



**CITY OF LATHROP  
CITY COUNCIL SPECIAL MEETING  
MONDAY, MARCH 25, 2024, 5:30 P.M.  
COUNCIL CHAMBER, CITY HALL  
390 Towne Centre Drive, Lathrop, CA 95330**

**AGENDA**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the office of the City Clerk (209) 941-7230. Notification 48 hours prior to a meeting will enable the City to make reasonable arrangements to ensure accessibility to that meeting [28 CFR 35 .102.35.104 ADA Title II].

This public meeting will be conducted in person; all members of the City Council will attend in person. Members of the public are welcomed in person. This meeting will also be available for public participation by teleconference via ZoomGov at the following link:

<https://www.zoomgov.com/j/1611655079?pwd=ZHYOVIV4dnkwMV FVV21XOWE5akpkdz09>

- ✦ During the meeting, those joining by ZoomGov, will be allowed to speak prior to the close of public comment on an item. If you are using this method, please “raise the hand” feature to inform the City Clerk (meeting host) you wish to speak on the matter. Please ensure your computer speaker and microphone are fully functional.
- ✦ For audio / calling in only, dial: +1 (669) 254-5252 or +1 (669) 216-1590
  - To request to speak (same as the “raise hand” feature) press \*9 / When the City Clerk calls your name, press \*6 to unmute.
- ✦ Meeting Webinar ID: 161 165 5079 / Passcode: 396019
- ✦ If you are not able to attend the meeting in person or virtually - Public comment/questions will be accepted by email to City Clerk Teresa Vargas at [website\\_cco@ci.lathrop.ca.us](mailto:website_cco@ci.lathrop.ca.us) or by calling (209) 941-7230.
- ✦ Questions or comments must be submitted by 4:00 p.m., on the day of the meeting.
- ✦ To address City Council in person, please submit a purple card to the City Clerk indicating name, address, and number of the item upon which a person wishes to speak.

Council Meetings are live-streamed (with Closed Captioning) on Comcast Cable Channel 97, and on the City Council Webpage:

<https://www.ci.lathrop.ca.us/citycouncil/page/live-stream>

***This meeting was called by a majority of the City Council per Government Code Section 54956.5. Members of the public interested in addressing the City Council during this Special Meeting may address the item(s), which have been described in the notice of this Special Meeting in accordance with Government Code Section 54954.3(a).***



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COUNCIL CHAMBER, CITY HALL  
390 Towne Centre Drive, Lathrop, CA 95330**

**AGENDA**

**PLEASE NOTE: There will be a Closed Session commencing at 5:15 p.m. The Special Meeting will reconvene at 5:30 p.m., or immediately following the Closed Session, whichever is later.**

**1. PRELIMINARY**

1.1 CALL TO ORDER

1.2 CLOSED SESSION

1.2.1 CONFERENCE WITH LEGAL COUNSEL: Anticipated Litigation - Significant Exposure to Litigation Pursuant to Government Code Section 54956.8

- Property: APN : 210-210-01 (Address Not Available)  
Agency Negotiator: Stephen J. Salvatore, City Manager  
Negotiating Parties: River Islands Development, LLC.  
Under Negotiations: Price and Terms of Negotiation

**RECONVENE**

1.2.2 REPORT FROM CLOSED SESSION

1.3 ROLL CALL

1.4 PLEDGE OF ALLEGIANCE

1.5 DECLARATION OF CONFLICT(S) OF INTEREST

**2. SCHEDULED ITEM(S)**

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

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

- 2.2 APPROVE FINAL MAP, COMMON USE AGREEMENT, CFD ANNEXATION, AND SUBDIVISION IMPROVEMENT AGREEMENT FOR MULTI-FAMILY AND COMMERCIAL LOTS IN TRACT 4167 WITHIN THE TOWN CENTER DISTRICT OF RIVER ISLANDS  
Adopt Resolution Approving Final Map for Tract 4167 within the Town Center District, for Multi-Family and Commercial Lots, a Common Use Agreement with Island Reclamation District 2062, Annexation into CFD 2023-1, and a Subdivision Improvement Agreement with Califia, LLC and River Islands Custom Homesites, LLC
- 2.3 APPROVE FINAL MAP, CFD ANNEXATION, IRREVOCABLE OFFER OF DEDICATION, AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 87 LOTS IN TRACT 4178 VILLAGE 40 WITHIN LAKE HARBOR WEST DISTRICT OF RIVER ISLANDS  
Adopt Resolution Approving Final Map for Tract 4178 Village 40 within the Lake Harbor West District, Totaling 87 Single Family Lots, Annexation into CFD 2023-1, an Irrevocable Offer of Dedication, and Subdivision Improvement Agreement with River Islands Development Area 1, LLC
- 2.4 APPROVE LARGE LOT FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 23 UNDEVELOPABLE PARCELS IN TRACT 4205 WITHIN THE WOODLANDS EAST DISTRICT OF RIVER ISLANDS  
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

**SCHEDULED ITEM(S)**

- 2.5 DISCUSS MODIFICATION TO THE RIVER ISLANDS PHASE 2 PARKS AND OPEN SPACE MASTER PLAN TO ADJUST THE C2 COMMUNITY PARK ACREAGE FROM 22.50 ACRES TO 21.59 ACRES AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE LETTER OF AGREEMENT FOR FIRST PRIORITY USE FOR THE AUXILIARY GYM  
Adopt Resolution Approving Modification to the River Islands Phase 2 Parks and Open Space Master Plan to Adjust the C2 Community Park Acreage from 22.50 Acres to 21.59 Acres and Authorize the City Manager to Execute the Letter Agreement for First Priority Use for the Auxiliary Gym
- 2.6 HEALTH BENEFITS FOR CITY COUNCILMEMBERS  
Adopt Resolution Offering City Paid Health Benefits to City Councilmembers and Approving Related Budget Amendment

**3. ADJOURNMENT**

*/Teresa Vargas/*

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Teresa Vargas, MMC, City Clerk

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## ITEM 2.1

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

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

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

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#### **SUMMARY:**

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

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

#### **BACKGROUND:**

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

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

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

**CITY MANAGER’S REPORT** **PAGE 2**  
**MARCH 25, 2024 CITY COUNCIL SPECIAL MEETING**  
**RESCIND PREVIOUS APPROVAL AND APPROVE MODIFIED FINAL MAP FOR**  
**TRACT 4131 VILLAGE “KK”, AND SUBDIVISION IMPROVEMENT**  
**AGREEMENT FOR 75 LOTS WITHIN OLD RIVER DISTRICT OF RIVER**  
**ISLANDS**

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

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

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

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

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

**REASON FOR RECOMMENDATION:**

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

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

**CITY MANAGER’S REPORT** **PAGE 3**  
**MARCH 25, 2024 CITY COUNCIL SPECIAL MEETING**  
**RESCIND PREVIOUS APPROVAL AND APPROVE MODIFIED FINAL MAP FOR**  
**TRACT 4131 VILLAGE “KK”, AND SUBDIVISION IMPROVEMENT**  
**AGREEMENT FOR 75 LOTS WITHIN OLD RIVER DISTRICT OF RIVER**  
**ISLANDS**

5.	Street Improvement, Landscape, Light & Joint Trench	Completed
6.	Geotechnical Report	Completed
7.	Agreement for Backbone Improvements and Parks (Agreement for Dedication, Inspection and Guarantee of Streets and Public Improvements)	Completed
8.	Approval of 3 <sup>rd</sup> Amendment to Development Agreement that guarantees creation of CFD for City Maintenance and Shortfalls, and Guarantee of Developer CFDs for Developer/other public agency Maintenance	Completed
9.	Allocation of Water and Sewer capacity	Completed
10.	Recommendation for approval from Stewart Tract Design Review Committee	Completed
11.	Submitted Certificate of Insurance, Tax Letter	Completed
12.	Submitted Preliminary Guarantee of Title	Completed
13.	Escrow Instructions	Completed
14.	Tract 4178 Village “KK” – City of Lathrop Community Facilities District No. 2023-1 (River Islands Public Services and Facilities) Annexation	Completed
<b>Fees</b>		<b>Status</b>
1.	Final Map plan check fee	Paid
2.	Improvement Plans - Plan check and inspection fees	Paid
3.	Sierra Club Settlement fee	To be paid in escrow

**FISCAL IMPACT:**

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

**ATTACHMENTS:**

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

**CITY MANAGER'S REPORT**  
**MARCH 25, 2024 CITY COUNCIL SPECIAL MEETING**  
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**AGREEMENT FOR 75 LOTS WITHIN OLD RIVER DISTRICT OF RIVER**  
**ISLANDS**

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

**CITY MANAGER'S REPORT**  
**MARCH 25, 2024 CITY COUNCIL SPECIAL MEETING**  
**RESCIND PREVIOUS APPROVAL AND APPROVE MODIFIED FINAL MAP FOR**  
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**AGREEMENT FOR 75 LOTS WITHIN OLD RIVER DISTRICT OF RIVER**  
**ISLANDS**

**APPROVALS**

  
\_\_\_\_\_  
Veronica Albarran  
Junior Engineer

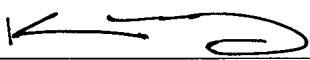
03/12/2024  
Date

  
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Brad Taylor  
City Engineer

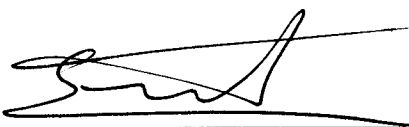
3/18/2024  
Date

  
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Cari James  
Finance Director

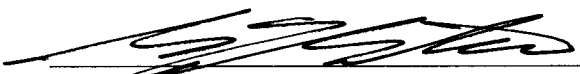
3/14/2024  
Date

  
\_\_\_\_\_  
Michael King  
Assistant City Manager

3.13.2024  
Date

  
\_\_\_\_\_  
Salvador Navarrete  
City Attorney

3-14-2024  
Date

  
\_\_\_\_\_  
Stephen Salvatore  
City Manager

3-18-24  
Date

**RESOLUTION NO. 24-**

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

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

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

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

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

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

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

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

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

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

; and

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

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

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

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

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

**PASSED AND ADOPTED** by the City Council of the City of Lathrop this 25<sup>th</sup> day of March 2024 by the following vote:

AYES:

NOES:

ABSTAIN:

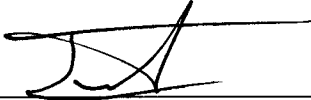
ABSENT:

\_\_\_\_\_  
Sonny Dhaliwal, Mayor

**ATTEST:**

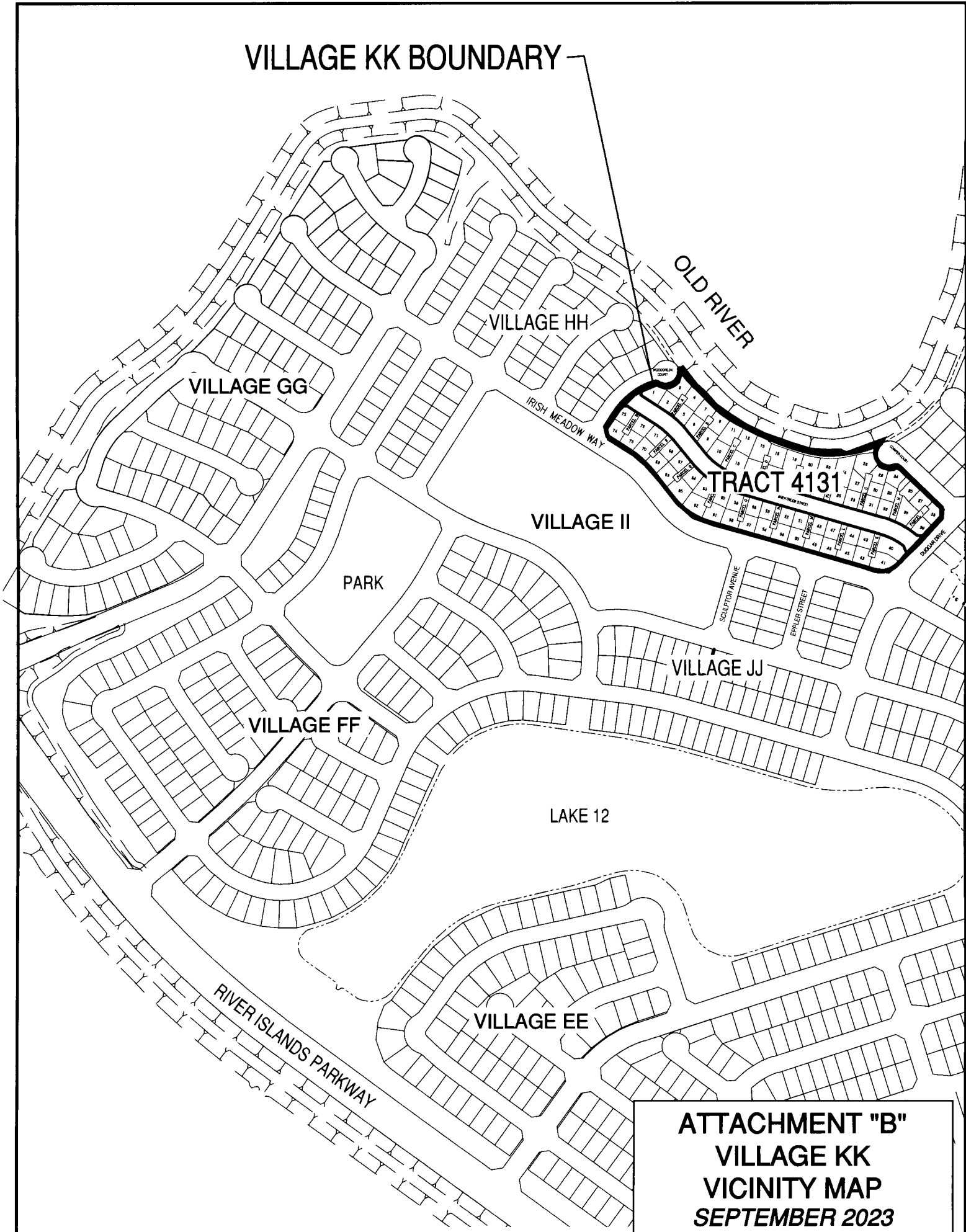
\_\_\_\_\_  
Teresa Vargas, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Salvador Navarrete, City Attorney



# VILLAGE KK BOUNDARY



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

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

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**RECITALS**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Table 1 – Bond Values**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ATTACHMENTS:

EXHIBIT A FINAL MAP - TRACT 4131

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

EXHIBIT C: CITY INSURANCE REQUIREMENTS

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

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

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


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

CITY OF LATHROP, a  
municipal corporation of the  
State of California

BY: \_\_\_\_\_  
Teresa Vargas                      Date  
City Clerk

BY: \_\_\_\_\_  
Stephen J. Salvatore              Date  
City Manager

APPROVED AS TO FORM BY THE CITY OF LATHROP CITY ATTORNEY

BY:  \_\_\_\_\_  
Salvador Navarrete              Date  
City Attorney                      3-14-2024



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

SUBDIVIDER

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

BY: \_\_\_\_\_  
Susan Dell'Osso  
President

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

**EXHIBIT "A"**

**FINAL MAP - TRACT 4131**

**OWNERS STATEMENT**

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

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

A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN PIPES, DRAINS, DRAINAGE SYSTEMS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "S.D.E." (STORM DRAIN EASEMENT).

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

1. PARCELS T THROUGH X TO THE CITY OF LATHROP FOR PURPOSES OF OPEN SPACE, LANDSCAPING, PUBLIC UTILITIES, FENCE MAINTENANCE, AND APPURTENANCES HERETO FOR THE BENEFIT OF THE PUBLIC, AS SHOWN ON THIS FINAL MAP.
2. TO ENSURE MUNICIPAL WATER SERVICES TO ALL LOTS SHOWN UPON THIS MAP, ALL GROUND WATER RIGHTS THAT THE UNDERSIGNED MAY HAVE WITHIN THE DISTRICTING BORDER UPON THIS MAP, HEREBY ARE DEDICATED TO THE CITY OF LATHROP.

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

THE UNDERSIGNED DOES HEREBY RELINQUISH TO THE CITY OF LATHROP ALL ABUTTERS RIGHT OF ACCESS TO LOTS 1, 29, 34, 35, 37, 38, 39, 74 AND 75 ALONG THE LOT LINES AS INDICATED BY THE SYMBOL ||||| AS SHOWN ON THIS FINAL MAP.

THE UNDERSIGNED DOES HEREBY RESERVE PARCEL Y AS SHOWN ON THIS MAP, SAID PARCEL IS NOT DEDICATED TO THE CITY OF LATHROP, BUT WILL BE DONATED TO THE ISLAND RECREATION DISTRICT NO. 2082 BY SEPARATE DOCUMENT SUBSEQUENT TO THE FILING OF THIS FINAL MAP.

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

BY: SUSAN BERTROSS DATE \_\_\_\_\_  
 TRUSTEE  
 IN THE PRESENCE OF \_\_\_\_\_

**TRUSTEES STATEMENT**

OLD REPUBLIC TITLE COMPANY, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED DECEMBER 22, 2016, AS DOCUMENT NUMBER 2016-160886, AND AS AMENDED IN DOCUMENT RECORDED DECEMBER 26, 2017 AS DOCUMENT NUMBER 2020-046006, AND FURTHER AMENDED IN DOCUMENT RECORDED NOVEMBER 23, 2022 AS DOCUMENT NUMBER 2022-132040, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BY: \_\_\_\_\_  
 TRUSTEE  
 IN THE PRESENCE OF \_\_\_\_\_

**ACKNOWLEDGEMENT CERTIFICATE (OWNER)**

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

STATE OF CALIFORNIA }  
 COUNTY OF SAN JOAQUIN }

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

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND \_\_\_\_\_

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

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



**CITY CLERKS STATEMENT**

TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, HAS REVIEWED THE CITY ENGINEER'S STATEMENT OF THE CITY ENGINEER, TRACT 4131 RIVER ISLANDS - STAGE 2B, VILLAGE KK, CITY OF LATHROP, CALIFORNIA, DEDICATING OF THE CITY ENGINEER'S STATEMENT WAS PRESENTED TO SAID CITY COUNCIL AT A MEETING HEREOF HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, AND THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. \_\_\_\_\_ AND DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP AND AUTHORIZED ITS RECORRATION, AND ACCEPTED ON BEHALF OF THE CITY OF LATHROP FOR PUBLIC USE, THE EASEMENTS AS INDICATED BY THE SYMBOL |||||. THE DEDICATION OF ALL PUBLIC UTILITY EASEMENTS, ALL ACCESS EASEMENTS, ALL STORM DRAIN EASEMENTS, THE DEDICATION OF THE GROUND WATER RIGHTS, THE DEDICATION OF PARCELS T THROUGH X IN FEE AND ACCEPTED THE OFFER OF DEDICATION OF BRENTRIDGE STREET AS SHOWN ON SAID MAP SUBJECT TO THE IMPROVEMENTS BEING COMPLETED IN ACCORDANCE WITH CHAPTER 16 TITLE 1616 OF THE CITY OF LATHROP MUNICIPAL CODE.

ALSO PURSUANT TO SECTION 65403(a)(3) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE CITY OF LATHROP HAS REVIEWED THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT FOR PUBLIC PURPOSES RECORDED MAP NO. 2024-046006, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WHICH IS THE BOUNDARY OF THIS FINAL MAP.

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

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

**ACKNOWLEDGEMENT CERTIFICATE (TRUSTEE)**

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

STATE OF CALIFORNIA }  
 COUNTY OF SAN JOAQUIN }

ON \_\_\_\_\_, 2024 BEFORE ME, \_\_\_\_\_ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/HIS/HERS (OR HER/HERS) CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, HE/SHE/THEY INTEND TO CONFIRM THE VALIDITY OF 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 \_\_\_\_\_

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/HIS/HERS (OR HER/HERS) CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, HE/SHE/THEY INTEND TO CONFIRM THE VALIDITY OF 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) \_\_\_\_\_  
 TITLE \_\_\_\_\_  
 OFFICE \_\_\_\_\_  
 MY COMMISSION NUMBER \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_

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

**SECRETARY OF THE PLANNING COMMISSIONS STATEMENT**

THIS MAP CONFORMS TO VESTING TENTATIVE MAP NO. 6716 RECOMMENDED BY THE PLANNING COMMISSION AND APPROVED BY THE CITY COUNCIL PER RESOLUTION NO. 21-4908.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

RICHARD CASUAL, COMMUNITY DEVELOPMENT DIRECTOR  
 CITY OF LATHROP

**CITY ENGINEER'S STATEMENT**

I, BRAD R. TAYLOR, HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA, AND THAT I HAVE EXAMINED THIS FINAL MAP OF TRACT 4131 RIVER ISLANDS-STAGE 2B VILLAGE KK, CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE AMENDED VESTING TENTATIVE MAP NO. 2894, AND ANY APPROVED ALTERATIONS THEREOF. FURTHER STATE THAT THIS FINAL MAP COMPLETES WITH ALL PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA STATE SUBDIVISION MAP ACT AND APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS HERETO, APPLICABLE AT THE TIME OF APPROVAL OF AMENDED VESTING TENTATIVE MAP.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

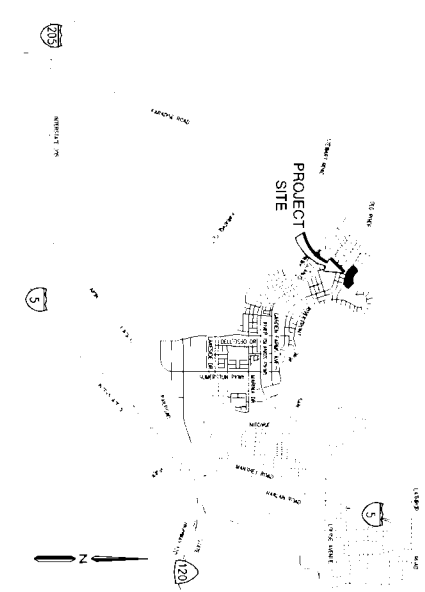
BRAD R. TAYLOR, P.E., 82823  
 CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA

**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, INC.

BY: \_\_\_\_\_  
 ASSISTANT/DEPUTY RECORDER

STEVE BERTOLARDO, COUNTY CLERK  
 SAN JOAQUIN COUNTY, CALIFORNIA



**CITY SURVEYORS STATEMENT**

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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



**SURVEYORS STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF RIVER ISLANDS DEVELOPMENT, LLC. ON SEPTEMBER 11, 2021, I HEREBY STATE ALL THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IN THOSE POSITIONS BEFORE OCTOBER 31, 2024, AND HAD THE KNOWLEDGE AND BELIEF BE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACTED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED AMENDED VESTING TENTATIVE MAP.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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



**RECIPIENTS**

- RIGHT TO FARM STATEMENT  
 PERMITS OPERATION OF PROPERTY, CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS YOU MAY BE SUBJECT TO INCURRING COSTS OR DISCOMFORT ARISING FROM THE LEGAL AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES. YOU ARE ADVISED THAT THE CITY OF LATHROP DOES NOT PROVIDE AGRICULTURAL ZONING, SPRINKLING, APPLICATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PRODUCTION, STORAGE AND ANIMALS FROM DEGRADATION, AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, ODOR, VIBRATION, AND OTHER ACTIVITIES WHICH MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.
- A SEASONS REPORT ENTITLED "GEOLOGICAL EXPLORATION, RIVER ISLANDS PHASE 1, LATHROP, CALIFORNIA" IS AVAILABLE FOR REVIEW AT THE CITY CLERK'S OFFICE, 1201 N. RIVER ISLANDS STAGE 2B, VILLAGE KK, CITY OF LATHROP, CALIFORNIA 94601. THE REPORT IS AVAILABLE FOR REVIEW AND REVIEW BY THE CITY OF LATHROP TRACT 4131, RIVER ISLANDS-STAGE 2B, VILLAGE KK, CONTAINS 75 RESIDENTIAL LOTS WITH A TOTAL OF 6,508 ACRES, AND 25 LETTERED PARCELS CONTAINING 1,320 ACRES, MORE OR LESS, AND PONDWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP WHICH INCLUDE 1,578 ACRES, MORE OR LESS AS SHOWN ON THIS FINAL MAP (PLEASE REFER TO THE AREA TABLE BELOW).

TRACT 4131 AREA SUMMARY		
LOTS 1 THROUGH 75	6,508 ACRES	
SHEET DEDICATIONS	1,678 ACRES	
PARCELS A - Y	1,320 ACRES	
TOTAL	9,504 ACRES	

4. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 124002950-1R (VERSION 11), DATED JANUARY 3, 2024, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

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

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



**EASEMENT ABANDONMENT NOTE**

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

**CERTIFICATE OF DEDICATION**

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

- PARCELS 1 THROUGH X FOR PURPOSES OF OPEN SPACE, INCLUDING PUBLIC UTILITIES, FENCE MAINTENANCE, LANDSCAPING, AND APPURTENANCES HERETO, FOR THE BENEFIT OF THE PUBLIC, AS SHOWN ON THIS FINAL MAP.
- THE CITY OF LATHROP SHALL RECOVER THE PROPERTY TO THE SUBDIVIDER IF THE CITY MAKES A DETERMINATION THAT PURSUANT TO GOVERNMENT CODE SECTION 66477.5 THE SAME PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST.

**REFERENCES**

- (R1) TRACT 4032, RIVER ISLANDS-STAGE 2B, LARGE LOT FINAL MAP, FILED OCTOBER 8, 2020, IN BOOK 43 OF MAPS AND PLATS, PAGE 142, S.I.C.R. (43 MAP 142)
- (R2) TRACT 4039, RIVER ISLANDS-STAGE 2A, VILLAGE HH, FILED OCTOBER 29, 2021, IN BOOK 43 OF MAPS AND PLATS, PAGE 198, S.I.C.R. (43 MAP 198)
- (R3) TRACT 4082, RIVER ISLANDS-STAGE 2B, VILLAGE JJ, FILED JANUARY 29, 2021, IN BOOK 43 OF MAPS AND PLATS, PAGE 151, S.I.C.R. (43 MAP 151)
- (R4) TRACT 4093, RIVER ISLANDS-STAGE 2A, VILLAGE LL, FILED AUGUST 11, 2021, IN BOOK 43 OF MAPS AND PLATS, PAGE 181, S.I.C.R. (43 MAP 181)

**SIGNATURE OMISSIONS**

PURSUANT TO SECTION 66456 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

- RECLAIMED ISLANDS LAND COMPANY, RESERVATION FOR OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES (LYING BELOW A DEPTH OF 500 FEET, PER DOCUMENT NUMBER 2001-01046177, S.I.C.R.

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

LINE	DIRECTION	LENGTH	CURVE RADIUS	DELTA	LENGTH	CURVE RADIUS	DELTA	LENGTH
L1	N62°02'02"W	51.95'	400.00'	13°42'35"	95.65'	50.00'	150°39'42"	131.48'
L2	N7°02'29"W	581.29'	435.00'	4°36'44"	35.02'	17.00'	66°14'06"	19.65'
L3	N81°17'08"W	117.73'	850.00'	1°00'34"	148.28'	880.00'	33°32'38"	54.64'
L4	N57°24'06"W	98.05'	300.00'	35°50'24"	187.66'	89.00'	70°27'34"	109.32'
L5	N72°14'05"W	35.36'	300.00'	1°17'20"	100.53'			
L6	N23°35'41"E	96.83'	285.00'	35°50'24"	165.76'			
L7	N49°01'22"W	18.73'	335.00'	1°17'20"	112.26'			
L8	N84°42'11"E	20.87'	270.00'	4°09'59"	199.25'			
L9	N67°36'05"E	6.07'	17.00'	50°38'11"	15.02'			
L10	N48°14'51"W	212.38'	50.00'	132°47'49"	115.89'			
L11	N71°51'17"W	35.36'	1102.00'	3°31'13"	67.71'			
L12	N43°45'09"E	168.81'	120.00'	7°01'16"	15.02'			
L13	N21°33'44"E	50.00'	80.00'	51°50'01"	7.33'			
L14	N22°28'58"W	50.00'	340.00'	18°26'55"	109.48'			
L15	N43°45'09"E	20.00'	3315.00'	0°38'55"	37.53'			
C19			1090.00'	113°15'31"	225.26'			
C18			355.00'	27°02'24"	130.36'			
C19			3700.00'	16°46'06"	108.28'			
C20			980.00'	0°40'28"	11.65'			

**LEGEND**

- MEASURED AND RECORD DATA PER REFERENCE SHOWN  
 DENOTES REFERENCE (R1)- SEE REFERENCE LIST ON SHEET 2
- (R1) MONUMENT TO MONUMENT
  - (M-M) MONUMENT TO BOUNDARY
  - (M-B) MONUMENT TO CENTERLINE
  - (M-CL INTX) MONUMENT TO BEGINNING OF CURVE
  - (M-BC) BEGIN CURVE TO CENTERLINE INTERSECTION
  - (R1-CI-INTX) TOTAL
  - (1) BOUNDARY
  - (8) DOCUMENT NUMBER
  - (DN) ACCESS EASEMENT
  - (A/E) EMERGENCY VEHICLE ACCESS EASEMENT
  - (PUE) PUBLIC UTILITY EASEMENT
  - (L1/C) LINC. CURVE
  - (7) EASEMENT REFERENCE NUMBER
  - BOUNDARY
  - LOT LINE OR RIGHT-OF-WAY LINE
  - EASEMENT LINE
  - CENTERLINE
  - RESTRICTED ACCESS

**EASEMENTS**

- ① STAGE 2B LEVEL EASEMENT IN FAVOR OF ISLAND RECLAMATION DISTRICT 2892 PER DN 2019-050925, S.U.C.K.

**NOTES**

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

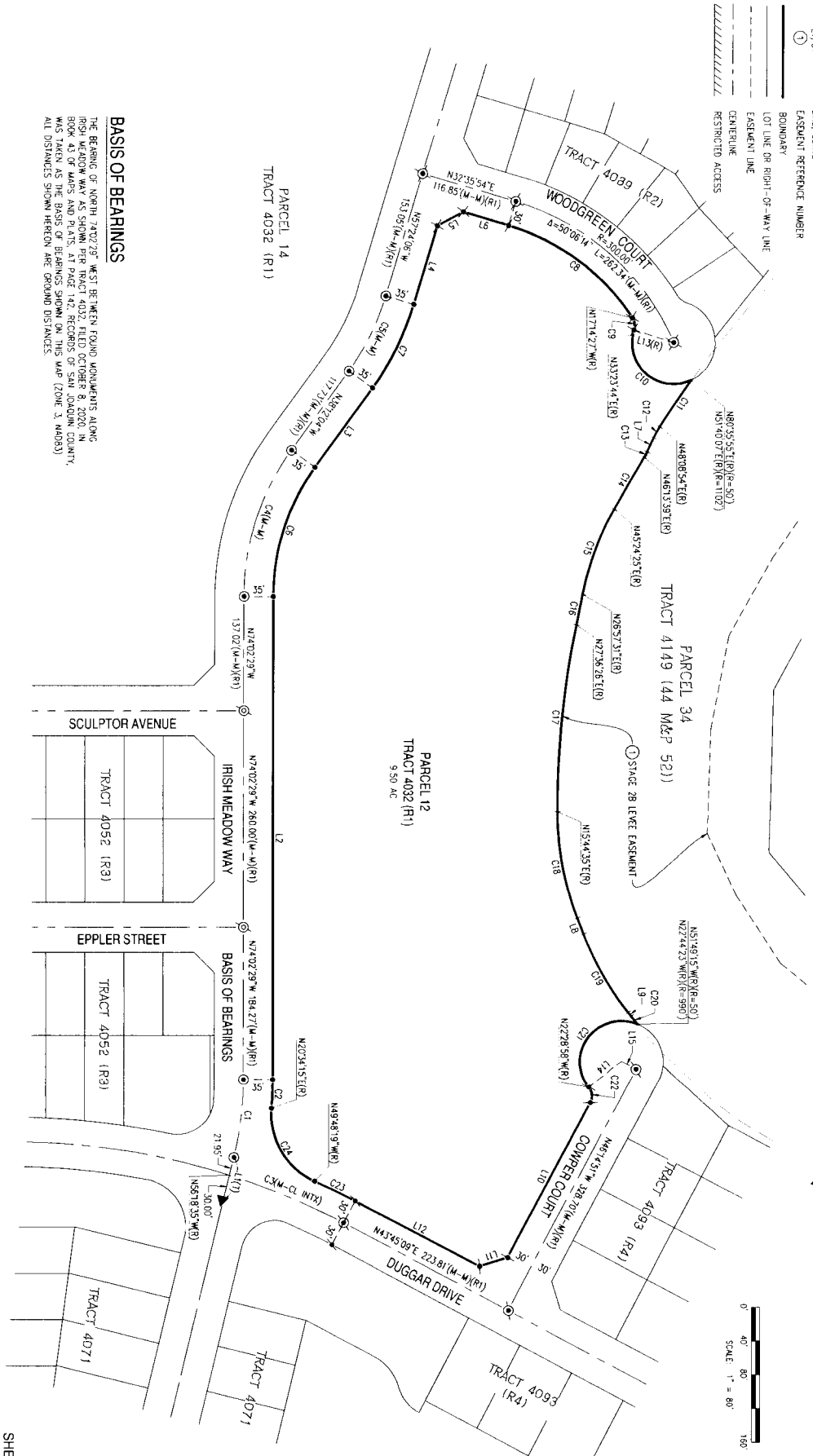
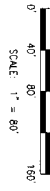
**MONUMENTATION NOTES**

- ✕ FOUND MONUMENT PER (R2)
- ✕ FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "M5 7788" PER (R2)
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "M5 7788" PER (R1)
- ⊙ FOUND MONUMENT PER (R1)
- ⊙ FOUND MONUMENT PER (R1)
- ⊙ FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "M5 7788" PER (R4)
- ⊙ FOUND MONUMENT PER (R3)
- ⊙ FOUND MONUMENT PER (R4)
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "M5 7788" PER (R4)



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

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

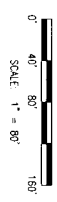


**BASIS OF BEARINGS**  
 THE BEARINGS OF NORTH 74°02'07" WEST BETWEEN FOUND MONUMENTS ALONG THE BOUNDARY OF PARCEL 12 OF TRACT 4032 (43 MAP 142) WERE OBTAINED FROM BOOK 43 OF MAPS AND PLATS, AT PAGE 142, RECORDS OF SAN JOAQUIN COUNTY, CALIFORNIA, DATED MARCH 2024. THE BEARINGS SHOWN ON THIS MAP (ZONE 2, M4093) WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP (ZONE 2, M4093). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

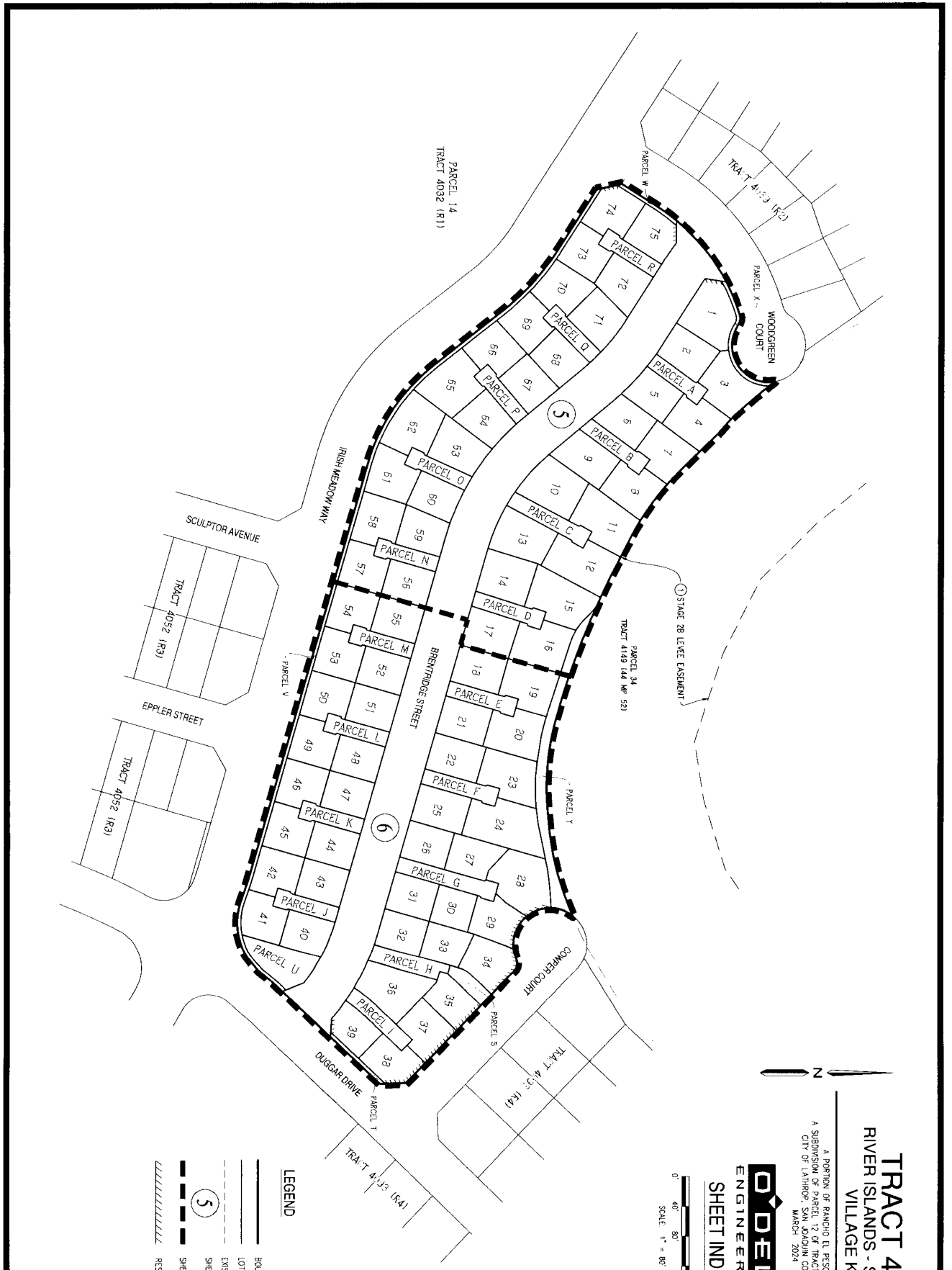
**TRACT 4131**  
**RIVER ISLANDS - STAGE 2B**  
**VILLAGE KK**

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

**ODELL**  
 ENGINEERING  
 SHEET INDEX

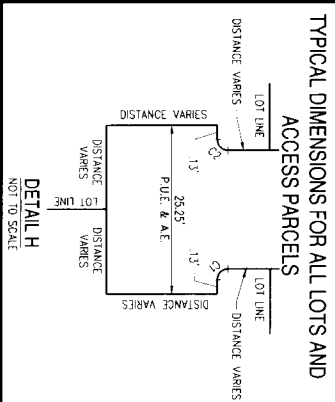
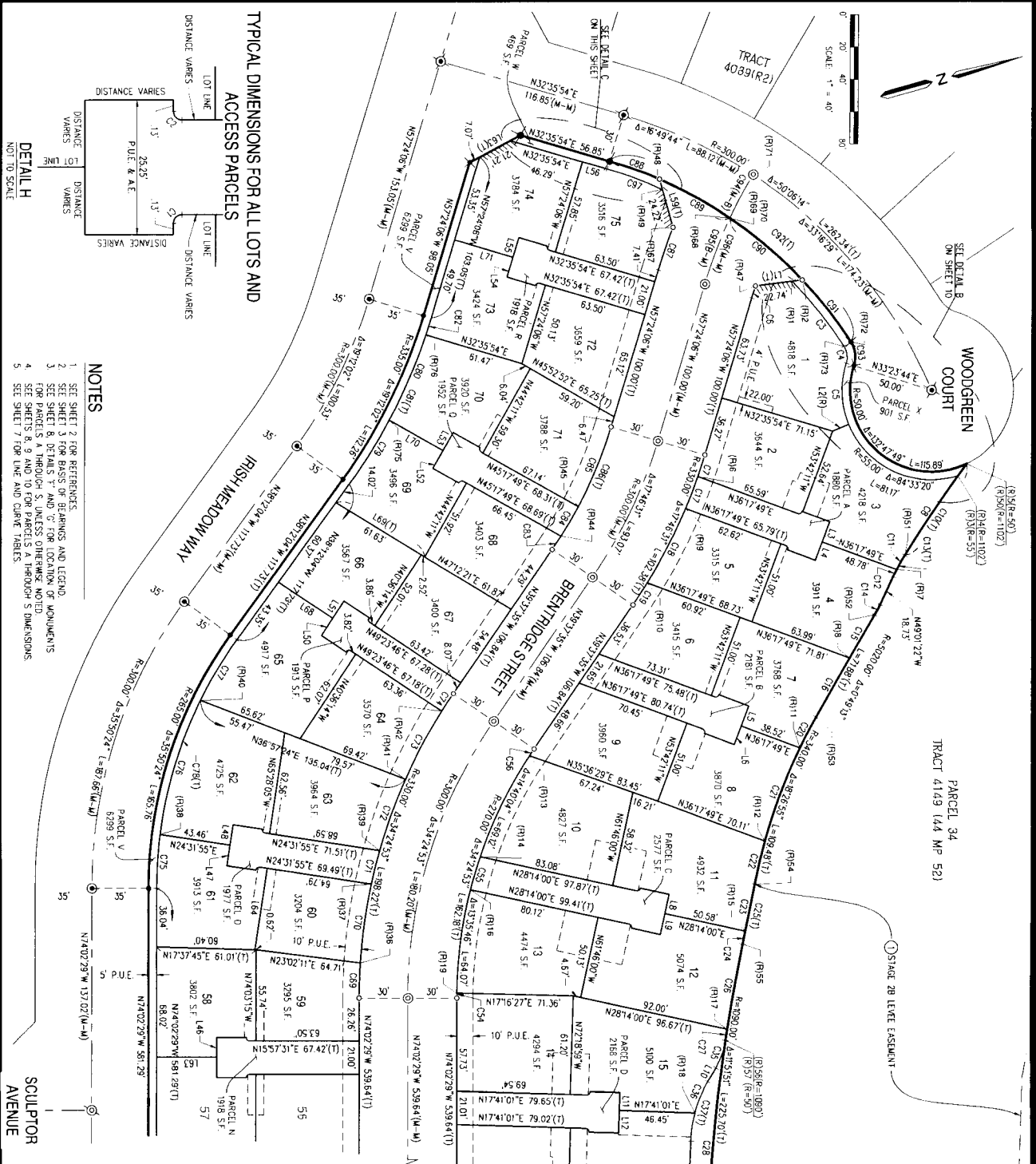


- LEGEND**
- BOUNDARY
  - LOT LINE
  - EXISTING ROADWAY EASEMENT
  - SHEET NUMBER
  - SHEET LIMIT LINE
  - RESTRICTED ACCESS





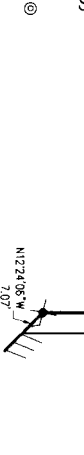
SCALE: 1" = 40'



- NOTES**
- SEE SHEET 2 FOR REFERENCES.
  - SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
  - SEE SHEET 3 FOR DETAILS 'T' AND 'C' FOR LOCATION OF MONUMENTS FOR PARCELS A THROUGH S, UNLESS OTHERWISE NOTED.
  - SEE SHEETS 8, 9 AND 10 FOR PARCELS A THROUGH S DIMENSIONS.
  - SEE SHEET 7 FOR LINE AND CURVE TABLES.

**SCULPTOR AVENUE**

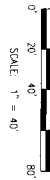
- MONUMENTATION NOTES**
- SET STANDARD CITY OF LAHARBOR MONUMENT WELL STAMPED "P.S. 7788"
  - SET 3/4" IRON PIPE WITH CAP STAMPED "P.S. 7788"
  - ✕ 1.17" BRASS DISK STAMPED "P.S. 7788", SET "I" ON PROPERTY LINE PROJECTION
  - ✕ FOUND MONUMENT PER (R2)
  - ✕ FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "P.S. 7788" PER (R2)
  - FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "P.S. 7788" PER (R1)
  - FOUND MONUMENT PER (R1)
  - FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "P.S. 7788" PER (R4)
  - FOUND MONUMENT PER (R3)
  - FOUND MONUMENT PER (R4)
  - FOUND 2-1/2" BRASS DISK STAMPED "P.S. 7788" PER (R1)
  - FOUND 2-1/2" BRASS DISK STAMPED "P.S. 7788" PER (R1)
  - FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "P.S. 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED), SET 3/4" IRON PIPE "P.S. 7788" FOR ALL FRONT LOT CORNERS



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

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (A3 MAP 142) CITY OF LAHARBOR, SAN JOAQUIN COUNTY, CALIFORNIA  
 MARCH 2024

**ODELL ENGINEERING**

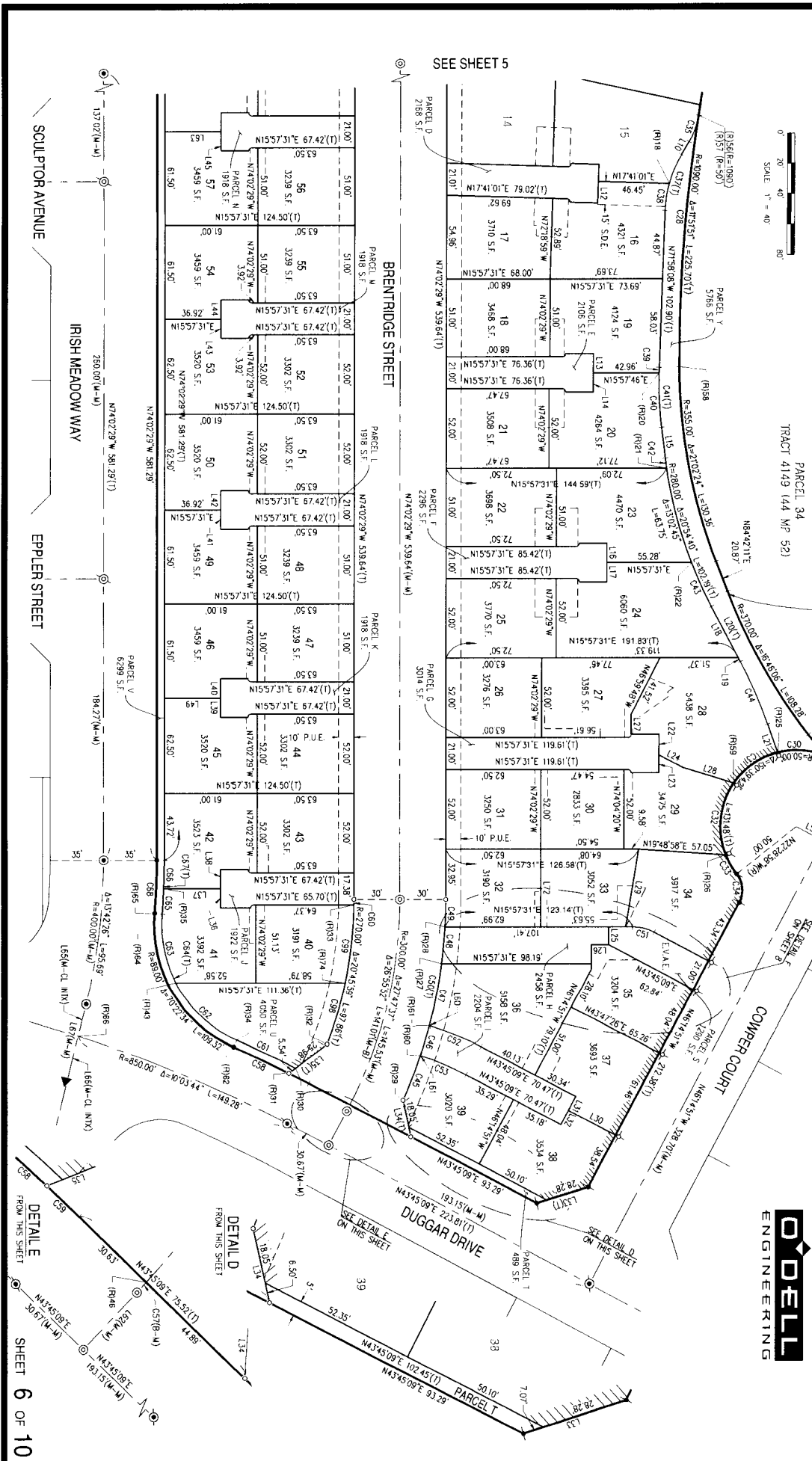


**NOTES**

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

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

A PORTION OF PARCEL 11, PESCADERO, BEING  
A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142)  
CITY OF LAHOREP, SAN JOAQUIN COUNTY, CALIFORNIA  
MARCH 2024





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

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



LINE #	DIRECTION	LENGTH
L1	N08°49'51"E	28.96
L2	N06°33'34"W	10.86
L3	N63°42'11"W	13.25
L4	N63°42'11"W	13.25
L5	N63°42'11"W	13.13
L6	N63°42'11"W	12.13
L7	S53°42'11"E	25.23
L8	N08°49'51"E	13.13
L9	N64°19'15"W	10.02
L10	N64°19'15"W	10.02
L11	N27°18'35"W	11.25
L12	N27°18'35"W	14.00
L13	N24°02'28"W	12.63
L14	N24°02'28"W	12.63
L15	N60°58'11"W	20.34
L16	N24°02'28"W	12.63
L17	N24°02'28"W	12.63
L18	N28°07'09"E	38.05
L19	N28°07'09"E	2.79
L20	N28°07'09"E	40.83

LINE #	DIRECTION	LENGTH
L21	N06°23'57"E	19.63
L22	S74°02'29"E	13.55
L23	S74°02'29"E	11.71
L24	S43°02'18"W	18.36
L25	N74°02'29"W	11.54
L26	N15°57'31"E	11.42
L27	S74°09'13"E	12.89
L28	N33°04'28"E	34.24
L29	N64°38'03"W	51.70
L30	N43°45'08"E	34.92
L31	N46°14'51"W	10.50
L32	N46°14'51"W	10.50
L33	N01°4'51"W	35.36
L34	N65°58'00"W	24.95
L35	N21°32'41"W	31.52
L36	N74°02'29"W	12.63
L37	S15°57'31"W	37.32
L38	N74°02'29"W	12.63
L39	N74°02'29"W	12.63
L40	N74°02'29"W	12.63

LINE #	DIRECTION	LENGTH
L41	N74°02'29"W	12.63
L42	N74°02'29"W	12.63
L43	N74°02'29"W	12.63
L44	N74°02'29"W	12.63
L45	N74°02'29"W	12.63
L46	N74°02'29"W	12.63
L47	N65°28'05"W	12.63
L48	N65°28'05"W	12.63
L49	S15°57'31"W	36.92
L50	N40°36'14"W	12.63
L51	N40°36'14"W	12.63
L52	N44°42'11"W	12.63
L53	N44°42'11"W	12.62
L54	N57°24'05"W	12.63
L55	N57°24'06"W	12.63
L56	N62°28'54"E	15.56
L57	N44°42'11"W	15.92
L58	N67°56'05"E	6.07
L59	N68°54'08"W	30.74
L60	N40°15'51"E	11.04

LINE #	DIRECTION	LENGTH
L61	N44°01'55"E	0.43
L62	N46°14'51"W	25.48
L63	S15°57'31"W	36.92
L64	N65°28'05"W	50.62
L65	N60°20'02"W	21.95
L66	N60°20'02"W	30.00
L67	N60°20'02"W	51.95
L68	S49°23'56"W	40.09
L69	N47°21'03"E	64.15
L70	S45°16'23"W	38.01
L71	S32°35'54"W	33.21
L72	N74°02'29"W	51.00

CURVE #	RADIUS	DELTA	LENGTH
C1	2100'	90°00'00"	31.64
C2	2100'	90°00'00"	31.64
C3	265.00'	110°35'00"	51.18
C4	12.00'	50°38'11"	10.61
C5	55.00'	38°57'08"	36.35
C6	270.00'	139°43'	7.63
C7	330.00'	22°54'	13.99
C8	1102.00'	330°33'	58.63
C9	1102.00'	0°28'20"	9.08
C10	1102.00'	331°11'	67.71
C11	120.00'	4°49'38"	10.11
C12	120.00'	2°20'38"	4.91
C13	120.00'	71°01'16"	15.02
C14	80.00'	51°51'01"	7.33
C15	5020.00'	0°20'33"	30.50
C16	5020.00'	0°28'20"	41.38
C17	330.00'	338°49'	21.00
C18	330.00'	8°55'38"	51.42
C19	330.00'	2°46'17"	15.96
C20	340.00'	33°54'48"	21.34

CURVE #	RADIUS	DELTA	LENGTH
C21	340.00'	107°17'35"	61.08
C22	340.00'	43°33'2"	27.05
C23	3315.00'	0°30'28"	29.37
C24	3315.00'	0°08'27"	8.16
C25	3315.00'	0°38'55"	37.53
C26	1090.00'	2°47'11"	53.01
C27	1090.00'	0°21'38"	6.86
C28	1090.00'	8°33'02"	165.94
C29	990.00'	0°40'28"	11.65
C30	50.00'	36°27'40"	31.82
C31	50.00'	41°02'19"	35.81
C32	50.00'	56°05'24"	49.25
C33	50.00'	16°43'00"	14.99
C34	17.00'	60°41'06"	19.65
C35	50.00'	21°33'09"	18.52
C36	80.00'	14°52'42"	20.77
C37	80.00'	27°38'53"	38.60
C38	80.00'	12°46'11"	17.83
C39	250.00'	0°48'19"	3.51
C40	250.00'	81°11'44"	35.76

LINE #	DIRECTION
(R1)	S28°18'23"E
(R2)	S27°30'27"E
(R3)	S88°53'18"W
(R4)	N51°11'47"E
(R5)	S80°35'55"W
(R6)	S85°01'40"W
(R7)	N43°19'16"E
(R8)	N45°32'46"E
(R9)	S38°40'29"W
(R10)	S47°26'37"W
(R11)	S47°26'37"W
(R12)	N41°48'38"E
(R13)	N41°48'38"E
(R14)	N41°48'38"E
(R15)	S27°28'30"E
(R16)	N30°11'20"E
(R17)	N24°48'15"E
(R18)	N30°48'03"E
(R19)	N16°35'34"E
(R20)	N17°13'33"E

LINE #	DIRECTION
(R21)	N7°39'45"E
(R22)	N65°23'00"W
(R23)	N62°44'23"W
(R24)	S51°49'15"E
(R25)	S88°16'55"E
(R26)	N65°45'38"W
(R27)	S23°16'48"W
(R28)	S19°05'41"W
(R29)	S39°41'12"W
(R30)	S47°02'19"E
(R31)	S47°11'38"E
(R32)	S36°43'31"W
(R33)	S16°43'41"W
(R34)	S49°48'19"E
(R35)	S18°24'17"W
(R36)	N19°41'47"E
(R37)	N28°11'16"E
(R38)	N23°12'20"E
(R39)	N21°51'05"E
(R40)	N27°25'27"E

LINE #	DIRECTION
(R41)	N89°54'18"E
(R42)	N48°07'43"E
(R43)	N1°08'39"W
(R44)	S48°16'29"W
(R45)	S45°49'01"W
(R46)	S42°52'23"W
(R47)	N24°15'37"E
(R48)	S50°28'18"E
(R49)	S49°24'37"E
(R50)	N61°40'07"E
(R51)	N48°08'34"E
(R52)	N46°13'39"E
(R53)	N45°42'25"E
(R54)	N26°57'31"E
(R55)	N27°36'26"E
(R56)	N24°47'27"E
(R57)	S24°27'37"W
(R58)	N16°44'35"E
(R59)	N60°40'47"E
(R60)	S34°11'55"W

LINE #	DIRECTION
(R61)	S30°30'01"W
(R62)	S49°48'18"E
(R63)	N49°48'18"W
(R64)	N20°31'15"E
(R65)	S20°34'15"W
(R66)	S66°18'35"E
(R67)	N27°23'11"E
(R68)	S39°56'09"E
(R69)	N40°50'15"E
(R70)	N46°56'05"E
(R71)	S40°24'22"E
(R72)	S17°44'27"E
(R73)	S17°44'27"E
(R74)	S27°29'24"W
(R75)	S44°00'09"W
(R76)	S34°28'28"W

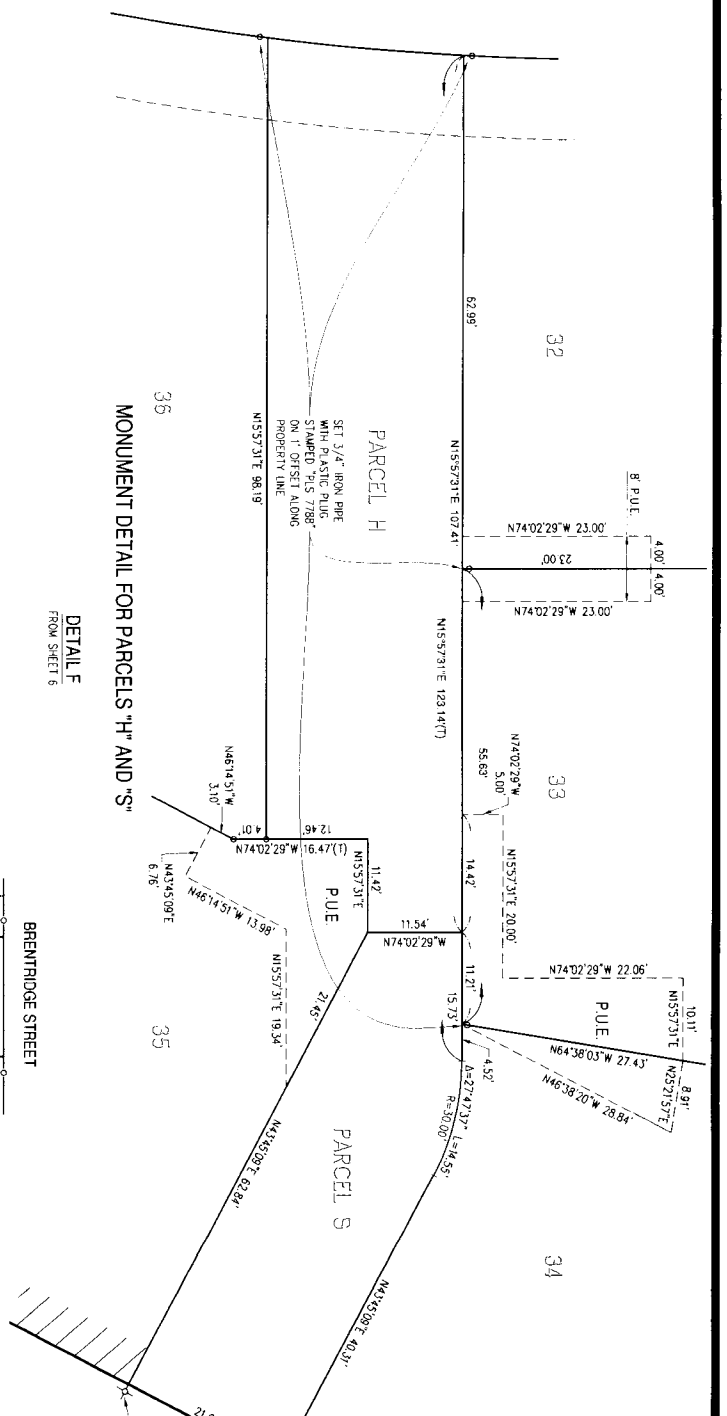
CURVE #	RADIUS	DELTA	LENGTH
C41	250.00'	90°00'03"	39.27
C42	280.00'	172°04'	6.68
C43	280.00'	67°59'4"	31.75
C44	308.00'	81°54'48"	44.51
C45	330.00'	57°01'17"	31.61
C46	330.00'	33°59'54"	21.01
C47	330.00'	71°61'3"	41.87
C48	330.00'	41°10'0"	24.11
C49	330.00'	330°09'	18.06
C50	330.00'	23°34'41"	136.66
C51	30.00'	27°41'37"	14.55
C52	210.00'	9°43'15"	35.63
C53	189.00'	9°43'15"	32.06
C54	270.00'	0°30'03"	2.99
C55	270.00'	42°8'10"	21.06
C56	270.00'	102°50'	4.94
C57	300.00'	0°51'46"	4.52
C58	880.00'	23°6'41"	40.11
C59	880.00'	0°54'47"	14.54
C60	270.00'	0°46'03"	3.62

CURVE #	RADIUS	DELTA	LENGTH
C61	885.00'	74°01'00"	42.73
C62	84.00'	38°39'40"	58.68
C63	84.00'	31°23'54"	46.50
C64	84.00'	70°22'34"	103.18
C65	440.00'	27°08'58"	16.64
C66	440.00'	27°24'45"	18.78
C67	440.00'	43°54'44"	35.42
C68	435.00'	42°36'44"	35.02
C69	330.00'	344°16'	21.53
C70	330.00'	87°29'29"	48.91
C71	330.00'	338°48'	21.10
C72	330.00'	80°33'15"	46.36
C73	330.00'	81°32'28"	47.37
C74	330.00'	27°44'41"	12.95
C75	260.00'	77°44'48"	37.88
C76	260.00'	193°03'37"	86.27
C77	260.00'	91°34'59"	43.46
C78	260.00'	35°50'24"	162.64
C79	340.00'	74°27'46"	46.26
C80	340.00'	93°34'44"	58.74

CURVE #	RADIUS	DELTA	LENGTH
C81	340.00'	191°20'2"	113.94
C82	340.00'	150°13'2"	10.95
C83	270.00'	206°55'	9.89
C84	270.00'	42°22'28"	21.01
C85	270.00'	111°30'17"	52.67
C86	270.00'	174°6'37"	83.76
C87	330.00'	44°21'27"	27.58
C88	270.00'	65°54'48"	32.66
C89	270.00'	103°23'09"	49.65
C90	270.00'	122°54'2"	58.57
C91	270.00'	101°16'00"	48.38
C92	270.00'	40°29'39"	189.25
C93	177.00'	50°38'11"	15.02
C94	300.00'	54°43'00"	30.18
C95	300.00'	81°42'1"	43.14
C96	300.00'	140°01'1"	73.52
C97	265.00'	74°20'29"	36.19
C98	270.00'	90°40'07"	42.75
C99	270.00'	105°55'50"	51.51

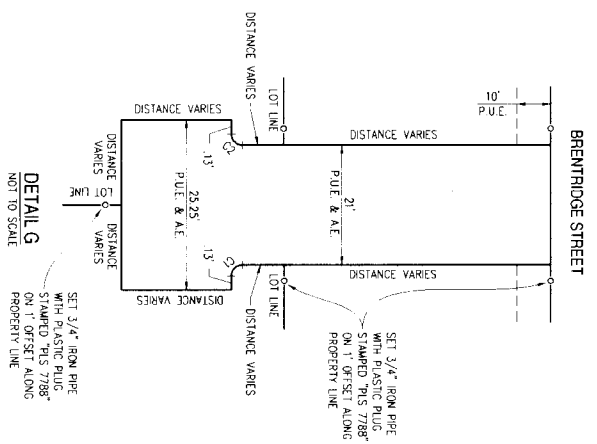
**TRACT 4131**  
**RIVER ISLANDS - STAGE 2B**  
**VILLAGE KK**

A PORTION OF RANCHO EL PESCADERO, BEING  
 A SUBDIVISION OF PARCEL 12 OF TRACT 4037 (43 MAP 142)  
 CITY OF LAHARBOR, SAN JOAQUIN COUNTY, CALIFORNIA  
 MARCH 2024



**MONUMENT DETAIL FOR PARCELS "H" AND "S"**

**DETAIL F**  
FROM SHEET 6



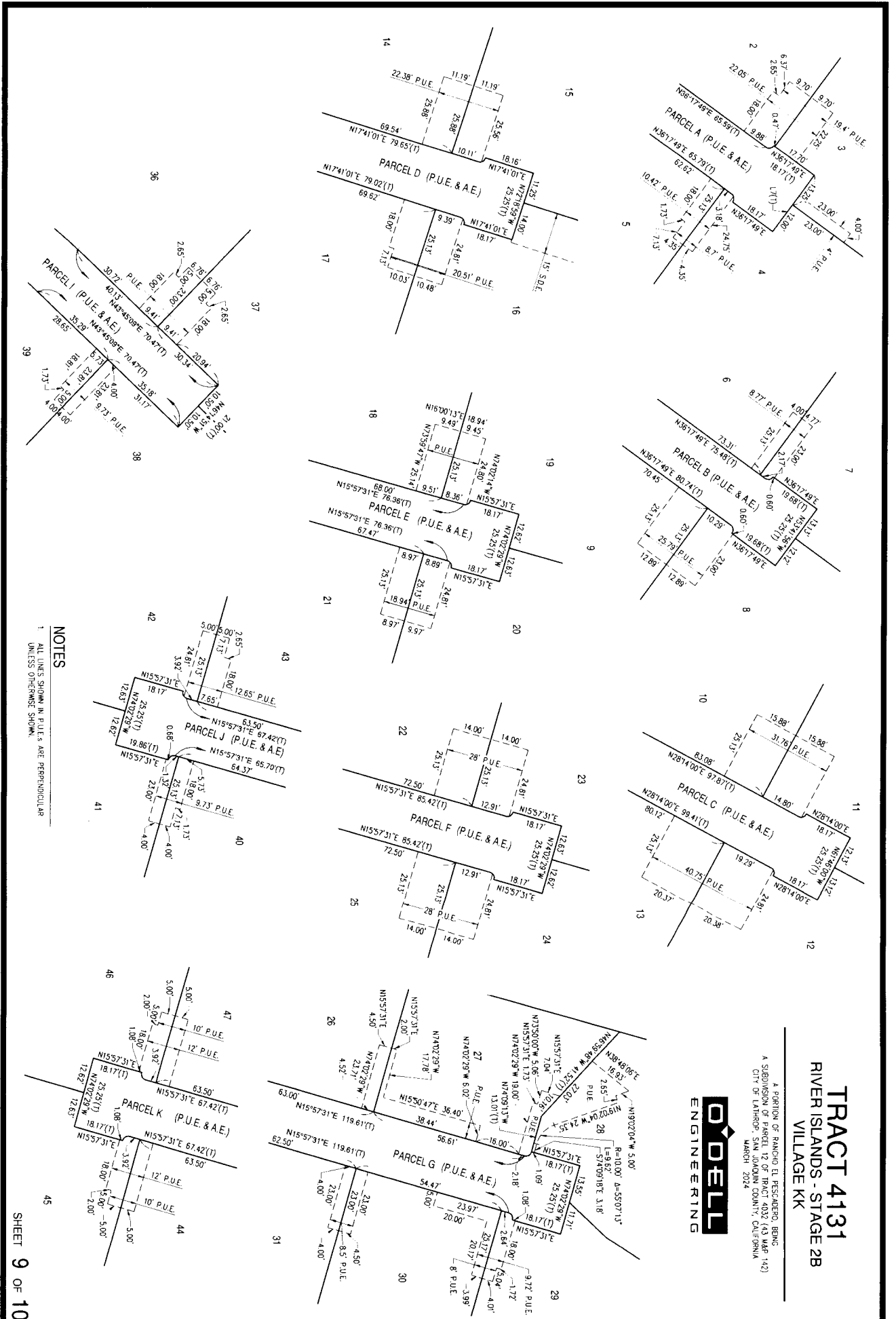
**DETAIL G**  
NOT TO SCALE

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

**MONUMENT DETAILS FOR ACCESS PARCELS**

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

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



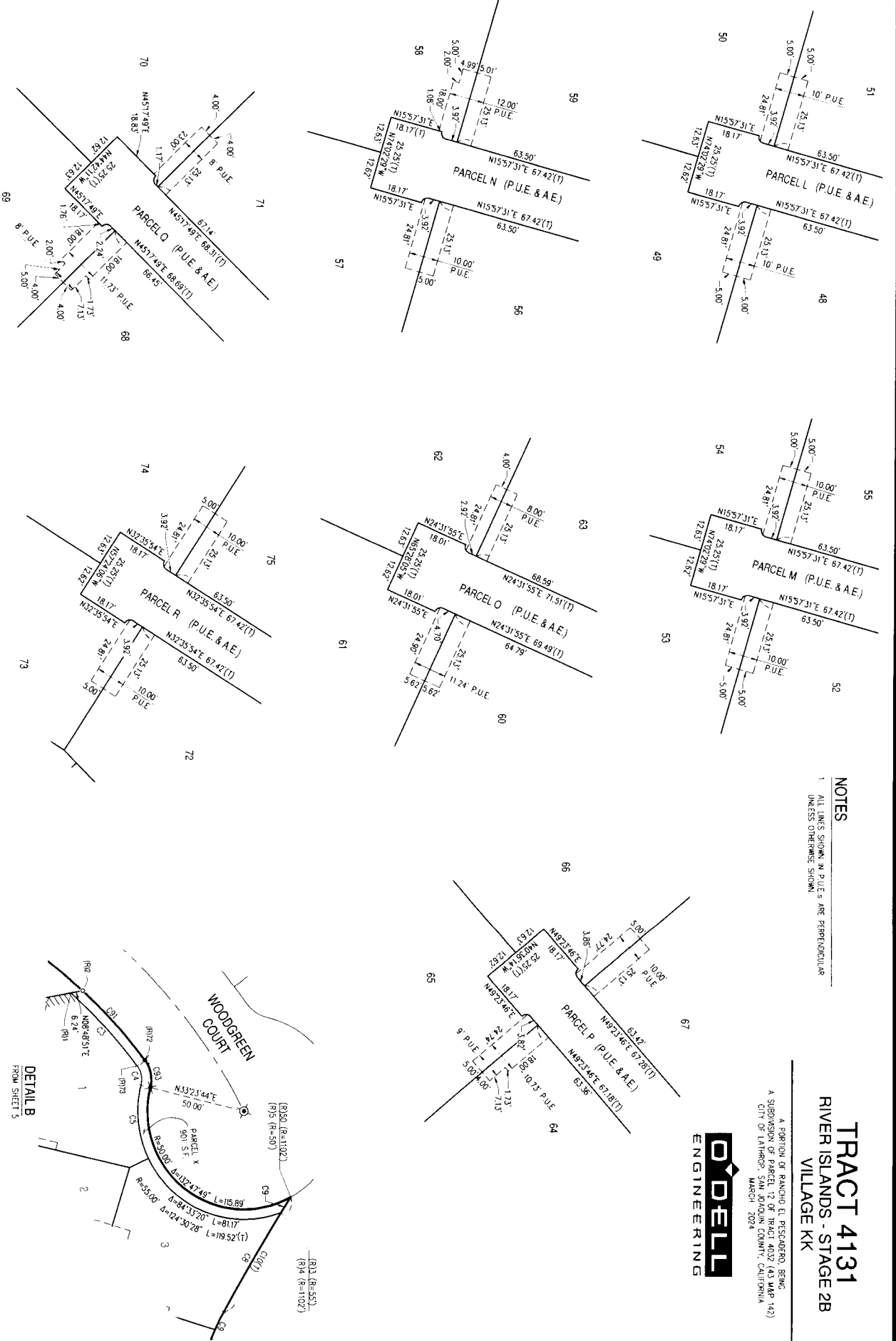
**NOTES**  
 1 ALL LINES SHOWN IN P.U.E.'S ARE PERPENDICULAR  
 UNLESS OTHERWISE SHOWN.

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



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



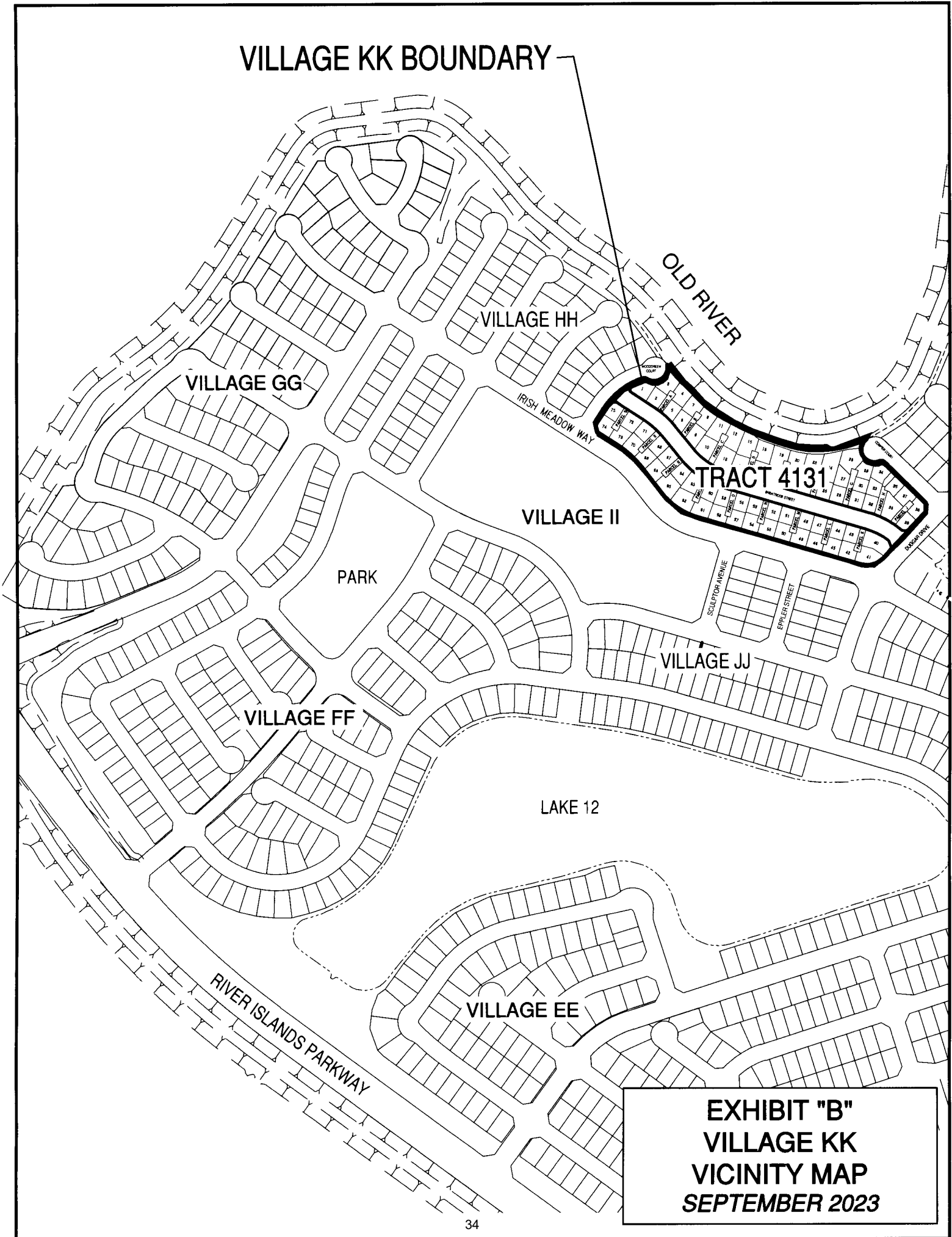
SHEET 10 OF 10

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

**EXHIBIT "B"**

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

# VILLAGE KK BOUNDARY



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

## EXHIBIT "C"

### CITY INSURANCE REQUIREMENTS

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

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

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

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

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

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

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



# 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).**

<b>PRODUCER</b> Alliant Insurance Services, Inc. 333 S Hope St Ste 3750 Los Angeles CA 90071  License#: 0C36861 RIVEISL-01	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2"><b>CONTACT NAME:</b> Gloria Gabriel</td> </tr> <tr> <td><b>PHONE (A/C, No, Ext):</b></td> <td><b>FAX (A/C, No):</b></td> </tr> <tr> <td colspan="2"><b>E-MAIL ADDRESS:</b> Gloria.Gabriel@alliant.com</td> </tr> <tr> <td colspan="2" style="text-align: center;"><b>INSURER(S) AFFORDING COVERAGE</b></td> </tr> <tr> <td><b>INSURER A:</b> United Specialty Insurance Co.</td> <td style="text-align: right;"><b>NAIC #</b> 12537</td> </tr> <tr> <td colspan="2"><b>INSURER B:</b></td> </tr> <tr> <td colspan="2"><b>INSURER C:</b></td> </tr> <tr> <td colspan="2"><b>INSURER D:</b></td> </tr> <tr> <td colspan="2"><b>INSURER E:</b></td> </tr> <tr> <td colspan="2"><b>INSURER F:</b></td> </tr> </table>	<b>CONTACT NAME:</b> Gloria Gabriel		<b>PHONE (A/C, No, Ext):</b>	<b>FAX (A/C, No):</b>	<b>E-MAIL ADDRESS:</b> Gloria.Gabriel@alliant.com		<b>INSURER(S) AFFORDING COVERAGE</b>		<b>INSURER A:</b> United Specialty Insurance Co.	<b>NAIC #</b> 12537	<b>INSURER B:</b>		<b>INSURER C:</b>		<b>INSURER D:</b>		<b>INSURER E:</b>		<b>INSURER F:</b>	
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<b>INSURER F:</b>																					
<b>INSURED</b> River Islands Stage 2B, LLC 73 W. Stewart Road Lathrop, CA 95330																					

**COVERAGES    CERTIFICATE NUMBER: 638582904    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"/> <b>COMMERCIAL GENERAL LIABILITY</b>  <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 \$
	<b>AUTOMOBILE LIABILITY</b> <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 <input type="checkbox"/> AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> <b>UMBRELLA LIAB</b> <input type="checkbox"/> <b>EXCESS LIAB</b> OCCUR CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						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: FM 4131  
 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.

<b>CERTIFICATE HOLDER</b>  City of Lathrop 390 Towne Centre Drive Lathrop CA 95330	<b>CANCELLATION</b>  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 
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**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.

