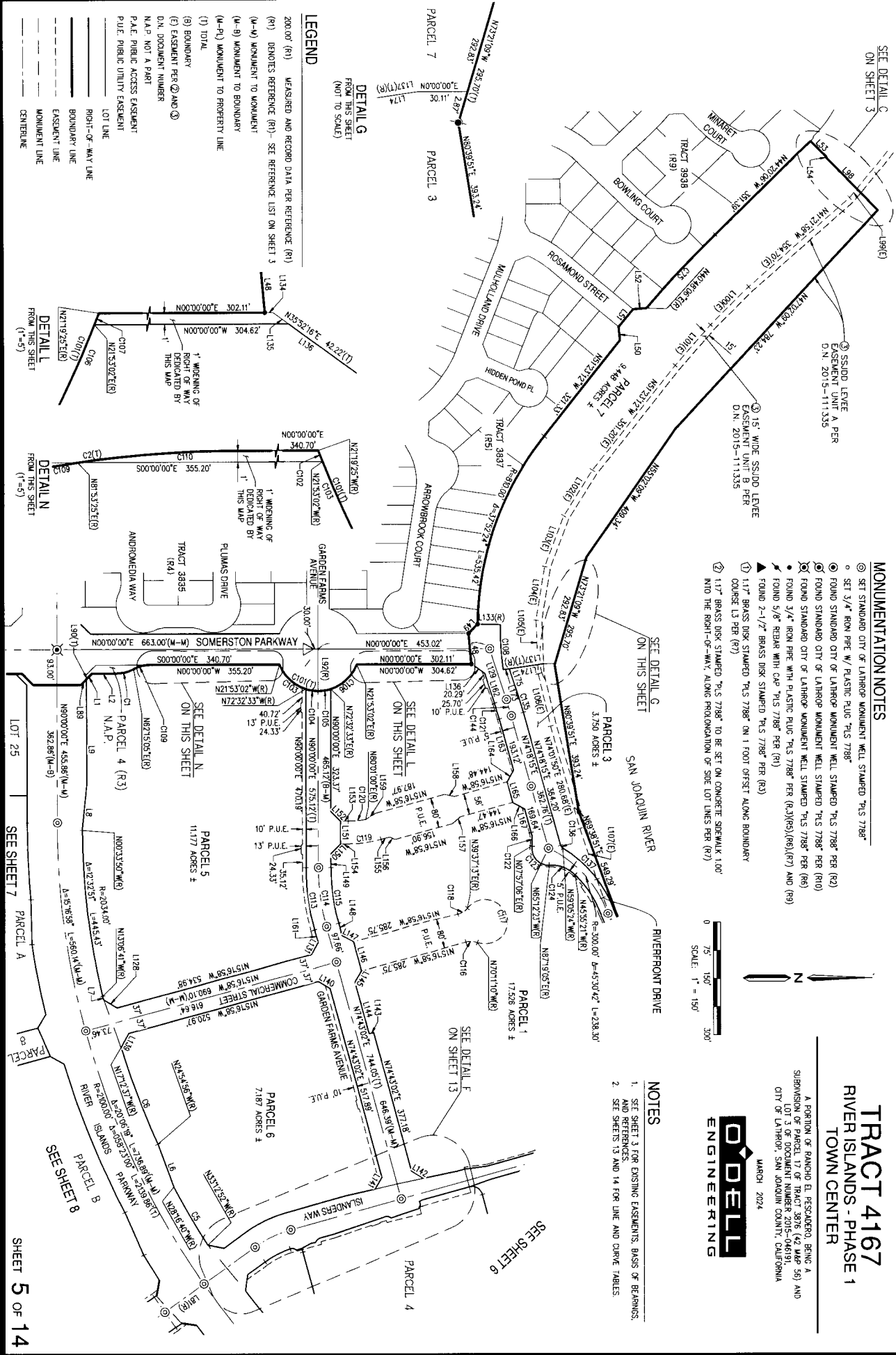
MARCH 2014



0 75 150 300
SCALE: 1" = 150'

- ### MONUMENTATION NOTES
- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
 - SET 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
 - ⊙ FOUND STAMPED CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788" PER (R1)
 - ⊙ FOUND STAMPED CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788" PER (R2)
 - ⊙ FOUND STAMPED CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788" PER (R3)
 - ⊙ FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R4)
 - ⊙ FOUND 5/8" REBAR WITH CAP "PLS 7788" PER (R5)
 - ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788" PER (R6)
 - ▲ FOUND 1-1/2" BRASS DISK STAMPED "PLS 7788" ON 1 FOOT OFFSET ALONG BOUNDARY COURSE L3 PER (R7)
 - ⊕ 11" BRASS DISK STAMPED "PLS 7788" TO BE SET ON CONCRETE SCHEDULE 1.00' AND THE RIGHT-OF-WAY, ALONG PROLONGATION OF SEE LOT LINES PER (R8)

- ### NOTES
1. SEE SHEET 3 FOR EXISTING EASEMENTS, BASIS OF BEARINGS, AND REFERENCES.
 2. SEE SHEETS 13 AND 14 FOR LINE AND CURVE TABLES.



LEGEND

- 200.00' (R1) MEASURED AND RECORD DATA PER REFERENCE (R1)
- (R1) DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 3
- (M-W) MONUMENT TO MONUMENT
- (M-B) MONUMENT TO BOUNDARY
- (M-PI) MONUMENT TO PROPERTY LINE
- (1) TOTAL
- (B) BOUNDARY
- (E) EASEMENT PER (E) AND (3)
- (N) DOCUMENT NUMBER
- N.A.P. NOT A PART
- P.U.E. PUBLIC UTILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- LOT LINE
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- EASEMENT LINE
- MONUMENT LINE
- CENTRILINE

