



**CITY OF LATHROP  
CITY COUNCIL SPECIAL MEETING  
MONDAY, MARCH 17, 2025, 5:00 P.M.  
CLOSED SESSION - 4:30 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/1600286682?pwd=jpabQ6TeF7yQ8z0170FnGoy60D2nIv.1>

- ✚ 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: Webinar ID 160 028 6682 / Passcode: 645905
- ✚ 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. Please reference the Agenda Item, and the date of the City Council Meeting, in your written communication.
- ✚ Questions or comments submitted by email 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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MONDAY, MARCH 17, 2025, 5:00 P.M.  
CLOSED SESSION - 4:30 P.M.  
COUNCIL CHAMBER, CITY HALL  
390 Towne Centre Drive, Lathrop, CA 95330**

**AGENDA**

**PLEASE NOTE: There will be a Closed Session commencing at 4:30 p.m. The Special Meeting will reconvene at 5:00 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 LIABILITY CLAIM: Pursuant to Government Code Section 54956.95:

- Claimant: Julie Renia Summy  
Agency Claimed Against: City of Lathrop

1.2.2 LIABILITY CLAIM: Pursuant to Government Code Section 54956.95:

- Claimant: Edwin Figueroa  
Agency Claimed Against: City of Lathrop

1.2.3 LIABILITY CLAIM: Pursuant to Government Code Section 54956.95:

- Claimant: Dora Miranda  
Agency Claimed Against: City of Lathrop

**RECONVENE**

1.2.4 REPORT FROM CLOSED SESSION

1.3 ROLL CALL

1.4 PLEDGE OF ALLEGIANCE

1.5 DECLARATION OF CONFLICT(S) OF INTEREST

**2. CONSENT ITEM(S)**

2.1 REQUEST TO OVER-HIRE FOR ECONOMIC DEVELOPMENT ADMINISTRATOR

Adopt Resolution Authorizing the Over-hiring of One Economic Development Administrator Position Through July 2025 and Amend the Position Control Roster

**3. RIVER ISLANDS DEVELOPMENT CONSENT ITEM(S)**

**3.1 APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 5 LOTS IN TRACT 4229 VILLAGE 22 UNIT 2 WITHIN WOODLANDS EAST DISTRICT OF RIVER ISLANDS**

Adopt Resolution Approving Final Map for Tract 4229 Village 22 Unit 2 within the Woodlands East District, Totaling 5 Single Family Lots and a Subdivision Improvement Agreement with River Islands Development Area 3, LLC

**3.2 APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 6 LOTS IN TRACT 4243 VILLAGE 23 UNIT 2 WITHIN WOODLANDS EAST DISTRICT OF RIVER ISLANDS**

Adopt Resolution Approving Final Map for Tract 4243 Village 23 Unit 2 within the Woodlands East District, Totaling 6 Single Family Lots and a Subdivision Improvement Agreement with River Islands Development Area 3, LLC

**3.3 APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 52 LOTS IN TRACT 4246 UNIT 3 WITHIN WEST VILLAGE DISTRICT OF RIVER ISLANDS**

Adopt Resolution Approving Final Map for Tract 4246 Unit 3 within the West Village District, Totaling 52 Single Family Lots and a Subdivision Improvement Agreement with River Islands Development Area 1, LLC

**3.4 APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 21 LOTS IN TRACT 4263 VILLAGE 21 UNIT 2 WITHIN WOODLANDS EAST DISTRICT OF RIVER ISLANDS**

Adopt Resolution Approving Final Map for Tract 4263 Village 21 Unit 2 within the Woodlands East District, Totaling 21 Single Family Lots and a Subdivision Improvement Agreement with River Islands Development Area 3, LLC

**3.5 ACCEPT TRAFFIC SIGNALS ASSOCIATED WITH ENCROACHMENT PERMIT NOS. 23-93 AND 24-33 FROM RIVER ISLANDS**

Adopt Resolution to Accept Traffic Signals Associated with Encroachment Permit Nos. 23-93 and 24-33 from River Islands