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

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

Policy: ATN2036868

**UNITED SPECIALTY INSURANCE COMPANY**

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**VEN 064 00 (01/15)**

**THIRD PARTY CANCELLATION NOTICE ENDORSEMENT**

This endorsement modifies the Conditions provided under the following:

**COMMERCIAL GENERAL LIABILITY COVERAGE PART**

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

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

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

**SCHEDULE**

**Name and Address of Other Person/Organization**

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

**Number of Days Notice**

**30**

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

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

**EXHIBIT "D"**

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



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

June 24, 2022  
Job No.: 25504-92

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

Notes:

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

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

September 3, 2021  
Job No.: 25504-92

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

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

## Notes:

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

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

March 25, 2024

### Via Email and Hand Delivery

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

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

Dear Lori:

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

### **A. Date for Closings**

The Final Map will be recorded at the time designated by RIS2B as set forth below. The Final Map can only be recorded after the City has approved the map in writing. The closing date for the Transaction is intended to occur by December 31, 2024, at the time designated in writing by RIS2B, subject to satisfaction of the conditions set forth below (each a "**Closing**"). If the Final Map has not been recorded by June 30, 2025, ORTC will return the Final Map to the City.

### **B. Documents to be Delivered and Recordation Documents**

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

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

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

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

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

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



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

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

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

### **C. Funds and Settlement Statement**

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

- Funds to be wire transferred directly to the entity set forth below, immediately upon recordation of the Final Map, in accordance with the wire transfer instructions for each entity are as follows: The amount of **\$35,853.00**, payable to the City pursuant to that certain Agreement to Settle Litigation Regarding River Islands at Lathrop (as amended "**Sierra Club Agreement**"), constituting the amount of **\$3,774.00** multiplied by 9.50 acres (or portion thereof) included in the Final Map, is to be transferred to the City upon recordation of the Final Map. The City's wire instructions are set forth below.

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

### **D. Closing Requirements**

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

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

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

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

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

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

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

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

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

### **E. Closing Process and Priorities**

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

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

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

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

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

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

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

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

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

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

**F. Additional Instructions**

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

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

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

Very truly yours,

\_\_\_\_\_  
Stephen J. Salvatore                      Date  
City Manager  
City of Lathrop

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

**ESCROW INSTRUCTIONS  
ACKNOWLEDGEMENT AND AGREEMENT:**

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

Old Republic Title Company

By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Date: \_\_\_\_\_

**OWNER'S STATEMENT**

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

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

- TO THE CITY OF LATHROP FOR PUBLIC RIGHT-OF-WAY PURPOSES: THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS BREWSTER STREET AS SHOWN ON THIS FINAL MAP.
- TO THE CITY OF LATHROP FOR ACCESS AND PUBLIC UTILITY PURPOSES, THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS PARCELS A THROUGH R AS SHOWN ON THIS FINAL MAP.
- A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, MAINTAIN, REPAIR AND MAINTAIN PIPELINES, DRAINS, DRAINAGE SYSTEMS AND THEIR APPURTENANCES (STORM DRAIN EASEMENT).
- A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP FOR EMERGENCY VEHICLE ACCESS PURPOSES, ADDRESS THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "E.V.A.E." (EMERGENCY VEHICLE ACCESS EASEMENT).
- A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN PIPELINES, DRAINS, DRAINAGE SYSTEMS AND THEIR APPURTENANCES (STORM DRAIN EASEMENT).

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

- PARCELS T THROUGH X TO THE CITY OF LATHROP FOR PURPOSES OF OPEN SPACE, LANDSCAPING, PUBLIC UTILITIES, FENCE MAINTENANCE, AND APPURTENANCES THERE TO, FOR THE BENEFIT OF THE PUBLIC, AS SHOWN ON THIS FINAL MAP.

TO ENSURE MUNICIPAL WATER SERVICES, TO ALL LOTS SHOWN UPON THIS MAP, ALL GROUND WATER RIGHTS THAT THE UNDERSIGNED MAY HAVE WITHIN THE DISTINCTIVE BORDER UPON THIS MAP, HEREBY ARE DEDICATED TO THE CITY OF LATHROP.

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

THE UNDERSIGNED DOES HEREBY RELINQUISH TO THE CITY OF LATHROP ALL WRITERS RIGHT OF ACCESS TO LOTS 1, 29, 34, 35, 37, 38, 39, 74 AND 75 ALONG THE LOT LINES AS INDICATED BY THE SYMBOL ||||| AS SHOWN ON THIS FINAL MAP.

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

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

BY: SUSAN DRELLOSSO, DATE \_\_\_\_\_ 2024.  
ITS: PRESIDENT

**TRUSTEE'S STATEMENT**

SID REPUBLIC TITLE COMPANY, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED DECEMBER 22, 2016, AS DOCUMENT NUMBER 2016-108886, AND AS AMENDED IN DOCUMENT RECORDED DECEMBER 26, 2017, AS DOCUMENT NUMBER 2017-150771, AND THE AMENDED IN DOCUMENT RECORDED APRIL 13, 2020 AS DOCUMENT NUMBER 2020-100000, AND THE AMENDED IN DOCUMENT RECORDED NOVEMBER 23, 2022 AS DOCUMENT NUMBER 2022-133206, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
BY: \_\_\_\_\_  
ITS: \_\_\_\_\_

**ACKNOWLEDGEMENT CERTIFICATE (OWNER)**

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

STATE OF CALIFORNIA }  
COUNTY OF SAN JOAQUIN }

ON \_\_\_\_\_, 2024 BEFORE ME, \_\_\_\_\_ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/HEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:  
SIGNATURE: \_\_\_\_\_  
NAME (PRINT): \_\_\_\_\_  
PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_  
MY COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

EXEMPT FROM FEE PER GOVERNMENT CODE 21788.1. DOCUMENT RECORDED IN CONNECTION WITH A CONCURRENT TRANSFER SUBJECT TO THE IMPOSITION OF DOCUMENTARY TRANSFER TAX.

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

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



**CITY CLERK'S STATEMENT**

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT 4131, RIVER ISLANDS-STAGE 2B, VILLAGE KK," CITY OF LATHROP, CALIFORNIA, CONSISTING OF TEN (10) SHEETS, THIS STATEMENT PRESENTED TO SAID CITY COUNCIL, AND THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. \_\_\_\_\_ DAILY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP, AND AUTHORIZED ITS RECORDATION, AND ACCEPTED ON BEHALF OF THE CITY OF LATHROP, FOR PUBLIC USE, THE REINDEMENT OF ACCESS RIGHTS TO LOTS 1, 29, 34, 35, 37, 38, 39, 74 AND 75 ALONG THE LOT LINES AS INDICATED BY THE SYMBOL |||||. THE DEDICATION OF ALL PUBLIC UTILITY EASEMENTS, ALL ACCESS EASEMENTS, PARCELS A THROUGH R FOR ACCESS AND PUBLIC UTILITIES, ALL EMERGENCY VEHICLE ACCESS EASEMENTS, THROUGHOUT IN FEE AND ACCEPTED THE OFFER OF DEDICATION OF BREWSTER STREET AS SHOWN ON SAID MAP SUBJECT TO THE IMPROVEMENTS BEING COMPLETED IN ACCORDANCE WITH CHAPTER 16, TITLE 16.16 OF THE CITY OF LATHROP MUNICIPAL CODE.

ALSO, PURSUANT TO SECTION 66040(G) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE CITY OF LATHROP DOES HEREBY ABANDON THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT FOR PUBLIC PURPOSES RECORDED MAY 27, 2024, AS DOCUMENT NUMBER 2021-108883, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN THE BOUNDARY OF THIS FINAL MAP.

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

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

**ACKNOWLEDGEMENT CERTIFICATE (TRUSTEE)**

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

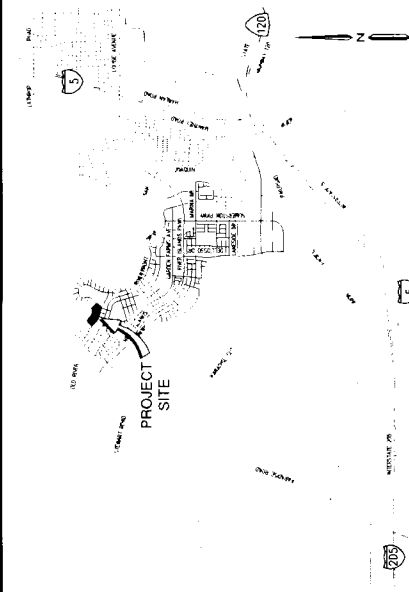
STATE OF CALIFORNIA }  
COUNTY OF SAN JOAQUIN }

ON \_\_\_\_\_, 2024 BEFORE ME, \_\_\_\_\_ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/HEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:  
SIGNATURE: \_\_\_\_\_  
NAME (PRINT): \_\_\_\_\_  
PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_  
MY COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

EXEMPT FROM FEE PER GOVERNMENT CODE 21788.1. DOCUMENT RECORDED IN CONNECTION WITH A CONCURRENT TRANSFER SUBJECT TO THE IMPOSITION OF DOCUMENTARY TRANSFER TAX.



**VICINITY MAP**  
NOT TO SCALE

**SECRETARY OF THE PLANNING COMMISSION'S STATEMENT**

THIS MAP CONFORMS TO VESTING TENTATIVE MAP NO. 6716 RECOMMENDED BY THE PLANNING COMMISSION AND APPROVED BY THE CITY COUNCIL PER RESOLUTION NO. 21-4806.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

RICARDO CAGHAT, COMMUNITY DEVELOPMENT DIRECTOR  
CITY OF LATHROP

**CITY ENGINEER'S STATEMENT**

I, BRAD R. TAYLOR, HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA, AND THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4131, RIVER ISLANDS-STAGE 2B, VILLAGE KK," CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE AMENDED VESTING TENTATIVE MAP NO. 3694, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLES WITH ALL PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA STATE SUBDIVISION MAP ACT AND APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THERE TO, APPLICABLE AT THE TIME OF APPROVAL OF AMENDED VESTING TENTATIVE MAP.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BRAD R. TAYLOR, R.C.E. 92823  
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.

FEES: \$ \_\_\_\_\_

BY: \_\_\_\_\_ ASSISTANT/DEPUTY RECORDER  
STEVE BESTOLARIDES  
ASSESSOR-RECORDER-COUNTY CLERK  
SAN JOAQUIN COUNTY, CALIFORNIA

**CITY SURVEYOR'S STATEMENT**

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.



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

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF RIVER ISLANDS DEVELOPMENT, LLC. ON SEPTEMBER 11, 2023. I HEREBY STATE ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SUFFICIENT TO EMERGE THIS SURVEY TO BE RECORDED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED AMENDED VESTING TENTATIVE MAP.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.



DYLAN CRAWFORD, P.L.S. NO 7788

**RECITALS**

1. PER CITY OF LATHROP MUNICIPAL CODE OF ORDINANCES, TITLE 15, CHAPTER 15.49.04, THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO INCENTIVES OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATION, DIRTWATER FLOWING, AND ANIMALS FROM OPERATION AND OTHER ACTIVITIES WHICH MAY CAUSE DAMAGE TO CROPS, RODENTS AND PESTS. BE AWARE ALSO THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.
2. A SOILS REPORT ENTITLED "GEO-TECHNICAL EXPLORATION, RIVER ISLANDS PHASE 1, LATHROP, CALIFORNIA", REFERENCED AS PROJECT NO. 50445.001.D1 AND DATED JULY 29, 2005, HAS BEEN PREPARED FOR THIS PROJECT AND IS AVAILABLE FOR REVIEW AT THE CITY OF LATHROP, 1200 12TH AVENUE, LATHROP, CALIFORNIA 94603.
3. TRACT 4131, RIVER ISLANDS-STAGE 2B, VILLAGE KK, CONTAINS 75 RESIDENT LOTS, 1.678 ACRES, AND 25 LETTERED PARCELS CONTAINING 1,320 ACRES, MORE OR LESS, AND ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP WHICH INCLUDE 1,678 ACRES, MORE OR LESS AS SHOWN ON THIS FINAL MAP (PLEASE REFER TO THE AREA TABLE BELOW).

TRACT 4131 AREA SUMMARY	
LOTS 1 THROUGH 75	6,506 ACRES
STREET DEDICATIONS	1.678 ACRES
PARCELS A - Y	1,320 ACRES
TOTAL	9,504 ACRES

4. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 1244079501-4R (VERSION 11), DATED JANUARY 3, 2024-1, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

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

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



**REFERENCES**

- (R1) TRACT 4032, RIVER ISLANDS-STAGE 2B, LARGE LOT FINAL MAP, FILED OCTOBER 8, 2020, IN BOOK 43 OF MAPS AND PLATS, PAGE 142, S.J.C.R. (43 MAP 142)
- (R2) TRACT 4089, RIVER ISLANDS-STAGE 2A, VILLAGE HH, FILED OCTOBER 29, 2021, IN BOOK 43 OF MAPS AND PLATS, PAGE 198, S.J.C.R. (43 MAP 198)
- (R3) TRACT 4052, RIVER ISLANDS-STAGE 2B, VILLAGE JJ, FILED JANUARY 29, 2021, IN BOOK 43 OF MAPS AND PLATS, PAGE 157, S.J.C.R. (43 MAP 157)
- (R4) TRACT 4093, RIVER ISLANDS-STAGE 2A, VILLAGE LL, FILED AUGUST 11, 2021, IN BOOK 43 OF MAPS AND PLATS, PAGE 181, S.J.C.R. (43 MAP 181)

**SIGNATURE OMISSIONS**

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

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

LINE TABLE		CURVE TABLE	
LINE	DIRECTION	CURVE	LENGTH
L1	N62°20'02"W	C1	400.00
L2	N74°02'29"W	C2	435.00
L3	N38°17'04"W	C3	850.00
L4	N57°24'06"W	C4	300.00
L5	N17°24'06"W	C5	300.00
L6	N32°35'54"E	C6	265.00
L7	N49°01'22"W	C7	335.00
L8	N84°42'11"E	C8	270.00
L9	N67°56'05"E	C9	17.00
L10	N46°14'51"W	C10	50.00
L11	N11°45'11"W	C11	1102.00
L12	N43°34'59"E	C12	120.00
L13	N33°23'44"E	C13	80.00
L14	N27°28'58"W	C14	5020.00
L15	N43°34'59"E	C15	340.00
		C16	3315.00
		C17	1090.00
		C18	355.00
		C19	370.00
		C20	980.00

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C21	50.00	150°39'42"	131.48'
C22	17.00	66°14'06"	19.65'
C23	880.00	333°28"	54.64'
C24	89.00	70°22'54"	109.32'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	400.00	13°42'26"	95.69'
C2	435.00	4°35'44"	35.02'
C3	850.00	10°03'44"	149.28'
C4	300.00	35°50'24"	187.66'
C5	300.00	19°12'02"	100.53'
C6	265.00	35°50'24"	165.76'
C7	335.00	19°12'02"	112.26'
C8	270.00	40°09'39"	189.25'
C9	17.00	50°38'11"	15.02'
C10	50.00	132°47'49"	115.89'
C11	1102.00	3°31'13"	67.71'
C12	120.00	7°10'16"	15.02'
C13	80.00	5°15'00"	7.33'
C14	5020.00	0°49'13"	71.88'
C15	340.00	18°26'55"	109.46'
C16	3315.00	0°38'55"	37.53'
C17	1090.00	11°51'51"	225.70'
C18	355.00	21°02'24"	130.36'
C19	370.00	16°46'06"	108.28'
C20	980.00	0°40'28"	11.85'

# TRACT 4131 RIVER ISLANDS - STAGE 2B VILLAGE KK

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



## MONUMENTATION NOTES

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

## EASEMENTS

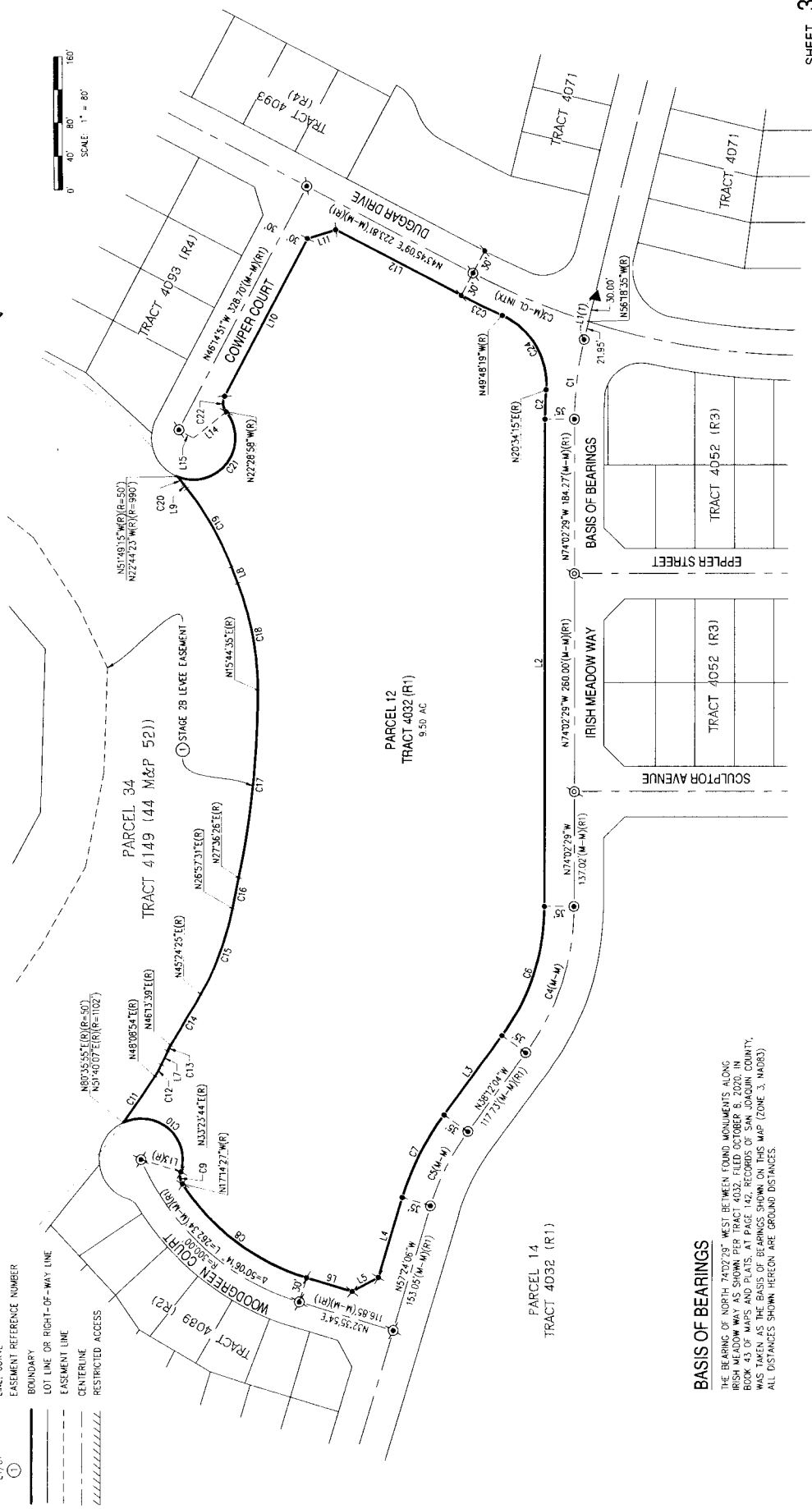
- ① STAGE 2B LEVEE EASEMENT IN FAVOR OF ISLAND RECLAMATION DISTRICT 2022 PER DN 2018-060932, S.J.C.R.

## NOTES

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

## LEGEND

- 200.00' (R1)
- (R1)
- (M-W)
- (M-B)
- (M-CL-INTX)
- (M-BC)
- (BC-CL-INTX)
- (1)
- (B)
- DN
- A.E.
- E.V.A.E.
- P.U.E.
- L.V./C1
- ①
- BOUNDARY
- LOT LINE OR RIGHT-OF-WAY LINE
- EASEMENT LINE
- CENTERLINE
- RESTRICTED ACCESS

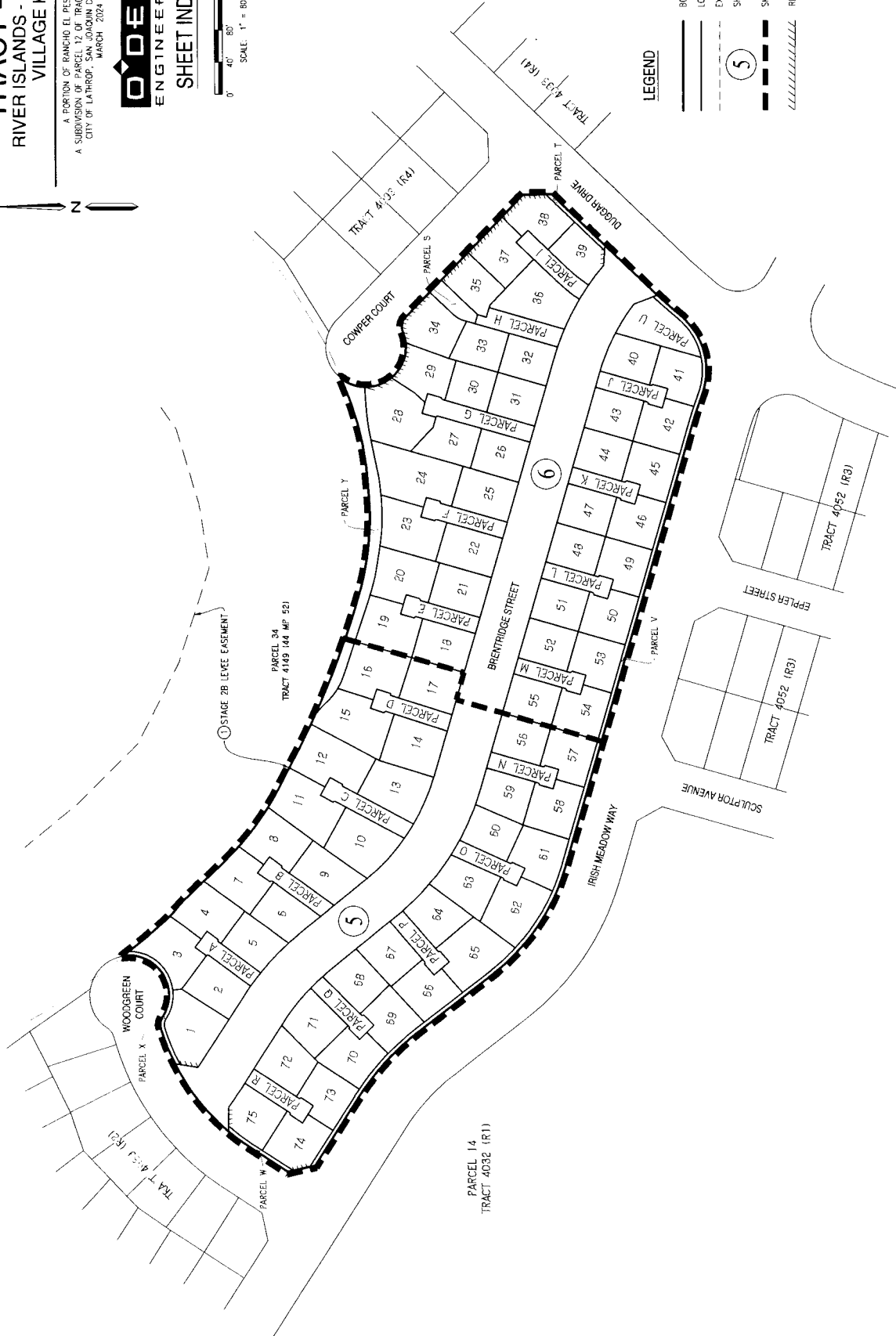
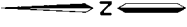
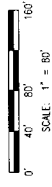


## BASIS OF BEARINGS

THE BEARINGS OF NORTH 74D5702' WEST BETWEEN FOUND MONUMENTS ALONG IRISH MEADOW WAY AS SHOWN PER TRACT 4053, FILED OCTOBER 1, 2018, AND BLOCK 43 OF MAPS AND PLATS, AT PAGE 142, RECORDS OF SAN JOAQUIN COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP (ZONE 3, NAD83). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

# TRACT 4131 RIVER ISLANDS - STAGE 2B VILLAGE KK

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



### LEGEND

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

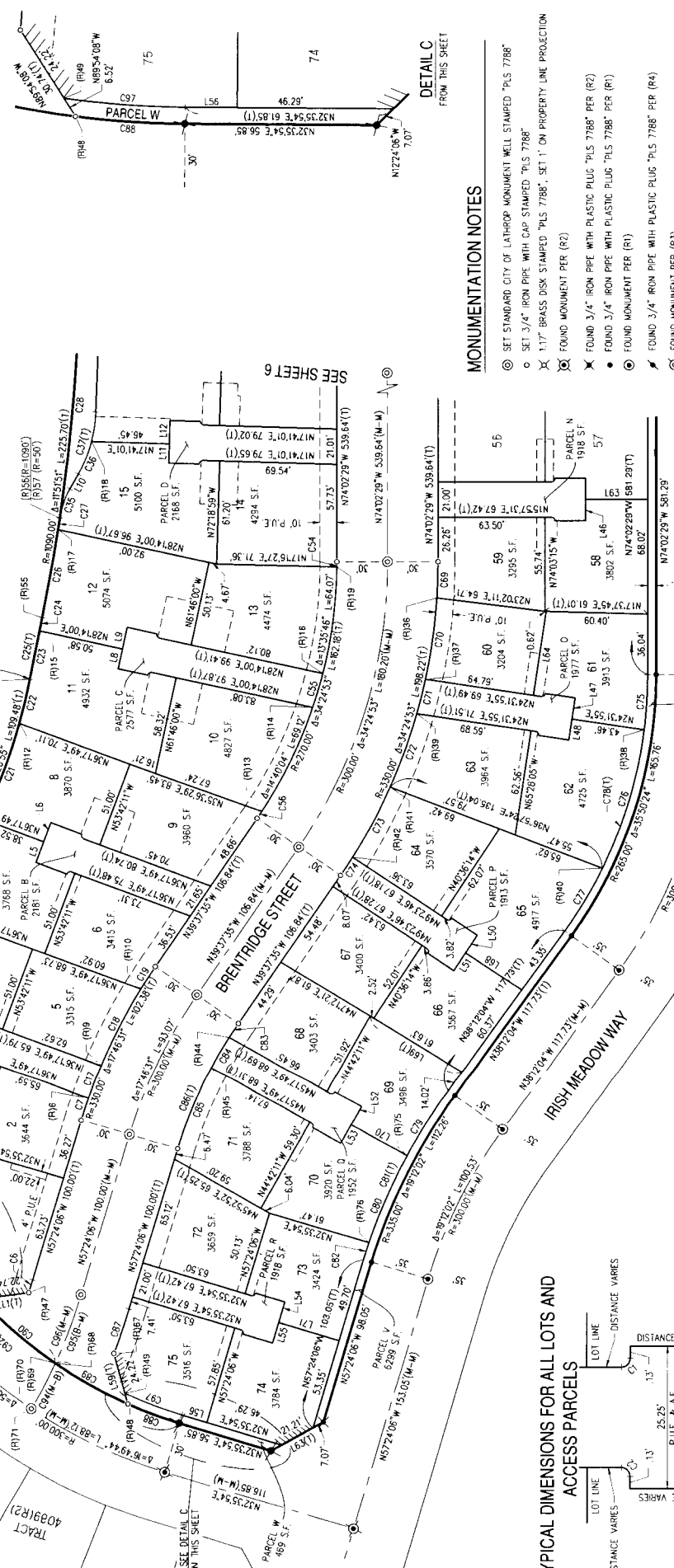
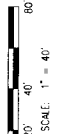
# TRACT 4131 RIVER ISLANDS - STAGE 2B VILLAGE KK

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



PARCEL 34  
TRACT 4149 (44 MP 52)

WOODGREEN COURT  
SEE DETAIL B  
ON SHEET TO



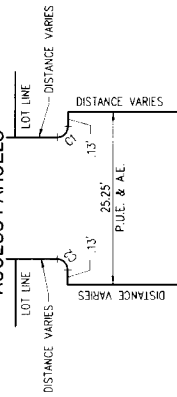
### MONUMENTATION NOTES

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

### NOTES

1. SEE SHEET 2 FOR REFERENCED EASINETS AND LEGEND.
2. SEE SHEET 3 FOR "C" AND "D" DETAIL LOCATIONS.
3. SEE SHEET 8, DETAILS "C" AND "D" FOR LOCATION OF MONUMENTS FOR PARCELS A THROUGH S, UNLESS OTHERWISE NOTED.
4. SEE SHEETS 8, 9 AND 10 FOR PARCELS A THROUGH S DIMENSIONS.
5. SEE SHEET 7 FOR LINE AND CURVE TABLES.

### TYPICAL DIMENSIONS FOR ALL LOTS AND ACCESS PARCELS



### DETAIL H NOT TO SCALE

### SCULPTOR AVENUE



# TRACT 4131 RIVER ISLANDS - STAGE 2B VILLAGE KK

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

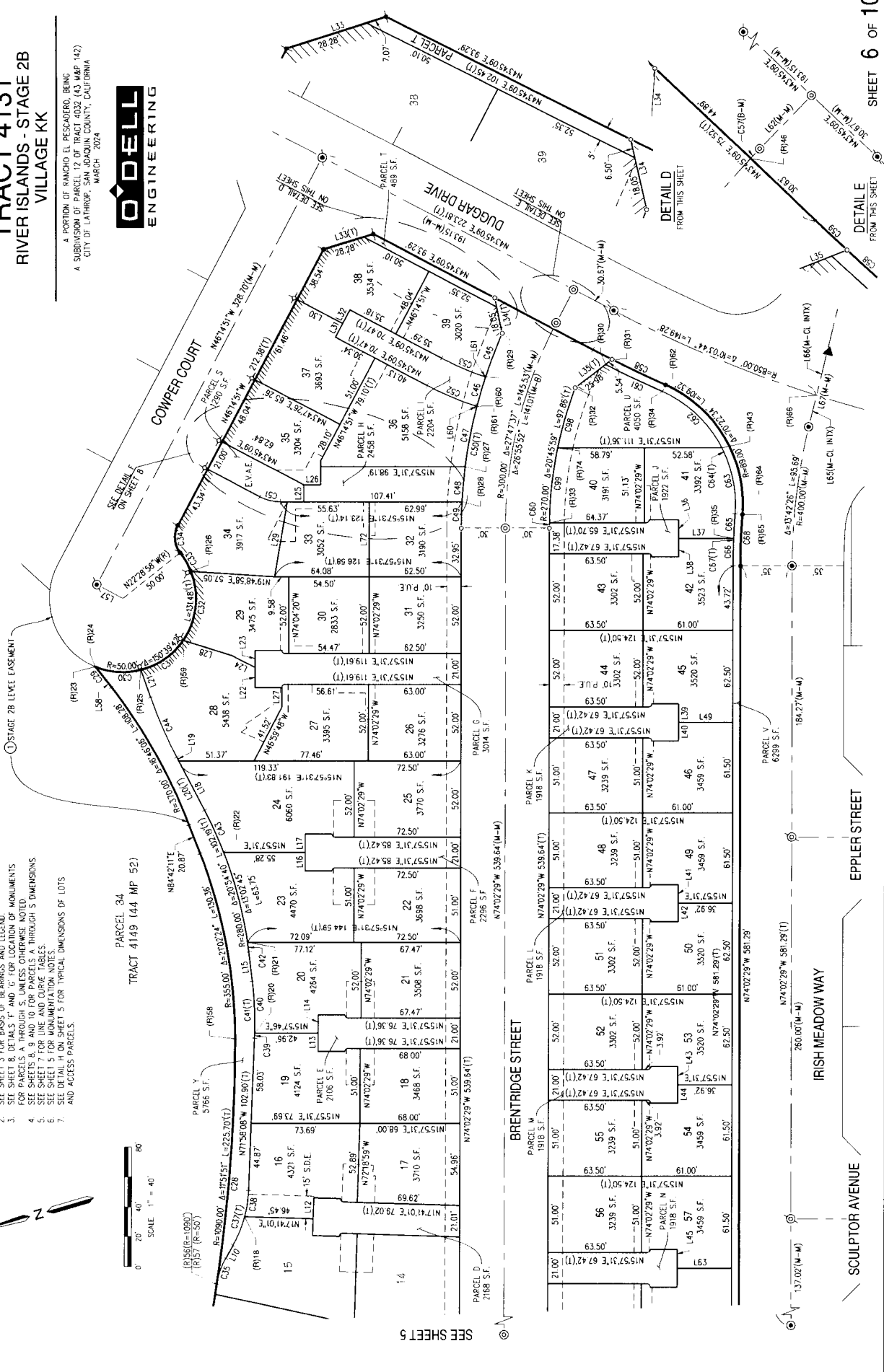
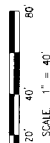


SHEET 6 OF 10

### NOTES

- SEE SHEET 2 FOR REFERENCES.
- SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
- SEE SHEET 3 FOR BASIS OF MONUMENTS.
- FOR SHEETS 6, 7, 8, 9, AND 10 FOR PARCELS THROUGH 5 DIMENSIONS.
- SEE SHEETS 6, 9, AND 10 FOR PARCELS THROUGH 5 DIMENSIONS.
- SEE SHEET 7 FOR LINE AND CURVE TABLES.
- SEE SHEET 5 FOR MONUMENTATION NOTES.
- SEE DETAIL H ON SHEET 5 FOR TYPICAL DIMENSIONS OF LOTS AND ACCESS PARCELS.

PARCEL 34  
TRACT 4149 (44 MP 52)



SEE SHEET 5

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

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



CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CURVE #
C21	340.00'	107°15'	61.08'	C21
C22	340.00'	433°32'	27.05'	C22
C23	3315.00'	0°30'38"	29.37'	C23
C24	3315.00'	008°77"	8.15'	C24
C25	3315.00'	0°38'55"	37.53'	C25
C26	1090.00'	2°47'11"	53.01'	C26
C27	1090.00'	077°138"	6.86'	C27
C28	1090.00'	8°43'02"	165.84'	C28
C29	980.00'	0°40'28"	11.65'	C29
C30	50.00'	357°40'	31.82'	C30
C31	50.00'	4102°19'	35.81'	C31
C32	50.00'	56°26'24"	49.25'	C32
C33	50.00'	15°43'20"	14.59'	C33
C34	17.00'	66°14'06"	19.65'	C34
C35	50.00'	21°13'09"	18.52'	C35
C36	80.00'	145°2'42"	20.77'	C36
C37	80.00'	27°38'53"	38.60'	C37
C38	80.00'	12°46'11"	17.83'	C38
C39	250.00'	0°48'19"	3.51'	C39
C40	250.00'	81°14'	35.76'	C40

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CURVE #
C1	2.00'	90°00'00"	3.14'	C1
C2	2.00'	90°00'00"	3.14'	C2
C3	265.00'	11°03'58"	51.18'	C3
C4	12.00'	50°38'11"	10.61'	C4
C5	55.00'	3°35'08"	38.35'	C5
C6	270.00'	1°39'43"	7.83'	C6
C7	330.00'	2°25'46"	13.99'	C7
C8	1102.00'	3°02'53"	58.63'	C8
C9	1102.00'	0°28'20"	9.08'	C9
C10	1102.00'	3°31'15"	67.71'	C10
C11	120.00'	4°49'48"	10.11'	C11
C12	120.00'	2°20'38"	4.91'	C12
C13	120.00'	7°10'16"	15.02'	C13
C14	80.00'	5°15'01"	7.33'	C14
C15	5028.00'	0°20'53"	38.50'	C15
C16	5020.00'	0°28'20"	41.38'	C16
C17	330.00'	3°38'49"	21.00'	C17
C18	330.00'	8°55'38"	51.42'	C18
C19	330.00'	2°46'17"	15.96'	C19
C20	340.00'	3°35'48"	21.34'	C20

LINE TABLE			
LINE #	DIRECTION	LENGTH	LINE #
L61	N34°01'55"E	0.43'	L61
L62	N46°14'51"W	25.48'	L62
L63	S15°57'31"W	38.92'	L63
L64	N65°28'05"W	50.62'	L64
L65	N80°00'02"W	21.95'	L65
L66	N60°20'02"W	30.00'	L66
L67	N80°20'16"W	40.09'	L67
L68	S49°23'46"W	40.09'	L68
L69	N47°10'33"E	64.15'	L69
L70	S45°16'23"W	38.01'	L70
L71	S32°35'54"W	37.21'	L71
L72	N74°02'29"W	51.00'	L72

LINE TABLE			
LINE #	DIRECTION	LENGTH	LINE #
L41	N74°02'29"W	12.63'	L41
L42	N74°02'29"W	12.63'	L42
L43	N74°02'29"W	12.63'	L43
L44	N74°02'29"W	12.63'	L44
L45	N74°02'29"W	12.63'	L45
L46	N74°02'29"W	12.63'	L46
L47	N65°28'05"W	12.63'	L47
L48	N65°28'05"W	12.63'	L48
L49	S15°57'31"W	38.92'	L49
L50	N40°56'14"W	12.63'	L50
L51	N46°05'14"W	12.63'	L51
L52	N44°42'11"W	12.63'	L52
L53	N44°42'11"W	12.62'	L53
L54	N57°24'06"W	12.63'	L54
L55	N57°24'06"W	12.63'	L55
L56	N32°35'54"E	15.56'	L56
L57	N43°45'09"E	20.00'	L57
L58	N67°58'05"E	5.07'	L58
L59	N69°54'08"W	30.74'	L59
L60	N34°01'55"E	1.04'	L60

LINE TABLE			
LINE #	DIRECTION	LENGTH	LINE #
L21	N85°23'57"E	19.63'	L21
L22	S74°02'29"E	13.55'	L22
L23	S74°02'29"E	11.71'	L23
L24	S43°02'18"W	18.35'	L24
L25	S74°02'29"W	11.54'	L25
L26	N15°57'31"E	11.42'	L26
L27	S74°09'13"E	12.89'	L27
L28	N33°04'28"E	34.24'	L28
L29	N64°38'03"W	51.70'	L29
L30	N43°45'09"E	34.92'	L30
L31	N46°14'51"W	10.50'	L31
L32	N46°14'51"W	10.50'	L32
L33	N07°14'51"W	35.38'	L33
L34	N65°58'00"W	24.55'	L34
L35	N27°32'41"W	31.52'	L35
L36	N74°02'29"W	12.63'	L36
L37	S15°57'31"W	37.32'	L37
L38	N74°02'29"W	12.63'	L38
L39	N74°02'29"W	12.63'	L39
L40	N74°02'29"W	12.63'	L40

LINE TABLE			
LINE #	DIRECTION	LENGTH	LINE #
L1	N08°48'51"E	28.98'	L1
L2	N08°33'24"W	10.86'	L2
L3	N53°42'11"W	13.25'	L3
L4	N53°42'11"W	12.00'	L4
L5	N53°41'56"W	13.13'	L5
L6	N53°41'56"W	12.13'	L6
L7	S53°42'11"E	25.25'	L7
L8	N61°46'00"W	12.13'	L8
L9	N61°46'00"W	13.13'	L9
L10	N44°19'15"W	10.02'	L10
L11	N27°16'59"W	11.25'	L11
L12	N72°16'59"W	14.00'	L12
L13	N74°02'29"W	12.62'	L13
L14	N74°02'29"W	12.63'	L14
L15	N80°58'11"W	20.34'	L15
L16	N74°02'29"W	12.63'	L16
L17	N74°02'28"W	12.63'	L17
L18	N20°07'09"E	38.05'	L18
L19	N78°07'09"E	2.79'	L19
L20	N78°07'09"E	40.83'	L20

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CURVE #
C61	885.00'	2°46'00"	42.73'	C61
C62	84.00'	38°39'40"	56.68'	C62
C63	84.00'	31°42'54"	46.50'	C63
C64	84.00'	7°02'23"	103.18'	C64
C65	440.00'	2°08'58"	16.64'	C65
C66	440.00'	4°38'44"	35.42'	C66
C67	440.00'	4°38'44"	35.42'	C67
C68	435.00'	4°38'44"	35.02'	C68
C69	330.00'	3°44'16"	21.53'	C69
C70	330.00'	8°29'29"	48.91'	C70
C71	330.00'	3°59'49"	21.10'	C71
C72	330.00'	8°03'13"	46.39'	C72
C73	330.00'	8°13'26"	47.37'	C73
C74	330.00'	2°14'41"	12.93'	C74
C75	260.00'	7°14'48"	32.88'	C75
C76	260.00'	19°00'31"	86.27'	C76
C77	260.00'	9°34'59"	43.49'	C77
C78	260.00'	35°50'24"	162.64'	C78
C79	340.00'	74°7'46"	46.26'	C79
C80	340.00'	9°33'44"	56.74'	C80

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CURVE #
C41	250.00'	9°00'03"	39.27'	C41
C42	280.00'	72°20'4"	6.68'	C42
C43	280.00'	82°35'1"	31.75'	C43
C44	308.00'	8°16'48"	44.51'	C44
C45	330.00'	52°31'7"	31.61'	C45
C46	330.00'	3°38'54"	21.01'	C46
C47	330.00'	7°16'13"	41.87'	C47
C48	330.00'	41°10'7"	24.11'	C48
C49	330.00'	3°06'09"	18.06'	C49
C50	330.00'	2°53'41"	136.65'	C50
C51	30.00'	27°47'37"	14.55'	C51
C52	210.00'	9°43'13"	35.63'	C52
C53	189.00'	9°43'13"	32.06'	C53
C54	270.00'	0°38'03"	2.99'	C54
C55	270.00'	4°28'10"	21.06'	C55
C56	270.00'	10°25'6"	4.94'	C56
C57	300.00'	2°36'41"	40.11'	C57
C58	880.00'	0°56'47"	14.54'	C58
C59	880.00'	0°46'03"	3.62'	C59

RADIAL BEARINGS			
LINE #	DIRECTION	LENGTH	RADIAL BEARINGS
(R61)	S20°33'01"W		(R61)
(R62)	S49°48'19"E		(R62)
(R63)	N49°48'19"W		(R63)
(R64)	N20°34'15"E		(R64)
(R65)	S20°34'15"W		(R65)
(R66)	S58°18'38"E		(R66)
(R67)	N37°23'11"E		(R67)
(R68)	S39°48'09"E		(R68)
(R69)	N40°50'15"E		(R69)
(R70)	N48°36'05"E		(R70)
(R71)	S40°34'22"E		(R71)
(R72)	S77°42'27"E		(R72)
(R73)	S17°44'27"E		(R73)
(R74)	S27°39'24"W		(R74)
(R75)	S40°00'09"W		(R75)
(R76)	S34°26'26"W		(R76)

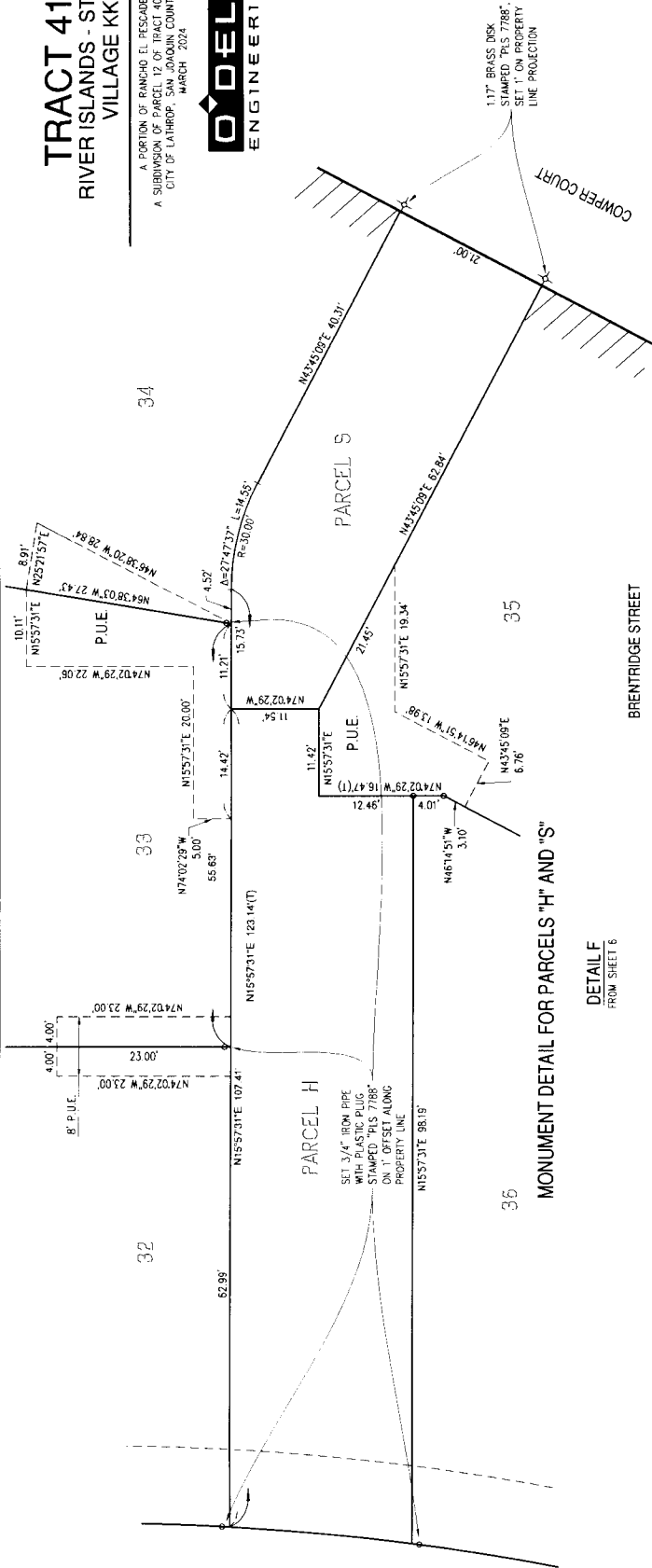
RADIAL BEARINGS			
LINE #	DIRECTION	LENGTH	RADIAL BEARINGS
(R41)	N89°54'18"E		(R41)
(R42)	N48°07'43"E		(R42)
(R43)	N11°08'39"W		(R43)
(R44)	S48°16'29"W		(R44)
(R45)	S43°49'01"W		(R45)
(R46)	S42°53'23"W		(R46)
(R47)	N34°15'37"E		(R47)
(R48)	S50°28'18"E		(R48)
(R49)	S49°34'37"E		(R49)
(R50)	N51°40'07"E		(R50)
(R51)	N48°08'54"E		(R51)
(R52)	N46°13'39"E		(R52)
(R53)	N45°24'25"E		(R53)
(R54)	N28°57'41"E		(R54)
(R55)	N27°36'26"E		(R55)
(R56)	N24°27'37"E		(R56)
(R57)	S24°27'37"W		(R57)
(R58)	N15°48'35"E		(R58)
(R59)	N50°40'47"E		(R59)
(R60)	S34°11'55"W		(R60)

RADIAL BEARINGS			
LINE #	DIRECTION	LENGTH	RADIAL BEARINGS
(R11)	N41°48'38"E		(R11)
(R12)	N31°31'03"E		(R12)
(R13)	N49°19'34"E		(R13)
(R14)	N34°39'30"E		(R14)
(R15)	S27°27'56"W		(R15)
(R16)	N30°11'20"E		(R16)
(R17)	N24°49'15"E		(R17)
(R18)	N30°48'00"E		(R18)
(R19)	N16°45'34"E		(R19)
(R20)	N17°13'33"E		(R20)

RADIAL BEARINGS			
LINE #	DIRECTION	LENGTH	RADIAL BEARINGS
(R1)	S28°18'43"E		(R1)
(R2)	S27°30'27"E		(R2)
(R3)	S88°53'16"W		(R3)
(R4)	N51°11'47"E		(R4)
(R5)	S80°35'55"W		(R5)
(R6)	S35°01'40"W		(R6)
(R7)	N43°19'16"E		(R7)
(R8)	N45°52'46"E		(R8)
(R9)	S38°40'29"W		(R9)
(R10)	S47°36'07"W		(R10)
(R11)	N41°48'38"E		(R11)
(R12)	N31°31'03"E		(R12)
(R13)	N49°19'34"E		(R13)
(R14)	N34°39'30"E		(R14)
(R15)	S27°27'56"W		(R15)
(R16)	N30°11'20"E		(R16)
(R17)	N24°49'15"E		(R17)
(R18)	N30°48'00"E		(R18)
(R19)	N16°45'34"E		(R19)
(R20)	N17°13'33"E		(R20)

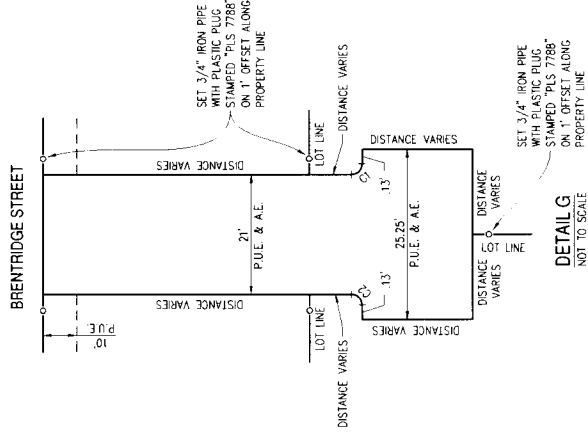
# TRACT 4131 RIVER ISLANDS - STAGE 2B VILLAGE KK

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



MONUMENT DETAIL FOR PARCELS "H" AND "S"

DETAIL F  
FROM SHEET 6



## NOTES

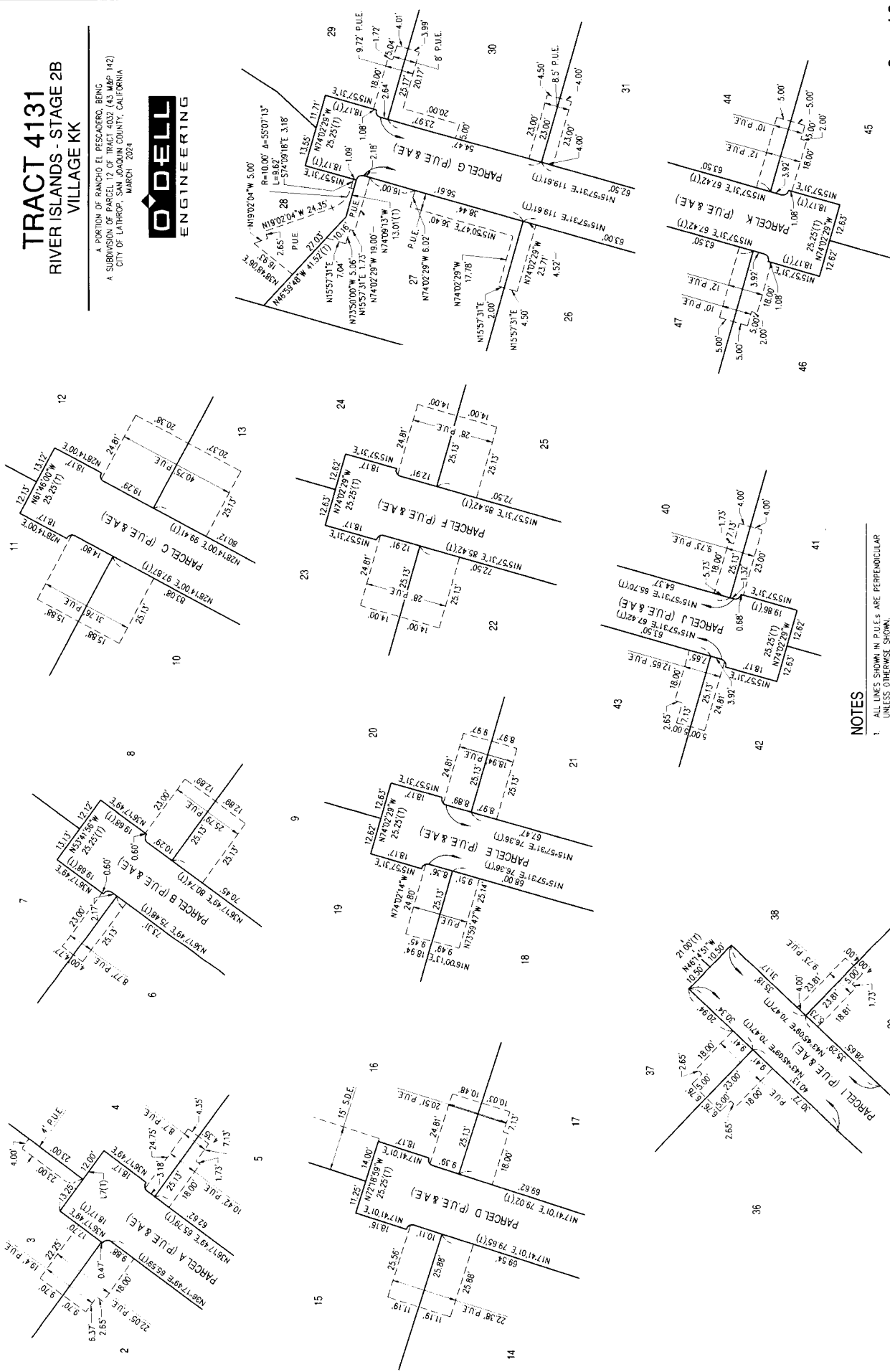
- SEE SHEET 7 FOR CURVE AND LINE TABLES.

MONUMENT DETAILS FOR ACCESS PARCELS

DETAIL G  
NOT TO SCALE

# TRACT 4131 RIVER ISLANDS - STAGE 2B VILLAGE KK

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



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

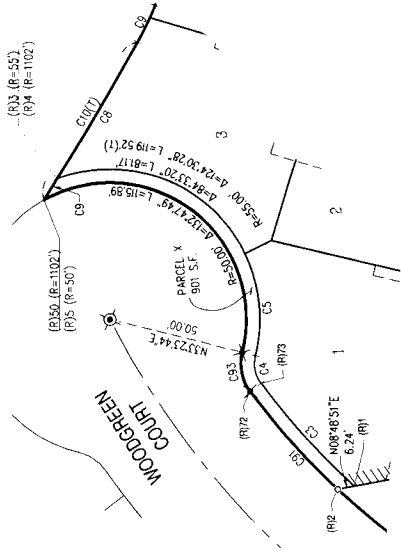
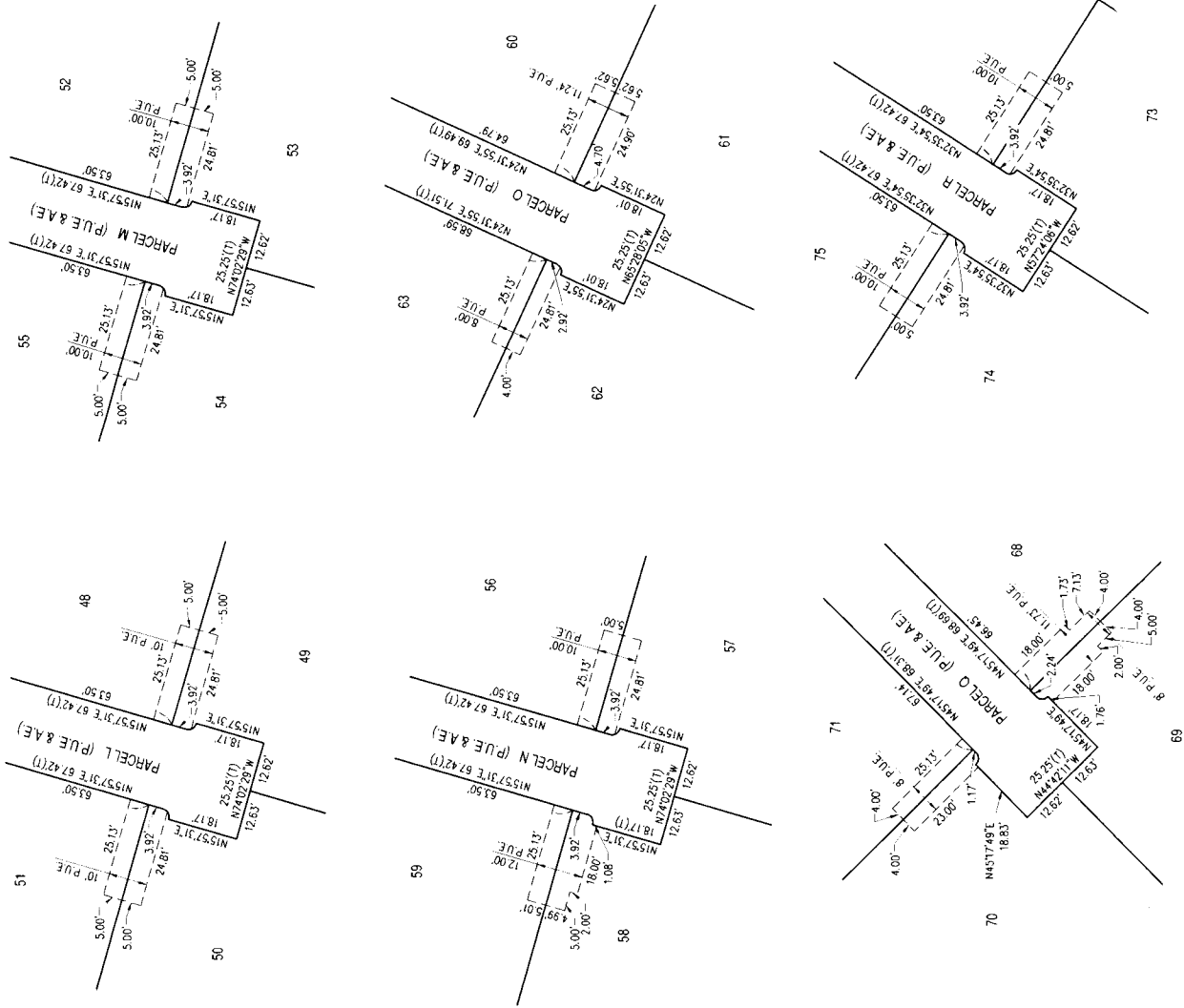
# TRACT 4131 RIVER ISLANDS - STAGE 2B VILLAGE KK

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



## NOTES

1. ALL LINES SHOWN IN PILES ARE PERPENDICULAR UNLESS OTHERWISE SHOWN.



DETAIL B  
FROM SHEET 5

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## ITEM 2.2

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

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

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

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#### SUMMARY:

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

Staff recommends that the City Council approve the proposed Final Map Tract 4167, Town Center (Tract 4167), City of Lathrop Community Facilities District (CFD), a Common Use Agreement (CUA) with Reclamation District 2062, and a Subdivision Improvement Agreement (SIA), included as Attachment "C", with River Islands, by Resolution included as Attachment "A".

#### BACKGROUND:

The City of Lathrop City Council approved Vesting Tentative Map (VTM) 3694 on March 27, 2007 and an amended VTM 3694 with updated conditions of approval on June 1, 2015. On February 1, 2016, City Council approved Large Lot Map Tract 3876 for 19 undevelopable parcels. On March 20, 2024, Planning Commission approved the Town Center Neighborhood Development Plan. The land for the proposed Final Map for Tract 4167 is within the geographic boundaries of VTM 3694 and Large Lot Map Tract 3876.

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

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

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

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

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

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

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

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

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

**REASON FOR RECOMMENDATION:**

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

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



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

5. Street Improvement, Landscape, Light & Joint Trench	See Exhibit "E" of SIA
6. Geotechnical Report	Completed
7. Agreement for Backbone Improvements and Parks (Agreement for Dedication, Inspection and Guarantee of Streets and Public Improvements)	Completed
8. Approval of 3 <sup>rd</sup> Amendment to Development Agreement that guarantees creation of CFD for City Maintenance and Shortfalls, and Guarantee of Developer CFDs for Developer/other public agency Maintenance	Completed
9. Allocation of Water and Sewer capacity	Completed
10. Recommendation for approval from Stewart Tract Design Review Committee	Completed
11. Submitted Certificate of Insurance, Tax Letter	Completed
12. Submitted Preliminary Guarantee of Title	Completed
13. Escrow Instructions	Completed
14. Tract 4167 Town Center – City of Lathrop Community Facilities District No. 2023-1 (River Islands Public Services and Facilities) Annexation	Approval pending with this item
15. Common Use Agreement with Island Reclamation District No. 2062	Approval pending with this item
<b>Fees</b>	<b>Status</b>
1. Final Map plan check fee	Paid
2. Improvement Plans - Plan check and inspection fees	Paid
3. Sierra Club Settlement fee	To be paid in escrow

**FISCAL IMPACT:**

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

**ATTACHMENTS:**

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

**MARCH 25, 2024 CITY COUNCIL SPECIAL MEETING**

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

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

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

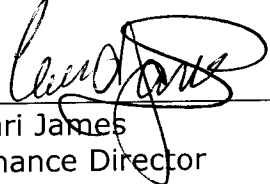
**APPROVALS**

  
\_\_\_\_\_  
Bellal Nabizadah  
Assistant Engineer

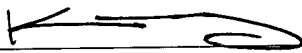
3/14/24  
Date

  
\_\_\_\_\_  
Brad Taylor  
City Engineer

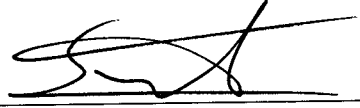
3/18/2024  
Date

  
\_\_\_\_\_  
Cari James  
Finance Director

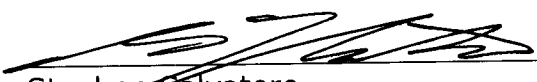
3/18/2024  
Date

  
\_\_\_\_\_  
Michael King  
Assistant City Manager

3.14.2024  
Date

  
\_\_\_\_\_  
Salvador Navarrete  
City Attorney

3.14.2024  
Date

  
\_\_\_\_\_  
Stephen Salvatore  
City Manager

3.20.24  
Date

**RESOLUTION NO. 24-**

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

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

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

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

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

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

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

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

; and

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

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

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

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

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

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

**PASSED AND ADOPTED** by the City Council of the City of Lathrop this 25<sup>th</sup> day of March 2024 by the following vote:

AYES:

NOES:

ABSTAIN:

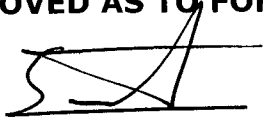
ABSENT:

\_\_\_\_\_  
Sonny Dhaliwal, Mayor

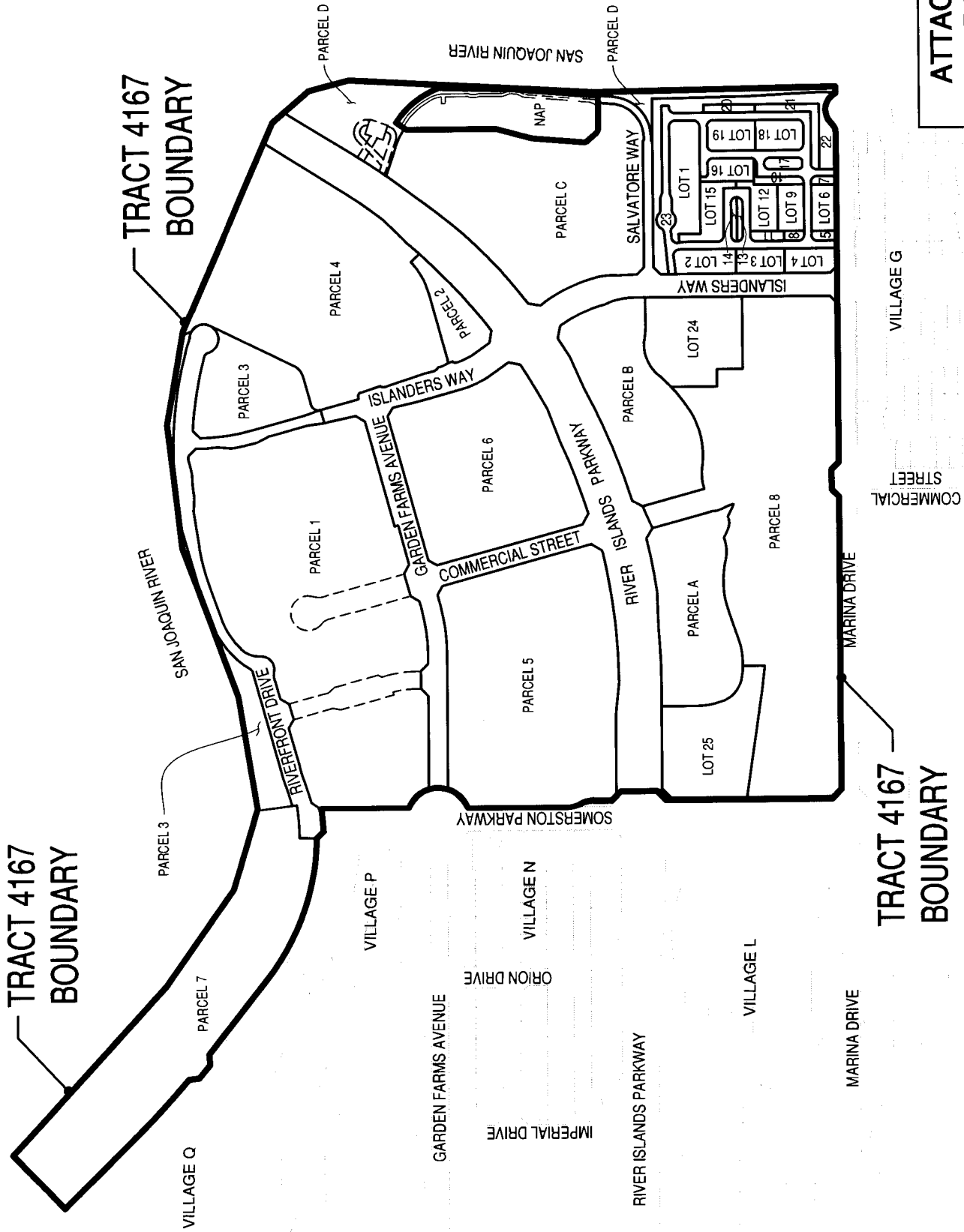
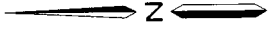
**ATTEST:**

\_\_\_\_\_  
Teresa Vargas, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Salvador Navarrete, City Attorney

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



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

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**RECITALS**

A. This Agreement is made and entered into this **25<sup>th</sup> day of March 2024**, by and between the **CITY OF LATHROP**, a municipal corporation of the State of California (hereinafter "CITY") and Califia, LLC, a California limited liability company and River Islands Custom Homesites, LLC, a Delaware limited liability company, (hereinafter collectively referred to as "SUBDIVIDER").

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

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

---

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



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

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

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

2. SUBDIVIDER shall complete the Improvements, including all deferred, unfinished improvements and improvements included in the Unapproved Improvement Plans, prior to occupancy of the last home or structure constructed in Tract 4167 that is conveyed to a private interest not associated with the transfer of title of Tract 4167 associated with the filing of Tract 4167 (builder), prior to the completion and occupancy of the last dwelling unit or building associated with Tract 4167, or March 25, 2026, whichever comes first. Such occupancy shall be documented by CITY in the form of a Certificate of Occupancy or Final Building Permit.

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

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

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

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

7. SUBDIVIDER guarantees and warrants that the Improvements shall be constructed in compliance with the standards set forth in Paragraph 1 above, free from any defects in work or labor done, and from any defects in materials furnished. Further, SUBDIVIDER shall repair and maintain the Improvements in good condition and in accordance with CITY specifications for one (1) year after CITY'S acceptance of the Improvements. As required by this Agreement, prior to acceptance of the Improvements, SUBDIVIDER shall deposit with the City Engineer a Warranty Bond equal to 10% of the final cost of the Improvements to insure SUBDIVIDER'S repair and warranty of the Improvements in accordance with the terms of this Agreement. The Warranty

Bond shall be released at the end of the one year guarantee period, provided there are no claims against it are then outstanding.

8. Because the Improvements are not entirely complete, the SUBDIVIDER is required to only post Performance or Labor & Materials bonds to guarantee the unfinished improvements associated with Tract 4167 as included and described in Exhibit "D" of this Agreement. SUBDIVIDER shall also comply with CITY'S insurance requirements set forth on Exhibit "C" attached hereto and incorporated herein.

**Table 1 – Bond Values**

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

9. If SUBDIVIDER, in whole or in part, abandons the Improvements, or unnecessarily or unreasonably delays construction of the Improvements, fails to complete construction of the Improvements within the time specified in this Agreement, or fails to repair, replace or reconstruct any defects, as set forth in Paragraphs 6 and 7 above, CITY may, but is not required to, proceed to complete and/or repair, replace, or reconstruct the Improvements, either by itself or by contract for such service, and CITY may cause to be forfeited such portion of any security deposited therein as is necessary to cover the costs of completion, repair, replacement, or reconstruction incurred by CITY.

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

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

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

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

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

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

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

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

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

16. SUBDIVIDER shall pay service fees for the utility services from the time the Improvements are accepted by the CITY to the end of the fiscal year, or up to a one (1) year period, whichever is needed to ensure an opportunity for the Improvements to be included in the next fiscal year annual assessment.
17. SUBDIVIDER shall be responsible to sweep streets within the subdivision every two weeks as directed by the City Engineer, on all streets where lots are occupied and all streets providing access to occupied lots until the Improvements are accepted by the CITY.
18. SUBDIVIDER shall not assign this Agreement without the prior written consent of CITY. If such consent is given, the terms of this Agreement shall apply to and bind the heirs, successors, executors, administrators and assignees of SUBDIVIDER, and any heirs, successors, executors, administrators and assignees of the SUBDIVIDER and shall be jointly and severally liable hereunder.
19. The SUBDIVIDER shall, at the SUBDIVIDER'S expense, obtain and maintain all necessary permits and licenses for construction of the Improvements. Prior to the commencement of Improvement construction, the SUBDIVIDER shall obtain a City of Lathrop Business License. The SUBDIVIDER shall comply with all local, state and federal laws, whether or not said laws are expressly stated in this Agreement.
20. This Agreement and any amendments hereto comprise the entire understanding and agreement between the parties regarding the improvements to be constructed and dedications for Tract 4167.
21. The following miscellaneous provisions are applicable to this Agreement:
  - a. Controlling Law. The parties agree that this Agreement shall be governed and construed by and in accordance with the laws of the State of California.
  - b. Definitions. The definitions and terms are as defined in this Agreement.
  - c. Force Majeure. Neither party shall be deemed to be in default on account of any delay or failure to perform its obligations under this Agreement, which directly results from an Act of God or an act of a superior governmental authority.
  - d. Headings. The paragraph headings are not a part of this Agreement and shall have no effect upon the construction or interpretation of any part of this Agreement.
  - e. Incorporation of Documents. All documents referred to herein and all documents which may, from time to time, be referred to in any duly executed amendment hereto are by such reference incorporated herein and shall be deemed to be part of this Agreement.
  - f. Modification of Agreement. This Agreement shall not be modified or be binding upon the parties unless such modification is agreed to in writing and signed by the parties.

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

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

ATTACHMENTS:

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

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

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

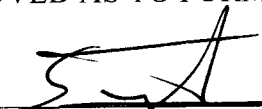
ATTEST: TERESA VARGAS  
City Clerk of and for the City  
of Lathrop, State of California

CITY OF LATHROP, a  
municipal corporation of the  
State of California

BY: \_\_\_\_\_  
Teresa Vargas                      Date  
City Clerk

BY: \_\_\_\_\_  
Stephen J. Salvatore              Date  
City Manager

APPROVED AS TO FORM BY THE CITY OF LATHROP CITY ATTORNEY

BY:  \_\_\_\_\_ 3-18-2024  
Salvador Navarrete              Date  
City Attorney

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

**SUBDIVIDER**

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

BY: \_\_\_\_\_  
Susan Dell'Osso  
President

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

**EXHIBIT "A"**

**FINAL MAP - TRACT 4167**



**OWNERS STATEMENT**

THE UNDERSIGNED DOES HEREBY STATE THAT THEY ARE THE OWNERS OR HAVE SOME RECORD TITLE INTEREST IN THE LAND DESCRIBED HEREIN AND HAVE BEEN ADVISED BY THE CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA, THAT THE LAND DESCRIBED HEREIN IS NOT SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS OF RECORD AND THAT THE CITY ENGINEER HAS REVIEWED THE RECORDS OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

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

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

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

OWNERS:

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

**TRUSTEE'S STATEMENT**

OLD REPUBLIC TITLE COMPANY, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED DECEMBER 22, 2016, AS DOCUMENT NUMBER 2016-18086, AND AS AMENDED IN DOCUMENT RECORDED DECEMBER 26, 2017 AS DOCUMENT NUMBER 2017-15077, AND FURTHER AMENDED IN DOCUMENT RECORDED APRIL 15, 2020 AS DOCUMENT NUMBER 2020-04605, AND FURTHER AMENDED IN DOCUMENT RECORDED NOVEMBER 23, 2022 AS DOCUMENT NUMBER 2022-132040, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

**ACKNOWLEDGEMENT CERTIFICATE (OWNER)**

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

STATE OF CALIFORNIA }  
 COUNTY OF SAN JOAQUIN }  
 ON \_\_\_\_\_, 2024, BEFORE ME, \_\_\_\_\_, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HENY 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: \_\_\_\_\_  
 BY COMMISSION EXPIRES: \_\_\_\_\_

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

A PORTION OF PARCEL 17 OF TRACT 3076 (2 MAP 36) AND  
 PORTION OF PARCEL 17 OF TRACT 3076 (2 MAP 36) AND  
 CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA  
 MARCH 2024



**CITY CLERK'S STATEMENT**

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREBY ENDED MAP ENTITLED "TRACT 4167, RIVER ISLANDS-PHASE 1, TOWN CENTER", CITY OF LATHROP, CALIFORNIA, CONSISTING OF FORTY-TWO (42) 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, ON BEHALF OF THE PEOPLE OF THE CITY OF LATHROP, CALIFORNIA, HAS REVIEWED THE MAP AND AUTHORIZED ITS RECOGNITION, AND ACCEPTED ON BEHALF OF THE CITY OF LATHROP, FOR PUBLIC USE, THE DEDICATION OF ALL PUBLIC UTILITY EASEMENTS (P.U.L.E.), ALL ACCESS EASEMENTS (P.A.L.E.), THE DEDICATION OF THE GROUND WATER RIGHTS, THE DEDICATION OF PARCEL C IN FEE AND ACCEPTED THE DEDICATION OF COMMERCIAL STREET, GARDEN FARMS AVENUE, RIVER ISLANDS PARKWAY, HERBERT DRIVE, SALVADORE WAY AND ISLANDS WAY AS SHOWN ON SAID MAP SUBJECT TO THE AMENDMENTS BEING COMPLETED IN ACCORDANCE WITH CHAPTER 16, TITLE 10.16 OF THE CITY OF LATHROP MUNICIPAL CODE.

ALSO, PURSUANT TO SECTION 66464(f) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE CITY OF LATHROP DOES HEREBY ABANDON THE 60 FOOT WIDE EASEMENTS FOR ROADWAY PURPOSES, ALSO KNOWN AS CONCRETE ROAD UTILITY EASEMENT PER DOCUMENT NUMBER 2022-152288, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WHICH TRACT 4167 AND THE LONDON COUNTRY, WHICH TRACT 4167, BOTH AS DERIVED ON SHEET 3 THEREOF.  
 I FURTHER STATE THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP, IF APPLICABLE, HAVE BEEN APPROVED BY THE CITY COUNCIL OF LATHROP AND FILED IN MY OFFICE.

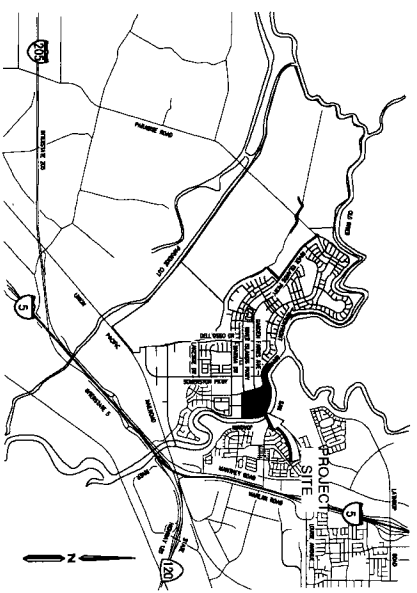
TERESA VARGAS  
 CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

**ACKNOWLEDGEMENT CERTIFICATE (TRUSTEE)**

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

STATE OF CALIFORNIA }  
 COUNTY OF SAN JOAQUIN }  
 ON \_\_\_\_\_, 2024, BEFORE ME, \_\_\_\_\_, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HENY 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: \_\_\_\_\_  
 BY COMMISSION EXPIRES: \_\_\_\_\_

EXEMPT FROM FEE PER GOVERNMENT CODE 27208.1, DOCUMENT RECORDED IN CONNECTION WITH A CONCURRENT TRANSFER SUBJECT TO THE IMPOSITION OF DOCUMENTARY TRANSFER TAX.



**VICINITY MAP  
 NOT TO SCALE**

**SECRETARY OF THE PLANNING COMMISSION'S STATEMENT**

THIS MAP CONFORMS TO VESTING TENTATIVE MAP NO. 3894 RECOMMENDED BY THE PLANNING COMMISSION AND APPROVED BY THE CITY COUNCIL ON JUNE 11, 2015.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

REGARD CALGANT COMMUNITY DEVELOPMENT DIRECTOR  
 CITY OF LATHROP

**CITY ENGINEER'S STATEMENT**

I, BRAD R. TAYLOR, HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA AND THAT I HAVE EXAMINED THIS FINAL MAP OF TRACT 4167, RIVER ISLANDS-PHASE 1, TOWN CENTER, CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE AMENDED VESTING TENTATIVE MAP NO. 3894, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLETES WITH ALL PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT AND THAT THE MAP IS IN FULL COMPLIANCE WITH ALL PROVISIONS OF CHAPTER 2 AND ANY AMENDMENTS THEREOF APPLICABLE AT THE TIME OF APPROVAL OF AMENDED VESTING TENTATIVE MAP.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.



