

ITEM 2.4

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

ITEM: **APPROVE LARGE LOT FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 23 UNDEVELOPABLE PARCELS IN TRACT 4205 WITHIN THE WOODLANDS EAST DISTRICT OF RIVER ISLANDS**

RECOMMENDATION: **Adopt Resolution Approving a Large Lot Final Map for Tract 4205 within the Woodlands East District, Totaling 23 Undevelopable Parcels, and Subdivision Improvement Agreement with Califia, LLC**

SUMMARY:

The developer, Califia, LLC (River Islands) proposes approval of the Large Lot Final Map (LLFM) Tract 4205, included as Attachment "C". The LLFM Tract 4205 will create large "blocks" of land consistent with future proposed small lot final maps within the Woodlands East District. The approval of LLFM Tract 4205 provides the ability to process small lot final maps in an orderly fashion where one small map does not depend on another, providing River Islands with greater flexibility in the order in which they sell neighborhoods within the Woodlands East District. City Council previously approved LLFM's for Tract 3876 East Village District, Tract 3908 Lakeside East District (Stage 2A), and Tract 4149 West Village District, for the same purpose.

Staff recommends that the City Council approve the proposed LLFM and Subdivision Improvement Agreement (SIA), included as Attachment "D", for Tract 4205, by Resolution included as Attachment "A".

BACKGROUND:

On June 14, 2021, the City Council adopted resolutions and ordinances approving the River Islands modified Phase 2 Project. The Project included certification of a subsequent environmental impact report, general plan amendment to the land use map, and text revisions to the land use element and circulation element. Amendments to the West Lathrop Specific Plan and Urban Design concept, zoning map and zoning text amendments, a Preliminary Development Plan and Vesting Tentative Subdivision Map, sixth amendment to the 2003 Development Agreement, and the Phase 2 Parks and Open Space Master Plan were also approved.

Tract 4205, the proposed subdivision, would create 23 undevelopable parcels within the Woodlands East District of River Islands, located on the west side of the San Joaquin River, north of Union Pacific Railroad.

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

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WITHIN THE WOODLANDS EAST DISTRICT OF RIVER ISLANDS

The approval of Tract 4205 includes an SIA for the guarantee of the unfinished portions of Branton Avenue, River Islands Parkway, Seaton Avenue, and Stornoway Avenue, as detailed in Table 1 below. The SIA associated with Tract 4205 is focused on the guarantee of this portion of the collector and arterial roads.

Table 1 – Bond Details

Unfinished Improvement Total:	\$10,667,200
Performance Bond (110% of Unfinished Improvements) Bond No. 0844444	\$11,733,920
Labor & Materials Bond (50% of Performance Bond) Bond No. 0844444	\$5,866,960

As a precondition to record Tract 4205, River Islands must satisfy the Escrow Instructions, included as Attachment “E”, by depositing necessary sums to guarantee the payment of all fees and providing required documents.

REASON FOR RECOMMENDATION:

River Islands and the City mutually agree that a large lot subdivision map for each new district within the River Islands project is beneficial, since it allows for the orderly recordation of small lot final maps that create buildable lots in the future. Since River Islands does not know which tracts (Villages) within the Woodlands East District will record first, the large lot map allows for a small lot final map to be recorded in any order, with proper performance guarantees and security and any easements necessary for access. All final maps that create buildable lots will require an SIA and will require security for unfinished and/or deferred improvements associated with each tract/village.

River Islands has also completed the following required items necessary for approval:

Documents	Status
1. Large Lot Final Map ready for signature	Completed
2. Subdivision Improvement Agreement	Completed
3. Performance Security – Uncompleted Collector and Arterial Road Improvements	Received
4. Labor and Materials Security – Uncompleted Collector and Arterial Road Improvements	Received
5. Street Improvement Plans	Completed
6. Geotechnical Report	Completed
7. Submitted Certificate of Insurance	Completed
8. Submitted Preliminary Guarantee of Title	Completed
9. Escrow Instructions	Completed

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Fees		Status
1.	Final Map plan check fee	Paid
2.	Improvement Plans - Plan check and inspection fees	Paid
3.	Sierra Club Settlement fee	N/A

The above-noted documents and fees are required by the VTM 6716 conditions of approval prior to approval of the Large Lot Final Map by City Council. The guarantee is in the form of the Subdivision Improvement Agreement with security and improvement plans.

Extensive off-site improvements to serve Woodlands East District have already been completed; including construction of levees, participation and construction of a Wastewater Treatment Plant Expansion (Consolidated Treatment Facility and River Outfall Structure), the purchase of SSJID surface water and construction of utility and roadway infrastructure to serve the proposed development area.

Upon acceptance of all improvements as complete, a one-year warranty and repair bond will be required to secure the River Islands obligation to maintain all improvements and repair or correct any defective work.

FISCAL IMPACT:

There is no budget impact to the City as all City costs are covered by development fees. River Islands is also providing funds necessary to defray any staff time required to process their request.

ATTACHMENTS:

- A. Resolution Approving a Large Lot Final Map for Tract 4205 within Woodlands East District, Totaling 23 Undevelopable Parcels, and a Subdivision Improvement Agreement with River Islands
- B. Tract 4205 Area Map
- C. Large Lot Final Map - Tract 4205
- D. Subdivision Improvement Agreement - Tract 4205
- E. Escrow Instructions for Large Lot - Tract 4205

CITY MANAGER'S REPORT
MARCH 25, 2024 CITY COUNCIL SPECIAL MEETING
APPROVE LLFM AND SIA FOR 23 UNDEVELOPABLE PARCELS IN TRACT 4205
WITHIN THE WOODLANDS EAST DISTRICT OF RIVER ISLANDS

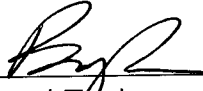
APPROVALS:



Bellal Nabizadah
Assistant Engineer

3/14/24

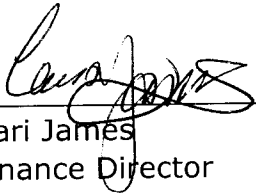
Date



Brad Taylor
City Engineer

3/18/2024

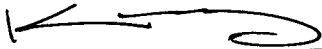
Date



Cari James
Finance Director

3/18/2024

Date



Michael King
Assistant City Manager

3.14.2024

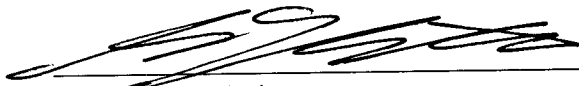
Date



Salvador Navarrete
City Attorney

3.14.2024

Date



Stephen J. Salvatore
City Manager

3.19.24

Date

RESOLUTION NO. 24-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING A LARGE LOT FINAL MAP FOR TRACT 4205 WITHIN WOODLANDS EAST DISTRICT, TOTALING 23 UNDEVELOPABLE PARCELS, AND A SUBDIVISION IMPROVEMENT AGREEMENT WITH CALIFIA, LLC

WHEREAS, on June 14, 2021, the City Council adopted resolutions and ordinances approving the River Islands modified Phase 2 Project. The project included certification of a subsequent environmental impact report, general plan amendment to the land use map, and text revisions to the land use element and circulation element; and

WHEREAS, amendments to the West Lathrop Specific Plan and Urban Design concept, zoning map and zoning text amendments, a Preliminary Development Plan and Vesting Tentative Subdivision Map, sixth amendment to the 2003 Development Agreement, and the Phase 2 Parks and Open Space Master Plan were also approved; and

WHEREAS, Tract 4205, the proposed subdivision, would create 23 non-buildable parcels within the Woodlands East District of River Islands, located on the west side of the San Joaquin River, north of Union Pacific Railroad; and

WHEREAS, a Subdivision Improvement Agreement (SIA) between the City and Califia, LLC, (hereinafter referred to as "River Islands") and provision of security by River Islands for unfinished and deferred improvements for portions of Branton Avenue, River Islands Parkway, Seaton Avenue, and Stornoway Avenue are required prior to final map approval pursuant to the Lathrop Municipal Code Section 16.16; and

WHEREAS, River Islands has provided security in the form of performance and labor and materials bonds for the collector and arterial roads as detailed in Table 1 below

Table 1 – Bond Details

Unfinished Improvement Total:	\$10,667,200
Performance Bond (110% of Unfinished Improvements) Bond No. 0844444	\$11,733,920
Labor & Materials Bond (50% of Performance Bond) Bond No. 0844444	\$5,866,960

; and

WHEREAS, as a precondition to record the Large Lot Final Map 4205, River Islands must satisfy the Escrow Instructions by depositing necessary sums to guarantee the payment of all fees and providing required documents; and

WHEREAS, upon acceptance of all improvements, a one-year warranty bond will be required to secure the River Islands obligation to maintain all improvements and repair or correct any defective work; and

WHEREAS, large lot final map 4205 does not create buildable lots; it only configures them for future subdivisions and creates the backbone circulation elements (streets) for the planning area; and

WHEREAS, staff has confirmed that all Conditions of Approval of VTM 6716 required for approval of Final Map 4205 have been met, including those Conditions of Approval satisfied under the Subdivision Improvement Agreement; and

WHEREAS, the City Engineer has confirmed that the Final Map for Tract 4205 is in conformance with VTM 6716, and complies with the requirements of the Subdivision Map Act and Lathrop Municipal Code, Chapter 16.16; and

WHEREAS, River Islands must satisfy the escrow requirements prior to recordation of the Final Map for Tract 4205.

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

1. Approve the Final Map for Tract 4205, as attached to the March 25, 2024 staff report that accompanied this resolution, and authorize recordation with the San Joaquin County Assessor/Recorder/County Clerk Office once the terms and conditions of the escrow instructions are met.
2. Approve a Subdivision Improvement Agreement with Califia, 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.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

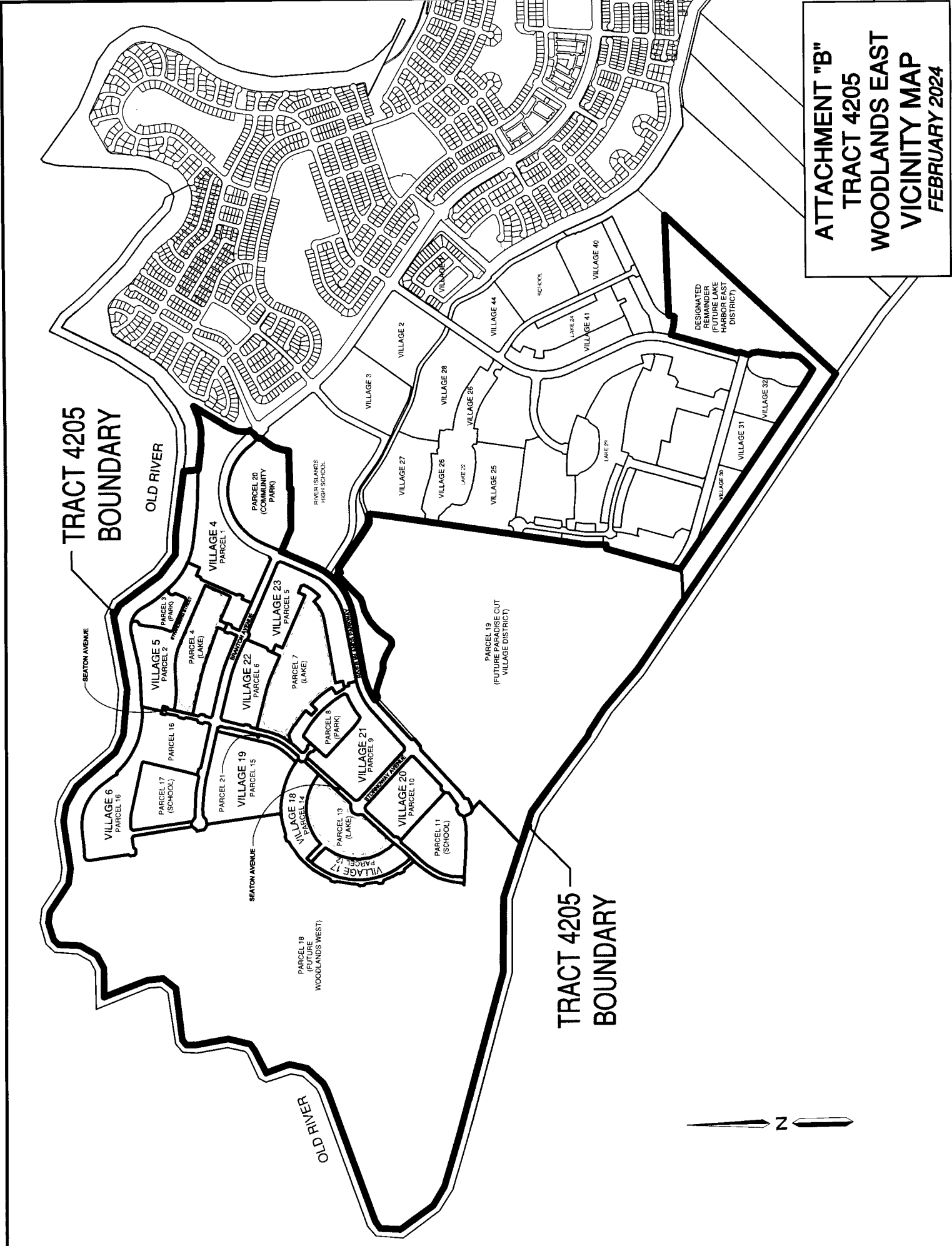
Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

ATTACHMENT "B"
TRACT 4205
WOODLANDS EAST
VICINITY MAP
FEBRUARY 2024



**TRACT 4205
BOUNDARY**

**TRACT 4205
BOUNDARY**

OLD RIVER

OLD RIVER

SEATON AVENUE

SEATON AVENUE

PARCEL 18
(FUTURE
WOODLANDS WEST)

PARCEL 20
(COMMUNITY
PARK)

RIVER SLAMPS
HIGH SCHOOL

PARCEL 19
(FUTURE PARADISE CUT
VILLAGE DISTRICT)

DESIGNATED
REMAINDER
(FUTURE LAKE
HARBOR EAST
DISTRICT)

OWNERS STATEMENT

THE UNDERSIGNED, DOES HEREBY STATE THAT THEY ARE THE OWNERS OR HAVE SOME RECORD TITLE INTEREST IN THE LAND DESIGNATED AND EMBODIED WITHIN THE EXTERIOR BOUNDARY LINE OF THE HEREIN EMBODIED FINAL MAP ENTITLED, "TRACT 4205, RIVER ISLANDS - PHASE 2, WOODLANDS EAST LARGE LOT FINAL MAP, CONSISTING OF FIFTEEN (15) SHEETS, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:
1. TO THE CITY OF LATHROP FOR PUBLIC RIGHT-OF-WAY PURPOSES, THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS RIVER ISLANDS PARKWAY, BRANTON AVENUE, MUTCHER STREET, SEATON AVENUE AND STORMWAY AVENUE AS SHOWN ON THIS FINAL MAP.

2. A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN, POLES, WIRES, CABLES, PIPES, AND CONDUITS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE PARCELS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "P.U.E." (PUBLIC UTILITY EASEMENT).

THE UNDERSIGNED DOES HEREBY RESERVE THE DESIGNATED REMAINDER AS SHOWN ON THIS MAP FOR FUTURE CONSTRUCTION.
OWNER INTENDS TO SUBDIVIDE THE LAND SUBJECT TO THIS MAP WITH ANY AND ALL RIPARIAN RIGHTS OR OTHER WATER INTERESTS TO WHICH THE SUBJECT LAND IS ENTITLED THEREIN APPURTENANT OR RELATING TO THE LANDS, WHETHER OR NOT THE SUBJECT LANDS ARE ADJACENT TO WATER, AND THE UNDERSIGNED HEREBY AGREES TO FILE TO THE CITY OF LATHROP THE NECESSARY INSTRUMENTS TO SECURE THE RIPARIAN RIGHTS OF THE SUBJECT LANDS WITHIN THE BOUNDARIES OF THIS MAP OR THE SURROUNDING PROPERTIES.

OWNER: CAUFA, LLC - A CALIFORNIA LIMITED LIABILITY COMPANY
BY: SUSAN DELL'OSSO DATE
ITS: PRESIDENT

TRUSTEES STATEMENT

OLD FIDELITY TITLE COMPANY AS TRUSTEE UNDER THE DEED OF TRUST RECORDED AUGUST 29, 2003, AS DOCUMENT NUMBER 2003-027465, WAS AMENDED IN DOCUMENT RECORDED FEBRUARY 20, 2014, AS DOCUMENT NUMBER 2014-011474, AND FURTHER AMENDED IN DOCUMENT RECORDED JULY 26, 2019, AS DOCUMENT NUMBER 2019-079300; THE DEED OF TRUST RECORDED DECEMBER 1, 2016, AS DOCUMENT NUMBER 2016-160896, AND AS AMENDED IN DOCUMENT RECORDED DECEMBER 26, 2017, AS DOCUMENT NUMBER 2017-150071, AND FURTHER AMENDED IN DOCUMENT RECORDED APRIL 15, 2020, AS DOCUMENT NUMBER 2020-046455, AND AS AMENDED IN DOCUMENT RECORDED APRIL 16, 2020, AS DOCUMENT NUMBER 2020-046455, AND AS AMENDED IN DOCUMENT RECORDED OCTOBER 3, 2022, AS DOCUMENT NUMBER 2022-114642, AND FURTHER AMENDED IN DOCUMENT RECORDED AUGUST 24, 2023, AS DOCUMENT NUMBER 2023-067141; AND THE DEED OF TRUST RECORDED DECEMBER 31, 2020, AS DOCUMENT NUMBER 2020-194844, AND FURTHER AMENDED IN DOCUMENT RECORDED FEBRUARY 31, 2022, AS DOCUMENT NUMBER 2022-120038, AND FURTHER AMENDED IN DOCUMENT RECORDED NOVEMBER 23, 2022, AS DOCUMENT NUMBER 2022-120038, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

DATED THIS _____ DAY OF _____ 2024.
BY: _____
ITS: _____

ACKNOWLEDGEMENT CERTIFICATE (OWNER)

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF A PERSON WHOSE NAME IS SET FORTH IN THIS CERTIFICATE. 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/THEY EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITIE(S), 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:
SIGNATURE: _____
NAME (PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

TRACT 4205 RIVER ISLANDS - PHASE 2 WOODLANDS EAST LARGE LOT FINAL MAP

A PORTION OF BARBARA E. REAGAN, BEING A SUBDIVISION OF A PORTION OF THE DESIGNATED REMAINDER OF PARCEL MAP 23-02 (27 PM 81) AND PARCELS 5 AND 6 OF TRACT 4149 (44 MAP 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA.

MARCH 2024



CITY CLERK'S STATEMENT

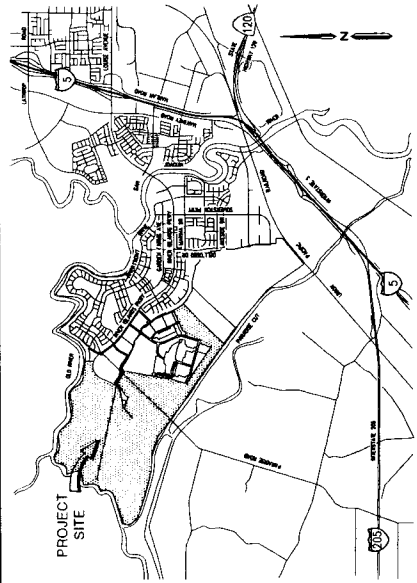
TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, HEREBY CERTIFIES THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT 4205, RIVER ISLANDS - PHASE 2, WOODLANDS EAST LARGE LOT FINAL MAP", CITY OF LATHROP, CALIFORNIA, CONSISTING OF FIFTEEN (15) SHEETS, THIS STATEMENT 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 DID THEREUPON BY RESOLUTION NO. _____ DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP, AND AUTHORIZED ITS RECORDECTION, AND ACCEPTED ON BEHALF OF THE CITY OF LATHROP, THE PUBLIC USE AND PAVEMENT OF THE DESIGNATED REMAINDER AS SHOWN ON SAID FINAL MAP SUBJECT TO THE IMPROVEMENTS BEING COMPLETED IN ACCORDANCE WITH CHAPTER 16, TITLE 16.16 OF THE CITY OF LATHROP MUNICIPAL CODE.

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 A PERSON WHOSE NAME IS SET FORTH IN THIS CERTIFICATE. 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/THEY EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITIE(S), 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:
SIGNATURE: _____
NAME (PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____



VICINITY MAP NOT TO SCALE

SECRETARY OF THE PLANNING COMMISSION'S STATEMENT

THIS MAP CONFORMS TO VESTING TENTATIVE MAP NO. 6716 RECOMMENDED BY THE PLANNING COMMISSION AND APPROVED BY THE CITY COUNCIL PER RESOLUTION NO. 21-14908.

DATED THIS _____ DAY OF _____ 2024.

RICARDO CAGIATI, COMMUNITY DEVELOPMENT DIRECTOR
CITY OF LATHROP

CITY ENGINEERS STATEMENT

I, BRAD R. TAYLOR, HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA AND THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4205, RIVER ISLANDS-PHASE 2, WOODLANDS EAST LARGE LOT FINAL MAP, CONSISTING OF FIFTEEN (15) SHEETS, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP NO. 6716, AND ANY APPROVED AMENDMENTS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLETES WITH ALL PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA STATE SUBDIVISION MAP ACT AND APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____ 2024.



BRAD R. TAYLOR, P.E. C.E. 82823
CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA

RECORDER'S STATEMENT

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

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

TRACT 4205 RIVER ISLANDS - PHASE 2 WOODLANDS EAST LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESQUERO, BEING A SUBDIVISION OF A PORTION OF THE DESIGNATED REMAINDER OF PARCEL MAP 23-02 (27 PM 81) AND PARCELS 5 AND 6 OF TRACT 4149 (44 MAP 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA.

MARCH, 2024



EXISTING BOUNDARY SHEET

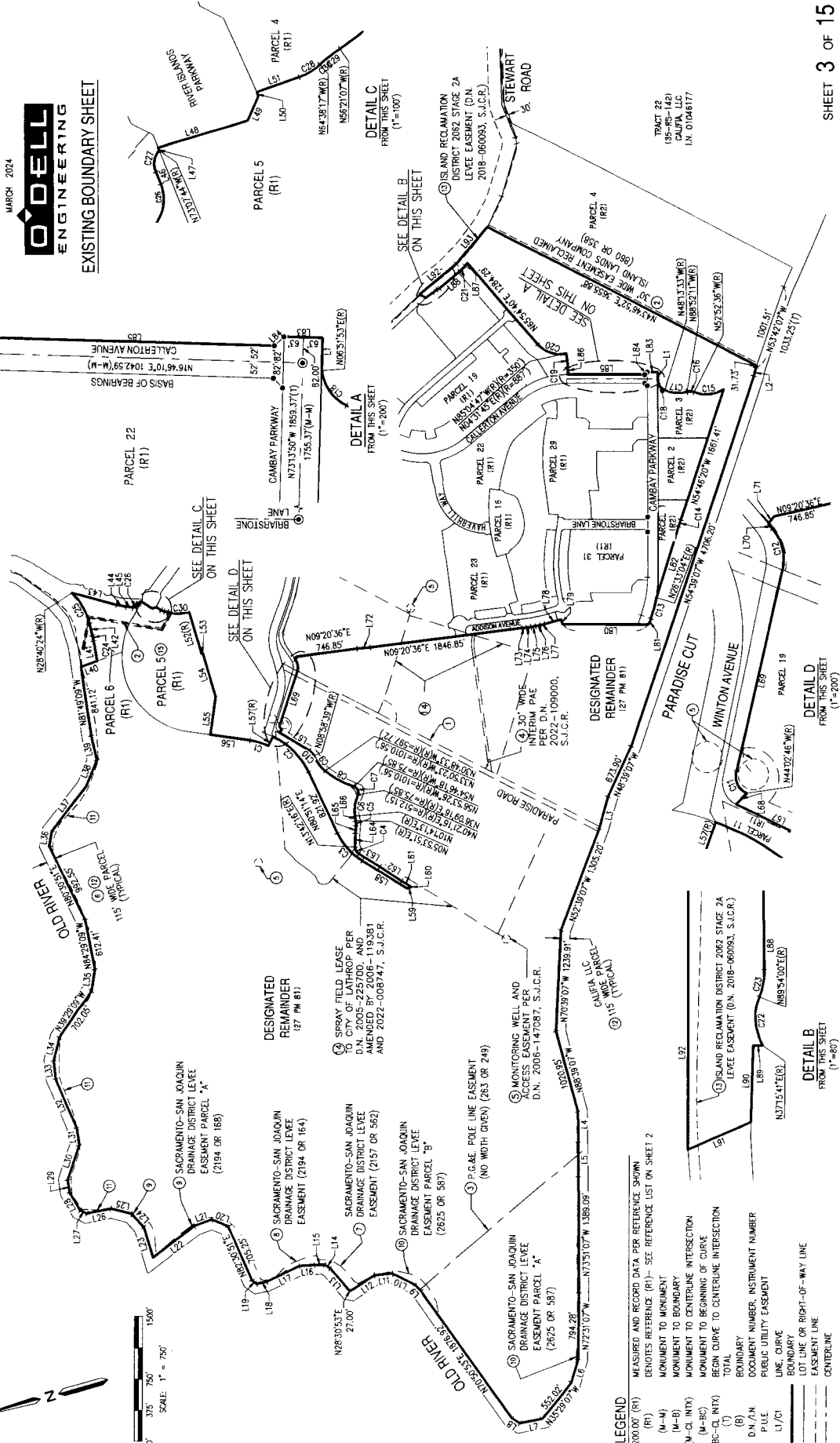
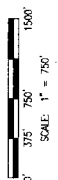
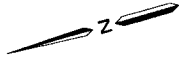
- ### MONUMENTATION NOTES
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7786" PER (R1)
 - FOUND MONUMENT PER (R1)

- ### NOTES
- SEE SHEET 2 FOR REFERENCES.
 - SEE SHEET 2 FOR LINE AND CURVE TABLES.