**4. ADJOURNMENT**

*/Teresa Vargas/*

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Teresa Vargas, MMC  
Government Services Director, City Clerk

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## ITEM 2.1

### **CITY MANAGER'S REPORT MARCH 17, 2025 CITY COUNCIL SPECIAL MEETING**

**ITEM: REQUEST TO OVER-HIRE FOR ECONOMIC  
DEVELOPMENT ADMINISTRATOR**

**RECOMMENDATION: Adopt a Resolution Authorizing the Over-hiring of  
One Economic Development Administrator Position  
Through July 2025 and Amend the Position Control  
Roster**

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#### **SUMMARY:**

The City's current Economic Development Administrator has made staff aware of her intent to retire after over 6 years with the City. Her last day with the City will be at the end of July 2025. Given her numerous years with the City, it is imperative that staff immediately begin recruiting for this highly specialized position. The goal is to fill the position before the incumbent's retirement so there is some transfer of institutional knowledge. Therefore, staff recommends that the City Council authorize the City Manager to over-hire for the Economic Development Administrator position for approximately three months.

Staff estimates the cost to over-hire for an Economic Development Administrator position for three months is approximately \$49,000. A budget adjustment is not requested as staff believes budget savings in the current City Manager's Department budget will cover most, if not all, of the over-hire expenses.

#### **BACKGROUND:**

The City's current Economic Development Administrator has made staff aware of her intent to retire after over 6 years with the City. Her last day with the City will be at the end of July 2025. Given her numerous years with the City, it is imperative that staff immediately begin recruiting for this highly specialized position. The goal is to fill the position before the incumbent's retirement so there is some transfer of institutional knowledge. Therefore, staff recommends that the City Council authorize the City Manager to over-hire for the Economic Development Administrator position for approximately three months.

The Economic Development Administrator is primarily responsible for marketing and outreach programs that both retain and expand existing businesses while simultaneously attracting new retail, commercial, and industrial development to the Lathrop community. This position also provides staff assistance to the City Manager; and performs related work as required.

Staff estimates the cost to over-hire for an Economic Development Administrator position for three months is approximately \$49,000. A budget adjustment is not

**CITY MANAGER'S REPORT**  
**MARCH 17, 2025 CITY COUNCIL SPECIAL MEETING**  
**REQUEST TO OVER-HIRE FOR ECONOMIC DEVELOPMENT ADMINISTRATOR**

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requested as staff believes budget savings in the current City Manager's Department budget will cover most, if not all, of the over-hire expenses.

**REASON FOR RECOMMENDATION:**

This over-hire will give staff opportunities to transfer institutional knowledge of the current responsibilities of the position. The over-hire will improve the initial performance and efficiency of someone who is being brought up to speed on the dynamics of economic development in one of the fastest growing City's in California. Staff recommends that the City Council authorize the City Manager to over-hire for the Economic Development Administrator position for approximately three months.

**FISCAL IMPACT:**

The estimated cost to over-hire for an Economic Development Administrator position for three months is approximately \$49,000. A budget adjustment is not requested as staff believes budget savings will cover most, if not all, of the over-hire expenses.

**ATTACHMENTS:**

- A. Resolution to Authorize the Over-hiring of One Economic Development Administrator Position Through July 2025
- B. Position Control Roster

**CITY MANAGER'S REPORT**  
**MARCH 17, 2025 CITY COUNCIL SPECIAL MEETING**  
**REQUEST TO OVER-HIRE FOR ECONOMIC DEVELOPMENT ADMINISTRATOR**

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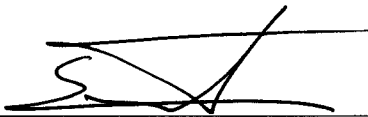
**APPROVALS:**