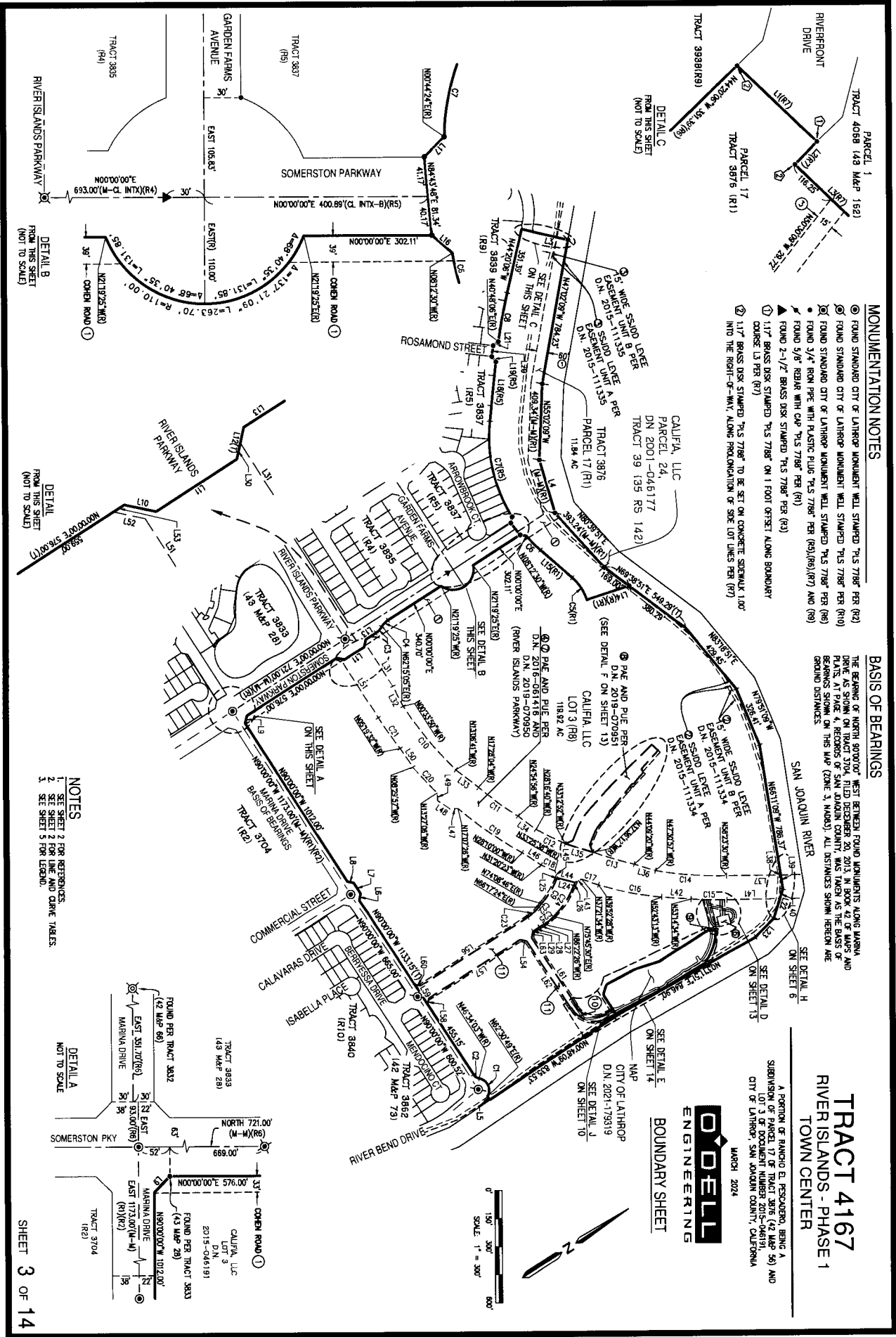
BRAD R. TAYLOR, P.E. 32823  
 CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA

**RECORDERS STATEMENT**

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

STEVE RESTALDOSS  
 ASSESSOR-RECORDER-COUNTY CLERK  
 SAN JOAQUIN COUNTY, CALIFORNIA  
 BY: \_\_\_\_\_ ASSISTANT/DEPUTY RECORDER





**MONUMENTATION NOTES**

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

**BASIS OF BEARINGS**

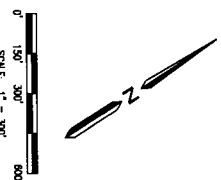
THE BEARINGS OF NORTH 00°00'00" WEST BETWEEN FOUND MONUMENTS ALONG MARINA DRIVE AND SOMERSTON PARKWAY AND THE BEARINGS OF NORTH 00°00'00" WEST BETWEEN FOUND MONUMENTS ALONG MARINA DRIVE AND CALAVARAS DRIVE ON THIS MAP (ZONE 3, NAD83). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

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

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



**BOUNDARY SHEET**

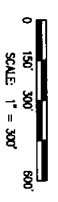


**NOTES**

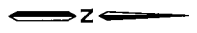
- 1. SEE SHEET 2 FOR REFERENCES.
- 2. SEE SHEET 2 FOR LINE AND CURVE TABLES.
- 3. SEE SHEET 5 FOR LEGEND.

# TRACT 4167 RIVER ISLANDS - PHASE 1 TOWN CENTER

A PORTION OF RANCHO EL PESQUERO, BEING A  
SUBDIVISION OF PARCEL 17 OF TRACT 3976 (42 MAP 50) AND  
LOT 3 OF DOCUMENT NUMBER 2015-060871,  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA  
MARCH 2024

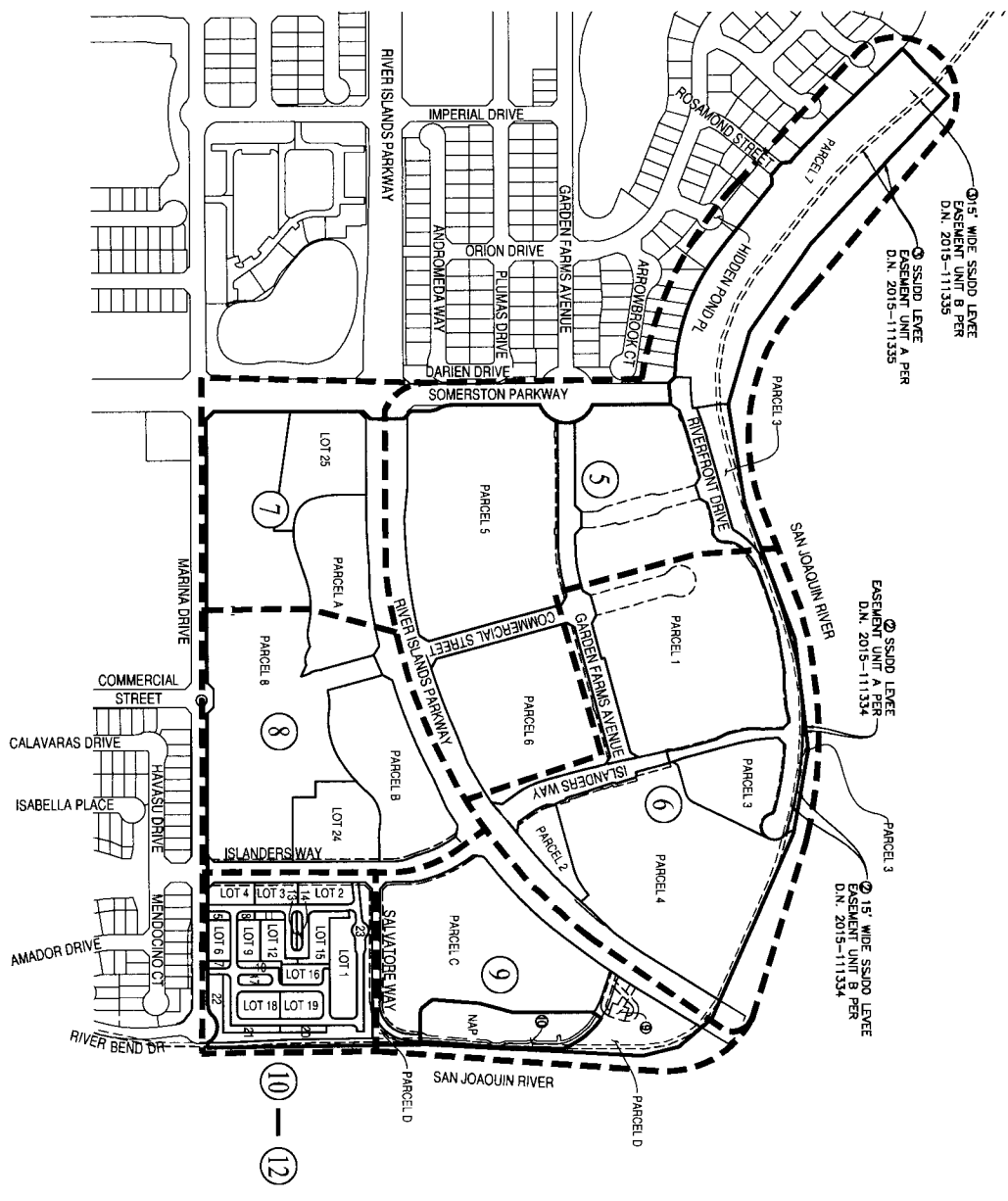


SHEET INDEX



### LEGEND

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

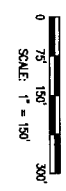


# TRACT 4167 RIVER ISLANDS - PHASE 1 TOWN CENTER

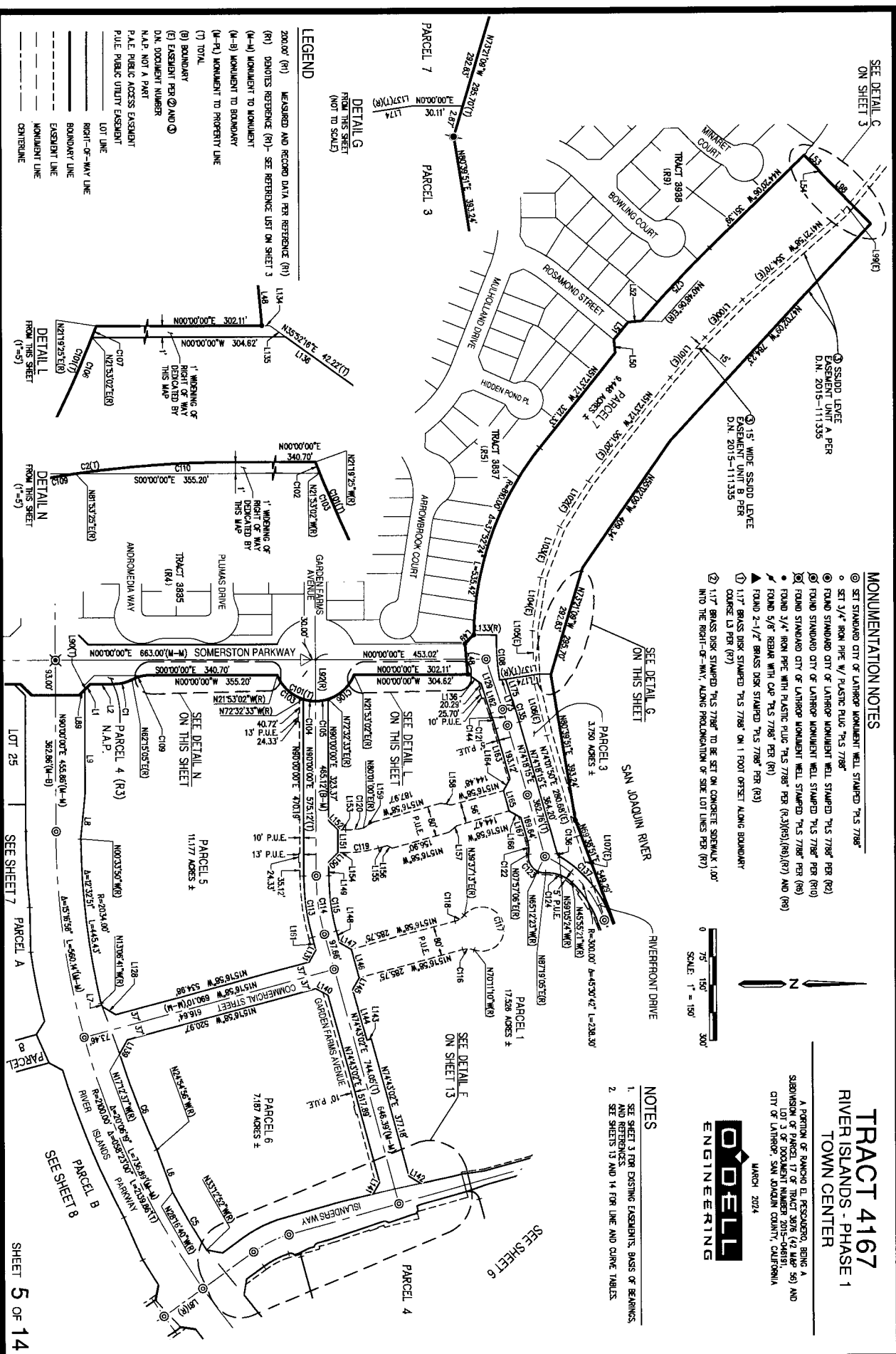
A PORTION OF RANCHO EL RESQUERO, BEING A  
SUBDIVISION OF PARCEL 17 OF TRACT 3876 (42 MAP 56) AND  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA  
MARCH 2024



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



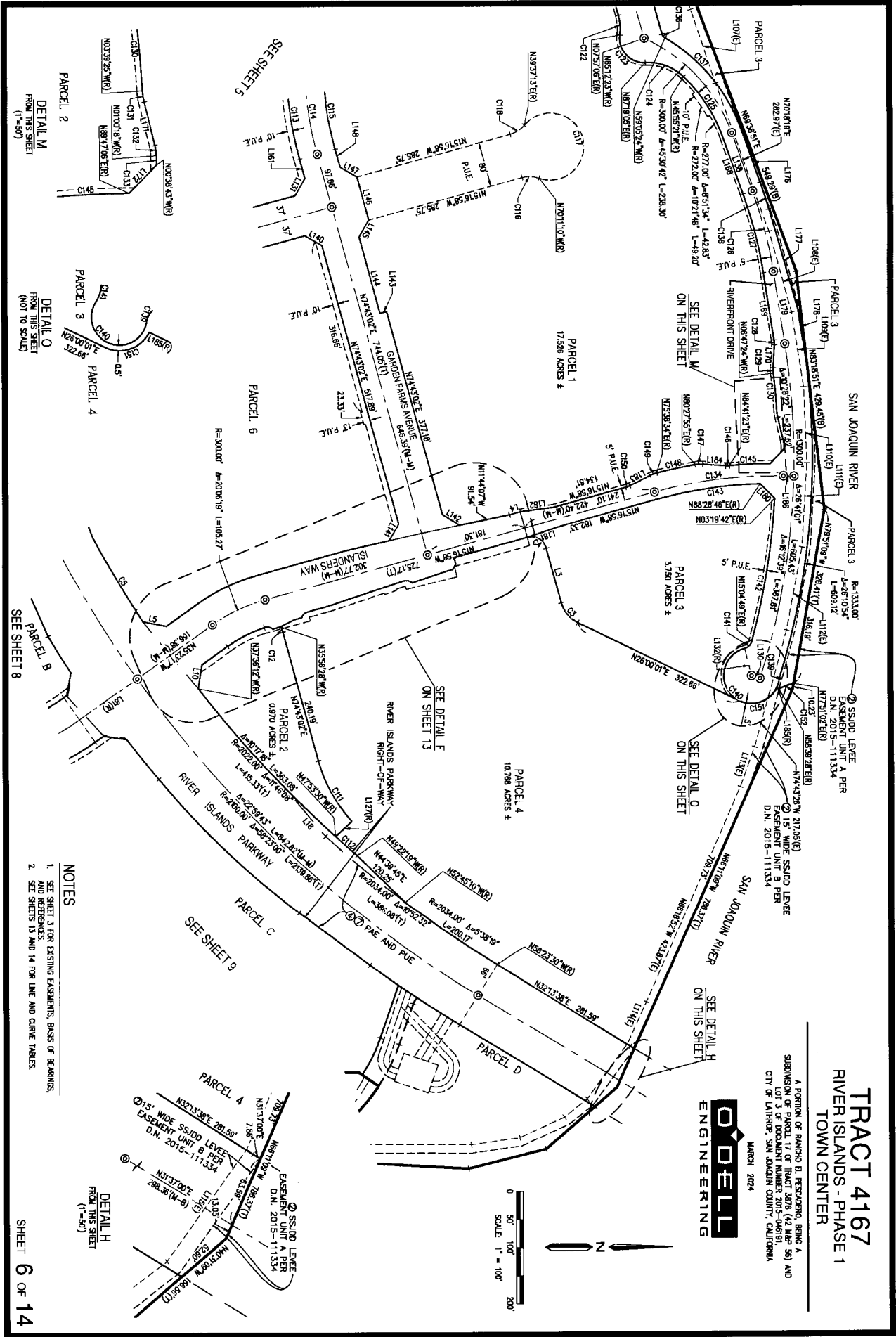
- MONUMENTATION NOTES**
- ⊙ SET STANWOOD CITY OF LATHROP MONUMENT WELL STAMPED "1.5 7788"
  - ⊙ SET 3/4" RON PIPE W/ PLASTIC FLAG "1.5 7788"
  - ⊙ FOUND STANWOOD CITY OF LATHROP MONUMENT WELL STAMPED "1.5 7788" PER (R2)
  - ⊙ FOUND STANWOOD CITY OF LATHROP MONUMENT WELL STAMPED "1.5 7788" PER (R1)
  - ⊙ FOUND STANWOOD CITY OF LATHROP MONUMENT WELL STAMPED "1.5 7788" PER (R6)
  - ⊙ FOUND 3/4" RON PIPE WITH PLASTIC FLAG "1.5 7788" PER (R3)(R5)(R8)(R7) AND (R9)
  - ⊙ FOUND 5/8" REBAR WITH CAP "1.5 7788" PER (R1)
  - ⊙ FOUND 2-1/2" BRASS DISK STAMPED "1.5 7788" PER (R2)
  - ⊙ FOUND 2-1/2" BRASS DISK STAMPED "1.5 7788" ON 1 FOOT OFFSET ALONG BOUNDARY COURSE 1.3 PER (R7)
  - ⊙ 1.17" BRASS DISK STAMPED "1.5 7788" TO BE SET ON CONCRETE SPERMALK 1.00' INTO THE RIGHT-OF-WAY, ALONG PROLONGATION OF SIDE LOT LINES PER (R7)



- LEGEND**
- 200.00' (R1) MEASURED AND RECORD DATA PER REFERENCE (R1)
  - (R1) DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 3
  - (M-M) MONUMENT TO MONUMENT
  - (M-B) MONUMENT TO BOUNDARY
  - (M-P) MONUMENT TO PROPERTY LINE
  - (T) TOTAL
  - (B) BOUNDARY
  - (E) EASEMENT PER @ AND ⊙
  - D.A. DOCUMENT NUMBER
  - N.A.P. NOT A PART
  - P.A.E. PUBLIC ACCESS EASEMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - LOT LINE
  - RIGHT-OF-WAY LINE
  - BOUNDARY LINE
  - EASEMENT LINE
  - MONUMENT LINE
  - CENTRELINE
- DETAIL G**  
FROM THIS SHEET  
(NOT TO SCALE)
- DETAIL L**  
FROM THIS SHEET  
(1"-5")
- DETAIL N**  
FROM THIS SHEET  
(1"-5")

# TRACT 4167 RIVER ISLANDS - PHASE 1 TOWN CENTER

A PORTION OF RANCHO EL PESQUERO, BEING A  
SUBDIVISION OF PARCEL 17 OF TRACT 3076 (42 MAP 50 AND  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA  
MARCH 2024



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

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

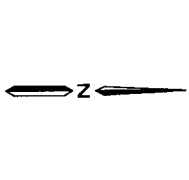
SEE SHEET 5

SEE SHEET 8

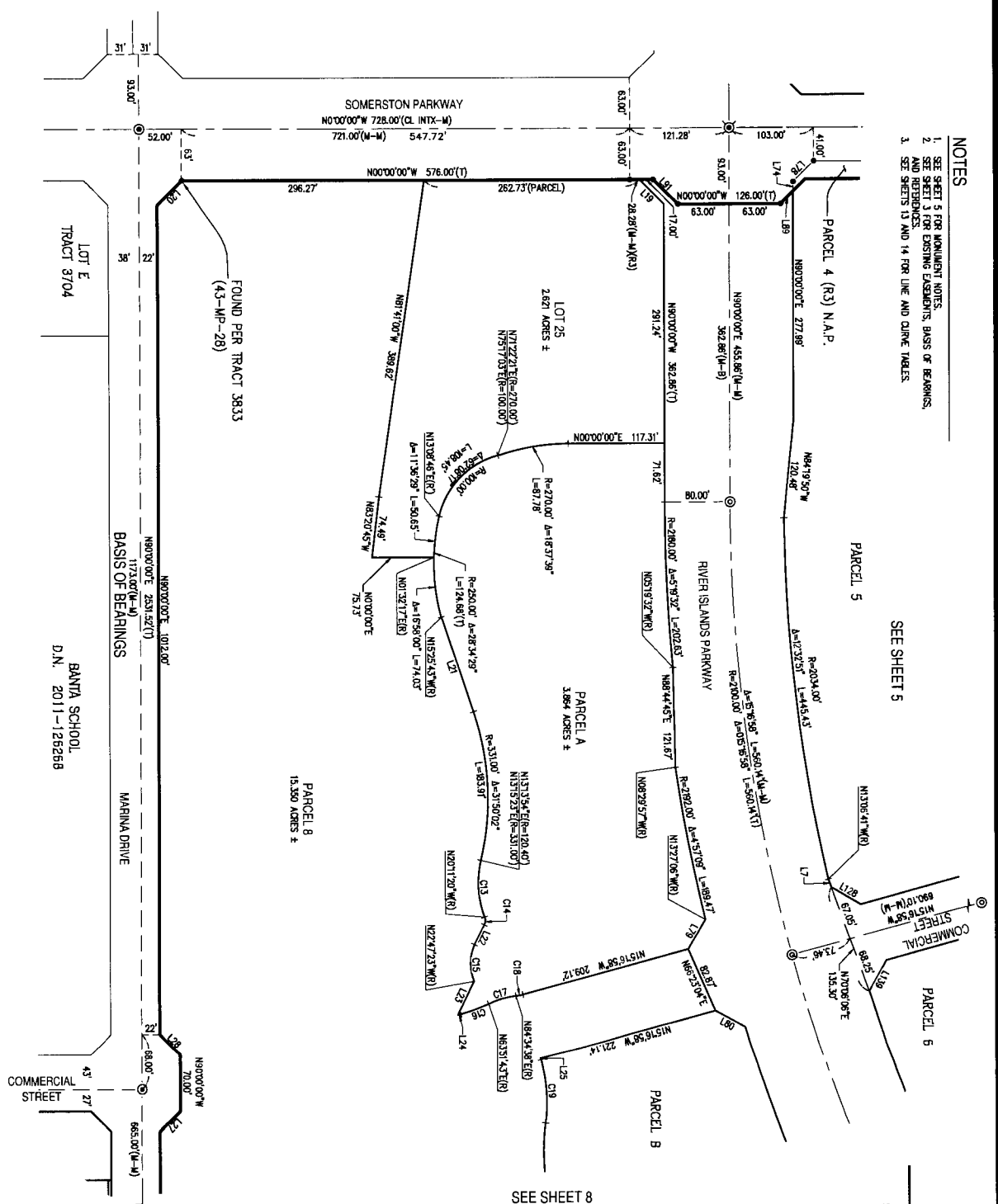


MARCH 2024  
 A PORTION OF RANCHO EL PASOQUERO, BEING A SUBDIVISION OF PARCEL 17 OF TRACT 3076 (42 MAP 56) AND LOT 3 OF DOCUMENT NUMBER 2015-046191, CITY OF LAHORE, SAN JOAQUIN COUNTY, CALIFORNIA

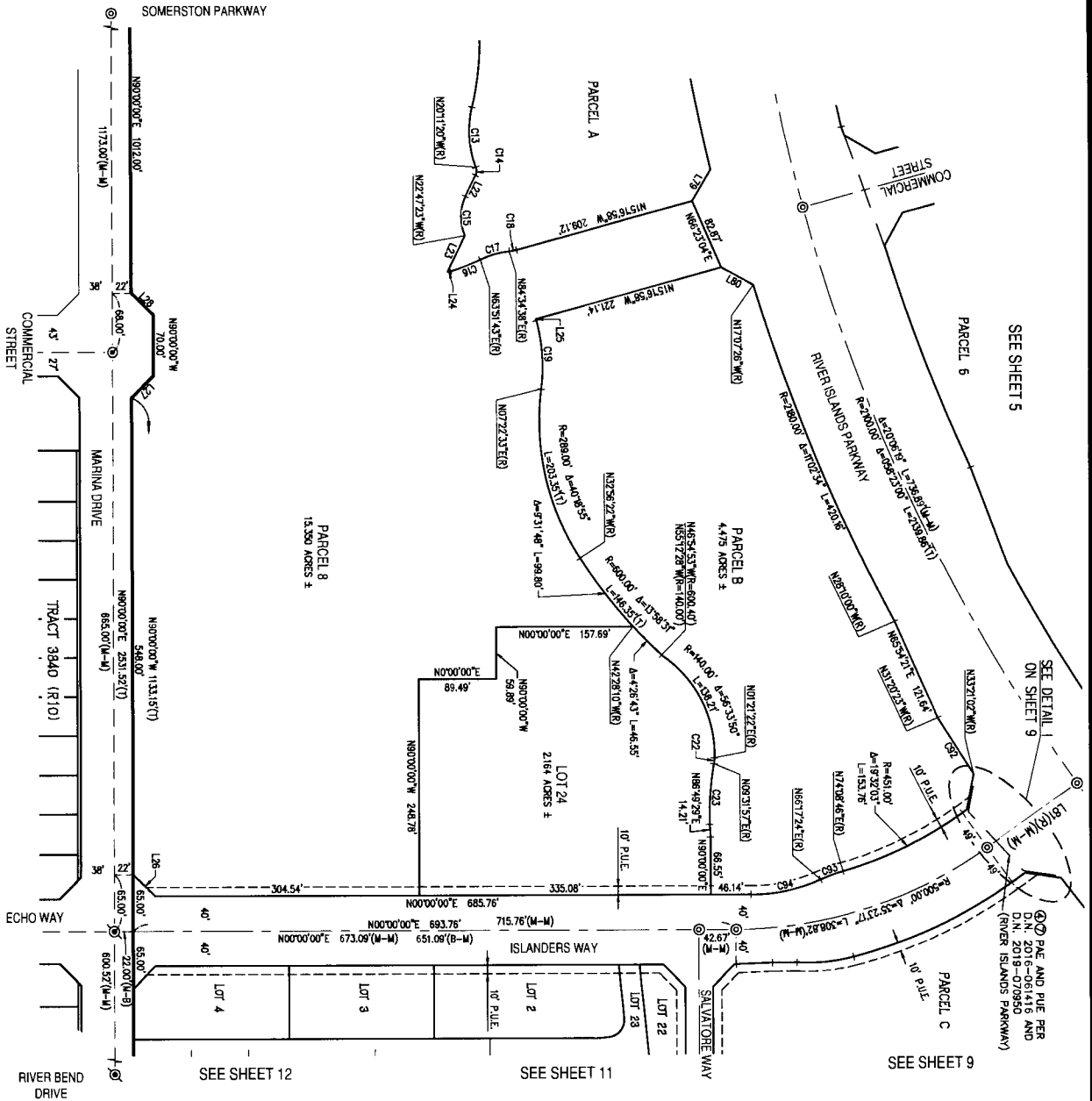
**TRACT 4167**  
**RIVER ISLANDS - PHASE 1**  
**TOWN CENTER**



- LEGEND**
- 200.00' (R1) MEASURED AND RECORD DATA PER REFERENCE (R1)
  - (R1) DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 3
  - (M-4) MONUMENT TO MONUMENT
  - (M-8) MONUMENT TO BOUNDARY
  - (M-R1) MONUMENT TO PROPERTY LINE
  - (T) TOTAL
  - (B) BOUNDARY
  - (E) EASEMENT PER (E) AND (C)
  - D.N. DOCUMENT NUMBER
  - N.A.P. NOT A PART
  - P.A.E. PUBLIC ACCESS EASEMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - LOT LINE
  - RIGHT-OF-WAY LINE
  - BOUNDARY LINE
  - EASEMENT LINE
  - MONUMENT LINE
  - CENTRELINE



SEE SHEET 7



SEE SHEET 5

SEE SHEET 9

SEE DETAIL ON SHEET 9

SEE SHEET 9

SEE SHEET 12

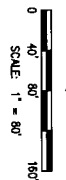
SEE SHEET 11

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

A PORTION OF 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



**NOTES**

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

**LEGEND**

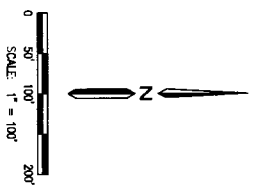
- 200.00' (R) MEASURED AND RECORD DATA PER REFERENCE (R)
- (R) DENOTES REFERENCE (R) - SEE REFERENCE LIST ON SHEET 3
- (M-M) MONUMENT TO BOUNDARY
- (M-E) MONUMENT TO BOUNDARY
- (M-PL) MONUMENT TO PROPERTY LINE
- (T) TOTAL
- (B) BOUNDARY
- (E) EASEMENT PER (E) AND (D)
- D.N. DOCUMENT NUMBER
- M.A.P. NOT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



# TRACT 4167 RIVER ISLANDS - PHASE 1 TOWN CENTER

A PORTION OF RANCHO EL PESQUERO, BEING A SUBDIVISION OF PARCEL 17 OF TRACT 3075 (42 MAP 50) AND LOT 3 OF DOCUMENT NUMBER 2015-06191, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024

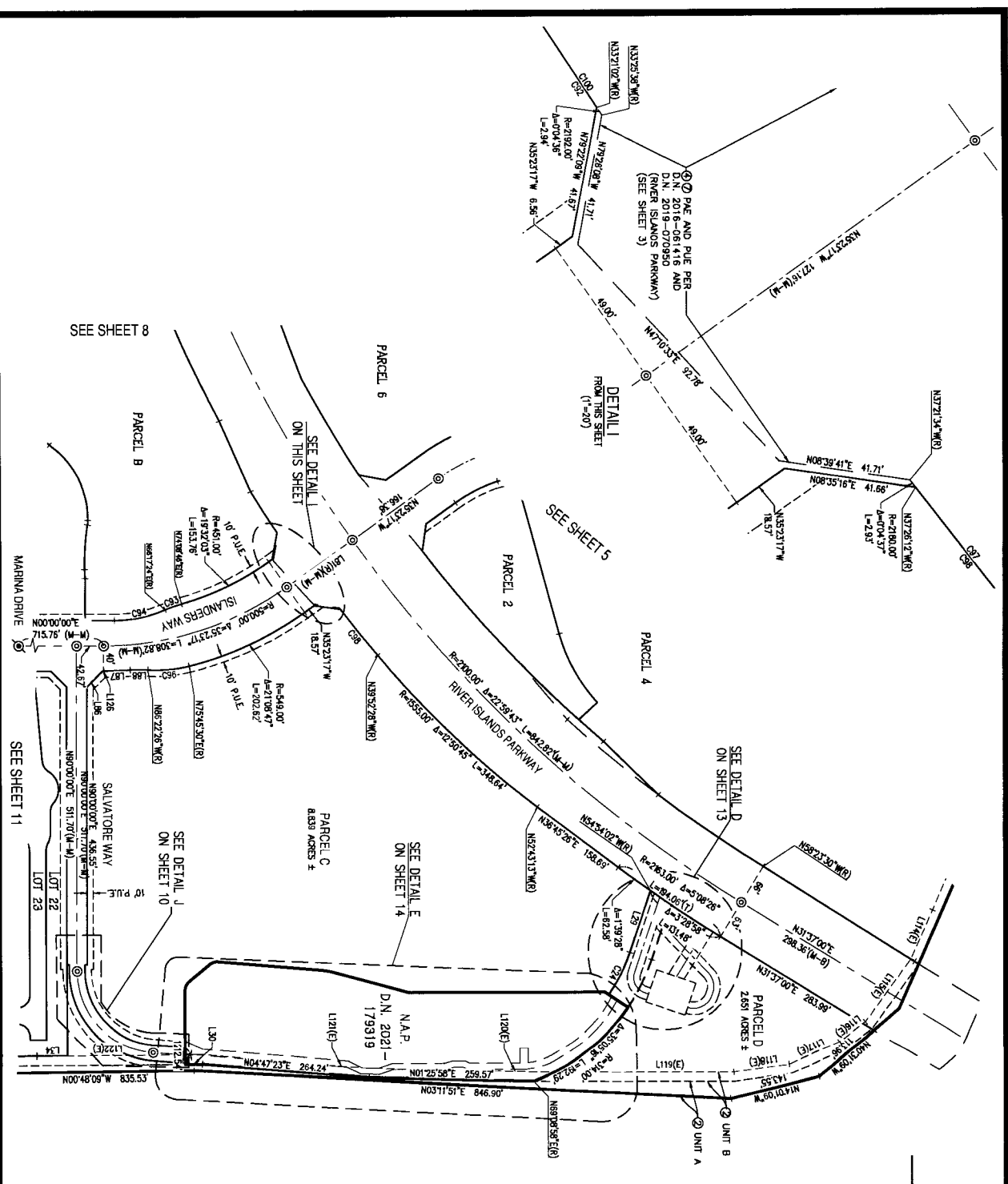


### NOTES

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

### LEGEND

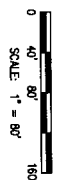
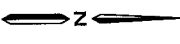
- 20x20' (R) MEASURED AND RECORD DATA PER REFERENCE (M)
- (R) DEPARTS REFERENCE (R)- SEE REFERENCE LIST ON SHEET 3
- (M-M) MONUMENT TO MONUMENT
- (M-B) MONUMENT TO BOUNDARY
- (M-R) MONUMENT TO PROPERTY LINE
- (T) TOTAL
- (B) BOUNDARY
- D.N. DOCUMENT NUMBER
- N.A.P. NOT A PART
- P.A.E. PUBLIC ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- LOT LINE
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- EASEMENT LINE
- MONUMENT LINE
- CENTRUM LINE



# TRACT 4167 RIVER ISLANDS - PHASE 1 TOWN CENTER

A PORTION OF RANCHO EL PESCARO, BEING A  
SUBDIVISION OF TRACT 3862 (12 JUNE 56) AND  
LOT 3 OF DOCUMENT NUMBER 2015-04691,  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024

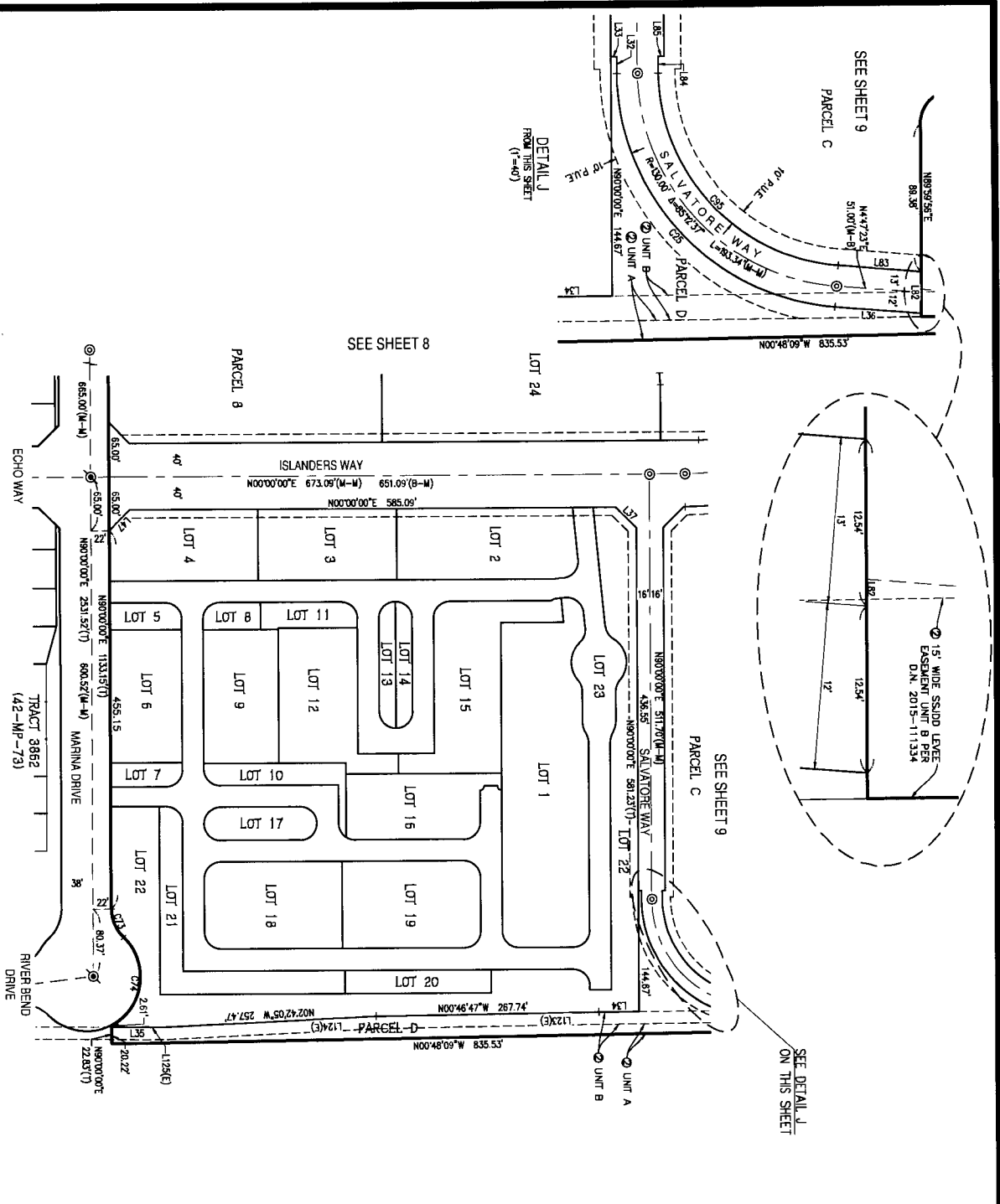


- NOTES**
- SEE SHEET 5 FOR MONUMENT NOTES.
  - SEE SHEET 3 FOR EXISTING EASEMENTS, BASIS OF BEARINGS, AND REFERENCES.
  - SEE SHEETS 13 AND 14 FOR LINE AND CURVE TABLES.

**LEGEND**

- 200.00' (R) MEASURED AND RECORD DATA PER REFERENCE (R)
- (R) DENOTES REFERENCE (R) - SEE REFERENCE LIST ON SHEET 3
- (M-4) MONUMENT TO MONUMENT
- (M-8) MONUMENT TO BOUNDARY
- (M-R) MONUMENT TO PROPERTY LINE
- (T) TOTAL
- (B) BOUNDARY
- D.N. DOCUMENT NUMBER
- M.A.P. NOT A PART
- P.A.E. PUBLIC ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- LOT LINE
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- EASEMENT LINE
- MONUMENT LINE
- CENTRILINE

SHEET 10 OF 14

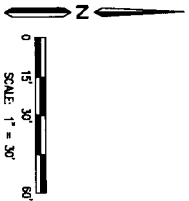


- NOTES**
1. SET SHEET 5 FOR MONUMENT NOTES.
  2. SET SHEET 6 FOR LEGEND.
  3. SET SHEET 7 FOR EXISTING EASEMENTS, BASIS OF BEARINGS, AND REFERENCES.
  4. SET SHEETS 13 AND 14 FOR LINE AND CURVE TABLES.

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



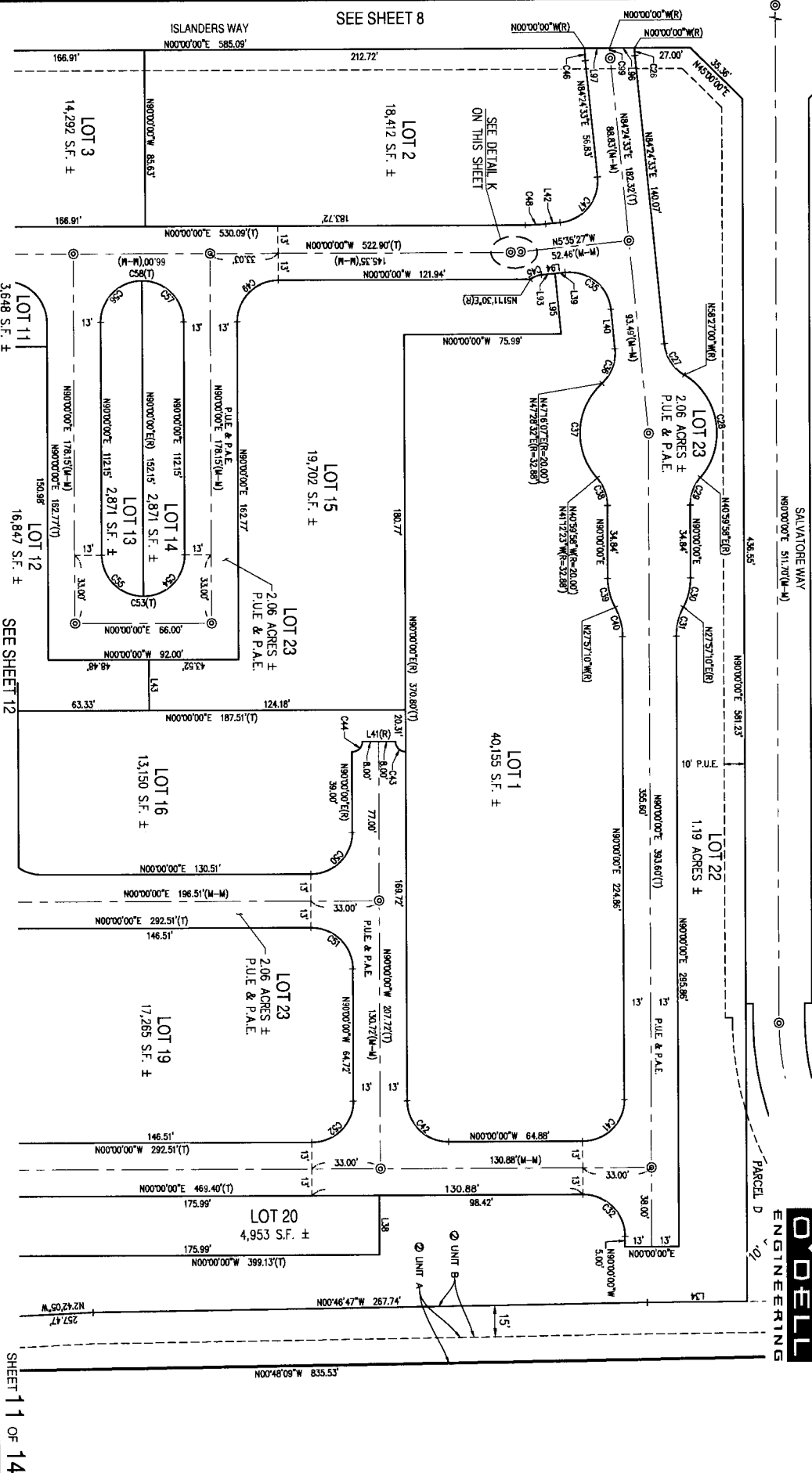
SEE SHEET 9



**ODELL**  
ENGINEERING

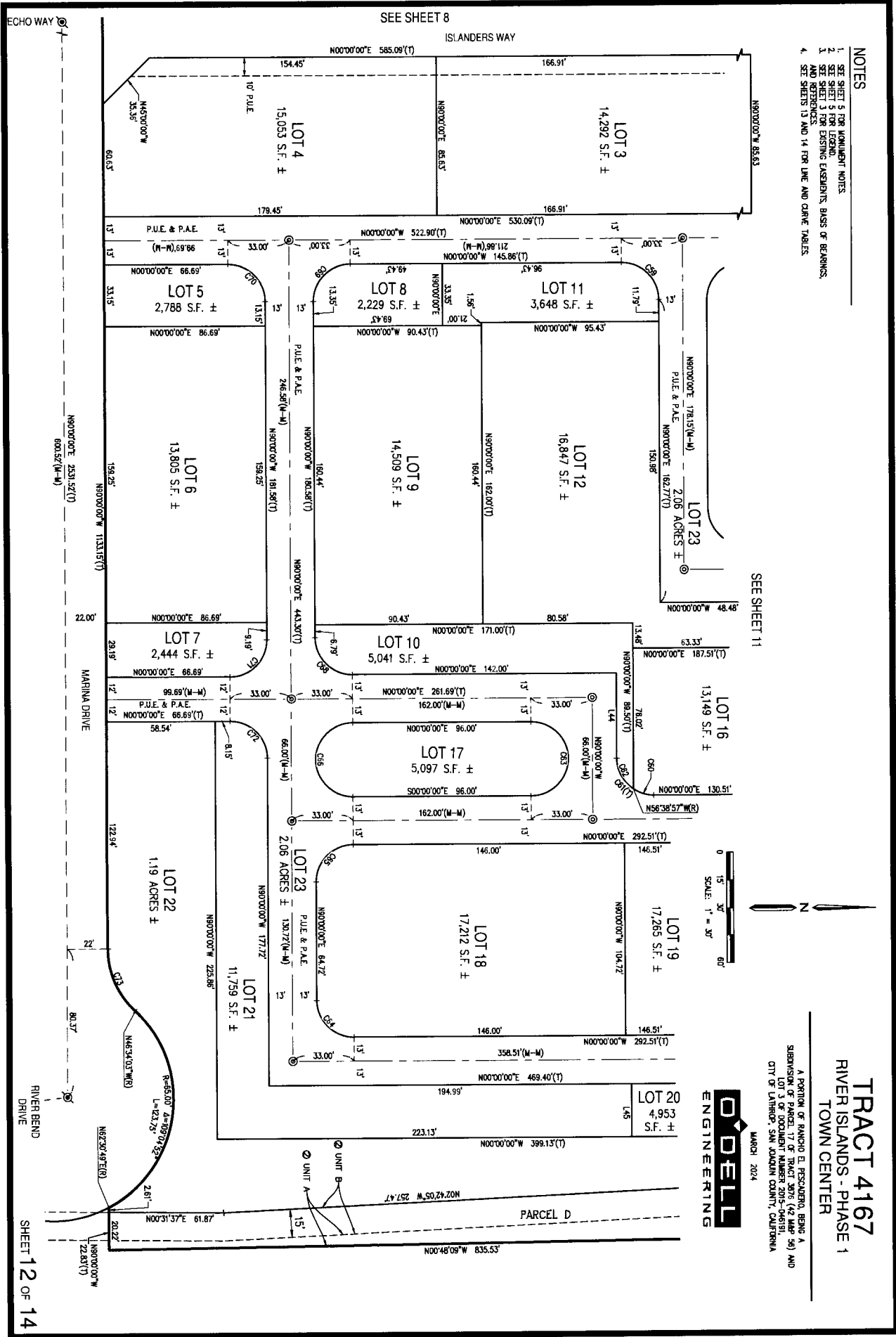
MARCH 2024  
A PORTION OF RANCHO EL PESQUERO, BEING A SUBDIVISION OF PARCEL 17 OF TRACT 3876 (42 MAP 56) AND LOT 3 OF DOCUMENT NUMBER 2015-046151, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

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



**NOTES**

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



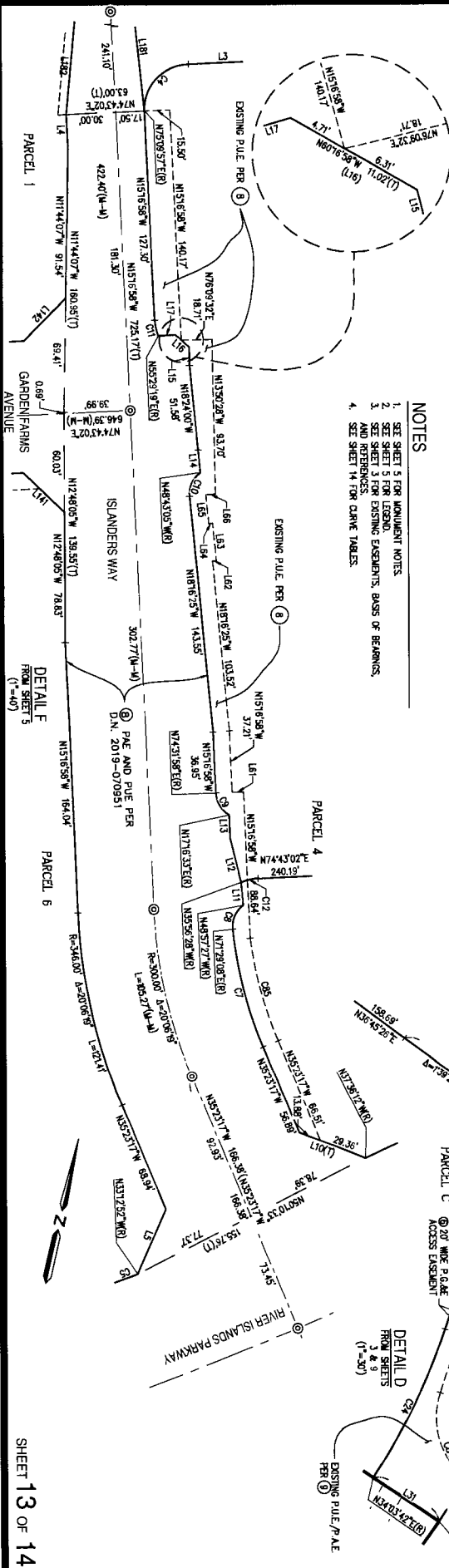
# TRACT 4167 RIVER ISLANDS - PHASE 1 TOWN CENTER

A PORTION OF PARCEL EL PESQUERO, BEING A  
SUBDIVISION OF PARCEL 17 OF TRACT 3076 (42 MAP 50) AND  
LOT 3 OF DOCUMENT NUMBER 2015-04691,  
CITY OF LATHROP, SAN JOHNS COUNTY, CALIFORNIA  
MARCH 2024



LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE																			
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH												
L1E	N45°00'00"W	21.21	L51	N50°05'00"W	80.00	L91	N45°00'00"W	23.83	L131	N33°21'00"W	127.16	L171	N61°38'11"W	11.46	L211	N48°45'14"W	141.26	L251	N03°00'00"E	1.67	L291	N45°00'00"E	35.36
L2E	N45°00'00"W	63.72	L52	N44°19'27"W	35.05	L92	N44°19'27"W	35.05	L132	N57°40'39"W	141.66	L172	N62°40'39"W	141.66	L212	N03°00'00"E	20.81	L292	N03°00'00"E	20.81	L332	N03°00'00"E	20.81
L3E	N74°30'00"E	101.11	L53	N45°00'00"W	35.36	L93	N45°00'00"W	35.36	L133	N03°00'00"E	1.67	L173	N61°38'11"W	11.46	L213	N48°45'14"W	141.26	L293	N45°00'00"E	35.36	L333	N03°00'00"E	1.67
L4E	N15°00'00"W	19.98	L54	N44°20'05"W	1.32	L94	N44°20'05"W	1.32	L134	N03°00'00"E	1.67	L174	N61°38'11"W	11.46	L214	N48°45'14"W	141.26	L294	N45°00'00"E	35.36	L334	N03°00'00"E	1.67
L5E	N10°41'55"E	43.22	L55	N70°56'03"W	4.88	L95	N70°56'03"W	4.88	L135	N03°00'00"E	1.67	L175	N61°38'11"W	11.46	L215	N48°45'14"W	141.26	L295	N45°00'00"E	35.36	L335	N03°00'00"E	1.67
L6E	N69°09'34"E	119.60	L56	N70°56'03"W	4.88	L96	N70°56'03"W	4.88	L136	N03°00'00"E	1.67	L176	N61°38'11"W	11.46	L216	N48°45'14"W	141.26	L296	N45°00'00"E	35.36	L336	N03°00'00"E	1.67
L7E	N70°56'03"E	10.26	L57	N70°56'03"W	4.88	L97	N70°56'03"W	4.88	L137	N03°00'00"E	1.67	L177	N61°38'11"W	11.46	L217	N48°45'14"W	141.26	L297	N45°00'00"E	35.36	L337	N03°00'00"E	1.67
L8E	N40°19'50"W	120.48	L58	N70°56'03"W	4.88	L98	N70°56'03"W	4.88	L138	N03°00'00"E	1.67	L178	N61°38'11"W	11.46	L218	N48°45'14"W	141.26	L298	N45°00'00"E	35.36	L338	N03°00'00"E	1.67
L9E	N60°00'00"E	277.59	L59	N70°56'03"W	4.88	L99	N70°56'03"W	4.88	L139	N03°00'00"E	1.67	L179	N61°38'11"W	11.46	L219	N48°45'14"W	141.26	L299	N45°00'00"E	35.36	L339	N03°00'00"E	1.67
L10E	N61°29'44"W	43.24	L60	N70°56'03"W	4.88	L100	N70°56'03"W	4.88	L140	N03°00'00"E	1.67	L180	N61°38'11"W	11.46	L220	N48°45'14"W	141.26	L300	N45°00'00"E	35.36	L340	N03°00'00"E	1.67
L11E	N71°29'43"W	13.77	L61	N74°30'00"E	6.82	L101	N74°30'00"E	6.82	L141	N03°00'00"E	1.67	L181	N61°38'11"W	11.46	L221	N48°45'14"W	141.26	L301	N45°00'00"E	35.36	L341	N03°00'00"E	1.67
L12E	N74°30'00"E	28.11	L62	N74°30'00"E	6.82	L102	N74°30'00"E	6.82	L142	N03°00'00"E	1.67	L182	N61°38'11"W	11.46	L222	N48°45'14"W	141.26	L302	N45°00'00"E	35.36	L342	N03°00'00"E	1.67
L13E	N71°29'43"W	13.77	L63	N74°30'00"E	6.82	L103	N74°30'00"E	6.82	L143	N03°00'00"E	1.67	L183	N61°38'11"W	11.46	L223	N48°45'14"W	141.26	L303	N45°00'00"E	35.36	L343	N03°00'00"E	1.67
L14E	N71°29'43"W	13.77	L64	N74°30'00"E	6.82	L104	N74°30'00"E	6.82	L144	N03°00'00"E	1.67	L184	N61°38'11"W	11.46	L224	N48°45'14"W	141.26	L304	N45°00'00"E	35.36	L344	N03°00'00"E	1.67
L15E	N71°29'43"W	13.77	L65	N74°30'00"E	6.82	L105	N74°30'00"E	6.82	L145	N03°00'00"E	1.67	L185	N61°38'11"W	11.46	L225	N48°45'14"W	141.26	L305	N45°00'00"E	35.36	L345	N03°00'00"E	1.67
L16E	N69°09'34"E	119.60	L66	N74°30'00"E	6.82	L106	N74°30'00"E	6.82	L146	N03°00'00"E	1.67	L186	N61°38'11"W	11.46	L226	N48°45'14"W	141.26	L306	N45°00'00"E	35.36	L346	N03°00'00"E	1.67
L17E	N74°30'00"E	10.52	L67	N74°30'00"E	6.82	L107	N74°30'00"E	6.82	L147	N03°00'00"E	1.67	L187	N61°38'11"W	11.46	L227	N48°45'14"W	141.26	L307	N45°00'00"E	35.36	L347	N03°00'00"E	1.67
L18E	N45°00'00"E	119.53	L68	N74°30'00"E	6.82	L108	N74°30'00"E	6.82	L148	N03°00'00"E	1.67	L188	N61°38'11"W	11.46	L228	N48°45'14"W	141.26	L308	N45°00'00"E	35.36	L348	N03°00'00"E	1.67
L19E	N45°00'00"E	42.43	L69	N74°30'00"E	6.82	L109	N74°30'00"E	6.82	L149	N03°00'00"E	1.67	L189	N61°38'11"W	11.46	L229	N48°45'14"W	141.26	L309	N45°00'00"E	35.36	L349	N03°00'00"E	1.67
L20E	N45°00'00"E	42.43	L70	N74°30'00"E	6.82	L110	N74°30'00"E	6.82	L150	N03°00'00"E	1.67	L190	N61°38'11"W	11.46	L230	N48°45'14"W	141.26	L310	N45°00'00"E	35.36	L350	N03°00'00"E	1.67
L21E	N71°29'43"W	122.00	L71	N74°30'00"E	6.82	L111	N74°30'00"E	6.82	L151	N03°00'00"E	1.67	L191	N61°38'11"W	11.46	L231	N48°45'14"W	141.26	L311	N45°00'00"E	35.36	L351	N03°00'00"E	1.67
L22E	S90°00'00"E	27.06	L72	N74°30'00"E	6.82	L112	N74°30'00"E	6.82	L152	N03°00'00"E	1.67	L192	N61°38'11"W	11.46	L232	N48°45'14"W	141.26	L312	N45°00'00"E	35.36	L352	N03°00'00"E	1.67
L23E	N45°00'00"E	45.87	L73	N74°30'00"E	6.82	L113	N74°30'00"E	6.82	L153	N03°00'00"E	1.67	L193	N61°38'11"W	11.46	L233	N48°45'14"W	141.26	L313	N45°00'00"E	35.36	L353	N03°00'00"E	1.67
L24E	N15°00'00"W	3.15	L74	N74°30'00"E	6.82	L114	N74°30'00"E	6.82	L154	N03°00'00"E	1.67	L194	N61°38'11"W	11.46	L234	N48°45'14"W	141.26	L314	N45°00'00"E	35.36	L354	N03°00'00"E	1.67
L25E	N74°30'00"E	1.88	L75	N74°30'00"E	6.82	L115	N74°30'00"E	6.82	L155	N03°00'00"E	1.67	L195	N61°38'11"W	11.46	L235	N48°45'14"W	141.26	L315	N45°00'00"E	35.36	L355	N03°00'00"E	1.67

NOTES  
 1. SEE SHEET 5 FOR DIMENSION NOTES  
 2. SEE SHEET 5 FOR LEGEND  
 3. SEE SHEET 3 FOR EXISTING EASEMENTS, BARS OR BEARINGS  
 4. SEE SHEET 14 FOR CURVE TABLES



# TRACT 4167 RIVER ISLANDS - PHASE 1 TOWN CENTER

A PORTION OF RANCHO EL PESQUERO, BEING A  
SUBDIVISION OF PARCEL 17 OF TRACT 3076 (42 MAP 56) AND  
LOT 3 OF DOCUMENT NUMBER 2015-11534,  
CITY OF LAHORE, SAN JOAQUIN COUNTY, CALIFORNIA

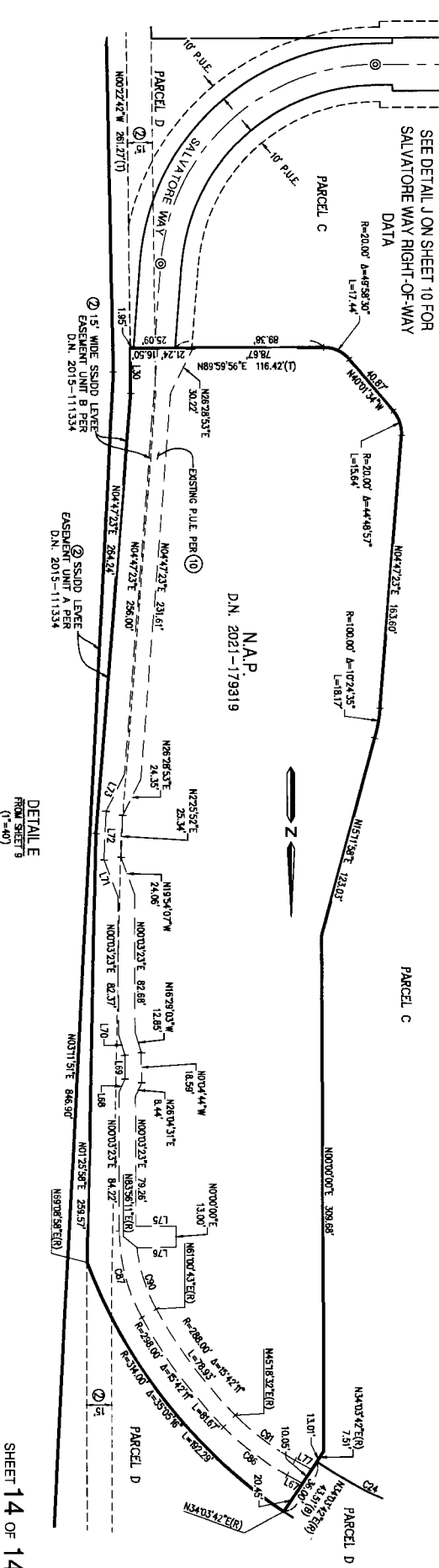
MARCH 2024



## NOTES

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

CURVE	RADIUS	DELTA	LENGTH
C1	100.00	2744.95'	44.43'
C2	55.50	4843.01'	47.19'
C3	203.00	9000.00'	14.44'
C4	203.00	9000.00'	14.44'
C5	203.00	9000.00'	14.44'
C6	203.00	9000.00'	14.44'
C7	203.00	9000.00'	14.44'
C8	16.20	5933.25'	16.63'
C9	16.20	5933.25'	16.63'
C10	16.20	5933.25'	16.63'
C11	20.00	9000.00'	31.42'
C12	20.00	9000.00'	31.42'
C13	20.00	9000.00'	31.42'
C14	20.00	9000.00'	31.42'
C15	20.00	9000.00'	31.42'
C16	20.00	9000.00'	31.42'
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C24	20.00	9000.00'	31.42'
C25	20.00	9000.00'	31.42'
C26	20.00	9000.00'	31.42'
C27	20.00	9000.00'	31.42'
C28	20.00	9000.00'	31.42'
C29	20.00	9000.00'	31.42'
C30	20.00	9000.00'	31.42'
C31	20.00	9000.00'	31.42'
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C64	20.00	9000.00'	31.42'
C65	20.00	9000.00'	31.42'
C66	20.00	9000.00'	31.42'
C67	20.00	9000.00'	31.42'
C68	20.00	9000.00'	31.42'
C69	20.00	9000.00'	31.42'
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C81	20.00	9000.00'	31.42'
C82	20.00	9000.00'	31.42'
C83	20.00	9000.00'	31.42'
C84	20.00	9000.00'	31.42'
C85	20.00	9000.00'	31.42'
C86	20.00	9000.00'	31.42'
C87	20.00	9000.00'	31.42'
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C99	20.00	9000.00'	31.42'
C100	20.00	9000.00'	31.42'
C101	20.00	9000.00'	31.42'
C102	20.00	9000.00'	31.42'
C103	20.00	9000.00'	31.42'
C104	20.00	9000.00'	31.42'
C105	20.00	9000.00'	31.42'
C106	20.00	9000.00'	31.42'
C107	20.00	9000.00'	31.42'
C108	20.00	9000.00'	31.42'
C109	20.00	9000.00'	31.42'
C110	20.00	9000.00'	31.42'
C111	20.00	9000.00'	31.42'
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C119	20.00	9000.00'	31.42'
C120	20.00	9000.00'	31.42'
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C122	20.00	9000.00'	31.42'
C123	20.00	9000.00'	31.42'
C124	20.00	9000.00'	31.42'
C125	20.00	9000.00'	31.42'
C126	20.00	9000.00'	31.42'
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C129	20.00	9000.00'	31.42'
C130	20.00	9000.00'	31.42'
C131	20.00	9000.00'	31.42'
C132	20.00	9000.00'	31.42'
C133	20.00	9000.00'	31.42'
C134	20.00	9000.00'	31.42'
C135	20.00	9000.00'	31.42'
C136	20.00	9000.00'	31.42'
C137	20.00	9000.00'	31.42'
C138	20.00	9000.00'	31.42'
C139	20.00	9000.00'	31.42'
C140	20.00	9000.00'	31.42'
C141	20.00	9000.00'	31.42'
C142	20.00	9000.00'	31.42'
C143	20.00	9000.00'	31.42'
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C146	20.00	9000.00'	31.42'
C147	20.00	9000.00'	31.42'
C148	20.00	9000.00'	31.42'
C149	20.00	9000.00'	31.42'
C150	20.00	9000.00'	31.42'
C151	20.00	9000.00'	31.42'
C152	20.00	9000.00'	31.42'



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

**EXHIBIT "B"**

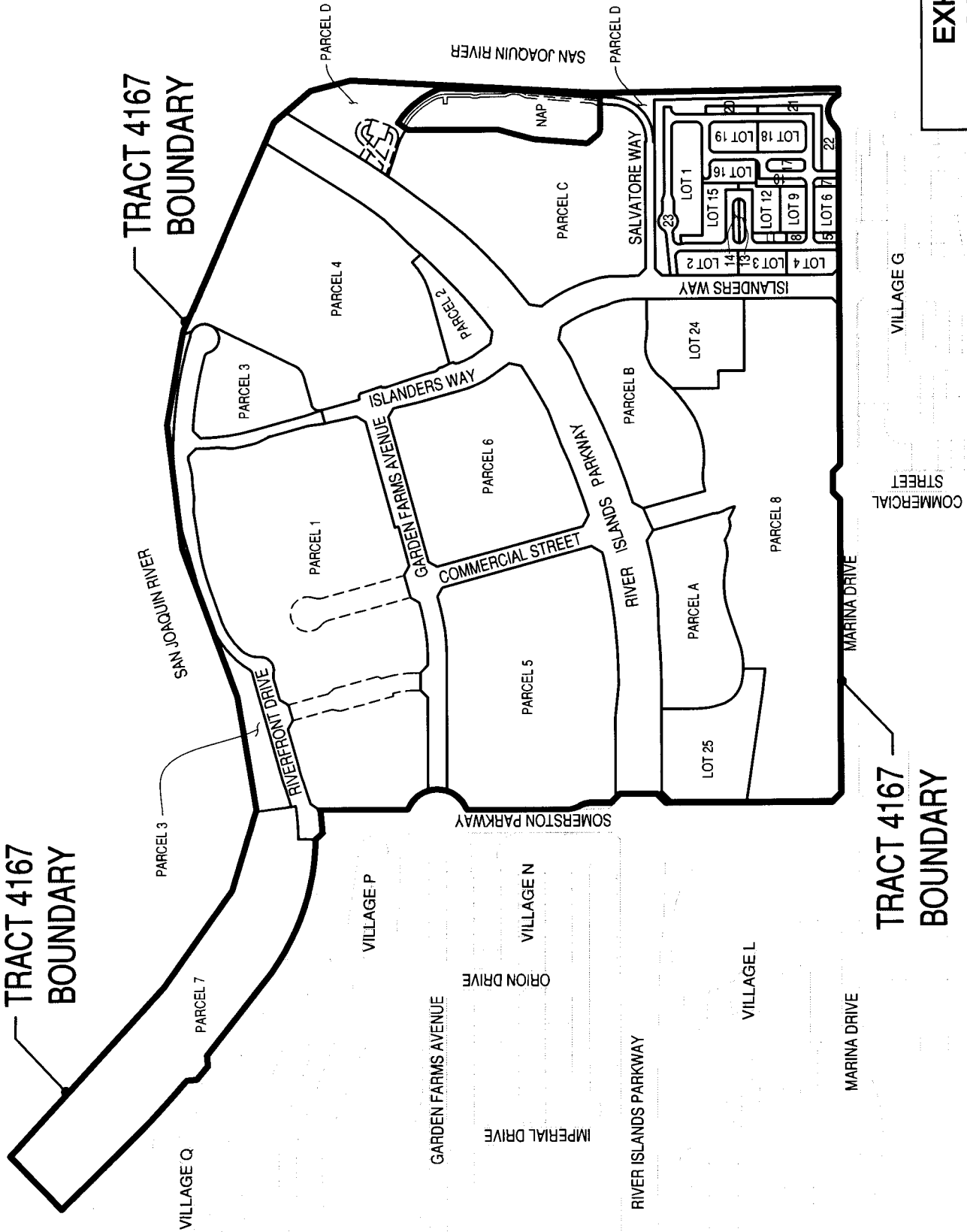
**TRACT 4167 VICINITY MAP**



**TRACT 4167  
BOUNDARY**

**TRACT 4167  
BOUNDARY**

**TRACT 4167  
BOUNDARY**



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



## **EXHIBIT "C"**

### **CITY INSURANCE REQUIREMENTS**

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

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

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

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

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

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

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



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.

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. CONTACT NAME: Gloria Gabriel. License#: 0C36861 RIVEISL-01. INSURER A: United Specialty Insurance Co. NAIC #: 12537.

COVERAGES CERTIFICATE NUMBER: 431253592 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.

Table with columns: INSR LTR, TYPE OF INSURANCE, ADDL INSD, SUBR WVD, POLICY NUMBER, POLICY EFF, POLICY EXP, LIMITS. Includes Commercial General Liability, Automobile Liability, Umbrella Liab, Excess Liab, Workers Compensation and Employers' Liability.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Re: FM Tract 4167 City of Lathrop, its officers, City Council, boards and commissions and members thereof, its employees and agents are included as Additional Insureds...

CERTIFICATE HOLDER CANCELLATION

City of Lathrop 390 Towne Centre Drive Lathrop CA 95330. 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: [Signature]

**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.

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

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

Policy: ATN2036868

**UNITED SPECIALTY INSURANCE COMPANY**

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**VEN 064 00 (01/15)**

**THIRD PARTY CANCELLATION NOTICE ENDORSEMENT**

This endorsement modifies the Conditions provided under the following:

**COMMERCIAL GENERAL LIABILITY COVERAGE PART**

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

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

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

**SCHEDULE**

**Name and Address of Other Person/Organization**

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

**Number of Days Notice**

**30**

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

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

**EXHIBIT "D"**

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

## ENGINEER'S BOND ESTIMATE

## COST TO COMPLETE

## RIVER ISLANDS - STAGE 1B

## ISLANDERS WAY

CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

March 11, 2024

Job No.: 25505-60

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

## Notes:

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

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

March 11, 2024  
Job No.: 25505-61

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

## Notes:

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



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

February 13, 2024  
Job No.: 25506-42

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

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

## Notes:

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

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

March 8, 2024  
Job No.: 25502-83

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

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

## Notes:

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

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

March 12, 2024  
Job No.: 25502-30

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

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

## Notes:

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- 2) Unit prices are based on estimated current construction costs and no provision for inflation is included.

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

September 28, 2022  
 Job No.: 25505-60

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

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

## Notes:

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



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

September 28, 2022  
 Job No.: 25505-61

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

## Notes:

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

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

February 13, 2024  
Job No.: 25506-42

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

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

## Notes:

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- 2) Unit prices are based on estimated current construction costs and no provision for inflation is included.

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

March 12, 2024  
Job No.: 25502-30

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

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

## Notes:

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

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

March 8, 2024  
Job No.: 25502-83

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

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

## Notes:

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

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

**EXHIBIT "E"**

**IMPROVEMENT PLANS ASSOCIATED WITH TRACT 4167**

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



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

**ATTACHMENT**  
"D"

March 25, 2024

**Via Email and Hand Delivery**

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

**Re: Recordation of Final Map 4167; Escrow No. 1214022608**

Dear Lori:

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

**A. Date for Closings**

The Final Map will be recorded at the time designated by Califia as set forth below. The Final Map can only be recorded after the City has approved the map in writing. The closing date for the Transaction is intended to occur by June 30, 2024, at the time designated in writing by Califia, subject to satisfaction of the conditions set forth below (each a "**Closing**"). If the Final Map has not been recorded by December 31, 2024, ORTC will return the Final Map to the City.

**B. Documents to be Delivered and Recordation Documents**

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

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

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

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

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

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

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

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

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

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

### **C. Funds and Settlement Statement**

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

- Funds to be wire transferred directly to the entity set forth below, immediately upon recordation of the Final Map, in accordance with the wire transfer instructions for each entity are as follows: The amount of **\$488,883.96**, payable to the City pursuant to that certain Agreement to Settle Litigation Regarding River Islands at Lathrop (as amended “**Sierra Club Agreement**”), constituting the amount of **\$3,774.00** multiplied by 129.54 acres (or portion thereof) included in the Final Map, is to be transferred to the City upon recordation of the Final Map. The City’s wire instructions are set forth below.

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

### **D. Closing Requirements**

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

D.1. You have delivered copies of your Settlement Statement by email transmission to: (a) Susan Dell’Osso ([sdelloso@riverislands.com](mailto:sdelloso@riverislands.com)); (b) Debbie Belmar

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

([dbelmar@riverislands.com](mailto:dbelmar@riverislands.com)); (c) Brad Taylor ([btaylor@ci.lathrop.ca.us](mailto:btaylor@ci.lathrop.ca.us)); (d) Salvador Navarrete ([snavarrete@ci.lathrop.ca.us](mailto:snavarrete@ci.lathrop.ca.us)); (e) Sandra Lewis ([slewis@ci.lathrop.ca.us](mailto:slewis@ci.lathrop.ca.us)), and have confirmation (by telephone or email) from Susan Dell'Osso and Brad Taylor that the Settlement Statement is accurate and acceptable;

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

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

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

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

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

### **E. Closing Process and Priorities**

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

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

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

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

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

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

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

E.6. Within five (5) business days after each Recordation Date, deliver by overnight delivery via recognized, national, overnight delivery carrier to: (1) Susan

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

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

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

**F. Additional Instructions**

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

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

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

Very truly yours,

\_\_\_\_\_  
Stephen J. Salvatore                      Date  
City Manager  
City of Lathrop

\_\_\_\_\_  
Susan Dell'Osso                      Date  
President  
Califia, LLC

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

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

ESCROW INSTRUCTIONS  
ACKNOWLEDGEMENT AND AGREEMENT:

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

Old Republic Title Company

By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Date: \_\_\_\_\_

B2

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

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

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

**FIFTH AMENDMENT TO NOTICE OF SPECIAL TAX LIEN**

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

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

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

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

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

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

Dated: \_\_\_\_\_, 2024.