SEE SHEETS 5-14 FOR EASEMENT DIMENSIONS NOT OTHERWISE SHOWN

BASIS OF BEARINGS

THE BEARINGS OF NORTH 154°10'12" EAST REFERRED ALONG CALLETON AVENUE, AS SHOWN PER TRACT 4149, FILED DECEMBER 5, 2022, AND PARCELS 5 AND 6 OF TRACT 4149 (44 MAP 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP (ZONE 3, NAD83). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.



- ### LEGEND
- MEASURED AND RECORDED DATA PER REFERENCE SHOWN
 - 2000 (R1)
 - (R1) DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 2
 - (M-N) MONUMENT TO BOUNDARY
 - (M-B) MONUMENT TO CENTERLINE INTERSECTION
 - (M-C) INTX MONUMENT TO BEGINNING OF CURVE
 - (M-BC) BEGIN CURVE TO CENTERLINE INTERSECTION TOTAL
 - (I) BOUNDARY
 - (B) DOCUMENT NUMBER, INSTRUMENT NUMBER
 - D.N./N PUBLIC UTILITY EASEMENT
 - L1/C1 LINE, CURVE
 - L1/C1 BOUNDARY
 - LOT LINE OR RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - CENTERLINE

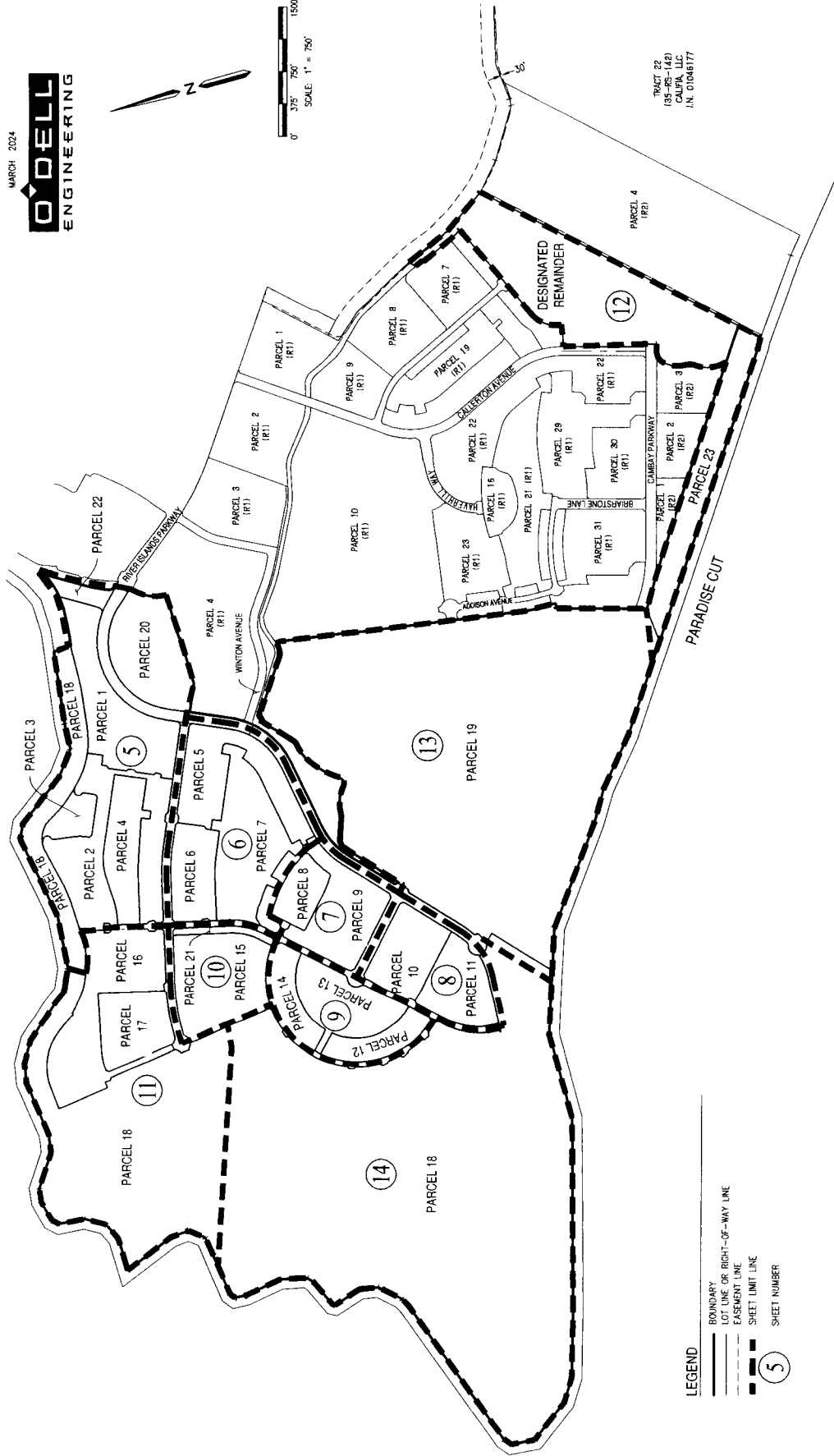
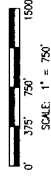
TRACT 4205

RIVER ISLANDS - PHASE 2

WOODLANDS EAST LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESQUERO, BEING A SUBDIVISION OF A PORTION OF THE DESIGNATED REMAINDER OF PARCEL MAP 23-02 (27 PM 81) AND PARCELS 5 AND 6 OF TRACT 4148 (44 MAP 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024



TRACT 22
 (31 CALPRA, LLC
 CALPRA, LLC
 J.N. 01048177

LEGEND

——	BOUNDARY
——	LOT LINE OR RIGHT-OF-WAY LINE
---	EASEMENT LINE
---	SHEET LIMIT LINE
---	SHEET NUMBER

5

TRACT 4205 RIVER ISLANDS - PHASE 2 WOODLANDS EAST LARGE LOT FINAL MAP

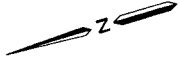
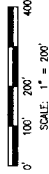
A PORTION OF RANCHO EL ESCADERO, BEING A SUBDIVISION OF A PORTION OF THE DESIGNATED REMAINDER OF PARCEL MAP 23-02 (27 PM 51) AND PARCELS 5 AND 6 OF TRACT 4149 (44 MAP 52), CITY OF LATHROP, Siskiyou COUNTY, CALIFORNIA

MARCH 2024

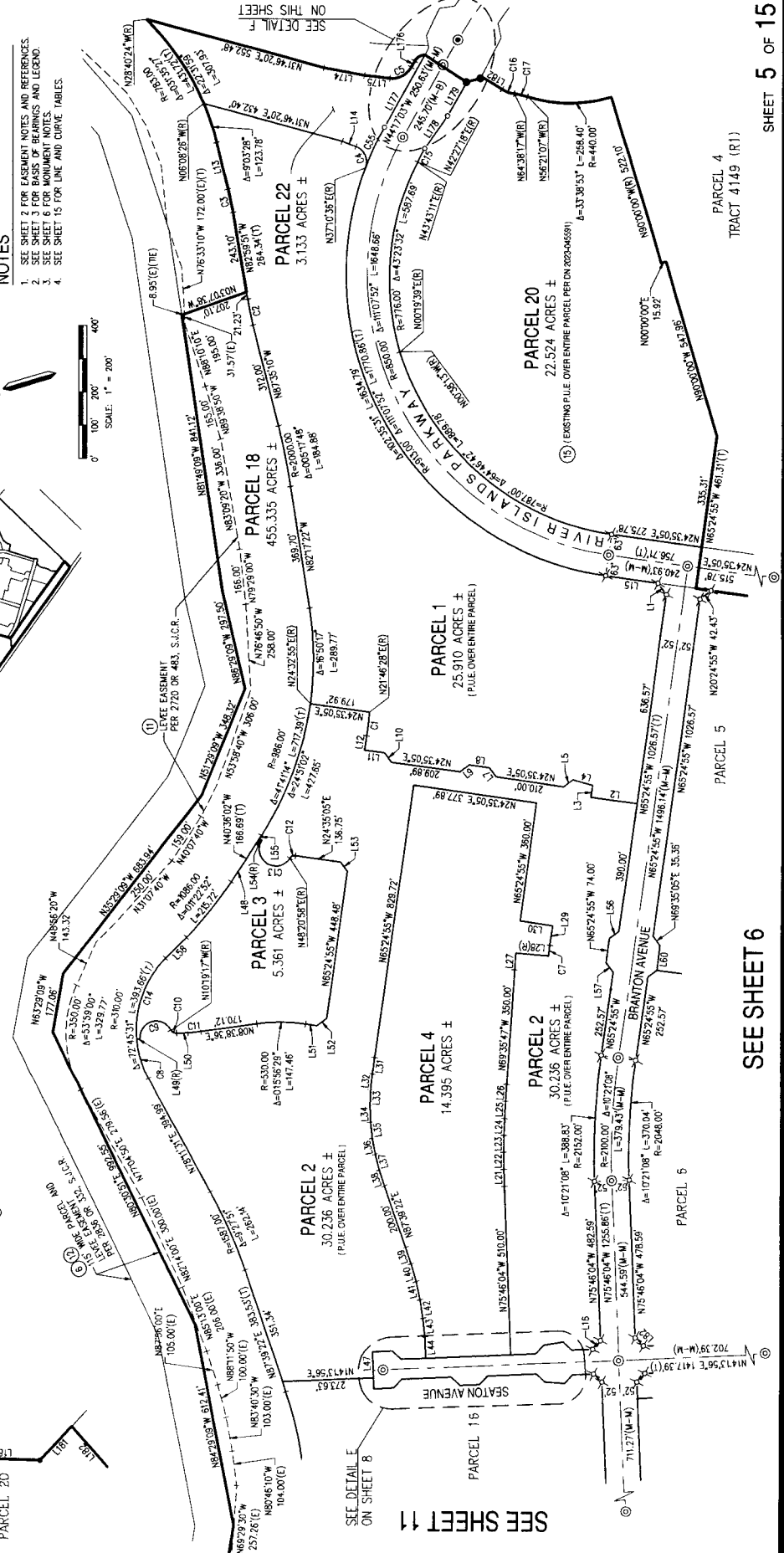
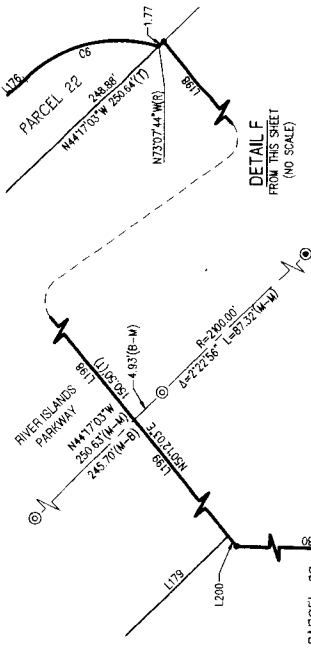


NOTES

1. SEE SHEET 2 FOR EASEMENT NOTES AND REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 6 FOR MONUMENT NOTES.
4. SEE SHEET 15 FOR LINE AND CURVE TABLES.



PARCEL VICINITY MAP

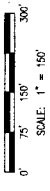
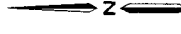


SEE SHEET 6

SHEET 5 OF 15

TRACT 4205 RIVER ISLANDS - PHASE 2 WOODLANDS EAST LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF A PORTION OF THE DESIGNATED REMAINDER OF PARCEL MAP 23-02 (27 PM 8) AND PARCELS 5 AND 6 OF TRACT 4149 (44 MAP 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
MARCH 2024



NOTES

1. SEE SHEET 2 FOR EASEMENT NOTES AND REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 15 FOR LINE & CURVE TABLES.

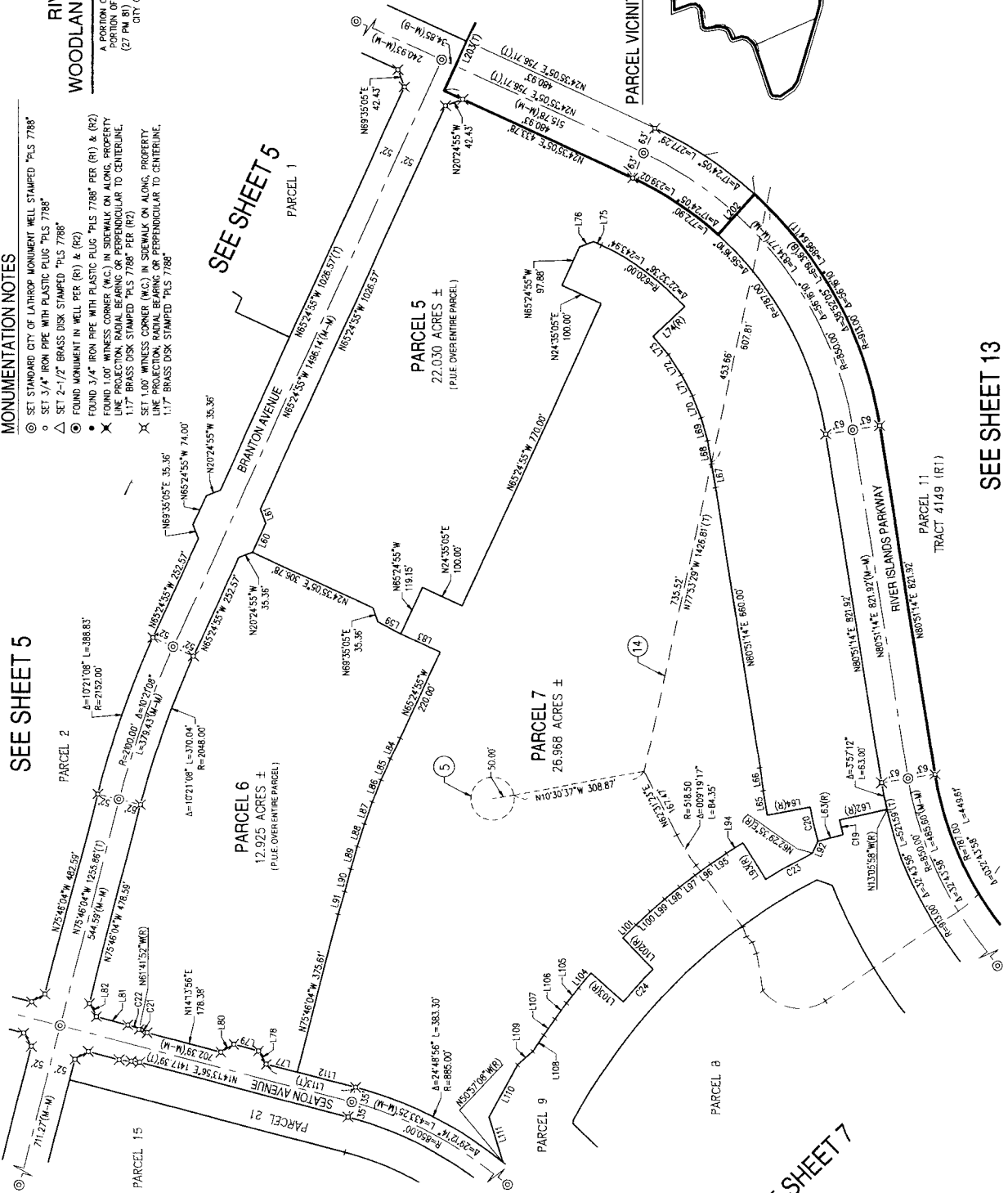
PARCEL VICINITY MAP



MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788"
- ⊖ SET 2-1/2" BRASS DISK STAMPED "PLS 7788"
- ⊕ FOUND MONUMENT IN WELL PER (R1) & (R2)
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1) & (R2)
- ✕ FOUND 1.00" WIRESS CORNER (W.C.) IN SIDEWALK ON ALONG PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE.
- ⊗ SET 1.00" WIRESS CORNER (W.C.) IN SIDEWALK ON ALONG PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE.
- ⊙ SET 1.00" WIRESS CORNER (W.C.) IN SIDEWALK ON ALONG PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE.
- ⊖ SET 1.17" BRASS DISK STAMPED "PLS 7788"

SEE SHEET 5

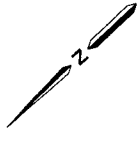


SEE SHEET 13

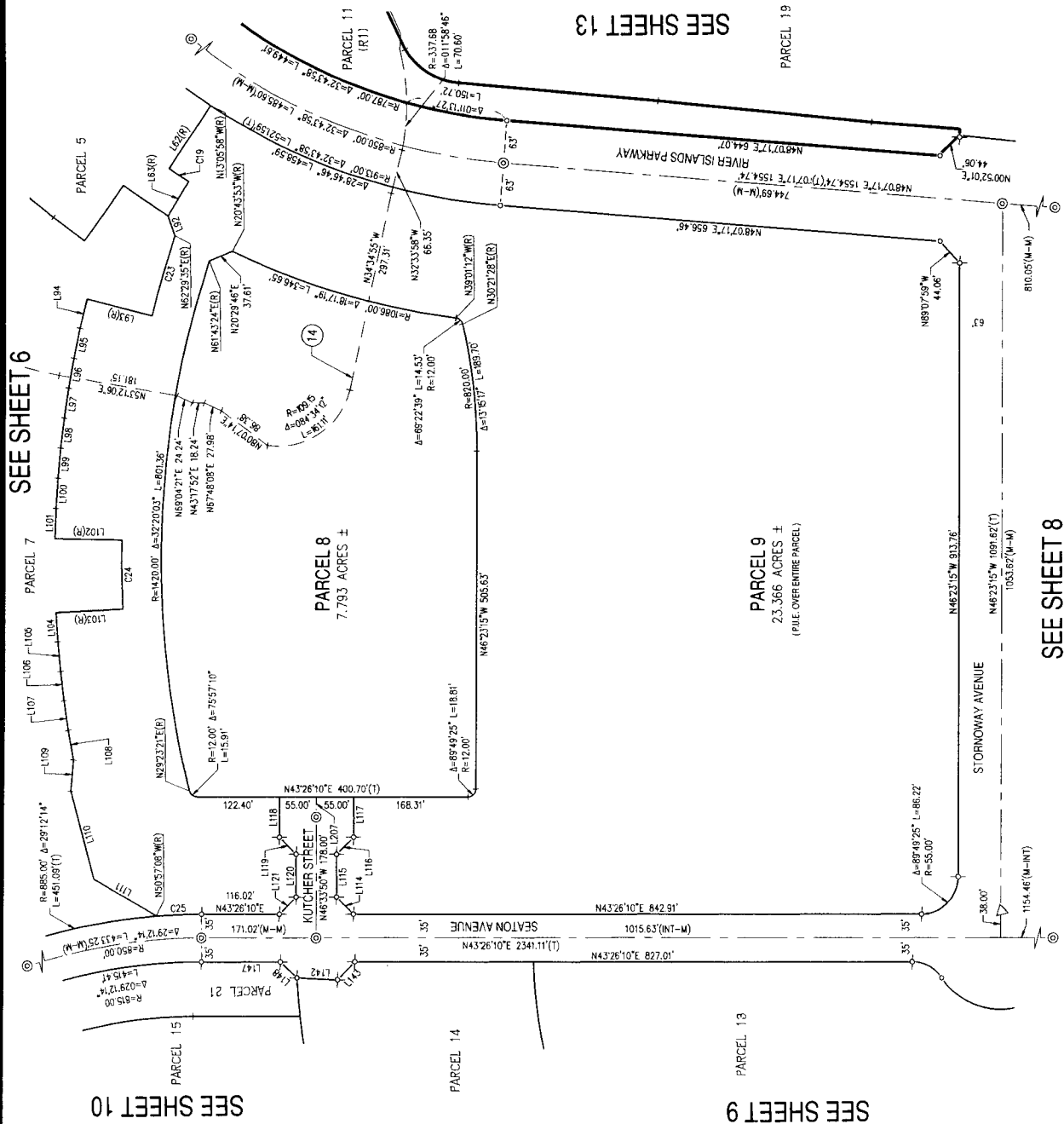
**TRACT 4205
RIVER ISLANDS - PHASE 2
WOODLANDS EAST LARGE LOT FINAL MAP**

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF A PORTION OF THE DISSEMINATED REMAINDER OF PARCEL MAP 23-02 (27 PARCELS) AND PARCEL MAP 23-03 (10 PARCELS) IN THE CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA.

MARCH 2024



PARCEL VICINITY MAP



MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788"
- △ SET 2-1/2" BRASS DISK STAMPED "PLS 7788"
- FOUND MONUMENT IN WELL PER (R1) & (R2)
- ✱ FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1) & (R2)
- ✱ FOUND 1.00" WITNESS CORNER (WC) IN SIDEWALK ON ALONG PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTRUM, 1.17" BRASS DISK STAMPED "PLS 7788" PER (R2)
- ✱ SET 1.00" WITNESS CORNER (WC) IN SIDEWALK ON ALONG PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTRUM, 1.17" BRASS DISK STAMPED "PLS 7788"

NOTES

1. SEE SHEET 2 FOR EASEMENT NOTES AND REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 15 FOR LINE & CURVE TABLES.

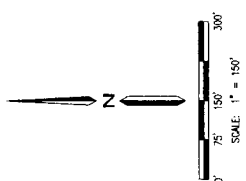
MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788"
- △ SET 2-1/2" BRASS DISK STAMPED "PLS 7788"
- ⊙ FOUND MONUMENT IN WELL PER (R1) & (R2)
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1) & (R2)
- ★ FOUND 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ON ALONG PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE.
- 1.17" BRASS DISK STAMPED "PLS 7788" PER (R2)
- ✕ SET 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ON ALONG PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE.
- 1.17" BRASS DISK STAMPED "PLS 7788"

**TRACT 4205
RIVER ISLANDS - PHASE 2
WOODLANDS EAST LARGE LOT FINAL MAP**

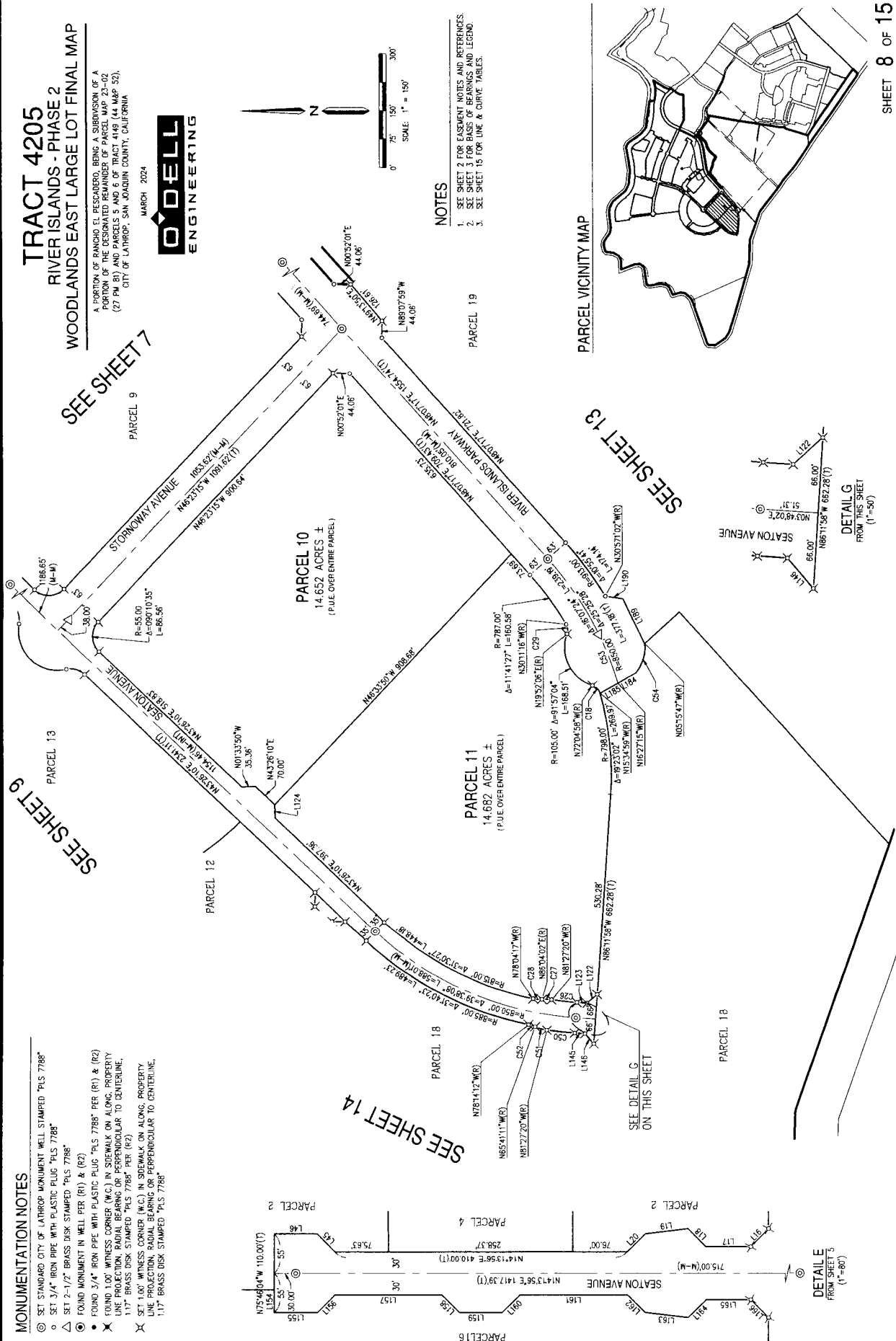
A PORTION OF RANCHO EL PASADERO, BEING A SUBDIVISION OF A PORTION OF THE DESIGNATED REMAINDER OF PARCEL MAP 23-02 (27 PM 81) AND PARCELS 5 AND 6 OF TRACT 4149 (L MAP 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024

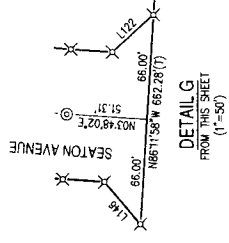


NOTES

1. SEE SHEET 2 FOR EASMENT NOTES AND REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 15 FOR LINE & CURVE TABLES.

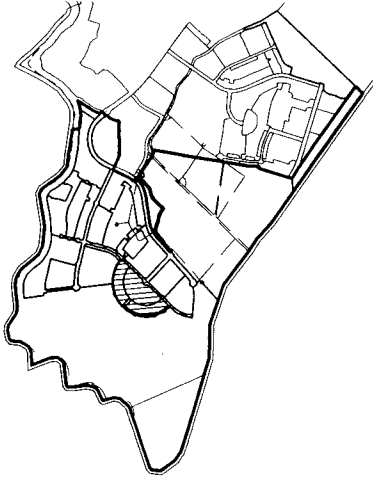


PARCEL VICINITY MAP



**DETAIL G
FROM SHEET 5
(1"=50')**

PARCEL VICINITY MAP



MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788"
- △ SET 2"-1/2" BRASS DISK STAMPED "PLS 7788"
- ⊙ FOUND MONUMENT IN WELL PER (R1) & (R2)
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- ✱ SET 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ON ALONG PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788"

NOTES

1. SEE SHEET 2 FOR EASEMENT NOTES AND REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 15 FOR LINE & CURVE TABLES.