Thomas Hedegard  
Deputy City Manager

3/11/2025

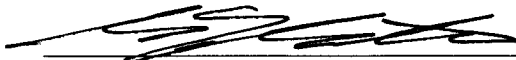
Date



Salvador Navarrete  
City Attorney

3-11-2025

Date



Stephen J. Salvatore  
City Manager

3-11-25

Date

## **RESOLUTION NO. 25-**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO AUTHORIZE THE OVER-HIRING OF ONE ECONOMIC DEVELOPMENT ADMINISTRATOR POSITION THROUGH JULY 2025 AND AMEND THE POSITION CONTROL ROSTER**

**WHEREAS**, the City's current Economic Development Administrator has made staff aware of her intent to retire after over 6 years with the City. Her last day with the City will be at the end of July 2025; and

**WHEREAS**, given her numerous years with the City, it is imperative that staff immediately begin recruiting for this highly specialized position. The goal is to fill the position before the incumbent's retirement so there is some transfer of institutional knowledge; and

**WHEREAS**, staff recommends that the City Council authorize the City Manager to over-hire for the Economic Development Administrator position for approximately three months; and

**WHEREAS**, the Economic Development Administrator is primarily responsible for marketing and outreach programs that both retain and expand existing businesses while simultaneously attracting new retail, commercial, and industrial development to the Lathrop community; and

**WHEREAS**, the over-hire will improve the initial performance and efficiency of someone who is being brought up to speed on the dynamics of economic development in one of the fastest growing City's in California; and

**WHEREAS**, the estimated cost to over-hire for an Economic Development Administrator position for three months is approximately \$49,000. A budget adjustment is not requested as staff believes budget savings will cover most, if not all, of the over-hire expenses.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Lathrop does hereby authorize the over-hiring of one Economic Development Administrator position through July 2025 and amend the position control roster.

The foregoing resolution was passed and adopted this 17<sup>th</sup> day of March 2025, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:

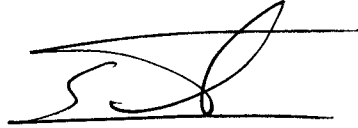
ABSENT:

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Paul Akinjo, Mayor

ATTEST:

APPROVED AS TO FORM:

A handwritten signature in black ink, appearing to be 'S. Navarrete', is written over a horizontal line.

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Teresa Vargas, City Clerk

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Salvador Navarrete, City Attorney