By: \_\_\_\_\_  
City Clerk,  
City of Lathrop

**EXHIBIT A**

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

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



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

**MAXIMUM SERVICES SPECIAL TAX FOR ZONE 1 OF THE CFD**

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

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

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

**MAXIMUM FACILITIES SPECIAL TAX FOR ZONE 1 OF THE CFD**

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

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

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

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

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

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

Members of the City Council:

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

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

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

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

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

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

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

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

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

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

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

Assessor’s Parcel No. 213-310-43

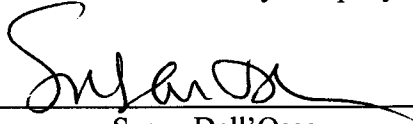
Property Address: N/A

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

Tax Zone #: 1

Property Owner

CALIFIA, LLC  
a Delaware limited liability company

By:   
Name: Susan Dell'Osso  
Title: President

Notice Address:

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

(Attach acknowledgment)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

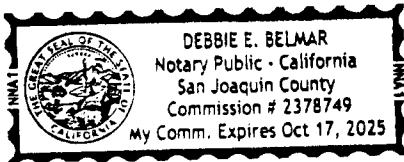
CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )
County of San Joaquin )

On March 13, 2024, before me, Debbie E. Belmar, a Notary Public, personally appeared Susan Dell'Osso, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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



Place Notary Seal Above

Signature Debbie E. Belmar
Signature of Notary Public

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Document Date:

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

Capacity(ies) Claimed by Signer(s)

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

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

Signer is Representing:

Signer is Representing:

**EXHIBIT A**

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

**DESCRIPTION OF AUTHORIZED SERVICES AND FACILITIES**

**Services**

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

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

**Facilities**

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

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

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

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

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

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

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

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

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

### **Administrative Expenses**

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



**Other**

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

**EXHIBIT B**

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

**RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX**

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

**A. DEFINITIONS**

The terms hereinafter set forth have the following meanings:

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

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

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

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

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

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

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

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

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

**“City”** means the City of Lathrop.

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

**“County”** means the County of San Joaquin.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **B. DATA FOR ADMINISTRATION OF SPECIAL TAXES**

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

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

**C. MAXIMUM SPECIAL TAXES**

*1. Services Special Tax, Tax Zone 1*

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

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

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

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

2. *Facilities Special Tax, Tax Zone 1*

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

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

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

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

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

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

4. *Reduction of the Maximum Special Taxes*

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



**D. METHOD OF LEVY OF THE SPECIAL TAXES**

*1. Services Special Tax*

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

*2. Facilities Special Tax*

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

**E. MANNER OF COLLECTION OF SPECIAL TAXES**

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

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

**F. EXEMPTIONS**

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

**G. INTERPRETATION OF SPECIAL TAX FORMULA**

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

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

**MAXIMUM SERVICES SPECIAL TAX FOR ZONE 1 OF THE CFD**

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

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

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

**MAXIMUM FACILITIES SPECIAL TAX FOR ZONE 1 OF THE CFD**

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

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

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

B5

**RECORDING REQUESTED BY, AND**

WHEN RECORDED MAIL TO:

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

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

**RECITALS**

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

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

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

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

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

### **AGREEMENT**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19. This Agreement is governed by California law.

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

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

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

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

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

**CITY OF LATHROP**  
**A California municipal corporation**

**ISLAND RECLAMATION DISTRICT**  
**NO. 2062, a California reclamation**  
**district**

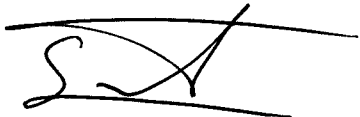
By: \_\_\_\_\_  
Stephen Salvatore, City Manager

By: \_\_\_\_\_  
Susan Dell'Osso, President

**ATTEST:**

By: \_\_\_\_\_  
Teresa Vargas, City Clerk

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

By:  \_\_\_\_\_  
Salvador V. Navarrete, City Attorney

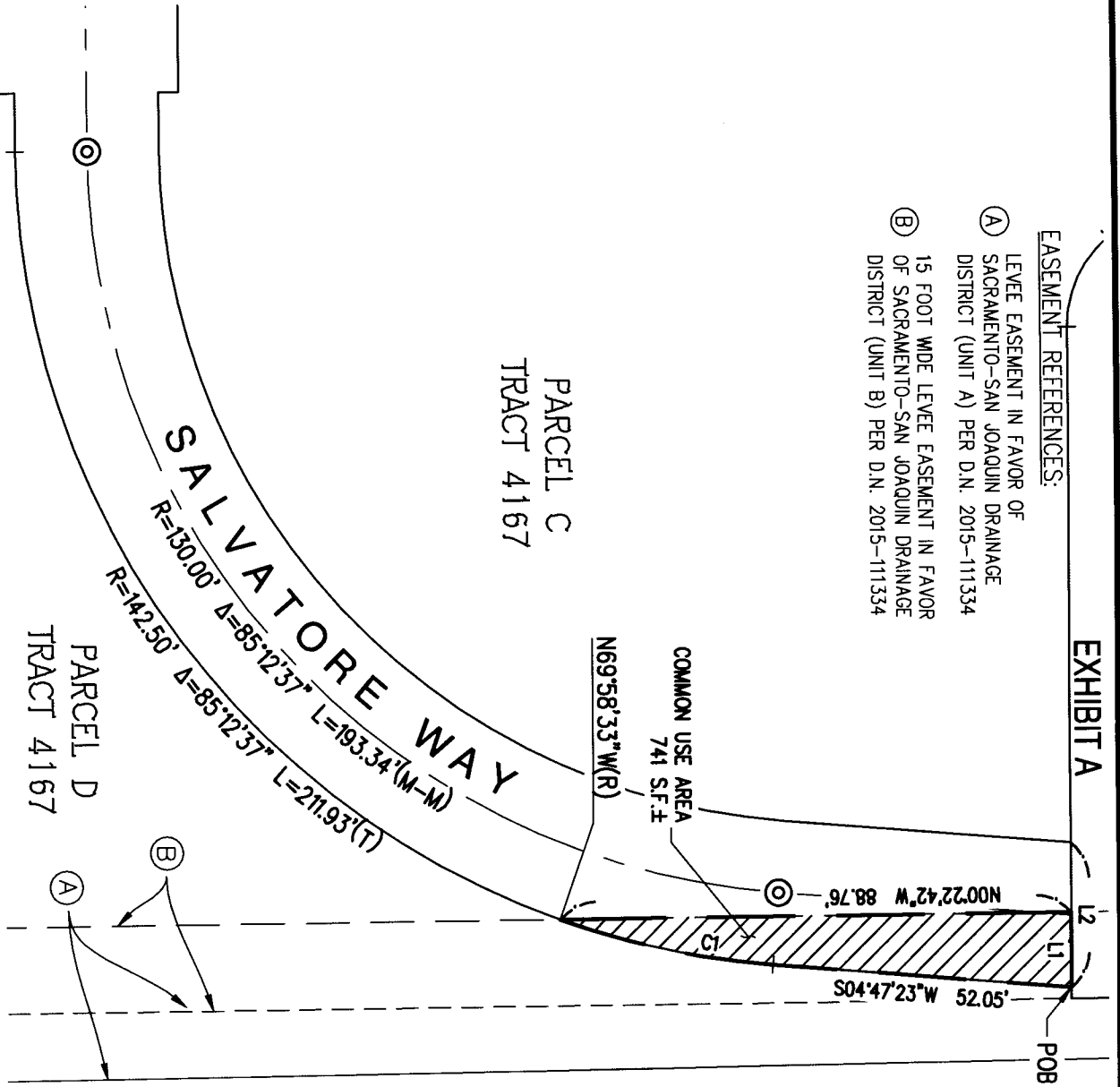


**EXHIBIT A**  
**COMMON USE AREA DEPICTION**

**EXHIBIT A**

EASEMENT REFERENCES:

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



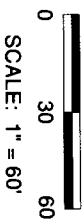
POB

**LEGEND**

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

EASEMENT REFERENCES:

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



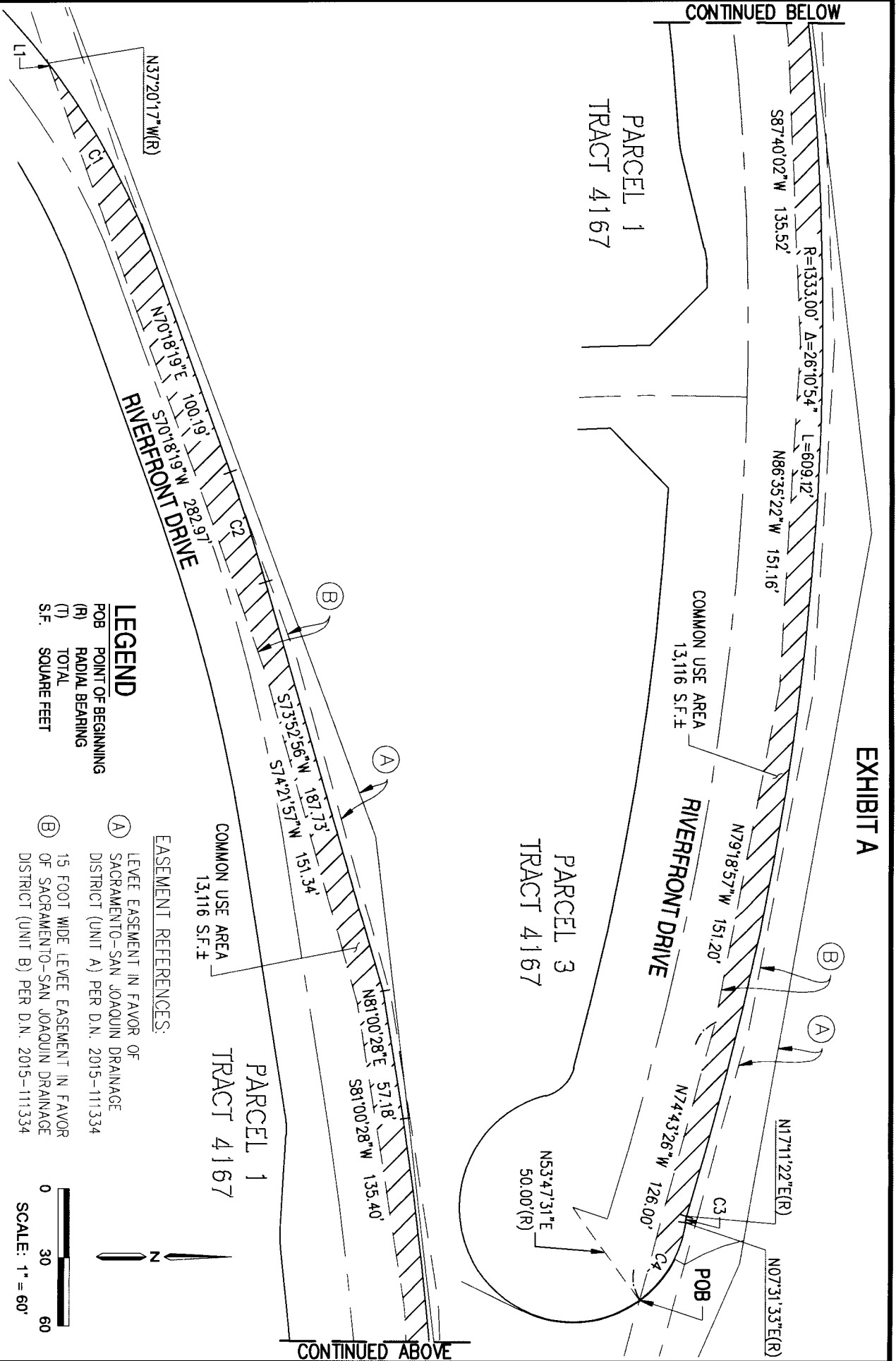
1165 Scenic Drive, Suite A  
 Modesto, CA 95350  
 odellengineering.com

COMMON USE AREA DEPICTION - SALVATORE WAY	
SCALE:	AS SHOWN
DATE:	MARCH 13, 2024
JOB NO.:	25501
FILE:	25501_TRACT 4176_TOWN CENTER

1 of 2

CONTINUED BELOW

EXHIBIT A



CONTINUED ABOVE

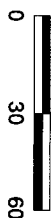
**LEGEND**

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

**EASEMENT REFERENCES:**

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

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



COMMON USE AREA DEPICTION - RIVERFRONT DRIVE

1165 Scenic Drive, Suite A  
 Modesto, CA 95350



odellingengineering.com

SCALE:	AS SHOWN	DATE:	MARCH 13, 2024
JOB NO.:	25501		
FILE:	25501 EXHIBIT_TOWN_CENTER_RIVERFRONT DR CUA.DWG		

OWNERS STATEMENT

THE UNDERSIGNED DOES HEREBY STATE THAT THEY ARE THE OWNERS OR HAVE SOME RECORD TITLE INTEREST IN THE LAND DESCRIBED AND EMPLOYED WITHIN THE EXTENSIVE BOUNDARY LINE OF THE HEREIN EMBODIED FINAL MAP ENTITLED "TRACT 4167, RIVER ISLANDS - PHASE 1, TOWN CENTER, CITY OF LATHROP, CALIFORNIA, CONSISTING OF FOURTEEN (14) SHEETS, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

- 1. TO THE CITY OF LATHROP FOR PUBLIC RIGHT-OF-WAY PURPOSES, THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS COMMERCIAL STREET, GARDEN FRANKS AVENUE, RIVER ISLANDS PARKWAY, RIVERBENT DRIVE, SALVADORE WAY AND ISLANDERS WAY 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 STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "P.U.E." (PUBLIC UTILITY EASEMENT).
3. TO THE CITY OF LATHROP FOR ACCESS PURPOSES, THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS "P.A.E." (PUBLIC ACCESS EASEMENT).

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

OWNERS:
CALIFA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS TO LOT 3 OF DOCUMENT NUMBER 2015-046191
BY: SUSAN DELROSSO DATE
PRESIDENT
RIVER ISLANDS GOLF HOMESITES, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS TO PARCEL 17 OF TRACT 3876
BY: SUSAN DELROSSO DATE
PRESIDENT

TRUSTEES STATEMENT

DO REPUBLIC TITLE COMPANY, AS TRUSTEE UNDER THE DEED OF TRUST RECORDED DECEMBER 22, 2016, AS DOCUMENT NUMBER 2016-18096, AND AS AMENDED IN DOCUMENT RECORDED DECEMBER 26, 2017 AS DOCUMENT NUMBER 2017-15077, AND FURTHER AMENDED IN DOCUMENT RECORDED APRIL 15, 2020 AS DOCUMENT NUMBER 2020-04005, AND FURTHER AMENDED IN DOCUMENT RECORDED NOVEMBER 23, 2022 AS DOCUMENT NUMBER 2022-15200, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.
DATED THIS \_\_\_ DAY OF \_\_\_ 2024.

ACKNOWLEDGEMENT CERTIFICATE (OWNER)

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

STATE OF CALIFORNIA }
COUNTY OF SAN JOAQUIN }
ON A NOTARY PUBLIC PERSONALLY APPEARING, 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 INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/ THEIR AUTHORIZED CAPACITIES, 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: \_\_\_\_\_
PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_
MY COMMISSION NUMBER: \_\_\_\_\_
MY COMMISSION EXPIRES: \_\_\_\_\_

TRACT 4167
RIVER ISLANDS - PHASE 1
TOWN CENTER



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

CITY CLERKS STATEMENT

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT 4167, RIVER ISLANDS - PHASE 1, TOWN CENTER, CITY OF LATHROP, CALIFORNIA, CONSISTING OF FOURTEEN (14) SHEETS, THIS STATEMENT WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A MEETING HEREOF, HELD ON THE \_\_\_ DAY OF \_\_\_ 2024 AND THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. \_\_\_\_\_ DULY PASSED AND ADOPTED ON BEHALF OF THE CITY OF LATHROP, FOR PUBLIC USE, THE DEDICATION OF ALL PUBLIC UTILITY EASEMENTS (P.U.E.), ALL ACCESS EASEMENTS (P.A.E.), THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA STATE PUBLIC FINANCE AUTHORITY ACT AND THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA STATE SUBDIVISION MAP ACT AND APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS BEING COMPLETED IN ACCORDANCE WITH CHAPTER 16, TITLE 16.16 OF THE CITY OF LATHROP MUNICIPAL CODE.

ALSO PURSUANT TO SECTION 66464(d) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE CITY OF LATHROP HAS BEEN APPROVED BY THE CITY COUNCIL TO ACCEPT THE CITY OF LATHROP'S OFFER TO ACQUIRE THE ROAD FRONTAGE AND THE PUBLIC UTILITY EASEMENT FEE DOCUMENT NUMBER 2021-130298, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN TRACT 4167, BOTH AS DEPICTED ON SHEET 3 HEREON.
I FURTHER STATE THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP, IF APPLICABLE, HAVE BEEN APPROVED BY THE CITY COUNCIL OF LATHROP AND FILED IN MY OFFICE.

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

ACKNOWLEDGEMENT CERTIFICATE (TRUSTEE)

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

STATE OF CALIFORNIA }
COUNTY OF SAN JOAQUIN }
ON A NOTARY PUBLIC PERSONALLY APPEARING, 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 INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/ THEIR AUTHORIZED CAPACITIES, 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: \_\_\_\_\_
PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_
MY COMMISSION NUMBER: \_\_\_\_\_
MY COMMISSION EXPIRES: \_\_\_\_\_

SECRETARY OF THE PLANNING COMMISSIONS STATEMENT

THIS MAP CONFORMS TO VESTING TENTATIVE MAP NO. 3694 RECOMMENDED BY THE PLANNING COMMISSION AND APPROVED BY THE CITY COUNCIL ON JUNE 1, 2015.
DATED THIS \_\_\_ DAY OF \_\_\_ 2024.

RICHARD CASALAT, 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 4167, RIVER ISLANDS - PHASE 1, TOWN CENTER, CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE AMENDED VESTING TENTATIVE MAP NO. 3694, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLETES WITH ALL PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA STATE SUBDIVISION MAP ACT AND APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS HEREON, APPLICABLE AT THE TIME OF APPROVAL OF AMENDED VESTING TENTATIVE MAP.
DATED THIS \_\_\_ DAY OF \_\_\_ 2024.

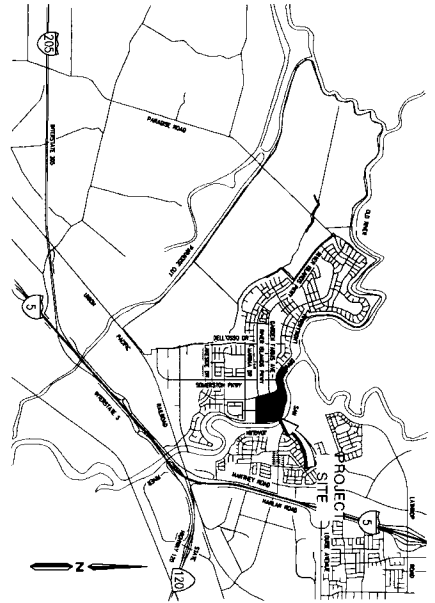
BRAD R. TAYLOR, P.C.E. 32923
CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA



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: \$ \_\_\_\_\_

STATE BEST/LOANERS
ASSESSOR-RECORDER-COUNTY CLERK
SAN JOAQUIN COUNTY, CALIFORNIA
BY: ASSISTANT/DEPUTY RECORDER



VICINITY MAP
NOT TO SCALE

**CITY SURVEYORS STATEMENT**

I, DARRYL A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF TRACT 4167, RIVER ISLANDS-PHASE 1, TOWN CENTER, CITY OF LATHROP, CALIFORNIA, AND I AM SURE THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

DARRYL A. ALEXANDER, P.L.S. NO. 5071  
ACTING CITY SURVEYOR



**SURVEYORS STATEMENT**

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

DIYAN GRAMAKO, P.L.S. NO. 7788



**RECIPIENTS**

- PORT TO FARM STATEMENT.
- PERMITS OPERATION OF PROPERTY, CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES YOU ARE HEREBY NOTICED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO KNOWLEDGE OF OR DISCOMFORT ARISING FROM THE LAND AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES FROM OTHER AGRICULTURAL ACTIVITIES INCLUDING WHOLE CULTIVATIONS, CULTIVATING, PLANTING, AND MAINTAINING FERTILIZING AND PESTICIDES WHICH MAY BE APPLIED TO THE PROPERTY. PROTECTION OF PEOPLE AND PETS IS ALSO THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, OPERATIONS ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH KNOWLEDGE OR DISCOMFORT AS NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.
- A SOIL REPORT ENTITLED "GEOLOGICAL EXPLORATION, RIVER ISLANDS PHASE 1, LATHROP, CALIFORNIA," REFERRED AS PROJECT NO. 204453001, AND DATED JULY 28, 2023, HAS BEEN PREPARED FOR THIS PROJECT AND IS ATTACHED TO THIS MAP. THE REPORT INDICATES THAT THE TRACT 4167, RIVER ISLANDS-PHASE 1, TOWN CENTER, CITY OF LATHROP, CALIFORNIA, IS A RIVER ISLANDS-PHASE 1, TOWN CENTER, CITY OF LATHROP, CALIFORNIA, AND IS A RIVER ISLANDS-PHASE 1, TOWN CENTER, CITY OF LATHROP, CALIFORNIA. MORE OR LESS, 8 NUMBERED PARCELS CONTAINING 76.17 ACRES, MORE OR LESS, AND 4 LETTERED PARCELS CONTAINING 19.83 ACRES, MORE OR LESS, AS SHOWN ON THIS FINAL MAP (PLEASE REFER TO THE AREA TABLE BELOW).

TRACT 4167 AREA SUMMARY	
LOTS 1 THROUGH 25	1364 AC
STREET DEDICATIONS	19.90 AC
PARCELS 1 - 8	76.17 AC
PARCELS A - D	19.83 AC
<b>TOTAL</b>	<b>1293.94 AC</b>

**EASEMENT ABANDONMENT NOTE**

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

4. BASED ON INFORMATION PROVIDED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 1214022608-LR (VERSION 9), DATED FEBRUARY 23, 2024, FORMED BY DOJ REPUBLIC TITLE COMPANY.

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

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

MARCH 2024



LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEET 3 ONLY

LINE	DIRECTION	LENGTH	CURVE	RADIUS	DELTA	LENGTH
L1	N45°39'4"E	60.00'	C1	65.00	108°04'52"	123.75'
L2	N42°06'8"W	132'	C2	47.00	46°34'03"	38.20'
L3	N45°39'54"E	194.84'	C3	100.00	27°44'55"	48.43'
L4	N73°10'9"W	295.70'	C4	100.00	27°44'55"	48.43'
L5	N80°00'0"W	22.83'	C5	270.00	30°38'05"	144.36'
L6	N45°00'0"W	35.36'	C6	810.00	7°45'40"	108.72'
L7	N80°00'0"W	70.00'	C7	810.00	37°52'24"	535.42'
L8	N45°00'0"W	35.36'	C8	310.00	45°14'48"	265.69'
L9	N45°00'0"W	42.43'				
L10	N45°00'0"W	42.43'				
L11	N00°00'0"W	126.00'				
L12	N45°00'0"W	42.43'				
L13	N00°00'0"E	63.72'				
L14	N14°39'55"E	229.53'				
L15	N74°01'50"E	225.49'				
L16	N40°53'45"E	32.73'				
L17	N44°37'48"W	33.73'				
L18	N51°23'12"W	321.33'				
L19	N84°12'29"E	34.99'				
L20	N50°10'50"W	60.00'				
L21	N44°15'27"W	35.05'				
L22	N00°31'09"W	186.96'				
L23	N14°01'09"W	143.55'				

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

LINE	DIRECTION	LENGTH	CURVE	RADIUS	DELTA	LENGTH
L24	N47°01'33"E	98.83'	C9	451.00	193°21'57"	153.76'
L25	N52°31'7"W	6.07'	C10	2034.00	123°21'57"	445.44'
L26	N53°31'7"W	18.88'	C11	2022.00	7°38'52"	362.94'
L27	N02°10'7"W	28.10'	C12	2034.00	4°56'12"	175.25'
L28	N21°54'4"W	41.74'	C13	2022.00	6°33'08"	231.23'
L29	N00°00'0"E	1.67'	C14	2034.00	105°22'32"	386.09'
L30	N45°00'0"W	21.21'	C15	2163.00	5°08'26"	194.06'
L31	N80°00'0"E	277.99'	C16	1553.00	125°04'45"	348.63'
L32	N64°19'50"W	120.48'	C17	2180.00	2°30'53"	95.69'
L33	N20°15'46"E	154.63'	C18	2180.00	2°05'15"	79.86'
L34	N80°09'34"E	119.80'	C19	2180.00	110°24'34"	420.16'
L35	N80°10'33"E	155.76'	C20	2192.00	4°57'09"	188.47'
L36	N45°55'25"E	119.53'	C21	2180.00	51°52'32"	202.63'
L37	N21°31'9"E	281.58'	C22	200.00	75°12'27"	27.42'
L38	N31°37'0"E	7.86'	C23	200.00	23°42'36"	82.76'
L39	N65°11'09"W	76.64'	C24	549.00	2108°47'	202.62'
L40	N40°31'09"W	52.60'	C25	211.00	175°24'04"	65.80'
L41	N31°37'0"E	283.99'				
L42	N45°42'26"E	158.89'				
L43	N8°39'41"E	41.71'				

**REFERENCES**

- TRACT 3876, RIVER ISLANDS-PHASE 1B, LARGE LOT FINAL MAP, FILED MARCH 31, 2015, IN BOOK 42 OF MAPS AND PLATS, PAGE 56, S.I.C.R. (42 MAP 56)
- TRACT 3704, RIVER ISLANDS-PHASE 1B, VILLAGE G, FILED DECEMBER 20, 2013, IN BOOK 42 OF MAPS AND PLATS, PAGE 4, S.I.C.R. (42 MAP 4)
- TRACT 3835, RIVER ISLANDS-PHASE 1B, VILLAGE H, FILED MARCH 15, 2017, IN BOOK 42 OF MAPS AND PLATS, PAGE 8A, S.I.C.R. (42 MAP 8A)
- TRACT 3835, RIVER ISLANDS-PHASE 1B, VILLAGE N, FILED SEPTEMBER 13, 2019, IN BOOK 43 OF MAPS AND PLATS, PAGE 102, S.I.C.R. (43 MAP 102)
- TRACT 3837, RIVER ISLANDS-PHASE 1B, VILLAGE P, FILED JUNE 19, 2018, IN BOOK 43 OF MAPS AND PLATS, PAGE 38, S.I.C.R. (43 MAP 38)
- TRACT 3834, RIVER ISLANDS-PHASE 1B, VILLAGE M, FILED DECEMBER 21, 2016, IN BOOK 42 OF MAPS AND PLATS, PAGE 72, S.I.C.R. (42 MAP 72)
- TRACT 3838, RIVER ISLANDS-PHASE 1B, VILLAGE Q, FILED NOVEMBER 30, 2017, IN BOOK 43 OF MAPS AND PLATS, PAGE 12, S.I.C.R. (43 MAP 12)
- GRANT DEED TO CALIFIA, LLC, RECORDED APRIL 24, 2015, AS DOCUMENT NUMBER 2015-046191, S.I.C.R.
- TRACT 3838, RIVER ISLANDS-PHASE 1B, VILLAGE Q, FILED NOVEMBER 30, 2018, IN BOOK 43 OF MAPS AND PLATS, PAGE 57, S.I.C.R. (43 MAP 57)
- TRACT 3840, RIVER ISLANDS-PHASE 1B, VILLAGE G1, FILED APRIL 1, 2016, IN BOOK 42 OF MAPS AND PLATS, PAGE 57, S.I.C.R. (42 MAP 57)

**SIGNATURE OMISSIONS**

- PURSUANT TO SECTION 66456 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:
- REQUIRED ISLANDS LAND COMPANY, RESERVATION FOR OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, PER DOCUMENT NUMBER 2015-046191, S.I.C.R.
  - ROADWAY EASEMENT IN FAVOR OF SAN JOAQUIN COUNTY PER BOOK 408, OFFICIAL RECORDS, PAGE 95, S.I.C.R.
  - LEVEE EASEMENT IN FAVOR OF SACRAMENTO-SAN JOAQUIN DRAINAGE DISTRICT PER LEVEE EASEMENT NUMBER 2015-111334 AND 2015-111335, S.I.C.R.
  - LOD FOR PUBLIC RIGHT OF WAY AND UTILITY EASEMENT IN FAVOR OF THE CITY OF LATHROP PER DOCUMENT NUMBER 2016-092066, S.I.C.R.
  - P&G&E PRESSURE REDUCING STATION EASEMENT AND APPURTENANCES PERTO PER DOCUMENT NUMBER 2016-092066, S.I.C.R.
  - LOD FOR PUBLIC RIGHT OF WAY AND UTILITY EASEMENT IN FAVOR OF THE CITY OF LATHROP PER DOCUMENT NUMBER 2016-070950 AND 2016-070951, S.I.C.R.
  - PUBLIC ACCESS AND UTILITY EASEMENT IN FAVOR OF THE CITY OF LATHROP PER DOCUMENT NUMBER 2017-107828, S.I.C.R.
  - PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF LATHROP PER DOCUMENT NUMBER 2021-102080, S.I.C.R.

**EASEMENTS**

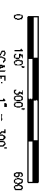
- ROADWAY EASEMENT (COHEN ROAD) IN FAVOR OF SAN JOAQUIN COUNTY PER BOOK 408, OFFICIAL RECORDS, PAGE 95, S.I.C.R. (SEE EASEMENT ABANDONMENT NOTE)
- 15' WIDE SSD/D LEVEE EASEMENT UNIT A AND UNIT B PER D.N. 2015-111334, S.I.C.R.
- SS/D/D LEVEE EASEMENT UNIT A AND UNIT B PER D.N. 2015-111335, S.I.C.R.
- P&E AND PUE IN FAVOR OF CITY OF LATHROP PER D.N. 2016-061416, S.I.C.R. (RIVER ISLANDS PARKWAY)
- (NOT USED)
- P&G&E PRESSURE REDUCING STATION EASEMENTS PER D.N. 2016-092066, S.I.C.R.
- LOD FOR P&E AND PUE IN FAVOR OF CITY OF LATHROP PER D.N. 2019-070950, S.I.C.R. (RIVER ISLANDS PARKWAY)
- LOD FOR P&E AND PUE IN FAVOR OF CITY OF LATHROP PER D.N. 2019-070951, S.I.C.R. (ISLANDERS WAY)
- LOD FOR P&E AND PUE IN FAVOR OF CITY OF LATHROP PER D.N. 2021-101128, S.I.C.R. (ACCESS TO POLICE STATION PARCEL)
- FOR PUE IN FAVOR OF CITY OF LATHROP PER D.N. 2021-101128, S.I.C.R. (FROM POLICE STATION SOUTHERLY) (SEE EASEMENT ABANDONMENT NOTE)
- LOD FOR P&E AND PUE IN FAVOR OF CITY OF LATHROP PER D.N. 2024-009986, S.I.C.R. (ISLANDERS WAY AND SALVATORIS WAY)



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

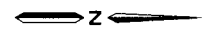
A PORTION OF RANCHO EL PESCADERO, BEING A  
 SUBDIVISION OF PARCEL 17 OF TRACT 3876 (42 MAP 56) AND  
 LOT 3 OF DOCUMENT NUMBER 2015-046191,  
 CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024



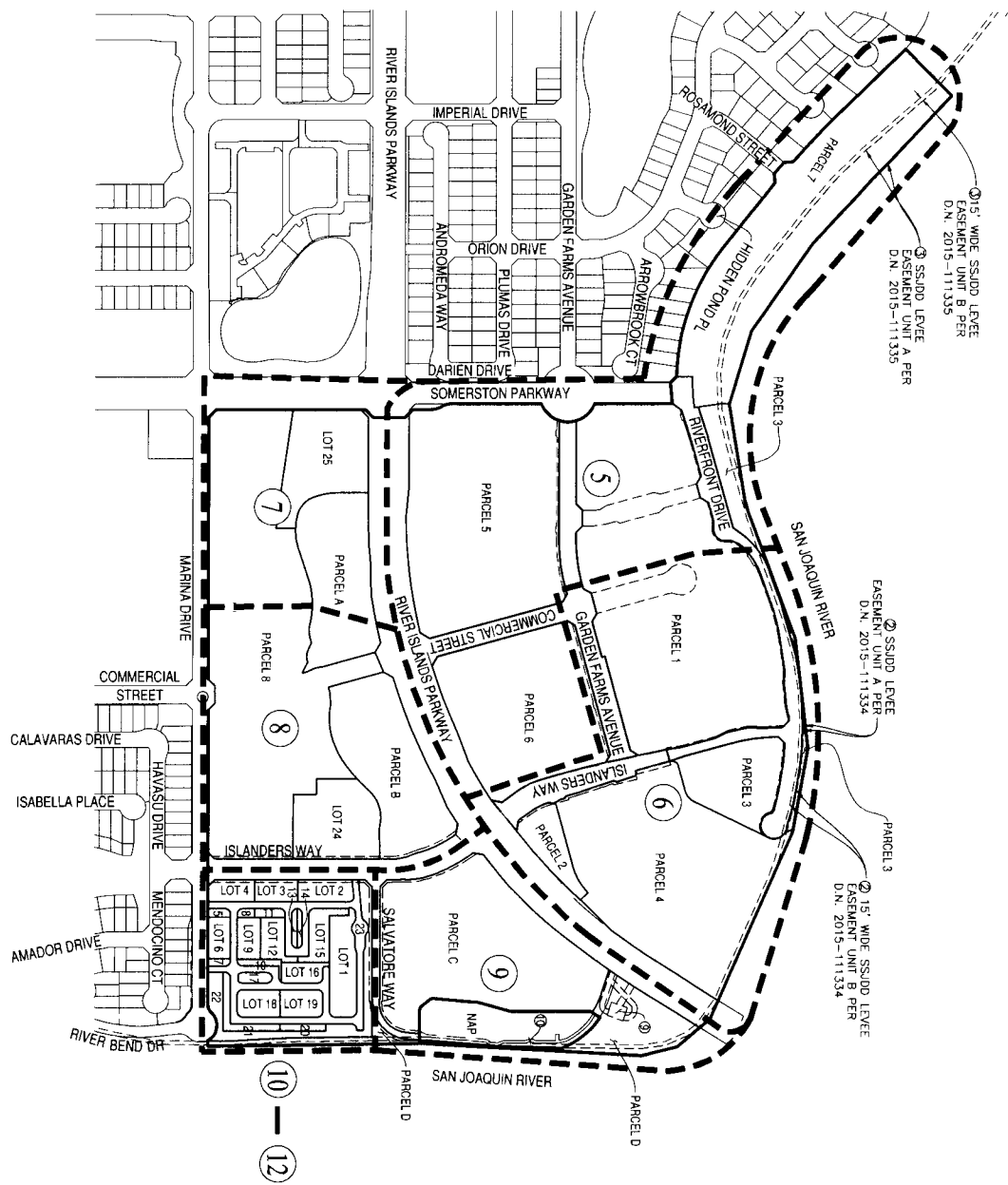
SCALE: 1" = 300'

**SHEET INDEX**



**LEGEND**

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

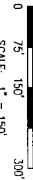


# TRACT 4167 RIVER ISLANDS - PHASE 1 TOWN CENTER

A PORTION OF RANCHO EL RESADERO, BEING A  
SUBMISSION OF PARCEL 17 OF TRACT 3876 (42 MAP 56) AND  
LOT 3 OF DOCUMENT NUMBER 2015-046191,  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA  
MARCH 2014

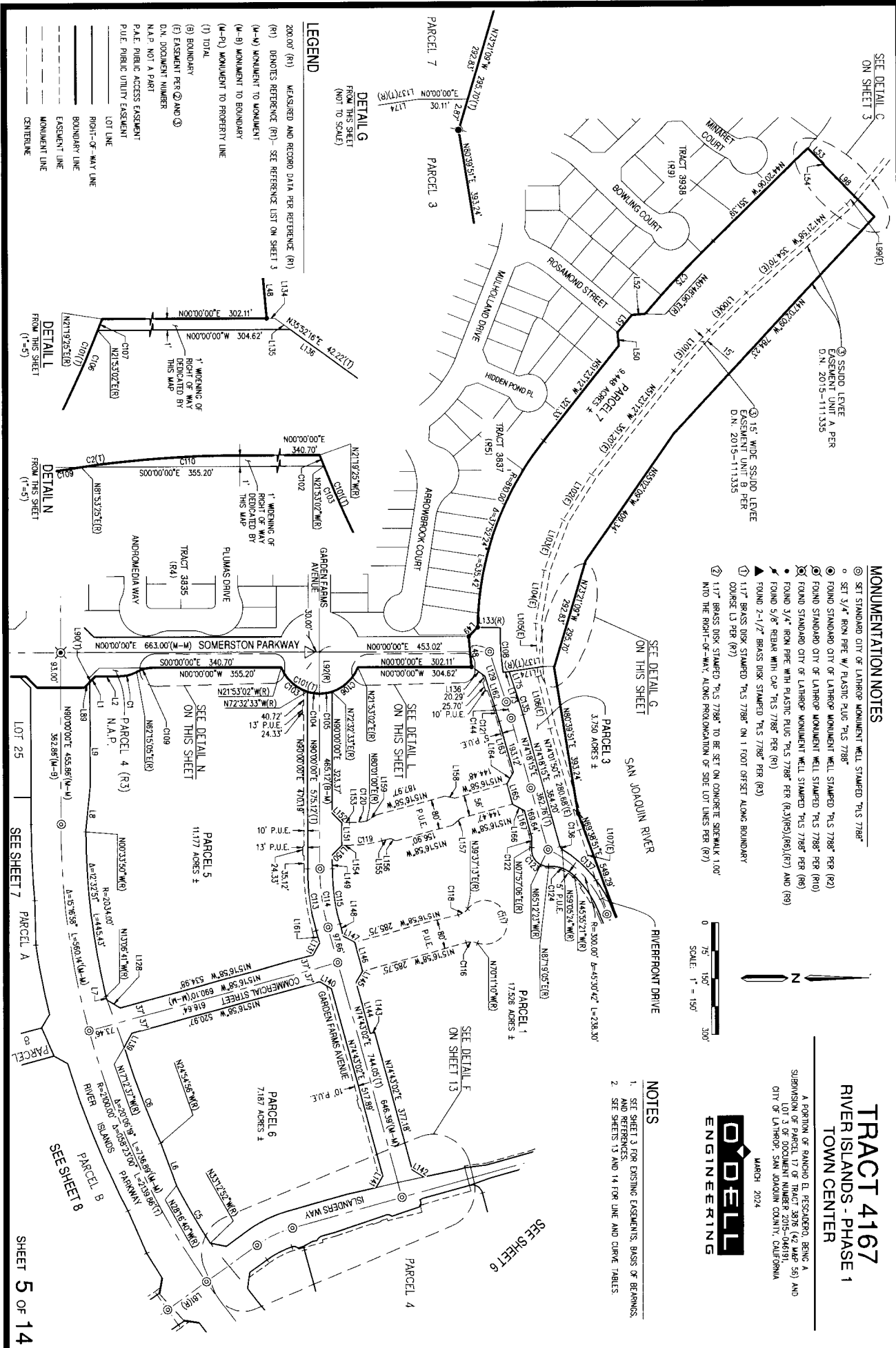


SCALE: 1" = 150'



- ### MONUMENTATION NOTES
- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "788" PER (R2)
  - SET 3/4" IRON PIPE W/ PLASTIC PLUG "788" PER (R2)
  - ⊙ FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "788" PER (R10)
  - ⊙ FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "788" PER (R10)
  - ⊙ FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "788" PER (R6)
  - ⊙ FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "788" PER (R2)(R5)(R6)(R7) AND (R9)
  - ⊙ FOUND 5/8" REBAR WITH CAP "788" PER (R1)
  - ▲ FOUND 2-1/2" BRASS DISK STAMPED "788" PER (R3)
  - ⬆ 1 1/2" BRASS DISK STAMPED "788" ON 1 FOOT OFFSET ALONG BOUNDARY COURSE L3 PER (R7)
  - ⬆ 1 1/2" BRASS DISK STAMPED "788" TO BE SET ON CONCRETE SQUARE 1'00" INTO THE RIGHT-OF-WAY, ALONG PROLONGATION OF SIDE LOT LINES PER (R7)

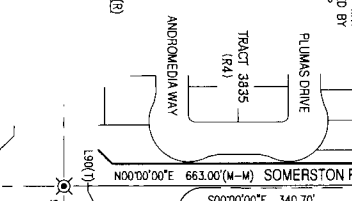
- ### NOTES
1. SEE SHEET 3 FOR EXISTING EASEMENTS, BASIS OF BEARINGS, AND REFERENCES.
  2. SEE SHEETS 13 AND 14 FOR LINE AND CURVE TABLES.



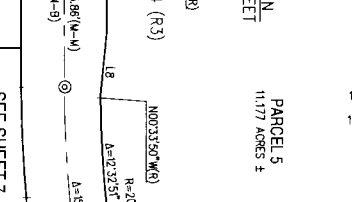
### LEGEND

- (R1) MEASURED AND RECORD DATA PER REFERENCE (R1)
- (R2) DEPOSITS REFERENCE (R2) - SEE REFERENCE LIST ON SHEET 3
- (M-W) MONUMENT TO MONUMENT
- (M-B) MONUMENT TO BOUNDARY
- (M-PI) MONUMENT TO PROPERTY LINE
- (1) TOTAL
- (B) BOUNDARY
- (E) EASEMENT PER (E) AND (E)
- (N) DOCUMENT NUMBER
- N.A.P. NOT A PART
- P.U.E. PUBLIC UTILITY EASEMENT
- LOT LINE
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- EASEMENT LINE
- MONUMENT LINE
- CENTRILINE

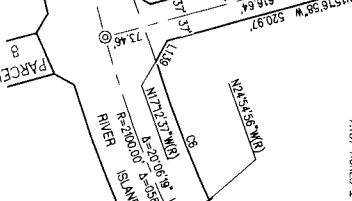
### DETAIL G



### DETAIL L



### DETAIL N







**NOTES**

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

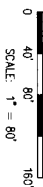
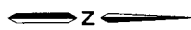
SEE SHEET 5

SEE SHEET 8

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

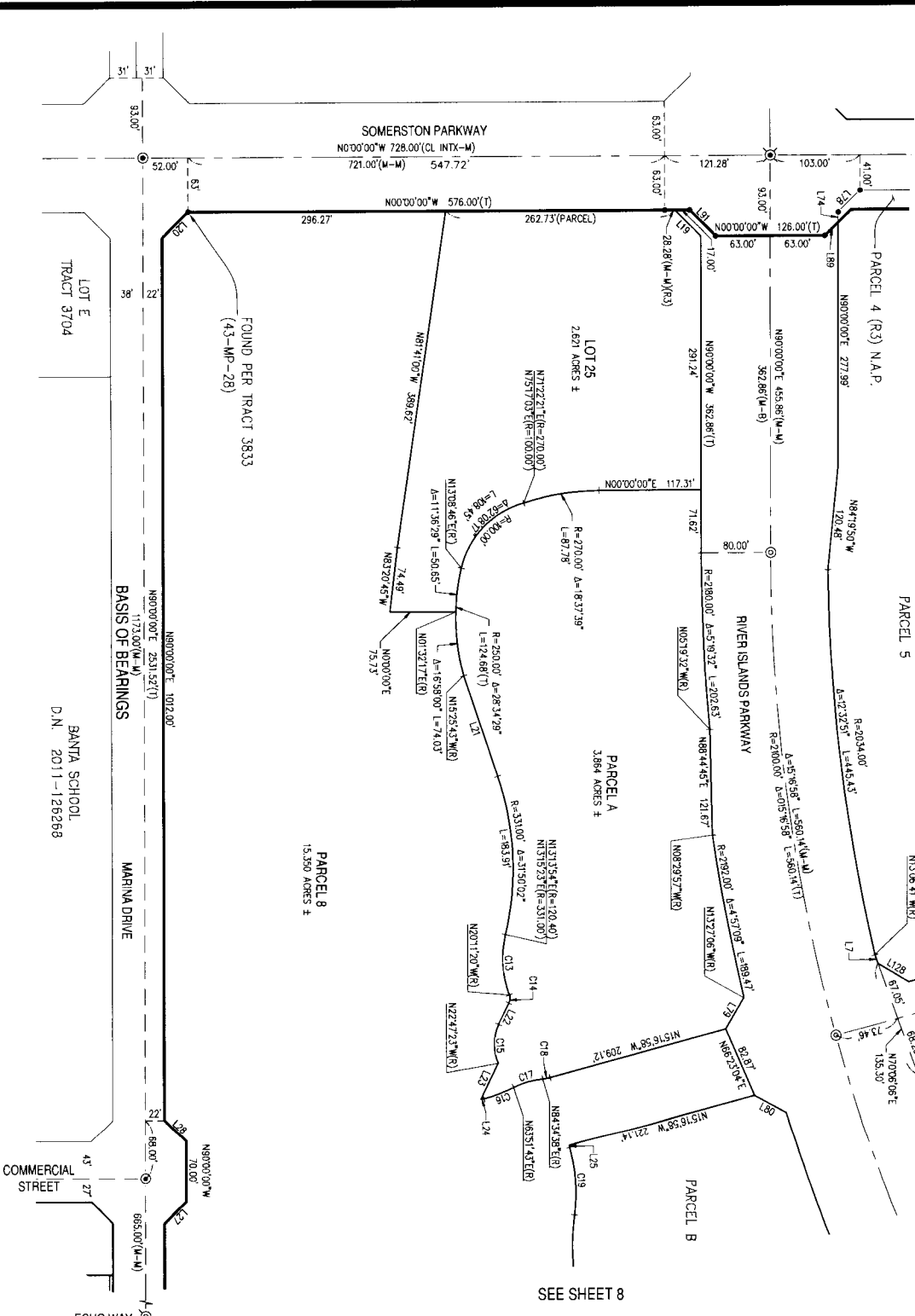
A PORTION OF RANCHO EL PESQUERO, BEING A SUBDIVISION OF PARCELS 17 OF TRACT 3876 (42 MAP 56) AND LOT 3 OF DOCUMENT NUMBER 2015-046191, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024

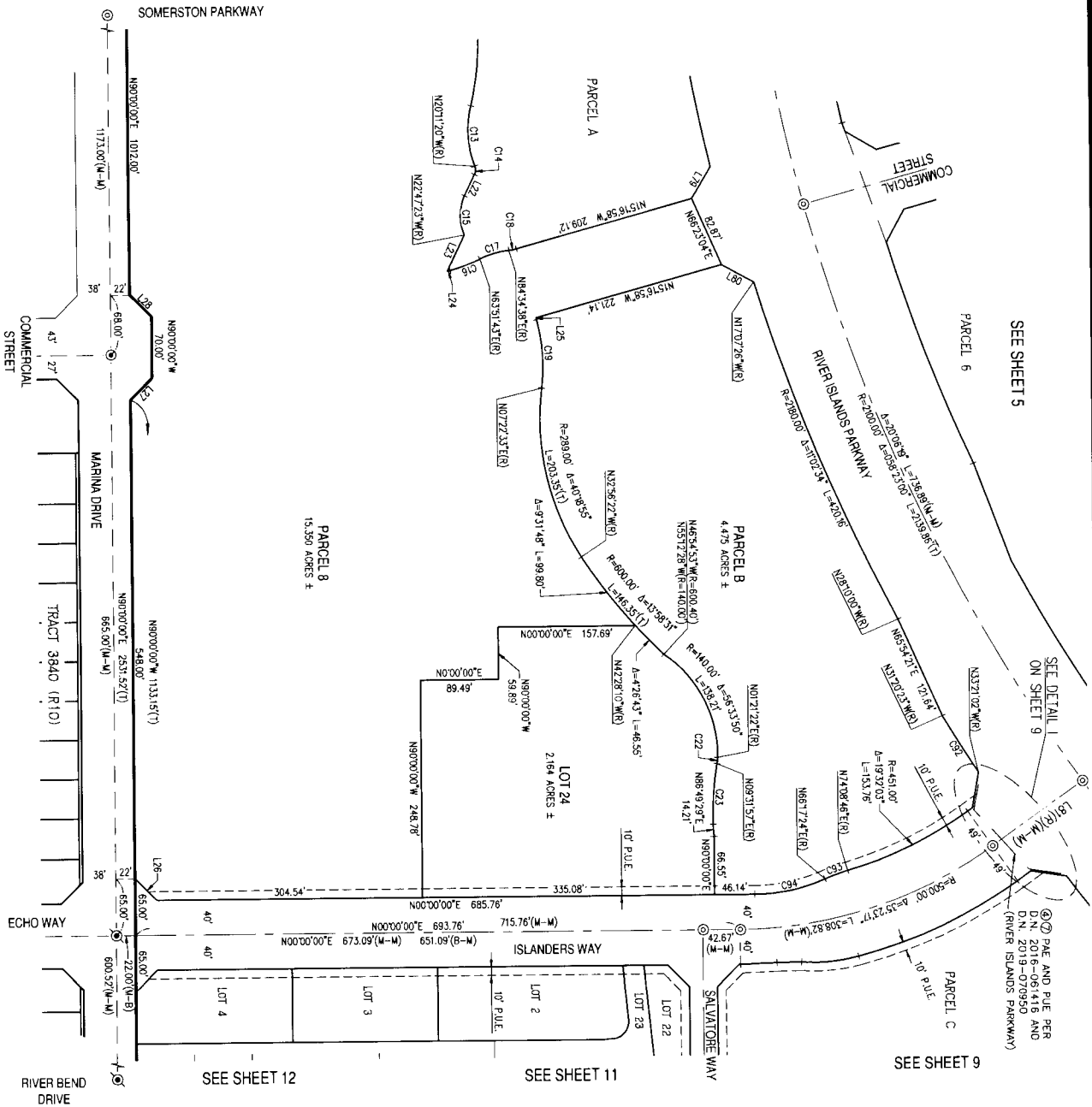


**LEGEND**

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



SEE SHEET 7



SEE SHEETS 5

SEE DETAIL 1  
ON SHEET 9

SEE SHEET 9

SEE SHEET 12

SEE SHEET 11

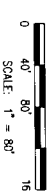
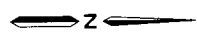
# TRACT 4167

## RIVER ISLANDS - PHASE 1

### TOWN CENTER

A PORTION OF PARCELS E, RESCADERO, BIRNO A, SIBBONSON OF PARCEL 17 OF TRACT 3876 (42 ACR ±) AND LOT 3 OF DOCUMENT NUMBER 2015-046191, CITY OF LAHARBOR, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024



#### NOTES

- SEE SHEET 6 FOR MONUMENT NOTES.
- SEE SHEET 8 FOR EXISTING EASEMENTS, BASIS OF BEARINGS, AND REFERENCES.
- SEE SHEETS 13 AND 14 FOR LINE AND CURVE TABLES.

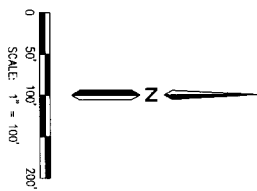
#### LEGEND

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

# TRACT 4167 RIVER ISLANDS - PHASE 1 TOWN CENTER

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

MARCH 2024

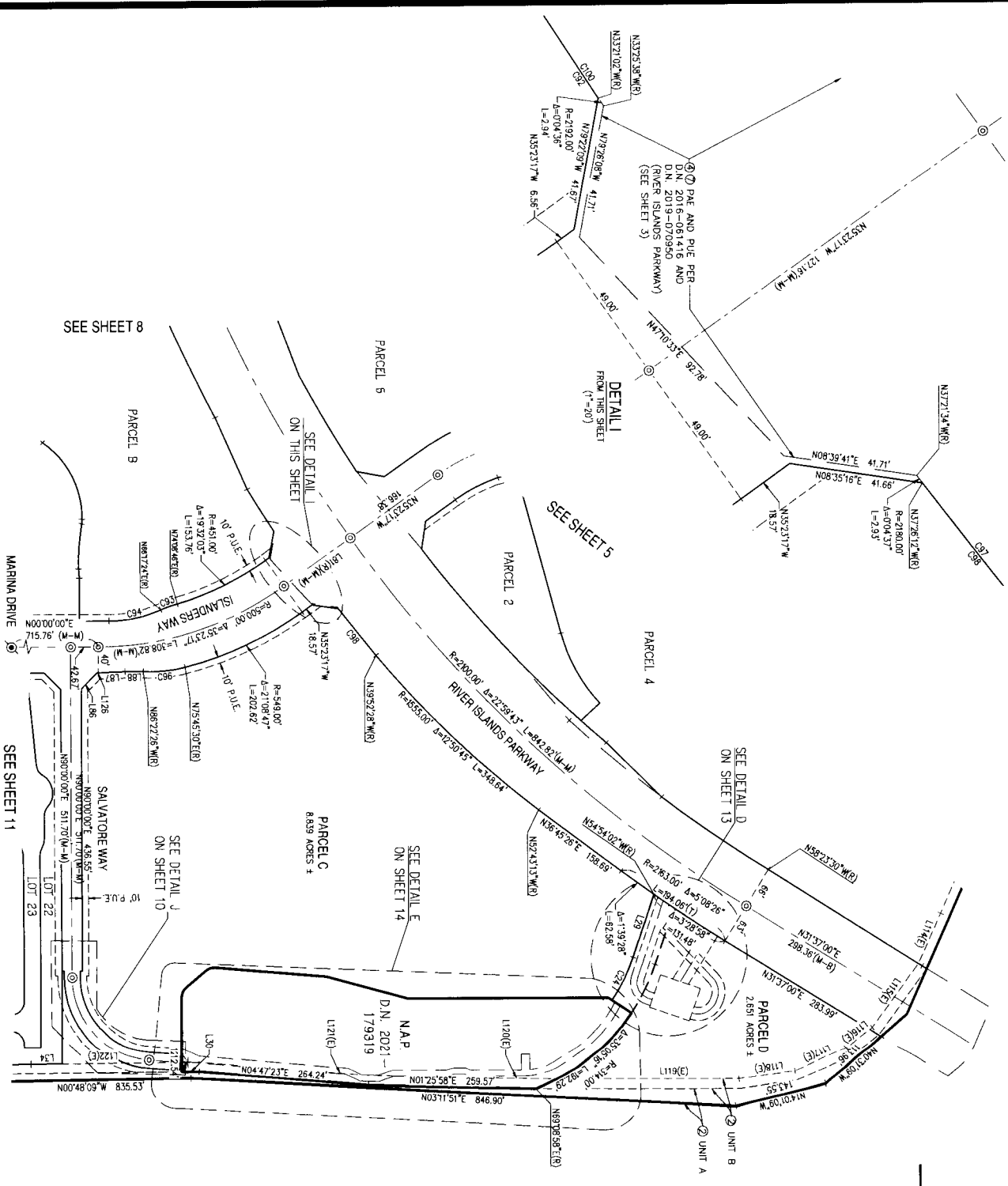


### NOTES

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

### LEGEND

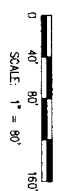
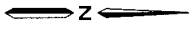
- 200.00' (R) MEASURED AND RECORD DATA PER REFERENCE (R)
- (R) DENOTES REFERENCE (R) - SEE REFERENCE LIST ON SHEET 3
- (M-M) MONUMENT TO MONUMENT
- (M-B) MONUMENT TO BOUNDARY
- (M-P) MONUMENT TO PROPERTY LINE
- (1) TOTAL
- (B) BOUNDARY
- D.N. DOCUMENT NUMBER
- N.A.P. NOT A PART
- P.A.E. PUBLIC ACCESS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



# TRACT 4167 RIVER ISLANDS - PHASE 1 TOWN CENTER

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

MARCH 2024

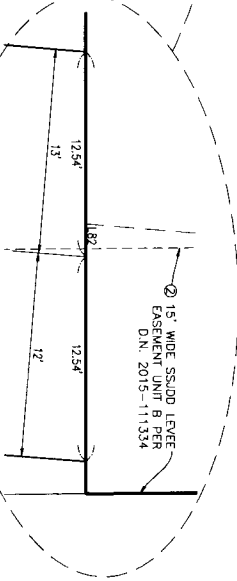
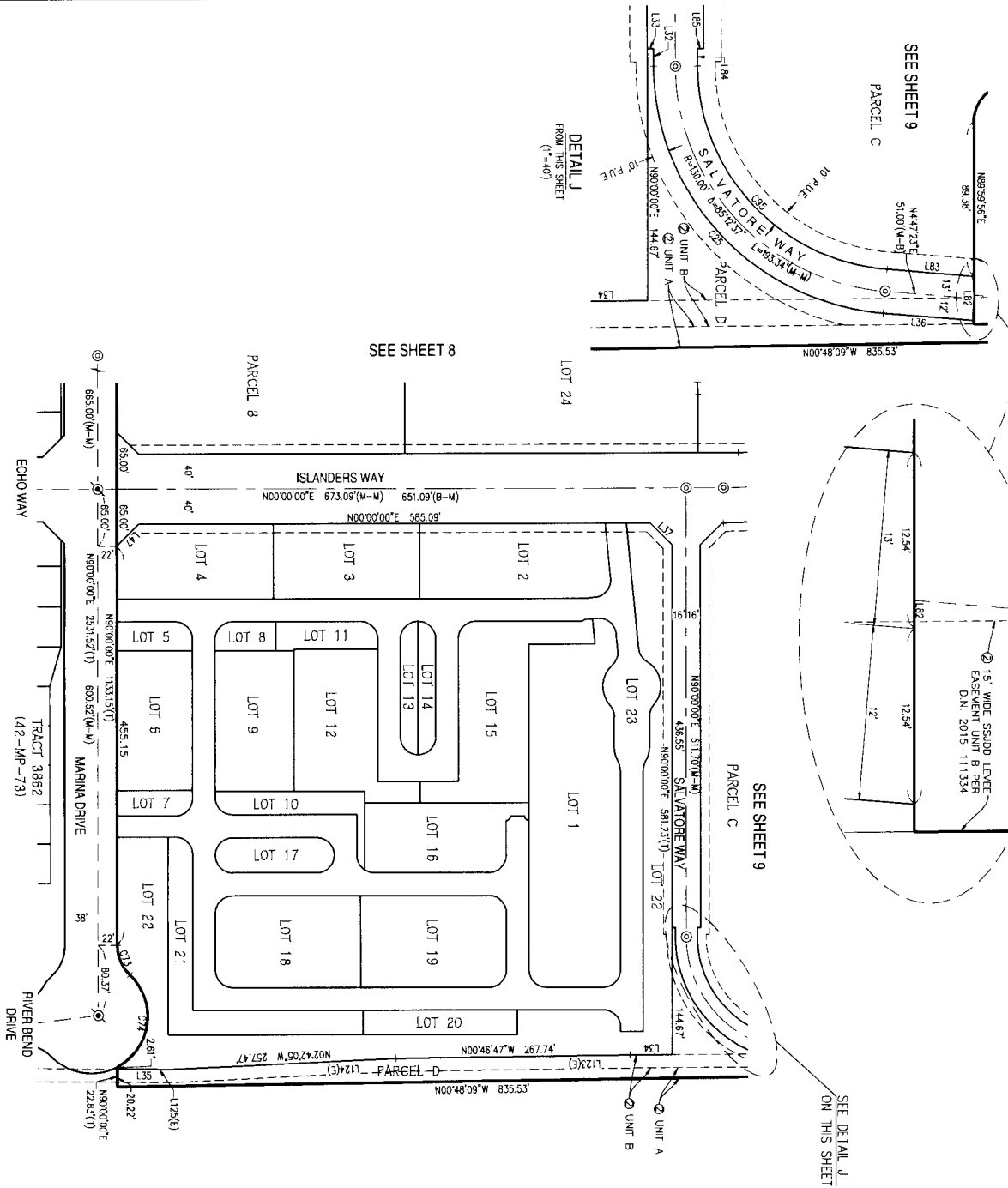


### NOTES

- SEE SHEET 3 FOR MONUMENT NOTES.
- SEE SHEET 3 FOR EXISTING EASEMENTS, BASIS OF BEARINGS, AND REFERENCES.
- SEE SHEETS 10 AND 14 FOR LINE AND CURVE TABLES.

### LEGEND

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

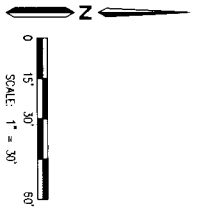


DETAIL J  
FROM THIS SHEET  
(1"=40')

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

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

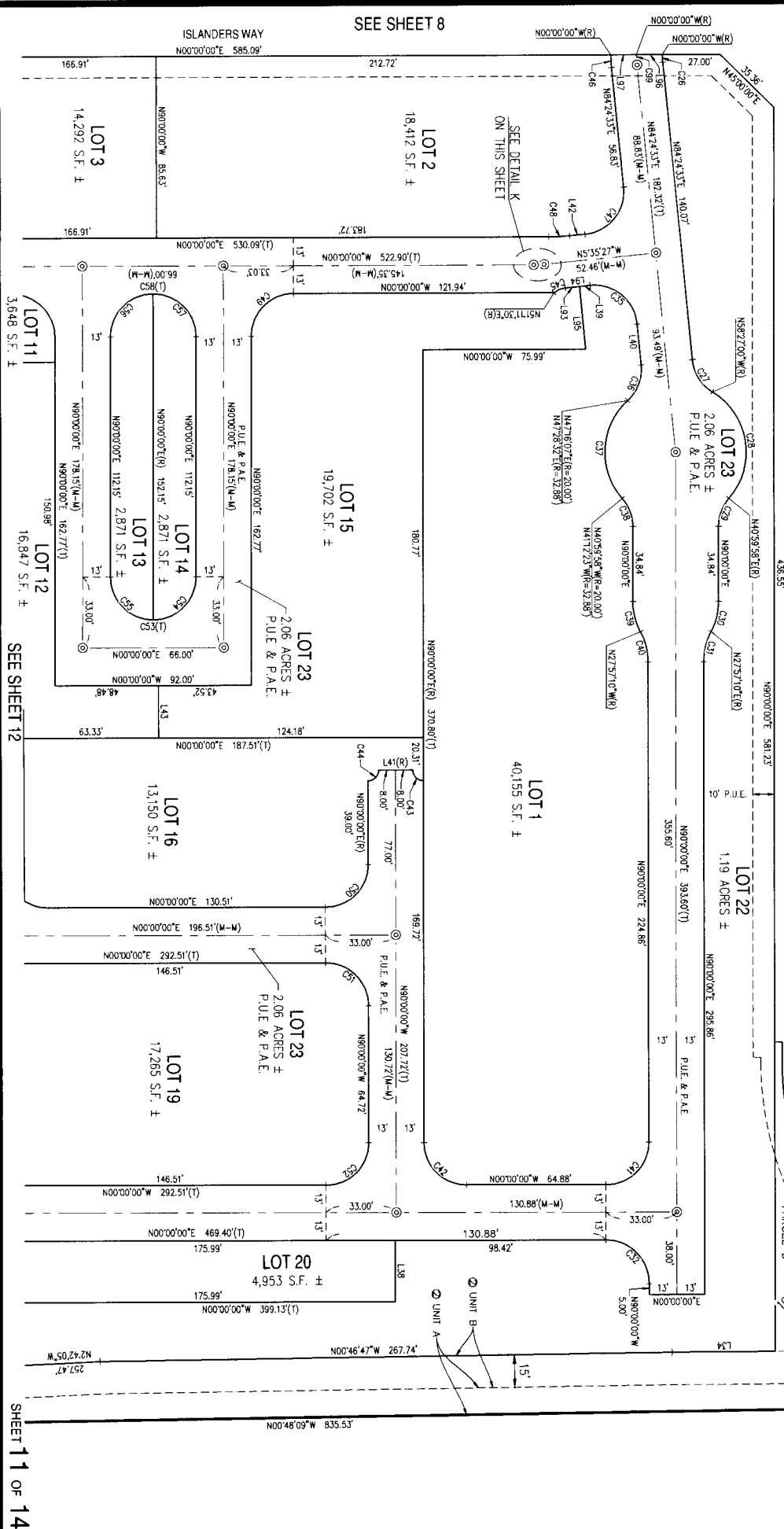
SEE SHEET 9



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

A PORTION OF RANCHO EL PESQUERO, BEING A SUBDIVISION OF LOT 1 OF DOCUMENT NUMBER 208, (6448) AND CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024



SHEET 11 OF 14

**NOTES**

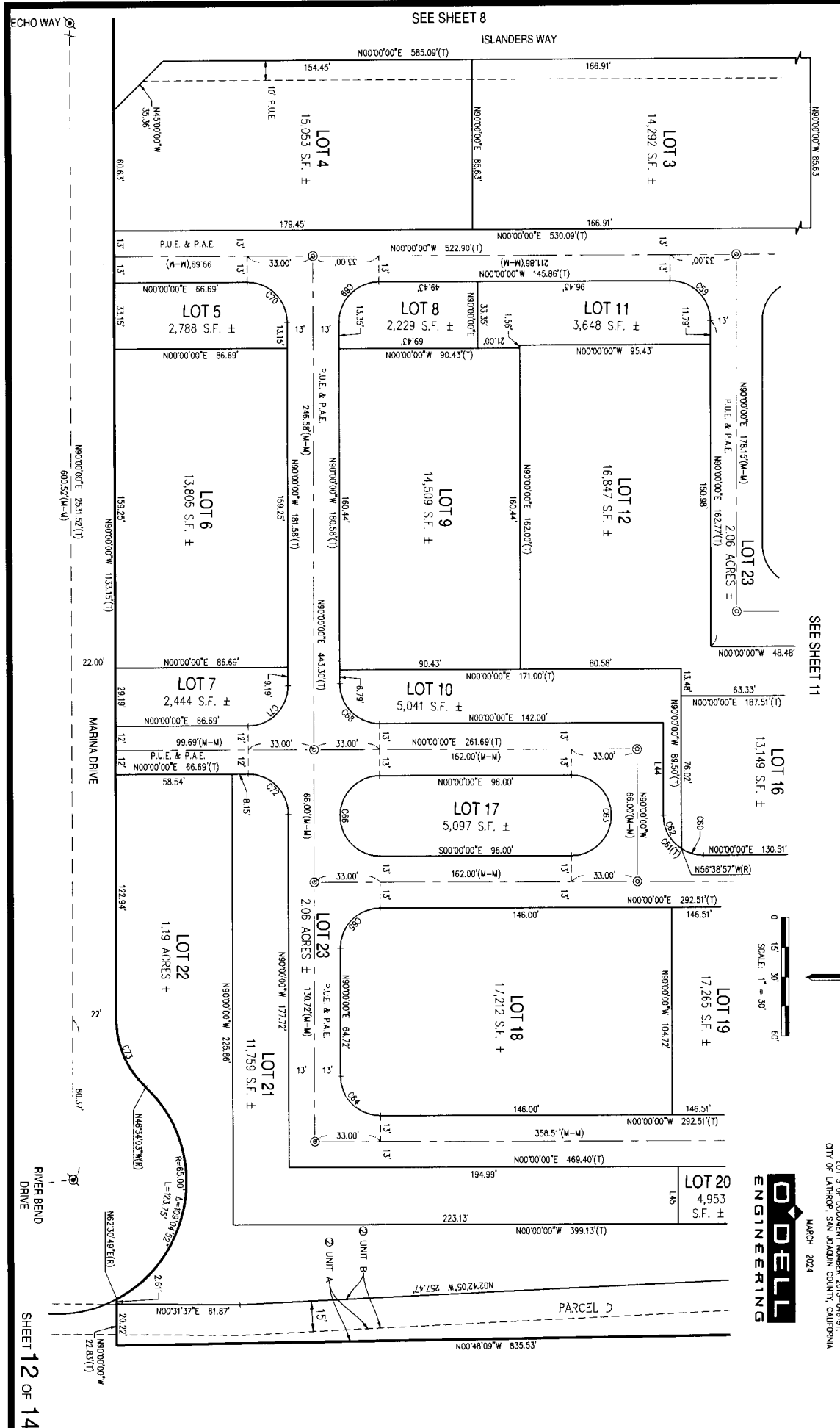
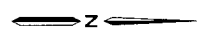
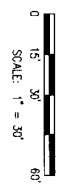
1. SEE SHEET 5 FOR MONUMENT NOTES.
2. SEE SHEET 5 FOR LEGEND.
3. SEE SHEET 3 FOR EXISTING EASEMENTS, BASIS OF BEARINGS, AND REFERENCES.
4. SEE SHEETS 13 AND 14 FOR LINE AND CURVE TABLES.

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

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 17 OF TRACT 3676 (42 MAP 58) AND LOT 3 OF DOCUMENT NUMBER 2015-046191, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA  
MARCH 2024



SEE SHEET 11



SEE SHEET 8

ECHO WAY

ISLANDERS WAY

MARINA DRIVE

RIVER BEND DRIVE

SHEET 12 OF 14

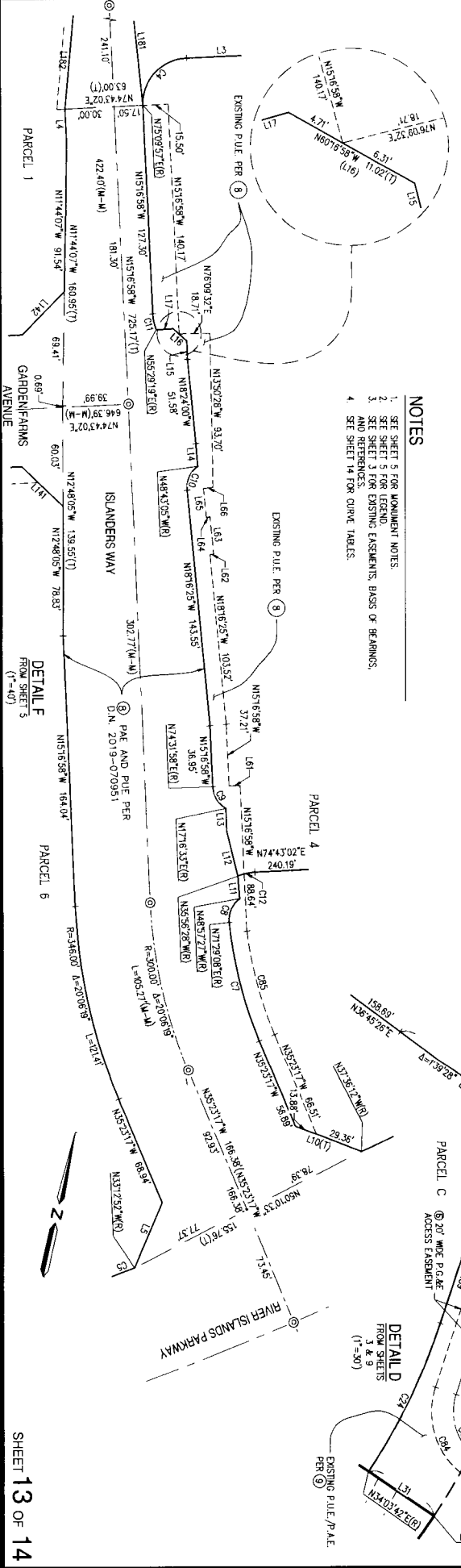
# TRACT 4167 RIVER ISLANDS - PHASE 1 TOWN CENTER

A PORTION OF RANCHO EL PESQUERO, BEING A SUBDIVISION OF PARCEL 17 OF TRACT 3876 (42 MAP 56) AND CITY OF LAHORE, SAN JOAQUIN COUNTY, CALIFORNIA  
MARCH 2024



LINE TABLE	LINE	DIRECTION	LENGTH
	L1	N45°00'00"E	21.21'
	L2	N00°00'00"E	63.72'
	L3	N74°43'02"E	101.11'
	L4	N16°16'58"W	19.88'
	L5	N01°55'55"E	43.22'
	L6	N68°09'34"E	119.60'
	L7	N70°15'46"E	10.26'
	L8	N64°19'50"W	120.48'
	L9	N90°00'00"E	277.99'
	L10	N87°29'44"W	43.24'
	L11	N17°59'43"W	13.27'
	L12	N28°13'45"W	28.11'
	L13	N1°25'19"W	13.28'
	L14	N17°44'47"W	13.28'
	L15	N1°18'53"W	11.05'
	L16	N68°16'58"W	11.02'
	L17	N72°44'56"E	10.52'
	L18	N45°52'52"E	119.53'
	L19	N45°00'00"E	42.43'
	L20	N45°00'00"E	42.43'
	L21	N1°25'21"E	122.00'
	L22	S84°08'16"E	27.06'
	L23	N67°08'16"W	45.87'
	L24	N16°16'58"W	3.75'
	L25	N74°43'02"E	1.98'
	L26	N45°00'00"E	35.36'
	L27	N45°00'00"E	35.36'
	L28	N45°00'00"E	35.36'
	L29	N71°16'46"W	102.04'
	L30	N22°14'2"E	27.14'
	L31	N34°03'42"E	36.00'
	L32	N90°00'00"E	10.15'
	L33	N00°00'00"E	3.50'
	L34	N02°42'2"W	48.31'
	L35	N03°37'E	61.87'
	L36	N41°23'E	52.05'
	L37	N45°00'00"E	35.36'
	L38	N90°00'00"E	28.15'
	L39	N53°27'2"W	5.00'
	L40	N84°24'3"E	19.24'
	L41	N00°00'00"E	16.00'
	L42	N53°27'2"W	7.17'
	L43	N90°00'00"E	24.50'
	L44	N90°00'00"E	46.00'
	L45	N90°00'00"E	28.15'
	L46	N71°16'46"W	78.09'
	L47	N45°00'00"E	35.36'
	L48	N64°16'46"E	61.34'
	L49	N44°37'46"W	33.70'
	L50	N841729'E	34.99'
	L51	N50°59'00"W	60.00'
	L52	N41°51'57"W	35.03'
	L53	N45°59'4"E	60.00'
	L54	N47°20'06"W	1.32'
	L55	N75°58'03"W	4.68'
	L56	N70°58'03"W	4.68'
	L57	N70°58'03"W	4.68'
	L58	N19°01'57"E	6.96'
	L59	N19°01'57"E	6.96'
	L60	N19°01'57"E	6.96'
	L61	N74°43'02"E	6.82'
	L62	N74°43'02"E	6.82'
	L63	N18°16'25"W	22.63'
	L64	N17°43'55"E	2.28'
	L65	N18°16'25"W	17.65'
	L66	N17°43'55"E	5.88'
	L67	N67°38'11"W	10.49'
	L68	N26°04'31"E	8.42'
	L69	N00°00'00"E	14.83'
	L70	N67°38'11"W	12.86'
	L71	N19°01'57"E	24.27'
	L72	N22°54'0"E	29.44'
	L73	N26°28'53"E	24.56'
	L74	N90°00'00"E	12.00'
	L75	N90°00'00"E	24.17'
	L76	N90°00'00"E	22.63'
	L77	N61°38'11"W	11.49'
	L78	N45°00'00"E	35.36'
	L79	N59°22'02"E	41.74'
	L80	N28°47'52"E	41.73'
	L81	N35°21'7"W	127.16'
	L82	N89°59'56"E	25.09'
	L83	N47°23'E	49.95'
	L84	N90°00'00"E	10.15'
	L85	N00°00'00"E	3.50'
	L86	N45°00'00"E	35.36'
	L87	N27°24'4"W	41.74'
	L88	N24°07'2"W	28.10'
	L89	N45°00'00"E	42.43'
	L90	N45°00'00"E	42.43'
	L91	N45°00'00"E	42.43'
	L92	N90°00'00"E	110.00'
	L93	N53°27'2"W	6.58'
	L94	N53°27'2"W	11.58'
	L95	N84°24'3"E	29.44'
	L96	N00°00'00"E	12.00'
	L97	N45°39'54"E	194.84'
	L98	N00°00'00"E	12.00'
	L99	N50°30'09"W	29.72'
	L100	N44°31'15"W	141.43'
	L101	N44°41'4"W	141.26'
	L102	N57°40'38"W	141.96'
	L103	N69°12'47"W	142.65'
	L104	N89°16'34"W	142.65'
	L105	N87°44'32"E	141.41'
	L106	N78°47'30"E	141.54'
	L107	N71°34'44"E	140.38'
	L108	N71°21'57"E	151.34'
	L109	N87°00'28"E	135.40'
	L110	N87°40'02"E	135.52'
	L111	N86°54'22"W	151.16'
	L112	N79°16'57"W	151.20'
	L113	N65°56'04"W	76.70'
	L114	N65°58'09"W	84.17'
	L115	N53°52'4"W	122.35'
	L116	N37°38'16"W	51.42'
	L117	N24°29'01"W	87.53'
	L118	N80°24'2"W	88.19'
	L119	N07°24'E	302.95'
	L120	N19°58'E	270.53'
	L121	N47°23'E	284.48'
	L122	N02°42'2"W	262.00'
	L123	N06°47'2"W	267.74'
	L124	N24°03'2"W	237.47'
	L125	N03°37'E	61.87'
	L126	N00°00'00"E	1.67'
	L127	N42°38'50"W	39.95'
	L128	N30°40'31"E	41.52'
	L129	N17°41'52"E	148.60'
	L130	N17°41'52"E	148.60'
	L131	N67°16'58"W	35.36'
	L132	N75°51'58"E	50.00'
	L133	N07°42'4"E	60.00'
	L134	N00°00'00"E	0.73'
	L135	N55°52'16"E	40.52'
	L136	N55°52'16"E	40.52'
	L137	N87°16'57"W	107.92'
	L138	N07°16'57"W	110.58'
	L139	N07°16'57"W	110.58'
	L140	N29°43'02"E	35.36'
	L141	N59°02'32"W	34.58'
	L142	N37°29'27"E	36.43'
	L143	N16°16'58"W	12.00'
	L144	N74°43'02"E	142.00'
	L145	N67°16'58"W	35.36'
	L146	N45°00'00"E	80.00'
	L147	N29°43'02"E	35.36'
	L148	N74°43'02"E	32.66'
	L149	N90°00'00"E	36.82'
	L150	N90°00'00"E	60.00'
	L151	N90°00'00"E	60.00'
	L152	N45°00'00"E	35.36'
	L153	N00°00'00"E	20.81'
	L154	N00°00'00"E	20.81'
	L155	N16°16'58"W	24.17'
	L156	N16°16'58"W	24.17'
	L157	N40°52'41"W	27.77'
	L158	N16°16'58"W	27.81'
	L159	S32°34'54"E	29.75'
	L160	N16°16'58"W	27.81'
	L161	N74°43'02"E	35.66'
	L162	N74°43'02"E	35.23'
	L163	N74°16'15"E	139.88'
	L164	N62°29'21"W	35.23'
	L165	N74°16'15"E	56.00'
	L166	N29°30'39"E	35.48'
	L167	N71°16'15"E	64.33'
	L168	N70°16'15"E	110.58'
	L169	N87°00'28"E	121.82'
	L170	N86°39'07"W	40.58'
	L171	N71°16'15"E	40.40'
	L172	N45°25'49"W	35.49'
	L173	N82°32'8"W	16.22'
	L174	N82°32'8"W	91.70'
	L175	N74°43'02"E	74.05'
	L176	N70°16'15"E	100.19'
	L177	N75°52'56"E	187.73'

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





# TRACT 4167 RIVER ISLANDS - PHASE 1 TOWN CENTER

A PORTION OF RANCHO EL PESQUERO, BEING A  
SUBDIVISION OF PARCEL 17 OF TRACT 3876 (42 MAP 56) AND  
LOT 3 OF DOCUMENT NUMBER 2015-045191,  
CITY OF LAHORE, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024



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

CURVE	RADIUS	DELTA	LENGTH
C1	100.00	2744.55'	48.43'
C2	55.50	4843.10'	47.18'
C3	27.81	9003.18'	43.71'
C4	204.00	4361.27'	175.28'
C5	2022.00	7427.19'	271.92'
C6	16.00	1652.24'	74.51'
C7	16.00	5933.25'	18.63'
C8	16.00	5715.24'	16.19'
C9	16.00	5933.20'	16.63'
C10	28.50	1913.43'	9.90'
C11	20.00	2039.30'	10.82'
C12	120.40	3325.13'	70.23'
C13	12.00	4630.94'	9.64'
C14	58.04	4710.01'	46.13'
C15	192.00	10571.9'	36.38'
C16	97.00	20242.55'	35.07'
C17	50.00	9511.56'	8.61'
C18	200.00	2230.36'	79.98'
C19	2163.00	079.62'	12.50'
C20	2163.00	079.62'	12.50'
C21	2163.00	079.62'	12.50'
C22	50.00	870.35'	7.14'
C23	370.00	10748.10'	69.76'
C24	278.00	15702.28'	74.44'
C25	142.50	8612.37'	211.93'
C26	38.00	535.27'	3.71'

CURVE	RADIUS	DELTA	LENGTH
C27	20.00	5251.34'	18.46'
C28	33.00	9928.58'	57.28'
C29	20.00	4059.58'	14.31'
C30	30.00	2757.10'	14.64'
C31	30.00	2757.10'	14.64'
C32	20.00	076.32'	31.42'
C33	2163.00	076.32'	10.40'
C34	2163.00	076.32'	10.41'
C35	20.00	9000.00'	31.42'
C36	20.00	5251.34'	18.45'
C37	32.88	8840.55'	50.89'
C38	20.00	4059.58'	14.31'
C39	30.00	2757.10'	14.64'
C40	30.00	2757.10'	14.64'
C41	20.00	9000.00'	31.42'
C42	20.00	9000.00'	31.42'
C43	5.00	9000.00'	7.85'
C44	5.00	9000.00'	7.85'
C45	10.00	3373.04'	5.80'
C46	62.00	535.27'	6.05'
C47	20.00	9000.00'	31.42'
C48	100.00	535.27'	9.78'
C49	20.00	9000.00'	31.42'
C50	20.00	9000.00'	31.42'
C51	20.00	9000.00'	31.42'

CURVE	RADIUS	DELTA	LENGTH
C52	20.00	9000.00'	31.42'
C53	20.00	18000.00'	62.83'
C54	20.00	9000.00'	31.42'
C55	20.00	9000.00'	31.42'
C56	20.00	9000.00'	31.42'
C57	20.00	9000.00'	31.42'
C58	20.00	18000.00'	62.83'
C59	20.00	9000.00'	31.42'
C60	20.00	3371.03'	11.64'
C61	20.00	9000.00'	31.42'
C62	20.00	5638.57'	19.77'
C63	20.00	18000.00'	62.83'
C64	20.00	9000.00'	31.42'
C65	20.00	9000.00'	31.42'
C66	20.00	18000.00'	62.83'
C67	34.00	15202.8'	84.07'
C68	20.00	9000.00'	31.42'
C69	20.00	9000.00'	31.42'
C70	20.00	9000.00'	31.42'
C71	20.00	9000.00'	31.42'
C72	20.00	9000.00'	31.42'
C73	47.00	4634.03'	38.20'
C74	65.00	10004.52'	123.75'
C75	310.00	4511.45'	265.89'
C76	40.00	6227.17'	43.60'

CURVE	RADIUS	DELTA	LENGTH
C77	40.00	9000.00'	62.83'
C78	30.00	9000.00'	47.12'
C79	20.00	9000.00'	31.42'
C80	20.00	6227.12'	21.80'
C81	30.00	6227.12'	32.70'
C82	15.00	8033.56'	23.45'
C83	25.00	8033.56'	30.08'
C84	35.00	8933.56'	54.71'
C85	244.00	1522.59'	65.24'
C86	162.00	1656.43'	47.91'
C87	107.00	2702.40'	54.24'
C88	28.00	2719.48'	13.35'
C89	2163.00	0707.24'	12.84'
C90	97.00	2255.28'	38.81'
C91	152.00	1656.43'	44.95'
C92	2192.00	2700.38'	76.92'
C93	200.00	751.22'	27.42'
C94	200.00	2342.36'	82.76'
C95	117.50	8517.37'	174.75'
C96	211.00	1752.04'	65.80'
C97	2190.00	2730.53'	95.69'
C98	2160.00	229.16'	92.76'
C99	50.00	5305.27'	4.88'
C100	2192.00	2705.15'	79.86'
C101	110.00	15847.33'	262.62'

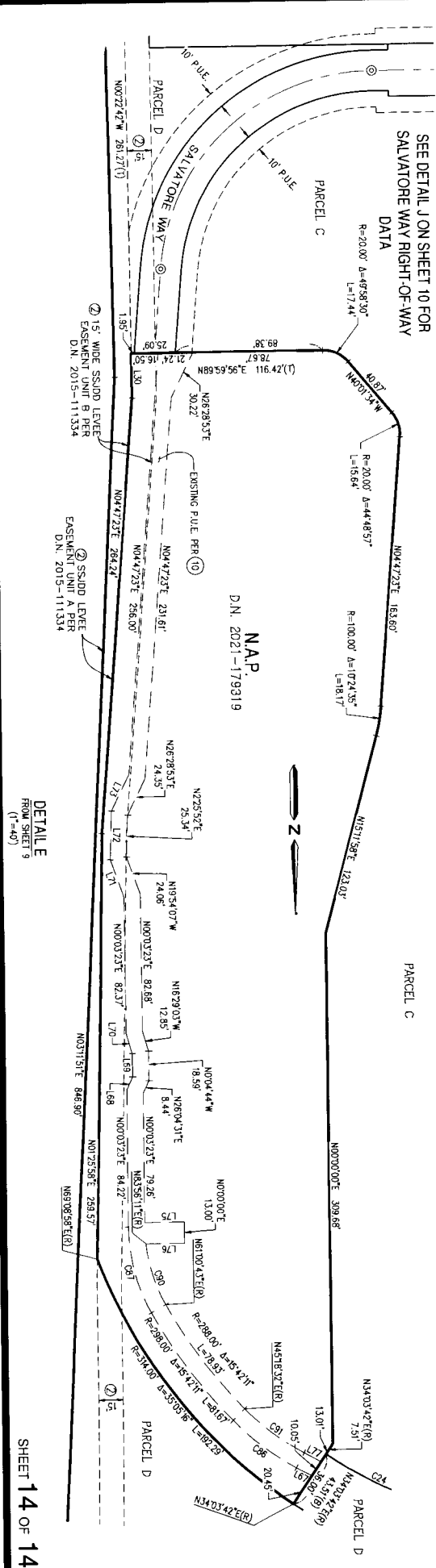
CURVE	RADIUS	DELTA	LENGTH
C102	110.00	033.31'	1.08'
C103	110.00	507.93'	97.26'
C104	110.00	1727.27'	33.52'
C105	110.00	1727.27'	33.52'
C106	110.00	507.93'	97.26'
C107	110.00	033.31'	1.08'
C108	750.00	907.90'	119.52'
C109	100.00	1938.20'	34.28'
C110	100.00	808.35'	14.15'
C111	282.00	2719.52'	124.98'
C112	2022.00	1788.50'	52.24'
C113	633.00	1516.58'	168.84'
C114	600.00	1516.58'	160.04'
C115	567.00	1516.58'	151.24'
C116	50.00	3050.48'	30.63'
C117	60.00	25071.37'	282.20'
C118	50.00	3050.48'	30.63'
C119	330.00	1516.58'	88.02'
C120	210.00	959.00'	47.05'
C121	967.00	233.43'	43.24'
C122	87.00	2338.51'	35.91'
C123	47.00	10038.02'	77.28'
C124	92.00	4845.34'	75.08'
C125	282.00	2613.40'	129.09'
C126	800.00	1042.09'	149.43'

CURVE	RADIUS	DELTA	LENGTH
C127	780.00	1042.57'	145.88'
C128	42.00	1270.25'	9.05'
C129	58.80	1008.17'	10.26'
C130	1212.00	3707.59'	69.56'
C131	58.00	1008.16'	10.26'
C132	42.00	1274.23'	9.38'
C133	1282.00	071.35'	8.05'
C134	800.00	1654.58'	244.06'
C135	1033.00	233.43'	46.19'
C136	12.00	4323.39'	9.09'
C137	318.00	3923.43'	218.65'
C138	814.00	3741.37'	50.82'
C139	17.00	939.50'	2.87'
C140	50.00	24822.28'	216.75'
C141	17.00	60749.10'	18.05'
C142	1267.00	1145.07'	299.88'
C143	786.00	1345.14'	188.79'
C144	1000.00	233.43'	44.72'
C145	822.00	505.43'	73.10'
C146	40.00	9711.37'	6.42'
C147	60.00	1325.04'	14.05'
C148	60.00	4317.21'	70.51'
C149	60.00	12708.45'	12.72'
C150	40.00	11151.37'	7.86'
C151	50.50	89272.27'	78.85'

CURVE	RADIUS	DELTA	LENGTH
C152	84.00	1911.34'	28.14'



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## ITEM 2.3

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

**ITEM:** APPROVE FINAL MAP, CFD ANNEXATION, IRREVOCABLE OFFER OF DEDICATION, AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 87 LOTS IN TRACT 4178 VILLAGE 40 WITHIN LAKE HARBOR WEST DISTRICT OF RIVER ISLANDS

**RECOMMENDATION:** Adopt Resolution Approving Final Map for Tract 4178 Village 40 within the Lake Harbor West District, Totaling 87 Single Family Lots, Annexation into CFD 2023-1, an Irrevocable Offer of Dedication, and a Subdivision Improvement Agreement with River Islands Development Area 1, LLC

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#### **SUMMARY:**

The proposed Final Map for Tract 4178, included as Attachment "E", is within the Lake Harbor West District of Phase 2 for the River Islands Project. River Islands Development Area 1, LLC (River Islands) is proposing eighty-seven (87) 52' x 100' single-family lots for Pulte Homes. A Vicinity Map is included as Attachment "B".