**TRACT 4205
RIVER ISLANDS - PHASE 2
WOODLANDS EAST LARGE LOT FINAL MAP**

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF A PORTION OF THE DESIGNATED REMAINDER OF PARCEL MAP 23-02 (27 PM B) AND PARCELS 5 AND 6 OF TRACT 408 (L4-M&P-52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024



SEE SHEET 14

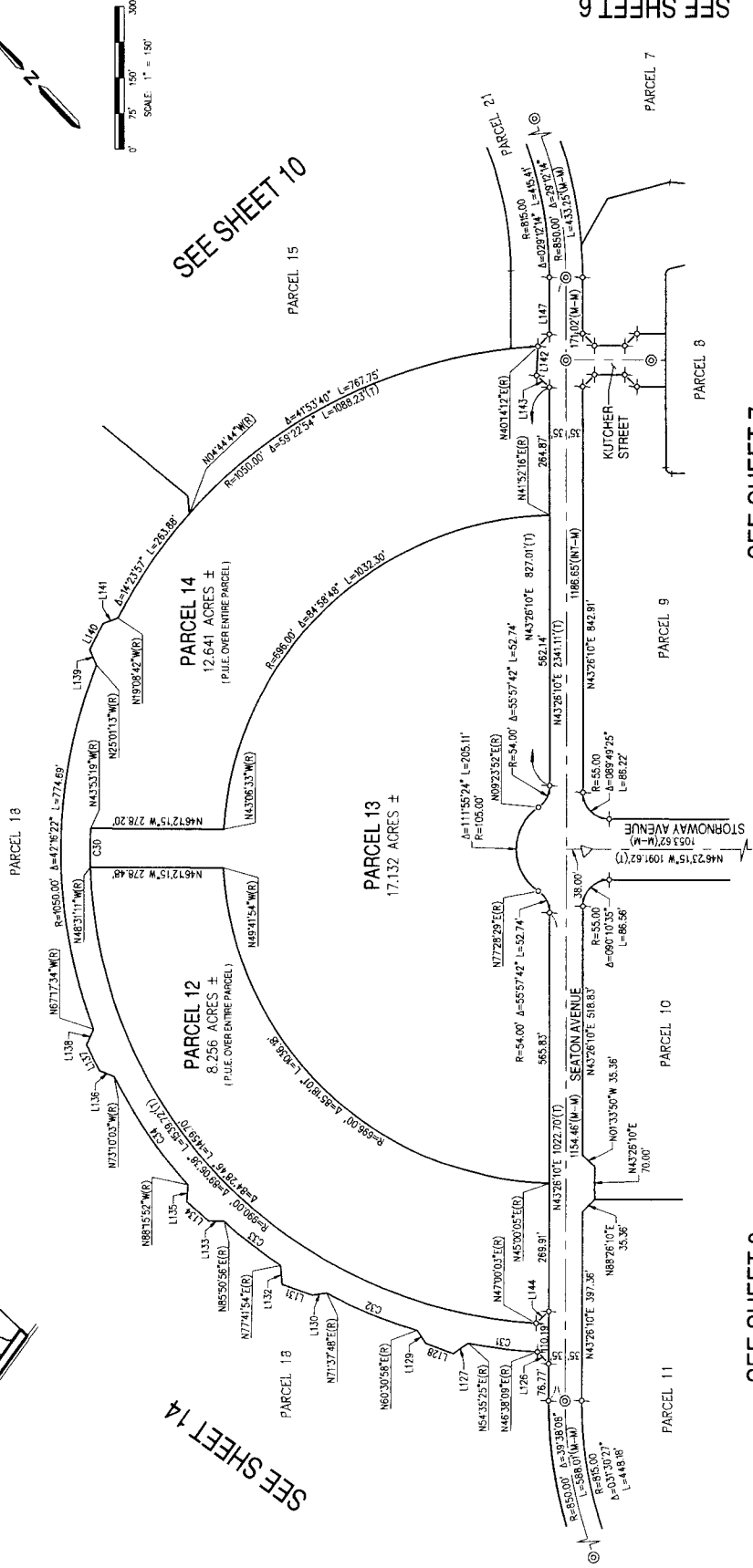
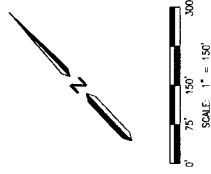
SEE SHEET 14

SEE SHEET 10

SEE SHEET 8

SEE SHEET 7

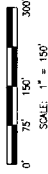
SEE SHEET 6



TRACT 4205 RIVER ISLANDS - PHASE 2 WOODLANDS EAST LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESQUERO, BEING A SUBDIVISION OF A PORTION OF THE DESIGNATED REMAINDER OF PARCEL MAP 23-02 (27 PM 81) AND PARCELS 5 AND 6 OF TRACT 4149 (44 MAR 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024



MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788"
- △ SET 2-1/2" BRASS DISK STAMPED "PLS 7788"
- ⊙ FOUND MONUMENT IN WELL PER (R1) & (R2)
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1) & (R2)
- ✕ FOUND 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ON ALONG, PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE.
- 1.17 BRASS DISK STAMPED "PLS 7788" PER (R2)
- ✕ SET 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ON ALONG, PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE.
- 1.17 BRASS DISK STAMPED "PLS 7788"

PARCEL VICINITY MAP

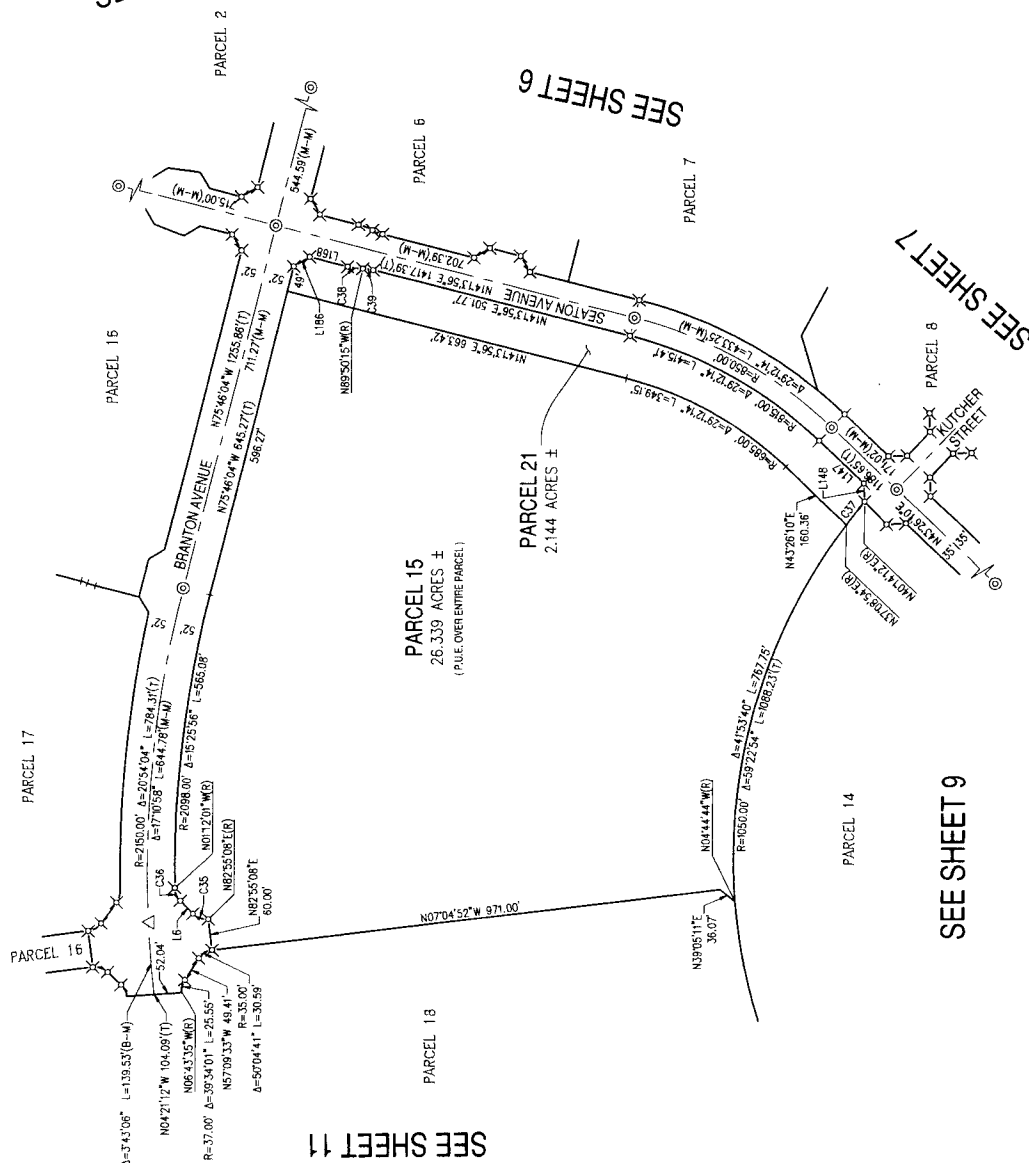


SHEET 10 OF 15

NOTES

1. SEE SHEET 2 FOR EASEMENT NOTES AND REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEETS 15 FOR LINE & CURVE TABLES.

SEE SHEET 11



SEE SHEET 5

SEE SHEET 6

SEE SHEET 7

SEE SHEET 11

SEE SHEET 9

PARCEL 15
26.339 ACRES ±
(PILE OVER ENTIRE PARCEL)

PARCEL 21
2.144 ACRES ±

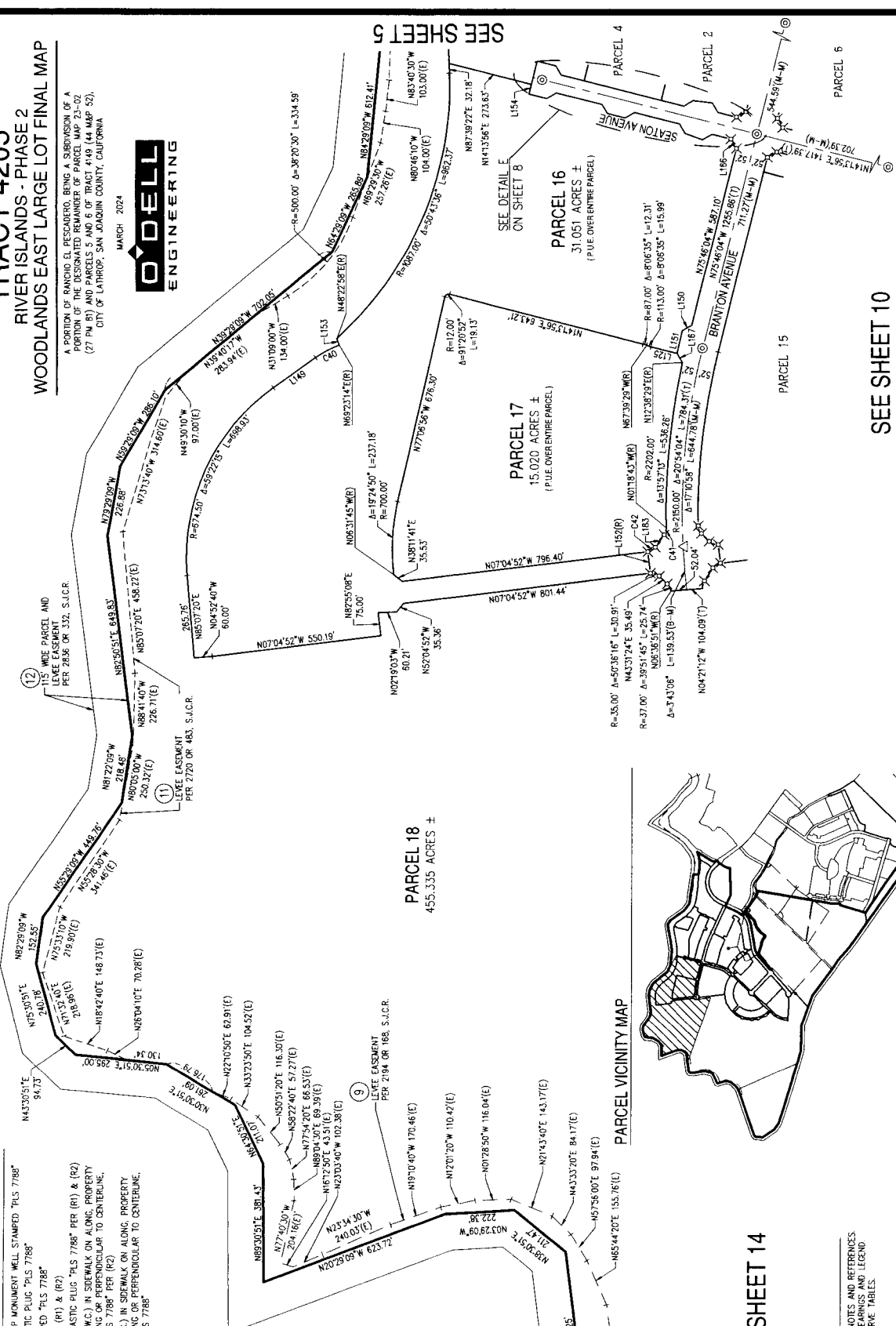
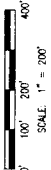
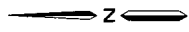
TRACT 4205 RIVER ISLANDS - PHASE 2 WOODLANDS EAST LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESQUERO, BEING A SUBDIVISION OF A PORTION OF THE DESIGNATED REMAINDER OF PARCEL MAP 23-02 (27 PM 8) AND PARCELS 5 AND 6 OF TRACT 4149 (44 MAP 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
MARCH 2024

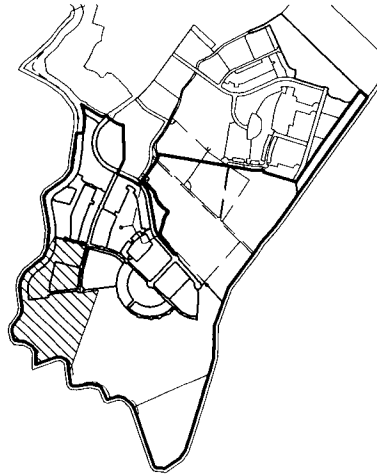


MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788"
- △ SET 2-1/2" BRASS DISK STAMPED "PLS 7788"
- ⊙ FOUND MONUMENT IN WELL PER (R1), & (R2)
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1) & (R2)
- ✱ FOUND 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ON ALONG PROPERTY LINE BEING OR PERPENDICULAR TO CENTERLINE.
- ✱ SET 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ON ALONG PROPERTY LINE PROJECTING 8" FROM BEING OR PERPENDICULAR TO CENTERLINE.
- 1177 BRASS DISK STAMPED "PLS 7788"



PARCEL VICINITY MAP



SEE SHEET 14

NOTES

1. SEE SHEET 2 FOR EASEMENT NOTES AND REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LOGS.
3. SEE SHEET 15 FOR LINE & CURVE TABLES.

SEE SHEET 10

TRACT 4205 RIVER ISLANDS - PHASE 2 WOODLANDS EAST LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF A PORTION OF THE DESIGNATED REMAINDER OF PARCEL MAP 23-02 (27 PM 81) AND PARCELS 5 AND 6 OF TRACT 4149 (44 MAP 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH, 2024

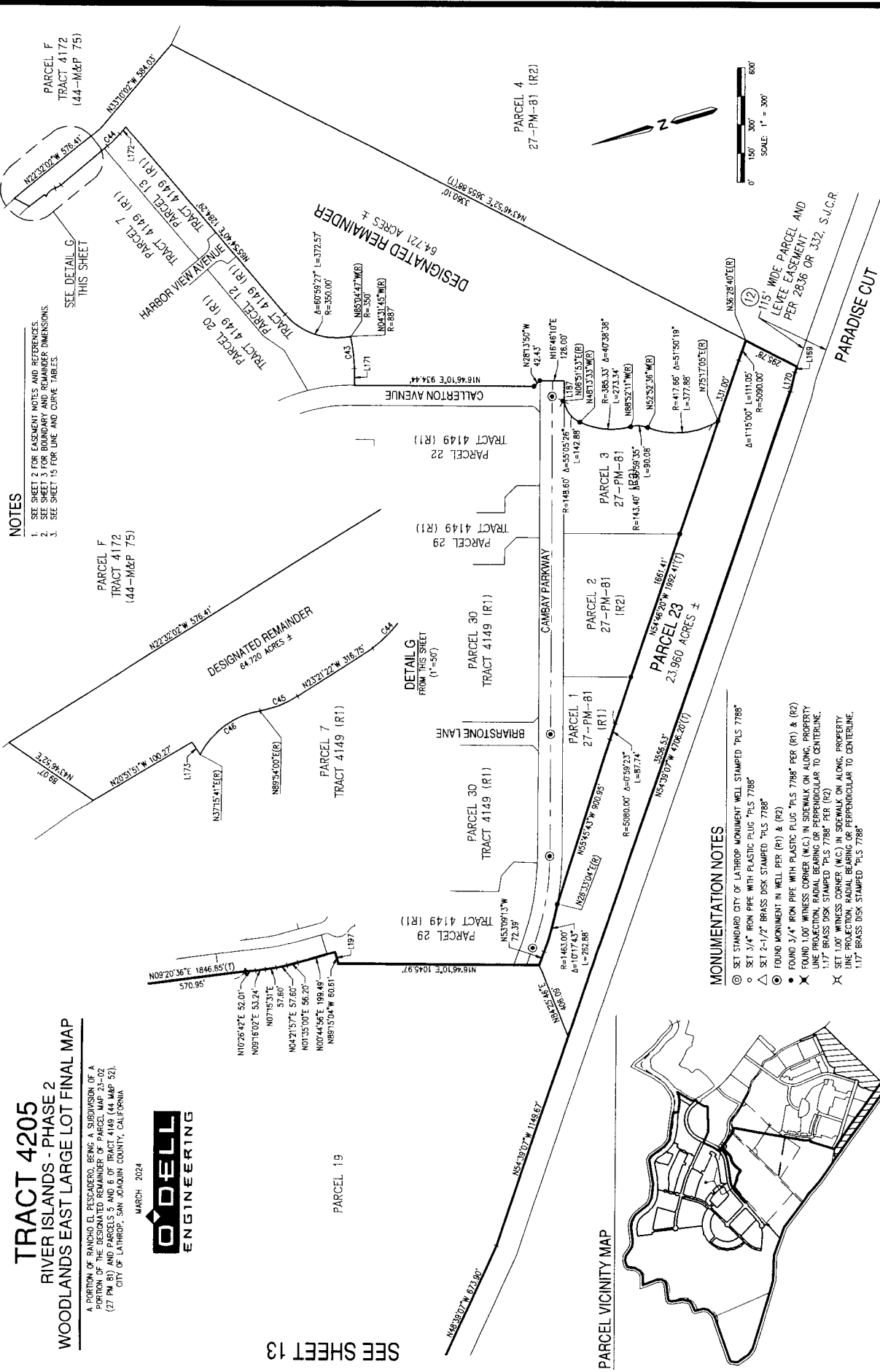


SEE SHEET 13

NOTES

- SEE SHEET 2 FOR EASEMENT NOTES AND REFERENCES.
- SEE SHEET 3 FOR BOUNDARY AND REMAINDER DIMENSIONS.
- SEE SHEET 15 FOR LINE AND CURVE TABLES.

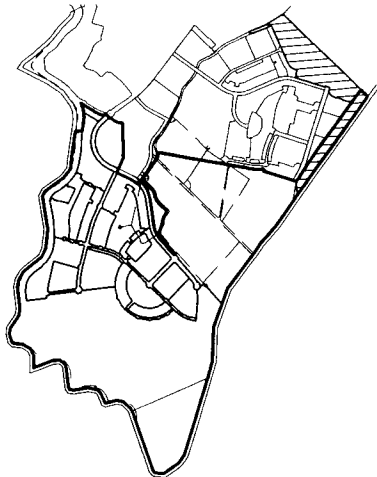
PARCEL F
TRACT 4172
(44-M&P 75)



MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788"
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- ✱ SET 1.17" BRASS DISK STAMPED "PLS 7788"

PARCEL VICINITY MAP



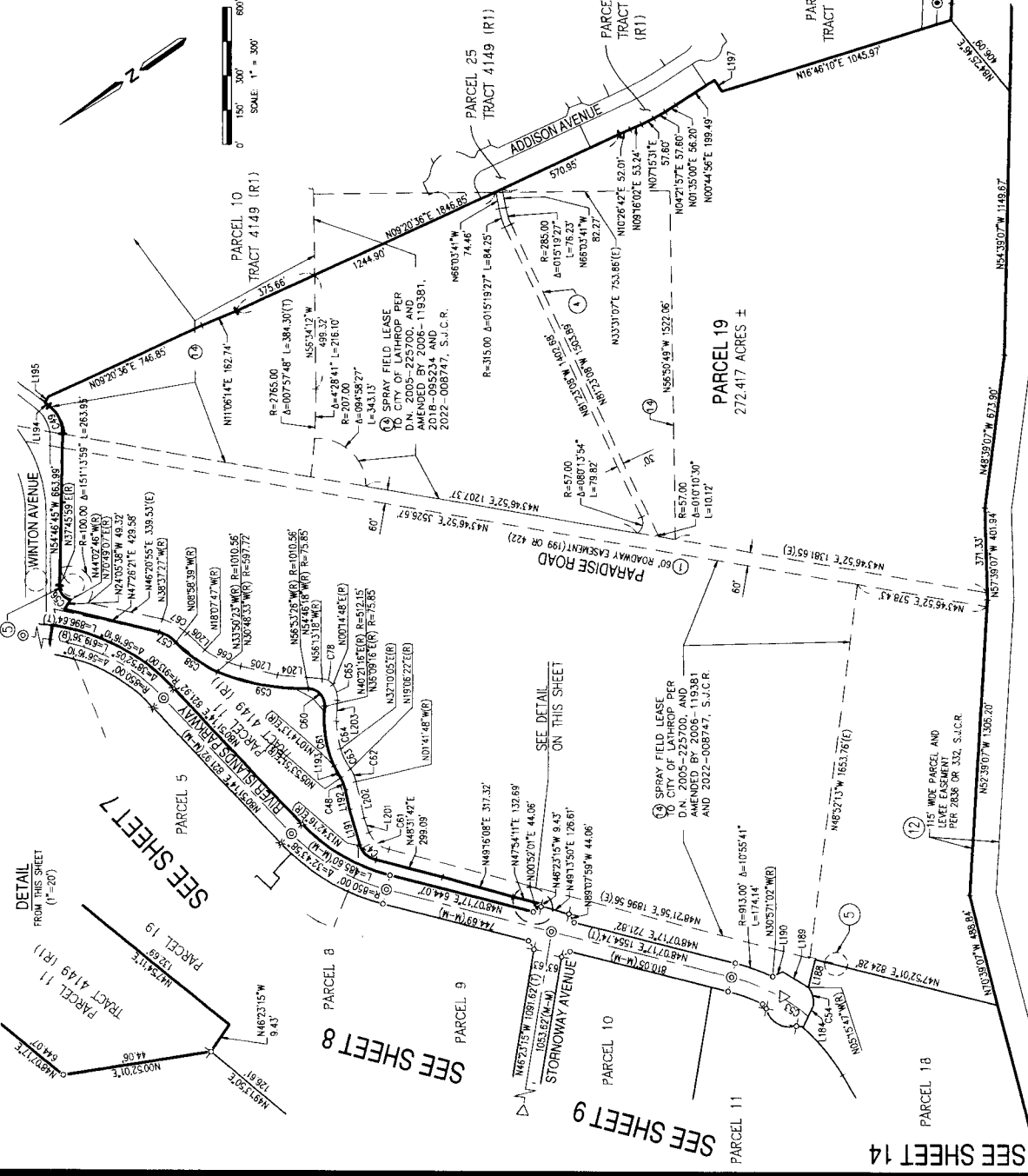
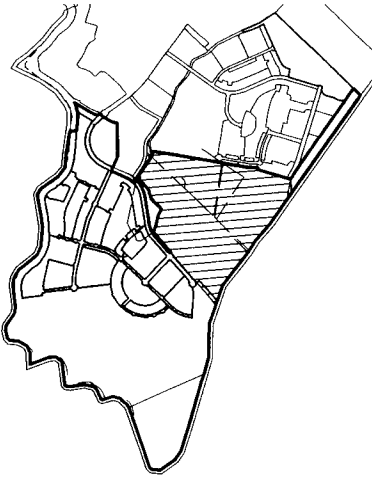
TRACT 4205 RIVER ISLANDS - PHASE 2 WOODLANDS EAST LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF A PORTION OF THE DESIGNATED REMAINDER OF PARCEL MAP 73-002 (27 PAGES) AND PARCEL MAP 73-003 (27 PAGES) OF THE CITY OF LAHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024



PARCEL VICINITY MAP



MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LAHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788"
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NOTES

1. SEE SHEET 2 FOR EASEMENT NOTES AND REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 15 FOR LINE AND CURVE TABLES.