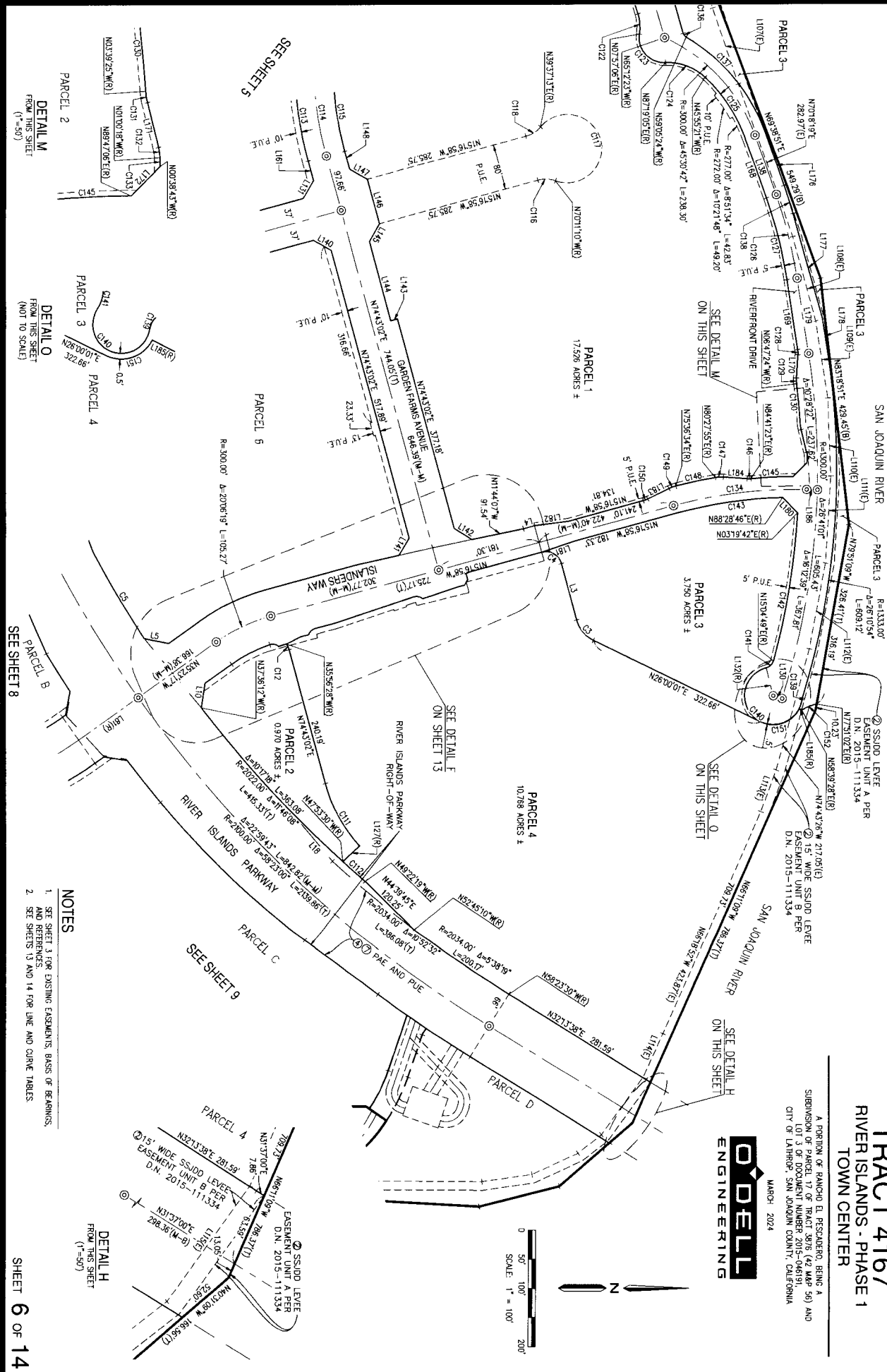
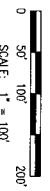
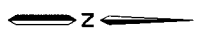
DETAIL G
FROM THIS SHEET
(NOT TO SCALE)

DETAIL L
FROM THIS SHEET
(1"=5')

DETAIL N
FROM THIS SHEET
(1"=5')

TRACT 4167 RIVER ISLANDS - PHASE 1 TOWN CENTER

A PORTION OF RANCHO EL PESCADOR, BEING A SUBDIVISION OF PARCEL 17 OF TRACT 3876 (42 MAP 56) AND LOT 3 OF DOCUMENT NUMBER 2015-0461914, CITY OF LAHORE, SAN JOAQUIN COUNTY, CALIFORNIA
MARCH, 2024



- NOTES**
1. SEE SHEET 3 FOR EXISTING EASEMENTS, BASIS OF BEARINGS, AND REFERENCES.
 2. SEE SHEETS 13 AND 14 FOR LINE AND CURVE TABLES.

DETAIL M
FROM THIS SHEET
(1"=50')

DETAIL O
FROM THIS SHEET
(NOT TO SCALE)

DETAIL H
FROM THIS SHEET
(1"=50')

NOTES

1. SEE SHEET 5 FOR MONUMENT NOTES.
2. SEE SHEET 3 FOR EXISTING EASEMENTS, BASIS OF BEARINGS, AND REFERENCES.
3. SEE SHEETS 13 AND 14 FOR LINE AND CURVE TABLES.

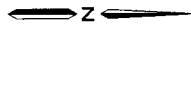
SEE SHEET 5

SEE SHEET 8

**TRACT 4167
RIVER ISLANDS - PHASE 1
TOWN CENTER**

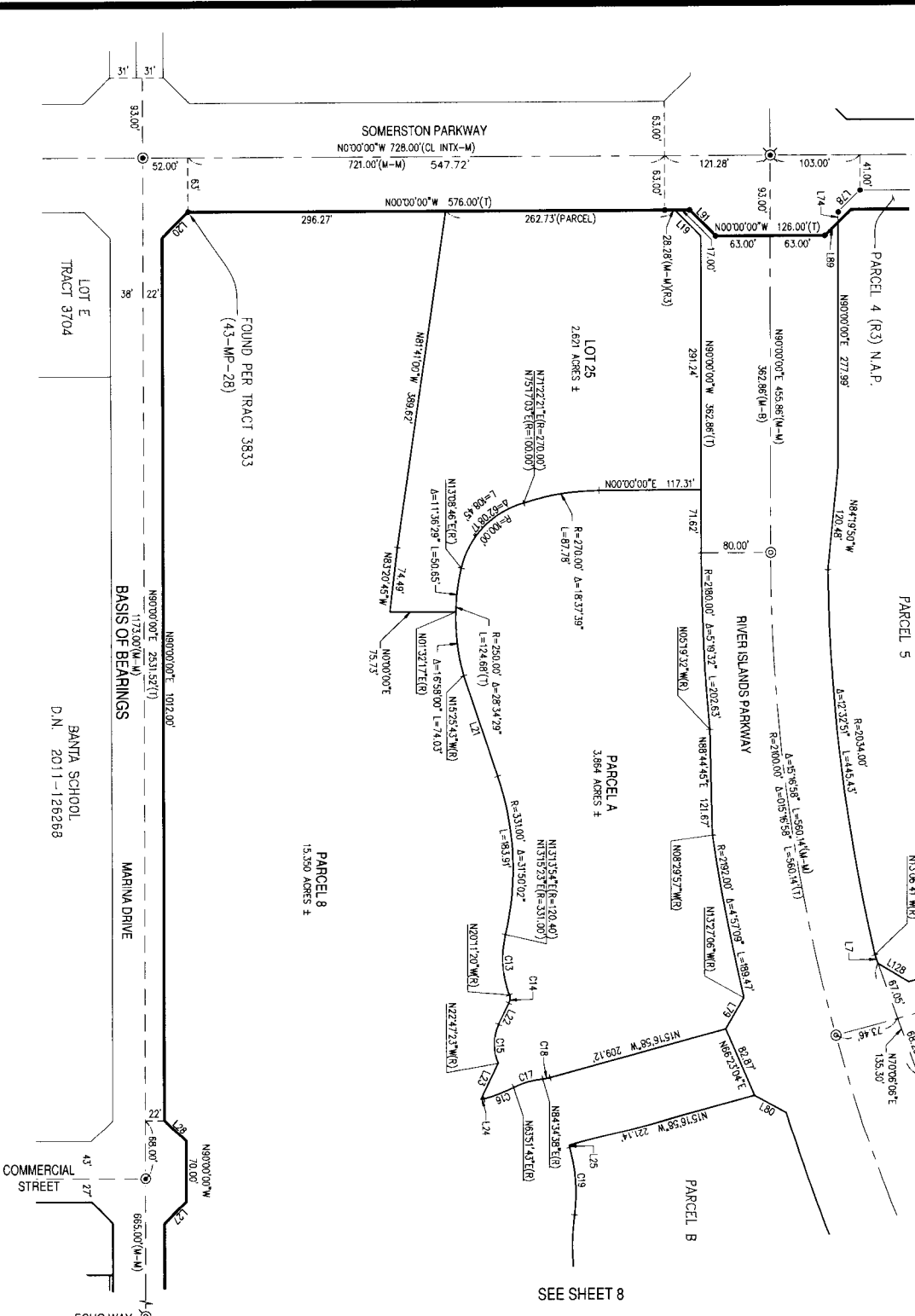
A PORTION OF RANCHO EL PESQUERO, BEING A SUBDIVISION OF PARCELS 17 OF TRACT 3876 (42 MAP 56) AND LOT 3 OF DOCUMENT NUMBER 2015-046191, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024