Staff recommends that the City Council approve the proposed Final Map Tract 4178, Lake Harbor Village 40 (Tract 4178), City of Lathrop Community Facilities District, Irrevocable Offer of Dedication (IOD), and a Subdivision Improvement Agreement (SIA), included as Attachment "C", with River Islands Development Area 1, LLC, by Resolution included as Attachment "A".

#### **BACKGROUND:**

On June 14, 2021, the City Council adopted resolutions and ordinances approving the River Islands modified Phase 2 Project and Vesting Tentative Subdivision Map (VTM) 6716. On November 14, 2022, City Council approved Large Lot Map Tract 4149 for 34 undevelopable parcels. On August 16, 2023, Planning Commission approved the Lake Harbor West Neighborhood Development Plan and Architectural Design Guidelines and Development Standards. The land for the proposed Final Map for Tract 4178 is within the geographic boundaries of VTM 6716, Large Lot Map Tract 4149, and the Lake Harbor West Neighborhood.

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

The total cost of the improvements for Tract 4178 is \$2,262,000, however, a large percentage of the improvements have already been constructed and therefore do not need to be guaranteed. Performance and labor & material securities have been provided with the SIA for Tract 4178 that guarantee the unfinished improvements in the amount of:

**MARCH 25, 2024, CITY COUNCIL SPECIAL MEETING**

**APPROVE FINAL MAP, CFD ANNEXATION, IOD, AND SIA FOR 87 LOTS IN TRACT 4178 VILLAGE 40 WITHIN LAKE HARBOR WEST DISTRICT OF RIVER ISLANDS**

Unfinished Improvement Total:	\$113,000
Performance Security (110% of Unfinished Improvements) Bond No. 0844442	\$124,300
Labor & Materials Security (50% of Performance Security) Bond No. 0844442	\$62,150

Sections 9 and 10 of the SIA for Tract 4178 require River Islands to construct Off-Site Improvements as well as comply with conditions for the use of temporary wastewater pump and haul. The conditions, terms, requirements, and guarantees associated with these items are documented in the Tract 4155 SIA approved by City Council on September 11, 2023 and are applicable to Tract 4178.

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

Tract 4178 will need to be annexed into different CFDs for maintenance purposes. The CFDs are for the City, Island Reclamation District (RD) 2062 and River Islands Public Financing Authority (RIPFA). Approval of Annexation into City of Lathrop CFD 2023-1 is proposed with this Council item. Annexation into additional CFDs administered by RD 2062 and RIPFA is required as part of the escrow instructions prior to recording of the final map.

River Islands has provided an Irrevocable Offer of Dedication for right-of-way purposes for the portion of Clawson Lane that fronts Tract 4178 (B5 of Attachment "D"). Clawson Lane is necessary for the access to Tract 4178 but is not part of the large parcel that encompasses Tract 4178 and therefore must be dedicated by a document separate from the Final Map.

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

**REASON FOR RECOMMENDATION:**

River Islands has fulfilled all of the requirements of the City’s subdivision ordinance as listed below:

<b>Documents</b>	<b>Status</b>
1. Final Map ready for signature	Completed
2. Subdivision Improvement Agreement	Completed
3. Performance Security – Uncompleted Landscaping and Miscellaneous Improvements	Received

**MARCH 25, 2024, CITY COUNCIL SPECIAL MEETING**

**APPROVE FINAL MAP, CFD ANNEXATION, IOD, AND SIA FOR 87 LOTS IN TRACT 4178 VILLAGE 40 WITHIN LAKE HARBOR WEST DISTRICT OF RIVER ISLANDS**

4.	Labor and Materials Security – Uncompleted Landscaping and Miscellaneous Improvements	Received
5.	Street Improvement, Landscape, Light & Joint Trench	Completed
6.	Geotechnical Report	Completed
7.	Agreement for Backbone Improvements and Parks (Agreement for Dedication, Inspection and Guarantee of Streets and Public Improvements)	Completed
8.	Approval of 3 <sup>rd</sup> Amendment to Development Agreement that guarantees creation of CFD for City Maintenance and Shortfalls, and Guarantee of Developer CFDs for Developer/other public agency Maintenance	Completed
9.	Allocation of Water and Sewer capacity	Completed
10.	Recommendation for approval from Stewart Tract Design Review Committee	Completed
11.	Submitted Certificate of Insurance, Tax Letter	Completed
12.	Submitted Preliminary Guarantee of Title	Completed
13.	Escrow Instructions	Completed
14.	Tract 4178 Lake Harbor – Village 40 – City of Lathrop Community Facilities District No. 2023-1 (River Islands Public Services and Facilities) Annexation No. 3	Approval pending with this item
15.	Irrevocable Offer of Dedication and Certificate of Acceptance	Approval pending with this item
<b>Fees</b>		<b>Status</b>
1.	Final Map plan check fee	Paid
2.	Improvement Plans - Plan check and inspection fees	Paid
3.	Sierra Club Settlement fee	To be paid in escrow

**FISCAL IMPACT:**

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

**MARCH 25, 2024, CITY COUNCIL SPECIAL MEETING**

**APPROVE FINAL MAP, CFD ANNEXATION, IOD, AND SIA FOR 87 LOTS IN TRACT 4178 VILLAGE 40 WITHIN LAKE HARBOR WEST DISTRICT OF RIVER ISLANDS**


**ATTACHMENTS:**

- A. Resolution Approving Final Map for Tract 4178 Village 40 within the Lake Harbor District, Totaling 87 Single Family Lots, Annexation into City of Lathrop CFD 2023-1, an Irrevocable Offer of Dedication, and a Subdivision Improvement Agreement with River Islands Development Area 1, LLC
- B. Vicinity Map – Lake Harbor – Tract 4178 Village 40
- C. Subdivision Improvement Agreement between the City of Lathrop and River Islands Development Area 1, LLC, a Delaware limited liability company, for Tract 4178, Lake Harbor - Village 40
- D. Escrow Instructions for Final Map Tract 4178 Lake Harbor Village 40, including;
  - Annexation into City of Lathrop CFD 2023-1 (B2 of Attachment "D")
  - Irrevocable Offer of Dedication Easement for Public Roadway Purposes for Clawson Lane (B5 of Attachment "D")
- E. Final Map – Tract 4178 Lake Harbor - Village 40

MARCH 25, 2024, CITY COUNCIL SPECIAL MEETING

APPROVE FINAL MAP, CFD ANNEXATION, IOD, AND SIA FOR 87 LOTS IN TRACT 4178 VILLAGE 40 WITHIN LAKE HARBOR WEST DISTRICT OF RIVER ISLANDS

APPROVALS

  
\_\_\_\_\_  
Bellal Nabizadah  
Assistant Engineer

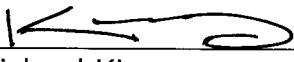
3/13/24  
Date

  
\_\_\_\_\_  
Brad Taylor  
City Engineer

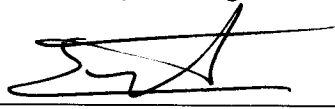
3/18/2024  
Date

  
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Cari James  
Finance Director

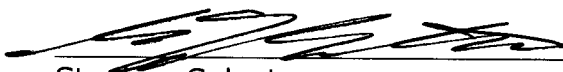
3/14/2024  
Date

  
\_\_\_\_\_  
Michael King  
Assistant City Manager

3.13.2024  
Date

  
\_\_\_\_\_  
Salvador Navarrete  
City Attorney

3-13-2024  
Date

  
\_\_\_\_\_  
Stephen Salvatore  
City Manager

3-18-24  
Date

**RESOLUTION NO. 24-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING FINAL MAP FOR TRACT 4178 VILLAGE 40 WITHIN THE LAKE HARBOR WEST DISTRICT, TOTALING 87 SINGLE FAMILY LOTS, ANNEXATION INTO CFD 2023-1, AN IRREVOCABLE OFFER OF DEDICATION, AND A SUBDIVISION IMPROVEMENT AGREEMENT WITH RIVER ISLANDS DEVELOPMENT AREA 1, LLC**

**WHEREAS**, on June 14, 2021, the City Council adopted resolutions and ordinances approving the River Islands modified Phase 2 Project and Vesting Tentative Subdivision Map (VTM) 6716; and

**WHEREAS**, on November 14, 2022, City Council approved Large Lot Map Tract 4149 for 34 undevelopable parcels; and

**WHEREAS**, the land for the proposed Final Map for Tract 4178, Lake Harbor West Village 40 (Tract 4178), is within the geographic boundaries of VTM 6716, Large Lot Map Tract 4149, and the Lake Harbor West Neighborhood; and

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

**WHEREAS**, River Islands Development Area 1, LLC, (hereinafter referred to as "River Islands") provided performance and labor & material securities with the SIA for Tract 4178 that guarantee the unfinished improvements for Tract 4178 in the amount as follows:

Unfinished Improvement Total:	\$113,000
Performance Security (110% of Unfinished Improvements) Bond No. 0844442	\$124,300
Labor & Materials Security (50% of Performance Security) Bond No. 0844442	\$62,150

; and

**WHEREAS**, sections 9 and 10 of the SIA for Tract 4178 requires River Islands to construct Off-Site Improvements as well as comply with conditions for the use of temporary wastewater pump and haul. The conditions, terms and requirements associated with these items are documented in the Tract 4155 SIA approved by City Council on September 11, 2023 and are applicable to this Tract 4178; and

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



**WHEREAS**, Tract 4178 needs to be annexed to the three different Community Facilities Districts (CFDs) for maintenance purposes. Staff recommends that Council approve Annexation No. 3 into City of Lathrop CFD 2023-1. Additional CFDs administered by Island Reclamation District 2062 and River Islands Public Financing Authority are recorded and included as part of the escrow instructions; and

**WHEREAS**, Clawson Lane is necessary for the access to Tract 4178 but is not part of the large parcel that encompasses Tract 4178 and therefore must be dedicated by a document separate from the Final Map. River Islands has provided an Irrevocable Offer of Dedication for right-of-way purposes for the portion of Clawson Lane that fronts and provides access to Tract 4178; and

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

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

1. The Final Map for Tract 4178 and is hereby approved as submitted for recordation with the San Joaquin County Assessor/Recorder/County Clerk Office once the terms and conditions of the escrow instructions are met.
2. The City Manager, or their designee, is authorized to execute a Subdivision Improvement Agreement with River Islands in substantially the form as attached to the March 25, 2024 staff report.
3. Annexation into the City of Lathrop Community Facilities District No. 2023-1 (River Islands Public Services and Facilities) in substantially the form as attached to the March 25, 2024 staff report.
4. Irrevocable Offer of Dedication of Easement for portions of Clawson Lane - Tract 4178.

**PASSED AND ADOPTED** by the City Council of the City of Lathrop this 25<sup>th</sup> day of March 2024 by the following vote:

AYES:

NOES:

ABSTAIN:

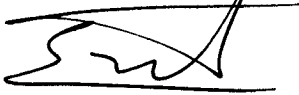
ABSENT:

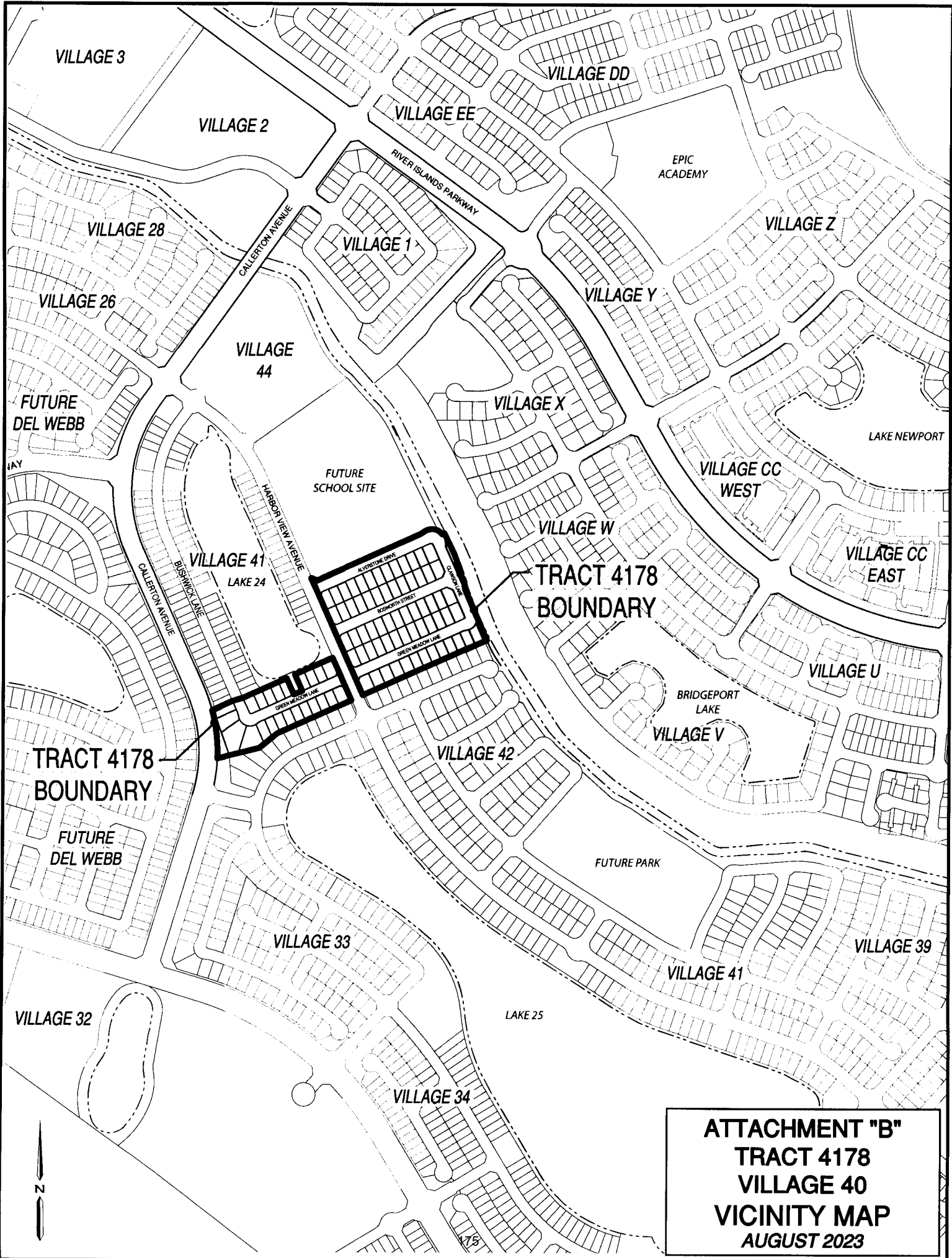
\_\_\_\_\_  
Sonny Dhaliwal, Mayor

**ATTEST:**

\_\_\_\_\_  
Teresa Vargas, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Salvador Navarrete, City Attorney



VILLAGE 3

VILLAGE 2

VILLAGE DD

VILLAGE EE

EPIC  
ACADEMY

VILLAGE 28

VILLAGE 1

VILLAGE Z

VILLAGE 26

VILLAGE  
44

VILLAGE Y

FUTURE  
DEL WEBB

VILLAGE X

LAKE NEWPORT

FUTURE  
SCHOOL SITE

VILLAGE CC  
WEST

VILLAGE CC  
EAST

VILLAGE 41  
LAKE 24

VILLAGE W

TRACT 4178  
BOUNDARY

VILLAGE U

TRACT 4178  
BOUNDARY

FUTURE  
DEL WEBB

BRIDGEPORT  
LAKE  
VILLAGE V

VILLAGE 42

FUTURE PARK

VILLAGE 33

VILLAGE 39

VILLAGE 41

VILLAGE 32

LAKE 25

VILLAGE 34

**ATTACHMENT "B"**  
**TRACT 4178**  
**VILLAGE 40**  
**VICINITY MAP**  
**AUGUST 2023**



**SUBDIVISION IMPROVEMENT AGREEMENT  
BETWEEN THE CITY OF LATHROP AND  
RIVER ISLANDS DEVELOPMENT AREA 1, LLC,  
FOR TRACT 4178 LAKE HARBOR WEST - VILLAGE 40 - 87 SINGLE FAMILY LOTS**

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**RECITALS**

A. This Agreement is made and entered into this **25<sup>th</sup> day of March 2024**, by and between the **CITY OF LATHROP**, a municipal corporation of the State of California (hereinafter "CITY") and **River Islands Development Area 1, LLC**, a Delaware 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 the CITY's Subdivision Regulations (City of Lathrop, Code of Ordinances, Chapter 16), SUBDIVIDER is required to make dedications and improve Tract 4178 Lake Harbor West-Village 40 (Tract 4178). However, SUBDIVIDER has completed a significant portion of public infrastructure improvements associated with Tract 4178 located within the Lake Harbor West District of River Islands Phase 2, which also includes major streets necessary to access the site. Performance and Labor & Material securities have been provided by SUBDIVIDER that guarantee the unfinished improvements for Tract 4178, in the amount shown in Section 8 of this Agreement.

C. SUBDIVIDER is required to construct certain off-site improvements (Off-Site Improvements) that support the West Village, Lake Harbor, and Paradise Cut Village Center Neighborhoods of River Islands Phase 2 (Neighborhoods). The Offsite Improvements are needed to provide public access, emergency vehicle access, and wastewater discharge for the Neighborhoods. Since construction of the Offsite Improvements are not complete, SUBDIVIDER has provided security with the Subdivision Improvement Agreement for Tract 4155 West Village Unit 1 (Tract 4155 SIA) as detailed in Table 1 of the Agreement. The conditions, terms, requirements, and guarantees associated with the Off-Site Improvements stated in the Tract 4155 SIA are applicable to Tract 4172, Tract 4173, and this Agreement.

D. As a condition of Final Map approval, SUBDIVIDER is required to provide wastewater conveyance to the City's Combined Treatment Facility (CTF) and treatment capacity to each parcel within the Final Map boundary. However, the Callerton Avenue Bridge, which is guaranteed with the Tract 4155 SIA, has not yet been constructed due to permitting delays and therefore the wastewater conveyance system for Phase 2 of the Project south/west of the main drain does not have the ability to convey wastewater to the CTF. Therefore, SUBDIVIDER requested approval with the Tract 4155 SIA of the use of temporary pump and haul of wastewater until the Callerton Avenue Lift Station and Bridge are constructed and conveyance of wastewater to the CTF is possible.

The conditions, terms and requirements associated with the pump and haul agreement as detailed in Section 10 of the Tract 4155 SIA are applicable to Tract 4172, Tract 4173, and this Agreement.

E. SUBDIVIDER has completed a portion of the joint trench improvements for Tract 4178 and as noted in Recital B, security shall be required for the unfinished portion of these improvements, along with other required infrastructure associated with Tract 4178. Improvement plans, and street light plans have already been approved by the City. The street, sidewalk, underground utility, storm drainage, streetlight and joint trench improvements (hereinafter "Improvements") are substantially completed and minor improvements not yet constructed as part of the required infrastructure for Tract 4178 are required security as outlined in this Agreement is required.

---

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

1. SUBDIVIDER shall complete construction of, or cause construction to be completed at its sole cost and expense, the Improvements for all of the lots within the Lake Harbor – Village 40 neighborhood, to the limits identified in Exhibit "A", including the public landscaping, streetlight and joint trench improvements. A Vicinity Map is included as Exhibit "B".

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

2. SUBDIVIDER shall complete the Improvements, including all deferred and unfinished improvements, prior to occupancy of the last home constructed in Tract 4178 that is conveyed to a private interest not associated with the transfer of title of Tract 4178 associated with the filing of Tract 4178 (homebuilder), prior to the completion and occupancy of the last production dwelling unit associated with Tract 4178, or March 25, 2025, whichever comes first. Such occupancy shall be documented by CITY in the form of a Certificate of Occupancy or Final Building Permit.

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

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

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

6. SUBDIVIDER guarantees and warrants that the Improvements shall be constructed in compliance with the standards set forth in Paragraph 1 above, free from any defects in work or labor done, and from any defects in materials furnished. Further, SUBDIVIDER shall repair and maintain the Improvements in good condition and in accordance with CITY specifications for one (1) year after CITY'S acceptance of the Improvements. As required by this Agreement, prior to acceptance of the Improvements, SUBDIVIDER shall deposit with the City Engineer a Warranty Bond in the amount of \$226,200, equal to 10% of the estimated cost of the Improvements for the Lake Harbor West - Village 40 neighborhood (\$2,262,000) as included in the Engineer's estimate attached to this Agreement as Exhibit "D", to insure SUBDIVIDER'S repair and warranty of the Improvements in accordance with the terms of this Agreement. The Warranty Bond shall be released at the end of the one year guarantee period, provided there are no claims against it are then outstanding.

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

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

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

8. Because the Improvements are not entirely complete, the SUBDIVIDER is required to only post Performance or Labor & Materials bonds to guarantee the unfinished improvements associated with Tract 4178 as included and described in Exhibit "D" of this Agreement. Performance and Labor & Material securities have been provided in the amount shown in Table 1 below. SUBDIVIDER shall also comply with CITY'S insurance requirements set forth on Exhibit "C" attached hereto and incorporated herein.

**Table 1 – Bond Values**

Unfinished Improvement Total:	\$113,000
Performance Bond (Bond No. 0844442):	\$124,300
Labor & Materials Bond (Bond No. 0844442):	\$62,150

9. SUBDIVIDER is required to construct certain off-site improvements (Off-Site Improvements) that support the West Village, Lake Harbor, and Paradise Cut Village Center Neighborhoods of River Islands Phase 2 (Neighborhoods). The Offsite Improvements are needed to provide public access, emergency vehicle access, and wastewater discharge for the Neighborhoods as described below. Since construction of the Offsite Improvements are not complete, SUBDIVIDER has provided security with the Subdivision Improvement Agreement for Tract 4155 West Village Unit 1 (Tract 4155 SIA) as detailed in Table 1 of the Agreement. The conditions, terms and requirements associated with the Off-Site Improvements stated in the Tract 4155 SIA are applicable to Tract 4172, Tract 4173, and this Agreement.

10. As a condition of Final Map approval, SUBDIVIDER is required to provide wastewater conveyance to the City’s Combined Treatment Facility (CTF) and treatment capacity to each parcel within the Final Map boundary. However, the Callerton Avenue Bridge, which is guaranteed with the Tract 4155 SIA, has not yet been constructed due to permitting delays and therefore the wastewater conveyance system for Phase 2 of the Project south/west of the main drain does not have the ability to convey wastewater to the CTF. Therefore, SUBDIVIDER requested approval with the Tract 4155 SIA of the use of temporary pump and haul of wastewater until the Callerton Avenue Lift Station and Bridge are constructed and conveyance of wastewater to the CTF is possible. The conditions, terms and requirements associated with the pump and haul agreement as detailed in Section 10 of the Tract 4155 SIA are applicable to Tract 4172, Tract 4173, and this Agreement.

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

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

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

14. SUBDIVIDER hereby agrees to, and shall hold CITY, its elective and appointive boards, commissions, officers, agents and employees (collectively, “Indemnitees”), harmless from any liability for damage or claims which may arise from SUBDIVIDER and/or SUBDIVIDER’S contractors, subcontractors, agents, or employees’ operations under this Agreement, whether such

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

15. 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.

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

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

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



19. SUBDIVIDER shall not assign this Agreement without the prior written consent of CITY. If such consent is given, the terms of this Agreement shall apply to and bind the heirs, successors, executors, administrators and assignees of SUBDIVIDER, and any heirs, successors, executors, administrators and assignees of the SUBDIVIDER and shall be jointly and severally liable hereunder.
20. The SUBDIVIDER shall, at the SUBDIVIDER'S expense, obtain and maintain all necessary permits and licenses for construction of the Improvements. Prior to the commencement of Improvement construction, the SUBDIVIDER shall obtain a City of Lathrop Business License. The SUBDIVIDER shall comply with all local, state, and federal laws, whether or not said laws are expressly stated in this Agreement.
21. 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 4178.
22. 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.

Subdivision Improvement Agreement (River Islands Development Area 1, LLC)  
Tract 4178 Lake Harbor West - Village 40

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

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

ATTACHMENTS:

- EXHIBIT A FINAL MAP - TRACT 4178
- EXHIBIT B TRACT 4178 LAKE HARBOR WEST - VILLAGE 40 AREA
- EXHIBIT C: CITY INSURANCE REQUIREMENTS
- EXHIBIT D: LAKE HARBOR WEST - VILLAGE 40 UNFINISHED IMPROVEMENTS  
AND FULL IMPROVEMENTS COST ESTIMATE

Subdivision Improvement Agreement (River Islands Development Area 1, LLC)  
Tract 4178 Lake Harbor West - Village 40

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

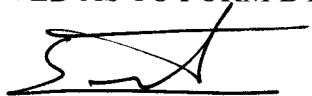
ATTEST: TERESA VARGAS  
City Clerk of and for the City  
of Lathrop, State of California

CITY OF LATHROP, a  
municipal corporation of the  
State of California

BY: \_\_\_\_\_  
Teresa Vargas                      Date  
City Clerk

BY: \_\_\_\_\_  
Stephen J. Salvatore              Date  
City Manager

APPROVED AS TO FORM BY THE CITY OF LATHROP CITY ATTORNEY

BY:  \_\_\_\_\_ 3-17-2024  
Salvador Navarrete              Date  
City Attorney

Subdivision Improvement Agreement (River Islands Development Area 1, LLC)  
Tract 4178 Lake Harbor West - Village 40

SUBDIVIDER

River Islands Development Area 1, LLC,  
a Delaware Limited Liability Company

BY: \_\_\_\_\_  
Susan Dell’Osso                      Date  
President  
“SUBDIVIDER”

Subdivision Improvement Agreement (River Islands Development Area 1, LLC)  
Tract 4178 Lake Harbor West - Village 40

**EXHIBIT "A"**

**FINAL MAP - TRACT 4178**

**OWNERS STATEMENT**

THE UNDERSIGNED, DOES HEREBY STATE THAT THEY ARE THE OWNERS OR HAVE SOME RECORD TITLE INTEREST IN THE LAND DESIGNATED AND EMBARRASSED WITHIN THE EXTERIOR BOUNDARY LINE OF THE HEREIN EMBODIED FINAL MAP ENTITLED, TRACT 4178, RIVER ISLANDS - PHASE 2, VILLAGE 40, CITY OF LATHROP, CALIFORNIA, CONSISTING OF SEVEN (7) SHEETS, MAP NO. 6716, AS SHOWN ON SAID MAP, AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

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

- TO THE CITY OF LATHROP FOR PUBLIC RIGHT-OF-WAY PURPOSES, THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS ALVERSTONE DRIVE, BOSWORTH STREET, BUSHWICK LANE, GREEN MEADOW LANE, AND CLAWSON LANE AS SHOWN ON THIS FINAL MAP.
- A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN PAVEMENT, UTILITY, FENCE, FENCE MAINTENANCE, AND APPURTENANCES HERETO, FOR THE BENEFIT OF THE PUBLIC, AS SHOWN ON THIS FINAL MAP DESIGNATED AS "P.U.E." (PUBLIC UTILITY EASEMENT).
- A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN THE SOUND WALLS UPON AND OVER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "W.E." (WALL EASEMENT).

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

- PARCELS A, B, C, D AND E TO THE CITY OF LATHROP FOR PURPOSES OF OPEN SPACE, LANDSCAPING, PUBLIC UTILITIES, FENCE MAINTENANCE, AND APPURTENANCES HERETO, FOR THE BENEFIT OF THE PUBLIC, AS SHOWN ON THIS FINAL MAP.
- THE UNDERSIGNED DOES HEREBY RELINQUISH TO THE CITY OF LATHROP ALL ABUTTERS RIGHT OF ACCESS TO LOTS 13, 14, 23, 35, 36, 48, 49, 61, 62, 74 AND 75 ALONG THE LOT LINES AS INDICATED BY THE SYMBOL ||||| AS SHOWN ON THIS FINAL MAP.
- TO ENSURE MUNICIPAL WATER SERVICES TO ALL LOTS SHOWN UPON THIS MAP, ALL GROUND WATER RIGHTS THAT THE UNDERSIGNED MAY HAVE WITHIN THE DISTINGUISH BORDER UPON THIS MAP, HEREBY ARE DEDICATED TO THE CITY OF LATHROP.
- THE UNDERSIGNED DOES HEREBY RESERVE PARCELS F AND G FOR PURPOSES OF OPEN SPACE, LANDSCAPING, PUBLIC UTILITIES, FENCE MAINTENANCE, AND APPURTENANCES HERETO, FOR THE BENEFIT OF THE PUBLIC, AND WALL TRANSFER TO ISLANDS RECLAMATION DISTRICT 2062 BY SEPARATE DOCUMENT.

OWNERS: RIVER ISLANDS DEVELOPMENT AREA 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: NAME: SUSAN DEL'ROSSO DATE: \_\_\_\_\_  
TITLE: PRESIDENT

**TRUSTEES STATEMENT**

OLD REPUBLIC TITLE COMPANY, AS TRUSTEE, UNDER 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 2022-432038, AND THE PREVIOUS MORTGAGE DOCUMENT RECORDED NOVEMBER 23, 2022 AS DOCUMENT NUMBER 2022-432038, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
BY: NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

**ACKNOWLEDGEMENT CERTIFICATE (OWNER)**

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

STATE OF CALIFORNIA }  
COUNTY OF SAN JOAQUIN }

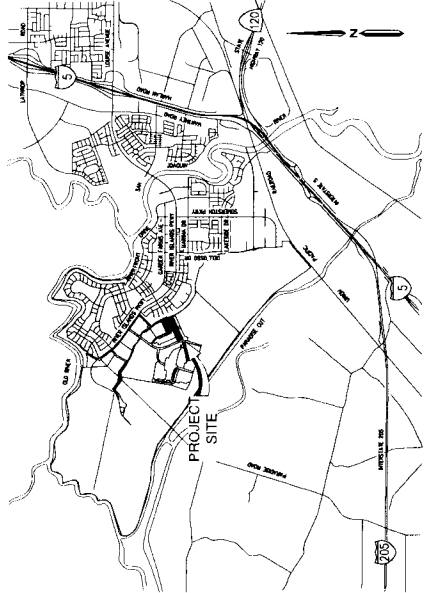
ON \_\_\_\_\_, 2024, BEFORE ME, \_\_\_\_\_ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/HEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.  
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:  
SIGNATURE: \_\_\_\_\_  
NAME (PRINT): \_\_\_\_\_  
PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_  
MY COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**TRACT 4178  
RIVER ISLANDS - PHASE 2  
VILLAGE 40**

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCELS 7 AND 20 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 ACCORDS TO VESTING TENTATIVE MAP NO. 6716 RECOMMENDED BY THE PLANNING COMMISSION AND APPROVED BY THE CITY COUNCIL PER RESOLUTION NO. 21-4908.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

RICARDO CABUJAT, 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 4178, RIVER ISLANDS-PHASE 2, VILLAGE 40, CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP NO. 6716, AND ANY APPROVED ALTERNATIONS THEREOF. I AM NOT PROVIDING ANY GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN ON THIS FINAL MAP. THIS 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, R.G.E. 92823  
CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA



**RECORDER'S STATEMENT**

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

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

**ACKNOWLEDGEMENT CERTIFICATE (TRUSTEE)**

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

STATE OF CALIFORNIA }  
COUNTY OF SAN JOAQUIN }

ON \_\_\_\_\_, 2024, BEFORE ME, \_\_\_\_\_ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/HEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:  
SIGNATURE: \_\_\_\_\_  
NAME (PRINT): \_\_\_\_\_  
PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_  
MY COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

EXEMPT FROM FEE PER GOVERNMENT CODE 27386.1; DOCUMENT SUBJECT TO CONNECTION WITH A CONCURRENT TRANSFER SUBJECT TO THE IMPOSITION OF DOCUMENTARY TRANSFER TAX

# TRACT 4178 RIVER ISLANDS - PHASE 2 VILLAGE 40

A PORTION OF RANCHO EL PESCADERO, BEING A  
SUBDIVISION OF PARCELS 7 AND 20 OF TRACT 4149 (44 MAP 52), CITY  
OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024



### CITY SURVEYOR'S STATEMENT

I, GARRY A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF TRACT  
4178, RIVER ISLANDS - PHASE 2, VILLAGE 40, AND I AM  
SATISFIED THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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



### SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY  
IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE  
AT THE REQUEST OF RIVER ISLANDS DEVELOPMENT AREA 1, LLC, ON MARCH 23, 2023. I HEREBY  
STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR  
THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR  
AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED VESTING  
TENTATIVE MAP.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

DYLAN GRAMFORD, P.L.S. NO 7788



### RECITALS

- RIGHT TO FARM STATEMENT.  
PER CITY OF LATHROP MUNICIPAL CODE OF ORDINANCES, TITLE 15, CHAPTER 15.48.04, THE CITY  
OF LATHROP PERMITS OPERATION OF PROPERTY CONDUCTED AGRICULTURAL OPERATIONS WITHIN  
CITY LIMITS PROVIDED THAT THE OPERATOR USES AGRICULTURAL FERTILIZERS AND PESTICIDES, YOU ARE  
HEREBY NOTICED THAT THE PROPERTY YOU ARE OPERATING IS SUBJECT TO THE CITY'S JURISDICTION  
AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO INCONVENIENCE OR  
DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND  
PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATIONS,  
CULTIVATION, FLOWING, SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL  
WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DEPRECIATION, AND OTHER  
OPERATIONS AND ACTIVITIES THAT ARE NECESSARY TO AGRICULTURAL OPERATIONS. OUTSIDE  
THE CITY'S JURISDICTION, CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT  
MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT  
AS NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.  
A SOIL REPORT ENTITLED "GEOCHEMICAL EXPLORATION, RIVER ISLANDS PHASE 1, LATHROP,  
CALIFORNIA" PREPARED BY GLOUCESTER & ASSOCIATES, INC., INCORPORATED, JOSEF J. TOTTLE, G.E. NO. 2677, AND  
IS ON FILE WITH THE CITY OF LATHROP.  
TRACT 4178, RIVER ISLANDS-PHASE 2, VILLAGE 40, CONTAINS 87 RESIDENTIAL LOTS WITH A  
TOTAL OF 11,298 ACRES, MORE OR LESS. PARCELS A THROUGH G CONTAINING .592 ACRES, MORE  
OR LESS, AND ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP WHICH INCLUDE 4.927  
ACRES, MORE OR LESS, AS SHOWN ON THIS FINAL MAP (PLEASE REFER TO THE AREA TABLE  
BELOW).
- RECLAIMED ISLANDS LAND COMPANY, RESERVATION FOR OIL, GAS, MINERALS, AND OTHER  
HYDROCARBON RESOURCES LYING BELOW A DEPTH OF 500 FEET, PER DOCUMENT NUMBER  
2001-01046777, S.J.C.R.
- THE FOLLOWING REAL PROPERTY IS DEDICATED BY RIVER ISLANDS DEVELOPMENT AREA 1, LLC, A  
DIVISION OF LATHROP SHALL RECOVER THE PROPERTY TO THE SUBDIVIDER, IF THE CITY MAKES A  
DETERMINATION THAT PURSUANT TO GOVERNMENT CODE SECTION 66477.5 THE SAME PURPOSE FOR  
WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST.

TRACT 4178 AREA SUMMARY	
LOTS 1 THROUGH 87	11,298 ACRES
STREET DEDICATIONS	4.927 ACRES
PARCELS A THROUGH G	.592 ACRES
TOTAL	16.817 ACRES

BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER  
1214023085-LR (VERSION 3), DATED SEPTEMBER 27, 2023, PROVIDED BY OLD REPUBLIC TITLE  
COMPANY.

### EASEMENT ABANDONMENT NOTE

THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT FOR PUBLIC PURPOSES RECORDED JUNE 9,  
2023, AS DOCUMENT NUMBER 2023-045592, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY,  
WITHIN TRACT 4178 IS BEING ABANDONED BY THIS FINAL MAP. PLEASE REFER TO THE CITY  
CLERK'S STATEMENT ON SHEET 1.

### REFERENCES

- (R) 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)

### SIGNATURE OMISSIONS

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

- RECLAIMED ISLANDS LAND COMPANY, RESERVATION FOR OIL, GAS, MINERALS, AND OTHER  
HYDROCARBON RESOURCES LYING BELOW A DEPTH OF 500 FEET, PER DOCUMENT NUMBER  
2001-01046777, S.J.C.R.

### CERTIFICATE OF DEDICATION

THE FOLLOWING REAL PROPERTY IS DEDICATED BY RIVER ISLANDS DEVELOPMENT AREA 1, LLC, A  
DIVISION OF LATHROP SHALL RECOVER THE PROPERTY TO THE SUBDIVIDER, IF THE CITY MAKES A  
DETERMINATION THAT PURSUANT TO GOVERNMENT CODE SECTION 66477.5 THE SAME PURPOSE FOR  
WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST.

- PARCELS A THROUGH G, FOR PURPOSES OF LANDSCAPE OPEN SPACES INCLUDING PUBLIC  
UTILITIES.

THE CITY OF LATHROP SHALL RECOVER THE PROPERTY TO THE SUBDIVIDER, IF THE CITY MAKES A  
DETERMINATION THAT PURSUANT TO GOVERNMENT CODE SECTION 66477.5 THE SAME PURPOSE FOR  
WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST.

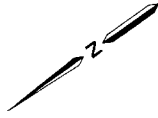
# TRACT 4178 RIVER ISLANDS - PHASE 2 VILLAGE 40

A PORTION OF RANCHO EL PESADERO, BEING A  
SUBDIVISION OF PARCELS 7 AND 20 OF TRACT 4149 (44 MAP 52), CITY  
OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024



## BOUNDARY SHEET



### BASIS OF BEARINGS

THE BEARING OF NORTH 24°05'20" WEST BETWEEN FOUND MONUMENTS ALONG  
CALLERTON AVENUE AS SHOWN ON TRACT 4149, FILED DECEMBER 15, 2022, IN  
SAN JOAQUIN COUNTY, CALIFORNIA, IS THE BASIS OF BEARINGS SHOWN ON THIS MAP (ZONE  
3, NAD83). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

### NOTES

- SEE SHEET 2 FOR REFERENCES

### LEGEND

- BOUNDARY
- LOT LINE OR RIGHT-OF-WAY LINE
- EASEMENT LINE
- CENTERLINE
- /////// RESTRICTED ACCESS

- 200.00' (R1) MEASURED AND RECORD DATA PER REFERENCE (R1)
- (R1) DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 2
- (M-W) MONUMENT TO MONUMENT
- (M-BC) MONUMENT TO BEGINNING OF CURVE
- (M-B) MONUMENT TO BOUNDARY
- MAP AND PLATS (BOOK & PAGE) MAP
- (R) RADIAL BEARING
- (T) TOTAL
- (B) BOUNDARY
- DN DOCUMENT NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT
- W.E. WALL EASEMENT
- 11/01(R1) LINE, CURVE, RADIAL LINE
- ① EASEMENT REFERENCE NUMBER - SEE SHEET 2

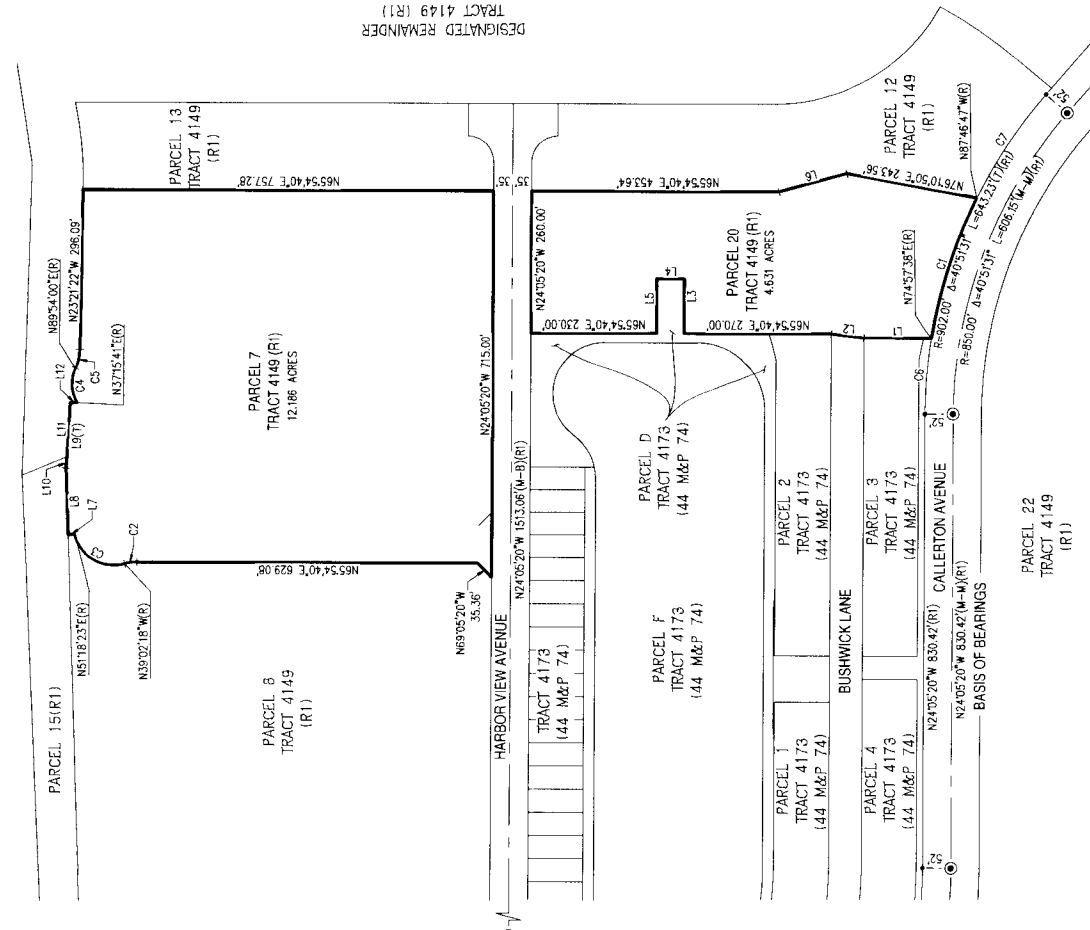
### MONUMENTATION NOTES

- ⊙ FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"

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

LINE #	DIRECTION	LENGTH
L1	N65°54'40"E	124.23'
L2	N73°30'20"E	60.53'
L3	N24°35'20"W	100.00'
L4	N65°54'40"E	51.14'
L5	N24°35'20"W	100.00'
L6	N50°53'49"E	128.66'
L7	N83°51'46"E	12.00'
L8	N26°08'14"W	124.13'
L9	N20°51'51"W	120.60'
L10	N20°51'51"W	20.33'
L11	N20°51'51"W	100.27'
L12	N65°54'40"E	12.76'

CURVE #	RADIUS	DELTA	LENGTH
C1	902.00'	17°15'35"	271.72'
C2	87.00'	14°45'58"	22.70'
C3	75.50'	90°20'41"	119.05'
C4	79.00'	52°38'19"	87.07'
C5	87.00'	23°15'22"	35.31'
C6	902.00'	97°02'58"	142.47'
C7	902.00'	14°32'57"	229.04'





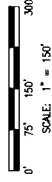
# TRACT 4178 RIVER ISLANDS - PHASE 2 VILLAGE 40

A PORTION OF RANCHO EL PESADERO, BEING A  
SUBDIVISION OF PARCELS 7 AND 20 OF TRACT 4149 (44 MAP 52), CITY  
OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH, 2024

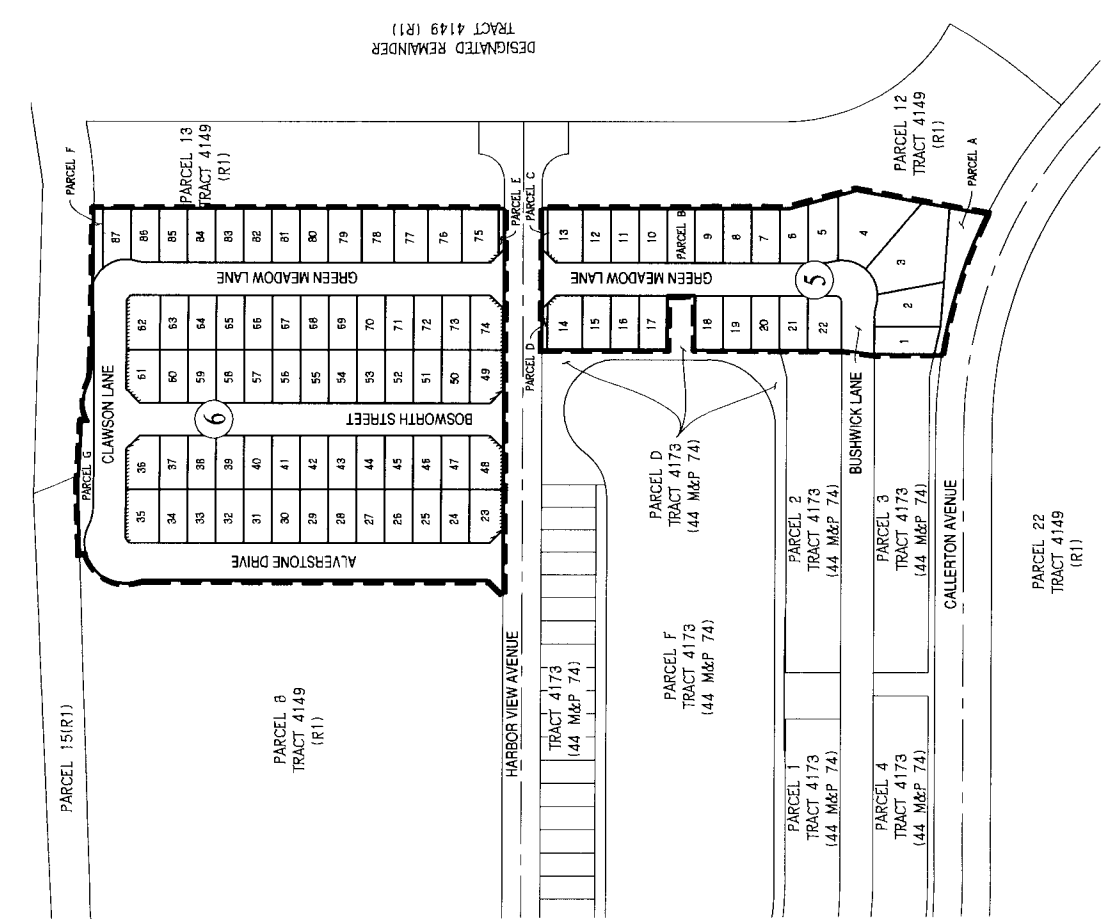


## SHEET INDEX



### LEGEND

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



# TRACT 4178 RIVER ISLANDS - PHASE 2 VILLAGE 40

A PORTION OF RANCHO EL PESQUERO, BEING A  
SUBDIVISION OF PARCELS 7 AND 20 OF TRACT 1418 (44 MAP 52), CITY  
OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024

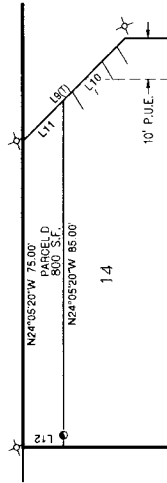
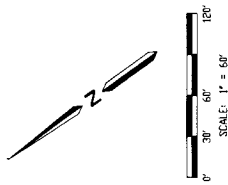


## MONUMENTATION NOTES

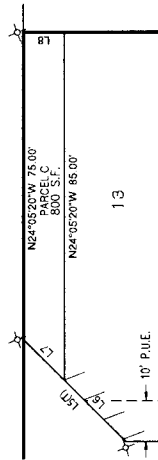
- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ✕ FOUND 5/8" REBAR W/ PLASTIC PLUG "PLS 7788", AS NOTED
- SET 1.00" WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE, 5/8" 2x4 REBAR W/ PLASTIC PLUG "PLS 7788"
- T SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1.17" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS
- ✕ SET 1.00" WITNESS CORNER (W.C.), IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788"

## NOTES

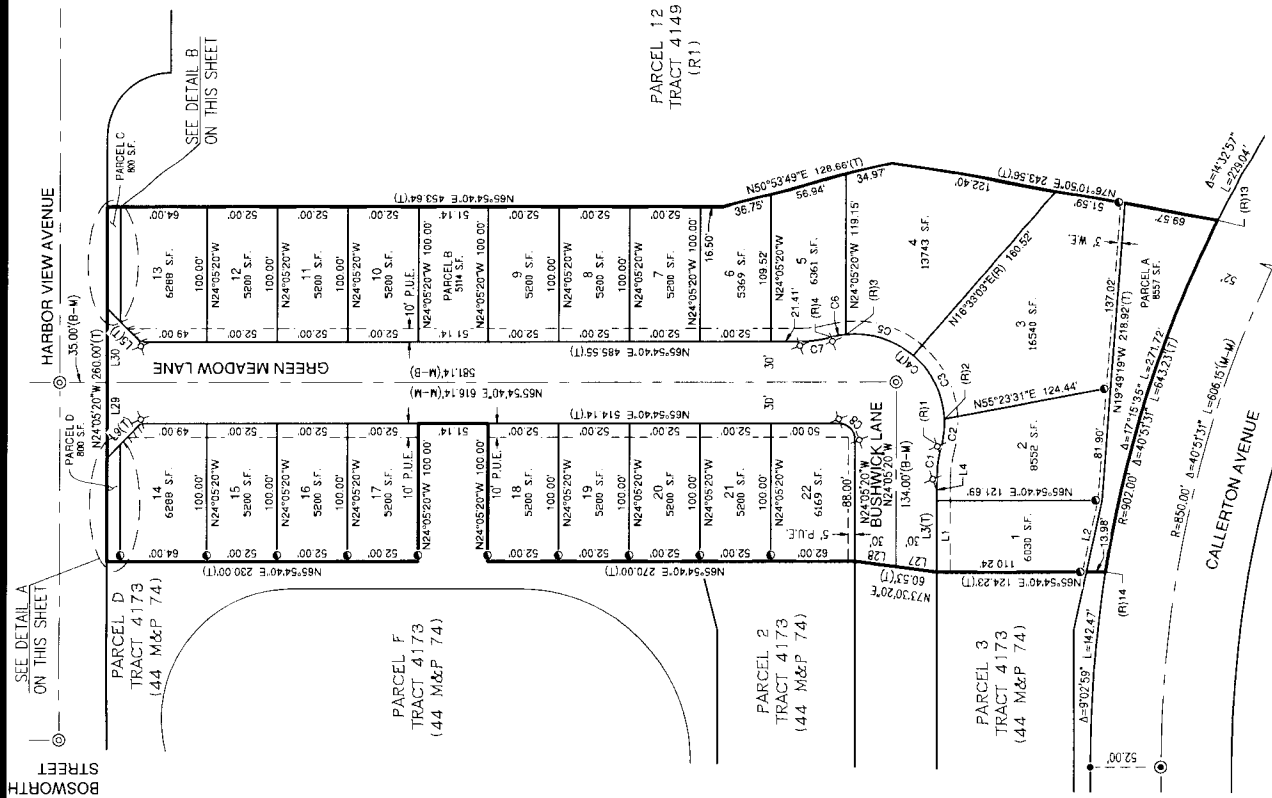
1. SEE SHEET 2 FOR REFERENCES
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 7 FOR LINE AND CURVE TABLES.



DETAIL A  
FROM THIS SHEET



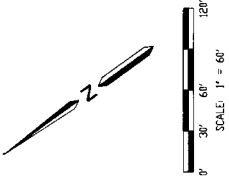
DETAIL B  
FROM THIS SHEET



# TRACT 4178 RIVER ISLANDS - PHASE 2 VILLAGE 40

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCELS 7 AND 20 OF TRACT 4149 (44 MAP 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024

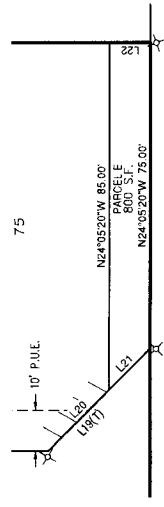


## MONUMENTATION NOTES

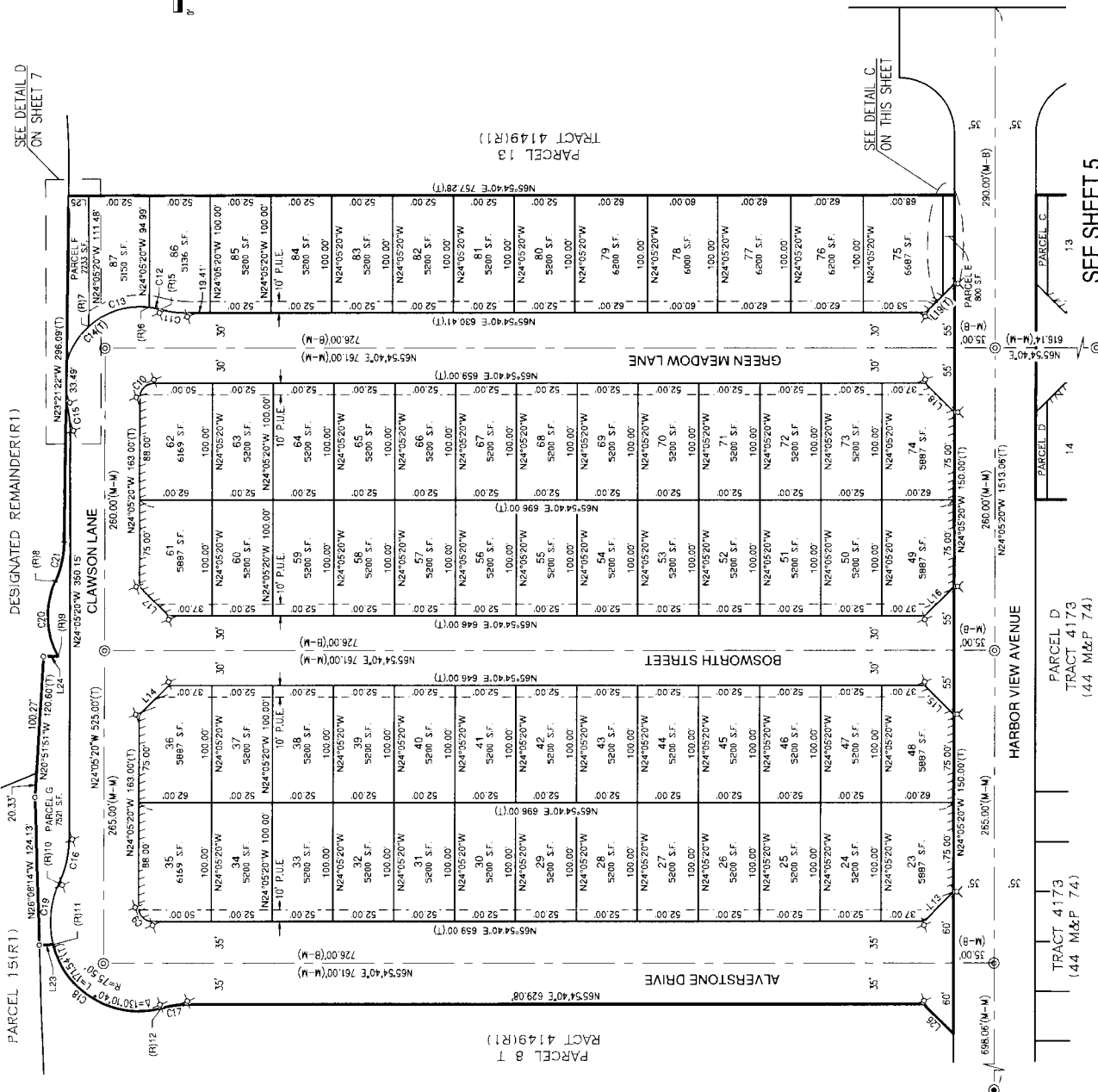
- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
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- ⊙ FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
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- ✕ SET 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788"

## NOTES

1. SEE SHEET 2 FOR REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 7 FOR LINE AND CURVE TABLES.



DETAIL C  
FROM THIS SHEET  
(1'-20')



SEE DETAIL D  
ON SHEET 7

TRACT 4149(R1)

SEE DETAIL C  
ON THIS SHEET

SEE SHEET 5

TRACT 4173  
(44 M&P 74)

TRACT 4173  
(44 M&P 74)

# TRACT 4178 RIVER ISLANDS - PHASE 2 VILLAGE 40

A PORTION OF RANCHO EL PESQUERO, BEING A  
SUBDIVISION OF TRACTS 4178 AND 4179 (MAP 52), CITY  
OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024



## NOTES

- SEE SHEET 2 FOR REFERENCES.
- SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
- SEE SHEET 6 FOR MONUMENTATION NOTES.

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

LINE #	DIRECTION	LENGTH
L1	N24°05'20"W	52.00'
L2	M11°40'36"W	53.24'
L3	N24°05'20"W	87.41'
L4	N24°05'20"W	15.41'
L5	N69°05'20"W	35.36'
L6	N69°05'20"W	21.21'
L7	N69°05'20"W	14.14'
L8	N65°54'40"E	10.00'
L9	N20°54'40"E	35.36'
L10	N20°54'40"E	14.14'
L11	N20°54'40"E	17.28'
L12	N65°54'40"E	10.00'
L13	N20°54'40"E	35.36'
L14	N20°54'40"E	35.36'
L15	N69°05'20"W	35.36'

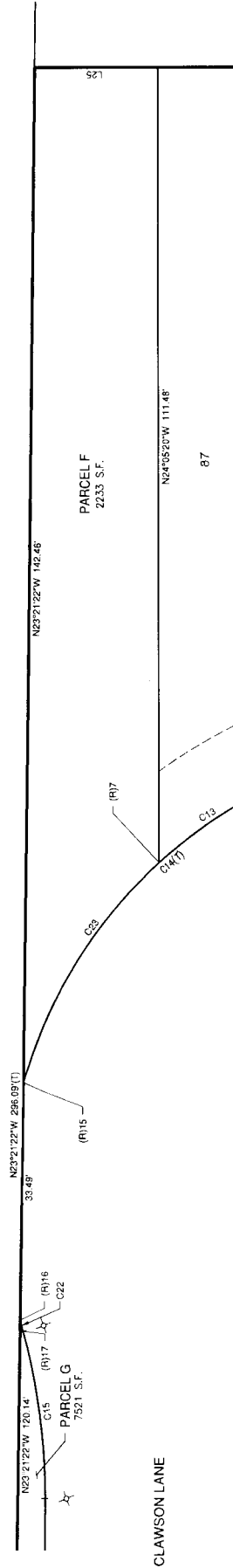
LINE #	DIRECTION	LENGTH
L16	N20°54'40"E	35.36'
L17	N69°05'20"W	35.36'
L18	N69°05'20"W	35.36'
L19	N20°54'40"E	35.36'
L20	N20°54'40"E	21.21'
L21	N20°54'40"E	14.14'
L22	N65°54'40"E	10.00'
L23	N69°05'20"W	12.00'
L24	N65°54'40"E	12.76'
L25	N69°05'20"W	17.28'
L26	N69°05'20"W	35.36'
L27	N73°30'20"E	30.27'
L28	N73°30'20"E	30.27'
L29	N24°05'20"W	55.00'
L30	N24°05'20"W	55.00'

CURVE #	RADIUS	DELTA	LENGTH
C1	87.00'	15°26'05"	23.44'
C2	65.50'	18°11'12"	20.60'
C3	65.50'	46°46'30"	53.47'
C4	65.50'	120°52'10"	108.18'
C5	65.50'	46°46'30"	53.47'
C6	65.50'	91°17'58"	10.68'
C7	87.00'	15°26'05"	23.44'
C8	12.00'	90°00'00"	18.85'
C9	12.00'	90°00'00"	18.85'
C10	12.00'	90°00'00"	18.85'
C11	87.00'	15°26'05"	23.44'
C12	65.50'	8°25'03"	9.62'
C13	65.50'	48°10'35"	56.27'
C14	65.50'	38°53'26"	102.76'

CURVE #	RADIUS	DELTA	LENGTH
C15	87.00'	15°26'05"	23.44'
C16	87.00'	25°13'42"	38.31'
C17	87.00'	14°56'58"	22.70'
C18	75.50'	80°20'41"	119.05'
C19	75.50'	39°49'59"	52.45'
C20	73.00'	52°38'19"	67.07'
C21	87.00'	23°15'22"	35.31'
C22	65.50'	1°21'24"	1.55'
C23	65.50'	32°15'12"	36.87'

LINE #	DIRECTION
(R1)	N81°20'45"E
(R2)	N65°19'33"E
(R3)	N30°13'26"W
(R4)	N39°31'25"W
(R5)	N83°39'15"W
(R6)	N17°04'25"W
(R7)	N66°17'30"W
(R8)	N69°54'00"E
(R9)	N37°15'41"E
(R10)	N66°51'38"W
(R11)	N51°18'23"E
(R12)	N39°02'18"W
(R13)	N87°46'47"W
(R14)	N74°57'38"E
(R15)	N81°27'18"E
(R16)	N51°49'59"E
(R17)	N50°29'35"E

DESIGNATED REMAINDER  
TRACT 4149(R1)

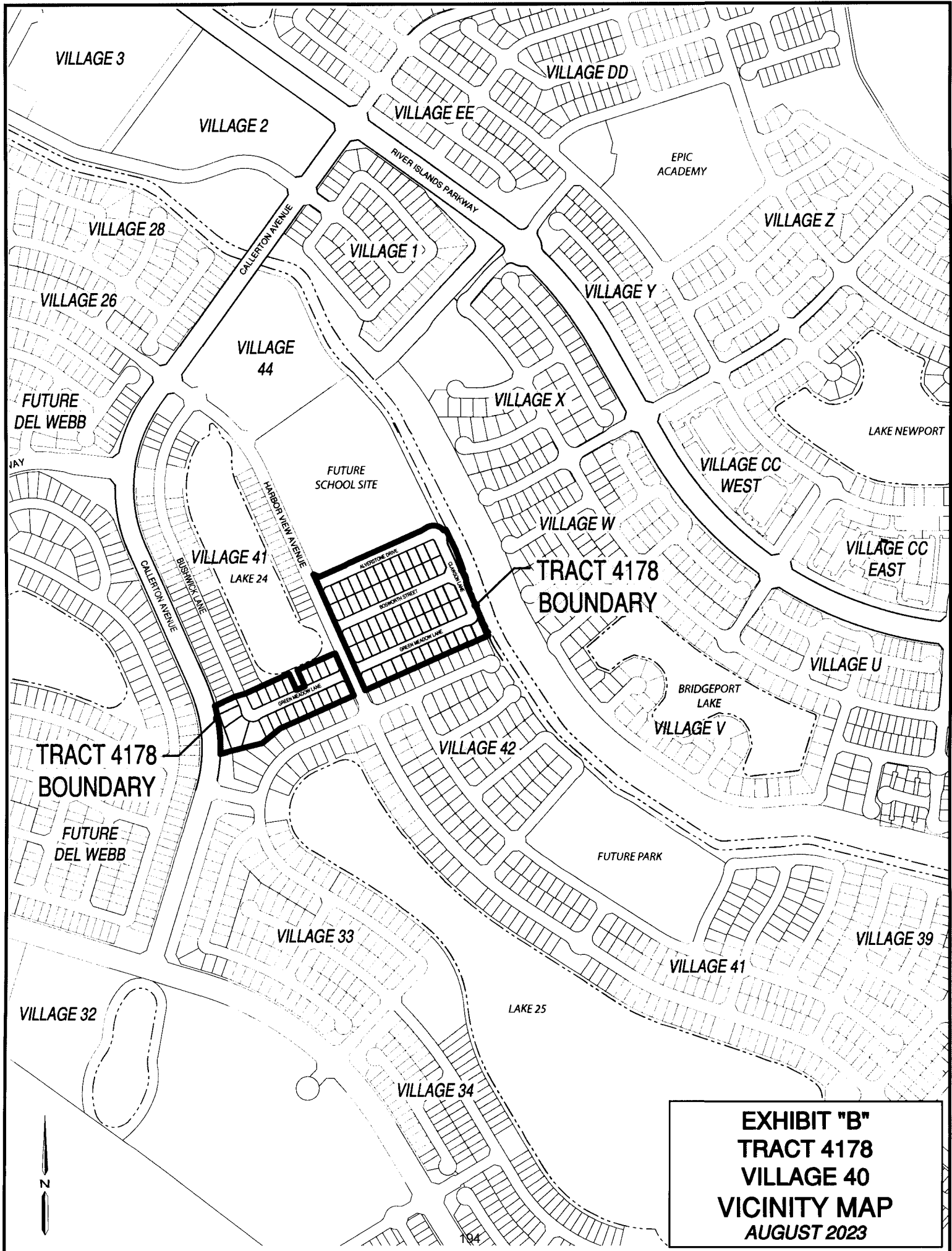


DETAIL D  
FROM SHEET 6  
(1"=10')

Subdivision Improvement Agreement (River Islands Development Area 1, LLC)  
Tract 4178 Lake Harbor West - Village 40

**EXHIBIT "B"**

**TRACT 4178 LAKE HARBOR WEST - VILLAGE 40 AREA**



VILLAGE 3

VILLAGE 2

VILLAGE DD

VILLAGE EE

EPIC ACADEMY

VILLAGE 28

VILLAGE Z

VILLAGE 1

VILLAGE Y

VILLAGE 26

VILLAGE 44

VILLAGE X

FUTURE DEL WEBB

LAKE NEWPORT

FUTURE SCHOOL SITE

VILLAGE CC WEST

VILLAGE CC EAST

VILLAGE W

TRACT 4178 BOUNDARY

VILLAGE 41  
LAKE 24

VILLAGE U

BRIDGEPORT LAKE  
VILLAGE V

TRACT 4178 BOUNDARY

VILLAGE 42

FUTURE DEL WEBB

FUTURE PARK

VILLAGE 33

VILLAGE 39

VILLAGE 41

VILLAGE 32

LAKE 25

VILLAGE 34



**EXHIBIT "B"**  
**TRACT 4178**  
**VILLAGE 40**  
**VICINITY MAP**  
**AUGUST 2023**

## EXHIBIT "C"

### CITY INSURANCE REQUIREMENTS

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

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

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

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

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

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

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





**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

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

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

**SCHEDULE**

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

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

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

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

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

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

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

**United Specialty Insurance Company**

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**VEN 051 00 (02/20)**

**PRIMARY AND NON-CONTRIBUTING INSURANCE ENDORSEMENT**

This endorsement modifies the Conditions provided under the following:

**COMMERCIAL GENERAL LIABILITY COVERAGE PART**

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

**Primary and Non-Contributory Insurance**

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

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

and

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

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

or

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

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

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

Policy: ATN2036868

**UNITED SPECIALTY INSURANCE COMPANY**

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**VEN 064 00 (01/15)**

**THIRD PARTY CANCELLATION NOTICE ENDORSEMENT**

This endorsement modifies the Conditions provided under the following:

**COMMERCIAL GENERAL LIABILITY COVERAGE PART**

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

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

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

**SCHEDULE**

**Name and Address of Other Person/Organization**

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

**Number of Days Notice**

**30**

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

Subdivision Improvement Agreement (River Islands Development Area 1, LLC)  
Tract 4178 Lake Harbor West - Village 40

**EXHIBIT "D"**

**LAKE HARBOR WEST - VILLAGE 40**

**UNFINISHED IMPROVEMENTS AND FULL IMPROVEMENTS COST ESTIMATE**



ENGINEER'S BOND ESTIMATE  
COST TO COMPLETE  
RIVER ISLANDS - PHASE 2  
DEL WEBB - VILLAGE 40  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

August 21, 2023  
Job No.: 25504 - 83

Item	Description	Quantity	Unit	Unit Price	Amount
1	Sanitary Sewer Raising Iron & Testing (0% Completion)	1	LS	\$ 10,000.00	\$ 10,000.00
2	Storm Drain Raising Iron & Testing (0% Completion)	1	LS	\$ 2,000.00	\$ 2,000.00
3	Domestic Water Raising Iron, Testing & Tie-in (0% Completion)	1	LS	\$ 6,800.00	\$ 6,800.00
4	Joint Trench (60% Completion)	1	LS	\$ 82,800.00	\$ 82,800.00
5	Striping & Mounments (0% Completion)	1	LS	\$ 11,400.00	\$ 11,400.00
<b>TOTAL COST TO COMPLETE</b>					<b>\$ 113,000.00</b>

Notes:

- 1) Estimate for cost to complete based on contractor's note for Del Webb - Village 40 dated 9/11/2023



ENGINEER'S PRELIMINARY COST ESTIMATE  
RIVER ISLANDS  
VILLAGE 40 (87 Lots)  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

January 6, 2022  
Job No.: 25504-84

Item	Description	Quantity	Unit	Unit Price	Amount
<b>ROADWAY</b>					
1	Fine Grading	731,600	SF	\$ 0.45	\$ 329,220.00
2	4.5" AC Paving	122,100	SF	\$ 2.25	\$ 274,725.00
3	8" Aggregate Base	122,100	SF	\$ 1.20	\$ 146,520.00
4	Vertical Curb and Gutter (with AB cushion)	2,400	LF	\$ 15.00	\$ 36,000.00
5	Rolled Curb and Gutter (with AB cushion)	4,600	LF	\$ 15.00	\$ 69,000.00
6	Concrete Sidewalk	36,100	SF	\$ 5.00	\$ 180,500.00
7	Driveway Approach	87	EA	\$ 600.00	\$ 52,200.00
8	Handicap Ramps	6	EA	\$ 2,500.00	\$ 15,000.00
9	Survey Monuments	5	EA	\$ 300.00	\$ 1,500.00
10	Traffic Signing & Striping	3,650	LF	\$ 15.00	\$ 54,750.00
11	Dewatering (budget)	3,650	LF	\$ 75.00	\$ 273,750.00
Subtotal Roadway					\$ 1,433,165.00
<b>STORM DRAIN</b>					
12	15" Storm Drain Pipe	640	LF	\$ 34.00	\$ 21,760.00
13	18" Storm Drain Pipe	910	LF	\$ 46.00	\$ 41,860.00
14	24" Storm Drain Pipe	800	LF	\$ 65.00	\$ 52,000.00
15	30" Storm Drain Pipe	170	LF	\$ 80.00	\$ 13,600.00
16	36" Storm Drain Pipe	530	LF	\$ 95.00	\$ 50,350.00
17	Catch Basins (type I inlet)	20	EA	\$ 2,400.00	\$ 48,000.00
18	Catch Basins (type C inlet)	2	EA	\$ 5,000.00	\$ 10,000.00
19	Manholes (type I)	2	EA	\$ 3,000.00	\$ 6,000.00
20	Storm Drain Stub & Plug	1	EA	\$ 1,000.00	\$ 1,000.00
21	Connect to Existing	3	EA	\$ 3,000.00	\$ 9,000.00
Subtotal Storm Drain					\$ 253,570.00
<b>SANITARY SEWER</b>					
22	8" Sanitary Sewer Pipe	2,900	LF	\$ 28.00	\$ 81,200.00
23	Manholes (type I)	9	EA	\$ 4,000.00	\$ 36,000.00
24	Manholes (inside drop)	1	EA	\$ 6,000.00	\$ 6,000.00
25	Sewer Service	87	EA	\$ 600.00	\$ 52,200.00
26	Sewer Stub & Plug	1	EA	\$ 1,000.00	\$ 1,000.00
27	Connect to Existing	4	EA	\$ 3,000.00	\$ 12,000.00
Subtotal Sanitary Sewer					\$ 188,400.00

Item	Description	Quantity	Unit	Unit Price	Amount
<b><u>WATER SUPPLY</u></b>					
28	8" Water Line <i>(including all appurtenances)</i>	3,600	LF	\$ 32.00	\$ 115,200.00
29	GV	9	EA	\$ 1,550.00	\$ 13,950.00
30	1-1/2" Water Service	87	EA	\$ 2,000.00	\$ 174,000.00
31	Fire Hydrants	10	EA	\$ 4,000.00	\$ 40,000.00
32	Blow-Off	3	EA	\$ 4,000.00	\$ 12,000.00
33	Connect to Existing	4	EA	\$ 4,000.00	\$ 16,000.00
Subtotal Water					\$ 371,150.00
<b><u>NON-POTABLE WATER</u></b>					
34	10" Non-Potable Water Line <i>(including all appurtenances)</i>	190	LF	\$ 40.00	\$ 7,600.00
35	Blow-Off	1	EA	\$ 4,000.00	\$ 4,000.00
36	Connect to Existing	1	EA	\$ 4,000.00	\$ 4,000.00
Subtotal Non-Potable Water					\$ 15,600.00
<b>TOTAL CONSTRUCTION COST (nearest \$1,000)</b>					<b>\$ 2,262,000.00</b>
<b>COST PER LOT</b>					<b>\$ 26,000.00</b>

Notes:

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

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

**ATTACHMENT  
" 7 "**

March 25, 2024

**Via Email and Hand Delivery**

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

**Re: Recordation of Final Map 4178; Escrow No. 1214023085**

Dear Lori:

This letter constitutes the joint escrow instructions ("**Escrow Instructions**") of River Islands Development Area 1, LLC, a Delaware limited liability company ("**RIDA1**") 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 RIDA1 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 RIDA1, 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 RIDA1 for recordation in the Official Records of San Joaquin County, California ("**Official Records**").