SEE SHEET 12

PARADISE CUT

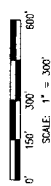
TRACT 4205 RIVER ISLANDS - PHASE 2 WOODLANDS EAST LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF A PORTION OF THE DESIGNATED REMAINDER OF PARCEL MAP 23-02 (27 PM 81) AND PARCELS 5 AND 6 OF TRACT 4149 (44 MAP 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH, 2024



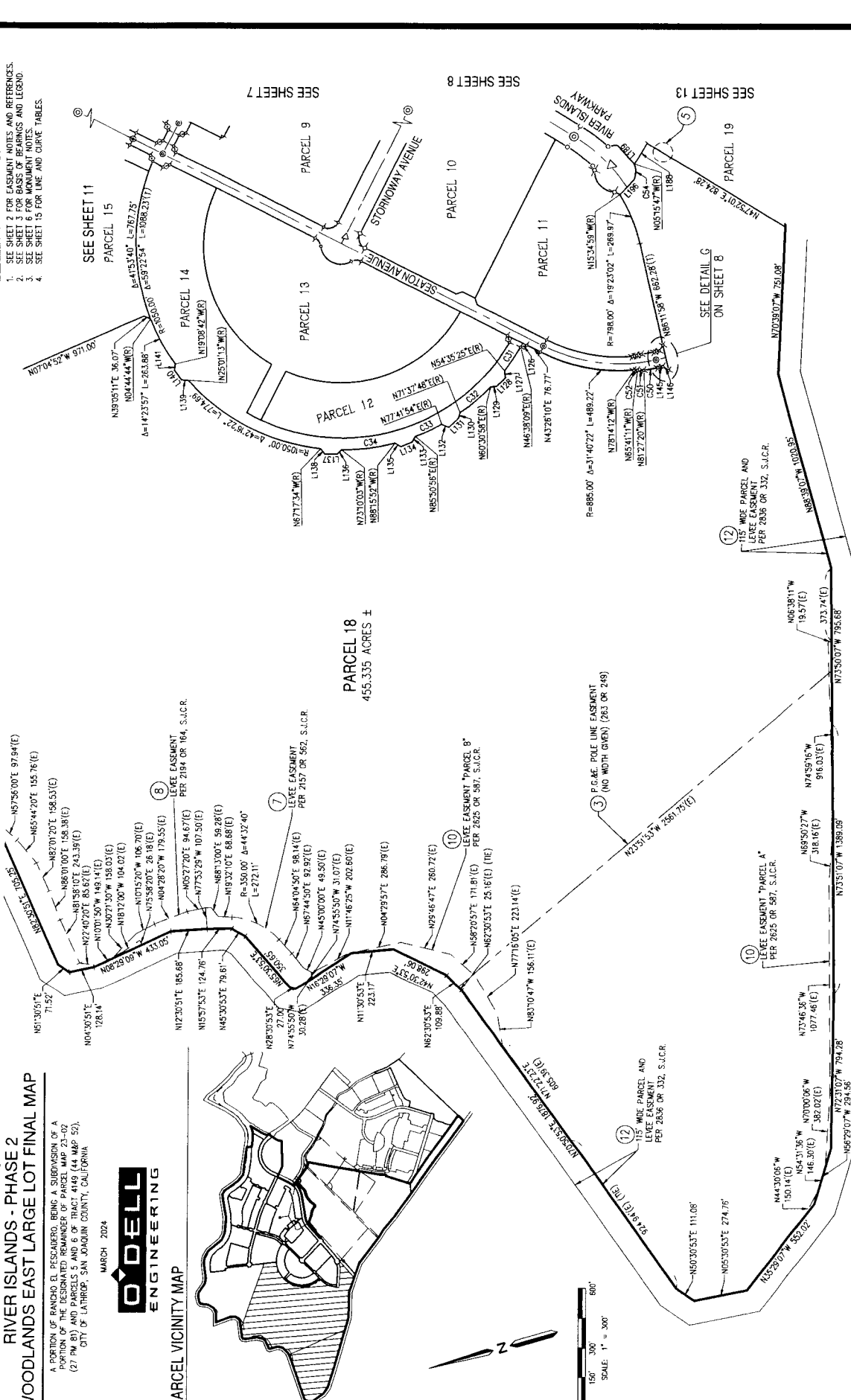
PARCEL VICINITY MAP



SEE SHEET 11

NOTES

1. SEE SHEET 2 FOR EASEMENT NOTES AND REFERENCES.
2. SEE SHEET 3 FOR BASIC OF BEARINGS AND LEGEND.
3. SEE SHEET 6 FOR MONUMENT NOTES AND LEGEND.
4. SEE SHEET 15 FOR LINE AND CURVE TABLES.



PARADISE CUT

SUBDIVISION IMPROVEMENT AGREEMENT
BETWEEN THE CITY OF LATHROP AND
CALIFIA, LLC,
FOR 23 LARGE LOTS IN TRACT 4205
(WOODLANDS EAST DISTRICT)

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 ("CITY") and Califia, LLC, a California Limited Liability Company, (hereinafter referred to as "SUBDIVIDER").

B. Pursuant to Division 2 of Title 7 of the Government Code of the State of California and CITY's Subdivision Regulations (City of Lathrop, Code of Ordinances, Chapter 16), SUBDIVIDER is required to make dedications and improve Tract 4205. However, SUBDIVIDER has completed a portion of public infrastructure improvements associated with Tract 4205 for the collector and arterial streets within the Phase 2 development area. The unfinished portion of improvements total \$10,667,200 and security in the form of performance bonds have been provided to the City and will be required to be held by CITY as outlined in this Tract 4205 Subdivision Improvement Agreement unless otherwise substituted with other security as outlined in this Agreement.

C. The backbone collector and arterial streets (River Islands Parkway, Branton Avenue, Seaton Avenue, and Stornoway Avenue) improvements in total, include street, sidewalk, underground utility, storm drainage, streetlight, and joint trench improvements (hereinafter "Improvements") are required to be constructed as part of the required infrastructure to ensure access to each parcel created with Tract 4205. Since not all of the Improvements are completed, security in the form of performance and labor and materials bonds shall be required for Tract 4205. The performance bonds shall equal 110% of the amount of the unfinished improvements as shown in Exhibit C ($\$10,667,200 \times 110\% = \$11,733,920$ and the labor and materials bond shall equal 50% of the performance bond amount ($\$11,733,920 \times 50\% = \$5,866,960$).

D. The term "Improvements" as used in this Agreement means all improvements necessary for collector and arterial roads associated with Tract 4205. As a result, the total value of public improvements for Tract 4205, as collector and arterial roads, is \$28,270,000 as shown in Exhibit D to this Agreement. The required Warranty Bond for Tract 4205 shall be equal to 10% of the cost of Improvements as shown in Exhibit D; $\$28,270,000 \times 10\% = \$2,827,000$ – warranty bond amount). The warranty bond shall be posted to guarantee the materials and workmanship of all improvements for a full year following acceptance by CITY.

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:

1. SUBDIVIDER shall complete construction of, or cause construction to be completed at its sole cost and expense, the Improvements described herein for Tract 4205, to the limits identified on Exhibit A. All improvements shall be constructed to the satisfaction and approval of the City Engineer, in a good and workmanlike manner in accordance with the above-referenced improvement plans and specifications, the improvement standards and specifications of CITY'S Department of Public Works, the applicable Ordinances of the City of Lathrop and the California Subdivision Map Act.
2. SUBDIVIDER shall complete the Improvements, including all deferred and unfinished improvements, prior to occupancy of the first home occupied associated with the first small lot final map recorded in the West Village District. Such occupancy shall be documented by CITY in the form of a Certificate of Occupancy or Final Building Permit.
3. CITY or its agents shall, at any time during the progress of the Improvements, have free access thereto and shall be allowed to examine the same and all material to be used therein. If the Improvements or any part thereof are not completed in strict compliance with the standards set forth in Paragraph 1 above, CITY may refuse to accept and may reject the defective Improvements and/or materials therein.
4. SUBDIVIDER shall secure the services of skilled personnel necessary to construct the Improvements. CITY is not skilled in these matters and relies upon the skill of SUBDIVIDER to ensure that the construction of the Improvements is in the most skillful and durable manner.
5. CITY'S acceptance of the Improvements does not operate as a release of SUBDIVIDER from any guarantee hereunder.
6. SUBDIVIDER guarantees and warrants that the Improvements shall be constructed in compliance with the standards set forth in Paragraph 1 above, free from any defects in work or labor done and from any defects in materials furnished. Further, SUBDIVIDER shall repair and maintain the Improvements in good condition and in accordance with CITY specifications for one (1) year after CITY'S acceptance of the Improvements. Prior to acceptance of the Improvements, SUBDIVIDER shall deposit with the City Engineer a Warranty Bond in the amount of \$2,827,000 equal to 10% of the estimated cost of the Improvements for the entire area as summarized in Recital "D", to insure SUBDIVIDER'S repair and maintenance of the Improvements in accordance with the terms of this Agreement. The Warranty Bond shall be released at the end of the one (1) year guarantee period, provided there are no claims against it are then outstanding.

7. Because some of the backbone improvements referenced in Recital "C" are required to provide access and utilities to the parcels created by the Tract 4205 final map and are associated with adjacent tracts as otherwise described in this Agreement, as well as collector and arterial roads associated with the Agreement for Dedication, Inspection and Guarantee of Public Streets and Improvements referenced in Recital "C", the security required by the Agreement for Dedication, Inspection and Guarantee of Public Streets and Improvements shall remain in place until the backbone improvements associated with that agreement are complete and accepted by CITY or as is further described by the conditions below.

8. If SUBDIVIDER, in whole or in part, abandons the Improvements, unnecessarily or unreasonably delays construction of the Improvements, fails to complete construction of the Improvements within the time specified in this Agreement or fails to repair, replace or reconstruct any defects, as set forth in Paragraph 6 above, CITY may but is not required to proceed to complete and/or repair, replace or reconstruct the Improvements, either by itself or by contract for such service, and CITY may cause to be forfeited such portion of any security deposited therein as is necessary to cover the costs of completion, repair, replacement or reconstruction incurred by CITY. Once action is taken by CITY to complete, repair, replace and/or reconstruct the Improvements, SUBDIVIDER shall be responsible for all costs incurred by CITY even if SUBDIVIDER subsequently completes the work.

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, 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 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.

9. Because the Improvements are partially complete, SUBDIVIDER is required to only post security to guarantee the deferred and unfinished improvements associated with Tract 4205 as included and described in Exhibit C of this Agreement. The amount of security, as evidenced by performance bonds provided by SUBDIVIDER as indicated in Recital C shall be \$11,733,920 for the performance bond and \$5,866,960 for the labor and materials bond. Further, SUBDIVIDER shall also comply with CITY'S insurance requirements set forth on Exhibit B attached hereto and incorporated herein with a new certificate of insurance required.

10. Any alterations 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 hereof. The above-referenced sureties hereby consent to such alterations and waive the provisions of California Civil Code Section 2819.

11. Neither 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 CITY nor any of its officers, employees or agents shall be liable to 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 its duties and obligations under this Agreement or from the negligent act or omission of itself, its 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, SUBDIVIDER shall be solely responsible for maintaining the quality of the Improvements and maintaining safety at the project site. 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, all outstanding fees and charges have been paid and the City Council has accepted the Improvements as complete. CITY and SUBDIVIDER have formed Community Facilities Districts ("CFD") to finance maintenance and improvements. 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 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.

16. SUBDIVIDER shall pay service fees for the utility services from the time the Improvements are accepted by 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 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 SUBDIVIDER and shall be jointly and severally liable hereunder.

19. SUBDIVIDER shall, at SUBDIVIDER'S expense, obtain and maintain all necessary permits and licenses for construction of the Improvements. Prior to the commencement of Improvement construction, SUBDIVIDER shall obtain a City of Lathrop Business License. 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 4023.

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.
- 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 day. 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 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 4205

EXHIBIT B: CITY INSURANCE REQUIREMENTS

EXHIBIT C: TRACT 4205 ENGINEER'S ESTIMATE FOR UNFINISHED PORTIONS OF COLLECTOR AND ARTERIAL ROADS

EXHIBIT D: TRACT 4205 ENGINEER'S ESTIMATE FOR COLLECTOR AND ARTERIAL ROADS

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

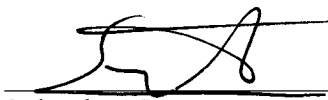
BY:  _____
Salvador Navarrete Date
City Attorney 3-14-2024

EXHIBIT A

FINAL MAP - TRACT 4205

OWNER'S STATEMENT

THE UNDERSIGNED, DOES HEREBY STATE THAT THEY ARE THE OWNERS OR HAVE SOME RECORDABLE TITLE INTEREST IN THE LAND DESCRIBED AND HEREBY STATE THAT THE EXTERIOR BOUNDARY LINE OF THE HEREIN REFERENCED FINAL MAP ENTITLED, "TRACT 4205, RIVER ISLANDS - PHASE 2, WOODLANDS EAST LARGE LOT FINAL MAP", CITY OF LATHROP, CALIFORNIA, CONSISTING OF 19 THIN (19) SHEETS, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

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

- 1. TO THE CITY OF LATHROP FOR PUBLIC RIGHT-OF-WAY PURPOSES, THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS RIVER ISLANDS PARKWAY, BRANTON AVENUE, KUTCHER STREET, SEATON AVENUE AND STORNOWAY AVENUE AS SHOWN ON THIS FINAL MAP.

- 2. A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN, PAVES, DRAINS, CABLES, PIPES, AND UTILITIES, AND TO REMOVE AND REINSTALL SUCH UTILITIES AND UNDER THE PARCELS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "P.U.L.E. (PUBLIC UTILITY EASEMENT)".

THE UNDERSIGNED DOES HEREBY RESERVE THE DESIGNATED REMAINDER AS SHOWN ON THIS MAP FOR FUTURE CONSTRUCTION.

OWNER INTENDS TO SUBDIVIDE THE LAND SUBJECT TO THIS MAP WITH ANY AND ALL RIPARIAN RIGHTS OR OTHER WATER INTERESTS TO WHICH THE SUBJECT LAND IS ENTITLED THEREIN, APPURTAINMENT OR RELATING TO THE LANDS, WHETHER SUCH WATER RIGHTS SHALL BE RIPARIAN, OVERFLOWING, LITTORAL, PERCOLATING, PREScriptive, ADJUDICATED, STATUTORY OR CONTRACTUAL. OWNER DOES NOT INTEND BY THE RECORDED OF THIS MAP TO SEVER THE RIPARIAN RIGHTS OF THE SUBJECT LANDS WITHIN THE BOUNDARIES OF THIS MAP OR THE SURROUNDING PROPERTIES.

OWNER: CALIFIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: NAME: SUSAN BELLOSSO DATE: _____
ITS: PRESIDENT

TRUSTEES STATEMENT

OLD REPUBLIC TITLE COMPANY, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED AUGUST 29, 2001, AS DOCUMENT NUMBER 2003-197463, AND AMENDED IN DOCUMENT RECORDED FEBRUARY 4, 2014, AS DOCUMENT NUMBER 2016-160886, AND AS AMENDED IN DOCUMENT RECORDED JULY 26, 2019, AS DOCUMENT NUMBER 2019-293030, THE DEED OF TRUST RECORDED IN DOCUMENT RECORDED DECEMBER 26, 2017, AS DOCUMENT NUMBER 2017-150771, AND FURTHER AMENDED IN DOCUMENT RECORDED APRIL 15, 2020, AS DOCUMENT NUMBER 2020-046025, AND FURTHER AMENDED IN DOCUMENT RECORDED NOVEMBER 23, 2022, AS DOCUMENT NUMBER 2022-132040; THE DEED OF TRUST RECORDED APRIL 16, 2020, AS DOCUMENT NUMBER 2022-114642, AND FURTHER AMENDED IN DOCUMENT RECORDED AUGUST 31, 2020, AS DOCUMENT NUMBER 2020-067141; AND THE DEED OF TRUST RECORDED DECEMBER 31, 2020, AS DOCUMENT NUMBER 2020-186194, AND AS AMENDED IN DOCUMENT RECORDED OCTOBER 3, 2022, AS DOCUMENT NUMBER 2022-114643, AND FURTHER AMENDED IN DOCUMENT RECORDED NOVEMBER 23, 2022, AS DOCUMENT NUMBER 2022-132038, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

DATED THIS _____ DAY OF _____, 2024.
BY: NAME: _____
ITS: _____

ACKNOWLEDGEMENT CERTIFICATE (OWNER)

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

STATE OF CALIFORNIA }
COUNTY OF SAN JOAQUIN }

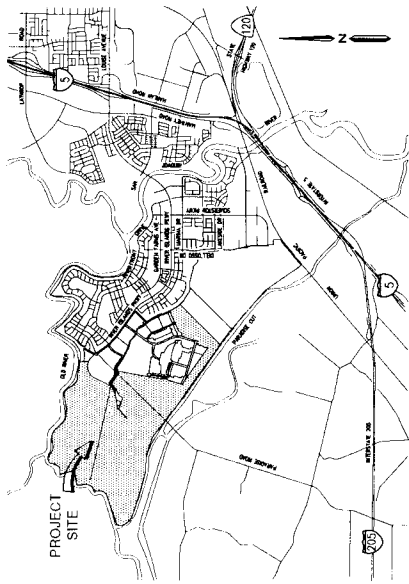
ON _____, 2024 BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/HER AUTHORIZED CAPACITY(IES), 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: _____
MY COMMISSION EXPIRES: _____

**TRACT 4205
RIVER ISLANDS - PHASE 2
WOODLANDS EAST LARGE LOT FINAL MAP**

A PORTION OF RANCHO EL PESCARERO, BEING A SUBDIVISION OF A PORTION OF THE DESIGNATED REMAINDER OF PARCEL MAP 23-02 (27 PM B) AND PARCELS 5, AND 6 OF TRACT 4149 (44 MAP 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH, 2024



VICINITY MAP
NOT TO SCALE

SECRETARY OF THE PLANNING COMMISSION'S STATEMENT

THIS MAP CONFORMS TO VESTING TENTATIVE MAP NO. 8716 RECOMMENDED BY THE PLANNING COMMISSION AND APPROVED BY THE CITY COUNCIL PER RESOLUTION NO. 21-14908.

DATED THIS _____ DAY OF _____, 2024.

RICARDO CABRAT, 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 4205, RIVER ISLANDS-PHASE 2, WOODLANDS EAST LARGE LOT FINAL MAP", CITY OF LATHROP, CALIFORNIA, AND THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP AND THE VESTING TENTATIVE MAP IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP. I FURTHER STATE THAT THIS FINAL MAP COMPLES WITH ALL PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA STATE SUBDIVISION MAP ACT AND APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THERE TO, APPLICABLE AT THE TIME OF APPROVAL OF VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2024.



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

RECORDERS STATEMENT

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

BY: _____ ASSISTANT/DEPUTY RECORDER
STATE REGISTERED COUNTY CLERK
SAN JOAQUIN COUNTY, CALIFORNIA

EXEMPT FROM FEE PER GOVERNMENT CODE 27398.1; DOCUMENT RECORDED IN CONNECTION WITH A CONCURRENT TRANSFER SUBJECT TO THE IMPOSITION OF DOCUMENTARY TRANSFER TAX.

CITY SURVEYORS STATEMENT

I, DARROL A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4205, RIVER ISLANDS - PHASE 2, WOODLANDS EAST LARGE LOT FINAL MAP", CITY OF LATHROP, CALIFORNIA, AND I AM SATISFIED THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2024.

DARROL A. ALEXANDER, P.L.S. 5071
AGING CITY SURVEYOR



SURVEYORS STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CAUTRA, LLC, ON FEBRUARY 12, 2024. I HEREBY STATE ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN PLACE WITHIN THE PERIOD OF 90 DAYS BEFORE DECEMBER 31, 2024, AND THAT THE MONUMENTS ARE OR THAT THEY WILL BE SET IN PLACE WITHIN THE PERIOD OF 90 DAYS BEFORE DECEMBER 31, 2024, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2024.

DYLAN CRAWFORD, P.L.S. NO. 7188



RECITALS

- 1. PERMIT TO FARM STATEMENT. THE CITY OF LATHROP, CALIFORNIA, HAS ADOPTED THE CITY OF LATHROP MUNICIPAL CODE OF ORDINANCES, TITLE 15, CHAPTER 15.04.04, THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTICED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO INTERFERENCE OR DISCOMFORT ARISING FROM THE LAWN AND PROPER USE OF AGRICULTURAL CULTIVATION, PLANNING, SPRINKLING, IRRIGATION, PRODUCTION, HARVESTING, PACKAGING, PROCESSING, PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DEPRECIATION AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, ODOR, RODENTS AND PESTS. BE AWARE ALSO, THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, ACCEPTING THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCOMMODATE THE NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.
2. A SOILS REPORT ENTITLED "GEO-TECHNICAL EXPLORATION, RIVER ISLANDS PHASE 1, LATHROP, CALIFORNIA", REFERENCED AS PROJECT NO. 5044.5.001.01 AND DATED JULY 29, 2005, HAS BEEN PREPARED FOR THIS PROJECT BY ENRD, INCORPORATED, JOSEF J. TOOTLE, G.E. NO. 2877, AND IS ON FILE WITH THE CITY OF LATHROP.
3. TRACT 4205, RIVER ISLANDS - PHASE 2, WOODLANDS EAST LARGE LOT FINAL MAP, CONTAINS PARCELS 1 THROUGH 23 CONTAINING 1088.270 ACRES, MORE OR LESS, AND ROADWAYS THAT ARE DEDICATED BY THIS FINAL MAP WHICH INCLUDE 41.247 ACRES, MORE OR LESS, AND A DESIGNATED REMAINDER OF 64.721 ACRES, MORE OR LESS, AS SHOWN ON THIS PARCEL MAP (PLEASE REFER TO THE AREA TABLE BELOW).

TRACT 4205 AREA SUMMARY table with columns: PARCELS 1-23, STREET DEDICATIONS, DESIGNATED REMAINDER.

4. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 121402343-1R, (VERSION 2) DATED FEBRUARY 23, 2024, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

TRACT 4205 RIVER ISLANDS - PHASE 2 WOODLANDS EAST LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF A PORTION OF THE DESIGNATED REMAINDER OF PARCEL MAP 23-027 (27 PM 8) AND PARCELS 5, 2 AND 6 OF TRACT 4149 (44 MAP 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024



EASEMENTS

- 1. 8' ROADWAY EASEMENT IN FAVOR OF SAN JOAQUIN COUNTY PER 199 OR 422
2. 30' WIDE POLE LINE EASEMENT PER DM. 2017-10819.
3. POLE POLE LINE EASEMENT PER 283 OR 249 (APPROX. LOCATION: NO. WORTH CANYON)
4. 30' WIDE WITHIN PUBLIC ACCESS EASEMENT TO CITY OF LATHROP PER DM. 2022-105000 LATHROP PER DM. 2026-11080.
5. 10' WIDE ACCESS EASEMENT AND 10' MONITORING WELL EASEMENTS TO THE CITY OF LATHROP PER DM. 2026-11080.
6. 5000 LEVEE AND FLOOD CONTROL EASEMENT PER 2894 OR 886
7. 5000 LEVEE AND FLOOD CONTROL EASEMENT PER 2157 OR 942
8. 5000 LEVEE AND FLOOD CONTROL EASEMENT PER 2184 OR 164
9. 5000 LEVEE AND FLOOD CONTROL EASEMENT PER 2184 OR 168
10. 5000 LEVEE AND FLOOD CONTROL EASEMENT PER 2025 OR 907
11. 5000 LEVEE AND FLOOD CONTROL EASEMENT PER 2720 OR 483
12. LEVEE EASEMENT IN FAVOR OF RECLAMATION DISTRICT 2062 PER DM. 2036 OR 332
13. STATE 2A LEVEE EASEMENT IN FAVOR OF RECLAMATION DISTRICT 2062 PER DM. 2036-080005
14. SPRAY FIELD LEASE AGREEMENT BETWEEN CAUTRA, LLC AND THE CITY OF LATHROP PER DM. 2005-223290 AND FURTHER AMENDED PER DOCUMENT NUMBERS 2006-19330, 2010-080005, AND 2022-08047
15. PUBLIC UTILITY EASEMENT (P.U.E.) OVER PARCEL 5 OF TRACT 4149 PER DM. 2022-04559

REFERENCES

- (R1) TRACT 4149, RIVER ISLANDS-PHASE 2, WEST VILLAGE LARGE LOT FINAL MAP, FILED DECEMBER 5, 2022, IN BOOK 44 OF MAPS AND PLATS, PAGE 52, S.J.C.R. (44 MAP 52)
(R2) PARCEL MAP FILED DECEMBER 5, 2024, IN BOOK 27 OF PARCEL MAPS, PAGE B1, S.J.C.R. (27-PM-81)

SIGNATURE OMISSIONS

PURSUANT TO SECTION 84249 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:
1. RECLAIMED ISLANDS LAND COMPANY, RESERVATION FOR OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, PER DOCUMENT NUMBER 2001-01046177, S.J.C.R.

TABLES ARE FOR SHEET 3 ONLY

Table with 5 columns: LINE, DIRECTION, LENGTH, AREA, and CURVE TABLE. Contains lines L1 through L25.

Table with 5 columns: LINE, DIRECTION, LENGTH, AREA, and CURVE TABLE. Contains lines L26 through L50.

Table with 5 columns: LINE, DIRECTION, LENGTH, AREA, and CURVE TABLE. Contains lines L51 through L75.

Table with 5 columns: CURVE, RADIUS, DELTA, LENGTH, and CURVE TABLE. Contains curves C1 through C24.