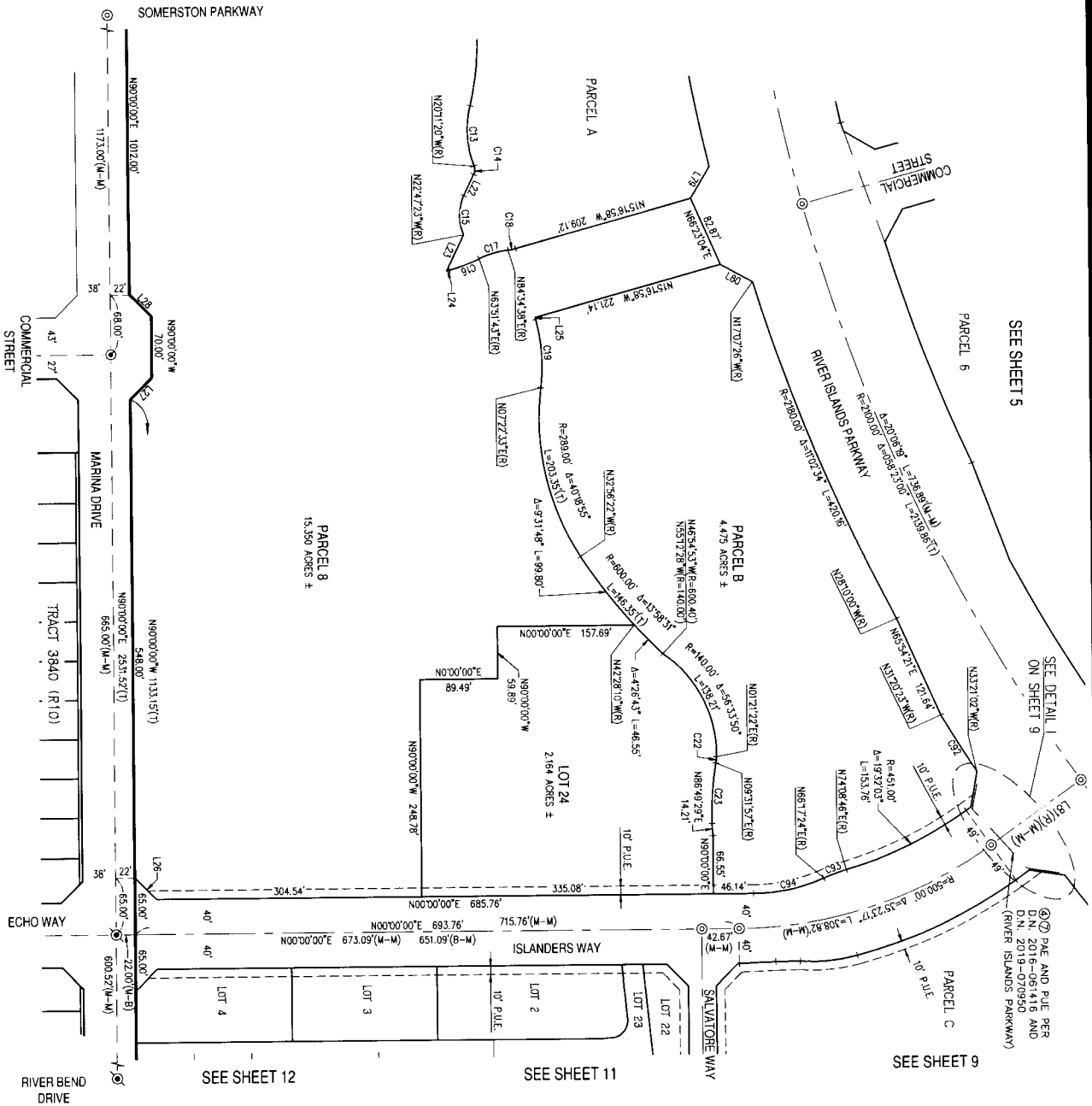


LEGEND

- 200.00' (R1) MEASURED AND RECORD DATA PER REFERENCE (R1)
- (R1) DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 3
- (M-M) MONUMENT TO MONUMENT
- (M-B) MONUMENT TO BOUNDARY
- (M-R1) MONUMENT TO PROPERTY LINE
- (T) TOTAL
- (B) BOUNDARY
- (E) EASEMENT PER (E) AND (D)
- D.N. DOCUMENT NUMBER
- N.A.P. NOT A PART
- P.A.E. PUBLIC ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- LOT LINE
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- EASEMENT LINE
- MONUMENT LINE
- CENTRALINE



SEE SHEET 7



SEE SHEETS 5

SEE DETAIL 1
ON SHEET 9

① P.A.E. AND P.U.E. PER
D.N. 2016-061416 AND
D.N. 2019-070950
(RIVER ISLANDS PARKWAY)