B.1. One original Final Map for Tract 4178, executed and acknowledged by the City (provided to title by City).

B.2. A fully executed and acknowledged Amendment to Notice of Special Tax Lien for the City of Lathrop Community Facilities District No. 2023-1 (River Islands Public Services and Facilities) Annexation No. 3 (provided to title by City).

B.3. A fully executed and acknowledged Amendment to Notice of Special Tax Lien for Island Reclamation District 2062 Community Facilities District No. 2013-1 (Levee and Lake Maintenance Services) (provided to title by RIDA1).

B.4. A fully executed and acknowledged Amendment to Notice of Special Tax Lien for River Islands Public Financing Authority Community Facilities District No. 2013-1 (River Islands Public Services) (provided to title by RIDA1).

B.5. A fully executed and acknowledged Irrevocable Offer of Dedication of Easement for Public Roadway Purposes and Public Utility Easement (Tract 4178 – Offsite Roadway Dedication – Clawson Lane) (provided to title by RIDA1).



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

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

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

### **C. Funds and Settlement Statement**

You also have received, or will receive from RIDA1, prior to the recordation of the Recordation Documents, in immediately available funds, the following amounts, in accordance with the settlement statement prepared by you and approved in writing by both RIDA1 and City ("**Settlement Statement**"): recordation costs, escrow fees and other amounts as set forth in the Settlement Statement. Such costs, fees and other amounts are the sole responsibility of RIDA1.

- Funds to be wire transferred directly to the entity set forth below, immediately upon recordation of the Final Map, in accordance with the wire transfer instructions for each entity are as follows: The amount of **\$63,467.36**, payable to the City pursuant to that certain Agreement to Settle Litigation Regarding River Islands at Lathrop (as amended "**Sierra Club Agreement**"), constituting the amount of **\$3,774.00** multiplied by **16.817** acres (or portion thereof) included in the Final Map, is to be transferred to the City upon recordation of the Final Map. The City's wire instructions are set forth below.

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

### **D. Closing Requirements**

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

D.1. You have delivered copies of your Settlement Statement by email transmission to: (a) Susan Dell'Osso ([sdelloso@riverislands.com](mailto:sdelloso@riverislands.com)); (b) Debbie Belmar ([dbelmar@riverislands.com](mailto:dbelmar@riverislands.com)); (c) Brad Taylor ([btaylor@ci.lathrop.ca.us](mailto:btaylor@ci.lathrop.ca.us)); (d) Salvador

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

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

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

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

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

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

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

### **E. Closing Process and Priorities**

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

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

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

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

E.4. Refund any funds delivered to you by RIDA1 that are not disbursed at the time of the final Closing pursuant to these Escrow Instructions to the following entity and address:

River Islands Development Area 1, LLC  
73 W. Stewart Road  
Lathrop, CA 95330  
Attn: Susan Dell'Osso

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

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

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

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

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

**F. Additional Instructions**

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

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

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

Very truly yours,

\_\_\_\_\_  
Stephen J. Salvatore                      Date  
City Manager  
City of Lathrop

\_\_\_\_\_  
Susan Dell'Osso                      Date  
President  
River Islands Development Area 1, LLC

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

ESCROW INSTRUCTIONS  
ACKNOWLEDGEMENT AND AGREEMENT:

Receipt of the foregoing Escrow Instructions from RIDA1 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 RIDA1 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: \_\_\_\_\_

RECORDING REQUESTED BY AND  
AFTER RECORDATION RETURN TO:

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

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

**THIRD AMENDMENT TO NOTICE OF SPECIAL TAX LIEN**

City of Lathrop  
Community Facilities District No. 2023-1  
(River Islands Public Services and Facilities #2)  
Annexation No. 3

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

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

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

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

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

Dated: \_\_\_\_\_, 2024.

By: \_\_\_\_\_  
City Clerk,  
City of Lathrop

**EXHIBIT A**

CITY OF LATHROP  
COMMUNITY FACILITIES DISTRICT NO. 2023-1  
(RIVER ISLANDS PUBLIC SERVICES AND FACILITIES #2)  
ANNEXATION NO. 3  
ASSESSOR'S PARCEL NUMBER(S) AND OWNER(S) OF LAND  
WITHIN ANNEXATION NO. 3 TO CITY OF LATHROP  
COMMUNITY FACILITIES DISTRICT NO. 2023-1  
(RIVER ISLANDS PUBLIC SERVICES AND FACILITIES #2)

Name(s) of Property Owner(s)	San Joaquin County Assessor's Parcel No.
RIVER ISLANDS DEVELOPMENT AREA 1, LLC 73 W. STEWART RD., LATHROP, CA 95330	213-610-02, 213-610-16

**EXHIBIT B**  
**CITY OF LATHROP**  
**COMMUNITY FACILITIES DISTRICT NO. 2023-1**  
**(RIVER ISLANDS PUBLIC SERVICES AND FACILITIES**  
**#2) ANNEXATION NO. 3**

**MAXIMUM SERVICES SPECIAL TAX FOR ZONE 1 OF THE CFD**

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

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

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



**MAXIMUM FACILITIES SPECIAL TAX FOR ZONE 1 OF THE CFD**

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

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

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

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

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

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

Members of the City Council:

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

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

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

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

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

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

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

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

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

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

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

Assessor’s Parcel No. 213-610-02, 213-610-16

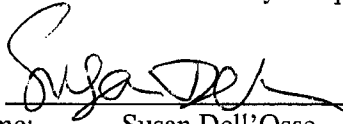
Property Address: N/A

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

Tax Zone #: 1

Property Owner

RIVER ISLANDS DEVELOPMENT  
AREA 1, LLC  
a Delaware limited liability company

By:   
Name: Susan Dell'Osso  
Title: President

Notice Address:

River Islands Development Area 1, LLC  
73 W. Stewart Rd.,  
Lathrop, CA 95330

(Attach acknowledgment)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

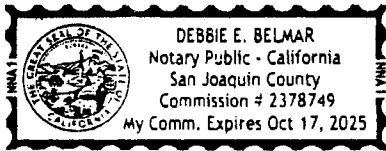
CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )
County of San Joaquin )

On March 1, 2024, before me, Debbie E. Belmar, a Notary Public, personally appeared Susan Dell'Osso, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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



Place Notary Seal Above

Signature Debbie E. Belmar
Signature of Notary Public

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Document Date:

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

Capacity(ies) Claimed by Signer(s)

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

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

Signer is Representing:

Signer is Representing:

**EXHIBIT A**

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

**DESCRIPTION OF AUTHORIZED SERVICES AND FACILITIES**

**Services**

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

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

**Facilities**

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

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

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

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

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

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

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

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

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

### **Administrative Expenses**

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

**Other**

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



**EXHIBIT B**

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

**RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX**

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

**A. DEFINITIONS**

The terms hereinafter set forth have the following meanings:

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

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

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

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

“**Assessor’s Parcel**” or “**Parcel**” means a lot or parcel shown on a County Assessor’s Parcel map with an assigned County Assessor’s Parcel number.

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

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

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

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

**“City”** means the City of Lathrop.

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

**“County”** means the County of San Joaquin.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **B. DATA FOR ADMINISTRATION OF SPECIAL TAXES**

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

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

**C. MAXIMUM SPECIAL TAXES**

*1. Services Special Tax, Tax Zone 1*

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

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

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

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

2. *Facilities Special Tax, Tax Zone 1*

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

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

Type of Property	Lot Size	Maximum Facilities Special Tax in Tax Zone 1 Prior to the Trigger Event (Fiscal Year 2022-23)*	Maximum Facilities Special Tax in Tax Zone 1 After the Trigger Event (Fiscal Year 2022-23)*
<b>Residential Property:</b>			
Single Family Detached Property	Greater than 7,000 SqFt	\$ 0.00 per SFD Lot	\$227.27 per SFD Lot
Single Family Detached Property	5,801 to 7,000 SqFt	\$ 0.00 per SFD Lot	\$183.49 per SFD Lot
Single Family Detached Property	4,801 to 5,800 SqFt	\$ 0.00 per SFD Lot	\$168.34 per SFD Lot
Single Family Detached Property	4,000 to 4,800 SqFt	\$ 0.00 per SFD Lot	\$143.09 per SFD Lot
Single Family Detached Property	Less than 4,000 SqFt	\$ 0.00 per SFD Lot	\$132.99 per SFD Lot
Single Family Attached Property	Not Applicable	\$ 0.00 per Unit	\$ 0.00 per Unit
Multi-Family Property	Not Applicable	\$ 0.00 per Unit	\$ 0.00 per Unit
Non-Residential Property	Not Applicable	\$0.00 per Non-Residential Square Foot	\$0.00 per Non-Residential Square Foot

**\* On July 1, 2023 and on each July 1 thereafter until the first Fiscal Year after the Trigger Event, all figures shown in Table 2 above shall be increased by the Escalation Factor. On July 1 of the first Fiscal Year after the Trigger Event, and on each July 1 thereafter, the Maximum Facilities Special Taxes shall increase by two percent (2%) of the amount in effect in the prior Fiscal Year.**

3. *Maximum Special Taxes for Mixed-Use Buildings*

If, in any Fiscal Year, the Administrator determines that a Parcel of Developed Property is built or proposed to be built with both Units and Non-Residential Square Footage, the Maximum Special Taxes for the Parcel shall be the sum of (i) the aggregate Maximum Special Taxes for all Units on the Parcel, and (ii) the Maximum Special Taxes determined for all of the Non-Residential Square Footage on the Parcel.

4. *Reduction of the Maximum Special Taxes*

If, in any Fiscal Year, the City determines pursuant to the Fiscal Review Process that the Maximum Special Taxes within one or more Tax Zones should be reduced, the Maximum Special Taxes within the Tax Zones may be reduced without a vote of the qualified CFD electors. An Amended Notice of Special Tax Lien reflecting the reduced Maximum Special Taxes shall be recorded against the Parcels within such Tax Zones.

**D. METHOD OF LEVY OF THE SPECIAL TAXES**

*1. Services Special Tax*

Each Fiscal Year, the Administrator shall determine the Services Special Tax Requirement for the Fiscal Year, and the Services Special Tax shall be levied on each Parcel of Developed Property within the CFD in the amount of either (i) the Maximum Services Special Tax, or (ii) the Proportionately determined percentage of the Maximum Services Special Tax required to generate the Services Special Tax Requirement, whichever is less.

*2. Facilities Special Tax*

Each Fiscal Year after the Trigger Event, the Administrator shall determine the Facilities Special Tax Requirement for the Fiscal Year, and the Facilities Special Tax shall be levied on each Parcel of Developed Property within the CFD in the amount of either (i) the Maximum Facilities Special Tax, or (ii) the Proportionately determined percentage of the Maximum Facilities Special Tax required to generate the Facilities Special Tax Requirement, whichever is less.

**E. MANNER OF COLLECTION OF SPECIAL TAXES**

The Special Taxes shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that the City may directly bill, collect at a different time or in a different manner, and/or collect delinquent Special Taxes through foreclosure or other available methods.

The Facilities Special Tax shall be levied for thirty (30) Fiscal Years, beginning the first Fiscal Year after the Trigger Event has taken place. Under no circumstances may the Facilities Special Tax on a Parcel in residential use be increased in any Fiscal Year as a consequence of delinquency or default in payment of the Facilities Special Tax levied on another Parcel or Parcels by more than ten percent (10%) above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults. The Services Special Tax may be levied and collected in perpetuity.

**F. EXEMPTIONS**

No Special Taxes shall be levied on Public Property or any other Parcels in the CFD that are not Residential Property or Non-Residential Property, as defined herein.

**G. INTERPRETATION OF SPECIAL TAX FORMULA**

The City may interpret, clarify, and/or revise this RMA to correct any inconsistency, vagueness or ambiguity as it relates to the Special Tax rates, the method of apportionment, the classification of properties or any definition applicable to the CFD, by resolution or ordinance. The City, upon the request of an owner of land within the CFD which is not Developed Property, may also amend this RMA in any manner acceptable to the City, by resolution or ordinance following a public hearing, upon the affirmative vote of such owner to such amendment and without the vote of owners of any other land within the CFD, provided such amendment only affects such owner's land.



**EXHIBIT C**  
**CITY OF LATHROP**  
**COMMUNITY FACILITIES DISTRICT NO. 2023-1**  
**(RIVER ISLANDS PUBLIC SERVICES AND FACILITIES #2)**  
**ANNEXATION NO. \_\_**

**MAXIMUM SERVICES SPECIAL TAX FOR ZONE 1 OF THE CFD**

The table below identifies the Maximum Services Special Tax for Developed Property within Tax Zone 1, both before and after the Trigger Event:

Type of Property	Lot Size	Maximum Services Special Tax in Tax Zone 1 Prior to the Trigger Event (Fiscal Year 2022-23)*	Maximum Services Special Tax in Tax Zone 1 After the Trigger Event (Fiscal Year 2022-23)*
<u>Residential Property:</u>			
Single Family Detached Property	Greater than 7,000 SqFt	\$432.29 per SFD Lot	\$205.02 per SFD Lot
Single Family Detached Property	5,801 to 7,000 SqFt	\$349.02 per SFD Lot	\$165.53 per SFD Lot
Single Family Detached Property	4,801 to 5,800 SqFt	\$320.21 per SFD Lot	\$151.87 per SFD Lot
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Single Family Detached Property	Less Than 4,000 SqFt	\$252.96 per SFD Lot	\$119.97 per SFD Lot
Single Family Detached Property	Not Applicable	\$0.00 per Unit	\$0.00 per Unit
Single Family Attached Property	Not Applicable	\$0.00 per Unit	\$0.00 per Unit
Multi-Family Property			\$0.00 per Unit
Non-Residential Property	Not Applicable	\$0.00 per Non-Residential Square Foot	\$0.00 per Non-Residential Square Foot

*\* On July 1, 2023, and on each July 1 thereafter, all figures shown in the table above shall be increased by the Escalation Factor.*

**MAXIMUM FACILITIES SPECIAL TAX FOR ZONE 1 OF THE CFD**

The table below identifies the Maximum Facilities Special Tax for Developed Property within Tax Zone 1, both before and after the Trigger Event:

<b>Type of Property</b>	<b>Lot Size</b>	<b>Maximum Facilities Special Tax in Tax Zone 1 Prior to the Trigger Event (Fiscal Year 2022-23)*</b>	<b>Maximum Facilities Special Tax in Tax Zone 1 After the Trigger Event (Fiscal Year 2022-23)*</b>
<b>Residential Property:</b>			
Single Family Detached Property			\$227.27 per SFD Lot
Single Family Detached Property	Greater than 7,000 SqFt	\$0.00 per SFD Lot	\$183.49 per SFD Lot
Single Family Detached Property	5,801 to 7,000 SqFt	\$0.00 per SFD Lot	\$168.34 per SFD Lot
Single Family Detached Property	4,801 to 5,800 SqFt	\$0.00 per SFD Lot	\$143.09 per SFD Lot
Single Family Detached Property	4,000 to 4,800 SqFt	\$0.00 per SFD Lot	\$132.99 per SFD Lot
Single Family Detached Property	Less Than 4,000 SqFt	\$0.00 per SFD Lot	\$0.00 per Unit
Single Family Detached Property	Not Applicable	\$0.00 per Unit	\$0.00 per Unit
Single Family Attached Property	Not Applicable	\$0.00 per Unit	\$0.00 per Unit
Multi-Family Property			\$0.00 per Unit
Non-Residential Property	Not Applicable	\$0.00 per Non-Residential Square Foot	\$0.00 per Non-Residential Square Foot

*\* On July 1, 2023, and on each July 1 thereafter until the first Fiscal Year after the Trigger Event, all figures shown in the table above shall be increased by the Escalation Factor. On July 1 of the first Fiscal Year after the Trigger Event, and on each July 1 thereafter, the Maximum Facilities Special Taxes shall increase by two percent (2%) of the amount in effect in the prior Fiscal Year.*

B5

**RECORDING REQUESTED BY, AND**  
**WHEN RECORDED MAIL TO:**

CITY OF LATHROP  
ATTN: CITY CLERK  
390 TOWNE CENTRE DRIVE  
LATHROP, CA 95330

*Exempt from payment of recording fees (GC 27383)*

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**IRREVOCABLE OFFER OF DEDICATION OF EASEMENT  
FOR PUBLIC ROADWAY PURPOSES AND PUBLIC UTILITY EASEMENT  
(TRACT 4178 – OFFSITE ROADWAY DEDICATION – CLAWSON LANE)**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, River Islands Development Area 1, LLC, a Delaware limited liability company, hereby grants to the CITY OF LATHROP, a municipal corporation in the County of San Joaquin, State of California, an easement for ingress, egress and road purposes, and a public utility easement (PUE), over and across the hereinafter described real property situated in the City of Lathrop and more particularly described as follows:

**SEE EXHIBITS "A" & "B" ATTACHED HERETO AND MADE A PART HEREOF**

This Offer of Dedication is made pursuant to Section 7050 of the Government Code of the State of California and may be accepted at any time by the City Engineer of the City of Lathrop. This Offer of Dedication may be terminated, and right to accept such offer abandoned in the same manner as is prescribed for the vacation of streets or highways by Part 3 of Division 9, or Chapter 2 of Division 2 of the Streets and Highways Code of the State of California, whichever is applicable.

The above-described easement is to be kept open, clear and free from buildings and structures of any kind. This Offer of Dedication shall be irrevocable and shall be binding on the Grantor's heirs, executors, administrators, successors and assigns.

**SIGNATURES:**

Signed this 13<sup>th</sup> day of March, 2024.

RIVER ISLANDS DEVELOPMENT AREA 1, LLC,  
a Delaware limited liability company

By:   
Susan Dell'Osso, President

**(Notary Acknowledgment Required for Each Signatory)**

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

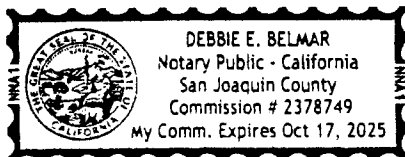
CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )
County of San Joaquin )

On March 13, 2024, before me, Debbie E. Belmar, a Notary Public, personally appeared Susan Dell'Osso, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.



Place Notary Seal Above

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

Capacity(ies) Claimed by Signer(s)

- Signer's Name: \_\_\_\_\_
Corporate Officer - Title(s): \_\_\_\_\_
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

- Signer's Name: \_\_\_\_\_
Corporate Officer - Title(s): \_\_\_\_\_
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

**EXHIBIT "A" & "B"**

**LEGAL DESCRIPTION  
OFFSITE ROADWAY DEDICATION AND ADJACENT PUBLIC UTILITY  
EASEMENT CLAWSON LANE**

(See Attached)

EXHIBIT "A"

LEGAL DESCRIPTION  
IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES  
OFFSITE ROADWAY DEDICATION-CLAWSON LANE  
RIVER ISLANDS-PHASE 2  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

CERTAIN REAL PROPERTY SITUATE IN THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF THE DESIGNATED REMAINDER, AS SAID REMAINDER PARCEL IS SHOWN ON THE MAP ENTITLED "TRACT 4149, RIVER ISLANDS-PHASE 2, LARGE LOT FINAL MAP", FILED DECEMBER 5, 2022, IN BOOK 44 OF MAPS AND PLATS, AT PAGE 52, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT ON THE WESTERLY LINE OF SAID DESIGNATED REMAINDER, SAID POINT BEING NORTH 23°21'22" WEST, 142.46 FEET FROM THE NORTHEAST CORNER OF PARCEL 13 OF SAID MAP OF TRACT 4149;

THENCE CONTINUING ALONG SAID WESTERLY LINE, NORTH 23°21'22" WEST, 33.49 FEET;

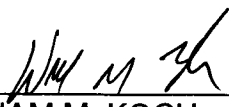
THENCE LEAVING SAID WESTERLY LINE AND ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 65.50 FEET, FROM WHICH THE RADIUS POINT BEARS SOUTH 51°49'59" WEST, THROUGH A CENTRAL ANGLE OF 29°37'20" AND AN ARC DISTANCE OF 33.86 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 49 SQUARE FEET, MORE OR LESS.

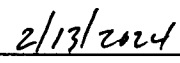
A PLAT OF THE ABOVE DESCRIBED PARCEL IS ATTACHED HERETO AS **EXHIBIT "B"** AND BY THIS REFERENCE MADE A PART HEREOF.

END DESCRIPTION

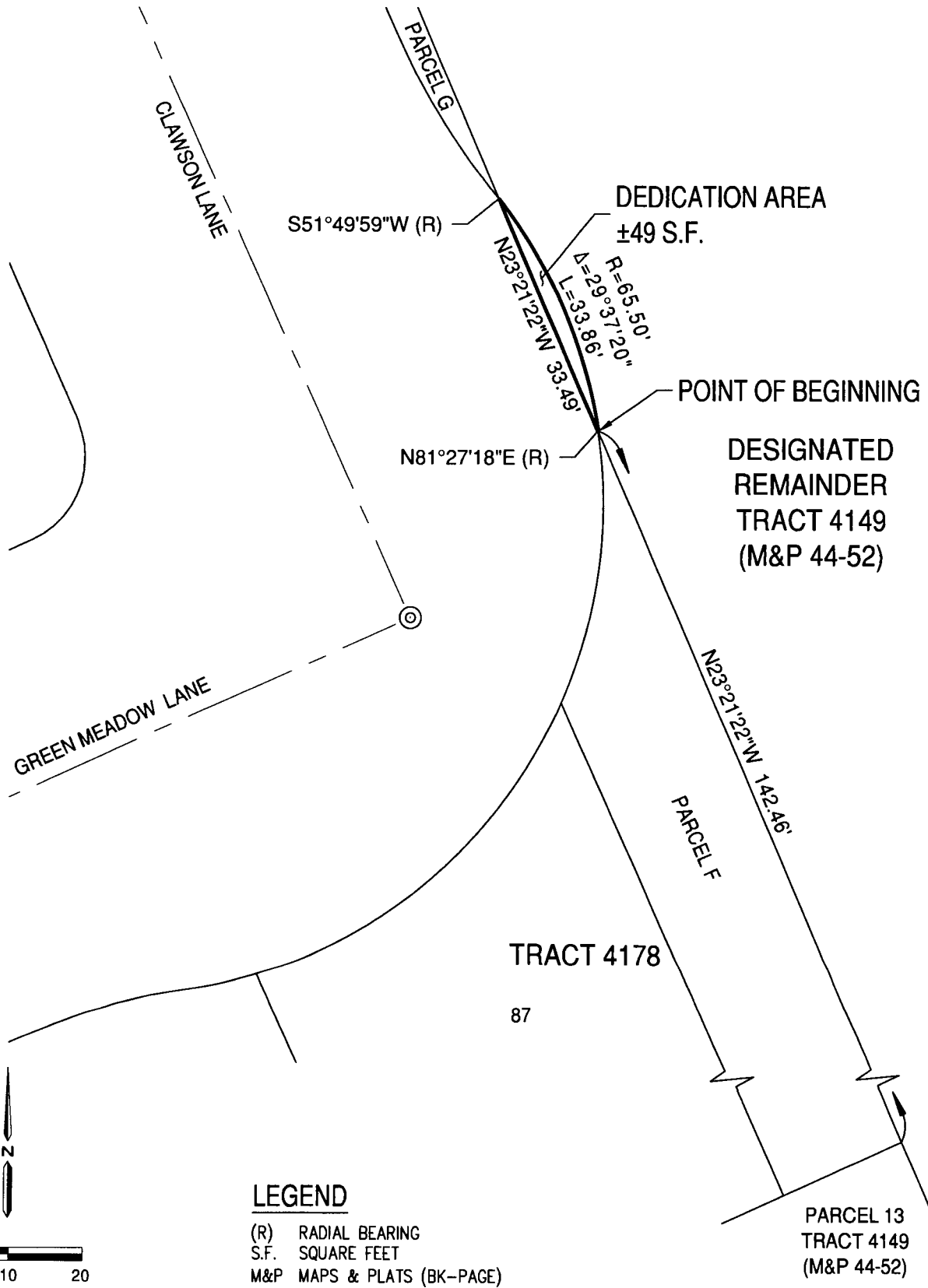
THIS DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

  
\_\_\_\_\_  
WILLIAM M. KOCH  
PROFESSIONAL LAND SURVEYOR  
CALIFORNIA NO. 8092



  
\_\_\_\_\_  
DATE

# EXHIBIT "B"



## LEGEND

- (R) RADIAL BEARING
- S.F. SQUARE FEET
- M&P MAPS & PLATS (BK-PAGE)



1165 Scenic Drive, Suite A  
 Modesto, CA 95350  
 odellengineering.com

DESCRIPTION: DEDICATION AREA			
SCALE:	NONE	DATE:	OCT 24, 2023
JOB NO.:	25504		
FILE:	25504-EXH_ROW DEDICATION.DWG		

1  
of  
1

**OWNERS STATEMENT**

THE UNDERSIGNED DOES HEREBY STATE THAT THEY ARE THE OWNERS OR HAVE SOME RECORD TITLE INTEREST IN THE LAND DELINEATED AND EMBARRASSED WITHIN THE EXTERIOR BOUNDARY LINE OF THE HEREIN EMBODIED FINAL MAP ENTITLED, "TRACT 4178, RIVER ISLANDS-PHASE 2, VILLAGE 40", CITY OF LATHROP, CALIFORNIA, CONSISTING OF SEVEN (7) SHEETS, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

- TO THE CITY OF LATHROP FOR PUBLIC RIGHT-OF-WAY PURPOSES, THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS ALVESTONE DRIVE, ROSMORTH STREET, BUSHWICK LANE, GREEN MEADOW LANE, AND CLAWSON LANE, AS SHOWN ON THIS FINAL MAP.
- A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, MAINTAIN, REPAIR AND MAINTAIN UNDER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "P.U.E." (PUBLIC UTILITY EASEMENT).
- A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN THE SOUND WALLS UPON AND OVER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "W.E." (WALL EASEMENT).

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

- PARCELS A, B, C, D AND E TO THE CITY OF LATHROP FOR PURPOSES OF OPEN SPACE, LANDSCAPING, PUBLIC UTILITIES, FENCE MAINTENANCE, AND APPURTENANCES THERE TO, FOR THE BENEFIT OF THE PUBLIC, AS SHOWN ON THIS FINAL MAP.
- THE UNDERSIGNED DOES HEREBY RELINQUISH TO THE CITY OF LATHROP ALL ABUTTERS RIGHT OF ACCESS TO LOTS 13, 14, 23, 35, 36, 48, 49, 61, 62, 74 AND 75 ALONG THE LOT LINES AS INDICATED BY THE SYMBOL ||||| AS SHOWN ON THIS FINAL MAP.

TO ENSURE MUNICIPAL WATER SERVICES TO ALL LOTS SHOWN UPON THIS MAP, ALL GROUND WATER RIGHTS THAT THE LANDSCAPED MAY HAVE WITHIN THE DISTINCTIVE BORDER UPON THIS MAP, HEREBY ARE DEDICATED TO THE CITY OF LATHROP.

THE UNDERSIGNED DOES HEREBY RESERVE PARCELS F AND G FOR PURPOSES OF OPEN SPACE, LANDSCAPING, PUBLIC UTILITIES, FENCE MAINTENANCE, AND APPURTENANCES THERE TO, FOR THE BENEFIT OF THE PUBLIC, AND WILL TRANSFER TO ISLANDS RECLAMATION DISTRICT 2062 BY SEPARATE DOCUMENT.

OWNERS: RIVER ISLANDS DEVELOPMENT AREA 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 NAME: SUSAN DELLOSSO  
 TITLE: PRESIDENT

**TRUSTEES STATEMENT**

OLD REPUBLIC TITLE COMPANY, AS TRUSTEE, UNDER 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 2022-114415, AND OTHERWISE AMENDED IN DOCUMENT RECORDED NOVEMBER 23, 2022 AS DOCUMENT NUMBER 2022-1320308, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BY: \_\_\_\_\_  
 NAME: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

**ACKNOWLEDGEMENT CERTIFICATE (OWNER)**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA }  
 COUNTY OF SAN JOAQUIN }

ON \_\_\_\_\_, 2024 BEFORE ME, \_\_\_\_\_ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/HEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I, CERYB, 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 4178  
 RIVER ISLANDS - PHASE 2  
 VILLAGE 40**

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCELS 7 AND 20 OF TRACT 4149 (44 MAP 32), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH, 2024



**CITY CLERK'S STATEMENT**

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT 4178, RIVER ISLANDS-PHASE 2, VILLAGE 40", CITY OF LATHROP, CALIFORNIA, CONSISTING OF SEVEN (7) 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 RECORDEMENT, AND ACCEPTED ON BEHALF OF THE CITY OF LATHROP, FOR PUBLIC USE, THE REINDEMENT OF ACCESS RIGHTS TO LOTS 13, 14, 23, 35, 36, 48, 49, 61, 62, 74 AND 75 ALONG THE LOT LINES AS SHOWN ON THIS MAP, AND WAIVER OF ALL PUBLIC UTILITIES EASEMENTS, THE HEREIN EMBODIED MAP, AND THE REVISIONS THEREON, IN CONNECTION WITH THROUGH E, AND ACCEPTED THE OFFER OF DEDICATION OF ALVESTONE DRIVE, ROSMORTH STREET, BUSHWICK LANE, GREEN MEADOW LANE, AND CLAWSON LANE, AS SHOWN ON SAID MAP SUBJECT TO THE IMPROVEMENTS BEING COMPLETED IN ACCORDANCE WITH CHAPTER 16, TITLE 16.16 OF THE CITY OF LATHROP MUNICIPAL CODE.

ALSO, PURSUANT TO SECTION 66434(C) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE CITY OF LATHROP DOES HEREBY ABANDON THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT FOR PUBLIC PURPOSES RECORDED IN THE OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, CALIFORNIA, WITHIN THE BOUNDARY OF THIS FINAL MAP.

I FURTHER STATE THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP, IF APPLICABLE, HAVE BEEN APPROVED BY THE CITY COUNCIL OF LATHROP AND FILED IN MY OFFICE.

TERESA VARGAS  
 CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

**ACKNOWLEDGEMENT CERTIFICATE (TRUSTEE)**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA }  
 COUNTY OF SAN JOAQUIN }

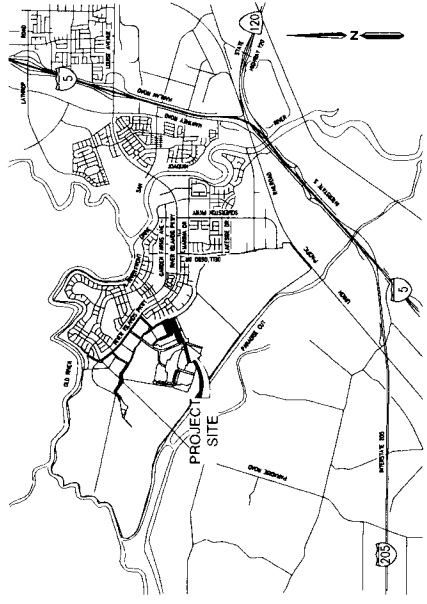
ON \_\_\_\_\_, 2024 BEFORE ME, \_\_\_\_\_ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/HEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I, CERYB, UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE: \_\_\_\_\_  
 NAME (PRINT): \_\_\_\_\_  
 PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_  
 MY COMMISSION NUMBER: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

EXEMPT FROM FEE PER GOVERNMENT CODE 27388.1; DOCUMENT RECORDED IN CONNECTION WITH A CONCURRENT TRANSFER SUBJECT TO THE IMPOSITION OF DOCUMENTARY TRANSFER TAX



**VICINITY MAP**  
 NOT TO SCALE

**SECRETARY OF THE PLANNING COMMISSIONS STATEMENT**

THIS MAP CONFORMS TO VESTING TENTATIVE MAP NO. 6716 RECOMMENDED BY THE PLANNING COMMISSION AND APPROVED BY THE CITY COUNCIL PER RESOLUTION NO. 21-4908.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

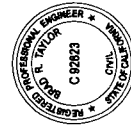
RICARDO CASALIAT, COMMUNITY DEVELOPMENT DIRECTOR  
 CITY OF LATHROP

**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 4178, RIVER ISLANDS-PHASE 2, VILLAGE 40", CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP NO. 6716, AND ANY APPROVED ALTERATIONS THEREOF. I HEREBY STATE THAT THE 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, P.C.E. 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  
 STEVE BESTUBER, ASSESSOR-RECORDER-COUNTY CLERK  
 SAN JOAQUIN COUNTY, CALIFORNIA



# TRACT 4178 RIVER ISLANDS - PHASE 2 VILLAGE 40

A PORTION OF RANCHO EL PESCADERO, BEING A  
SUBDIVISION OF PARCELS 7 AND 20 OF TRACT 4149 (44 M&P 52), CITY  
OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024



### CITY SURVEYORS STATEMENT

I, DARRY A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF TRACT 4178 RIVER ISLANDS - PHASE 2, VILLAGE 40, CITY OF LATHROP, CALIFORNIA, AND I AM SATISFIED THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

DARRY A. ALEXANDER, P.L.S. 3071  
ACTING CITY SURVEYOR



### SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF RIVER ISLANDS DEVELOPMENT AREA 1, LLC, ON MARCH 23, 2023. I HEREBY STATE THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR OTHERWISE SHOWN ON THIS MAP AND THAT THEY WILL BE SUFFICIENT TO ENABLE THIS SURVEY TO BE REPRODUCED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

DYLAN CRAWFORD, P.L.S. NO 7788



### RECITALS

- RIGHT TO FARM STATEMENT:  
PER CITY OF LATHROP MUNICIPAL CODE OF ORDINANCES, TITLE 15, CHAPTER 15.48.04, THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY OF LATHROP. SUCH OPERATIONS MAY INCLUDE THE USE OF CHEMICAL FERTILIZERS AND PESTICIDES, YOU ARE HEREBY NOTICED THAT THE PROPERTY YOU ARE BEING SURVEYED IS DESIGNATED AS AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATIONS, CULTIVATION, PLOWING, SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DEPREDAATION AND OTHER AGRICULTURAL OPERATIONS. YOU ARE HEREBY ADVISED THAT THE PROPERTY YOU ARE BEING SURVEYED IS ALSO, THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION. A SOIL REPORT ENTITLED "GEOTECHNICAL EXPLORATION, RIVER ISLANDS PHASE 1, LATHROP, CALIFORNIA" PREPARED BY MCGEE & ASSOCIATES, INC., INCORPORATED, JOSEF A. TOOTLE, O.E. NO. 2877, AND PREPARED FOR THE PROJECT AS PARCEL NO. 5044-500101 AND DATED JULY 29, 2005, HAS BEEN REVIEWED BY THE ENGINEER, DARRY A. ALEXANDER, P.L.S. NO. 3071, INCORPORATED, JOSEF A. TOOTLE, O.E. NO. 2877, AND IS ON FILE WITH THE CITY OF LATHROP. TRACT 4178, RIVER ISLANDS-PHASE 2, VILLAGE 40, CONTAINS 87 RESIDENTIAL LOTS WITH A TOTAL OF 11,298 ACRES, MORE OR LESS, PARCELS A THROUGH G CONTAINING .592 ACRES, MORE OR LESS, AND ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP WHICH INCLUDE 4.927 ACRES, MORE OR LESS, AS SHOWN ON THIS FINAL MAP (PLEASE REFER TO THE AREA TABLE BELOW).
- 
- 

TRACT 4178 AREA SUMMARY	
LOTS 1 THROUGH 87	11,298 AC
STREET DEDICATIONS	4.927 AC
PARCELS A THROUGH G	.592 AC
TOTAL	16,817 AC

- BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 1214023085-1R (VERSION 3), DATED SEPTEMBER 27, 2023, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

### EASEMENT ABANDONMENT NOTE

THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT FOR PUBLIC PURPOSES RECORDED JUNE 9, 2023, AS DOCUMENT NUMBER 2023-045592, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN TRACT 4178 IS BEING ABANDONED BY THIS FINAL MAP. PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET 1.

### REFERENCES

- (R1) TRACT 4149, RIVER ISLANDS-PHASE 2, WEST VILLAGE LARGE LOT FINAL MAP, FILED DECEMBER 3, 2022, IN BOOK 44 OF MAPS AND PLATS, PAGE 52, S.J.C.R. (44 M&P 52)

### SIGNATURE OMISSIONS

PURSUANT TO SECTION 66636 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

- RECLAIMED ISLANDS LAND COMPANY, RESERVATION FOR OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, PER DOCUMENT NUMBER 2007-01048177, S.J.C.R.

### CERTIFICATE OF DEDICATION

THE FOLLOWING REAL PROPERTY IS DEDICATED BY RIVER ISLANDS DEVELOPMENT AREA 1, LLC, A CORPORATION, TO THE PUBLIC THROUGH RIVER ISLANDS DEVELOPMENT AREA 1, LLC, AS FOLLOWS:

- PARCELS A THROUGH G, FOR PURPOSES OF LANDSCAPE OPEN SPACES INCLUDING PUBLIC UTILITIES.

THE CITY OF LATHROP SHALL RECONVEY THE PROPERTY TO THE SUBDIVIDER IF THE CITY MAKES A DETERMINATION THAT PURSUANT TO THE PROVISIONS OF SECTION 66477.5 THE SAME PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST.

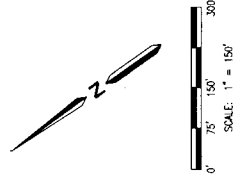
# TRACT 4178 RIVER ISLANDS - PHASE 2 VILLAGE 40

A PORTION OF RANCHO EL PESCADERO, BEING A  
SUBDIVISION OF PARCELS 7 AND 20 OF TRACT 4149 (44 MAP 52), CITY  
OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024



## BOUNDARY SHEET



### BASIS OF BEARINGS

THE BEARINGS OF NORTH, 24°05'20" WEST BETWEEN FOUND MONUMENTS ALONG  
CALLETON AVENUE, BUSHWICK LANE AND PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 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.

### NOTES

- SEE SHEET 2 FOR REFERENCES

### LEGEND

- BOUNDARY
- LOT LINE OR RIGHT-OF-WAY LINE
- EASEMENT LINE
- CENTERLINE
- RESTRICTED ACCESS
- 200.00' (R1)
- MEASURED AND RECORD DATA PER REFERENCE (R1)
- DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 2
- (N-M)
- MONUMENT TO MONUMENT
- (M-BC)
- MONUMENT TO BEGINNING OF CURVE
- (M-B)
- MONUMENT TO BOUNDARY
- M&P
- MAP AND PLATS (BOOK & PAGE)
- (R)
- RADIAL BEARING
- (T)
- TOTAL
- (S)
- BOUNDARY
- DN
- DOCUMENT NUMBER
- P.U.E
- PUBLIC UTILITY EASEMENT
- W.E.
- WALL EASEMENT
- L1/C1/R1
- LINE, CURVE, RADIAL LINE
- EASEMENT REFERENCE NUMBER - SEE SHEET 2

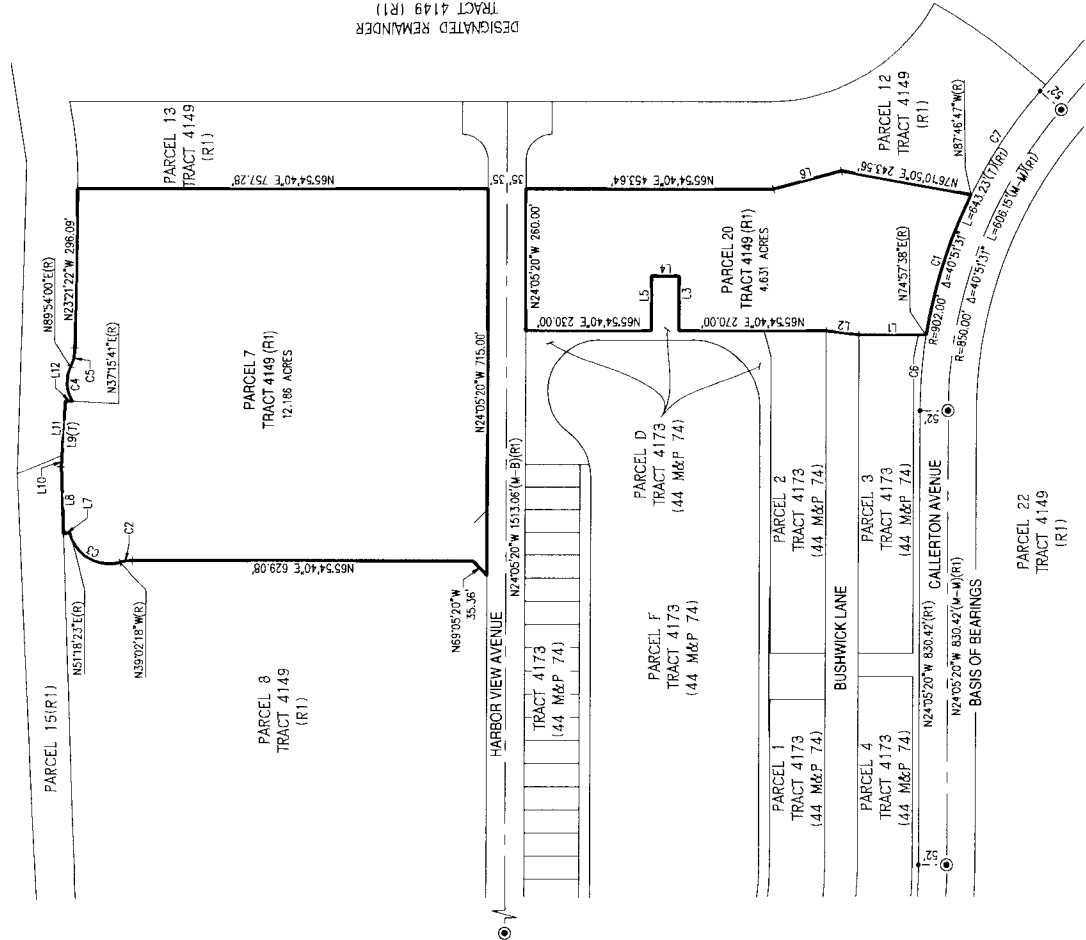
### MONUMENTATION NOTES

- FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"

### LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEET 3 ONLY

CURVE #	RADIUS	DELTA	LENGTH
C1	902.00'	17°15'05"	271.72'
C2	87.00'	14°06'58"	22.79'
C3	75.50'	90°20'41"	119.05'
C4	73.00'	52°08'19"	67.07'
C5	87.00'	23°15'22"	35.31'
C6	902.00'	9°02'59"	142.47'
C7	902.00'	14°32'57"	228.04'

LINE #	DIRECTION	LENGTH
L1	N65°54'40"E	124.23'
L2	N73°30'20"E	60.59'
L3	N24°05'20"W	100.00'
L4	N65°54'40"E	51.14'
L5	N24°05'20"W	100.00'
L6	N50°53'49"E	128.66'
L7	N63°51'46"E	12.00'
L8	N26°08'14"W	124.13'
L9	N20°51'51"W	20.60'
L10	N20°51'51"W	20.33'
L11	N20°51'51"W	100.27'
L12	N65°54'40"E	12.76'



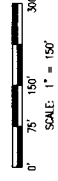
# TRACT 4178 RIVER ISLANDS - PHASE 2 VILLAGE 40

A PORTION OF RANCHO EL PESCADERO, BEING A  
SUBDIVISION OF PARCELS 7 AND 20 OF TRACT 4149 (44 MAP 52), CITY  
OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024

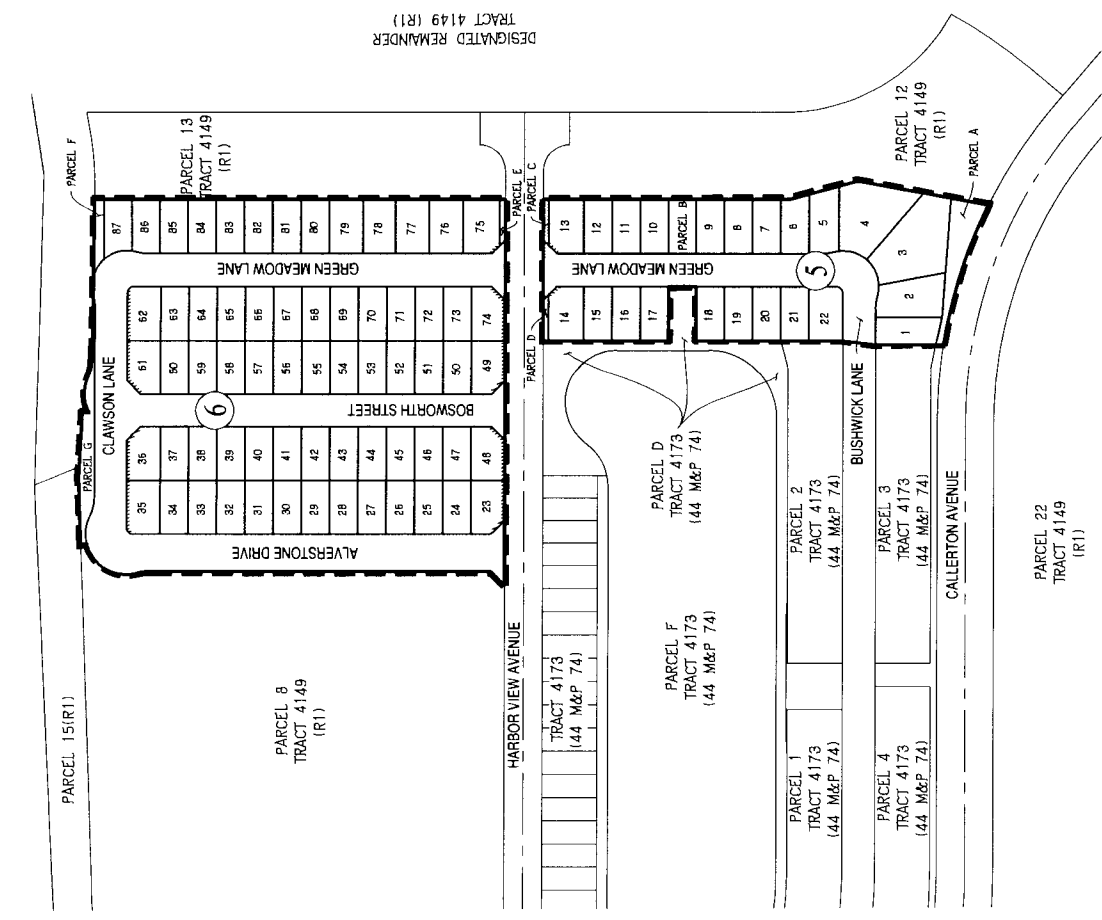


## SHEET INDEX



### LEGEND

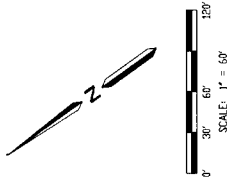
- BOUNDARY
- LOT LINE
- EXISTING ROADWAY EASEMENT
- SHEET NUMBER
- SHEET LIMIT LINE
- RESTRICTED ACCESS



# TRACT 4178 RIVER ISLANDS - PHASE 2 VILLAGE 40

A PORTION OF RANCHO EL PESCADERO, BEING A  
SUBDIVISION OF PARCELS 7 AND 20 OF TRACT 4149 (44 MAP 52), CITY  
OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024

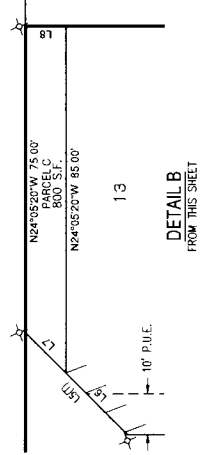
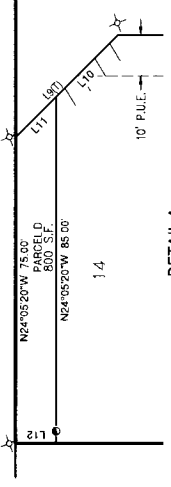
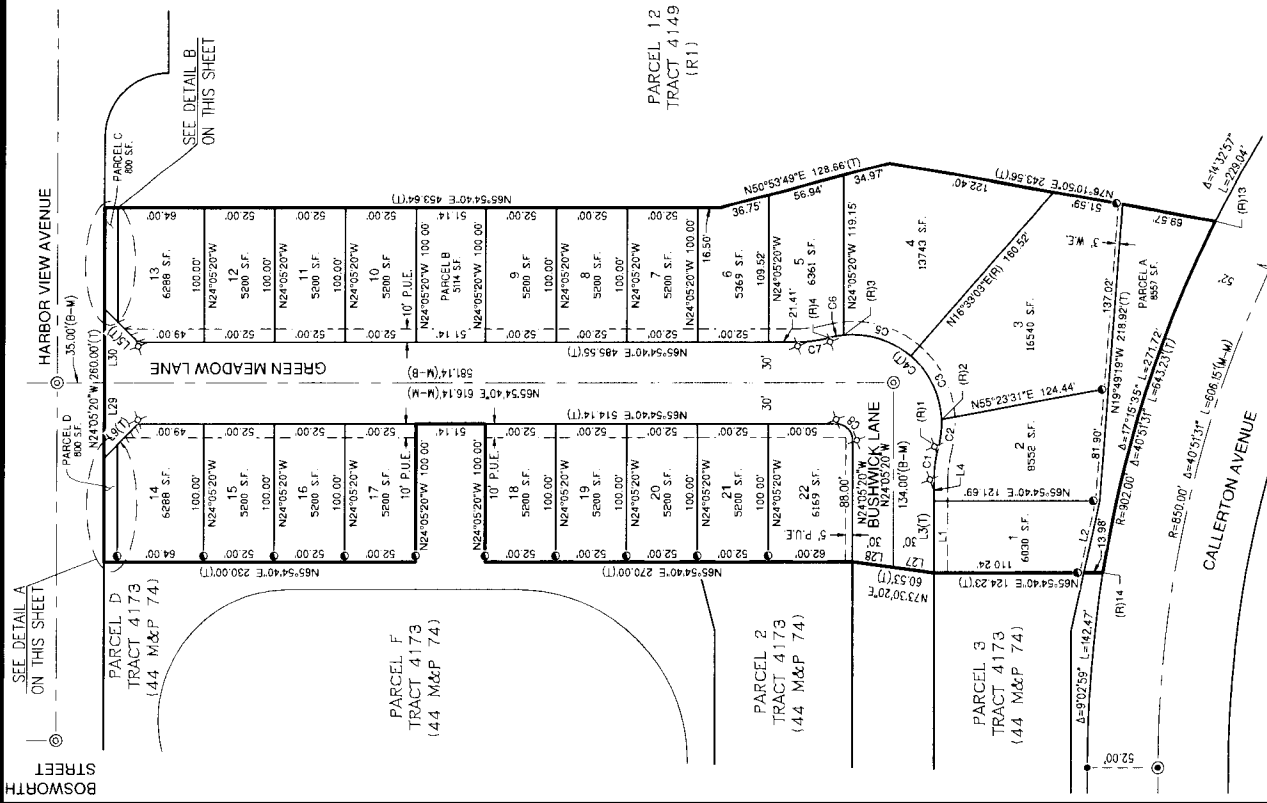


## MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ⊙ FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ✕ FOUND 5/8" REBAR W/ PLASTIC PLUG "PLS 7788", AS NOTED
- SET 3.00" WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE, 5/8"x24" REBAR W/ PLASTIC PLUG "PLS 7788"
- T SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1.17" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS
- ✕ SET 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK, STAMPED "PLS 7788"

## NOTES

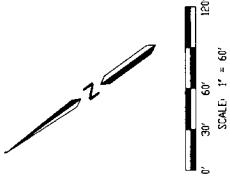
1. SEE SHEET 2 FOR REFERENCES
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 7 FOR LINE AND CURVE TABLES.



# TRACT 4178 RIVER ISLANDS - PHASE 2 VILLAGE 40

A PORTION OF RANCHO EL PESCADERO, BEING A  
SUBDIVISION OF PARCELS 7 AND 20 OF TRACT 419 (44 MAP 52), CITY  
OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024

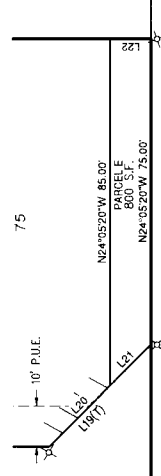


### MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ⊙ FOUND STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ⊗ FOUND 5/8" REBAR W/ PLASTIC PLUG "PLS 7788", AS NOTED
- ⊙ SET 3.00" WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE, 5/8"x24" REBAR W/ PLASTIC PLUG "PLS 7788"
- T SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1.17" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK 1.00 ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS
- ⊗ SET 1.00" WITNESS CORNER (W.C.), IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788"

### NOTES

1. SEE SHEET 2 FOR REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 7 FOR LINE AND CURVE TABLES.



SEE DETAIL D  
ON SHEET 7

DESIGNATED REMAINDER(R1)

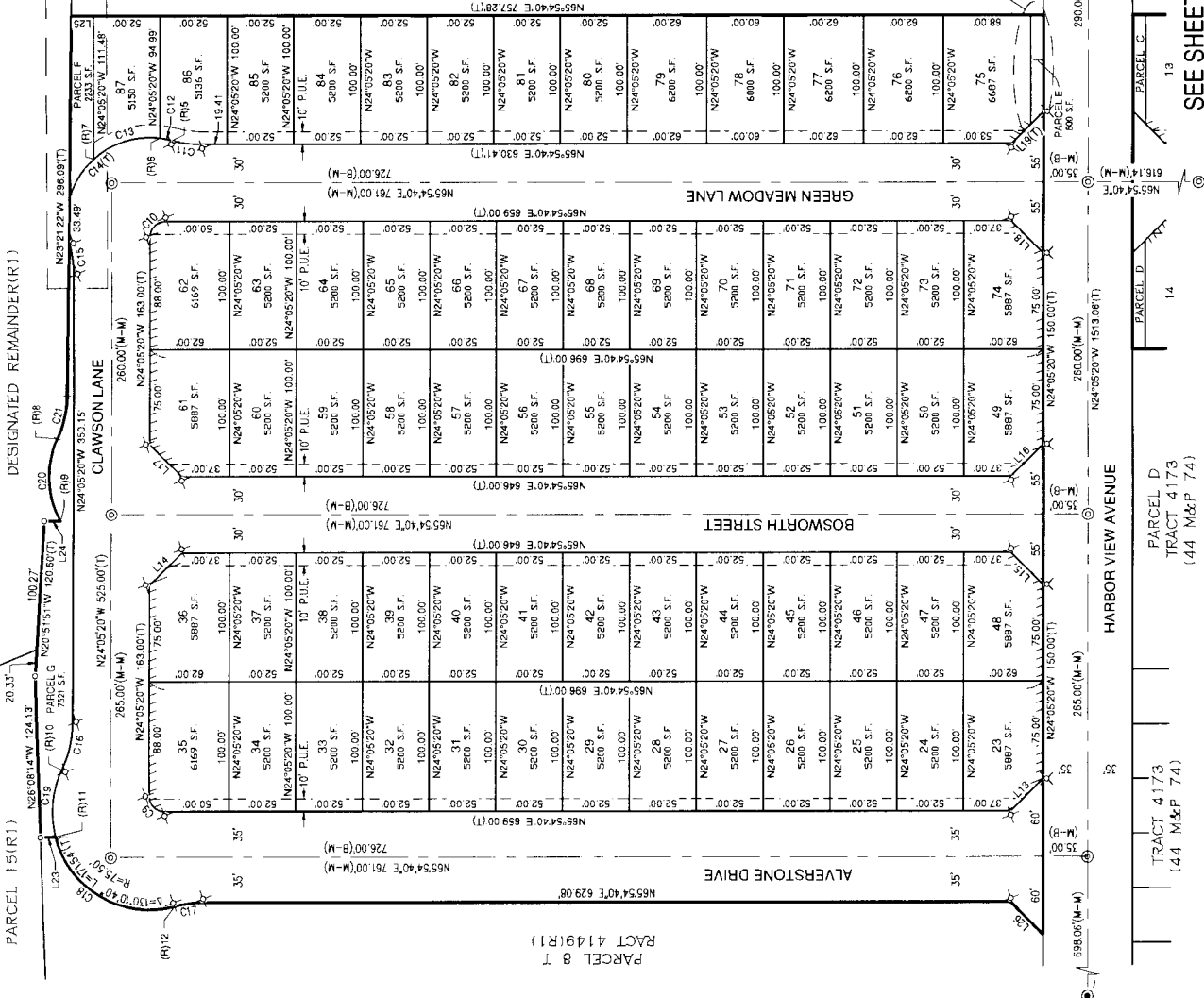
PARCEL 15 (R1)

TRACT 419(R1)

PARCEL 8 T  
TRACT 419(R1)

SEE DETAIL C  
ON THIS SHEET

SEE SHEET 5



TRACT 4173  
(44 MAP 74)

PARCEL D

TRACT 4173  
(44 MAP 74)

PARCEL C

# TRACT 4178 RIVER ISLANDS - PHASE 2 VILLAGE 40

A PORTION OF RANCHO EL PESCADERO, BEING A  
SUBDIVISION OF PARCELS 7 AND 20 OF TRACT 4148 (44 MAP 52), CITY  
OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH, 2024



## NOTES

- SEE SHEET 2 FOR REFERENCES TO MONUMENTS AND LEGEND.
- SEE SHEET 5 FOR MONUMENTATION NOTES.
- SEE SHEET 6 FOR MONUMENTATION NOTES.

LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 5 AND 6 ONLY

LINE #	DIRECTION	LENGTH
L1	N24°05'20"W	52.00'
L2	N11°40'36"W	53.24'
L3	N24°05'20"W	67.41'
L4	N24°05'20"W	15.41'
L5	N69°05'20"W	35.36'
L6	N69°05'20"W	21.21'
L7	N69°05'20"W	14.14'
L8	N65°54'40"E	10.00'
L9	N20°54'40"E	35.36'
L10	N20°54'40"E	21.21'
L11	N20°54'40"E	14.14'
L12	N65°54'40"E	10.00'
L13	N20°54'40"E	35.36'
L14	N20°54'40"E	35.36'
L15	N69°05'20"W	35.36'

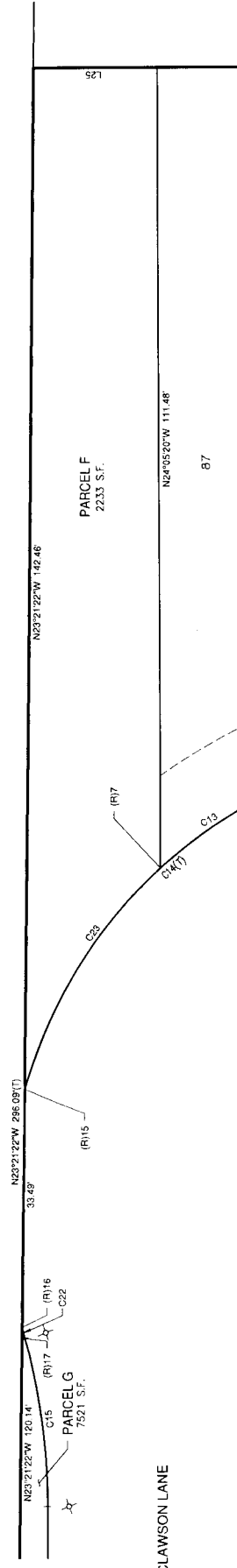
LINE #	DIRECTION	LENGTH
L16	N20°54'40"E	35.36'
L17	N69°05'20"W	35.36'
L18	N69°05'20"W	35.36'
L19	N20°54'40"E	35.36'
L20	N20°54'40"E	21.21'
L21	N20°54'40"E	14.14'
L22	N65°54'40"E	10.00'
L23	N65°54'40"E	12.00'
L24	N65°54'40"E	12.76'
L25	N65°54'40"E	17.28'
L26	N69°05'20"W	35.36'
L27	N73°30'20"E	30.27'
L28	N73°30'20"E	30.27'
L29	N24°05'20"W	55.00'
L30	N24°05'20"W	55.00'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	87.00'	152°05'	23.44'
C2	65.50'	181°12'	20.60'
C3	65.50'	46°46'30"	53.47'
C4	65.50'	120°52'10"	138.18'
C5	65.50'	46°46'30"	53.47'
C6	65.50'	91°73'59"	10.63'
C7	87.00'	152°05'	23.44'
C8	12.00'	90°00'00"	18.85'
C9	12.00'	90°00'00"	18.85'
C10	12.00'	90°00'00"	18.85'
C11	87.00'	152°05'	23.44'
C12	65.50'	87°25'09"	9.62'
C13	65.50'	46°13'05"	56.27'
C14	65.50'	89°52'26"	102.76'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C15	87.00'	152°05'	23.44'
C16	87.00'	25°13'42"	38.31'
C17	87.00'	14°56'58"	22.70'
C18	75.50'	90°20'41"	119.05'
C19	75.50'	39°49'59"	52.49'
C20	75.50'	52°38'19"	67.07'
C21	87.00'	23°15'22"	35.31'
C22	65.50'	1°21'24"	1.55'
C23	65.50'	32°15'12"	36.87'

RADIAL BEARINGS	
LINE #	DIRECTION
(R1)	N81°20'45"E
(R2)	N63°19'33"E
(R3)	N30°13'26"W
(R4)	N39°31'25"W
(R5)	N82°39'15"W
(R6)	N17°04'25"W
(R7)	N66°17'30"W
(R8)	N89°54'00"E
(R9)	N37°15'41"E
(R10)	N88°51'38"W
(R11)	N51°18'23"E
(R12)	N39°32'18"W
(R13)	N67°46'47"W
(R14)	N74°57'38"E
(R15)	N81°27'18"E
(R16)	N51°48'59"E
(R17)	N62°28'35"E

DESIGNATED REMAINDER  
TRACT 4149(R1)



## 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.

**CITY MANAGER’S REPORT** **PAGE 2**  
**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**

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:

<b>Documents</b>	<b>Status</b>
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



**CITY MANAGER’S REPORT** **PAGE 3**  
**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**

<b>Fees</b>		<b>Status</b>
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**

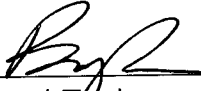
**APPROVALS:**



Bellal Nabizadah  
Assistant Engineer

3/14/24

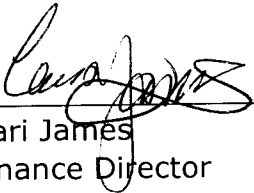
Date



Brad Taylor  
City Engineer

3/18/2024

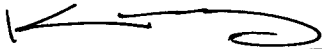
Date



Cari James  
Finance Director

3/18/2024

Date



Michael King  
Assistant City Manager

3.14.2024

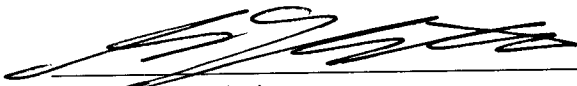
Date



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 25<sup>th</sup> day of March 2024, by the following vote:

AYES:

NOES:

ABSENT:

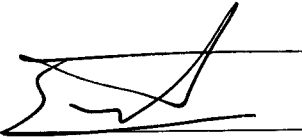
ABSTAIN:

\_\_\_\_\_  
Sonny Dhaliwal, Mayor

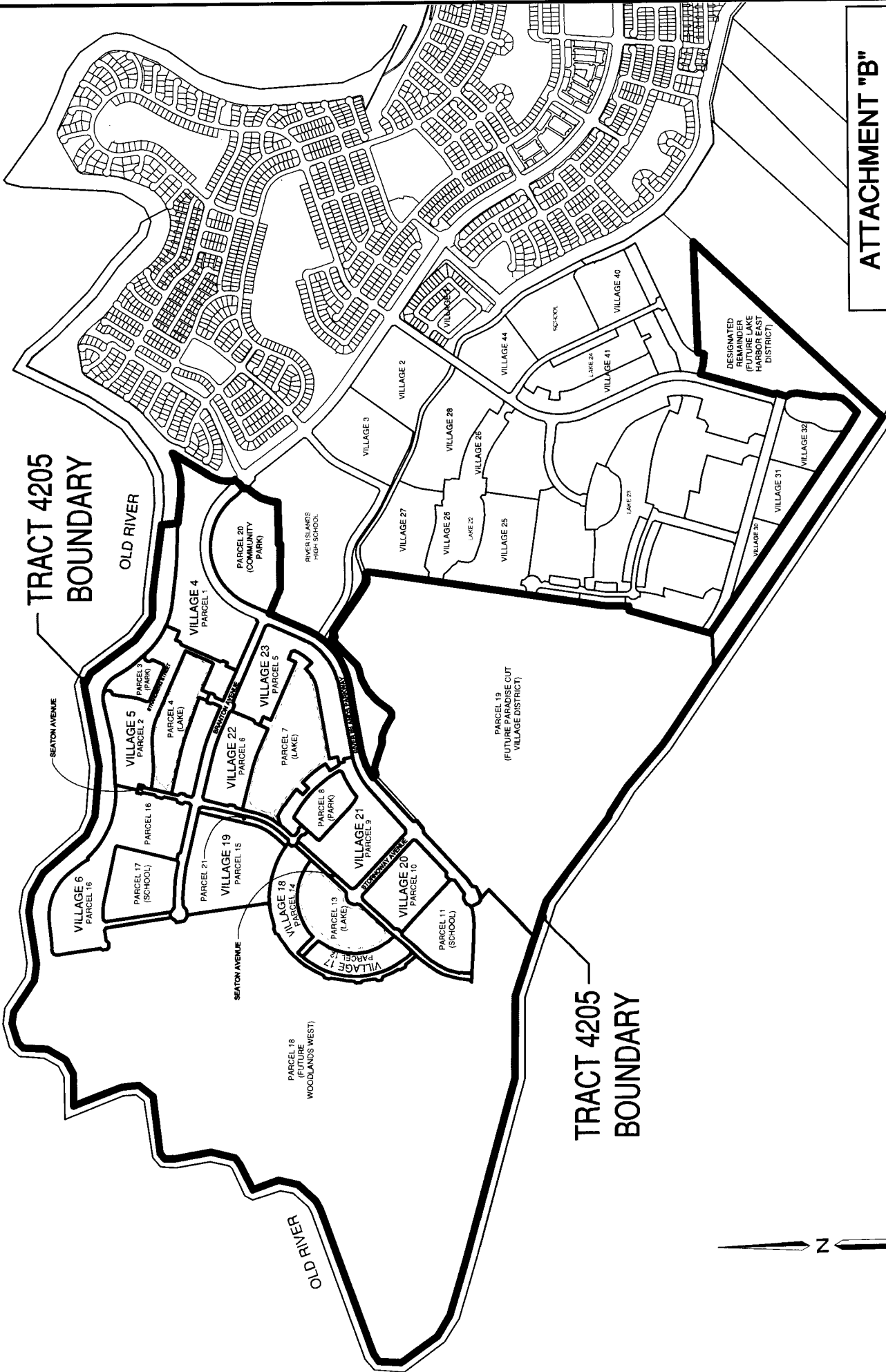
**ATTEST:**

\_\_\_\_\_  
Teresa Vargas, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Salvador Navarrete, City Attorney

**ATTACHMENT "B"**  
**TRACT 4205**  
**WOODLANDS EAST**  
**VICINITY MAP**  
**FEBRUARY 2024**



OWNERS STATEMENT

THE UNDERSIGNED DOES HEREBY STATE THAT THEY ARE THE OWNERS OR HAVE SOME RECORD TITLE INTEREST IN THE LAND DESIGNATED AND DESCRIBED WITHIN THE EXTERIOR BOUNDARY LINE OF THE HEREIN EMBODIED FINAL MAP ENTITLED, 'TRACT 4205, RIVER ISLANDS - PHASE 2, WOODLANDS EAST LARGE LOT FINAL MAP'...

- 1. THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: TO THE CITY OF LATHROP FOR PUBLIC RIGHT-OF-WAY PURPOSES, THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS 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.

DWNER 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 SAME ARE NOW BEING USED FOR SUCH PURPOSES AND TO CONVEY TO THE CITY OF LATHROP, COUNTY OF CLATSOP, THE SUBJECT LANDS WITHIN THE BOUNDARIES OF THIS MAP OR THE SURROUNDING PROPERTIES.

OWNER: CAUFA, LLC A CALIFORNIA LIMITED LIABILITY COMPANY BY: SUSAN DELL'ROSSO DATE: ITS: PRESIDENT

TRUSTEES STATEMENT

OLD RECORDS TITLE COMPANY AS TRUSTEE UNDER THE DEED OF TRUST RECORDED AUGUST 29, 2003, AS DOCUMENT NUMBER 2003-079485, WAS AMENDED IN DOCUMENT RECORDED FEBRUARY 2014, AS DOCUMENT NUMBER 2014-001474, 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 2016-160886, AND FURTHER 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 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 3, 2022, AS DOCUMENT NUMBER 2022-132038, 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: ITS:

ACKNOWLEDGEMENT CERTIFICATE (OWNER)

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGES TO ME THAT HE/SHE/IT EXECUTED THE SAME IN HIS/HER/HER AUTHORIZED CAPACITY(ITIES), AND THAT BY HIS/HER/HER SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND: SIGNATURE: NAME (PRINT): PRINCIPAL COUNTY OF BUSINESS: MY COMMISSION NUMBER: MY COMMISSION EXPIRES:

TRACT 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 72-02 (27 PM 87) 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, DO HEREBY CERTIFY THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT 4205, RIVER ISLANDS - PHASE 2, WOODLANDS EAST LARGE LOT FINAL MAP", CITY OF LATHROP, CALIFORNIA, CONSISTING OF ( ) 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. 2024, AND THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. 2024, AND THAT SAID CITY COUNCIL DID THEREUPON APPROVE SAID MAP, AND AUTHORIZED ITS RECORDECTION, AND ACCEPTED ON BEHALF OF THE CITY OF LATHROP, THE USE OF THE HEREIN EMBODIED MAP 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 BONDAS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP, IF APPLICABLE, HAVE BEEN APPROVED BY THE CITY COUNCIL OF LATHROP AND FILED IN MY OFFICE.

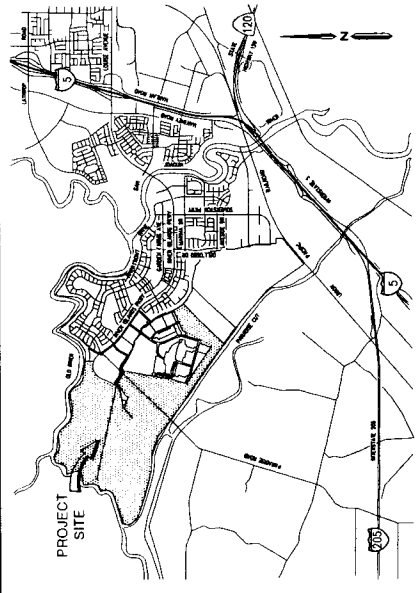
TERESA VARGAS CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

ACKNOWLEDGEMENT CERTIFICATE (TRUSTEE)

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGES TO ME THAT HE/SHE/IT EXECUTED THE SAME IN HIS/HER/HER AUTHORIZED CAPACITY(ITIES), AND THAT BY HIS/HER/HER SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND: SIGNATURE: NAME (PRINT): PRINCIPAL COUNTY OF BUSINESS: MY COMMISSION NUMBER: MY COMMISSION EXPIRES:



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, AND THAT THE MAP COMPLETES ALL REQUIREMENTS 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, P.E. C.E. 82823 CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA

RECORDERS STATEMENT

FILED THIS DAY OF 2024, AT IN BOOK OF MAPS AND PLATS, AT PAGE AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY. FEE: \$

BY: STEVE BLESS, CLERK COUNTY CLERK SAN JOAQUIN COUNTY, CALIFORNIA ASSISTANT/DEPUTY RECORDER

**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



**EASEMENTS**

- 1 80' ROADWAY EASEMENT IN FAVOR OF SAN JOAQUIN COUNTY PER 199 OR 422
- 2 30' WIDE POLE LINE EASEMENT PER 1017-10819
- 3 30' WIDE POLE LINE EASEMENT PER 261 OR 249 (APPROX LOCATION - NO NORTH ORIENT)
- 4 30' WIDE INTERIM PUBLIC ACCESS EASEMENT TO CITY OF LATHROP PER 2022-109000
- 5 30' WIDE INTERIM PUBLIC ACCESS EASEMENT TO CITY OF LATHROP PER 2022-109000
- 6 30' WIDE INTERIM PUBLIC ACCESS EASEMENT TO CITY OF LATHROP PER 2022-109000
- 7 30' WIDE INTERIM PUBLIC ACCESS EASEMENT TO CITY OF LATHROP PER 2022-109000
- 8 30' WIDE INTERIM PUBLIC ACCESS EASEMENT TO CITY OF LATHROP PER 2022-109000
- 9 30' WIDE INTERIM PUBLIC ACCESS EASEMENT TO CITY OF LATHROP PER 2022-109000
- 10 30' WIDE INTERIM PUBLIC ACCESS EASEMENT TO CITY OF LATHROP PER 2022-109000
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- 98 30' WIDE INTERIM PUBLIC ACCESS EASEMENT TO CITY OF LATHROP PER 2022-109000
- 99 30' WIDE INTERIM PUBLIC ACCESS EASEMENT TO CITY OF LATHROP PER 2022-109000
- 100 30' WIDE INTERIM PUBLIC ACCESS EASEMENT TO CITY OF LATHROP PER 2022-109000

1 RECLAIMED ISLANDS LAND COMPANY, RESERVATION FOR OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, PER DOCUMENT NUMBER 2001-01048177, S.J.C.R.

2 PUBLIC UTILITY EASEMENT (P.U.E.) OVER PARCELS 5 OF TRACT 4149 PER 2023-44587

**REFERENCES**

- (81) 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)
- (92) PARCEL MAP FILED DECEMBER 5, 2024, IN BOOK 27 OF PARCEL MAPS, PAGE 81, S.J.C.R. (27-PM-81)

**SIGNATURE OMISSIONS**

PURSUANT TO SECTION 66.6 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 2001-01048177, S.J.C.R.