TRACT 4205 RIVER ISLANDS - PHASE 2 WOODLANDS EAST LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF A PORTION OF THE DESIGNATED REMAINDER OF PARCEL MAP 23-02 (27 PM 81) AND PARCELS 5 AND 6 OF TRACT 4149 (44 MAP 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024



EXISTING BOUNDARY SHEET

MONUMENTATION NOTES

- 1. FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "1.5 7788" PER (R1)
- 2. FOUND MONUMENT PER (R1)
- 3. FOUND MONUMENT PER (R1)

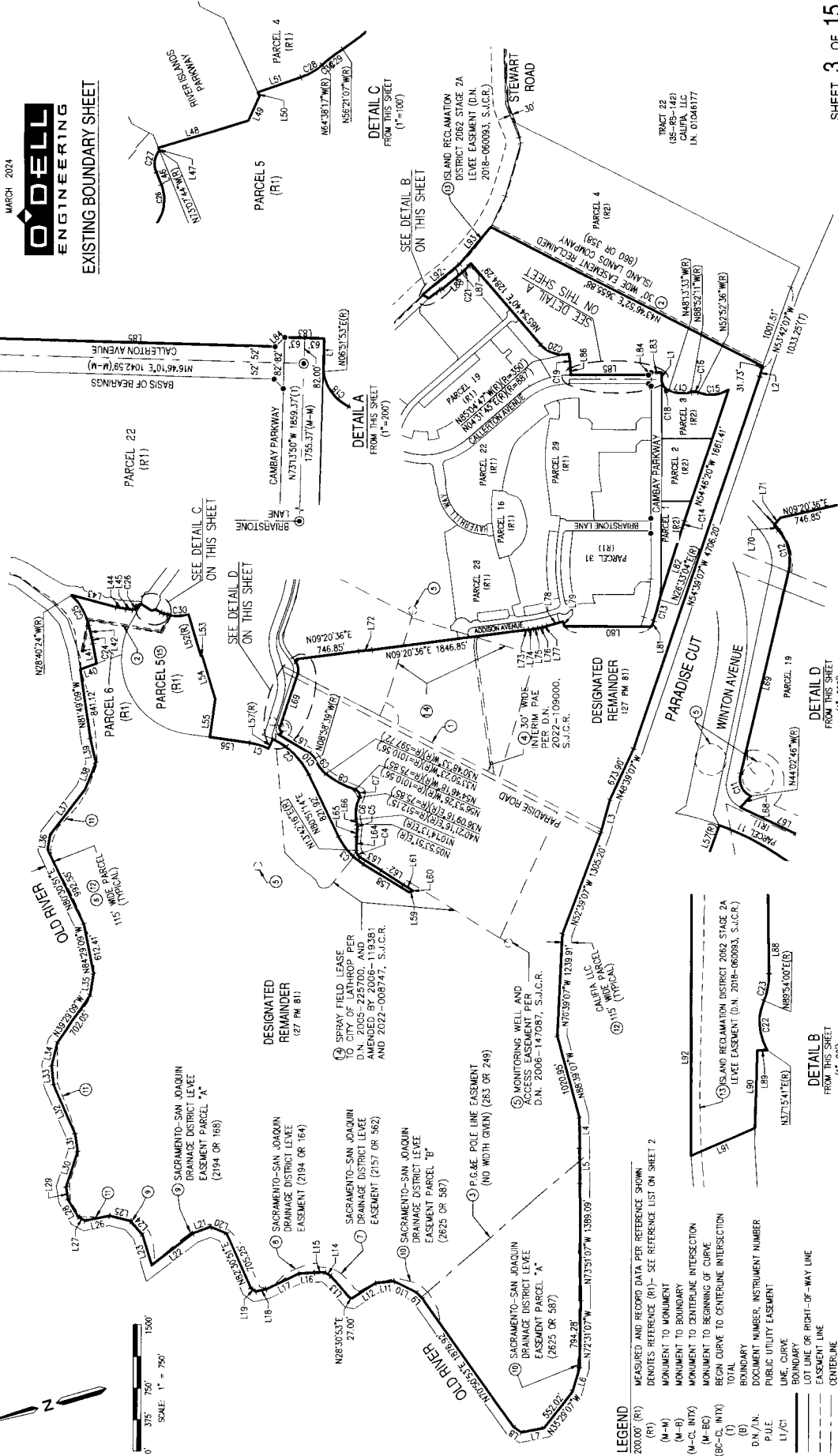
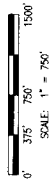
NOTES

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

SEE SHEETS 5-14 FOR EASEMENT DIMENSIONS NOT OTHERWISE SHOWN

BASIS OF BEARINGS

THE BEARINGS OF NORTH 15°45'10" EAST BETWEEN CALLETON AVENUE AS SHOWN PER TRACT 4149, FILED DECEMBER 5, 2022 IN BOOK 14 OF MAPS AND PLATS, AT PAGE 52, RECORDS OF SAN JOAQUIN COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP (ZONE 3, NAD83). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.



LEGEND

- 200.00' (R1) MEASURED AND RECORD DATA PER REFERENCE SHOWN
- (R1) DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 2
- (M-M) MONUMENT TO MONUMENT
- (M-B) MONUMENT TO BOUNDARY
- (M-C, INTX) MONUMENT TO CENTRILINE INTERSECTION
- (M-EC) MONUMENT TO BEGINNING OF CURVE
- (BC-C, INTX) BEGAN CURVE TO CENTRILINE INTERSECTION TOTAL
- (T) TOTAL
- (B) BOUNDARY
- D.N./N. DOCUMENT NUMBER, INSTRUMENT NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT
- L1/C1 LINE, CURVE
- BOUNDARY
- LOT LINE OR RIGHT-OF-WAY LINE
- EASEMENT LINE
- CENTRILINE

DETAIL B FROM THIS SHEET (1"-200')

DETAIL D FROM THIS SHEET (1"-200')

DETAIL A FROM THIS SHEET (1"-200')

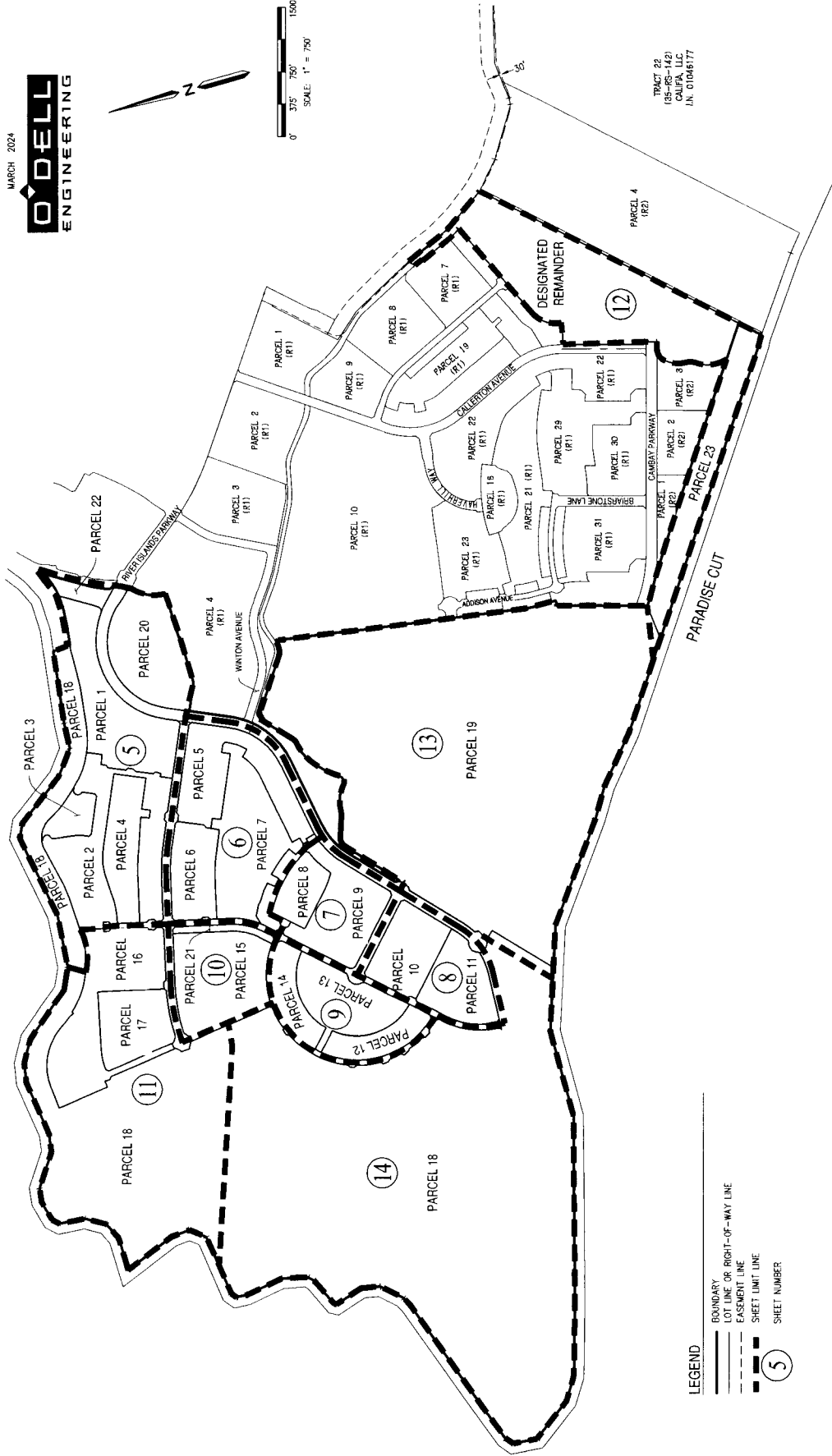
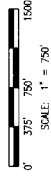
DETAIL C FROM THIS SHEET (1"-100')

DETAIL E FROM THIS SHEET (1"-100')

TRACT 4205 RIVER ISLANDS - PHASE 2 WOODLANDS EAST LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADEIRO, BEING A SUBDIVISION OF A PORTION OF THE DESIGNATED REMAINDER OF PARCEL MAP 23-02 (27 PM 81) AND PARCELS 5 AND 6 OF TRACT 4149 (44 M&P 52), CITY OF LAHORE, SAN JOAQUIN COUNTY, CALIFORNIA.

MARCH 2024



TRACT 22
(05-PS-142)
CALIFA, LLC
I.N. 01046177

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

TRACT 4205 RIVER ISLANDS - PHASE 2 WOODLANDS EAST LARGE LOT FINAL MAP

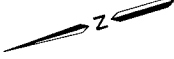
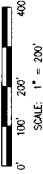
A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF A PORTION OF THE UNINCORPORATED REMAINDER OF TRACT 4193 (44 MAP 32), (27 P. 17) AND A PORTION OF TRACT 4191 (44 MAP 32), CITY OF LAHORE, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024

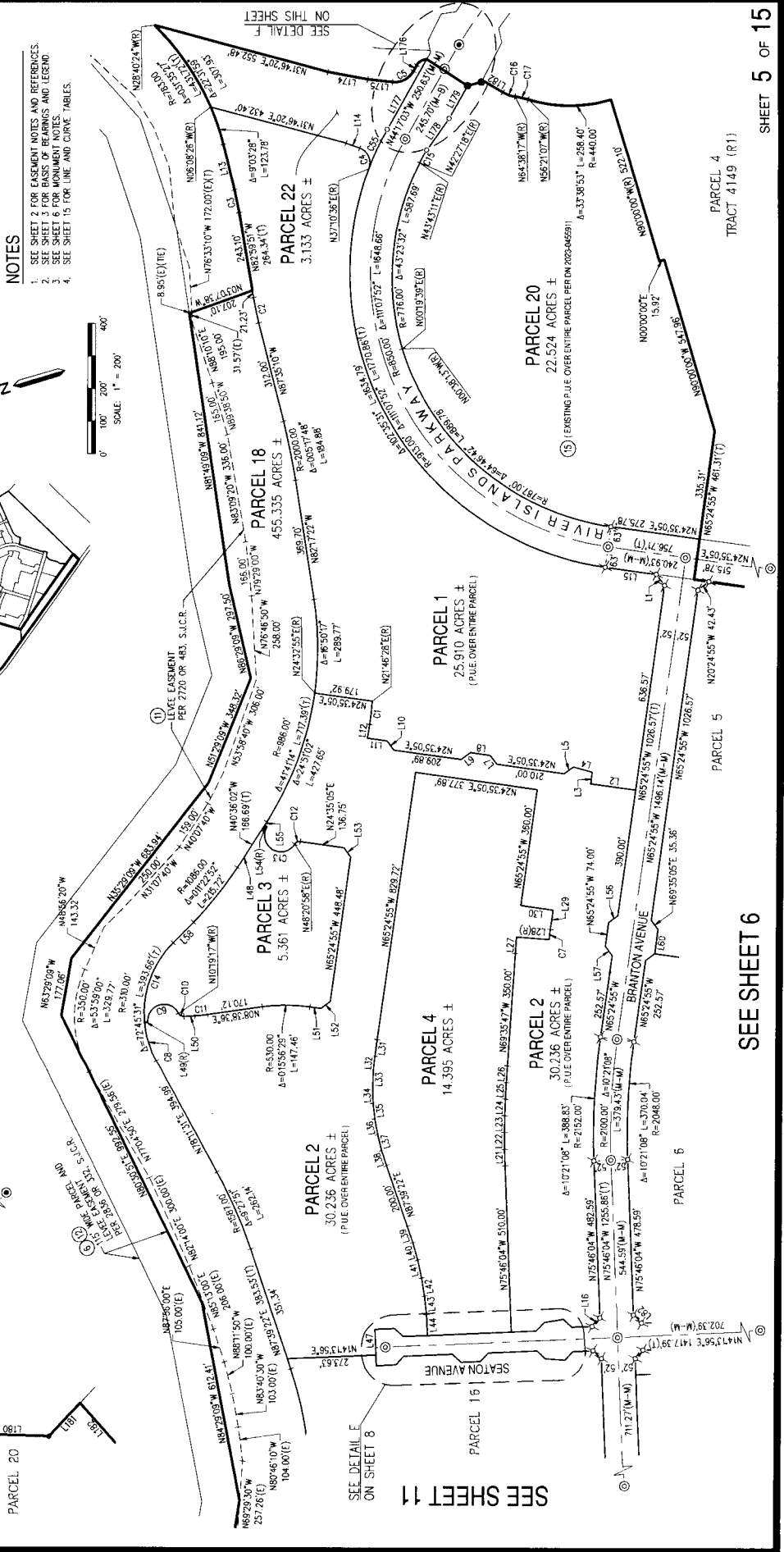
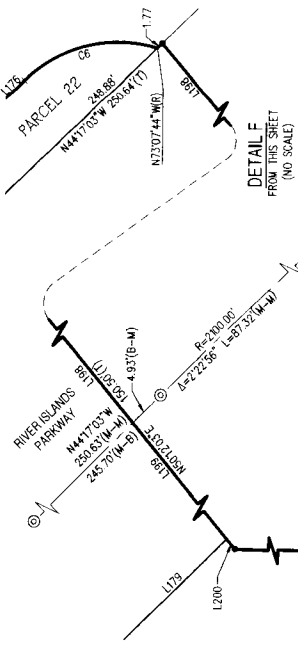


NOTES

1. SEE SHEET 2 FOR EASEMENT NOTES AND REFERENCES.
2. SEE SHEET 3 FOR BASIS OF PLANNING AND LEGEND.
3. SEE SHEET 4 FOR DIMENSIONS AND CURVE TABLES.
4. SEE SHEET 15 FOR LINE AND CURVE TABLES.



PARCEL VICINITY MAP



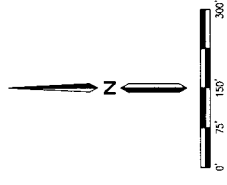
SEE SHEET 6

PARCEL 4
TRACT 4149 (R1)

TRACT 4205 RIVER ISLANDS - PHASE 2 WOODLANDS EAST LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF A PORTION OF THE DESIGNED REMAINDER OF SECTION 23-27-22, TOWNSHIP 23 NORTH, RANGE 14 EAST, MAP 50, CITY OF LAHREP, SAN JOAQUIN COUNTY, CALIFORNIA.

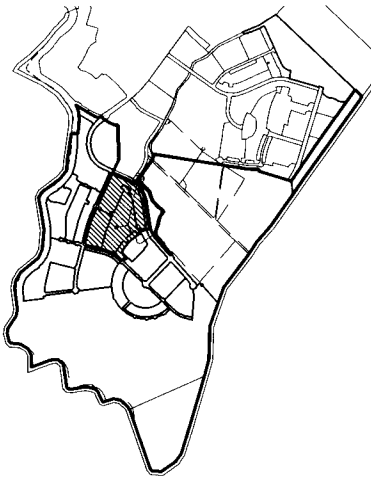
MARCH 2024



NOTES

1. SEE SHEET 2 FOR EASEMENT NOTES AND REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 15 FOR LINE & CURVE TABLES.

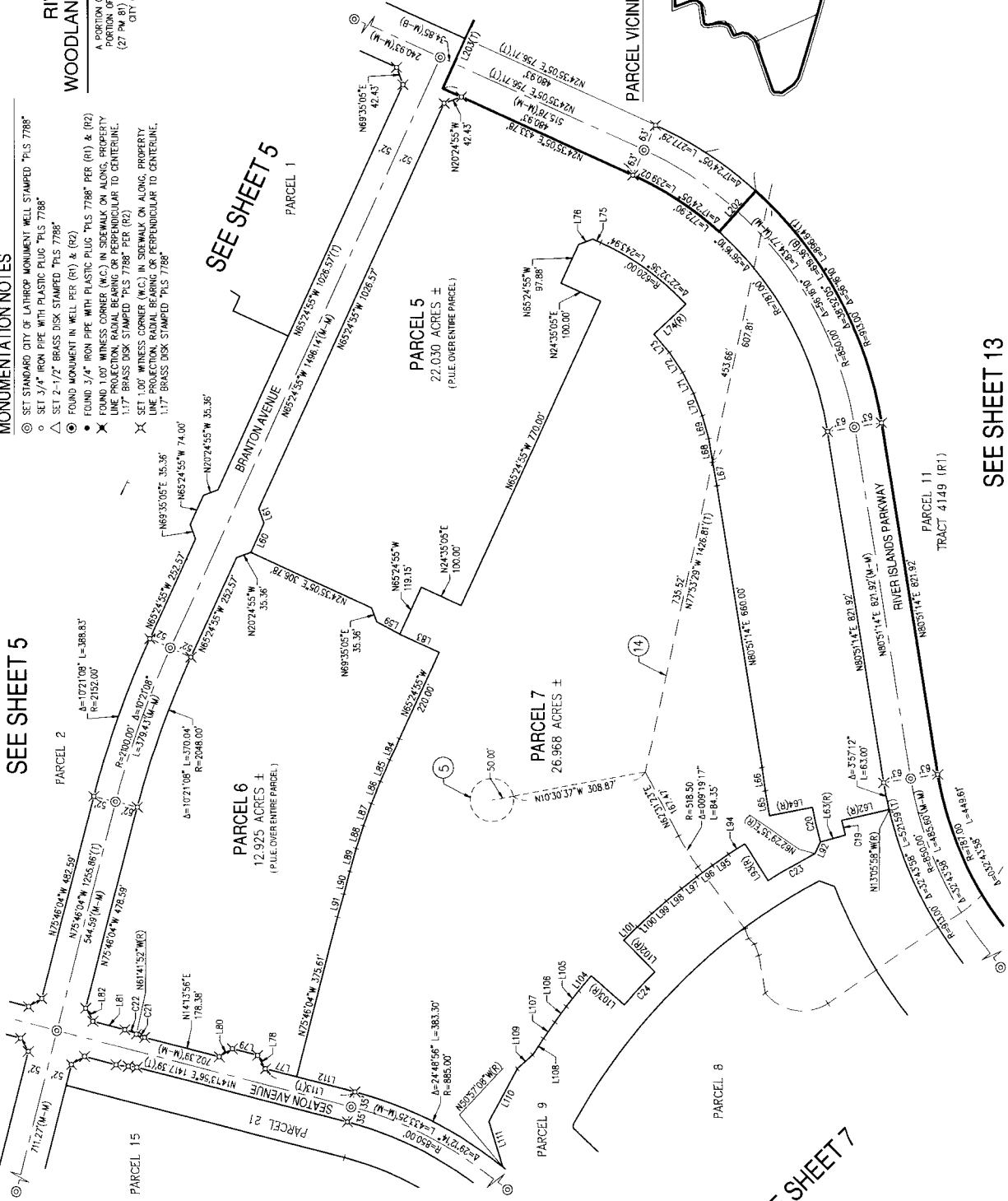
PARCEL VICINITY MAP



MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LAHREP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788"
- △ SET 2-1/2" BRASS DISK STAMPED "PLS 7788"
- FOUND MONUMENT IN WELL PER (R1) & (R2)
- ✱ FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1) & (R2)
- ✱ FOUND 1.00" WIRELESS CORNER (W.C.) IN SIDEWALK ON ALONG PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE.
- ✱ 1.17" BRASS DISK STAMPED "PLS 7788" PER (R2)
- ✱ SET 1.00" WIRELESS CORNER (W.C.) IN SIDEWALK ON ALONG PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE.
- ✱ 1.17" BRASS DISK STAMPED "PLS 7788"

SEE SHEET 5



SEE SHEET 13

SEE SHEET 10

SEE SHEET 7

TRACT 4205 RIVER ISLANDS - PHASE 2 WOODLANDS EAST LARGE LOT FINAL MAP

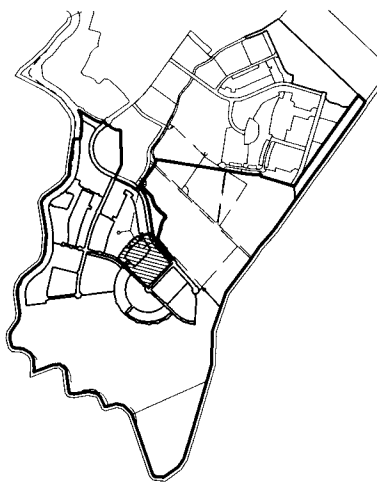
A PORTION OF RANCHO EL PESQUERO BEING A SUBDIVISION OF A PORTION OF THE LANDS OF THE STATE OF CALIFORNIA, MORE PARTICULARLY PARCELS 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



MARCH 2024



PARCEL VICINITY MAP



MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- ⊙ SET 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788"
- ⊙ SET 2-1/2" BRASS DISK STAMPED "PLS 7788"
- ⊙ FOUND MONUMENT IN WELL PER (R1) & (R2)
- ⊙ FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1) & (R2)
- ⊙ FOUND 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ON ALONG PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788" PER (R2)
- ⊙ SET 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ON ALONG PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788"

NOTES

1. SEE SHEET 2 FOR EASEMENT NOTES AND REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 15 FOR LINE & CURVE TABLES.

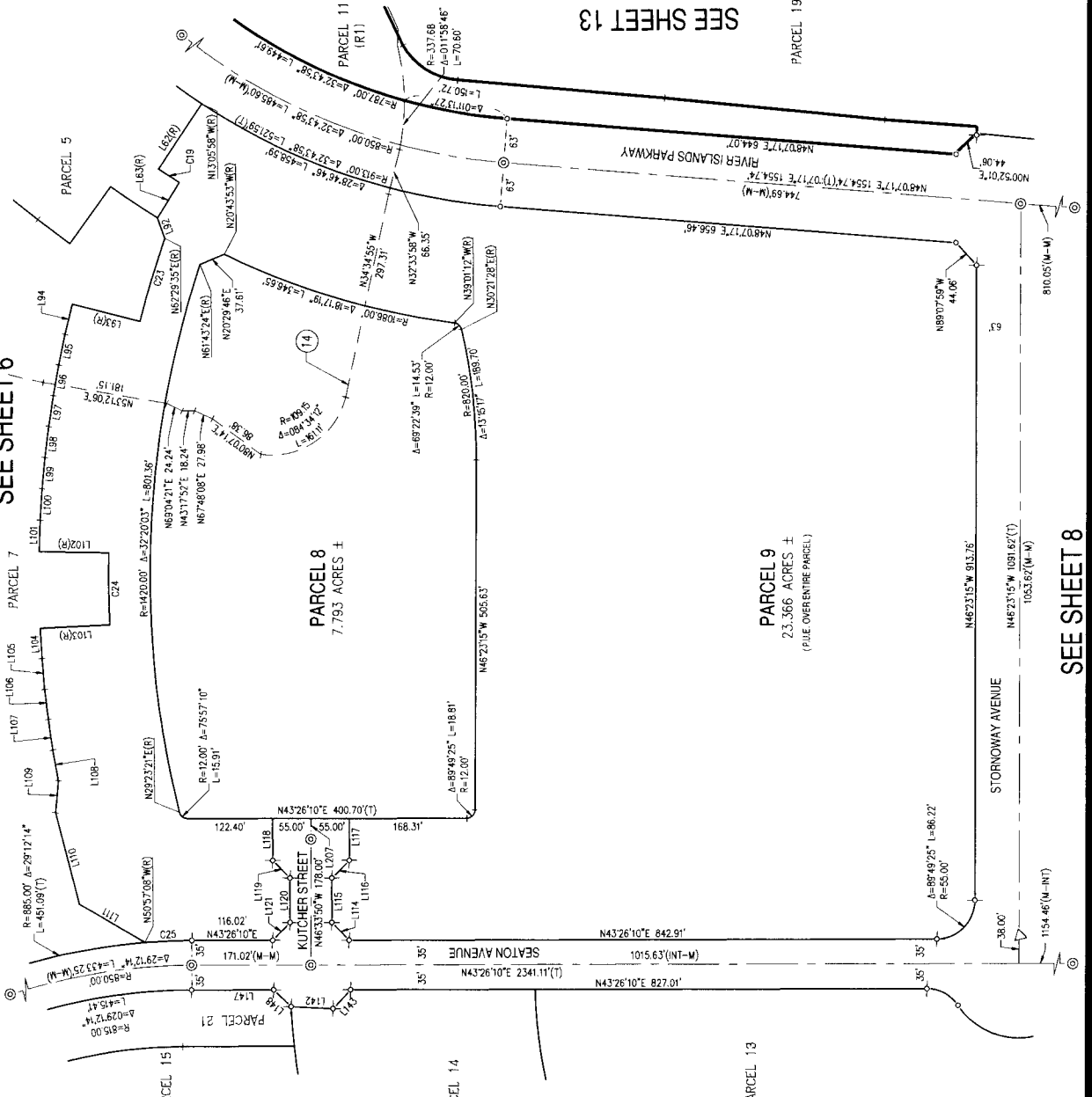
SEE SHEET 6

SEE SHEET 10

PARCEL 8
7.793 ACRES ±

PARCEL 9
23.366 ACRES ±
(P.L.E. OVER ENTIRE PARCEL)