SEE SHEET 9

SEE SHEET 11

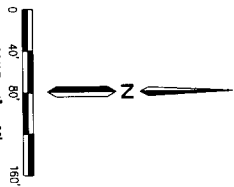
SEE SHEET 12

TRACT 4167 RIVER ISLANDS - PHASE 1 TOWN CENTER

ODELL
ENGINEERING

MARCH 2024

A PORTION OF PARCEL E, RESCADERO, BEING A
SUBDIVISION OF PARCEL 17 OF TRACT 3876 (42 ACR. 96) AND
LOT 3 OF DOCUMENT NUMBER 2015-046191,
CITY OF LAHARBOR, SAN JOAQUIN COUNTY, CALIFORNIA



NOTES

1. SEE SHEET 6 FOR MONUMENT NOTES.
2. SEE SHEET 3 FOR EXISTING EASEMENTS, BASIS OF BEARINGS, AND REFERENCES.
3. SEE SHEETS 13 AND 14 FOR LINE AND CURVE TABLES.

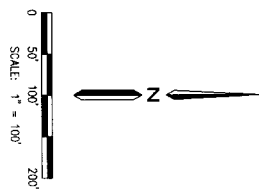
LEGEND

- 200.00' (R1) MEASURED AND RECORD DATA PER REFERENCE (R1)
- (R1) DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 3
- (M-M) MONUMENT TO MONUMENT
- (M-B) MONUMENT TO BOUNDARY
- (M-R1) MONUMENT TO PROPERTY LINE
- (T) TOTAL
- (B) BOUNDARY
- (E) EASEMENT PER ① AND ②
- D.N. DOCUMENT NUMBER
- N.A.P. NOT A PART
- P.A.E. PUBLIC ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- LOT LINE
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- EASEMENT LINE
- MONUMENT LINE
- CENTERLINE

TRACT 4167 RIVER ISLANDS - PHASE 1 TOWN CENTER

A PORTION OF RANCHO EL PESCADERO, BEING A
SUBDIVISION OF PARCEL 17 OF TRACT 3876 (42 MAP 96) AND
LOT 3 OF DOCUMENT NUMBER 2015-046191,
CITY OF LAHORE, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024

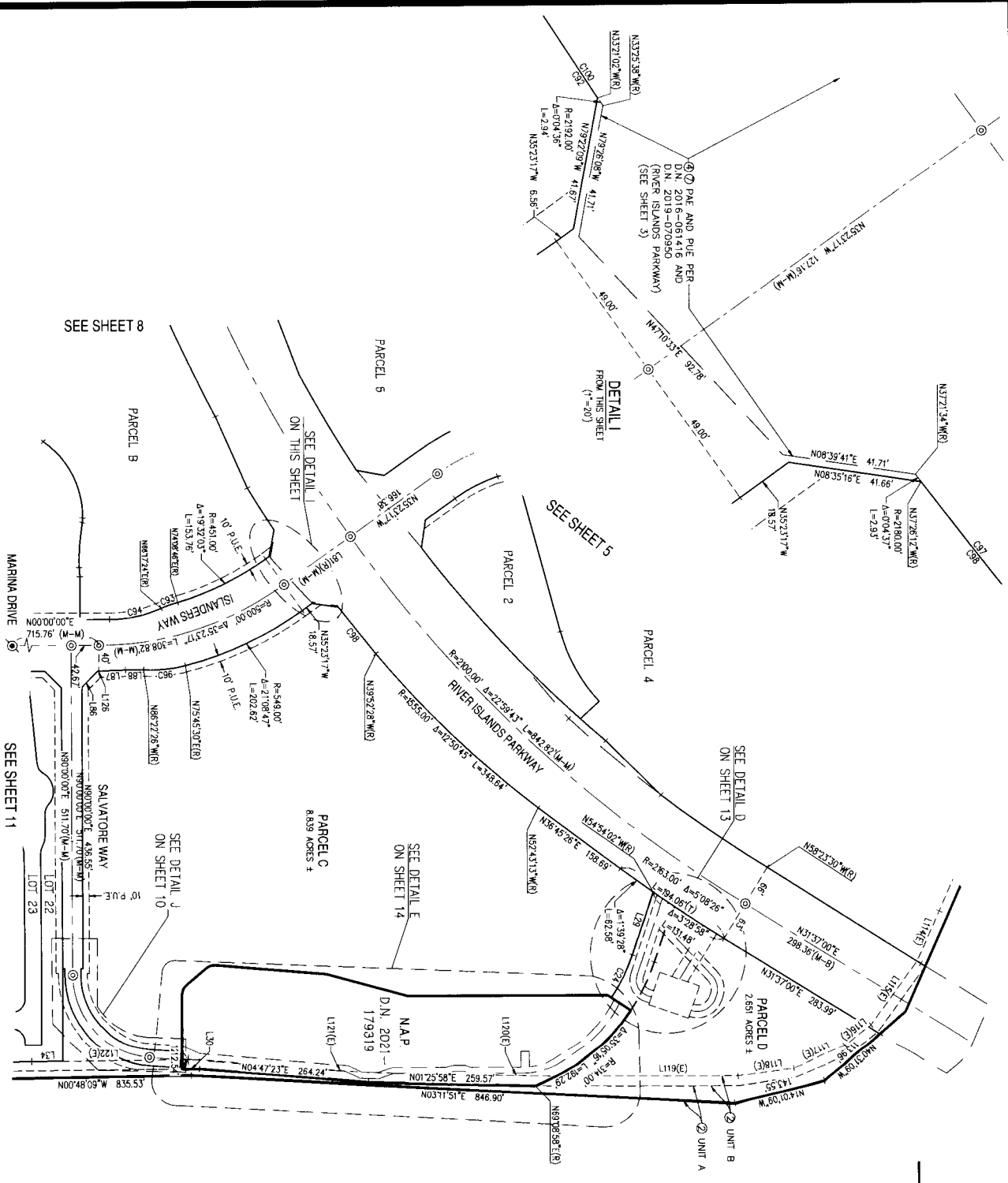


NOTES

1. SEE SHEET 5 FOR MONUMENT NOTES.
2. SEE SHEET 3 FOR EXISTING EASEMENTS, BASIS OF BEGINSSES, AND REFERENCES.
3. SEE SHEETS 13 AND 14 FOR LINE AND CURVE TABLES.