2 PUBLIC UTILITY EASEMENT (P.U.E.) OVER PARCELS 5 OF TRACT 4149 PER 2023-44587

**CITY SURVEYOR'S STATEMENT**  
 I, DARRYL 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.

DARRYL A. ALEXANDER, P.L.S. 5071  
 ACTING CITY SURVEYOR



**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY CONDUCTED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT OF CALIFORNIA AND THE RULES AND REGULATIONS THEREOF. I HEREBY STATE THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2024, AND THAT THE MONUMENTS ARE, OR THAT THEY WILL BE, SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED VESTING TENTATIVE MAP.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

DYLAN GRAMFORD, P.L.S. NO 7788



**RECITALS**

1. RIGHT TO FARM STATEMENT: PER CITY OF LATHROP MUNICIPAL CODE OF ORDINANCES, TITLE 15, CHAPTER 15.46.04, THE CITY OF LATHROP HAS A POLICY OF SUPPORTING AND ENCOURAGING THE RIGHT TO FARM AND RURAL LIFE AND THE WELL-BEING OF THE COMMUNITY. THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES, YOU ARE HEREBY NOTIFIED THAT THIS 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 CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATIONS, FUMIGATION, FLOWING, SPRAYING, IRRIGATION, FENCING, HARVESTING, BURNING OF AGRICULTURAL WASTE, POLYMERIZATION, AND OTHER AGRICULTURAL ACTIVITIES. YOU ARE ALSO ADVISED THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, ACCEPTING SUCH INTERFERENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURAL AREA. A SOIL REPORT ENTITLED "GEOCHEMICAL EVALUATION, RIVER ISLANDS PHASE 1, LATHROP, CALIFORNIA," REFERENCED AS PROJECT NO. 5044.5.001.01 AND DATED JULY 29, 2005, HAS BEEN PREPARED FOR THIS PROJECT BY ENGEO, INCORPORATED, JOSEF J. TOOTLE, G.E. NO. 2677, AND IS ON FILE WITH THE CITY OF LATHROP.
2. TRACT 4205, RIVER ISLANDS - PHASE 2, WOODLANDS EAST LARGE LOT FINAL MAP, CONTAINS DESIGNATED REMAINDER PARCELS WHICH INCLUDE 41,247 ACRES, MORE OR LESS, AND DESIGNATED REMAINDER OF 64,721 ACRES, MORE OR LESS, AS SHOWN ON THIS PARCEL MAP (PLEASE REFER TO THE AREA TABLE BELOW).
3. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 1214023241-R, (VERSION 2) DATED FEBRUARY 23, 2024, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

TRACT 4205 AREA SUMMARY	
PARCELS 1-23	1066,270 AC
STREET DEDICATIONS	41,247 AC
TOTAL	1,126,517 AC
DESIGNATED REMAINDER	64,721 AC

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	783.00	31.3522°	431.77'
C2	783.00	31.3522°	431.77'
C3	86.00	67.2504°	77.66'
C4	100.00	59.1709°	41.85'
C5	200.00	16.9342°	58.30'
C6	512.15	3.0070°	269.21'
C7	75.86	90.5535°	120.37'
C8	1010.56	2.1320°	406.56'
C9	59.772	21.4954°	227.75'
C10	150.00	33.3500°	87.92'
C11	60.00	81.4845°	85.67'
C12	150.00	54.1418°	142.00'
C13	1463.00	10.7143°	262.88'
C14	5980.00	0.9923°	87.74'
C15	417.66	51.5019°	377.88'
C16	143.40	35.9835°	90.08'
C17	365.33	40.3036°	273.34'
C18	148.60	55.0526°	142.88'
C19	887.00	10.5108°	188.00'
C20	350.00	60.9927°	372.57'
C21	520.00	10.1345°	92.84'
C22	73.00	52.9819°	67.07'
C23	87.00	23.1522°	35.31'
C24	1000.00	4.0506°	71.30'

LINE TABLE		
LINE	DIRECTION	LENGTH
L76	N42°15'17"E	57.60'
L77	N1°35'00"E	56.20'
L78	N0°44'56"E	198.48'
L79	N89°15'04"W	60.61'
L80	N16°46'10"E	104.97'
L81	N53°09'13"W	72.39'
L82	N55°45'43"W	900.95'
L83	N16°46'10"E	126.00'
L84	N28°15'59"W	42.43'
L85	N16°46'10"E	834.44'
L86	N74°37'07"W	86.03'
L87	N33°35'06"W	47.55'
L88	N23°12'27"W	316.75'
L89	N65°34'40"E	12.76'
L90	N20°51'51"W	100.27'
L91	N43°46'52"E	89.07'
L92	N23°32'02"W	578.41'
L93	N33°10'02"W	584.03'

LINE TABLE		
LINE	DIRECTION	LENGTH
L26	N5°30'51"E	295.00'
L27	N43°30'51"E	94.73'
L28	N75°30'51"E	240.78'
L29	N82°29'09"W	152.55'
L30	N55°29'09"W	449.76'
L31	N81°22'09"W	218.48'
L32	N82°30'51"E	649.83'
L33	N79°29'09"W	226.88'
L34	N59°29'09"W	286.10'
L35	N64°29'09"W	265.89'
L36	N63°29'09"W	177.06'
L37	N35°29'09"W	683.94'
L38	N51°29'09"W	348.32'
L39	N86°29'09"W	297.50'
L40	N30°51'51"W	207.10'
L41	S92°59'51"E	243.10'
L42	N87°04'58"W	146.01'
L43	S31°46'20"W	552.48'
L44	S27°12'21"W	124.44'
L45	S22°56'22"W	77.31'
L46	N44°28'41"W	21.21'
L47	N11°06'14"E	162.74'
L48	N50°12'03"E	150.50'
L49	N144°12'E	43.42'
L50	N46°40'22"W	7.02'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N73°13'50"W	104.94'
L2	N62°28'07"W	102.08'
L3	N57°39'07"W	401.94'
L4	N73°50'07"W	373.74'
L5	N75°50'07"W	421.94'
L6	N58°29'07"W	294.56'
L7	N53°00'51"E	274.76'
L8	N50°30'51"E	111.08'
L9	N62°30'51"E	109.88'
L10	N42°30'51"E	238.06'
L11	N11°30'51"E	223.17'
L12	N16°29'07"W	336.35'
L13	N65°30'51"E	350.85'
L14	N45°30'51"E	79.81'
L15	N15°57'53"E	124.76'
L16	N12°30'51"E	185.68'
L17	N82°29'09"W	433.05'
L18	N4°30'51"E	128.14'
L19	N51°30'51"E	71.52'
L20	N30°30'51"E	211.47'
L21	N29°29'09"W	222.38'
L22	N29°29'09"W	623.72'
L23	N85°30'51"E	381.43'
L24	N64°30'51"E	211.07'
L25	N30°30'51"E	261.08'

LINE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	783.00	31.3522°	431.77'
C2	783.00	31.3522°	431.77'
C3	86.00	67.2504°	77.66'
C4	100.00	59.1709°	41.85'
C5	200.00	16.9342°	58.30'
C6	512.15	3.0070°	269.21'
C7	75.86	90.5535°	120.37'
C8	1010.56	2.1320°	406.56'
C9	59.772	21.4954°	227.75'
C10	150.00	33.3500°	87.92'
C11	60.00	81.4845°	85.67'
C12	150.00	54.1418°	142.00'
C13	1463.00	10.7143°	262.88'
C14	5980.00	0.9923°	87.74'
C15	417.66	51.5019°	377.88'
C16	143.40	35.9835°	90.08'
C17	365.33	40.3036°	273.34'
C18	148.60	55.0526°	142.88'
C19	887.00	10.5108°	188.00'
C20	350.00	60.9927°	372.57'
C21	520.00	10.1345°	92.84'
C22			



# 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

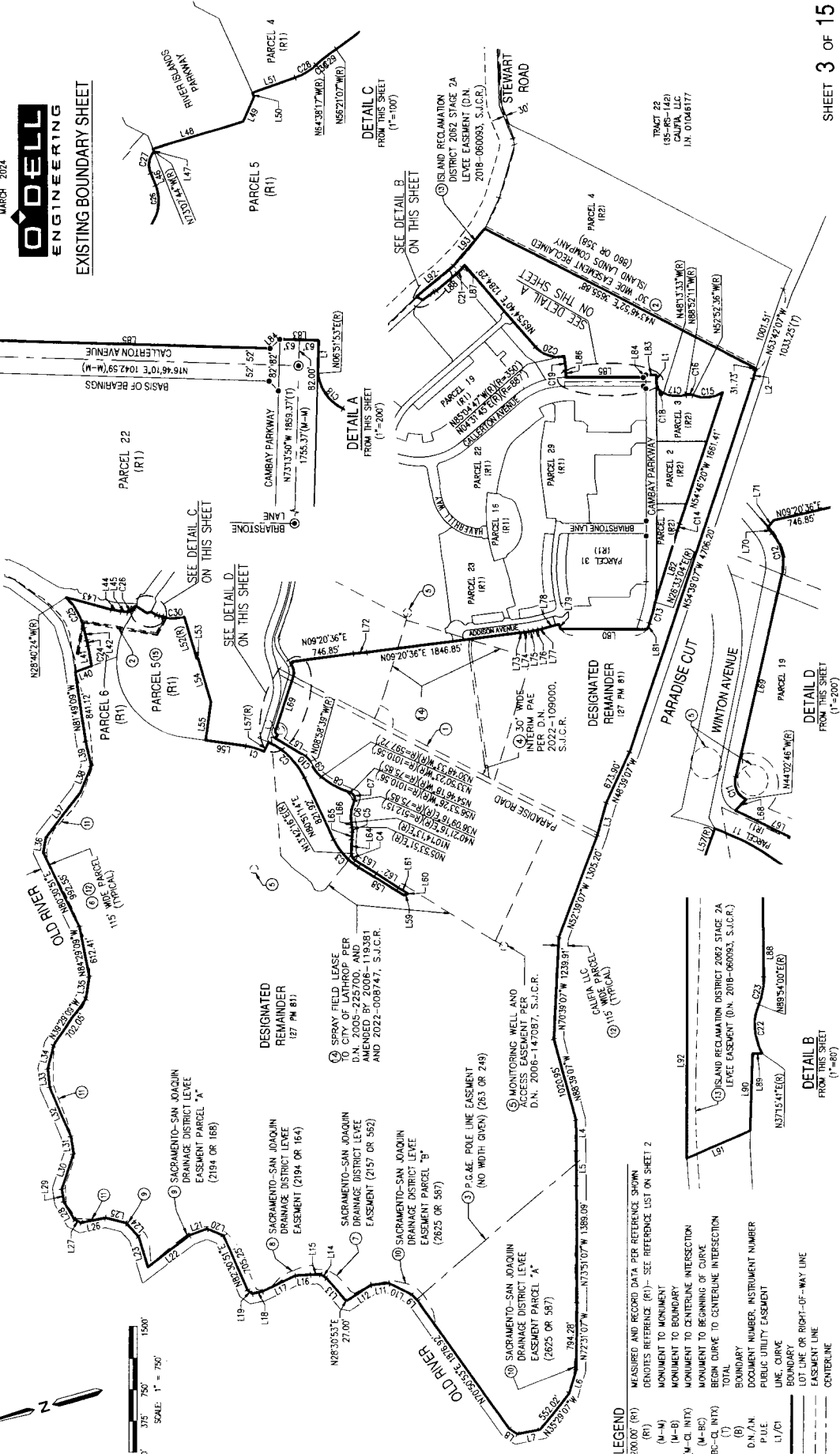
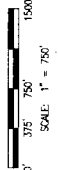
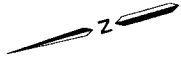
- MONUMENTATION NOTES**
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7786" PER (R1)
  - FOUND MONUMENT PER (R1)

- NOTES**
- SEE SHEET 2 FOR REFERENCES.
  - SEE SHEET 2 FOR LINE AND CURVE TABLES.

SEE SHEETS 5-14 FOR EASEMENT DIMENSIONS NOT OTHERWISE SHOWN

**LEGEND**

- 2000 (R1) MEASURED AND RECORDED DATA PER REFERENCE SHOWN
- (R1) DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 2
- (M-A) MONUMENT TO MONUMENT
- (M-B) MONUMENT TO BOUNDARY
- (M-C) INTX MONUMENT TO CENTERLINE INTERSECTION
- (M-BC) MONUMENT TO BEGINNING OF CURVE
- (BC-CL) INTX MONUMENT TO CENTERLINE IN 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



**DETAIL A**  
FROM THIS SHEET  
(1"=200')

**DETAIL B**  
FROM THIS SHEET  
(1"=80')

**DETAIL C**  
FROM THIS SHEET  
(1"=100')

**DETAIL D**  
FROM THIS SHEET  
(1"=200')

**DESIGNATED REMAINDER**  
127 PM 81

**30' WIDE INTERIM PAVEMENT**  
PER D.N. 2022-109000, S.J.C.R.

**30' WIDE EXISTING RECLAIMED ISLAND LANDS COMPANY (980 OR 358)**

**ISLAND RECLAMATION DISTRICT 2082 STAGE 2A LEVEE EASEMENT (D.N. 2018-060993, S.J.C.R.)**

**30' WIDE EXISTING RECLAIMED ISLAND LANDS COMPANY (980 OR 358)**

**ISLAND RECLAMATION DISTRICT 2082 STAGE 2A LEVEE EASEMENT (D.N. 2018-060993, S.J.C.R.)**

**30' WIDE EXISTING RECLAIMED ISLAND LANDS COMPANY (980 OR 358)**

**ISLAND RECLAMATION DISTRICT 2082 STAGE 2A LEVEE EASEMENT (D.N. 2018-060993, S.J.C.R.)**

**30' WIDE EXISTING RECLAIMED ISLAND LANDS COMPANY (980 OR 358)**

**ISLAND RECLAMATION DISTRICT 2082 STAGE 2A LEVEE EASEMENT (D.N. 2018-060993, S.J.C.R.)**

**30' WIDE EXISTING RECLAIMED ISLAND LANDS COMPANY (980 OR 358)**

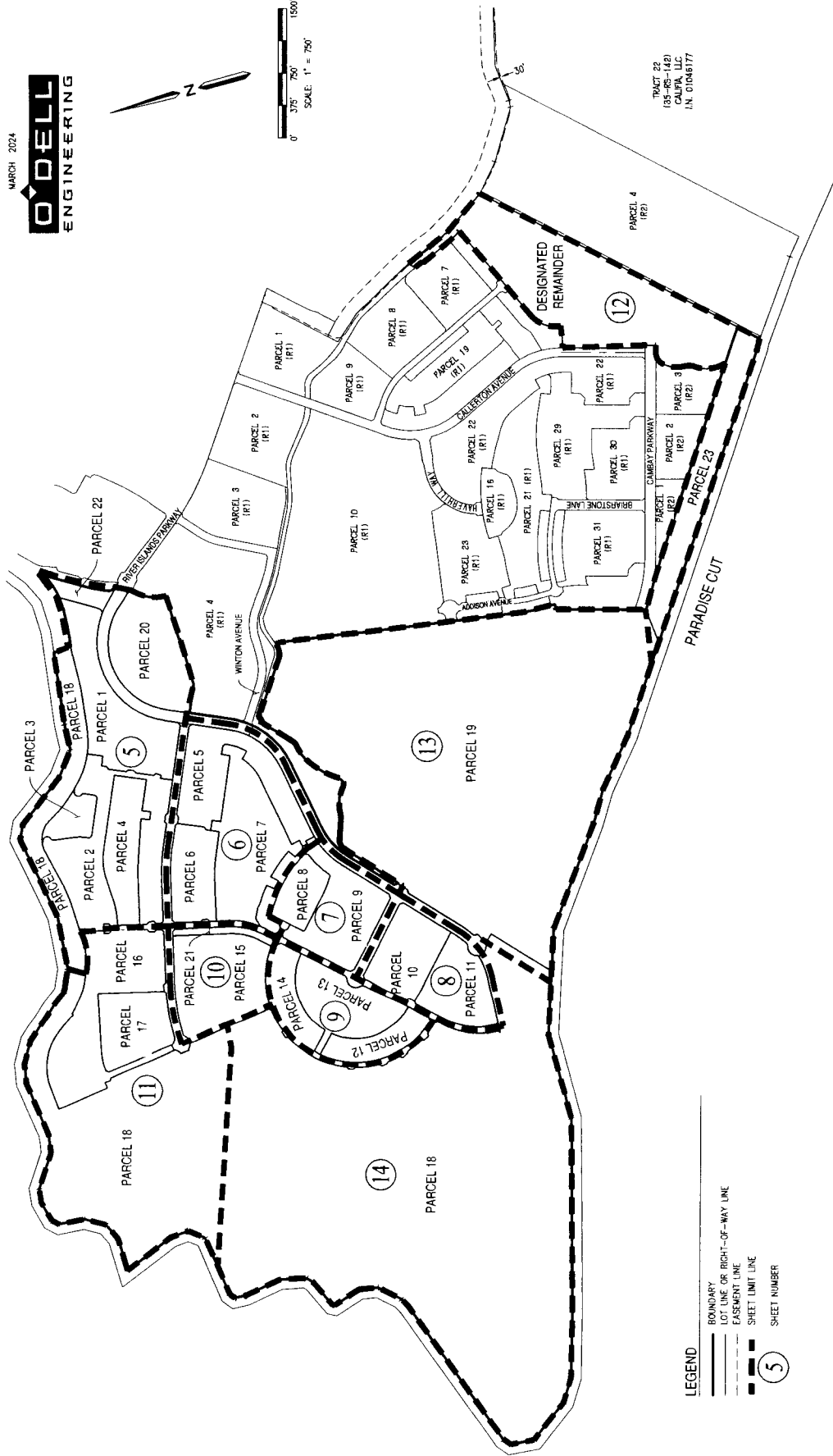
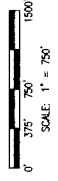
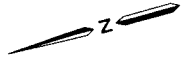
# TRACT 4205

## 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 4145 (44 MAP 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024



TRACT 22  
 (37 PM 22)  
 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

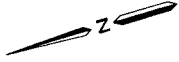
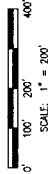
A PORTION OF RANCHO EL ESCADERO, BEING A SUBDIVISION OF A PORTION OF THE DESIGNATED REMAINDER OF PARCEL MAP 23-02 (27 PM ET) AND PARCELS 5 AND 6 OF TRACT 4149 (44 MAP 52), CITY OF LAHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024

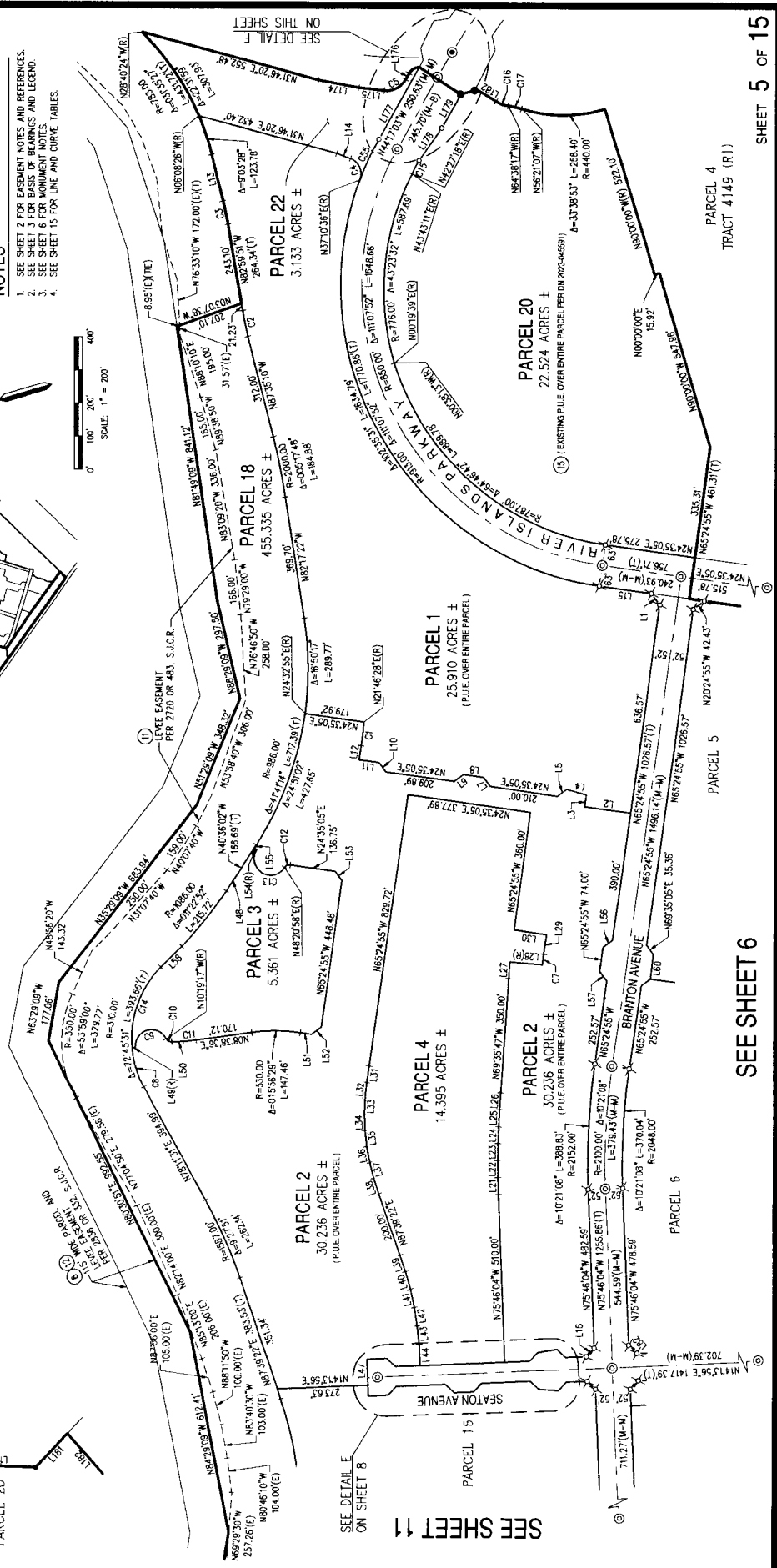
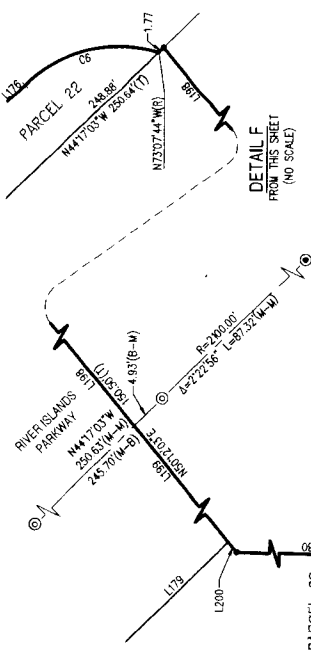


### NOTES

1. SEE SHEET 2 FOR EASEMENT NOTES AND REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 6 FOR MONUMENT NOTES.
4. SEE SHEET 15 FOR LINE AND CURVE TABLES.



PARCEL VICINITY MAP



SEE SHEET 6

SHEET 5 OF 15

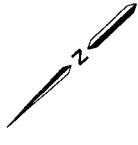
PARCEL 4  
TRACT 4149 (R1)



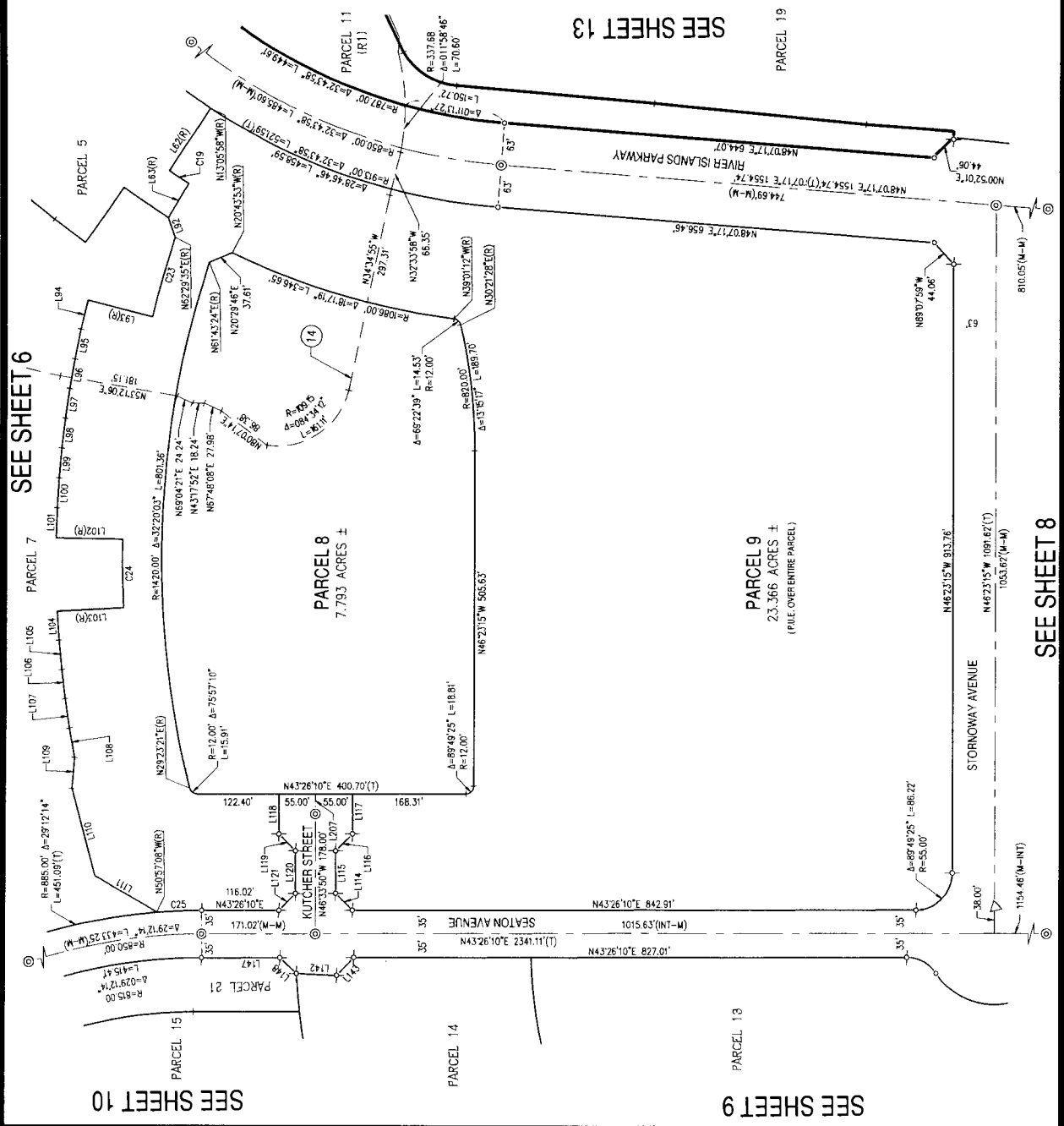
**TRACT 4205**  
**RIVER ISLANDS - PHASE 2**  
**WOODLANDS EAST LARGE LOT FINAL MAP**

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF A PORTION OF THE DISSEMINATED REMAINDER OF PARCEL MAP 23-02 (27 PARCELS) AND PARCEL MAP 23-01 (10 PARCELS) IN SAN JOAQUIN COUNTY, CALIFORNIA, 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.

SEE SHEET 6

SEE SHEET 13

PARCEL 19

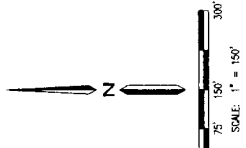
SEE SHEET 10

SEE SHEET 9

# 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 (154 MAP 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024

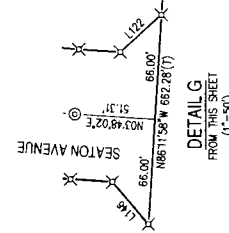
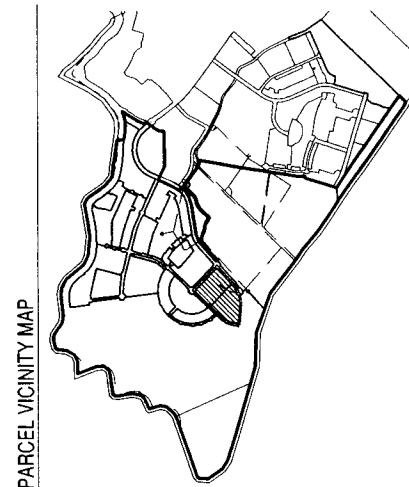
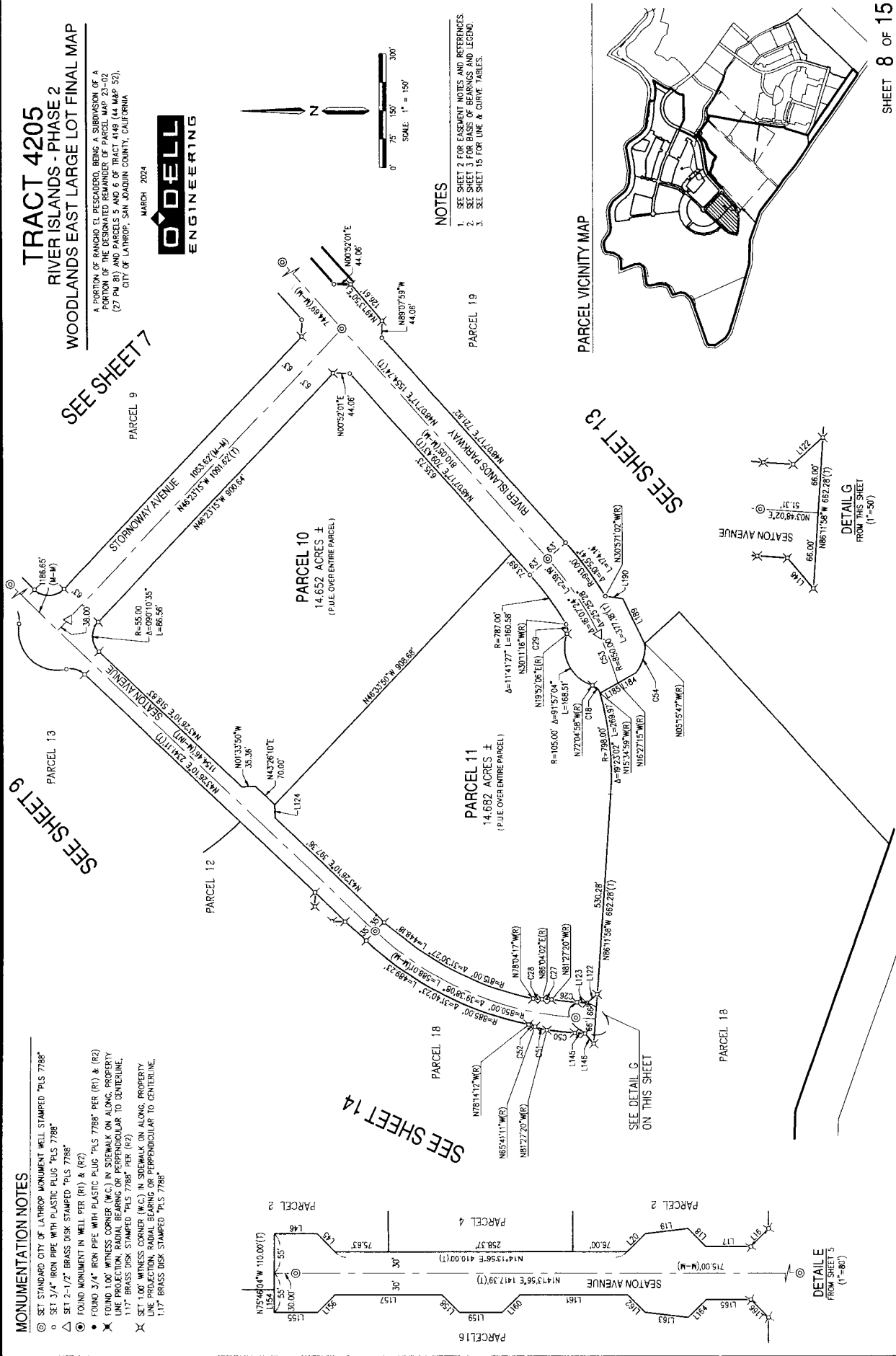


### NOTES

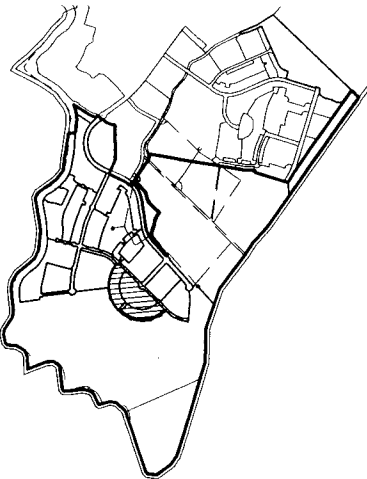
1. SEE SHEET 2 FOR EASEMENT NOTES AND REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 15 FOR LINE & CURVE TABLES.

### 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



MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE WITH PLASTIC PLUS "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 PLUS "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.

**TRACT 4205**  
**RIVER ISLANDS - PHASE 2**  
**WOODLANDS EAST LARGE LOT FINAL MAP**

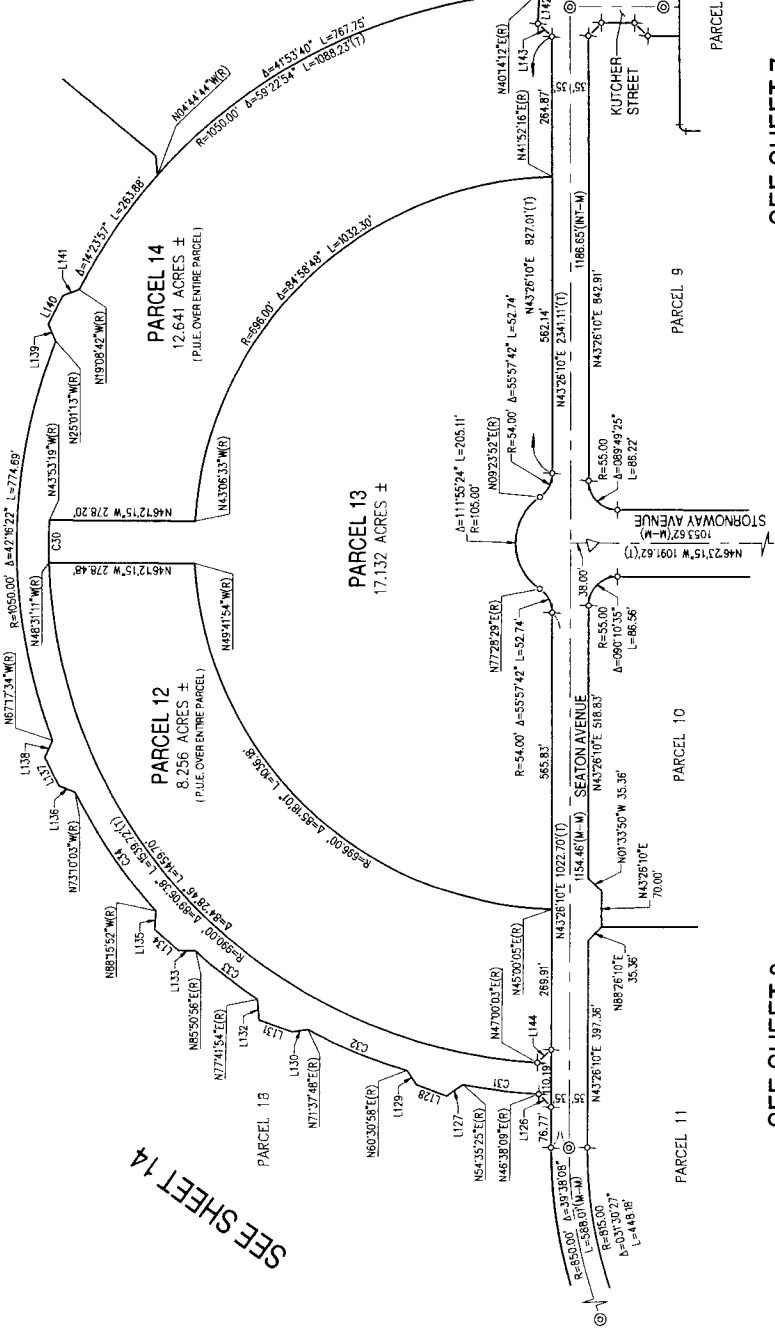
A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF A PORTION OF THE DESIGNATED REMAINDER OF PARCEL MAP 23-02 (27 PM B) AND PARCELS 5 AND 6 OF TRACT 408 (44-MAP-52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024



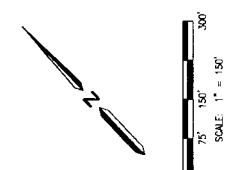
SEE SHEET 14

PARCEL 13



SEE SHEET 14

SEE SHEET 10



SEE SHEET 8

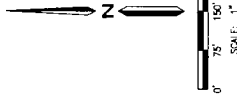
SEE SHEET 7

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

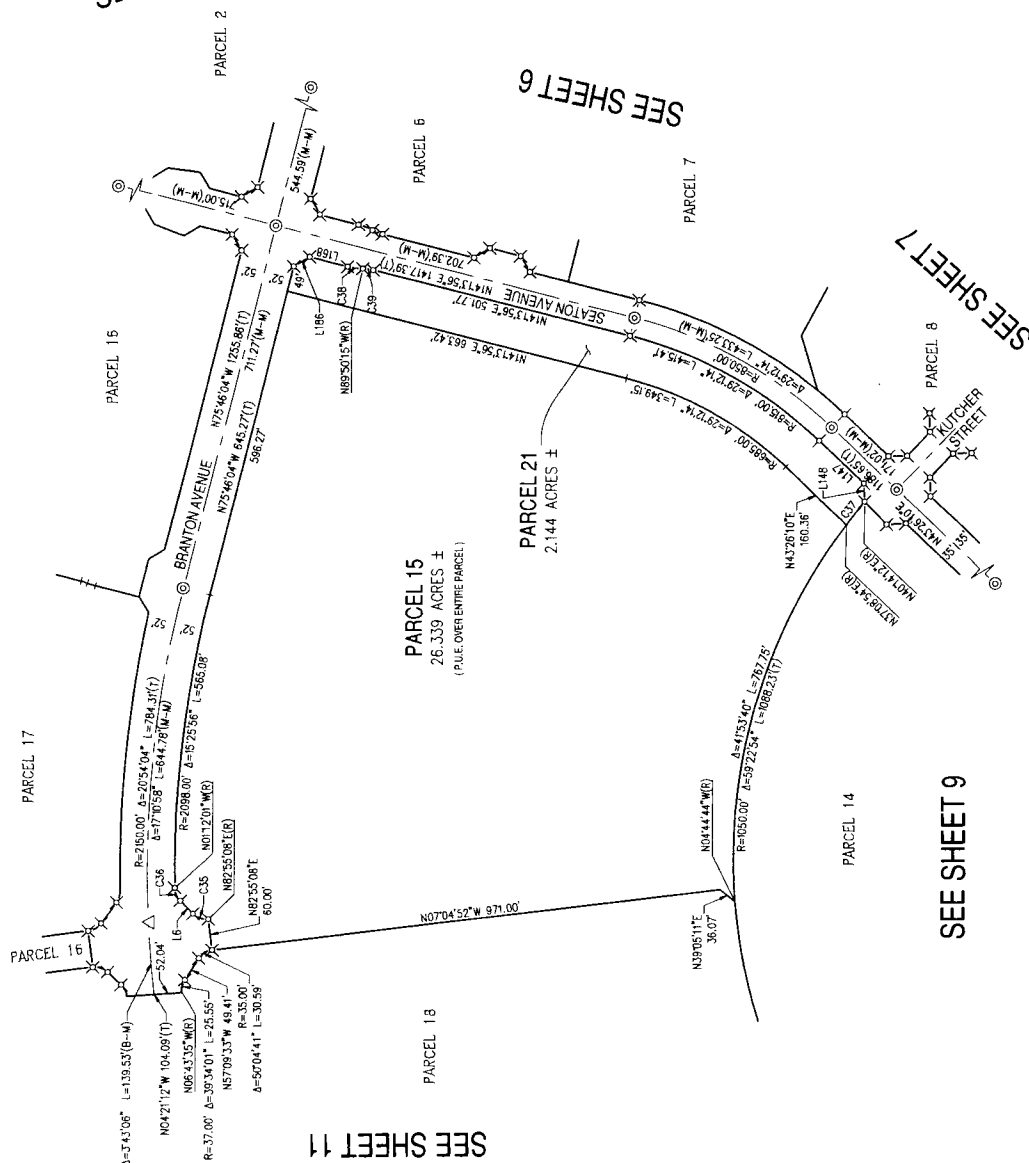


SHEET 10 OF 15

## 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



# TRACT 4205 RIVER ISLANDS - PHASE 2 WOODLANDS EAST LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCAUERO, 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 419 (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 (WC) IN SIDEWALK ON ALONG PROPERTY LINE BEING OR PERPENDICULAR TO CENTERLINE.
  - 1177 BRASS DISK STAMPED "PLS 7788 PER (R2)
  - ✱ SET 1.00" WITNESS CORNER (WC) IN SIDEWALK ON ALONG PROPERTY LINE PROJECTING RADIAL BEING OR PERPENDICULAR TO CENTERLINE.
  - 1177 BRASS DISK STAMPED "PLS 7788"

SEE SHEET 14

SEE SHEET 5

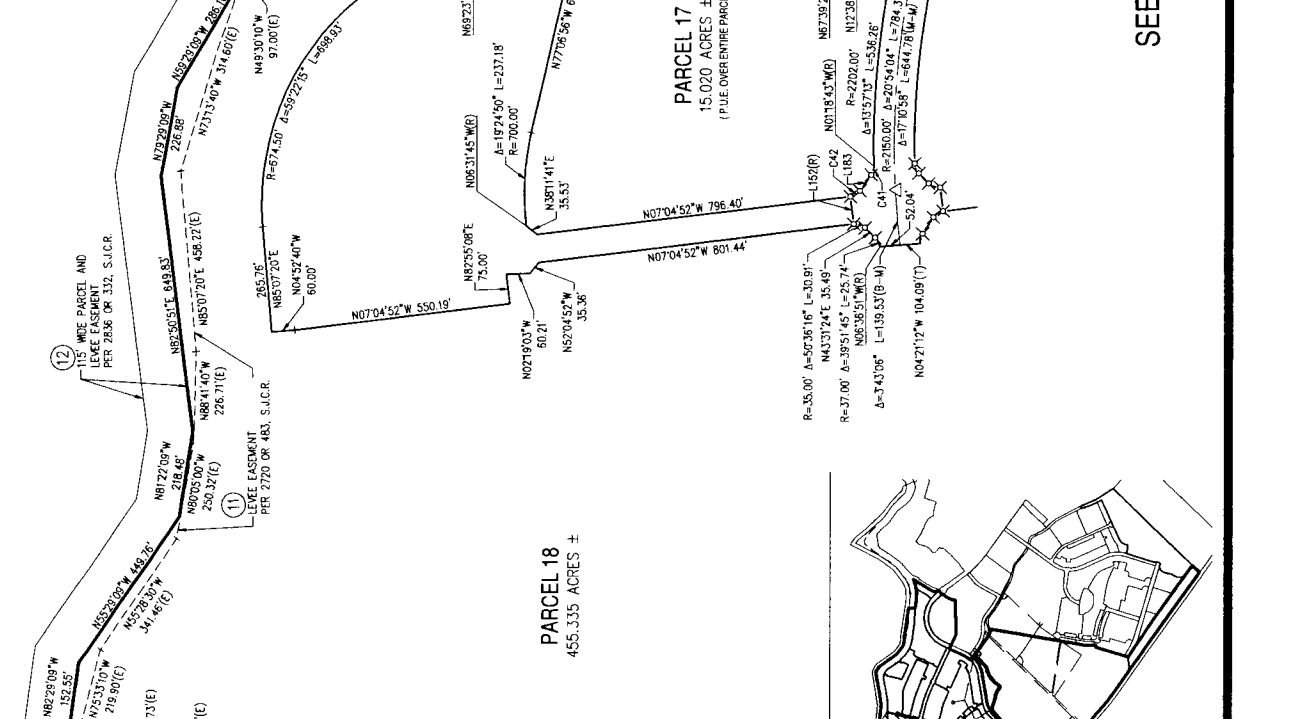
SEE SHEET 8

SEE SHEET 10

SEE SHEET 14

SEE SHEET 14

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**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 LAHOMA, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH, 2024

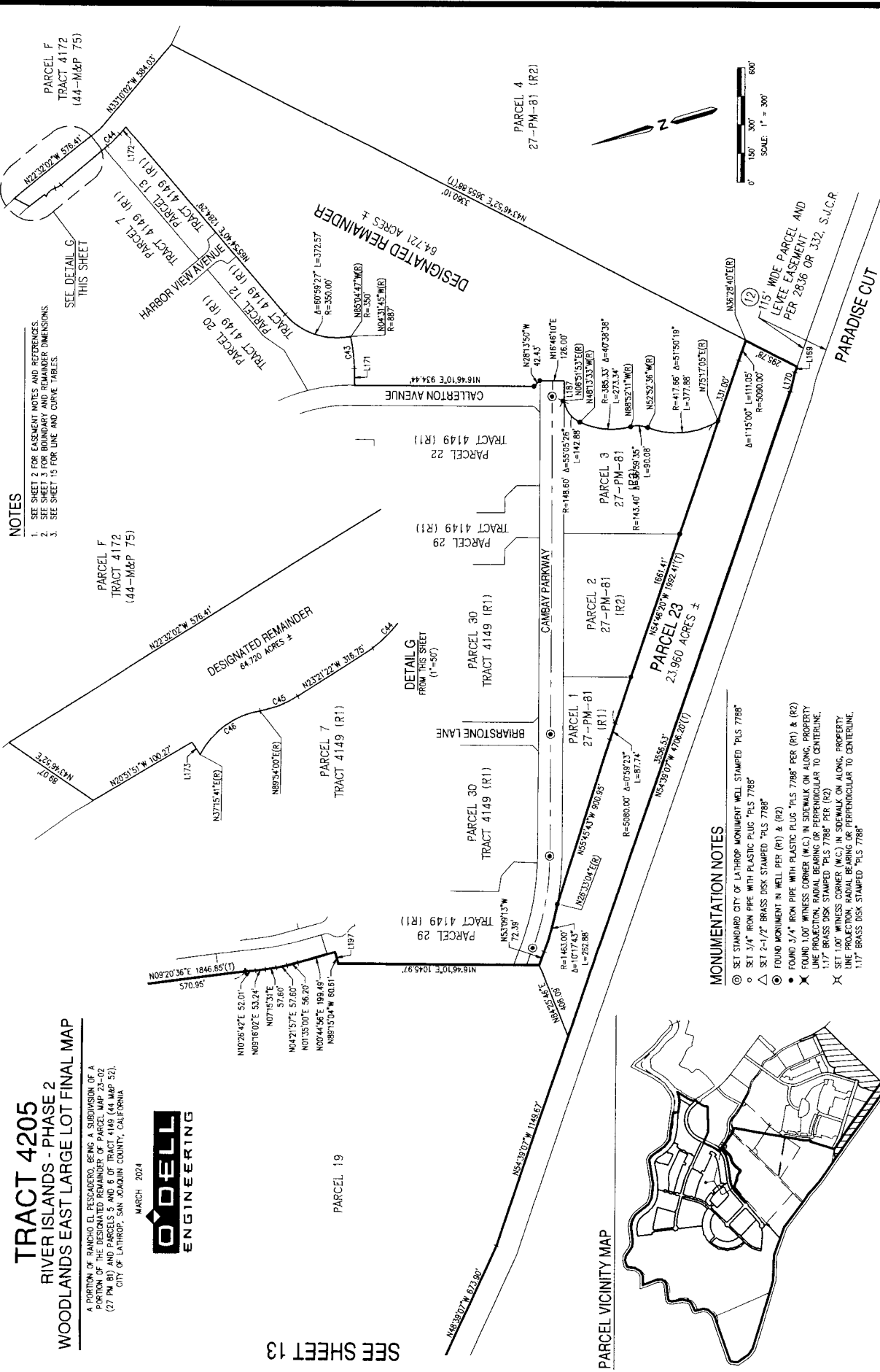


SEE SHEET 13

**NOTES**

1. SEE SHEET 2 FOR EASEMENT NOTES AND REFERENCES.
2. SEE SHEET 3 FOR BOUNDARY AND REMAINDER DIMENSIONS.
3. SEE SHEET 15 FOR LINE AND CURVE TABLES.

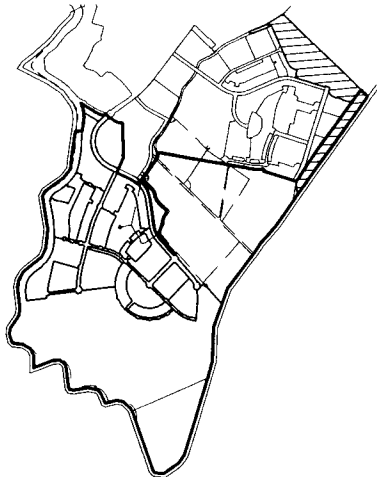
PARCEL F  
 TRACT 4172  
 (44-M&P 75)



**MONUMENTATION NOTES**

- ⊙ SET STANDARD CITY OF LAHOMA 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 ALONG PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE.
- ✱ FOUND 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.
- ✱ SET 1.17" BRASS DISK STAMPED "PLS 7788"

PARCEL VICINITY MAP



SHEET 12 OF 15

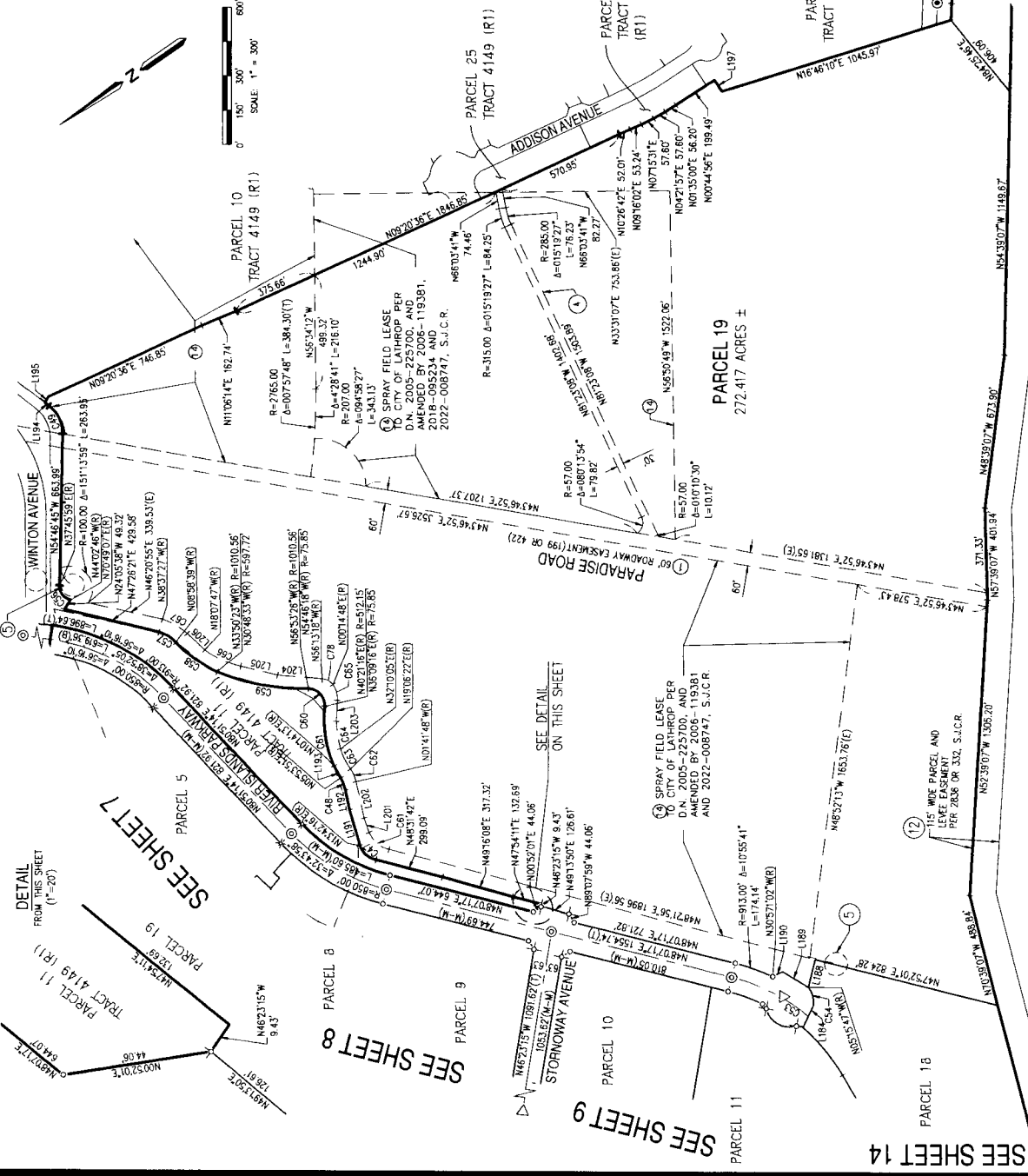
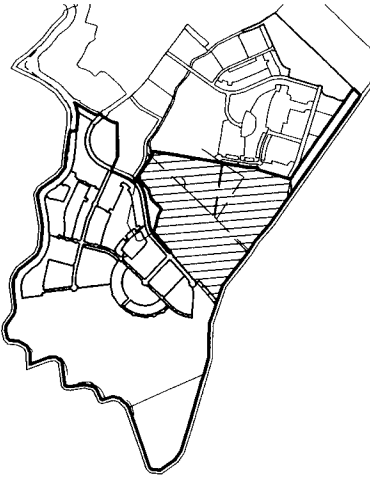
# TRACT 4205 RIVER ISLANDS - PHASE 2 WOODLANDS EAST LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF A PORTION OF THE DESIGNATED REMAINDER OF PARCEL MAP 73-007 (27 PAGES) AND PARCEL MAP 73-008 (27 PAGES) IN SAN JOAQUIN COUNTY, CALIFORNIA, 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"
- △ 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' MINNESS 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 100' MINNESS 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 AND CURVE TABLES.

SEE SHEET 12

PARADISE CUT

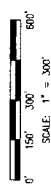
# TRACT 4205 RIVER ISLANDS - PHASE 2 WOODLANDS EAST LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADEIRO, 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



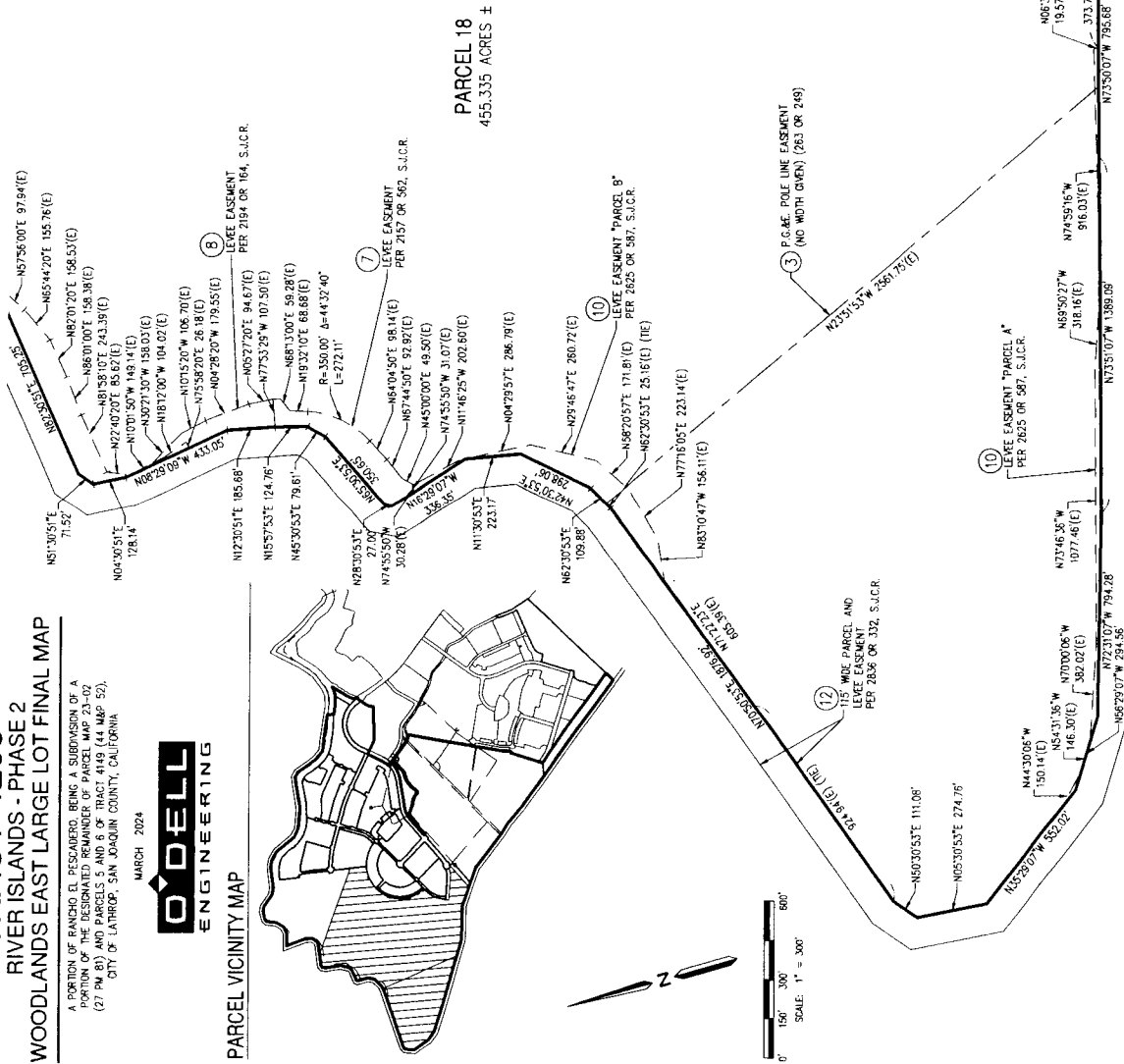
PARCEL VICINITY MAP



SEE SHEET 11

NOTES

1. SEE SHEET 2 FOR EASEMENT NOTES AND REFERENCES.
2. SEE SHEET 3 FOR BASIC OF BEARINGS AND LEGS.
3. SEE SHEET 6 FOR MONUMENT NOTES AND LEGS.
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 **25<sup>th</sup> 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 25<sup>th</sup> day of March 2024, at Lathrop, California.

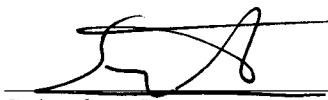
ATTEST: TERESA VARGAS  
City Clerk of and for the City  
of Lathrop, State of California

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:  \_\_\_\_\_      3-14-2024  
Salvador Navarrete              Date  
City Attorney

**EXHIBIT A**

**FINAL MAP - TRACT 4205**

**OWNER'S STATEMENT**

THE UNDERSIGNED, DOES HEREBY STATE THAT THEY ARE THE OWNERS OR HAVE SOME LEGAL INTEREST IN THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINE OF THE HEREIN ENCLOSED FINAL MAP ENTITLED, "TRACT 4205, RIVER ISLANDS - PHASE 2, WOODLANDS EAST LARGE LOT FINAL MAP", CITY OF LATHROP, CALIFORNIA, CONSISTING OF 19 TWENTY (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 AN EASEMENT FOR PUBLIC PURPOSES:  
TO THE CITY OF LATHROP FOR PUBLIC RIGHT-OF-WAY PURPOSES, THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS RIVER ISLANDS PARKWAY, BRANTON AVENUE, KUTCHER STREET, SEATON AVENUE AND STORNOWAY AVENUE AS SHOWN ON THIS FINAL MAP.

A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN, PIPES, WELLS, CABLES, PIPES, AND CONDUITS, UNDER THE APPLICABLE PUBLIC UTILITY AND UNDER THE PARCELS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "P.U.L." (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 HEREIN, APPURTAINMENT OR RELATING TO THE LANDS, WHETHER SUCH WATER RIGHTS SHALL BE RIPARIAN, OVERFLOWING, LITTORAL, PERCOLATING, PREScriptive, ADJACENT, 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 2019-293509, THE DEED OF TRUST RECORDED JULY 26, 2019, AS DOCUMENT NUMBER 2019-293509, AND AS AMENDED IN DOCUMENT RECORDED DECEMBER 26, 2017, AS DOCUMENT NUMBER 2017-150771, AND FURTHER AMENDED IN DOCUMENT RECORDED APRIL 15, 2020, AS DOCUMENT NUMBER 2020-046025, AND FURTHER AMENDED IN DOCUMENT RECORDED NOVEMBER 23, 2022, AS DOCUMENT NUMBER 2022-132038, 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, \_\_\_\_\_ 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.

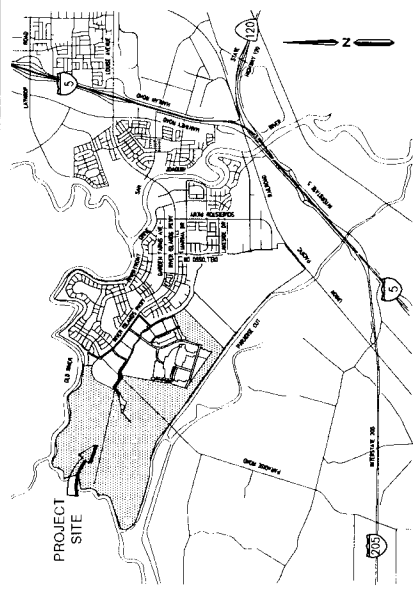
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

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. 6716 RECOMMENDED BY THE PLANNING COMMISSION AND APPROVED BY THE CITY COUNCIL PER RESOLUTION NO. 21-1690B.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

RICARDO CABUAT, 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 NO. 6716, AS APPROVED BY THE PLANNING COMMISSION AND THE CITY COUNCIL. I FURTHER STATE THAT THIS FINAL MAP COMPLETES 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.

FEES \$ \_\_\_\_\_

BY: \_\_\_\_\_ ASSISTANT/DEPUTY RECORDER

STATE REGISTERED COUNTY CLERK  
SAN JOAQUIN COUNTY, CALIFORNIA

EXEMPT FROM FEE PER GOVERNMENT CODE 27396.1; DOCUMENT RECORDED IN CONNECTION WITH A CONCURRENT TRANSFER SUBJECT TO THE IMPOSITION OF DOCUMENTARY TRANSFER TAX

CITY SURVEYORS STATEMENT

I, DARREL 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 2024 DAY OF 2024.



DARREL 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 CALIFORNIA, 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 AT THE TIME OF RECORDATION OF THIS MAP AND THAT THE MONUMENTS ARE OR THAT THEY WILL BE SET IN PLACE AT THE TIME OF RECORDATION OF THIS MAP AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TESTING TENTATIVE MAP.

DATED THIS 2024 DAY OF 2024.



DYLAN CRAWFORD, P.L.S. NO 1798

RECITALS

- 1. PERMIT TO FARM STATEMENT...
2. A SOILS REPORT ENTITLED "GEOCHEMICAL 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 ENRO, INCORPORATED, JOSEF J. TOOLE, G.E. NO. 2677, 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 ROWLANDS 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.

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 8) AND PARCELS 5 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 DN 2017-108189
3. POLE LINE EASEMENT PER 283 OR 249 (APPROX. LOCATION: NO. WORTH CANY)
4. 30' WIDE WITHIN PUBLIC ACCESS EASEMENT TO CITY OF LATHROP PER DN 2022-105206 LATHROP PER DN 2026-110361
5. 10' WIDE ACCESS EASEMENT AND 100' MONITORING WELL EASEMENTS TO THE CITY OF LATHROP PER DN 2026-110361
6. 500' LEVEE AND FLOOD CONTROL EASEMENT PER 2094 OR 986
7. 500' LEVEE AND FLOOD CONTROL EASEMENT PER 2157 OR 942
8. 500' LEVEE AND FLOOD CONTROL EASEMENT PER 2184 OR 164
9. 500' LEVEE AND FLOOD CONTROL EASEMENT PER 2184 OR 168
10. 500' LEVEE AND FLOOD CONTROL EASEMENT PER 2025 OR 907
11. 500' LEVEE AND FLOOD CONTROL EASEMENT PER 2720 OR 483
12. LEVEE EASEMENT IN FAVOR OF RECLAMATION DISTRICT 2062 PER DN 2026 OR 332
13. STATE 24 LEVEE EASEMENT IN FAVOR OF RECLAMATION DISTRICT 2062 PER DN 2026-1090905
14. SPRAY FIELD LEASE AGREEMENT BETWEEN CALIF. LLC AND THE CITY OF LATHROP PER DN 2005-225290 AND THEREIN REFERRED PER DOCUMENT NUMBERS 2006-19330, 2010-080005, AND 2022-06021
15. PUBLIC UTILITY EASEMENT (P.U.E.) OVER PARCEL 5 OF TRACT 4149 PER DN 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 81, S.J.C.R. (27-PM-81)

SIGNATURE OMISSIONS

PURSUANT TO SECTION 64249 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 columns: LINE, DIRECTION, LENGTH, AREA. Contains lines L1 through L50.

Table with columns: LINE, DIRECTION, LENGTH, AREA. Contains lines L51 through L75.

Table with columns: LINE, DIRECTION, LENGTH, AREA. Contains lines L76 through L93.

Table with columns: CURVE, RADIUS, DELTA, LENGTH, CURVE, RADIUS, DELTA, LENGTH. Contains curves C1 through C24.

Table with columns: CURVE, RADIUS, DELTA, LENGTH, CURVE, RADIUS, DELTA, LENGTH. Contains curves C25 through C30.

# TRACT 4205 RIVER ISLANDS - PHASE 2 WOODLANDS EAST LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, TRACT 4, 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. SEE SHEET 2 FOR REFERENCES.
- 2. SEE SHEET 2 FOR LINE AND CURVE TABLES.
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG 71.5 7788" PER (R1)
- ⊙ FOUND MONUMENT PER (R1)

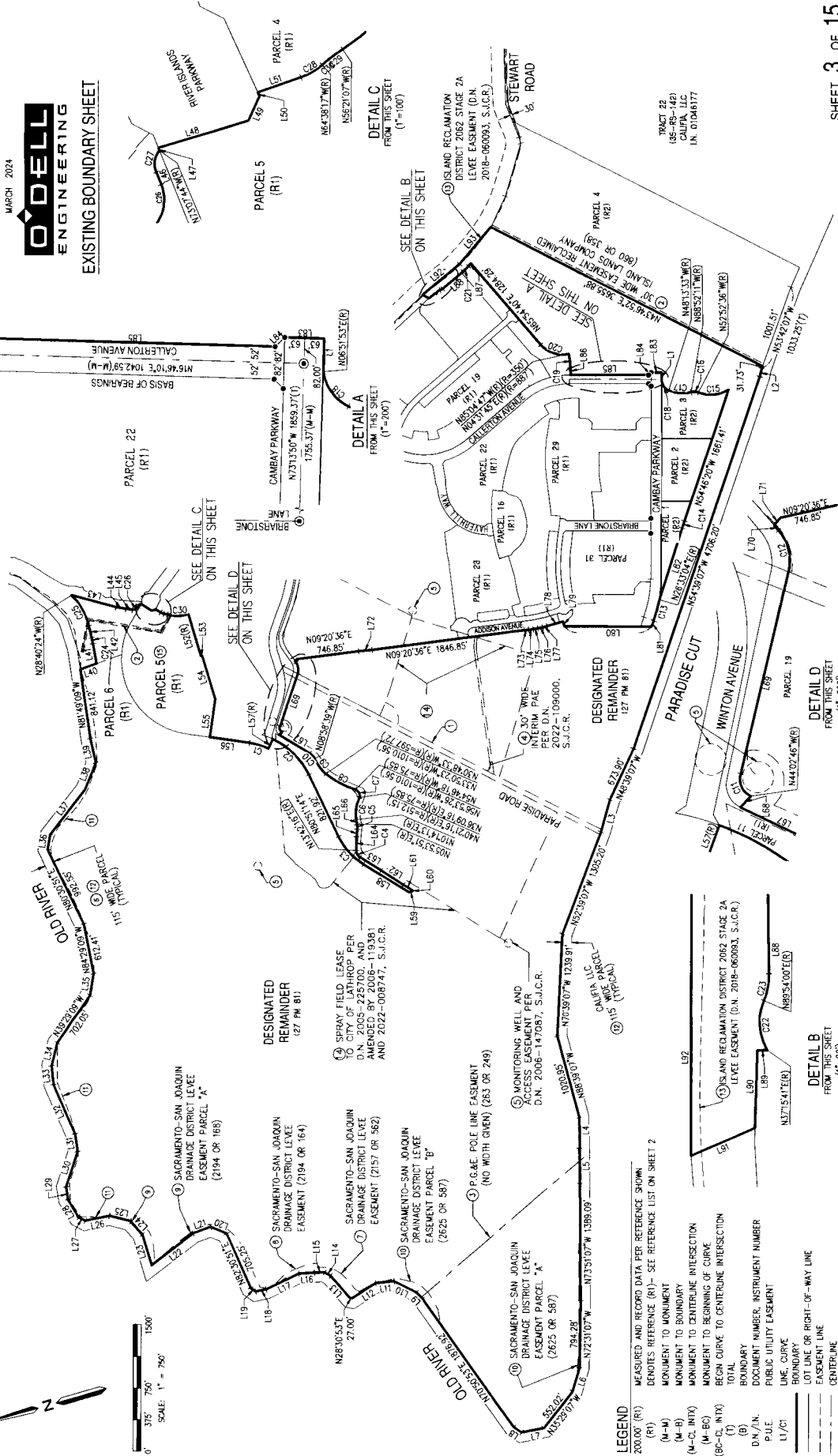
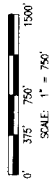
### NOTES

- 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 ALONG CALLETON AVENUE AS SHOWN PER TRACT 4149, FILED DECEMBER 5, 2022 IN BOOK 44 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-BC) 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 C FROM THIS SHEET (1"-200')

DETAIL D FROM THIS SHEET (1"-200')

DETAIL E FROM THIS SHEET (1"-200')

DETAIL F FROM THIS SHEET (1"-200')

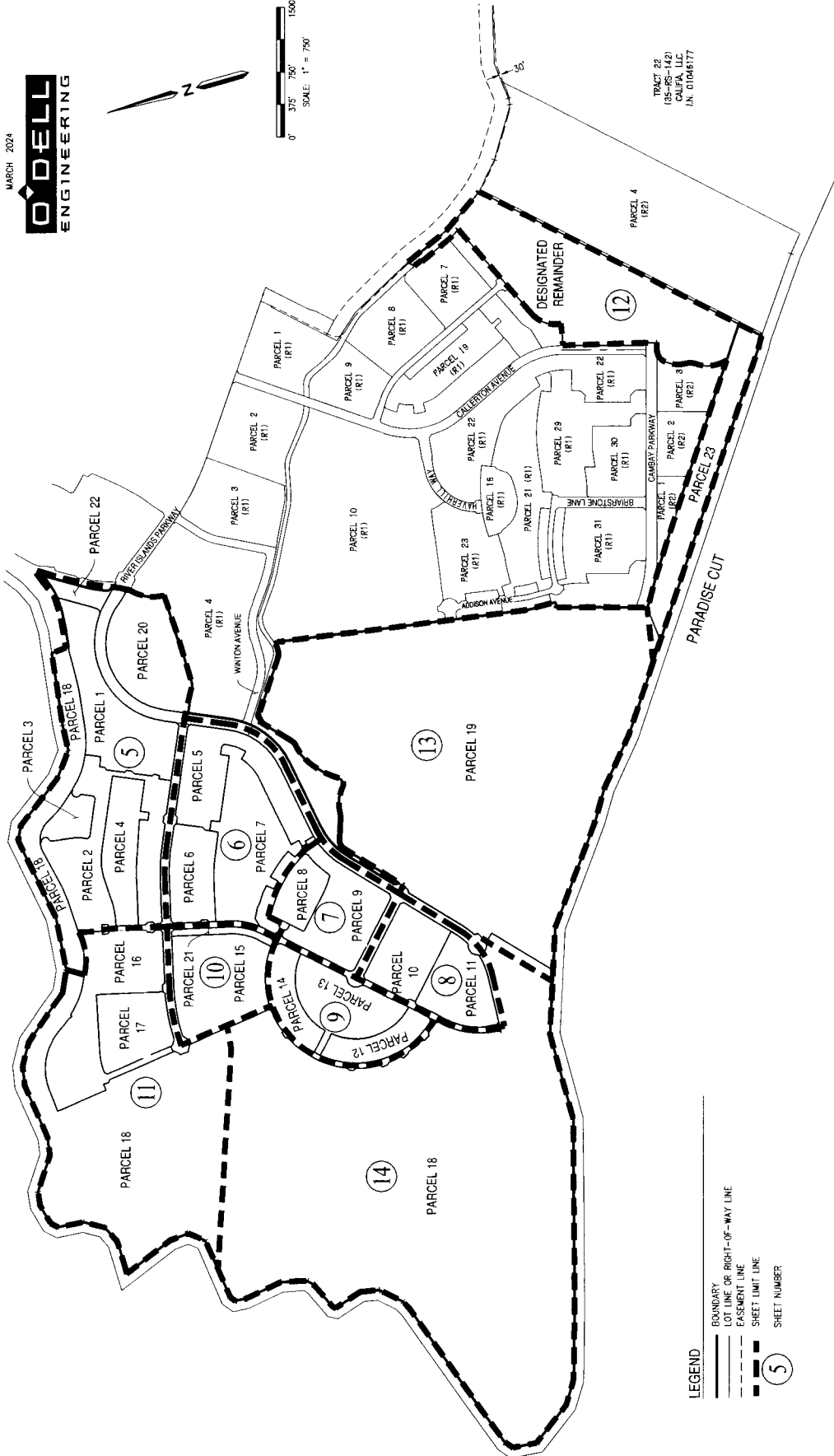
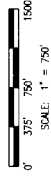
TRACT 22 (35-05-142) CALIPA I.L.C. CAUFA I.L.C. I.N. 01046177



# 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 LAHROP, 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

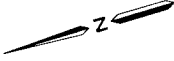
A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF A PORTION OF THE UNINCORPORATED LANDS OF TRACT 4191 (44 MAP 32), (27 PAGES) AND TRACT 4192 (44 MAP 33), (27 PAGES), CITY OF LAHORE, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024

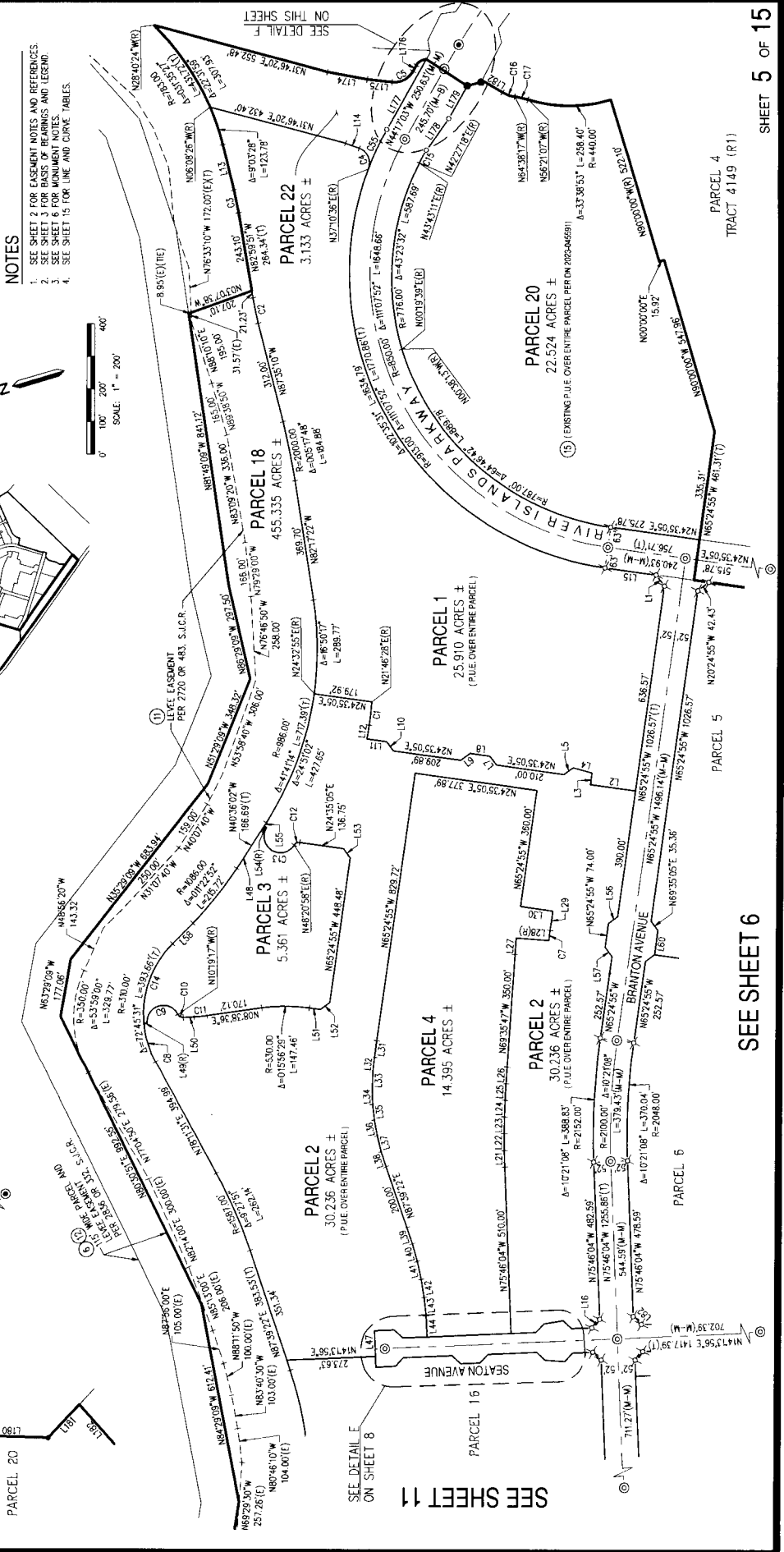
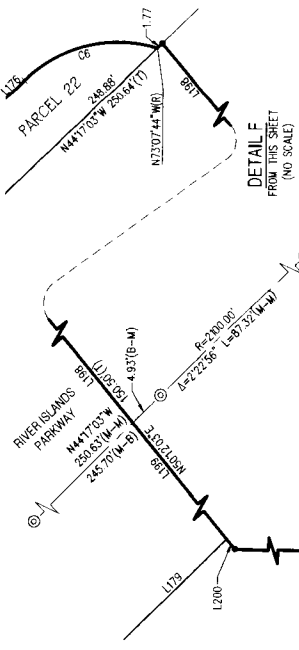


## NOTES

1. SEE SHEET 2 FOR EASEMENT NOTES AND REFERENCES.
2. SEE SHEET 2 FOR BASIS OF PLANNING AND LEGEND.
3. SEE SHEET 8 FOR DIMENSIONS AND CURVE TABLES.
4. SEE SHEET 15 FOR LINE AND CURVE TABLES.