# AUTHORIZED POSITIONS BY DEPARTMENT

## Summary by Department

	2023/24 Amended 12/11/23	2023/24 Amended 03/11/24	2024/25 Amended 07/01/24	2024/25 Amended 10/21/24	2024/25 Amended 03/10/25	2024/25 Amended 03/17/25
<b>CITY MANAGER</b>						
<b>City Manager</b>						
Assistant City Manager	0.25	0.25	0.25	0.25	0.25	0.25
Deputy City Manager	1.00	1.00	1.00	1.00	1.00	1.00
City Engineer	0.00	0.00	0.00	0.00	0.00	0.00
City Manager	1.00	1.00	1.00	1.00	1.00	1.00
Director of Government Services/City Clerk	0.50	0.50	0.50	0.50	0.50	0.50
Economic Development Administrator	1.00	1.00	1.00	1.00	1.00	1.00
Economic Development Administrator (Over-hire through 7/25)	0.00	0.00	0.00	0.00	0.00	1.00
<b>Total</b>	<b>3.75</b>	<b>3.75</b>	<b>3.75</b>	<b>3.75</b>	<b>3.75</b>	<b>4.75</b>
<b>CITY MANAGER - Total</b>	<b>3.75</b>	<b>3.75</b>	<b>3.75</b>	<b>3.75</b>	<b>3.75</b>	<b>4.75</b>
<b>CITY CLERK</b>						
<b>City Clerk</b>						
Administrative Technician I/II	0.00	0.00	0.00	0.00	1.00	1.00
Deputy City Clerk	1.00	1.00	1.00	1.00	1.00	1.00
Director of Government Services/City Clerk	0.50	0.50	0.50	0.50	0.50	0.50
<b>Total</b>	<b>1.50</b>	<b>1.50</b>	<b>1.50</b>	<b>1.50</b>	<b>2.50</b>	<b>2.50</b>
<b>CITY CLERK - Total</b>	<b>1.50</b>	<b>1.50</b>	<b>1.50</b>	<b>1.50</b>	<b>2.50</b>	<b>2.50</b>
<b>CITY ATTORNEY</b>						
<b>City Attorney</b>						
Administrative Assistant I/II/III	1.00	0.00	0.00	0.00	0.00	0.00
City Attorney	1.00	1.00	1.00	1.00	1.00	1.00
Legal Assistant	0.00	1.00	1.00	1.00	1.00	1.00
Legal Secretary	1.00	1.00	1.00	1.00	1.00	1.00
Senior Administrative Assistant	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total</b>	<b>3.00</b>	<b>3.00</b>	<b>3.00</b>	<b>3.00</b>	<b>3.00</b>	<b>3.00</b>
<b>CITY ATTORNEY - Total</b>	<b>3.00</b>	<b>3.00</b>	<b>3.00</b>	<b>3.00</b>	<b>3.00</b>	<b>3.00</b>
<b>HUMAN RESOURCES</b>						
<b>Human Resources</b>						
Human Resources Director	1.00	1.00	1.00	1.00	1.00	1.00
Human Resources Manager	1.00	1.00	1.00	1.00	1.00	1.00
HR Analyst I/II	1.00	1.00	1.00	1.00	1.00	1.00
HR Technician	1.00	1.00	1.00	1.00	1.00	1.00
<b>Total</b>	<b>4.00</b>	<b>4.00</b>	<b>4.00</b>	<b>4.00</b>	<b>4.00</b>	<b>4.00</b>
<b>HUMAN RESOURCES - Total</b>	<b>4.00</b>	<b>4.00</b>	<b>4.00</b>	<b>4.00</b>	<b>4.00</b>	<b>4.00</b>
<b>FINANCE</b>						
<b>Finance</b>						
Accountant I/II	0.00	1.00	1.00	1.00	1.00	1.00
Accounting Manager	0.00	0.00	0.00	0.00	0.00	0.00
Accounting Specialist I/II/Technician	0.00	0.00	0.00	0.00	0.00	0.00
Administrative Technician I/II	1.00	1.00	1.00	1.00	1.00	1.00
Customer Service Representatives I/II	5.00	4.00	4.00	4.00	4.00	4.00
Customer Service Supervisor	1.00	1.00	1.00	1.00	1.00	1.00
Deputy Finance Director	0.00	0.00	0.00	0.00	0.00	0.00
Director of Finance	1.00	1.00	1.00	1.00	1.00	1.00
Finance Manager	1.00	1.00	1.00	1.00	1.00	1.00
Management Analyst I/II	2.00	2.00	2.00	2.00	2.00	2.00
Senior Administrative Assistant	0.00	0.00	0.00	0.00	0.00	0.00
Senior Customer Service Representative	1.00	1.00	1.00	1.00	1.00	1.00
Senior Accountant	1.00	1.00	1.00	1.00	1.00	1.00