SEE SHEET 8



SEE SHEET 13

SEE SHEET 9

TRACT 4205 RIVER ISLANDS - PHASE 2 WOODLANDS EAST LARGE LOT FINAL MAP

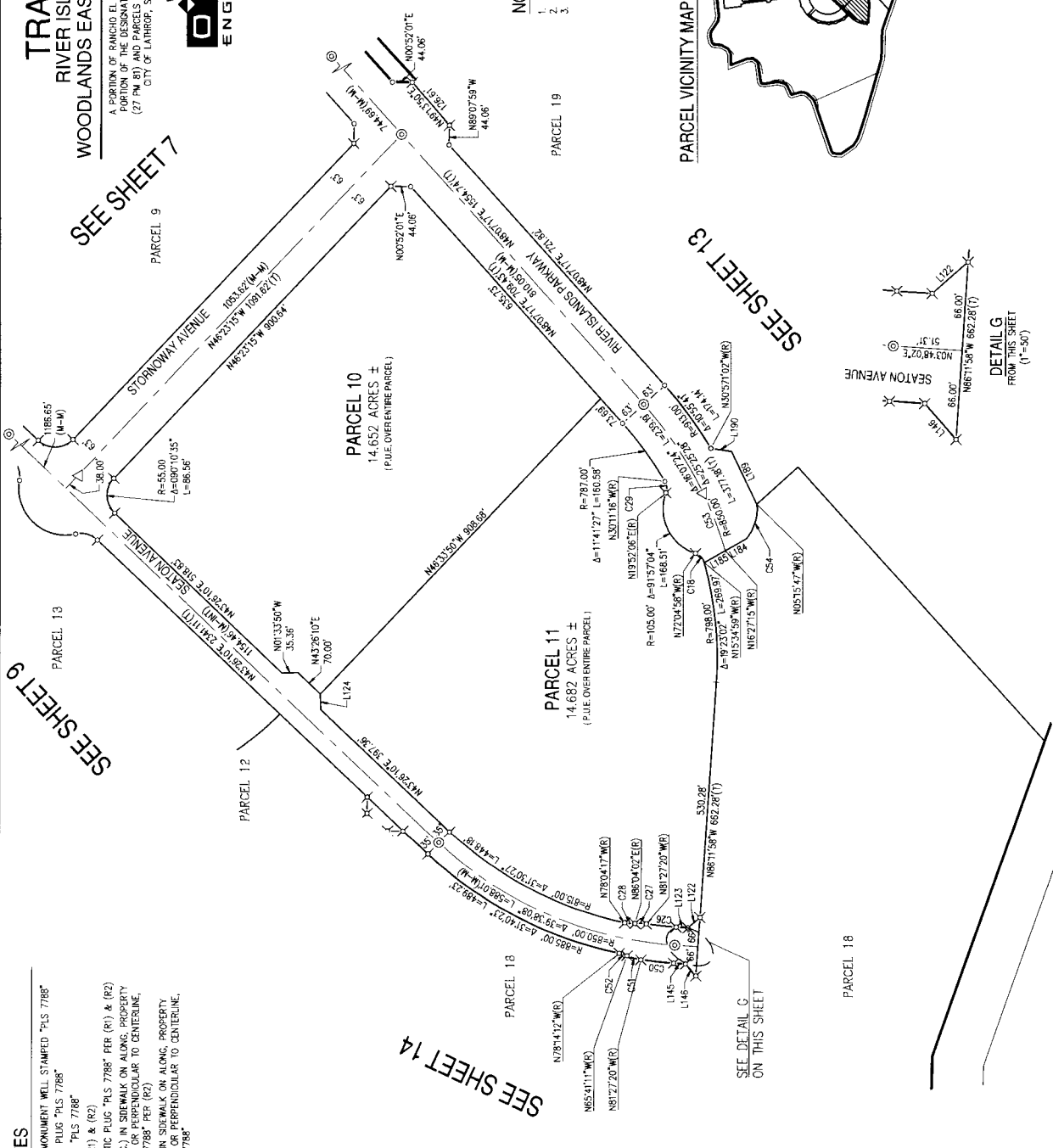
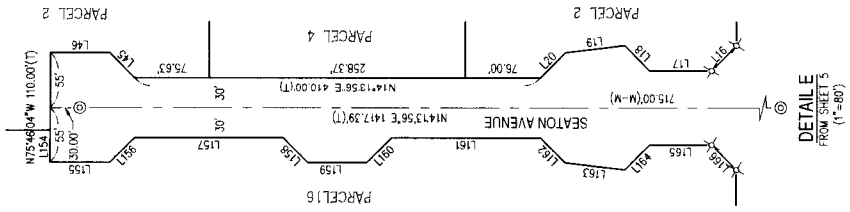
A PORTION OF RANCHO EL PESQUERO, BEING A SUBDIVISION OF A PORTION OF THE DESIGNATED REMAINDER OF PARCEL MAP 23-02 (27 PM 87) AND PARCELS 5, AND 6 OF TRACT 4149 (44 MAP 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024



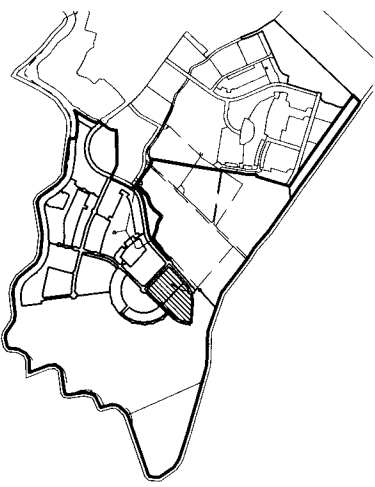
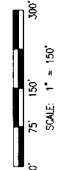
MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- ⊙ SET 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788"
- ⊙ SET 2-1/2" BRASS DISK STAMPED "PLS 7788"
- ⊙ FOUND MONUMENT IN WELL PER (R1) & (R2)
- ⊙ FOUND 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ON ALONG PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788" PER (R2)
- ⊙ SET 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ON ALONG PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788"



NOTES

1. SEE SHEET 2 FOR EASEMENT NOTES AND REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 15 FOR LINE & CURVE TABLES.



PARCEL VICINITY MAP



MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788"
- △ SET 2-1/2" BRASS DISK STAMPED "PLS 7788"
- ⊙ FOUND MONUMENT IN WELL PER (R1) & (R2)
- ✱ FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1) & (R2)
- ✱ FOUND 1.00" WITNESS CORNER (W/C) IN SIDEWALK ON ALONG PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE.
- ✱ SET 1.00" WITNESS CORNER (W/C) IN SIDEWALK ON ALONG PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE.
- ✱ SET 1.17" BRASS DISK STAMPED "PLS 7788"

NOTES

- 1. SEE SHEET 2 FOR EASEMENT NOTES AND REFERENCES.
- 2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
- 3. SEE SHEET 15 FOR LINE & CURVE TABLES.

TRACT 4205
RIVER ISLANDS - PHASE 2
WOODLANDS EAST LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF A PORTION OF THE DESIGNATED REMAINDER OF PARCEL MAP 23-02 (27 PM 81) AND PARCELS 5 AND 6 OF TRACT 4149 (44 MAP 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024



SEE SHEET 14

SEE SHEET 10

SEE SHEET 6

PARCEL 18

PARCEL 14

PARCEL 15

PARCEL 21

PARCEL 8

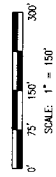
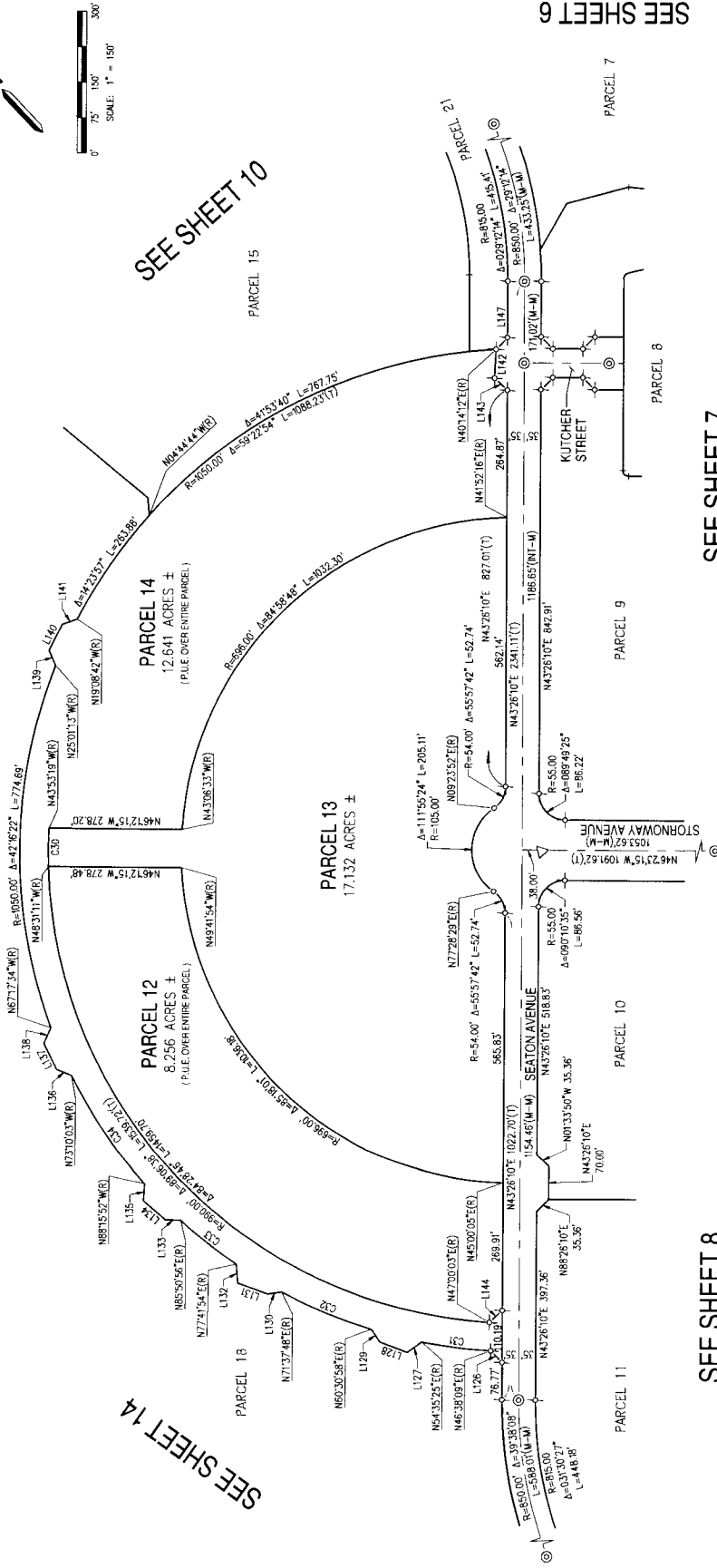
PARCEL 9

PARCEL 10

PARCEL 11

PARCEL 13

PARCEL 7



SEE SHEET 8

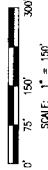
SEE SHEET 7

SHEET 9 OF 15

TRACT 4205
RIVER ISLANDS - PHASE 2
WOODLANDS EAST LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESQUERO, BEING A SUBDIVISION OF A PORTION OF THE DESIGNATED REMAINDER OF PARCEL MAP 23-02 (27 PM 81) AND PARCELS 5 AND 6 OF TRACT 4149 (44 MAP 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024



MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788"
- △ SET 2-1/2" BRASS DISK STAMPED "PLS 7788"
- ⊙ FOUND MONUMENT IN WELL PER (R1) & (R2)
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1) & (R2)
- ✕ FOUND 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ON ALONG PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE.
- ✕ 1.17" BRASS DISK STAMPED "PLS 7788" PER (R2)
- ✕ SET 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ON ALONG PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE.
- ✕ 1.17" BRASS DISK STAMPED "PLS 7788"

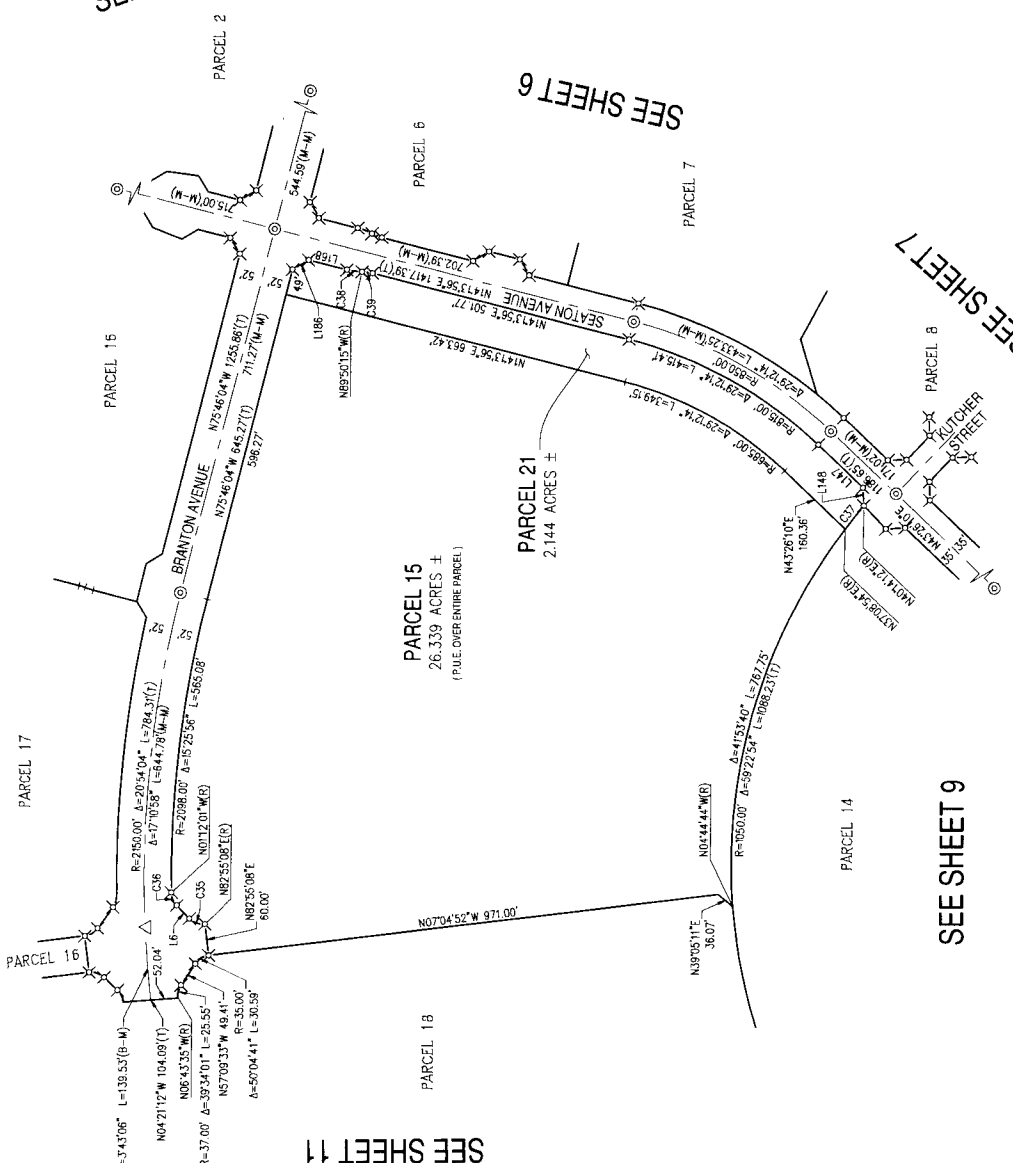
PARCEL VICINITY MAP



NOTES

1. SEE SHEET 2 FOR EASEMENT NOTES AND REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEETS 15 FOR LINE & CURVE TABLES.

SEE SHEET 11



SEE SHEET 11

SEE SHEET 6

SEE SHEET 7

SEE SHEET 9

PARCEL 15
 26.339 ACRES ±
 (PULE OVER ENTIRE PARCEL)

PARCEL 21
 2.144 ACRES ±

SEE SHEET 5

TRACT 4205 RIVER ISLANDS - PHASE 2 WOODLANDS EAST LARGE LOT FINAL MAP

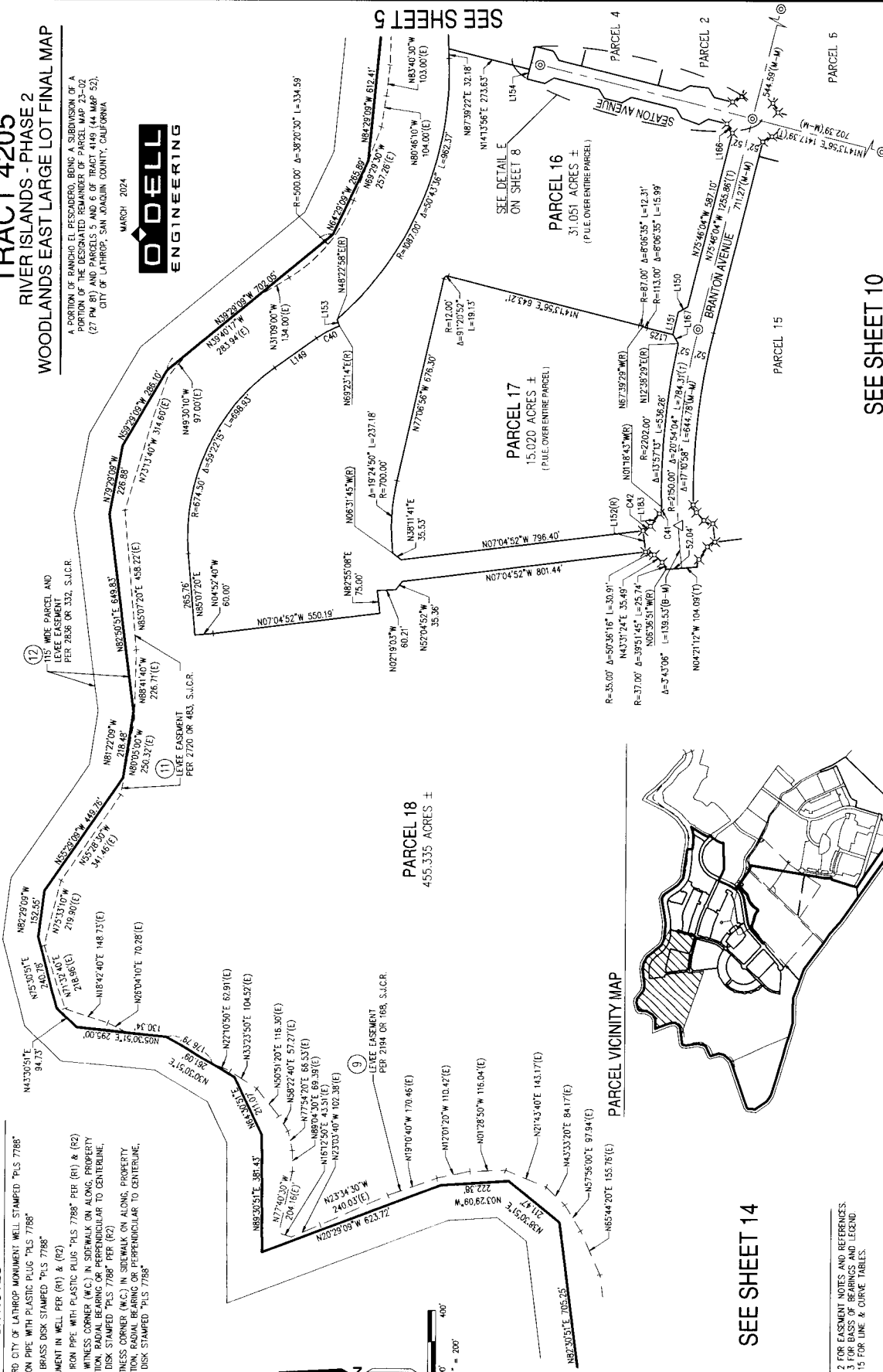
A PORTION OF RANCHO EL PESQUERO, BEING A SUBDIVISION OF A PORTION OF THE DESIGNATED REMAINDER OF PARCEL MAP 73-02 (27 PM 81) AND PARCELS 5 AND 6 OF TRACT 4149 (44 MAP 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024

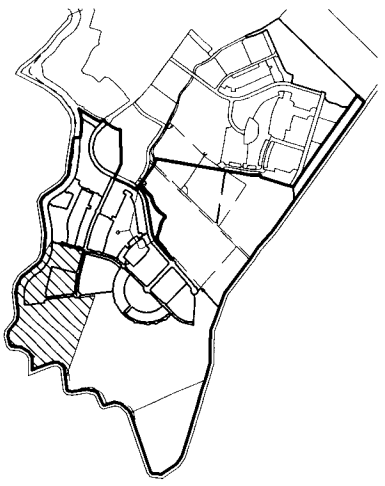


MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- ⊙ SET 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788"
- ⊙ SET 2-1/2" BRASS DISK STAMPED "PLS 7788"
- ⊙ FOUND MONUMENT IN WELL PER (R1) & (R2)
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1) & (R2)
- ✕ FOUND 100" WIRELESS CORNER (W.C.) IN SIDEWALK OR ALONG PROPERTY LINE PROXIMITY RADIAL BEARING OR PERPENDICULAR TO CENTERLINE.
- 117 BRASS DISK STAMPED "PLS 7788" PER (R2)
- ✕ SET 100" WIRELESS CORNER (W.C.) IN SIDEWALK OR ALONG PROPERTY LINE PROXIMITY RADIAL BEARING OR PERPENDICULAR TO CENTERLINE.
- 117 BRASS DISK STAMPED "PLS 7788"



PARCEL VICINITY MAP



NOTES

1. SEE SHEET 2 FOR EASEMENT NOTES AND REFERENCES.
2. SEE SHEET 1 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 15 FOR DATA OF CURVE TABLES.

TRACT 4205 RIVER ISLANDS - PHASE 2 WOODLANDS EAST LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESADERO, BEING A SUBDIVISION OF A PORTION OF THE DESIGNATED REMAINDER OF PARCEL MAP 23-02 (27 PM 81) AND PARCELS 5 AND 6 OF TRACT 4149 (44 M&P 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024



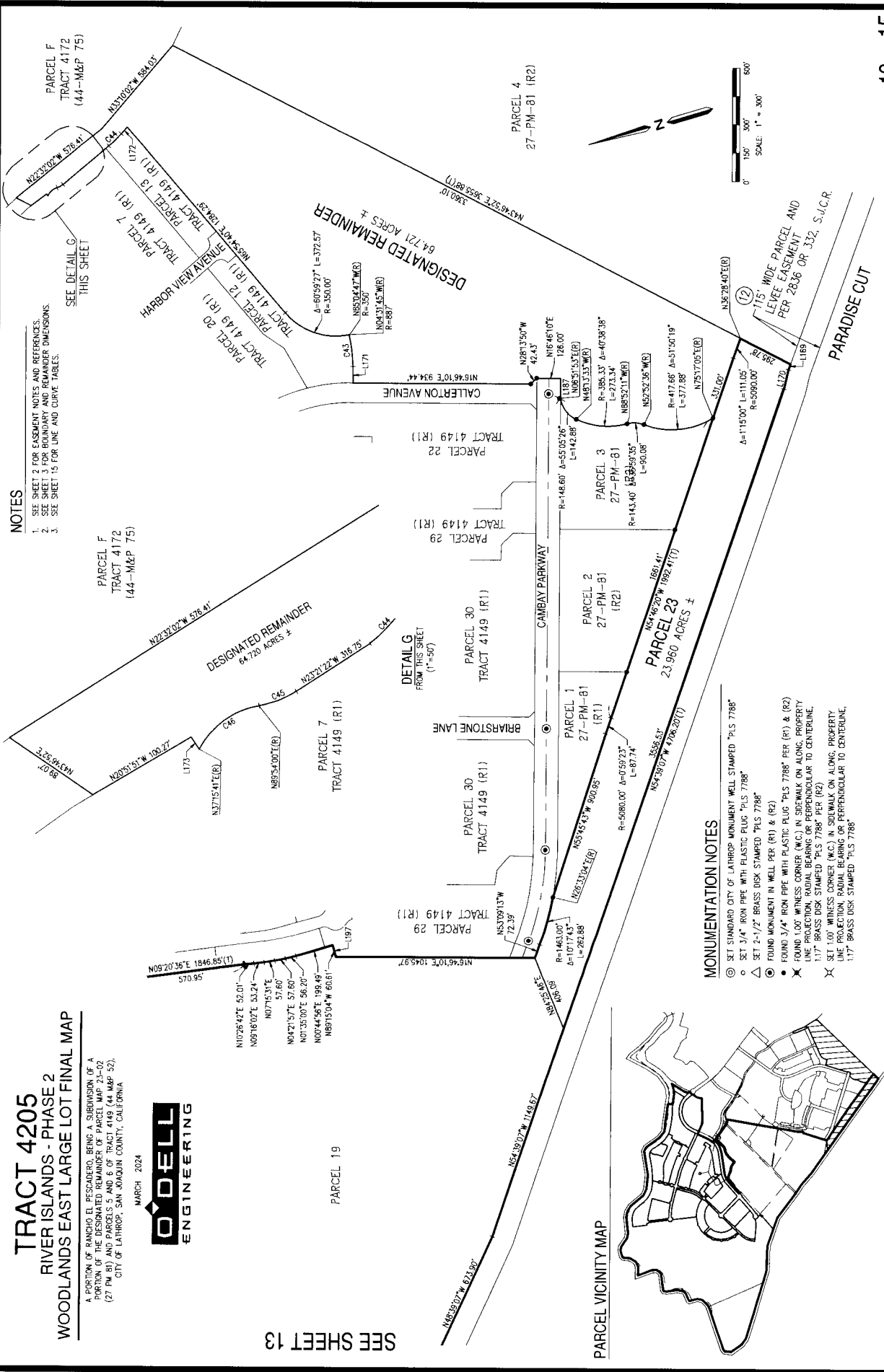
SEE SHEET 13

NOTES

- SEE SHEET 2 FOR EASEMENT NOTES AND REFERENCES.
- SEE SHEET 3 FOR BOUNDARY AND REMAINDER DIMENSIONS.
- SEE SHEET 15 FOR LINE AND CURVE TABLES.