PARCEL VICINITY MAP



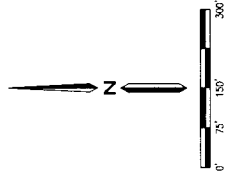
SEE SHEET 6

PARCEL 4  
TRACT 4149 (R1)

# TRACT 4205 RIVER ISLANDS - PHASE 2 WOODLANDS EAST LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESQUERO, BEING A SUBDIVISION OF A  
CERTAIN TRACT OF LAND, BEING THE DESIGNATED REMAINDER OF SECTION 23-27  
(27 1/2) AND SECTION 23-28 (28 1/2) OF TOWNSHIP 41N, RANGE 14E,  
CITY OF LAHORE, SAN JOAQUIN COUNTY, CALIFORNIA

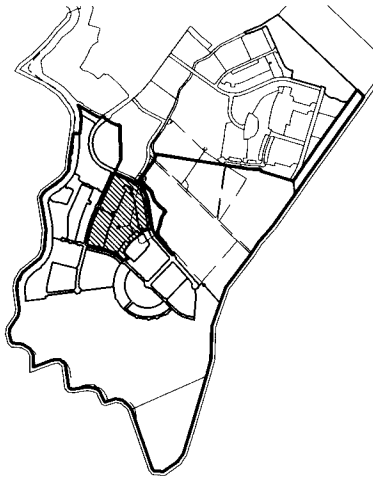
MARCH 2024



### NOTES

1. SEE SHEET 2 FOR EASEMENT NOTES AND REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 15 FOR LINE & CURVE TABLES.

### PARCEL VICINITY MAP

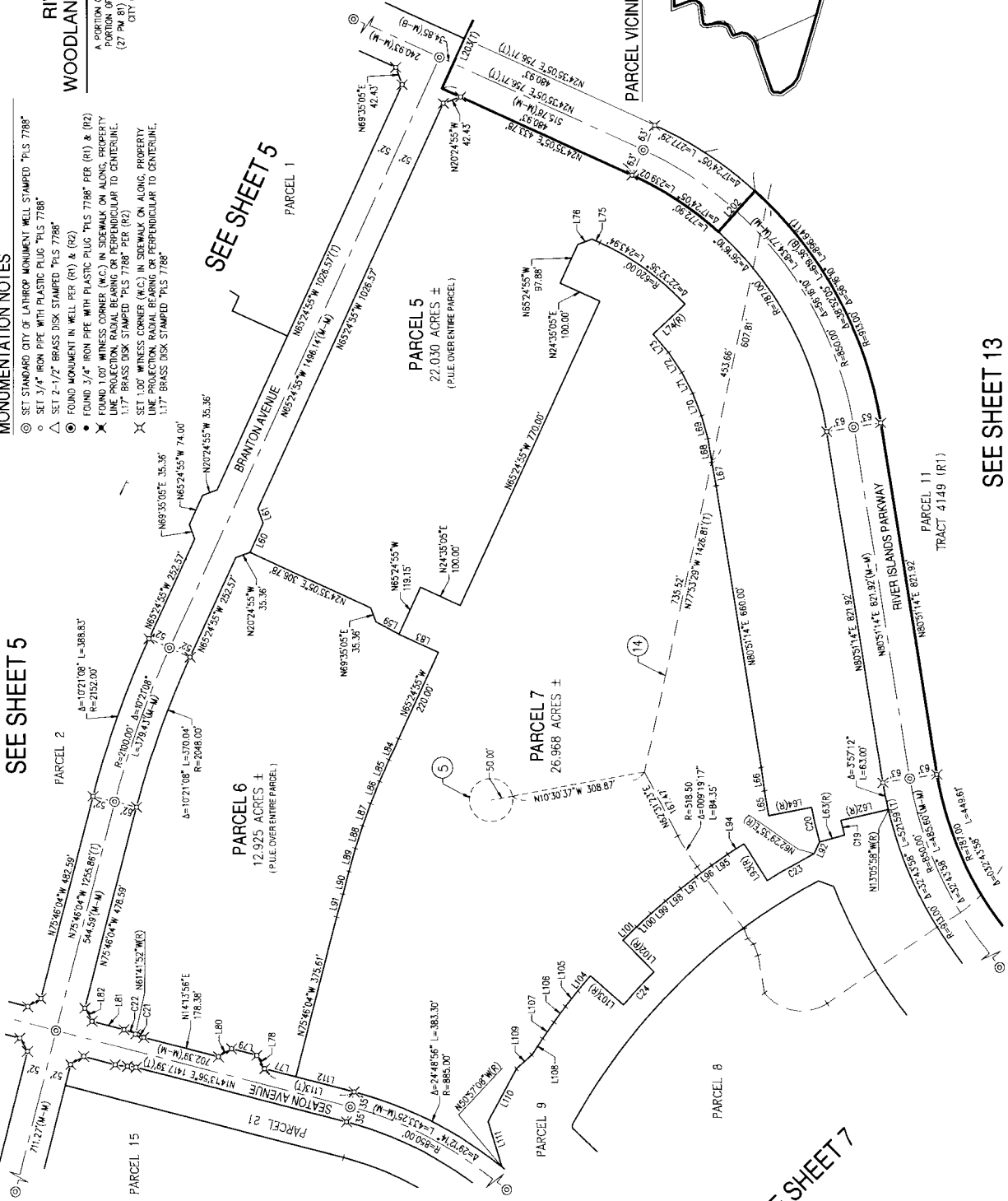


SHEET 6 OF 15

### MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LAHORE 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.
- ✱ 1.17" BRASS DISK STAMPED "PLS 7788" PER (R2)
- ✱ SET 1.00" WIRESS 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 10

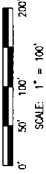
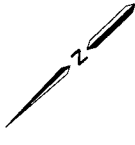
SEE SHEET 7

SEE SHEET 13

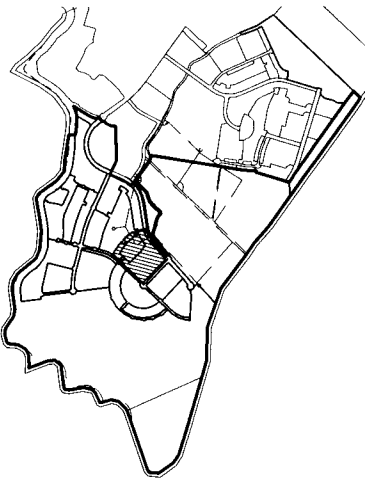
# TRACT 4205 RIVER ISLANDS - PHASE 2 WOODLANDS EAST LARGE LOT FINAL MAP

A PORTION OF HANDED PL. RESUBDIVISION, BEING A SUBDIVISION OF A PORTION OF HANDED PL. RESUBDIVISION, BEING A PORTION OF 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 7786"
- △ SET 2-1/2" BRASS DISK STAMPED "PLS 7787"
- ⊙ 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.

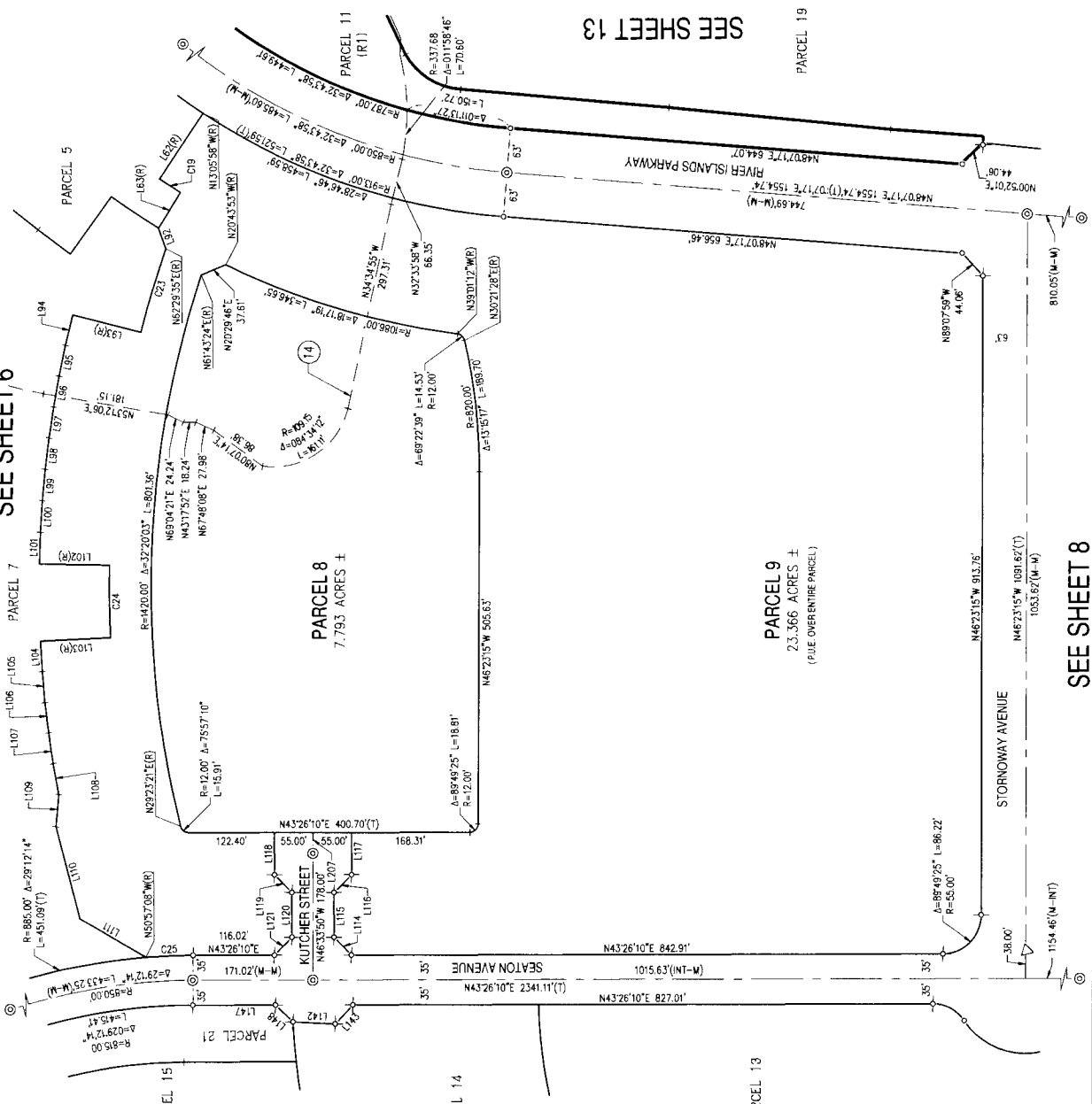
SEE SHEET 6

SEE SHEET 10

SEE SHEET 13

SEE SHEET 9

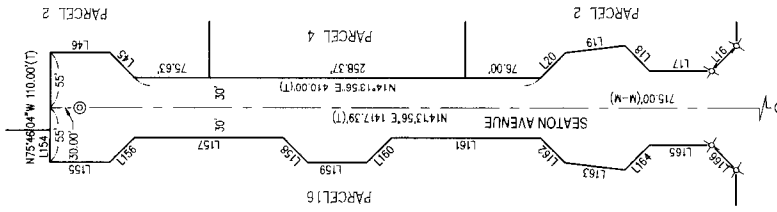
SEE SHEET 8



**TRACT 4205**  
**RIVER ISLANDS - PHASE 2**  
**WOODLANDS EAST LARGE LOT FINAL MAP**

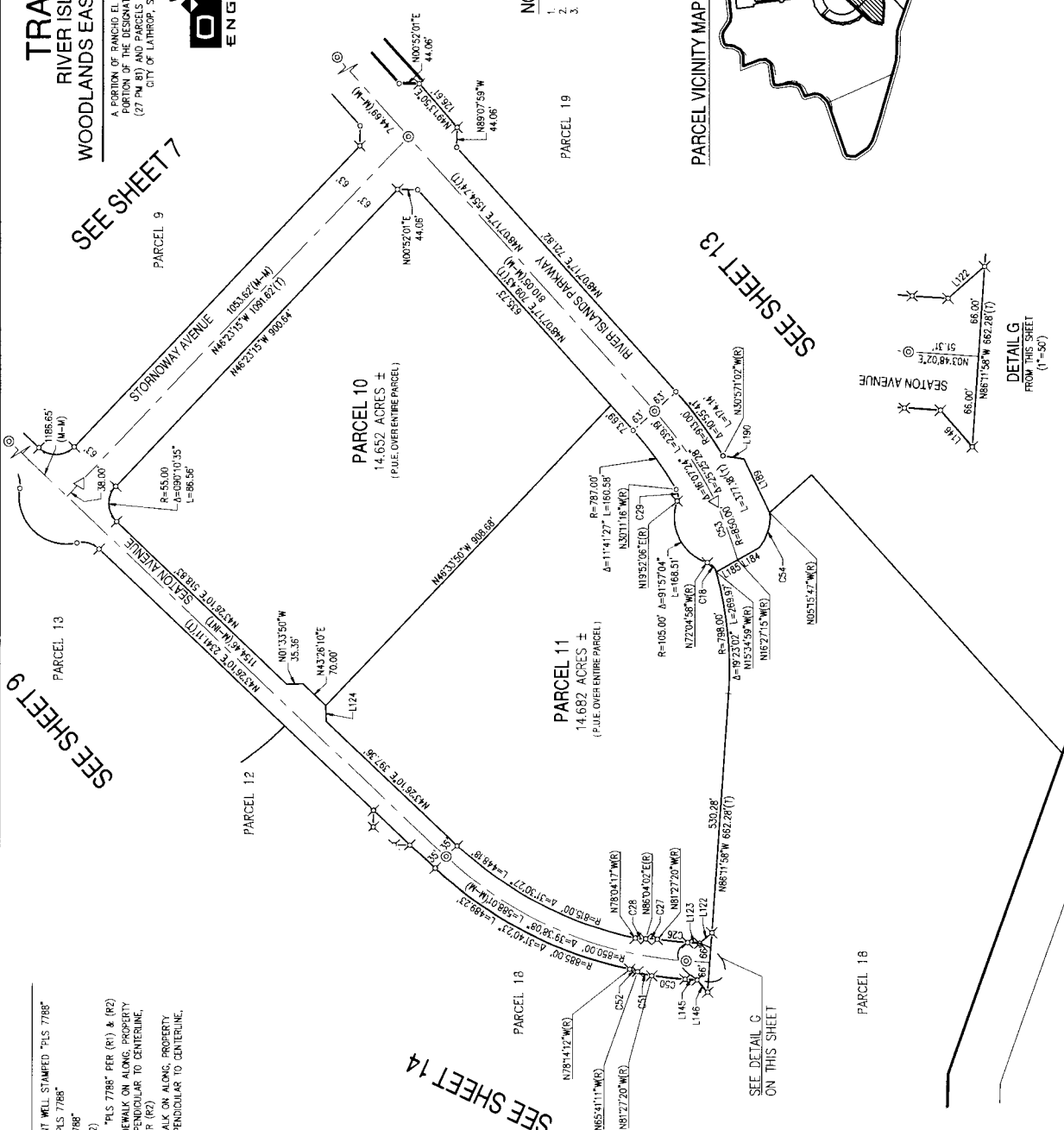
A PORTION OF RANCHO EL PESQUERO, BEING A SUBDIVISION OF A PORTION OF THE DESIGNATED REMAINDER OF PARCEL MAP 23-02 (27 PM 87) AND PARCELS 5, AND 6 OF TRACT 4149 (44 MAP 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024



**MONUMENTATION NOTES**

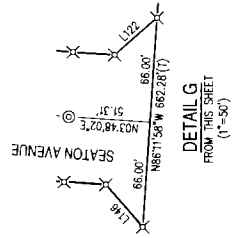
- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788"
- △ SET 2-1/2" BRASS DISK STAMPED "PLS 7788"
- ⊕ FOUND MONUMENT IN WELL PER (R1) & (R2)
- ⊙ FOUND 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ON ALONG PROPERTY LINE PROJECTION, RADIAL BEARING 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**

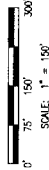




# TRACT 4205 RIVER ISLANDS - PHASE 2 WOODLANDS EAST LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESQUERO, BEING A SUBDIVISION OF A PORTION OF THE DESIGNATED REMAINDER OF PARCEL MAP 23-03 (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" WIRESS 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" WIRESS 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

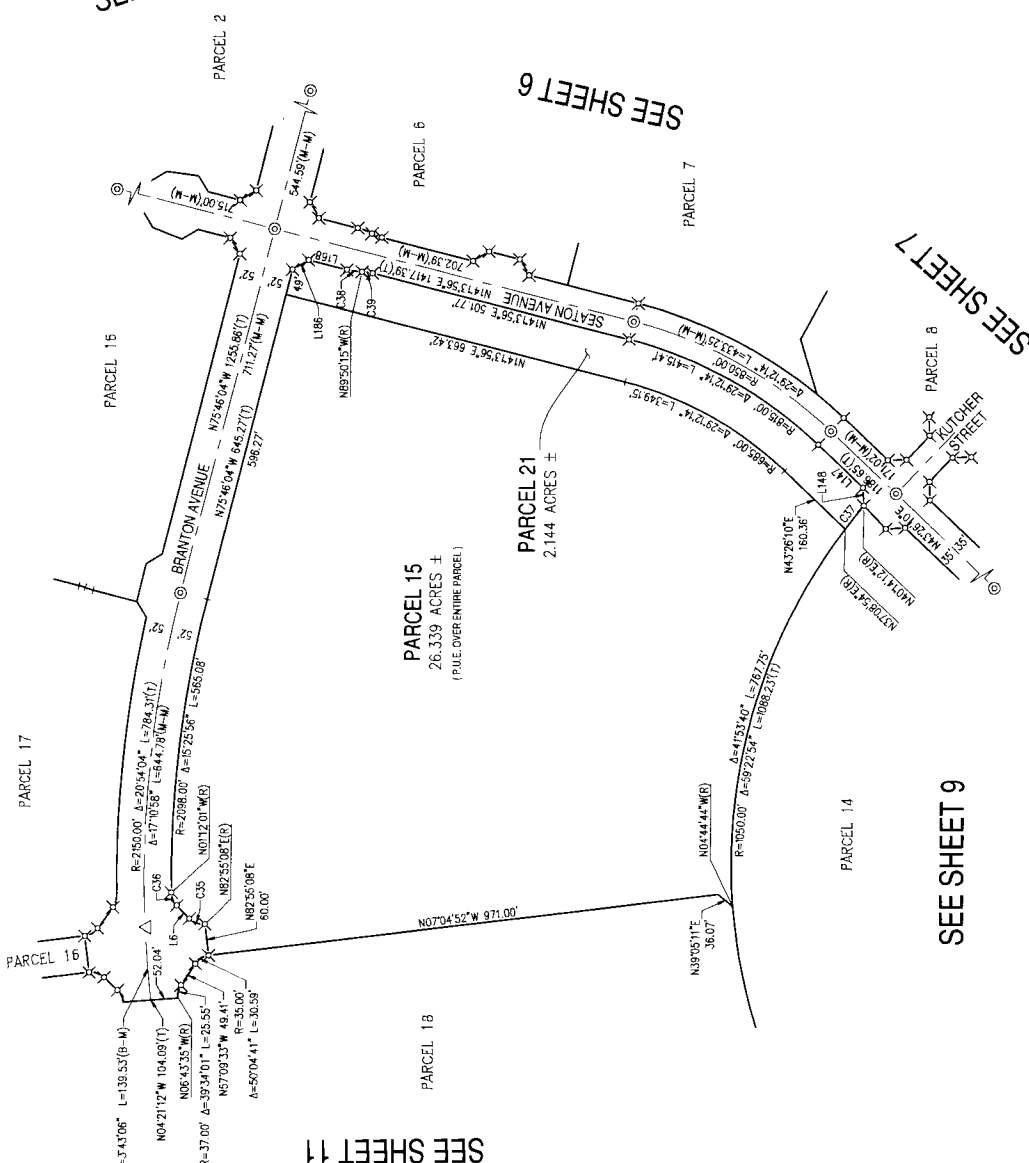


SHEET 10 OF 15

### 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 11

# TRACT 4205 RIVER ISLANDS - PHASE 2 WOODLANDS EAST LARGE LOT FINAL MAP

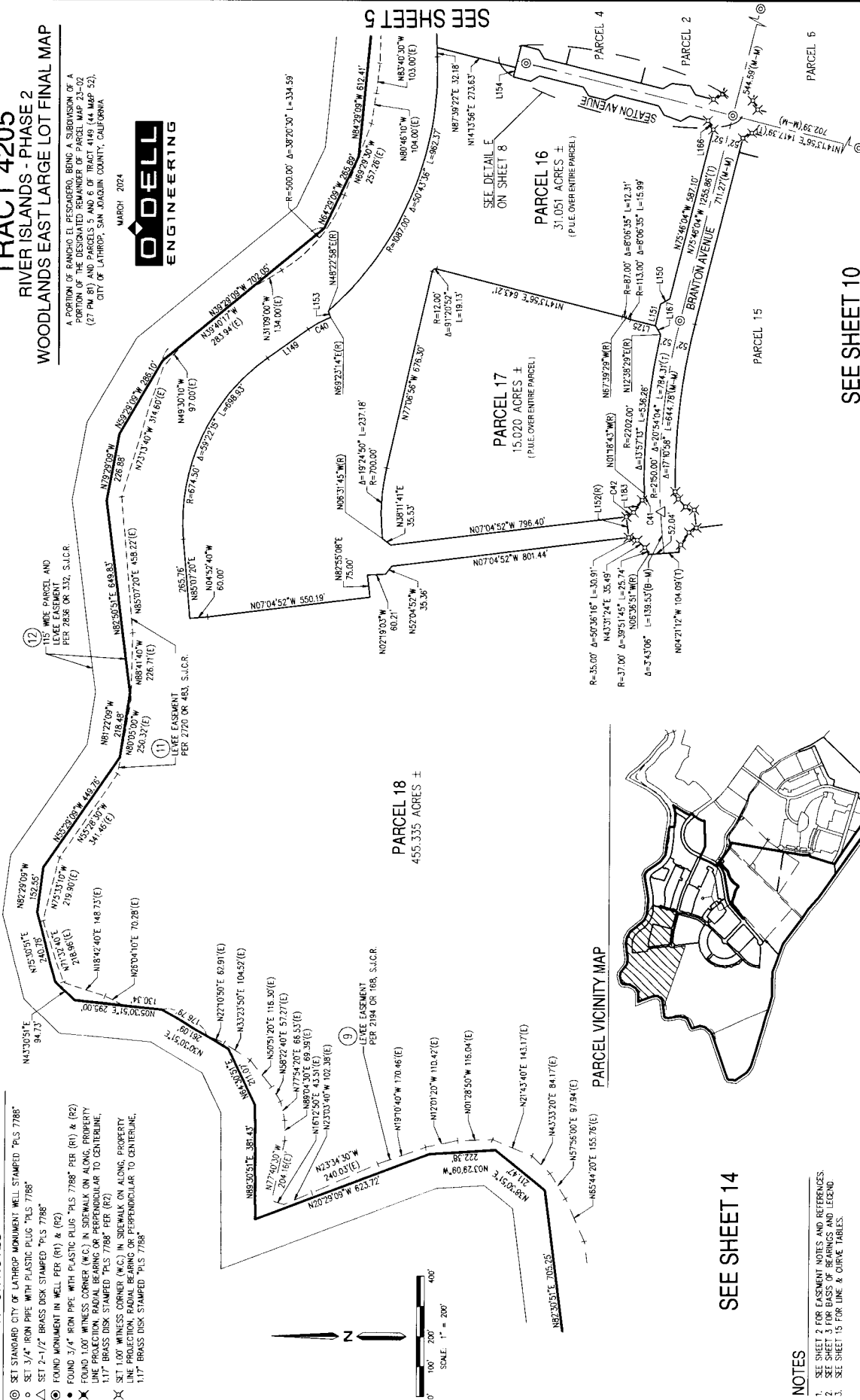
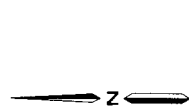
A PORTION OF RANCHO EL PESQUERO, BEING A SUBDIVISION OF A PORTION OF THE DESIGNATED REMAINDER OF PARCEL MAP 213-02 (27 PM 81) AND PARCELS 5 AND 6 OF TRACT 4149 (44 MAP 52), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024

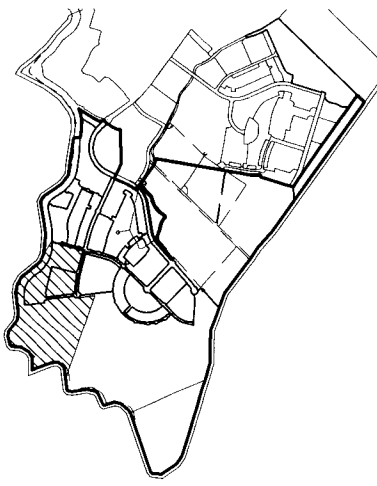


## MONUMENTATION NOTES

- ⊙ 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' WINCESS 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' WINCESS 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



SEE SHEET 14

## NOTES

1. SEE SHEET 2 FOR EASEMENT NOTES AND REFERENCES.
2. SEE SHEET 15 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 15 FOR CURVE TABLES.

SEE SHEET 10

SEE SHEET 5

SHEET 11 OF 15





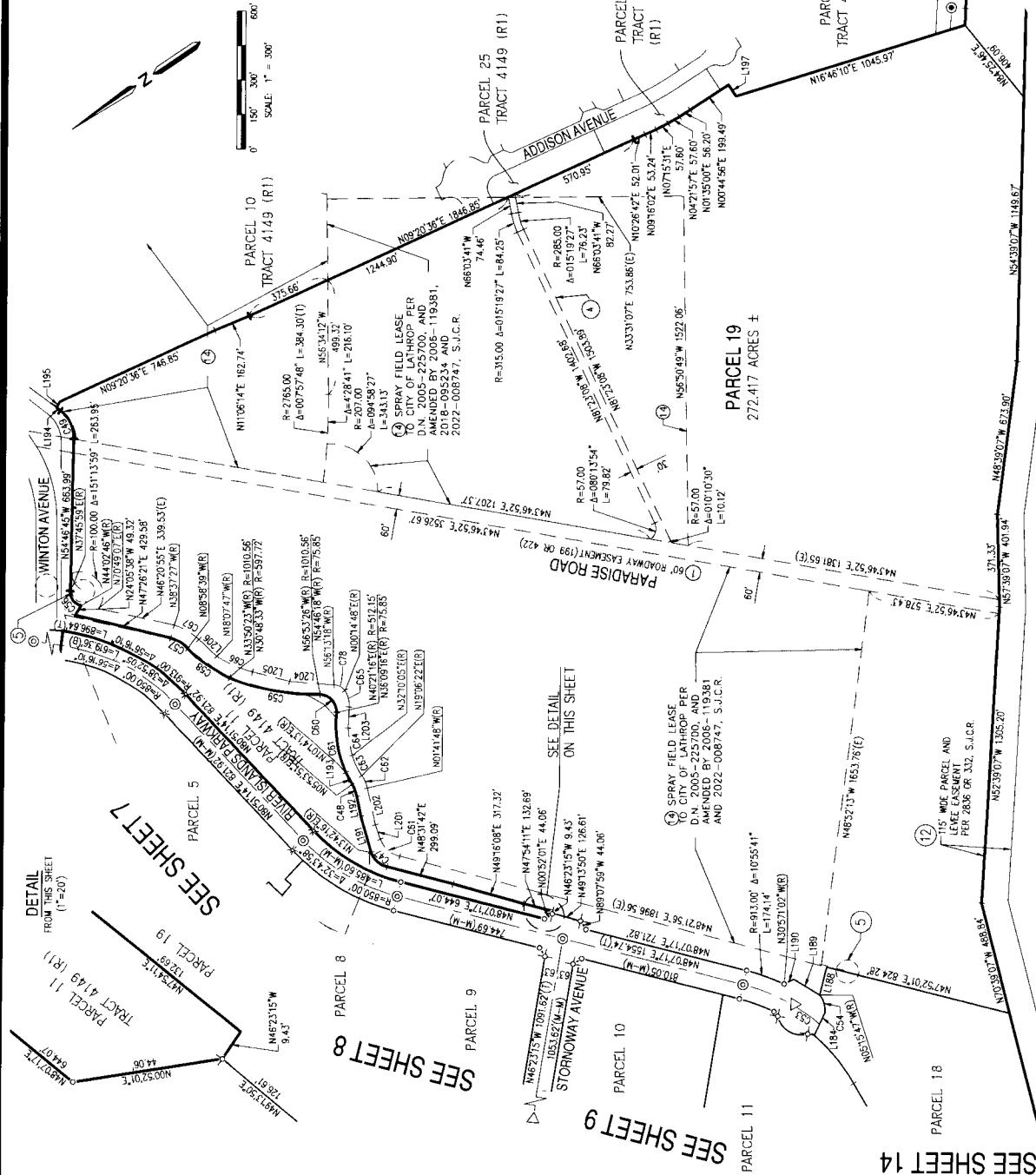
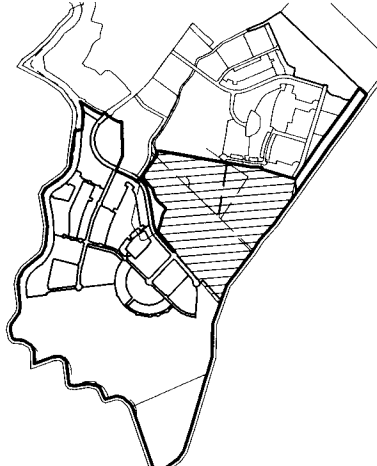
**TRACT 4205**  
**RIVER ISLANDS - PHASE 2**  
**WOODLANDS EAST LARGE LOT FINAL MAP**

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF A PORTION OF THE DESIGNATED REMAINDER OF PARCEL MAP 23-02 (27 PM 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 15 FOR CURVE DATA TABLES AND LEGEND.
3. SEE SHEET 15 FOR LINE AND CURVE TABLES.

SEE SHEET 12

SEE SHEET 14

DETAIL FROM THIS SHEET (1"=20')

SEE SHEET 7

SEE SHEET 8

SEE SHEET 9

PARADISE CUT

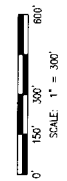
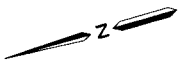
**TRACT 4205**  
**RIVER ISLANDS - PHASE 2**  
**WOODLANDS EAST LARGE LOT FINAL MAP**

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF A PORTION OF THE DESIGNATED REMAINDER OF PARCEL MAP 23-02 (27 PM B) AND PARCELS 5 AND 6 OF TRACT 4149 (44 MAP 52), CITY OF LAHORE, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH, 2024



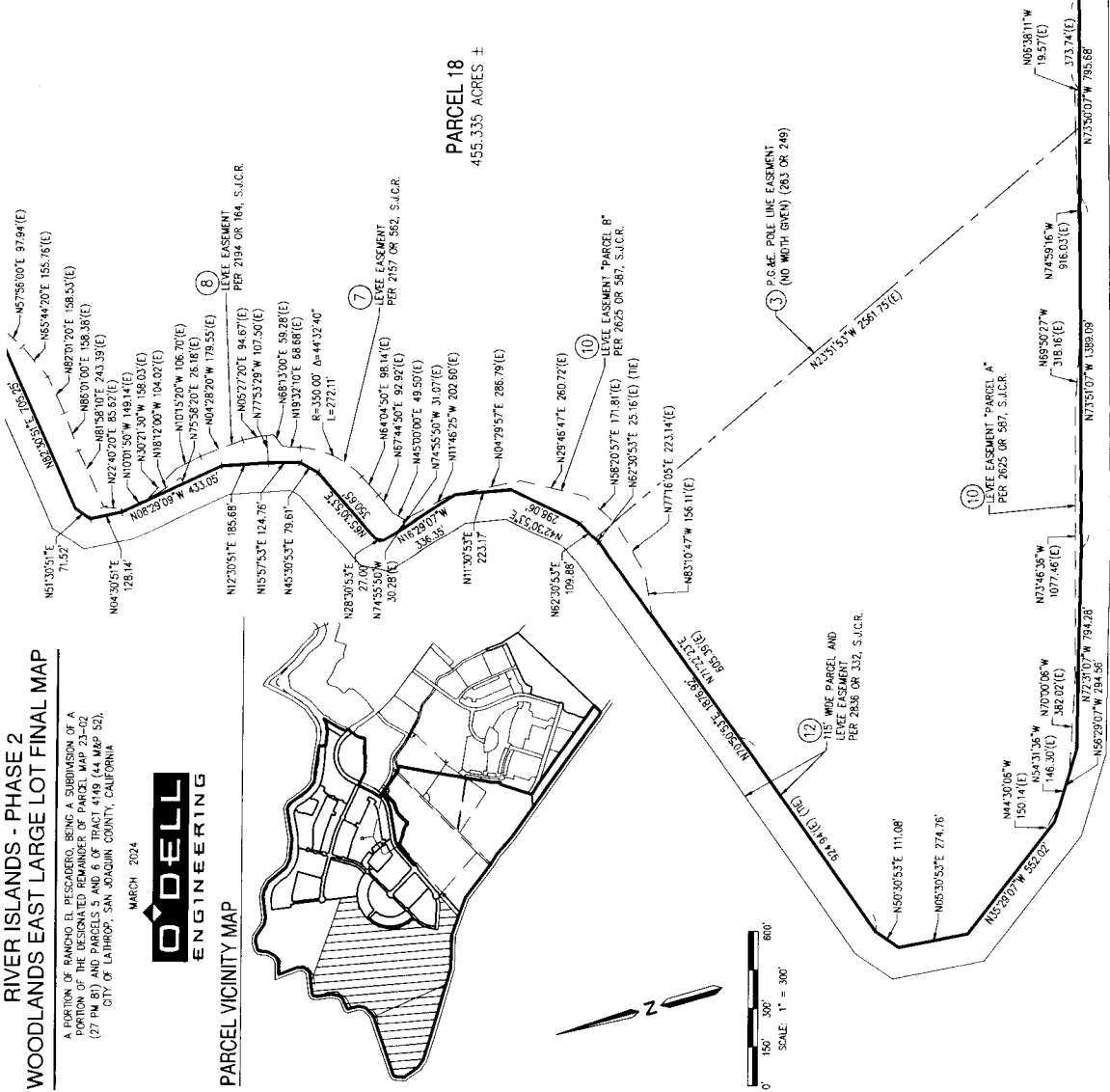
PARCEL VICINITY MAP



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 LEGEND.
4. SEE SHEET 15 FOR LINE AND CURVE TABLES.



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 73-02 (27 PM 81) AND PARCELS 5 AND 6 OF TRACT 4148 (14 MAR 52), CITY OF LAHOP, SAN JOAQUIN COUNTY, CALIFORNIA

MARCH 2024



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°35'05"E	42.48'
L2	N24°35'05"E	146.00'
L3	N65°24'55"W	35.36'
L4	N32°10'45"E	60.57'
L5	N20°24'55"W	35.36'
L6	N46°07'36"E	35.01'
L7	N69°35'05"E	35.36'
L8	N24°35'05"E	60.00'
L9	N20°24'55"W	35.36'
L10	N69°35'05"E	35.36'
L11	N24°35'05"E	60.00'
L12	N65°24'55"W	42.83'
L13	N87°04'58"W	146.01'
L14	N37°49'09"E	45.24'
L15	N24°35'05"E	158.89'
L16	N30°46'04"W	35.36'
L17	N14°13'56"E	63.00'
L18	N59°13'56"E	35.36'
L19	N7°34'40"E	60.41'
L20	N30°46'04"W	35.36'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	N75°15'27"W	51.87'
L22	N74°01'57"W	52.17'
L23	N72°48'01"W	52.17'
L24	N71°34'05"W	52.17'
L25	N20°20'03"W	52.17'
L26	N69°36'10"W	50.22'
L27	N69°27'45"W	51.91'
L28	N21°29'05"E	101.00'
L29	N65°24'55"W	59.88'
L30	N24°35'05"E	101.00'
L31	N24°35'05"E	50.00'
L32	N87°33'23"W	50.00'
L33	N71°32'30"W	50.00'
L34	N75°31'37"W	50.00'
L35	N78°30'44"W	50.00'
L36	N83°29'50"W	50.00'
L37	N87°28'57"W	50.00'
L38	N89°41'19"E	50.00'
L39	N29°02'57"W	88.48'
L40	N27°58'08"E	60.10'
L41	N69°19'22"W	55.74'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L42	N82°46'40"W	55.74'
L43	N72°37'59"W	55.74'
L44	N70°03'49"W	63.81'
L45	N59°13'56"E	35.36'
L46	N14°13'56"E	60.00'
L47	N52°46'04"W	77.61'
L48	N40°36'02"W	155.24'
L49	N11°24'40"E	10.00'
L50	N13°26'36"E	33.82'
L51	N24°35'05"E	35.36'
L52	N20°24'55"W	35.36'
L53	N69°35'05"E	35.36'
L54	N42°52'20"W	101.00'
L55	N42°35'05"E	11.46'
L56	N20°24'55"W	35.36'
L57	N69°35'05"E	35.36'
L58	N29°02'57"W	88.48'
L59	N27°58'08"E	60.10'
L60	N69°24'55"W	74.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L61	N69°35'05"E	35.36'
L62	N12°59'52"W	112.11'
L63	N14°38'04"W	60.00'
L64	N10°40'04"W	101.00'
L65	N80°25'17"E	57.88'
L66	N81°53'44"E	55.01'
L67	N79°48'45"E	55.01'
L68	N75°36'41"E	55.00'
L69	N74°27'50"E	55.00'
L70	N68°23'21"E	55.00'
L71	N62°16'52"E	55.00'
L72	N56°14'23"E	55.00'
L73	N50°08'55"E	55.00'
L74	N42°52'20"W	101.00'
L75	N24°35'05"E	19.32'
L76	N20°24'55"W	35.36'
L77	N14°13'56"E	75.00'
L78	N59°13'56"E	35.36'
L79	N14°13'56"E	60.00'
L80	N30°46'04"W	35.36'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L81	N14°13'56"E	75.00'
L82	N59°13'56"E	35.36'
L83	N24°35'05"E	100.00'
L84	N68°27'25"W	55.01'
L85	N68°27'43"W	55.00'
L86	N72°52'12"W	55.00'
L87	N74°41'19"W	55.00'
L88	N74°41'19"W	55.00'
L89	N75°46'02"W	55.00'
L90	N74°43'34"W	55.01'
L91	N68°14'15"W	31.28'
L92	N57°41'13"E	101.00'
L93	N33°07'16"W	44.87'
L94	N34°44'49"W	44.87'
L95	N36°22'23"W	44.87'
L96	N37°58'57"W	44.87'
L97	N39°37'30"W	44.87'
L98	N41°15'04"W	44.87'
L99	N42°52'38"W	44.87'
L100	N42°52'38"W	44.87'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	1470.00'	2°48'38"	72.10'
C2	1000.00'	4°35'18"	80.08'
C3	1000.00'	4°05'08"	71.30'
C4	50.00'	89°21'27"	77.98'
C5	66.00'	67°25'04"	77.66'
C6	34.00'	61°26'58"	36.41'
C7	560.00'	3°05'58"	31.38'
C8	310.00'	23°13'00"	125.63'
C9	50.00'	158°16'03"	138.11'
C10	17.00'	68°14'08"	19.65'
C11	470.00'	4°48'01"	39.38'
C12	117.00'	68°14'08"	18.65'
C13	50.00'	181°02'33"	157.89'
C14	310.00'	49°32'23"	268.04'
C15	775.00'	3°25'07"	46.24'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C16	100.00'	22°44'09"	39.68'
C17	288.00'	6°17'08"	41.65'
C18	30.00'	56°29'58"	29.58'
C19	1026.00'	1°59'13"	35.28'
C20	1086.00'	4°19'00"	81.51'
C21	83.00'	14°04'12"	20.38'
C22	117.00'	14°04'12"	28.73'
C23	1480.00'	4°48'04"	124.02'
C24	1480.00'	3°59'09"	102.86'
C25	885.00'	4°23'18"	67.78'
C26	809.00'	4°44'38"	66.89'
C27	117.00'	12°28'38"	25.48'
C28	83.00'	15°51'41"	22.88'
C29	30.00'	50°03'22"	26.21'
C30	990.00'	4°37'52"	80.02'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C31	1050.00'	7°57'16"	145.77'
C32	1050.00'	11°06'50"	203.67'
C33	1050.00'	8°09'02"	149.37'
C34	1050.00'	15°06'48"	276.67'
C35	35.00'	53°12'28"	32.50'
C36	37.00'	42°46'24"	27.56'
C37	1050.00'	3°05'18"	56.60'
C38	117.00'	14°04'12"	28.73'
C39	83.00'	14°04'12"	20.38'
C40	330.00'	14°53'40"	65.79'
C41	37.00'	35°45'23"	23.74'
C42	35.00'	47°28'20"	29.00'
C43	887.00'	10°51'08"	168.01'
C44	520.00'	10°13'45"	92.84'
C45	87.00'	23°14'48"	35.30'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L81	N14°13'56"E	75.00'
L82	N59°13'56"E	35.36'
L83	N24°35'05"E	100.00'
L84	N68°27'25"W	55.01'
L85	N68°27'43"W	55.00'
L86	N72°52'12"W	55.00'
L87	N74°41'19"W	55.00'
L88	N74°41'19"W	55.00'
L89	N75°46'02"W	55.00'
L90	N74°43'34"W	55.01'
L91	N68°14'15"W	31.28'
L92	N57°41'13"E	101.00'
L93	N33°07'16"W	44.87'
L94	N34°44'49"W	44.87'
L95	N36°22'23"W	44.87'
L96	N37°58'57"W	44.87'
L97	N39°37'30"W	44.87'
L98	N41°15'04"W	44.87'
L99	N42°52'38"W	44.87'
L100	N42°52'38"W	44.87'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L101	N44°00'11"W	44.87'
L102	N44°41'02"E	101.00'
L103	N40°41'53"E	101.00'
L104	N50°05'54"E	44.87'
L105	N51°44'28"W	44.87'
L106	N53°22'01"W	44.87'
L107	N54°59'55"W	44.87'
L108	N56°37'09"W	44.87'
L109	N41°00'29"W	46.96'
L110	N61°26'47"W	134.69'
L111	N73°08'37"E	109.11'
L112	N14°13'56"E	138.39'
L113	N14°13'56"E	213.39'
L114	N88°28'10"E	35.36'
L115	N46°33'50"W	63.00'
L116	N1°33'50"W	35.36'
L117	N46°33'50"W	60.00'
L118	N67°33'50"W	60.00'
L119	N88°26'10"E	35.36'
L120	N46°33'50"W	60.34'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L141	N67°16'09"W	33.38'
L142	N46°14'16"E	60.35'
L143	N30°20'46"W	36.44'
L144	N89°46'53"W	36.44'
L145	N3°48'02"E	26.31'
L146	N48°18'02"E	35.36'
L147	N30°26'10"E	117.68'
L148	N86°50'11"E	34.35'
L149	N52°30'25"W	162.92'
L150	N30°46'04"W	35.36'
L151	N76°25'56"W	74.00'
L152	N82°55'07"E	70.00'
L153	S69°23'14"W	23.55'
L154	S75°46'04"E	32.39'
L155	N14°13'56"E	60.00'
L156	N30°46'04"W	35.36'
L157	N14°13'56"E	150.00'
L158	N59°13'56"E	35.36'
L159	N14°13'56"E	60.00'
L160	N30°46'04"W	35.36'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L161	N14°13'56"E	150.00'
L162	N50°13'56"E	35.36'
L163	N20°35'12"E	60.41'
L164	N30°46'04"W	35.36'
L165	N14°13'56"E	63.00'
L166	N59°13'56"E	35.36'
L167	N58°26'13"E	34.86'
L168	N14°13'56"E	75.00'
L169	S53°42'07"E	31.73'
L170	S60°28'07"E	102.08'
L171	N74°37'07"W	86.03'
L172	N33°35'06"W	47.55'
L173	N65°54'40"E	12.76'
L174	N27°21'21"E	124.44'
L175	N22°56'22"E	77.31'
L176	N44°28'41"W	21.21'
L177	S44°17'03"E	248.88'
L178	S38°34'25"E	120.57'
L179	S44°17'03"E	116.77'
L180	S14°42'11"W	43.42'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L181	S46°40'22"E	7.02'
L182	N48°05'52"E	73.10'
L183	N54°32'11"W	49.89'
L184	N29°39'45"W	53.31'
L185	N29°39'45"W	53.47'
L186	N30°46'04"W	35.36'
L187	S73°13'59"E	104.94'
L188	N42°07'59"W	123.56'
L189	N64°16'48"E	131.35'
L190	N8°27'30"E	46.36'
L191	N72°17'03"W	163.97'
L192	N67°22'27"W	89.68'
L193	N84°54'56"W	60.05'
L194	N70°58'57"E	21.64'
L195	S27°06'02"W	30.30'
L196	N29°39'45"W	106.79'
L197	N89°15'04"W	60.61'
L198	N50°12'03"E	63.18'
L199	S50°12'03"E	87.27'
L200	S50°12'03"E	0.03'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C46	73.00'	52°35'50"	67.08'
C47	100.00'	55°19'35"	96.30'
C48	200.00'	16°43'42"	58.39'
C49	150.00'	54°41'18"	142.00'
C50	891.00'	4°44'38"	70.77'
C51	117.00'	15°46'09"	32.20'
C52	83.00'	12°33'01"	18.18'
C53	850.00'	9°18'05"	137.99'
C54	103.00'	45°24'50"	83.23'
C55	850.00'	9°18'05"	136.66'
C56	60.00'	81°48'45"	65.67'
C57	150.00'	33°39'00"	87.92'
C58	597.72'	21°49'54"	227.75'
C59	1016.56'	23°03'03"	406.56'
C60	75.85'	99°55'34"	120.37'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C61	126.27'	53°34'27"	118.07'
C62	153.79'	23°11'07"	62.23'
C63	271.11'	20°48'00"	98.45'
C64	537.36'	13°03'42"	132.50'
C65	117.21'	36°25'18"	74.51'
C66	409.80'	24°24'56"	174.67'
C67	285.88'	25°08'08"	125.42'
C68	57.42'	56°28'06"	56.55'
C69	349.11'	17°59'19"	107.58'
C70	689.00'	12°18'52"	148.08'
C71	169.00'	23°03'	

## **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).

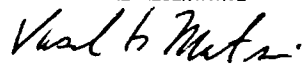
<b>PRODUCER</b> Alliant Insurance Services, Inc. 333 S Hope St Ste 3750 Los Angeles CA 90071  License#: 0C36861 RIVEISL-01	<b>CONTACT NAME:</b> Gloria Gabriel <b>PHONE (A/C, No, Ext):</b> _____ <b>FAX (A/C, No):</b> _____ <b>E-MAIL ADDRESS:</b> Gloria.Gabriel@alliant.com													
	<table border="1"> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td><b>INSURER A :</b> United Specialty Insurance Co.</td> <td>12537</td> </tr> <tr> <td><b>INSURER B :</b></td> <td></td> </tr> <tr> <td><b>INSURER C :</b></td> <td></td> </tr> <tr> <td><b>INSURER D :</b></td> <td></td> </tr> <tr> <td><b>INSURER E :</b></td> <td></td> </tr> <tr> <td><b>INSURER F :</b></td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	<b>INSURER A :</b> United Specialty Insurance Co.	12537	<b>INSURER B :</b>		<b>INSURER C :</b>		<b>INSURER D :</b>		<b>INSURER E :</b>		<b>INSURER F :</b>
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<b>INSURER D :</b>														
<b>INSURER E :</b>														
<b>INSURER F :</b>														

**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 SUBR INSD WYD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<b>COMMERCIAL GENERAL LIABILITY</b> <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 \$
	<b>AUTOMOBILE LIABILITY</b> <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 <input type="checkbox"/> AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED _____ RETENTION \$ _____					EACH OCCURRENCE \$ AGGREGATE \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> 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 <input type="checkbox"/> OTH-ER <input type="checkbox"/> 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.

<b>CERTIFICATE HOLDER</b>  City of Lathrop 390 Towne Centre Drive Lathrop CA 95330	<b>CANCELLATION</b>  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 

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**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.

<b>Name Of Person(s) Or Organization(s)</b>
As Required By Written Contract, Fully Executed Prior To The Named Insured's Work.

All other terms, conditions and exclusions under this policy are applicable to this Endorsement and remain unchanged.



Policy: ATN2036868

**UNITED SPECIALTY INSURANCE COMPANY**

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**VEN 064 00 (01/15)**

**THIRD PARTY CANCELLATION NOTICE ENDORSEMENT**

This endorsement modifies the Conditions provided under the following:

**COMMERCIAL GENERAL LIABILITY COVERAGE PART**

If we cancel this policy for any reason other than nonpayment of premium, we will mail notification to the persons or organizations shown in the schedule below (according to the number of days listed below) once the Named Insured has been notified.

If we cancel this coverage for nonpayment of premium, we will mail a copy of such written notice of cancellation to the name and address below at least 10 days prior to the effective date of such cancellation.

Our failure to provide such advance notification will not extend the policy cancellation date nor negate cancellation of the policy.

**SCHEDULE**

**Name and Address of Other Person/Organization**

**City of Lathrop, its officers, City Council,  
boards and commissions and members thereof,  
its employees and agents  
390 Towne Centre Drive  
Lathrop, CA 95330**

**Number of Days Notice**

**30**

All other terms, conditions and exclusions under this policy are applicable to this Endorsement and remain unchanged.

**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
<b>TOTAL COST TO COMPLETE</b>				<b>\$ 5,170,000.00</b>

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
<b>TOTAL COST TO COMPLETE</b>					<b>\$ 5,497,200.00</b>

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
<b><u>STREET WORK</u></b>					
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
<b><u>STORM DRAIN</u></b>					
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
<b><u>SANITARY SEWER</u></b>					
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
<b><u>WATER SUPPLY</u></b>					
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
<b><u>NON-POTABLE WATER</u></b>					
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
<b><u>LAKE FILL LINE</u></b>					
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
<b><u>RIVER FILL LINE</u></b>					
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
<b><u>ELECTRICAL</u></b>					
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
<b><u>MISCELLANEOUS</u></b>					
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
<b>TOTAL CONSTRUCTION COST (nearest \$1,000)</b>					<b>\$ 12,970,000.00</b>

## 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
<b><u>B STREET</u></b>					
<b><u>STREET WORK</u></b>					
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
<b><u>STORM DRAIN</u></b>					
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
<b><u>SANITARY SEWER</u></b>					
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
<b><u>WATER SUPPLY</u></b>					
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
<b><u>NON-POTABLE WATER</u></b>					
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
<b><u>LAKE FILL LINE</u></b>					
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
<b><u>RIVER FILL LINE</u></b>					
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
<b><u>ELECTRICAL</u></b>					
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
<b><u>MISCELLANEOUS</u></b>					
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
<b>SUBTOTAL B STREET CONSTRUCTION COST</b>					<b>\$ 6,636,370.00</b>

Item	Description	Quantity	Unit	Unit Price	Amount
<b><u>N STREET</u></b>					
<b><u>STREET WORK</u></b>					
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
<b><u>STORM DRAIN</u></b>					
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
<b><u>SANITARY SEWER</u></b>					
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
<b><u>WATER SUPPLY</u></b>					
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
<b><u>NON-POTABLE WATER</u></b>					
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
<b><u>LAKE FILL LINE</u></b>					
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
<b><u>ELECTRICAL</u></b>					
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
<b><u>MISCELLANEOUS</u></b>					
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
<b>SUBTOTAL N STREET CONSTRUCTION COST</b>					<b>\$ 6,197,747.00</b>

Item	Description	Quantity	Unit	Unit Price	Amount
<b>STORNOWAY AVENUE</b>					
<b><u>STREET WORK</u></b>					
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
<b><u>STORM DRAIN</u></b>					
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
<b><u>SANITARY SEWER</u></b>					
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
<b><u>WATER SUPPLY</u></b>					
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
<b><u>NON-POTABLE WATER</u></b>					
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
<b><u>ELECTRICAL</u></b>					
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
<b><u>MISCELLANEOUS</u></b>					
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
<b>SUBTOTAL STORNOWAY AVENUE CONSTRUCTION COST</b>					<b>\$ 1,360,855.00</b>

Item	Description	Quantity	Unit	Unit Price	Amount
<b><u>B2 STREET</u></b>					
<b><u>STREET WORK</u></b>					
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
<b><u>STORM DRAIN</u></b>					
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
<b><u>WATER SUPPLY</u></b>					
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
<b><u>NON-POTABLE WATER</u></b>					
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
<b><u>ELECTRICAL</u></b>					
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
<b>MISCELLANEOUS</b>					
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
<b>SUBTOTAL B2 STREET CONSTRUCTION COST</b>					<b>\$ 1,104,709.00</b>
<b>TOTAL CONSTRUCTION COST (nearest \$1,000)</b>					<b>\$ 15,300,000.00</b>

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](mailto:sdelloso@riverslands.com)); (b) Debbie Belmar ([dbelmar@riverislands.com](mailto:dbelmar@riverislands.com)); (c) Brad Taylor ([btaylor@ci.lathrop.ca.us](mailto:btaylor@ci.lathrop.ca.us)); (d) Salvador Navarrete ([snavarrete@ci.lathrop.ca.us](mailto:snavarrete@ci.lathrop.ca.us)); (e) Sandra Lewis ([slewis@ci.lathrop.ca.us](mailto: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](mailto:sdelloso@riverslands.com)), Debbie Belmar ([dbelmar@riverislands.com](mailto:dbelmar@riverislands.com)), Brad Taylor ([btaylor@ci.lathrop.ca.us](mailto:btaylor@ci.lathrop.ca.us)), Sandra Lewis ([slewis@ci.lathrop.ca.us](mailto:slewis@ci.lathrop.ca.us)), Teresa Vargas ([tvargas@ci.lathrop.ca.us](mailto:tvargas@ci.lathrop.ca.us)), Sarah Pimentel ([spimentel@ci.lathrop.ca.us](mailto:spimentel@ci.lathrop.ca.us)), and Jose Molina ([JMolina@sigov.org](mailto:JMolina@sigov.org)) of the completion of the Transaction;

**JOINT ESCROW INSTRUCTIONS  
RECORDATION OF FINAL MAPS  
(RIVER ISLANDS AT LATHROP)**

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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## ITEM 2.5

### **CITY MANAGER'S REPORT MARCH 25, 2024, CITY COUNCIL SPECIAL MEETING**

#### **ITEM:**

**DISCUSS MODIFICATION TO THE RIVER ISLANDS PHASE 2 PARKS AND OPEN SPACE MASTER PLAN TO ADJUST THE C2 COMMUNITY PARK ACREAGE FROM 22.50 ACRES TO 21.59 ACRES AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE LETTER OF AGREEMENT FOR FIRST PRIORITY USE FOR THE AUXILIARY GYM**

#### **RECOMMENDATION:**

**Adopt a Resolution Approving Modification to the River Islands Phase 2 Parks and Open Space Master Plan to Adjust the C2 Community Park Acreage from 22.50 Acres to 21.59 Acres and Authorize the City Manager to Execute the Letter of Agreement for First Priority Use for the Auxiliary Gym**

---

#### **SUMMARY:**

The Parks and Recreation Commission reviewed and recommended City Council approval of the proposed revision to the River Islands Phase 2 Parks and Open Space Master Plan at their special meeting held on March 19, 2024. The proposed modification to the River Islands Phase 2 Parks and Open Space Master Plan would adjust the C2 Community Park acreage from 22.50 acres to 21.59 acres to accommodate space for the River Islands Development LLC., (RID) to construct and operate an auxiliary gym for the benefit of River Islands Academies and the City of Lathrop.

#### **BACKGROUND:**

The revised River Islands Phase 2 Parks and Open Space Master Plan is intended to provide a network of master planned parks and open spaces throughout the River Islands development. The park locations and the open space along the river provide opportunities to experience the River Islands community in multiple ways. The Open Space Master Plan delivers spaces that are woven throughout the community at varying scales to support an assortment of passive and active recreation. Several types of sports fields, ample opportunities to enjoy nature, and both pedestrian and bicycle circulation are included, enabling residents to both play and move safely throughout the community.

In June of 2021, the City approved the River Islands Phase 2 Parks and Open Space Master Plan for the River Islands Modified Phase Two Project. A total of 230.29 acres in the River Islands Modified Phase Two area are devoted to a variety of parks. The

**MARCH 25, 2024, CITY COUNCIL SPECIAL MEETING****DISCUSS MODIFICATION TO THE RIVER ISLANDS PHASE 2 PARKS AND OPEN SPACE MASTER PLAN TO ADJUST THE C2 COMMUNITY PARK ACREAGE FROM 22.50 ACRES TO 21.59 ACRES AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE LETTER AGREEMENT FOR FIRST PRIORITY FOR AUXILLIARY GYM**

Parks, Linear Parks (trails), and Pocket Parks. There are also over 272 acres of other open space areas, including levees, drainage swales and protected wetlands. It should be noted that the 272 acres of other open space areas does not include lake acreage or any open space in Paradise Cut, an area that is being set aside for eco restoration purposes.

In May of 2022, the City of Lathrop's Community Development Director approved a Substantial Conformance request from RID for the Woodlands East District. The application for Substantial Conformance with VTM 6716 was submitted to include various modifications to the road alignments, lot size, and for the two Neighborhood Parks N5 and N7 to be increased in acreage from 5.39 to 7.8 and 5.12 to 5.4, respectively. These modifications increased the total Neighborhood Park acreage of the development by 5 acres and increased the size of lake L14. A Substantial Conformance was also approved for the Woodlands West District which increased the overall neighborhood park acreage in Phase 2 of River Islands. The total Quimby requirement for Neighborhood parks is now exceeded as a result of the actions taken for the Woodlands East and West Districts.

In January of 2024, the City was approached by RID with a request to build, own, and operate an auxiliary gym for the benefit of the new River Islands High School. The space needed to construct the gym is 0.91 acres. RID proposes to use 0.91 acres of the land previously designated as the future C2 Community Park (Park) by requesting the Council approve a reduction of the park from 22.50 acres to 21.59 acres.

Even with the reduction of 0.91 acres, the Quimby Act requirement for Phase 2 is still satisfied for the Community Park requirements and the condition that community parks are 20 acres or greater in size, is also satisfied for Phase 2. The location of the C2 Community Park remains unchanged as first approved with VTM 6716.

Staff recommends that Council approve the proposed change to the C2 Park acreage. Staff also recommends that the City authorize the City Manager to execute the Letter Agreement for first priority use for auxiliary gym as included in Attachment D.

**RECOMMENDATION:**

Adopt a Resolution approving the proposed modification to the River Islands Phase 2 Parks and Open Space Master Plan to adjust the C2 Community Park acreage from 22.50 acres to 21.59 acres and authorize the City Manager to execute the Letter Agreement for First Priority Use For Auxiliary Gym.



**MARCH 25, 2024, CITY COUNCIL SPECIAL MEETING**

**DISCUSS MODIFICATION TO THE RIVER ISLANDS PHASE 2 PARKS AND OPEN SPACE MASTER PLAN TO ADJUST THE C2 COMMUNITY PARK**

**ACREAGE FROM 22.50 ACRES TO 21.59 ACRES AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE LETTER AGREEMENT FOR FIRST PRIORITY FOR AUXILIARY GYM**

**FISCAL IMPACT:**

The City will also be responsible for direct costs associated with janitorial and services during the auxiliary gym's usage. The City may charge fees to program users to offset these expenses.

**ATTACHMENTS:**

- A. A Resolution of the City Council of the City of Lathrop Approving the Modification to the River Islands Phase 2 Parks and Open Space Master Plan, to Adjust the C2 Community Park Acreage from 22.50 Acres to 21.59 Acres
- B. Parks and Recreation Commission Recommendation for City Council to Approve the Modification to the River Islands Phase 2 Parks and Open Space Master Plan to Adjust the C2 Community Park Acreage from 22.50 Acres to 21.59 Acres
- C. River Islands Phase 2 C2 Community Park Proposed Map Identifying Revision to Remove 0.91 Acres from the C2 Community Park to Accommodate the Gym Location
- D. Letter of Agreement for First Priority Use for the Auxiliary Gym Between the River Islands Development LLC., and the City of Lathrop.

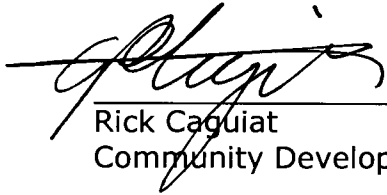
**CITY MANAGER REPORT**  
**MARCH 25, 2024, CITY COUNCIL SPECIAL MEETING**  
**DISCUSS MODIFICATION TO THE RIVER ISLANDS PHASE 2 PARKS AND**  
**OPEN SPACE MASTER PLAN TO ADJUST THE C2 COMMUNITY PARK**  
**ACREAGE FROM 22.50 ACRES TO 21.59 ACRES AND AUTHORIZE THE CITY**  
**MANAGER TO EXECUTE THE LETTER AGREEMENT FOR FIRST PRIORITY FOR**  
**AUXILLIARY GYM**

**APPROVALS:**



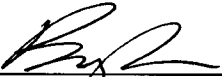
Todd Sebastian  
Parks and Recreation Director

3/20/24  
Date



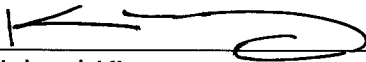
Rick Caguiat  
Community Development Director

3/20/24  
Date



Brad Taylor  
City Engineer

3/20/2024  
Date



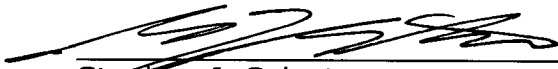
Michael King  
Assistant City Manager

3.20.2024  
Date



Salvador Navarrete  
City Attorney

3-20-2024  
Date



Stephen J. Salvatore  
City Manager

3.21.24  
Date

**RESOLUTION NO. 24-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING AN AMENDMENT TO THE RIVER ISLANDS PHASE 2 PARKS AND OPEN SPACE MASTER PLAN TO ADJUST THE C2 COMMUNITY PARK ACREAGE FROM 22.50 ACRES TO 21.59 ACRES AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE LETTER OF AGREEMENT FOR FIRST PRIORITY USE FOR THE AUXILIARY GYM**

**WHEREAS**, in June of 2021, the City approved the River Islands Phase 2 Parks and Open Space Master Plan for the River Islands Modified Phase Two Project. A total of 230.29 acres in the River Islands Modified Phase 2 area are devoted to a variety of parks; and

**WHEREAS**, in May of 2022, the City of Lathrop's Community Development Director approved a Substantial Conformance request from River Islands Development, LLC., (RDI) for the Woodlands East District. This modification increased the total Neighborhood Park acreage of the development by 5 acres and increased the size of lake L14; and

**WHEREAS**, in January of 2024, the City was approached by RID with a proposal to build, own, and operate an auxiliary gymnasium for the benefit of the new River Islands High School and the City of Lathrop. The space needed to construct the gymnasium is 0.91 acres, which Council could authorize to be reduced from the C2 Community Park acreage; and

**WHEREAS**, the proposed modification to the River Islands Phase 2 Parks and Open Space Master Plan would adjust the C2 community park acreage from 22.50 acres to 21.59 acres to allow RID to use the reduced 0.91 acres to construct and operate an auxiliary gymnasium for the benefit of River Islands High School and the City of Lathrop; and

**WHEREAS**, the Parks and Recreation Commission recommended Council approve the proposed revision to the River Islands Phase 2 Parks and Open Space Master Plan at their special meeting held on March 19, 2024;

**NOW, THEREFORE, BE IT RESOLVED**, the City Council of the City of Lathrop does hereby approve the proposed modification to the River Islands Phase 2 Parks and Open Space Master Plan to adjust the C2 Community Park acreage from 22.50 acres to 21.59 acres and authorize the City Manager to execute the letter of agreement for first priority use of the auxiliary gym dated March 25, 2024.

The foregoing resolution was passed and adopted this 25<sup>th</sup> day of March 2024, by the following vote of the City Council, to wit:

AYES:

NOES:

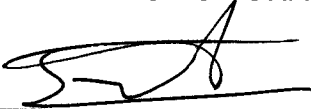
ABSENT:

ABSTAIN:

\_\_\_\_\_  
Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:



\_\_\_\_\_  
Teresa Vargas, City Clerk

\_\_\_\_\_  
Salvador Navarrete, City Attorney

**CITY OF LATHROP  
PARKS AND RECREATION COMMISSION SPECIAL MEETING  
TUESDAY, MARCH 19, 2024  
6:00P.M.  
CITY HALL, COUNCIL CHAMBERS  
390 TOWNE CENTRE DRIVE  
LATHROP, CALIFORNIA 95330**

**MINUTES**

**1. PRELIMINARY**

1.1 CALL TO ORDER – Chair Zien called the meeting to order at 6:11 p.m.

1.2 ROLL CALL

Present: Chair Zien, Vice-Chair Hopping, and Commissioner Sandhu  
Absent: Commissioner Smith and Commissioner Datoc

1.3 PLEDGE OF ALLEGIANCE – Chair Zien led the Pledge of Allegiance

1.4 ANNOUNCEMENT(S) BY CHAIR OR DIRECTOR - None

**2. PRESENTATIONS - None**

**3. CITIZEN’S FORUM - None**

Persons who wish to speak to the Commission regarding an item that is not on today’s agenda may do so at this time. All public comment must be made in compliance with the Lathrop City Council Handbook of Rules & Procedures.

**4. CONSENT CALENDAR**

No motion on Consent Calendar Item 4.1 tabled until next meeting.

4.1 APPROVAL OF MINUTES FOR THE PARKS AND RECREATION COMMISSION REGULAR MEETING ON NOVEMBER 2, 2023.

**5. SCHEDULED ITEMS**

5.1 APPROVE THE MODIFICATION TO THE RIVER ISLANDS PHASE 2 PARKS AND OPEN SPACE MASTER PLAN TO ADJUST THE C2 COMMUNITY PARK ACREAGE FROM 22.5 ACRES TO 21.59 ACRES

Parks, Recreation, and Fleet Services Director Todd Sebastian provided information on the modification to the River Islands Phase 2 Parks and Open Space Master Plan to reduce acreage by 0.91 acres to accommodate space for an auxiliary gymnasium for River Islands High School.

On a motion made by Chair Zien, seconded by Vice-Chair Hopping, the Parks and Recreation Commission recommends the approval of the Modification to the River Islands Phase 2 Parks and Open Space Master Plan to Adjust the C2 Community Park Acreage from 22.5 Acres to 21.59 Acres.

Ayes: Zien, Hopping, Sandhu  
Noes: None  
Absent: Smith and Datoc  
Abstain: None

**6. COMMISSION COMMUNICATIONS - None**

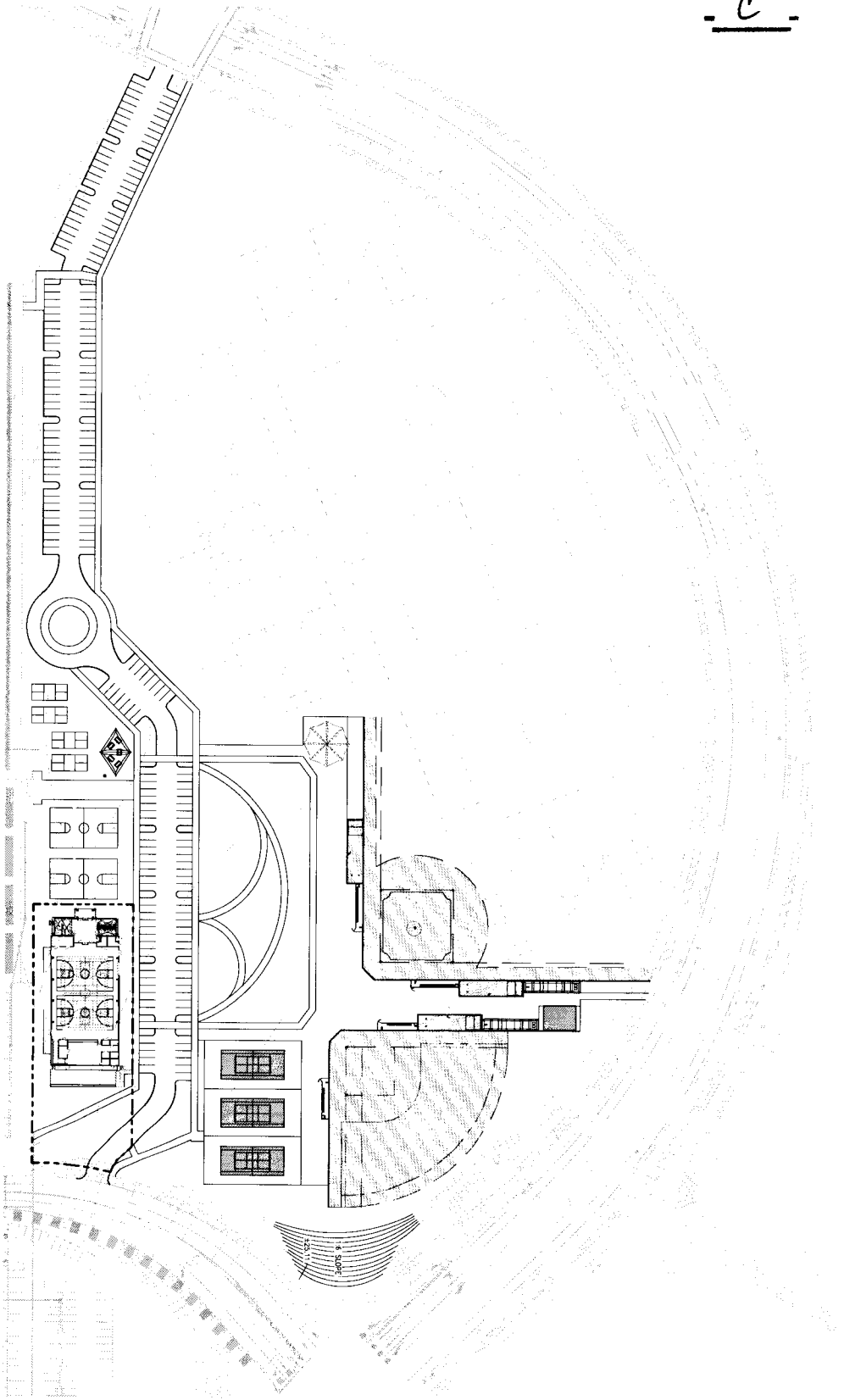
**7. ADJOURNMENT –** There being no further business, Chair Zien adjourned the meeting at 6:24 p.m.

---

Todd Sebastian  
Director - Parks, Recreation & Fleet Services

- c -

# PHASE 2 - G2 COMMUNITY PARK CONCEPT 1



## 0.91 ACRES AUXILIARY GYMNASIUM

NOTE: THIS DOCUMENT IS A PRELIMINARY CONCEPTUAL PLAN AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES. ANY CHANGES TO THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CLIENT. CONSULT WITH THE ARCHITECT FOR FINAL DESIGN SELECTION.





March 25, 2024

Mr. Stephen J. Salvatore  
City Manager  
City of Lathrop  
390 Towne Centre Drive  
Lathrop, CA 95220

RE: First Priority Use For Auxiliary Gym

Dear Mr. Salvatore:

Please accept this letter as a commitment from River Islands Development, LLC (RID) regarding the use of a proposed auxiliary gymnasium (gym) within Phase 2 of the River Islands Development.

RID intends to build an auxiliary gym on .91 acres of land that was previously identified as part of the C2 Community Park located adjacent to the River Islands High School.

In the event that construction of the gym has not commenced within 12 months from the date of this letter, RID will apply to the City of Lathrop (City) to amend the Phase 2 Parks and Open Space Master Plan to redesignate the .91 acres back to C2 park acreage.

Upon completion of the gym, RID will make the gym available for use to River Islands Academies (RIA) who may only use the facility for school programs and events.

At times when RIA is not utilizing the gym (which is anticipated to occur on Sundays and at times during the summer break when school is not in session), the City will have first priority use for the gym.

At any time that a third-party requests to use the gym, RID will not make it available to the third party without the City's written permission.

During the time of the City's actual usage, the City will demonstrate that it has adequate insurance coverage and will name RID and its affiliates as additional insured. City shall also be responsible for direct costs associated with janitorial and services during its usage.

In the event that RID considers selling or otherwise transferring the gym to a private entity, the City of Lathrop shall have first right of refusal to purchase the gym on the same terms and conditions as outlined in the sale to the private entity. In the event that RID sells or otherwise transfers the gym to another party, the terms and conditions of this letter agreement will run with the land and be binding on the new party. RID consents to the recordation of this letter on title of the subject property.





Please indicate your acceptance of the terms identified herein, by executing below.

Sincerely,

Susan E. M. Dell'Osso

Accepted:

“CITY”

---

Stephen J. Salvatore, City Manager  
City of Lathrop

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## ITEM 2.6

### CITY MANAGER'S REPORT MARCH 25, 2024 CITY COUNCIL SPECIAL MEETING

**ITEM:** HEALTH BENEFITS FOR CITY COUNCILMEMBERS

**RECOMMENDATION:** Adopt a Resolution Offering City Paid Health Benefits to City Councilmembers and Approving Related Budget Amendment

---

#### SUMMARY:

Currently, City Councilmembers (Council) have the option of purchasing health benefits through the City at their own cost. California Government Code Section 36516(4)(d) allows cities to pay health and welfare costs for Councilmembers, provided that the same benefits are available and paid by the city for its employees. The City currently offers up to a maximum of \$23,892 per calendar year (\$1,991 per month) to employees for health, dental and vision insurance. Any amount over the city maximum is paid directly by the employee.

Council may choose to authorize the attached resolution to provide City paid health benefits to Council. The City's dental and vision plans do not allow for coverage of elected officials. Therefore, the attached resolution is only for health benefits. The total cost per Councilmember would vary based on whether benefits were taken and the plan chosen, but would cap at the current maximum of \$23,892 per year. Any amount over the annual contribution would be the responsibility of the Councilmember. See chart below for out of pocket example:

	<b>Medical Kaiser HMO</b>	<b>City Monthly Contribution</b>	<b>Monthly Out of Pocket</b>
<b>Family</b>	\$2,655.67	\$1,991.00	<b>\$664.67</b>
<b>Employee +1</b>	\$2,042.82	\$1,991.00	<b>\$51.82</b>
<b>Employee</b>	\$1,021.41	\$1,991.00	<b>\$0</b>

**\*The most commonly used medical plan (Kaiser HMO) was used in example. Other HMO and PPO plans are available at higher and lower costs.**

Expenditures for the Council are paid for from the General Fund. A General Fund budget amendment for \$29,865 would be needed in Fiscal Year 23/24 and for \$122,730 in Fiscal Year 24/25, if Council authorizes the Resolution. The future expenditures associated with this approval would be included through the annual budget adoption process.

**CITY MANAGER’S REPORT  
MARCH 25, 2024 CITY COUNCIL SPECIAL MEETING  
HEALTH BENEFITS FOR CITY COUNCILMEMBERS**

**BACKGROUND:**

In 2001, Council authorized Resolution 01-1127 that provided health benefits to City Councilmembers (Council) on a voluntary basis with the entire cost to be paid by the individual Councilmember.

California Government Code Section 36516(4)(d) allows cities to pay health and welfare costs for Council, provided that the same benefits are available and paid by the city for its employees. Currently, the City pays up to \$23,892 (\$1,991 per month) per employee, per year for benefits. Any amount over the city maximum is currently paid directly by the employee. If the premium for coverage exceeds the amount provided by the City, the individual Councilmember would be responsible for paying the balance.

Many cities in our area pay benefits for their Councils. Councilmembers in Ceres, Lodi, Manteca, Tracy and Ripon have the option of the city paying for their benefits. California Government Code Section 36516(4)(d) allows the City to offer city paid benefits to Councilmembers with the approval of a Resolution by the Council.

**REASON FOR RECOMMENDATION:**

California Government Code Section 36516(4)(d) allows cities to pay health and welfare costs for Council, provided that the same benefits are available and paid by the city for its employees. Many cities in our area provide City paid health benefits for their elected officials. Councilmembers in Ceres, Lodi, Manteca, Tracy and Ripon are provided City paid health benefits that mirror the health benefits offered to the employees of those agencies.

**FISCAL IMPACT:**

The City currently pays up to \$23,892 per year (\$1,991 per month) per employee for health benefits. Amounts over the City maximum are paid directly by the employee. If Council chooses to offer City paid benefits to Councilmembers, a General Fund budget amendment in the amount of \$29,865 would be needed in Fiscal Year 23/24 and \$122,730 in Fiscal Year 24/25. The future expenditures associated with this approval would be included through the annual budget adoption process.

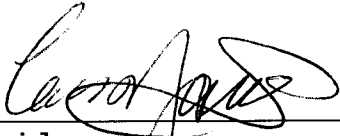
**ATTACHMENTS:**

- A. Resolution

**CITY MANAGER'S REPORT  
MARCH 25, 2024 CITY COUNCIL SPECIAL MEETING  
HEALTH BENEFITS FOR CITY COUNCILMEMBERS**

**PAGE 3**

**APPROVALS:**



Cari James  
Director of Finance

3/19/2024

Date



Thomas Hedegard  
Deputy City Manager

3/19/2024

Date



Salvador Navarrete  
City Attorney

3.19.2024

Date



Stephen J. Salvatore  
City Manager

3.19.24

Date

**RESOLUTION NO. 24-\_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP OFFERING CITY PAID HEALTH BENEFITS TO CITY COUNCILMEMBERS AND RELATED BUDGET AMENDMENTS**

**WHEREAS**, City Councilmembers have the option to purchase health dental and vision benefits through the City at their own costs; and

**WHEREAS**, California Government Code Section 36516(4)(d) allows cities to pay health and welfare costs for Councilmembers, provided that the same benefits are available and paid by the city for its employees; and

**WHEREAS**, the City currently offers up to a maximum of \$23,892 per calendar year (\$1,991 per month) to employees for health, dental and vision insurance; and

**WHEREAS**, any amount over the City maximum is paid directly by the employee; and

**WHEREAS**, Council may choose to provide City paid health, dental and vision benefits to Councilmembers at a maximum cost of \$23,892 per calendar year (\$1,991 per month), per councilmember; and

**WHEREAS**, any amount over the City's annual contribution amount would be the responsibility of the Councilmember.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council authorizes the City to provide city paid health, dental and vision benefits to Councilmembers up to a maximum of \$23,892 per calendar year (\$1,991 per month).

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the City Council authorize the following budget amendments:

Fiscal Year 23/24

Increase Expenditures:	
1010-1110-410-4000	\$29,865

Fiscal Year 24/25

Increase Expenditures:	
1010-1110-410-4000	\$122,730

The foregoing resolution was passed and adopted this 25<sup>th</sup> day of March, 2024, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:



\_\_\_\_\_  
Teresa Vargas, City Clerk

\_\_\_\_\_  
Salvador Navarrete, City Attorney

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