LEGEND

- 2000.00' (R1) MEASURED AND RECORD DATA PER REFERENCE (R1)
- (R1) DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 3
- (M-W) MONUMENT TO MONUMENT
- (M-B) MONUMENT TO BOUNDARY
- (M-P) MONUMENT TO PROPERTY LINE
- (1) TOTAL
- (B) BOUNDARY
- D.N. DOCUMENT NUMBER
- N.A.P. NOT A PART
- P.A.E. PUBLIC ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- LOT LINE
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- EASEMENT LINE
- MONUMENT LINE
- CENTRELINE



SEE SHEET 8

SEE SHEET 11

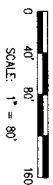
SHEET 9 OF 14

TRACT 4167 RIVER ISLANDS - PHASE 1 TOWN CENTER

A PORTION OF RANCHO EL PESCADERO, BEING A
SUBDIVISION OF PARCEL 17 OF TRACT 3876 (42 MAP 56) AND
LOT 3 OF DOCUMENT NUMBER 2015-046191,
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024

ODELL
ENGINEERING

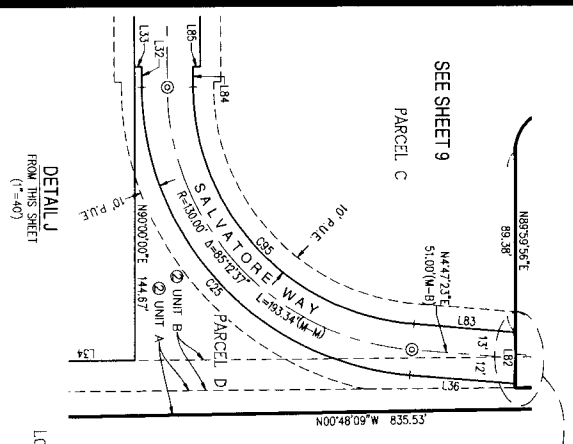
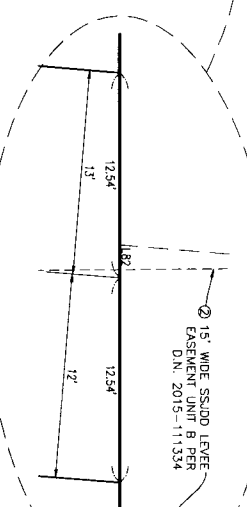
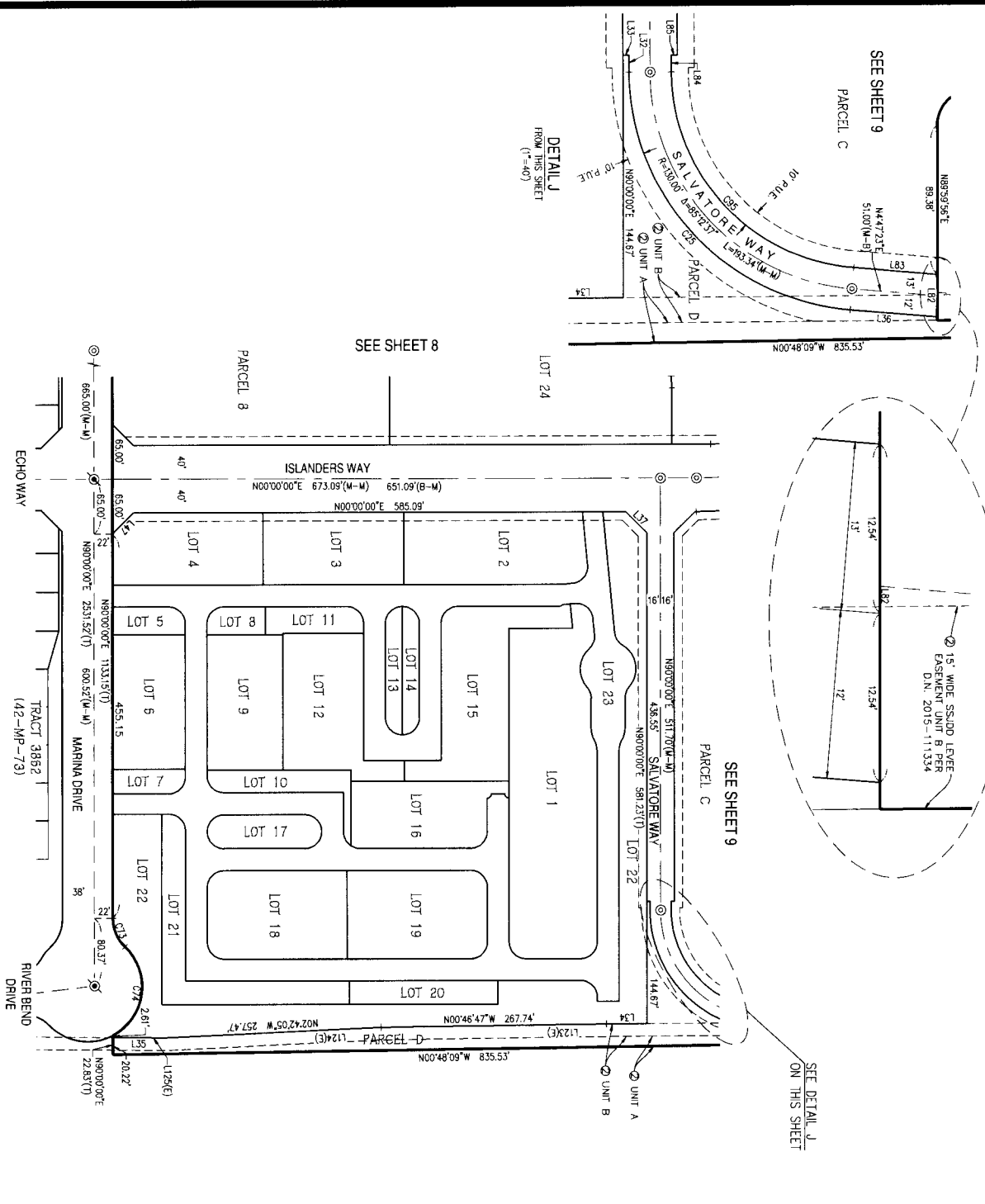


NOTES

1. SEE SHEET 5 FOR MONUMENT NOTES.
2. SEE SHEET 3 FOR EXISTING EASEMENTS, BASIS OF BEARINGS, AND REFERENCES.
3. SEE SHEETS 13 AND 14 FOR LINE AND CURVE TABLES.