PARCEL F
TRACT 4172
(44-M&P 75)

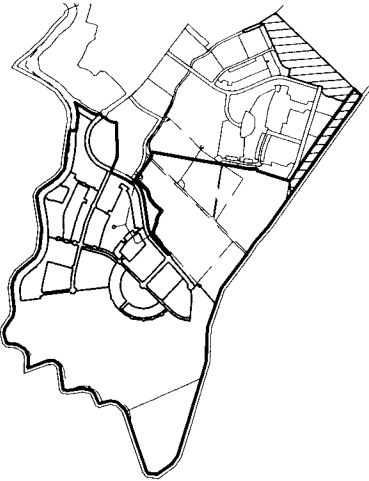
SEE DETAIL C
THIS SHEET



MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788"
- △ SET 2-1/2" BRASS DISK STAMPED "PLS 7788"
- ⊙ FOUND MONUMENT IN WELL PER (R1) & (R2)
- ✱ FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1) & (R2)
- ✱ FOUND 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ON ALONG PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE.
- ✱ 1.17" BRASS DISK STAMPED "PLS 7788" PER (R2)
- ✱ SET 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ON ALONG PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE.
- ✱ 1.17" BRASS DISK STAMPED "PLS 7788"

PARCEL VICINITY MAP



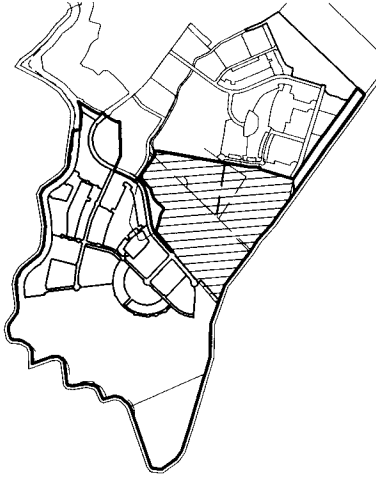
TRACT 4205 RIVER ISLANDS - PHASE 2 WOODLANDS EAST LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF A PORTION OF THE DESIGNATED REMAINDER OF PARCEL MAP 23-02 (27 PM 81) AND PARCELS 5 AND 6 OF TRACT 4149 (44 MAP 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024



PARCEL VICINITY MAP



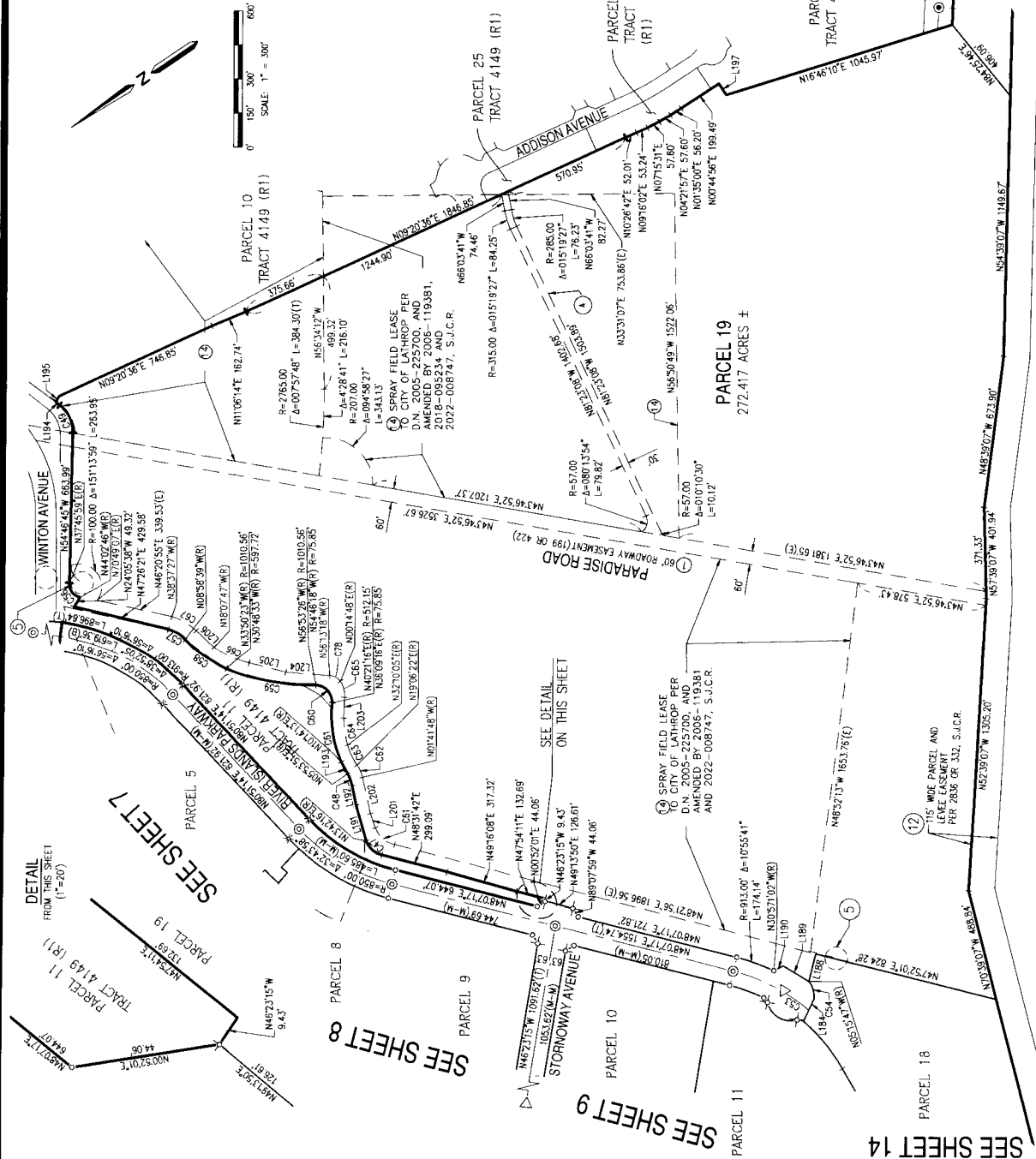
MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788"
- △ SET 2-1/2" BRASS DISK STAMPED "PLS 7788"
- ⊙ FOUND MONUMENT IN WELL PER (R1) & (R2)
- ✕ FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1) & (R2)
- ✕ FOUND 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ON ALONG PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788" PER (R2)
- ✕ SET 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ON ALONG PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788"

NOTES

1. SEE SHEET 2 FOR EASEMENT NOTES AND REFERENCES.
2. SEE SHEET 10 FOR EAS AND EASEMENT LEGEND.
3. SEE SHEET 15 FOR LINE AND CURVE TABLES.

SEE SHEET 12



DETAIL FROM THIS SHEET (1"=20')

SEE SHEET 7

SEE SHEET 8

SEE SHEET 9

SEE SHEET 14

PARADISE CUT

CAMBAY PARKWAY

SEE DETAIL ON THIS SHEET

SPRAY FIELD LEASE TO CITY OF LATHROP PER D.N. 2005-225700, AND AMENDED BY 2008-1194381, 2018-085234, AND 2022-008747, S.J.C.R.

15' WIDE PARCEL AND LEVEL EASEMENT PER 2636 OR 332, S.J.C.R.

SPRAY FIELD LEASE TO CITY OF LATHROP PER D.N. 2005-225700, AND AMENDED BY 2008-1194381, 2018-085234, AND 2022-008747, S.J.C.R.

SPRAY FIELD LEASE TO CITY OF LATHROP PER D.N. 2005-225700, AND AMENDED BY 2008-1194381, 2018-085234, AND 2022-008747, S.J.C.R.

60' ROADWAY EASEMENT (199 OR 422)

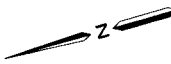
TRACT 4205 RIVER ISLANDS - PHASE 2 WOODLANDS EAST LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF A PORTION OF THE DESIGNATED REMAINDER OF PARCEL MAP 23-02 (27 PM 8) AND PARCELS 5 AND 6 OF TRACT 4149 (44 M&P 52), CITY OF LAHORE, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH, 2024



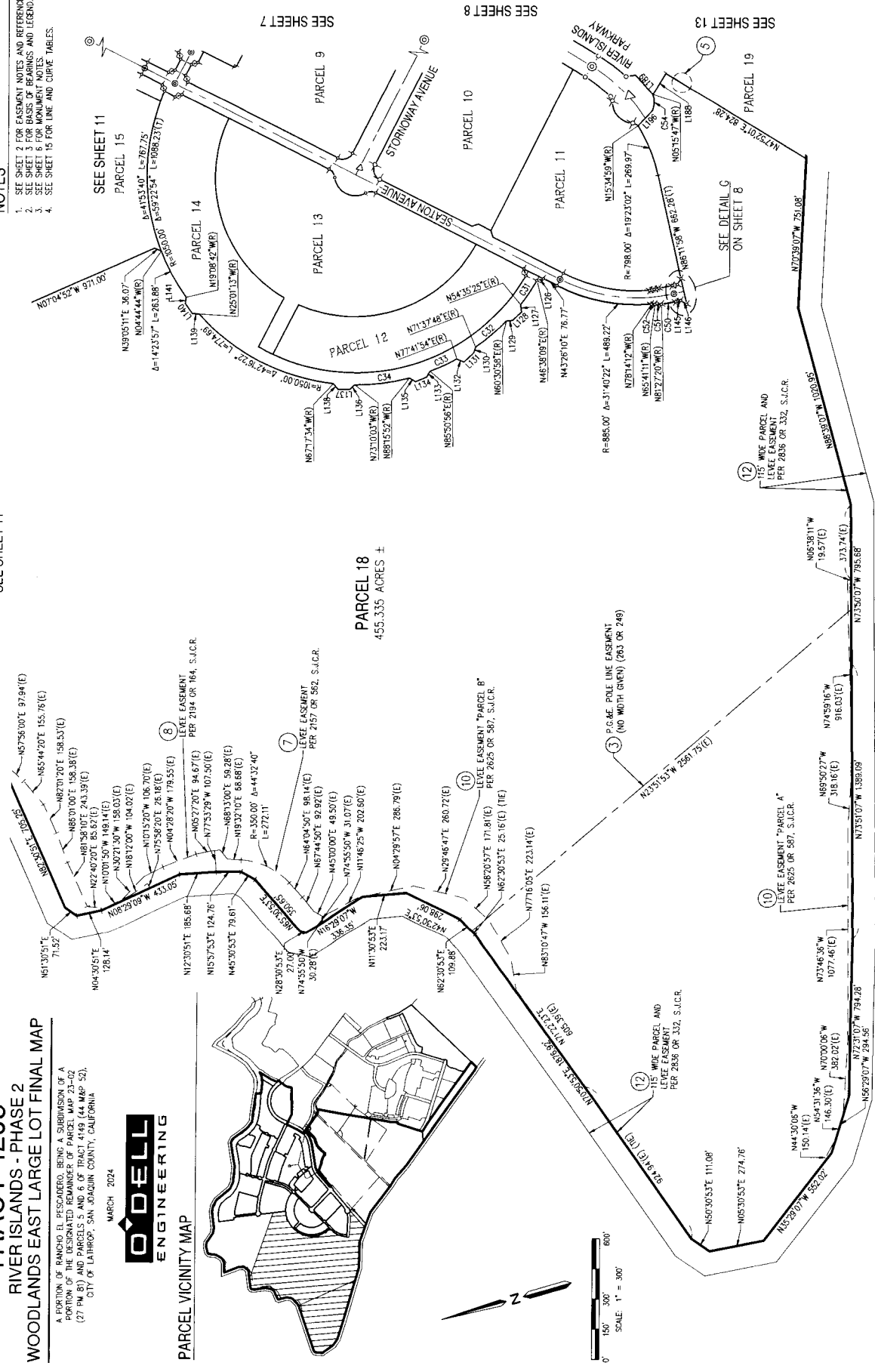
PARCEL VICINITY MAP



SEE SHEET 11

NOTES

1. SEE SHEET 2 FOR EASMENT NOTES AND REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 4 FOR BEARINGS AND CURVE TABLES.
4. SEE SHEET 15 FOR LINE AND CURVE TABLES.



PARADISE CUT

EXHIBIT B

CITY INSURANCE REQUIREMENTS

1. 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 insurers. 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 of Lathrop at least thirty (30) days prior notice of cancellation or material change in coverage.” The above language can be included on the additional insured endorsement form or on a separate endorsement form.

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

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



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/15/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Alliant Insurance Services, Inc. 333 S Hope St Ste 3750 Los Angeles CA 90071	CONTACT NAME: Gloria Gabriel PHONE (A/C, No, Ext): _____ FAX (A/C, No): _____ E-MAIL ADDRESS: Gloria.Gabriel@alliant.com														
License#: 0C36861 RIVEISL-01	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: center;">NAIC #</th> </tr> <tr> <td>INSURER A : United Specialty Insurance Co.</td> <td style="text-align: center;">12537</td> </tr> <tr> <td>INSURER B :</td> <td></td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : United Specialty Insurance Co.	12537	INSURER B :		INSURER C :		INSURER D :		INSURER E :		INSURER F :	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A : United Specialty Insurance Co.	12537														
INSURER B :															
INSURER C :															
INSURER D :															
INSURER E :															
INSURER F :															

COVERAGES **CERTIFICATE NUMBER: 1244337120** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER: _____	Y		ATN2036868	3/19/2024	3/19/2027	EACH OCCURRENCE	\$ 2,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 0
							MED EXP (Any one person)	\$ 0
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED _____ RETENTION \$ _____						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N		N/A			PER STATUTE	OTH-ER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Re: Tract 4205 RIVER ISLANDS - PHASE 2 WOODLANDS EAST LARGE LOT FINAL MAP
 City of Lathrop, its officers, City Council, boards and commissions and members thereof, its employees and agents are included as Additional Insureds as respects to General Liability. General Liability shall be Primary and Non-Contributory with any other insurance in force for or which may be purchased by City of Lathrop, its officers, employees and agents.
 30 days advanced written notice to Certificate Holder in the event of cancellation, except 10 days for non-payment of premium.

CERTIFICATE HOLDER

City of Lathrop
 390 Towne Centre Drive
 Lathrop CA 95330

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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

Number of Days Notice

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

30

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

EXHIBIT C

**TRACT 4205 ENGINEER'S ESTIMATE FOR UNFINISHED PORTIONS
OF COLLECTOR AND ARTERIAL ROADS**



ENGINEER'S BOND ESTIMATE
COST TO COMPLETE
RIVER ISLANDS - PHASE 2
NW AREA 3 BACKBONE ROADS
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

March 5, 2024
Job No.: 25505-29

Item Description	Quantity	Unit	Unit Price	Amount
1 Wet Utilities (95% Completion)	1	LS	\$ 48,000.00	\$ 48,000.00
2 Joint Trench Gas Tie-in (0% Completion)	1	LS	\$ 6,600.00	\$ 6,600.00
3 Striping & Monuments (0% Completion)	1	LS	\$ 53,800.00	\$ 53,800.00
4 Landscape (0% Completion)	1	LS	\$ 5,061,600.00	\$ 5,061,600.00
TOTAL COST TO COMPLETE				\$ 5,170,000.00

Notes:

- 1) Estimate for cost to complete based on contractor's note for NW Area 3 Backbone Roads dated 3/5/2024



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

March 5, 2024
Job No.: 25505-28

Item Description	Quantity	Unit	Unit Price	Amount
1 Wet Utilities (70% Completion)	1	LS	\$ 2,070,300.00	\$ 2,070,300.00
2 Joint Trench Gas Tie-in (0% Completion)	1	LS	\$ 6,600.00	\$ 6,600.00
3 Fine Grade, Concrete, AB & AC Paving (0% Completion)	1	LS	\$ 779,000.00	\$ 779,000.00
4 Striping & Monuments (0% Completion)	1	LS	\$ 37,300.00	\$ 37,300.00
5 Landscape (0% Completion)	1	LS	\$ 2,604,000.00	\$ 2,604,000.00
TOTAL COST TO COMPLETE				\$ 5,497,200.00

Notes:

- 1) Estimate for cost to complete based on contractor's note for River Islands Parkway dated 3/5/2024

EXHIBIT D

**TRACT 4205 ENGINEER'S ESTIMATE FOR
COLLECTOR AND ARTERIAL ROADS**

DRAFT ENGINEER'S OPINION OF PROBABLE COST
RIVER ISLANDS - PHASE 2
RIVER ISLANDS PARKWAY
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

August 19, 2022
Job No.: 25505-28

Item	Description	Quantity	Unit	Unit Price	Amount
<u>STREET WORK</u>					
1	Fine Grading	893,600	SF	\$ 0.45	\$ 402,120.00
2	7" AC Paving	536,700	SF	\$ 3.50	\$ 1,878,450.00
3	15" Aggregate Base	536,700	SF	\$ 2.25	\$ 1,207,575.00
4	12" Lime Treatment	536,700	SF	\$ 1.10	\$ 590,370.00
5	Vertical Curb and Gutter (with AB cushion)	13,700	LF	\$ 15.00	\$ 205,500.00
6	Type F Median Curb (with AB cushion)	13,400	LF	\$ 18.00	\$ 241,200.00
7	Concrete Sidewalk	116,700	SF	\$ 5.00	\$ 583,500.00
8	Handicap Ramps	14	EA	\$ 2,500.00	\$ 35,000.00
9	Survey Monuments	11	EA	\$ 300.00	\$ 3,300.00
10	Traffic Striping & Signage	6,800	LF	\$ 5.00	\$ 34,000.00
11	Dewatering (budget)	6,800	LF	\$ 100.00	\$ 680,000.00
Subtotal Street Work					\$ 5,861,015.00
<u>STORM DRAIN</u>					
12	Catch Basins (type I inlet over type I manhole base)	23	EA	\$ 2,800.00	\$ 64,400.00
13	Catch Basins (type I inlet over type II manhole base)	12	EA	\$ 5,000.00	\$ 60,000.00
14	Catch Basins (type I inlet over type III manhole base)	2	EA	\$ 8,000.00	\$ 16,000.00
15	Catch Basins (type C inlet)	1	EA	\$ 2,400.00	\$ 2,400.00
16	Catch Basins (type C inlet over type I manhole base)	13	EA	\$ 2,800.00	\$ 36,400.00
17	Catch Basins (type C inlet over type II manhole base)	1	EA	\$ 5,000.00	\$ 5,000.00
18	15" Storm Drain Pipe (polypropylene)	1,040	LF	\$ 18.00	\$ 18,720.00
19	18" Storm Drain Pipe (polypropylene)	1,130	LF	\$ 20.00	\$ 22,600.00
20	24" Storm Drain Pipe (polypropylene)	1,710	LF	\$ 31.00	\$ 53,010.00
21	30" Storm Drain Pipe (polypropylene)	2,030	LF	\$ 45.00	\$ 91,350.00
22	36" Storm Drain Pipe (polypropylene)	590	LF	\$ 60.00	\$ 35,400.00
23	42" Storm Drain Pipe (RCP)	500	LF	\$ 120.00	\$ 60,000.00
24	48" Storm Drain Pipe (RCP)	580	LF	\$ 125.00	\$ 72,500.00
25	Manholes (type II)	1	EA	\$ 5,000.00	\$ 5,000.00
26	Manholes (type III)	1	EA	\$ 8,000.00	\$ 8,000.00
27	Connect to Existing	1	EA	\$ 1,700.00	\$ 1,700.00
28	Storm Drain Stub & Plug	5	EA	\$ 1,000.00	\$ 5,000.00
Subtotal Storm Drain					\$ 557,480.00
<u>SANITARY SEWER</u>					
29	8" Sanitary Sewer Pipe (PVC)	2,170	LF	\$ 28.00	\$ 60,760.00
30	16" Sanitary Sewer Pipe	2,360	LF	\$ 60.00	\$ 141,600.00
31	18" Sanitary Sewer Pipe	1,980	LF	\$ 80.00	\$ 158,400.00
32	Manholes (type I)	5	EA	\$ 4,000.00	\$ 20,000.00
33	Manholes (type I w/ 60" Barrel)	14	EA	\$ 4,000.00	\$ 56,000.00
34	Manholes (Drop Manhole)	1	EA	\$ 4,000.00	\$ 4,000.00
35	Connect to Existing	1	EA	\$ 3,000.00	\$ 3,000.00
36	Sanitary Sewer Stub & Plug	6	EA	\$ 1,000.00	\$ 6,000.00
Subtotal Sanitary Sewer					\$ 449,760.00

Item	Description	Quantity	Unit	Unit Price	Amount
<u>WATER SUPPLY</u>					
37	8" Water Line (including all appurtenances) (PVC)	2,440	LF	\$ 32.00	\$ 78,080.00
38	12" Water Line (including all appurtenances) (PVC)	1,220	LF	\$ 48.00	\$ 58,560.00
39	20" Water Line (including all appurtenances) (PVC)	4,090	LF	\$ 100.00	\$ 409,000.00
40	1" Water Service	1	EA	\$ 800.00	\$ 800.00
41	3" Water Service	5	EA	\$ 3,500.00	\$ 17,500.00
42	6" Water Service	1	EA	\$ 7,000.00	\$ 7,000.00
43	Fire Hydrants	23	EA	\$ 4,000.00	\$ 92,000.00
44	Air Release Valve	1	EA	\$ 2,500.00	\$ 2,500.00
45	Blow Off Valve	1	EA	\$ 4,000.00	\$ 4,000.00
46	Temporary Blow Off Valve	10	EA	\$ 3,000.00	\$ 30,000.00
47	8" Resilient Gate Valve	9	EA	\$ 1,550.00	\$ 13,950.00
48	12" Butterfly Valve	7	EA	\$ 3,500.00	\$ 24,500.00
49	20" Butterfly Valve	20	EA	\$ 5,000.00	\$ 100,000.00
50	Connect to Existing	2	EA	\$ 4,000.00	\$ 8,000.00
51	Water Stub & Plug	10	EA	\$ 1,000.00	\$ 10,000.00
Subtotal Water Supply					\$ 855,890.00
<u>NON-POTABLE WATER</u>					
52	8" Non-Potable Water Line (including all appurtenances) (PVC)	250	LF	\$ 35.00	\$ 8,750.00
53	10" Non-Potable Water Line (including all appurtenances) (PVC)	500	LF	\$ 45.00	\$ 22,500.00
54	16" Non-Potable Water Line (including all appurtenances) (PVC)	6,840	LF	\$ 80.00	\$ 547,200.00
55	3" Non-Potable Water Service	4	EA	\$ 3,000.00	\$ 12,000.00
56	6" Non-Potable Water Service	1	EA	\$ 7,000.00	\$ 7,000.00
57	Air Release Valve	3	EA	\$ 2,500.00	\$ 7,500.00
58	Blow Off Valve	3	EA	\$ 4,000.00	\$ 12,000.00
59	Temporary Blow Off Valve	8	EA	\$ 3,000.00	\$ 24,000.00
60	8" Resilient Gate Valve	1	EA	\$ 1,550.00	\$ 1,550.00
61	10" Resilient Gate Valve	4	EA	\$ 2,500.00	\$ 10,000.00
62	16" Butterfly Valve	16	EA	\$ 4,000.00	\$ 64,000.00
63	Connect to Existing	2	EA	\$ 3,000.00	\$ 6,000.00
64	Non-Potable Water Stub & Plug	8	EA	\$ 1,000.00	\$ 8,000.00
Subtotal Non-Potable Water					\$ 730,500.00
<u>LAKE FILL LINE</u>					
65	24" Lake Fill Line (including all appurtenances) (PVC)	1,010	LF	\$ 85.00	\$ 85,850.00
66	Connect to Existing	1	EA	\$ 3,000.00	\$ 3,000.00
67	Blow Off Valve	2	EA	\$ 4,000.00	\$ 8,000.00
68	Temporary Blow Off Valve	1	EA	\$ 3,000.00	\$ 3,000.00
69	Air Release Valve	1	EA	\$ 2,500.00	\$ 2,500.00
70	24" Butterfly Valve	1	EA	\$ 6,000.00	\$ 6,000.00
71	Lake Fill Line Stub & Plug	1	EA	\$ 1,000.00	\$ 1,000.00
Subtotal Lake Fill Line					\$ 109,350.00

Item	Description	Quantity	Unit	Unit Price	Amount
<u>RIVER FILL LINE</u>					
72	24" River Fill Line (including all appurtenances) (PVC)	2,390	LF	\$ 85.00	\$ 203,150.00
73	Connect to Existing	1	EA	\$ 3,000.00	\$ 3,000.00
74	Blow Off Valve	1	EA	\$ 4,000.00	\$ 4,000.00
75	Temporary Blow Off Valve	2	EA	\$ 3,000.00	\$ 6,000.00
76	Air Release Valve	1	EA	\$ 2,500.00	\$ 2,500.00
77	24" Butterfly Valve	6	EA	\$ 6,000.00	\$ 36,000.00
78	River Fill Line Stub & Plug	2	EA	\$ 1,000.00	\$ 2,000.00
Subtotal River Fill Line					\$ 256,650.00
<u>ELECTRICAL</u>					
79	Electroliers (single)	4	EA	\$ 7,000.00	\$ 28,000.00
80	Electroliers (dual headed)	42	EA	\$ 12,000.00	\$ 504,000.00
81	Joint Trench	8,100	LF	\$ 125.00	\$ 1,012,500.00
Subtotal Electrical					\$ 1,544,500.00
<u>MISCELLANEOUS</u>					
82	Parkway Landscape Strip	188,800	SF	\$ 8.00	\$ 1,510,400.00
83	Median Landscaping	95,700	SF	\$ 8.00	\$ 765,600.00
84	Landscape (Parcel A60)	16,600	SF	\$ 8.00	\$ 132,800.00
85	Landscape (Parcel A61)	24,400	SF	\$ 8.00	\$ 195,200.00
Subtotal Miscellaneous					\$ 2,604,000.00
TOTAL CONSTRUCTION COST (nearest \$1,000)					\$ 12,970,000.00

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 - PHASE 2
NW AREA 3 BB ROADS
 CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