LEGEND

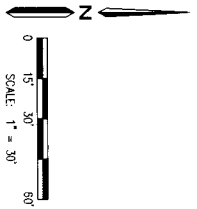
- 200.00' (R) MEASURED AND RECORD DATA PER REFERENCE (R)
- (R) DEPOSITS REFERENCE (R)- SEE REFERENCE LIST ON SHEET 3
- (M-M) MONUMENT TO MONUMENT
- (M-B) MONUMENT TO BOUNDARY
- (M-PL) MONUMENT TO PROPERTY LINE
- (T) TOTAL
- (B) BOUNDARY
- D.N. DOCUMENT NUMBER
- N.A.P. NOT A PART
- P.A.E. PUBLIC ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- LOT LINE
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- EASEMENT LINE
- MONUMENT LINE
- CENTRELINE



- NOTES**
1. SEE SHEET 5 FOR MONUMENT NOTES.
 2. SEE SHEET 5 FOR LEGEND.
 3. SEE SHEET 5 FOR EXISTING EASEMENTS, BASIS OF BEARINGS, AND REFERENCES.
 4. SEE SHEETS 13 AND 14 FOR LINE AND CURVE TABLES.

DETAIL K
FROM THIS SHEET
(1"-5')

SEE SHEET 9

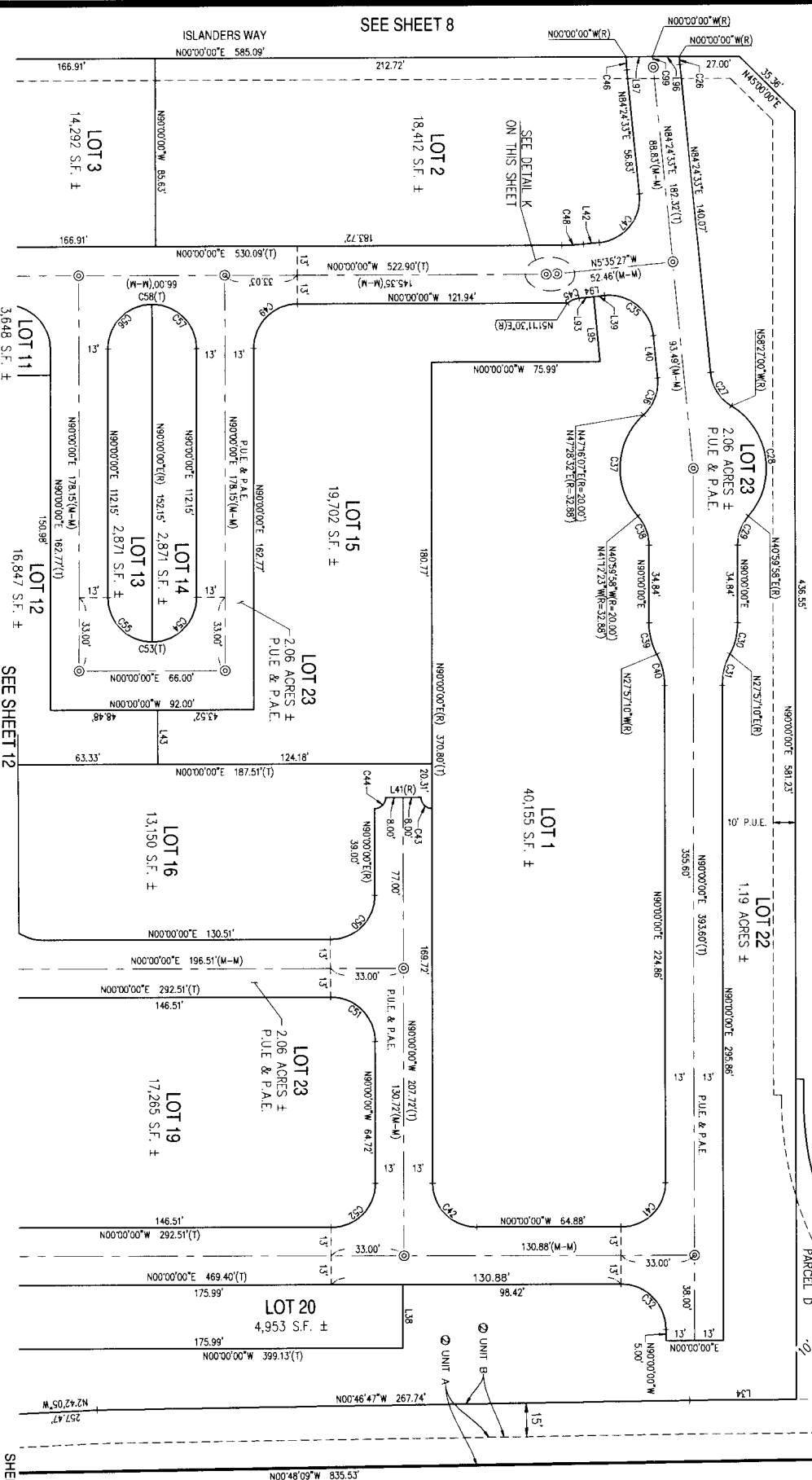


TRACT 4167
RIVER ISLANDS - PHASE 1
TOWN CENTER

A PORTION OF RANCHO EL PESQUERO, BEING A
SUBDIVISION OF 1/4 SECTION 28, TOWNSHIP 20N, RANGE 9E
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024

ODELL
ENGINEERING



NOTES

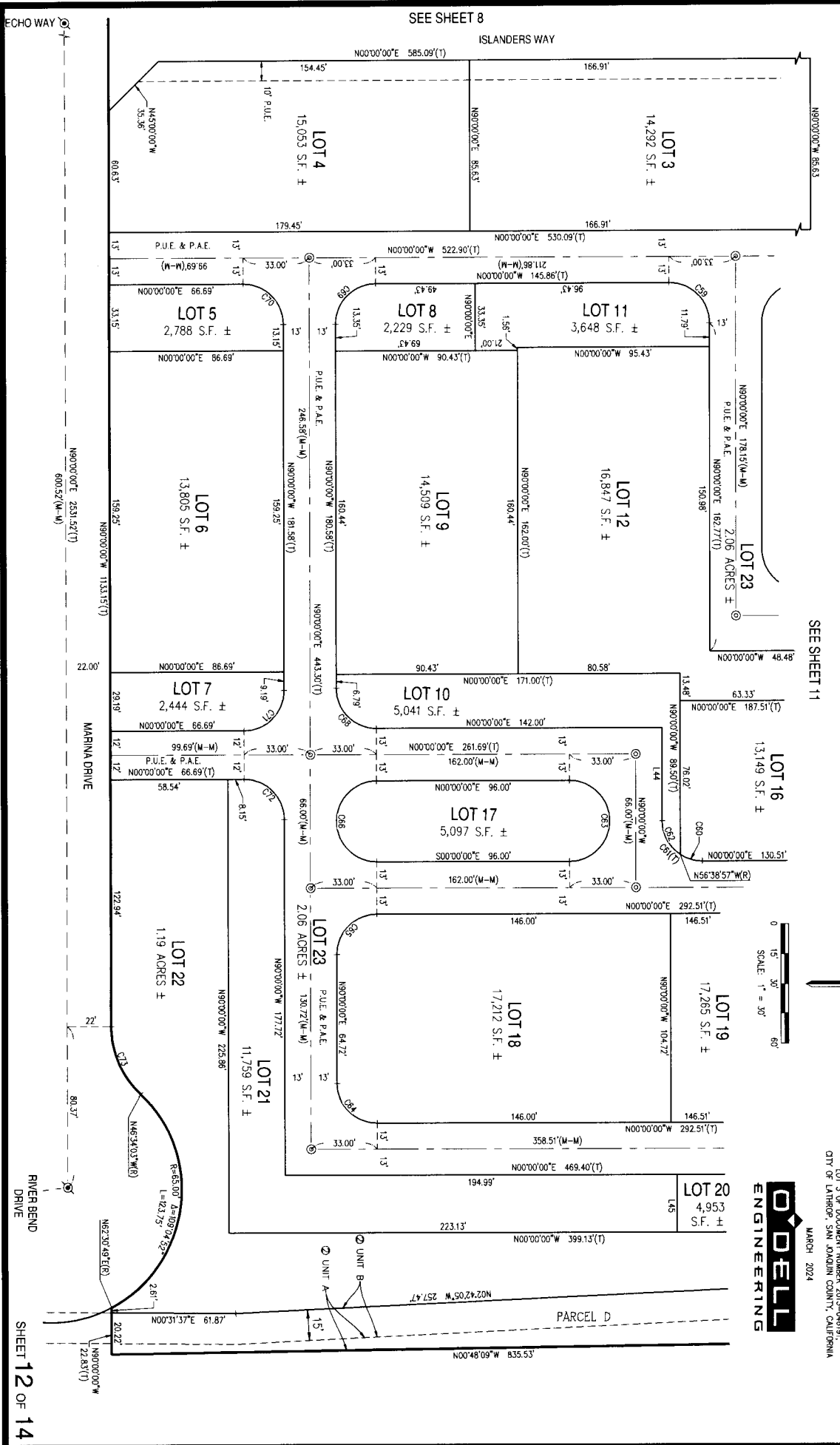
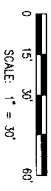
1. SEE SHEET 5 FOR MONUMENT NOTES.
2. SEE SHEET 5 FOR LEGEND.
3. SEE SHEET 3 FOR EXISTING EASEMENTS, BASIS OF BEARINGS, AND REFERENCES.
4. SEE SHEETS 13 AND 14 FOR LINE AND CURVE TABLES.

**TRACT 4167
RIVER ISLANDS - PHASE 1
TOWN CENTER**

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 17 OF TRACT 3876 (42 MAP 58) AND LOT 3 OF DOCUMENT NUMBER 2015-046191, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
MARCH 2024



SEE SHEET 11



SEE SHEET 8

ECHO WAY

ISLANDERS WAY

MARINA DRIVE

RIVER BEND DRIVE

SHEET 12 OF 14

TRACT 4167 RIVER ISLANDS - PHASE 1 TOWN CENTER

A PORTION OF RANCHO EL PESADERO, BEING A
SUBDIVISION OF PARCEL 17 OF TRACT 3876 (42 MAP 55) AND
LOT 3 OF DOCUMENT NUMBER 2015-045191,
CITY OF LANHORN, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024



- NOTES**
1. SEE SHEET 5 FOR MONUMENT NOTES.
 2. SEE SHEET 13 FOR EXISTING EASEMENTS, BASIS OF BEARINGS, AND REFERENCES.
 3. SEE SHEETS 13 FOR LINE TABLES.
 4. SEE SHEETS 13 FOR LINE TABLES.

CURVE	RADIUS	DELTA	LENGTH
C1	100.00	27°44'55"	48.43'
C2	55.50	48°31'01"	41.18'
C3	27.81	90°03'18"	43.71'
C4	204.00	4°56'12"	175.28'
C5	2022.00	7°42'19"	271.92'
C6	253.00	16°52'24"	74.51'
C7	16.00	59°33'25"	16.63'
C8	16.00	57°52'24"	16.19'
C9	16.00	59°33'20"	16.63'
C10	28.50	19°33'45"	9.90'
C11	30.00	20°38'30"	10.82'
C12	120.40	33°25'13"	70.23'
C13	12.00	46°03'04"	9.64'
C14	58.04	47°10'01"	46.13'
C15	192.00	10°51'19"	36.38'
C16	97.00	20°42'55"	35.07'
C17	50.00	9°51'36"	8.60'
C18	2163.00	0°19'52"	12.50'
C19	2163.00	0°19'52"	12.50'
C20	2163.00	0°19'52"	12.50'
C21	50.00	8°10'35"	7.14'
C22	50.00	8°10'35"	7.14'
C23	278.00	10°48'10"	63.76'
C24	278.00	10°48'10"	63.76'
C25	142.50	85°12'37"	211.93'
C26	38.00	5°55'27"	3.71'

CURVE	RADIUS	DELTA	LENGTH
C27	33.00	5°51'34"	18.45'
C28	33.00	99°28'36"	57.28'
C29	20.00	40°59'58"	14.31'
C30	30.00	27°51'10"	14.64'
C31	30.00	27°51'10"	14.64'
C32	20.00	0°06'32"	31.42'
C33	2163.00	0°16'32"	10.40'
C34	2163.00	0°16'32"	10.41'
C35	20.00	90°00'00"	31.42'
C36	20.00	5°51'34"	18.45'
C37	32.88	88°40'56"	50.89'
C38	20.00	40°59'58"	14.31'
C39	30.00	27°51'10"	14.64'
C40	30.00	27°51'10"	14.64'
C41	20.00	90°00'00"	31.42'
C42	20.00	90°00'00"	31.42'
C43	5.00	90°00'00"	7.85'
C44	5.00	90°00'00"	7.85'
C45	10.80	33°15'04"	5.80'
C46	62.00	5°55'27"	6.05'
C47	20.00	90°00'00"	31.42'
C48	100.00	5°55'27"	9.76'
C49	20.00	90°00'00"	31.42'
C50	20.00	90°00'00"	31.42'
C51	20.00	90°00'00"	31.42'

CURVE	RADIUS	DELTA	LENGTH
C52	20.00	90°00'00"	31.42'
C53	20.00	180°00'00"	62.83'
C54	20.00	90°00'00"	31.42'
C55	20.00	90°00'00"	31.42'
C56	20.00	90°00'00"	31.42'
C57	20.00	90°00'00"	31.42'
C58	20.00	180°00'00"	62.83'
C59	20.00	180°00'00"	62.83'
C60	20.00	33°21'03"	11.64'
C61	20.00	90°00'00"	31.42'
C62	20.00	5°51'34"	18.45'
C63	20.00	90°00'00"	31.42'
C64	20.00	90°00'00"	31.42'
C65	20.00	90°00'00"	31.42'
C66	20.00	180°00'00"	62.83'
C67	314.00	15°20'28"	84.07'
C68	20.00	90°00'00"	31.42'
C69	20.00	90°00'00"	31.42'
C70	20.00	90°00'00"	31.42'
C71	20.00	90°00'00"	31.42'
C72	20.00	90°00'00"	31.42'
C73	47.00	46°34'03"	38.20'
C74	65.00	109°04'52"	123.75'
C75	3130.00	4°51'49"	265.89'
C76	40.00	62°27'12"	43.60'