August 12, 2022
 Job No.: 25505-29

Item	Description	Quantity	Unit	Unit Price	Amount
<u>B STREET</u>					
<u>STREET WORK</u>					
1	Fine Grading	422,700	SF	\$ 0.45	\$ 190,215.00
2	5.5" AC Paving	244,100	SF	\$ 2.75	\$ 671,275.00
3	12" Aggregate Base	244,100	SF	\$ 1.80	\$ 439,380.00
4	12" Lime Treatment	244,100	SF	\$ 1.10	\$ 268,510.00
5	Vertical Curb and Gutter (with AB cushion)	7,725	LF	\$ 15.00	\$ 115,875.00
6	Type F Median Curb (with AB cushion)	4,535	LF	\$ 18.00	\$ 81,630.00
7	Splitter Island Curb and Gutter (with AB cushion)	125	LF	\$ 21.00	\$ 2,625.00
8	Roundabout Concrete	2,390	SF	\$ 5.00	\$ 11,950.00
9	Concrete Sidewalk	63,960	SF	\$ 5.00	\$ 319,800.00
10	Handicap Ramps	10	EA	\$ 2,500.00	\$ 25,000.00
11	Bike Ramps	2	EA	\$ 2,500.00	\$ 5,000.00
12	Case F Ramps	8	EA	\$ 2,500.00	\$ 20,000.00
13	Survey Monuments	5	EA	\$ 300.00	\$ 1,500.00
14	Street Barricade	7	EA	\$ 1,500.00	\$ 10,500.00
15	Traffic Striping & Signage	3,840	LF	\$ 5.00	\$ 19,200.00
16	Dewatering (budget)	3,840	LF	\$ 40.00	\$ 153,600.00
Subtotal Street Work					\$ 2,336,060.00
<u>STORM DRAIN</u>					
17	Catch Basins (type I inlet)	2	EA	\$ 2,400.00	\$ 4,800.00
18	Catch Basins (type I inlet over type I manhole base)	15	EA	\$ 2,800.00	\$ 42,000.00
19	Catch Basins (type I inlet over type II manhole base)	3	EA	\$ 5,000.00	\$ 15,000.00
20	Catch Basins (type I inlet over type III manhole base)	2	EA	\$ 8,000.00	\$ 16,000.00
21	Catch Basins (type C inlet)	2	EA	\$ 2,000.00	\$ 4,000.00
22	Catch Basins (type C inlet over type I manhole base)	4	EA	\$ 2,800.00	\$ 11,200.00
23	15" Storm Drain Pipe (polypropylene)	1,645	LF	\$ 34.00	\$ 55,930.00
24	15" Storm Drain Pipe (class V RCP)	70	LF	\$ 34.00	\$ 2,380.00
25	18" Storm Drain Pipe (polypropylene)	455	LF	\$ 46.00	\$ 20,930.00
26	18" Storm Drain Pipe (class V RCP)	335	LF	\$ 46.00	\$ 15,410.00
27	24" Storm Drain Pipe (polypropylene)	80	LF	\$ 65.00	\$ 5,200.00
28	24" Storm Drain Pipe (class V RCP)	55	LF	\$ 65.00	\$ 3,575.00
29	30" Storm Drain Pipe (class V RCP)	270	LF	\$ 80.00	\$ 21,600.00
30	36" Storm Drain Pipe (class V RCP)	630	LF	\$ 95.00	\$ 59,850.00
31	48" Storm Drain Pipe (class III RCP)	1,630	LF	\$ 125.00	\$ 203,750.00
32	Manholes (type I)	1	EA	\$ 3,000.00	\$ 3,000.00
33	Manholes (type II)	1	EA	\$ 5,000.00	\$ 5,000.00
34	Connect to Existing	1	EA	\$ 1,700.00	\$ 1,700.00
35	Storm Drain Stub & Plug	2	EA	\$ 1,000.00	\$ 2,000.00
Subtotal Storm Drain					\$ 493,325.00

Item	Description	Quantity	Unit	Unit Price	Amount
<u>SANITARY SEWER</u>					
36	8" Sanitary Sewer Pipe (PVC)	440	LF	\$ 28.00	\$ 12,320.00
37	18" Sanitary Sewer Pipe	3,820	LF	\$ 80.00	\$ 305,600.00
38	Manholes (type I)	9	EA	\$ 4,000.00	\$ 36,000.00
39	Connect to Existing	1	EA	\$ 3,000.00	\$ 3,000.00
40	Sanitary Sewer Stub & Plug	4	EA	\$ 1,000.00	\$ 4,000.00
Subtotal Sanitary Sewer					\$ 360,920.00
<u>WATER SUPPLY</u>					
41	8" Water Line (including all appurtenances) (PVC)	550	LF	\$ 32.00	\$ 17,600.00
42	10" Water Line (including all appurtenances) (PVC)	810	LF	\$ 40.00	\$ 32,400.00
43	12" Water Line (including all appurtenances) (PVC)	3,155	LF	\$ 48.00	\$ 151,440.00
44	2" Water Service	4	EA	\$ 2,000.00	\$ 8,000.00
45	3" Water Service	1	EA	\$ 3,500.00	\$ 3,500.00
46	Fire Hydrants	9	EA	\$ 4,000.00	\$ 36,000.00
47	10" Resilient Gate Valve	1	EA	\$ 2,500.00	\$ 2,500.00
48	12" Butterfly Valve	6	EA	\$ 3,500.00	\$ 21,000.00
49	Connect to Existing	1	EA	\$ 4,000.00	\$ 4,000.00
50	Temporary Water Blow Off at Stub	7	EA	\$ 3,000.00	\$ 21,000.00
Subtotal Water Supply					\$ 297,440.00
<u>NON-POTABLE WATER</u>					
51	8" Non-Potable Water Line (including all appurtenances) (PVC)	335	LF	\$ 35.00	\$ 11,725.00
52	10" Non-Potable Water Line (including all appurtenances) (PVC)	3,900	LF	\$ 45.00	\$ 175,500.00
53	2" Non-Potable Water Service	4	EA	\$ 2,000.00	\$ 8,000.00
54	3" Non-Potable Water Service	1	EA	\$ 3,000.00	\$ 3,000.00
55	Blow Off Valve	3	EA	\$ 4,000.00	\$ 12,000.00
56	Air Release Valve	3	EA	\$ 2,500.00	\$ 7,500.00
57	10" Resilient Gate Valve	2	EA	\$ 2,500.00	\$ 5,000.00
58	Connect to Existing	1	EA	\$ 3,000.00	\$ 3,000.00
59	Temporary Non-Potable Water Blow Off at Stub	4	EA	\$ 3,000.00	\$ 12,000.00
Subtotal Non-Potable Water					\$ 237,725.00
<u>LAKE FILL LINE</u>					
60	16" Lake Fill Line (including all appurtenances) (PVC)	162	LF	\$ 50.00	\$ 8,100.00
61	24" Lake Fill Line (including all appurtenances) (PVC)	2,340	LF	\$ 85.00	\$ 198,900.00
62	24" Butterfly Valve	2	EA	\$ 5,000.00	\$ 10,000.00
63	Connect to Existing	1	EA	\$ 3,000.00	\$ 3,000.00
64	Temporary Lake Fill Line Blow Off at Stub	1	EA	\$ 3,000.00	\$ 3,000.00
Subtotal Lake Fill Line					\$ 223,000.00
<u>RIVER FILL LINE</u>					
65	24" River Fill Line (including all appurtenances) (PVC)	2,480	LF	\$ 85.00	\$ 210,800.00
66	24" Butterfly Valve	2	EA	\$ 5,000.00	\$ 10,000.00
67	Connect to Existing	1	EA	\$ 3,000.00	\$ 3,000.00
68	Temporary River Fill Line Blow Off at Stub	2	EA	\$ 3,000.00	\$ 6,000.00
Subtotal River Fill Line					\$ 229,800.00

Item	Description	Quantity	Unit	Unit Price	Amount
<u>ELECTRICAL</u>					
69	Electroliers (<i>single</i>)	22	EA	\$ 7,000.00	\$ 154,000.00
70	Electroliers (<i>dual headed</i>)	19	EA	\$ 12,000.00	\$ 228,000.00
71	Joint Trench	4,500	LF	\$ 125.00	\$ 562,500.00
Subtotal Electrical					\$ 944,500.00
<u>MISCELLANEOUS</u>					
72	Parkway Landscape Strip	65,000	SF	\$ 8.00	\$ 520,000.00
73	Median Landscaping	29,900	SF	\$ 8.00	\$ 239,200.00
74	Landscape (<i>Parcel A39</i>)	7,200	SF	\$ 8.00	\$ 57,600.00
75	Landscape (<i>Parcel A44</i>)	13,600	SF	\$ 8.00	\$ 108,800.00
76	Landscape (<i>Parcel A47</i>)	4,800	SF	\$ 8.00	\$ 38,400.00
77	Landscape (<i>Parcel A50</i>)	32,000	SF	\$ 8.00	\$ 256,000.00
78	Landscape (<i>Parcel A53</i>)	36,700	SF	\$ 8.00	\$ 293,600.00
Subtotal Miscellaneous					\$ 1,513,600.00
SUBTOTAL B STREET CONSTRUCTION COST					\$ 6,636,370.00

Item	Description	Quantity	Unit	Unit Price	Amount
<u>N STREET</u>					
<u>STREET WORK</u>					
79	Fine Grading	310,000	SF	\$ 0.45	\$ 139,500.00
80	4.5" AC Paving	140,760	SF	\$ 2.25	\$ 316,710.00
81	8" Aggregate Base	140,760	SF	\$ 1.20	\$ 168,912.00
82	Vertical Curb and Gutter (with AB cushion)	8,065	LF	\$ 15.00	\$ 120,975.00
83	Type F Median Curb (with AB cushion)	435	LF	\$ 18.00	\$ 7,830.00
84	Splitter Island Curb and Gutter (with AB cushion)	110	LF	\$ 21.00	\$ 2,310.00
85	Roundabout Concrete	2,390	SF	\$ 5.00	\$ 11,950.00
86	Concrete Sidewalk	67,000	SF	\$ 5.00	\$ 335,000.00
87	Driveways	3	EA	\$ 600.00	\$ 1,800.00
88	Handicap Ramps	10	EA	\$ 2,500.00	\$ 25,000.00
89	Bike Ramps	4	EA	\$ 2,500.00	\$ 10,000.00
90	Case F Ramps	6	EA	\$ 2,500.00	\$ 15,000.00
91	Survey Monuments	9	EA	\$ 300.00	\$ 2,700.00
92	Street Barricade	5	EA	\$ 1,500.00	\$ 7,500.00
93	Traffic Striping & Signage	4,100	LF	\$ 5.00	\$ 20,500.00
94	Dewatering (budget)	4,100	LF	\$ 40.00	\$ 164,000.00
Subtotal Street Work					\$ 1,349,687.00
<u>STORM DRAIN</u>					
95	Catch Basins (type I inlet)	11	EA	\$ 2,400.00	\$ 26,400.00
96	Catch Basins (type I inlet over type I manhole base)	7	EA	\$ 2,800.00	\$ 19,600.00
97	Catch Basins (type I inlet over type II manhole base)	4	EA	\$ 5,000.00	\$ 20,000.00
98	Catch Basins (type C inlet over type I manhole base)	5	EA	\$ 2,800.00	\$ 14,000.00
99	15" Storm Drain Pipe (polypropylene)	480	LF	\$ 34.00	\$ 16,320.00
100	15" Storm Drain Pipe (class V RCP)	280	LF	\$ 34.00	\$ 9,520.00
101	24" Storm Drain Pipe (polypropylene)	520	LF	\$ 65.00	\$ 33,800.00
102	24" Storm Drain Pipe (class V RCP)	390	LF	\$ 65.00	\$ 25,350.00
103	30" Storm Drain Pipe (polypropylene)	90	LF	\$ 95.00	\$ 8,550.00
104	42" Storm Drain Pipe (class III RCP)	395	LF	\$ 120.00	\$ 47,400.00
105	Manholes (type I)	1	EA	\$ 3,000.00	\$ 3,000.00
106	Manholes (type II)	1	EA	\$ 5,000.00	\$ 5,000.00
107	Storm Drain Stub & Plug	1	EA	\$ 1,000.00	\$ 1,000.00
Subtotal Storm Drain					\$ 229,940.00
<u>SANITARY SEWER</u>					
108	8" Sanitary Sewer Pipe (PVC)	520	LF	\$ 28.00	\$ 14,560.00
109	12" Sanitary Sewer Pipe (PVC)	1,590	LF	\$ 42.00	\$ 66,780.00
110	15" Sanitary Sewer Pipe (PVC)	80	LF	\$ 60.00	\$ 4,800.00
111	Manholes (type I)	6	EA	\$ 4,000.00	\$ 24,000.00
112	Sanitary Sewer Stub & Plug	3	EA	\$ 1,000.00	\$ 3,000.00
Subtotal Sanitary Sewer					\$ 113,140.00

Item	Description	Quantity	Unit	Unit Price	Amount
<u>WATER SUPPLY</u>					
113	8" Water Line (including all appurtenances) (PVC)	355	LF	\$ 32.00	\$ 11,360.00
114	12" Water Line (including all appurtenances) (PVC)	4,090	LF	\$ 48.00	\$ 196,320.00
115	2" Water Service	3	EA	\$ 2,000.00	\$ 6,000.00
116	3" Water Service	2	EA	\$ 3,500.00	\$ 7,000.00
117	4" Water Service	2	EA	\$ 5,000.00	\$ 10,000.00
118	Fire Hydrants	10	EA	\$ 4,000.00	\$ 40,000.00
119	Blow Off Valve	4	EA	\$ 4,000.00	\$ 16,000.00
120	Air Release Valve	4	EA	\$ 2,500.00	\$ 10,000.00
121	12" Butterfly Valve	7	EA	\$ 3,500.00	\$ 24,500.00
122	Temporary Water Blow Off at Stub	4	EA	\$ 3,000.00	\$ 12,000.00
Subtotal Water Supply					\$ 333,180.00
<u>NON-POTABLE WATER</u>					
123	8" Non-Potable Water Line (including all appurtenances) (PVC)	60	LF	\$ 35.00	\$ 2,100.00
124	10" Non-Potable Water Line (including all appurtenances) (PVC)	4,200	LF	\$ 45.00	\$ 189,000.00
125	2" Non-Potable Water Service	3	EA	\$ 2,000.00	\$ 6,000.00
126	3" Non-Potable Water Service	2	EA	\$ 3,000.00	\$ 6,000.00
127	4" Non-Potable Water Service	2	EA	\$ 5,000.00	\$ 10,000.00
128	Blow Off Valve	1	EA	\$ 4,000.00	\$ 4,000.00
129	Air Release Valve	1	EA	\$ 2,500.00	\$ 2,500.00
130	10" Resilient Gate Valve	2	EA	\$ 2,500.00	\$ 5,000.00
131	Temporary Non-Potable Water Blow Off at Stub	3	EA	\$ 3,000.00	\$ 9,000.00
Subtotal Non-Potable Water					\$ 233,600.00
<u>LAKE FILL LINE</u>					
132	16" Lake Fill Line (including all appurtenances) (PVC)	1,770	LF	\$ 50.00	\$ 88,500.00
133	Blow Off Valve	1	EA	\$ 4,000.00	\$ 4,000.00
134	Air Release Valve	1	EA	\$ 2,500.00	\$ 2,500.00
135	16" Butterfly Valve	2	EA	\$ 4,000.00	\$ 8,000.00
136	Temporary Lake Fill Line Blow Off at Stub	1	EA	\$ 3,000.00	\$ 3,000.00
Subtotal Lake Fill Line					\$ 106,000.00
<u>ELECTRICAL</u>					
137	Electroliers (single)	33	EA	\$ 7,000.00	\$ 231,000.00
138	Electroliers (dual headed)	4	EA	\$ 12,000.00	\$ 48,000.00
139	Joint Trench	4,400	LF	\$ 125.00	\$ 550,000.00
Subtotal Electrical					\$ 829,000.00
<u>MISCELLANEOUS</u>					
140	Parkway Landscape Strip	80,400	SF	\$ 8.00	\$ 643,200.00
141	Median Landscaping	5,400	SF	\$ 8.00	\$ 43,200.00
142	Landscape (Parcel A12)	88,200	SF	\$ 8.00	\$ 705,600.00
143	Landscape (Parcel A27)	107,800	SF	\$ 8.00	\$ 862,400.00
144	Landscape (Parcel A28)	93,600	SF	\$ 8.00	\$ 748,800.00
Subtotal Miscellaneous					\$ 3,003,200.00
SUBTOTAL N STREET CONSTRUCTION COST					\$ 6,197,747.00

Item	Description	Quantity	Unit	Unit Price	Amount
STORNOWAY AVENUE					
<u>STREET WORK</u>					
145	Fine Grading	111,800	SF	\$ 0.45	\$ 50,310.00
146	5.5" AC Paving	57,700	SF	\$ 2.75	\$ 158,675.00
147	12" Aggregate Base	57,700	SF	\$ 1.80	\$ 103,860.00
148	12" Lime Treatment	57,700	SF	\$ 1.10	\$ 63,470.00
149	Vertical Curb and Gutter (with AB cushion)	1,700	LF	\$ 15.00	\$ 25,500.00
150	Type F Median Curb (with AB cushion)	1,620	LF	\$ 18.00	\$ 29,160.00
151	Concrete Sidewalk	3,335	SF	\$ 5.00	\$ 16,675.00
152	Handicap Ramps	4	EA	\$ 2,500.00	\$ 10,000.00
153	Bike Ramps	4	EA	\$ 2,500.00	\$ 10,000.00
154	Survey Monuments	1	EA	\$ 300.00	\$ 300.00
155	Street Barricade	2	EA	\$ 1,500.00	\$ 3,000.00
156	Traffic Striping & Signage	860	LF	\$ 5.00	\$ 4,300.00
157	Dewatering (budget)	860	LF	\$ 40.00	\$ 34,400.00
Subtotal Street Work					\$ 509,650.00
<u>STORM DRAIN</u>					
158	Catch Basins (type I inlet over type I manhole base)	2	EA	\$ 2,400.00	\$ 4,800.00
159	Catch Basins (type I inlet over type II manhole base)	2	EA	\$ 5,000.00	\$ 10,000.00
160	Catch Basins (type C inlet over type I manhole base)	2	EA	\$ 2,400.00	\$ 4,800.00
161	15" Storm Drain Pipe (polypropylene)	180	LF	\$ 34.00	\$ 6,120.00
162	24" Storm Drain Pipe (polypropylene)	70	LF	\$ 65.00	\$ 4,550.00
163	36" Storm Drain Pipe (polypropylene)	465	LF	\$ 95.00	\$ 44,175.00
164	42" Storm Drain Pipe (class III RCP)	425	LF	\$ 20.00	\$ 8,500.00
165	Manholes (type II)	1	EA	\$ 5,000.00	\$ 5,000.00
166	Connect to Existing	1	EA	\$ 1,700.00	\$ 1,700.00
167	Storm Drain Stub & Plug	1	EA	\$ 1,000.00	\$ 1,000.00
Subtotal Storm Drain					\$ 90,645.00
<u>SANITARY SEWER</u>					
168	8" Sanitary Sewer Pipe (PVC)	75	LF	\$ 28.00	\$ 2,100.00
169	15" Sanitary Sewer Pipe	565	LF	\$ 60.00	\$ 33,900.00
170	Manholes (type I)	3	EA	\$ 4,000.00	\$ 12,000.00
171	Connect to Existing	1	EA	\$ 3,000.00	\$ 3,000.00
172	Sanitary Sewer Stub & Plug	1	EA	\$ 1,000.00	\$ 1,000.00
Subtotal Sanitary Sewer					\$ 52,000.00
<u>WATER SUPPLY</u>					
173	8" Water Line (including all appurtenances) (PVC)	195	LF	\$ 32.00	\$ 6,240.00
174	12" Water Line (including all appurtenances) (PVC)	840	LF	\$ 48.00	\$ 40,320.00
175	Fire Hydrants	2	EA	\$ 4,000.00	\$ 8,000.00
176	12" Butterfly Valve	2	EA	\$ 3,500.00	\$ 7,000.00
177	Connect to Existing	1	EA	\$ 4,000.00	\$ 4,000.00
178	Temporary Water Blow Off at Stub	2	EA	\$ 3,000.00	\$ 6,000.00
Subtotal Water Supply					\$ 71,560.00

Item	Description	Quantity	Unit	Unit Price	Amount
<u>NON-POTABLE WATER</u>					
179	8" Non-Potable Water Line (including all appurtenances) (PVC)	840	LF	\$ 35.00	\$ 29,400.00
180	Air Release Valve	1	EA	\$ 2,500.00	\$ 2,500.00
181	10" Resilient Gate Valve	1	EA	\$ 2,500.00	\$ 2,500.00
182	Connect to Existing	1	EA	\$ 3,000.00	\$ 3,000.00
Subtotal Non-Potable Water					\$ 37,400.00
<u>ELECTRICAL</u>					
183	Electroliers (dual headed)	7	EA	\$ 12,000.00	\$ 84,000.00
184	Joint Trench	1,200	LF	\$ 125.00	\$ 150,000.00
Subtotal Electrical					\$ 234,000.00
<u>MISCELLANEOUS</u>					
185	Parkway Landscape Strip	14,000	SF	\$ 8.00	\$ 112,000.00
186	Median Landscaping	18,500	SF	\$ 8.00	\$ 148,000.00
187	Landscape (Parcel A64)	13,200	SF	\$ 8.00	\$ 105,600.00
Subtotal Miscellaneous					\$ 365,600.00
SUBTOTAL STORNOWAY AVENUE CONSTRUCTION COST					\$ 1,360,855.00

Item	Description	Quantity	Unit	Unit Price	Amount
B2 STREET					
<u>STREET WORK</u>					
188	Fine Grading	98,850	SF	\$ 0.45	\$ 44,482.50
189	5.5" AC Paving	54,190	SF	\$ 2.75	\$ 149,022.50
190	12" Aggregate Base	54,190	SF	\$ 1.80	\$ 97,542.00
191	12" Lime Treatment	54,190	SF	\$ 1.80	\$ 97,542.00
192	Vertical Curb and Gutter (with AB cushion)	1,865	LF	\$ 15.00	\$ 27,975.00
193	Type F Median Curb (with AB cushion)	1,720	LF	\$ 18.00	\$ 30,960.00
194	Concrete Sidewalk	7,820	SF	\$ 5.00	\$ 39,100.00
195	Handicap Ramps	2	EA	\$ 2,500.00	\$ 5,000.00
196	Bike Ramps	2	EA	\$ 2,500.00	\$ 5,000.00
197	Survey Monuments	2	EA	\$ 300.00	\$ 600.00
198	Street Barricade	1	EA	\$ 1,500.00	\$ 1,500.00
199	Traffic Striping & Signage	930	LF	\$ 5.00	\$ 4,650.00
200	Dewatering (budget)	930	LF	\$ 40.00	\$ 37,200.00
Subtotal Street Work					\$ 540,574.00
<u>STORM DRAIN</u>					
201	Catch Basins (type I inlet)	2	EA	\$ 2,400.00	\$ 4,800.00
202	Catch Basins (type I inlet over type I manhole base)	2	EA	\$ 2,800.00	\$ 5,600.00
203	Catch Basins (type C inlet)	3	EA	\$ 2,400.00	\$ 7,200.00
204	15" Storm Drain Pipe (polypropylene)	180	LF	\$ 34.00	\$ 6,120.00
205	15" Storm Drain Pipe (class V RCP)	70	LF	\$ 34.00	\$ 2,380.00
206	24" Storm Drain Pipe (class V RCP)	730	LF	\$ 65.00	\$ 47,450.00
207	Storm Drain Stub & Plug	1	EA	\$ 1,000.00	\$ 1,000.00
Subtotal Storm Drain					\$ 74,550.00
<u>WATER SUPPLY</u>					
208	12" Water Line (including all appurtenances) (PVC)	970	LF	\$ 48.00	\$ 46,560.00
209	Fire Hydrants	2	EA	\$ 4,000.00	\$ 8,000.00
210	12" Butterfly Valve	2	EA	\$ 3,500.00	\$ 7,000.00
211	Connect to Existing	1	EA	\$ 4,000.00	\$ 4,000.00
212	Temporary Water Blow Off at Stub	1	EA	\$ 3,000.00	\$ 3,000.00
Subtotal Water Supply					\$ 68,560.00
<u>NON-POTABLE WATER</u>					
213	10" Non-Potable Water Line (including all appurtenances) (PVC)	985	LF	\$ 45.00	\$ 44,325.00
214	Blow Off Valve	1	EA	\$ 4,000.00	\$ 4,000.00
215	Air Release Valve	1	EA	\$ 2,500.00	\$ 2,500.00
216	Connect to Existing	1	EA	\$ 3,000.00	\$ 3,000.00
217	Temporary Non-Potable Water Blow Off at Stub	1	EA	\$ 3,000.00	\$ 3,000.00
Subtotal Non-Potable Water					\$ 56,825.00
<u>ELECTRICAL</u>					
218	Electroliers (dual headed)	5	EA	\$ 12,000.00	\$ 60,000.00
219	Joint Trench	1,000	LF	\$ 125.00	\$ 125,000.00
Subtotal Electrical					\$ 185,000.00

Item	Description	Quantity	Unit	Unit Price	Amount
MISCELLANEOUS					
220	Parkway Landscape Strip	15,800	SF	\$ 8.00	\$ 126,400.00
221	Median Landscaping	6,600	SF	\$ 8.00	\$ 52,800.00
Subtotal Miscellaneous					\$ 179,200.00
SUBTOTAL B2 STREET CONSTRUCTION COST					\$ 1,104,709.00
TOTAL CONSTRUCTION COST (nearest \$1,000)					\$ 15,300,000.00

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.

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

**ATTACHMENT
" E "**

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 Phase 2, Area 3 Large Lot Final Map 4205;
Escrow No. 1214023243**

Dear Lori:

This letter constitutes the joint escrow instructions ("**Escrow Instructions**") of Califia, LLC, a California limited liability company ("**Califia**") 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 Large Lot Final Map for Tract 4205, executed and acknowledged by the City (provided to title by City).

The document listed in Item B.1 above is referred to as the "**Recordation Documents**." The date on which the Recordation Documents are recorded in the Official Records is the Recordation Date.

C. 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:

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

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

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

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

C.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;

C.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;

C.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

C.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.

D. 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:

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

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

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

D.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

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

**JOINT ESCROW INSTRUCTIONS
RECORDATION OF FINAL MAPS
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D.6. Within five (5) business days after each Recordation Date, deliver by overnight delivery via recognized, national, overnight delivery carrier to: (1) Susan Dell'Osso, Califia, LLC, 73 W. Stewart Road, Lathrop, CA 95330; and (2) Salvador Navarrete, 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.

E. 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

**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: _____

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