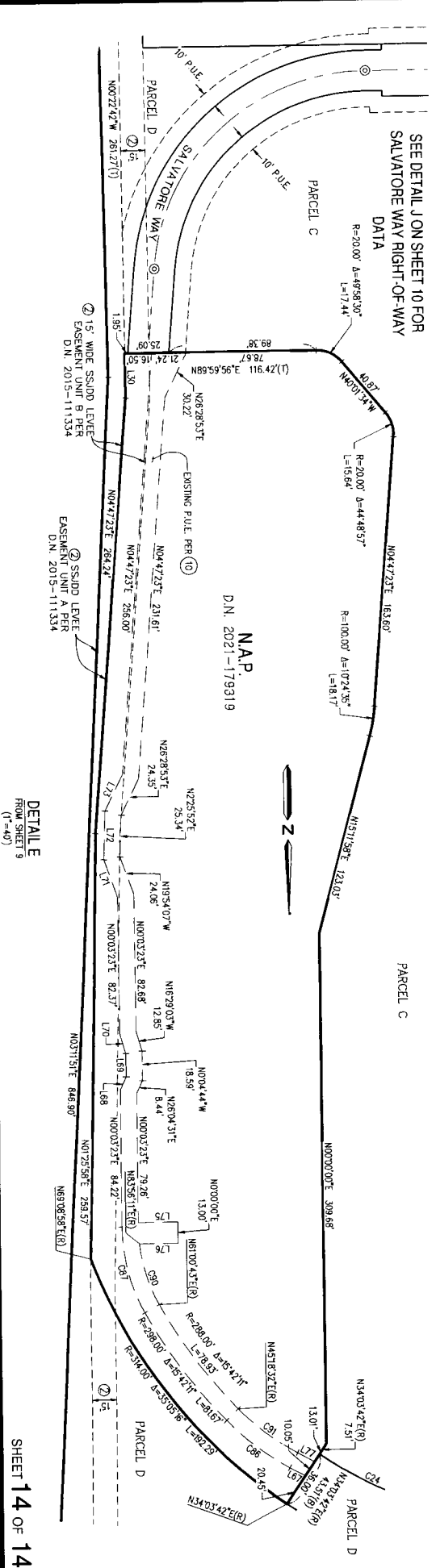
CURVE	RADIUS	DELTA	LENGTH
C77	40.00	90°00'00"	62.83'
C78	30.00	90°00'00"	47.12'
C79	20.00	90°00'00"	31.42'
C80	20.00	62°27'12"	21.80'
C81	30.00	62°27'12"	32.70'
C82	15.00	80°33'56"	23.45'
C83	25.00	80°33'56"	30.08'
C84	35.00	89°33'56"	54.71'
C85	243.00	15°22'59"	65.24'
C86	162.00	16°56'43"	47.91'
C87	107.00	29°02'40"	54.24'
C88	28.00	27°18'48"	13.35'
C89	2163.00	0°20'24"	12.84'
C90	97.00	2°55'28"	38.61'
C91	152.00	16°56'43"	44.95'
C92	2192.00	2°00'38"	76.92'
C93	200.00	7°51'22"	27.42'
C94	200.00	23°42'36"	82.76'
C95	117.50	85°12'37"	174.75'
C96	211.00	1°55'04"	65.60'
C97	2190.00	2°30'52"	95.69'
C98	2180.00	2°29'16"	92.78'
C99	50.00	5°55'27"	4.88'
C100	2192.00	2°05'15"	79.86'
C101	110.00	158°47'33"	262.62'

CURVE	RADIUS	DELTA	LENGTH
C102	110.00	0°33'37"	1.08'
C103	110.00	50°39'31"	97.26'
C104	110.00	17°27'27"	33.52'
C105	110.00	17°27'27"	33.52'
C106	110.00	50°39'31"	97.26'
C107	110.00	0°33'37"	1.08'
C108	750.00	9°07'50"	119.52'
C109	100.00	19°38'20"	34.28'
C110	100.00	8°08'35"	14.15'
C111	282.00	27°19'52"	124.98'
C112	2022.00	1°28'50"	52.24'
C113	633.00	15°16'58"	168.84'
C114	600.00	15°16'58"	160.04'
C115	567.00	15°16'58"	151.24'
C116	50.00	35°05'48"	30.65'
C117	60.00	25°01'37"	282.20'
C118	50.00	35°05'48"	30.65'
C119	330.00	15°16'58"	88.02'
C120	270.00	9°59'07"	47.05'
C121	967.00	2°33'43"	43.24'
C122	47.00	100°38'51"	35.91'
C123	84.00	100°38'51"	71.28'
C124	92.00	48°45'34"	75.08'
C125	282.00	26°13'40"	129.09'
C126	800.00	10°42'09"	149.43'

CURVE	RADIUS	DELTA	LENGTH
C127	780.00	10°42'57"	145.88'
C128	42.00	12°02'35"	9.05'
C129	58.00	10°08'17"	10.26'
C130	1212.00	3°07'59"	69.56'
C131	58.00	10°08'16"	10.26'
C132	42.00	12°42'23"	9.38'
C133	1282.00	0°21'35"	8.05'
C134	800.00	16°54'48"	244.06'
C135	1033.00	2°33'43"	46.19'

CURVE	RADIUS	DELTA	LENGTH
C136	800.00	16°54'48"	244.06'
C137	12.00	4°33'39"	9.09'
C138	814.00	3°34'37"	50.82'
C139	17.00	9°59'50"	2.87'
C140	50.00	248°22'26"	216.75'
C141	17.00	60°49'10"	18.05'
C142	1267.00	11°45'07"	259.88'
C143	786.00	13°45'44"	188.79'
C144	1000.00	2°33'43"	44.72'
C145	822.00	5°05'43"	73.10'
C146	40.00	9°11'37"	6.42'
C147	60.00	13°25'04"	14.05'
C148	60.00	4°51'21"	70.51'
C149	60.00	12°08'45"	12.72'
C150	40.00	11°15'13"	7.86'
C151	50.50	89°27'27"	78.85'

CURVE	RADIUS	DELTA	LENGTH
C152	84.00	19°11'34"	28.14'



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