# AUTHORIZED POSITIONS BY DEPARTMENT

## Summary by Department

	2023/24 Amended 12/11/23	2023/24 Amended 03/11/24	2024/25 Amended 07/01/24	2024/25 Amended 10/21/24	2024/25 Amended 03/10/25	2024/25 Amended 03/17/25
Senior Management Analyst	1.00	1.00	1.00	1.00	1.00	1.00
<b>Total</b>	<b>14.00</b>	<b>14.00</b>	<b>14.00</b>	<b>14.00</b>	<b>14.00</b>	<b>14.00</b>
<b>FINANCE - Total</b>	<b>14.00</b>	<b>14.00</b>	<b>14.00</b>	<b>14.00</b>	<b>14.00</b>	<b>14.00</b>
<b>INFORMATION SYSTEMS</b>						
<b>Information Systems</b>						
Administrative Assistant I/II/III	0.00	0.00	0.00	0.00	0.00	0.00
Director of Information Systems	1.00	1.00	1.00	1.00	1.00	1.00
Chief Information Officer	1.00	0.00	0.00	0.00	0.00	0.00
Information Technology Technician	0.00	1.00	1.00	1.00	1.00	1.00
Information Technology Engineer I/II/III	6.00	7.00	7.00	7.00	7.00	7.00
Management Analyst I/II	1.00	1.00	1.00	1.00	1.00	1.00
<b>Total</b>	<b>9.00</b>	<b>10.00</b>	<b>10.00</b>	<b>10.00</b>	<b>10.00</b>	<b>10.00</b>
<b>INFORMATION SYSTEMS - Total</b>	<b>9.00</b>	<b>10.00</b>	<b>10.00</b>	<b>10.00</b>	<b>10.00</b>	<b>10.00</b>
<b>COMMUNITY DEVELOPMENT</b>						
<b>Planning</b>						
Administrative Assistant I/II/III	0.10	0.10	0.10	0.10	0.10	0.10
Assistant Community Development Director	0.00	0.00	0.00	0.00	0.00	0.00
Associate Planner	1.00	1.00	1.00	1.00	1.00	1.00
Director of Community Development	1.00	1.00	1.00	1.00	1.00	1.00
Executive Assistant	1.00	1.00	1.00	1.00	1.00	1.00
Principal Planner	0.00	0.00	0.00	0.00	0.00	0.00
Senior Administrative Assistant	0.00	0.00	0.00	0.00	0.00	0.00
Senior Planner	1.00	1.00	1.00	1.00	1.00	1.00
<b>Total</b>	<b>4.10</b>	<b>4.10</b>	<b>4.10</b>	<b>4.10</b>	<b>4.10</b>	<b>4.10</b>
<b>COMMUNITY DEVELOPMENT - Total</b>	<b>4.10</b>	<b>4.10</b>	<b>4.10</b>	<b>4.10</b>	<b>4.10</b>	<b>4.10</b>
<b>PUBLIC SAFETY</b>						
<b>Police</b>						
<b>Sworn</b>						
Police Captain	0.00	2.00	2.00	2.00	2.00	2.00
Police Chief	1.00	1.00	1.00	1.00	1.00	1.00
Police Corporal	0.00	5.00	5.00	5.00	5.00	5.00
Police Commander	2.00	0.00	0.00	0.00	0.00	0.00
Police Lieutenant	1.00	2.00	2.00	2.00	2.00	2.00
Police Officer	32.00	27.00	29.00	30.00	30.00	30.00
Police Officer (Over Hire Allocation)	0.00	0.00	0.00	2.00	2.00	2.00
Police Sergeant	6.00	6.00	6.00	6.00	6.00	6.00
<b>Total</b>	<b>42.00</b>	<b>43.00</b>	<b>45.00</b>	<b>48.00</b>	<b>48.00</b>	<b>48.00</b>
<b>Non-Sworn</b>						
Police Crime and Intelligence Analyst I/II	0.00	1.00	1.00	1.00	1.00	1.00
Police Records Assistant I/II	2.00	2.00	2.00	2.00	2.00	2.00
Police Records Supervisor	1.00	1.00	1.00	1.00	1.00	1.00
Property & Evidence Manager	0.00	1.00	1.00	1.00	1.00	1.00
Property & Evidence Technician	1.00	1.00	2.00	2.00	2.00	2.00
<b>Total</b>	<b>4.00</b>	<b>6.00</b>	<b>7.00</b>	<b>7.00</b>	<b>7.00</b>	<b>7.00</b>
<b>Administration</b>						
Management Analyst I/II	1.00	1.00	1.00	1.00	1.00	1.00
Executive Assistant	1.00	1.00	1.00	1.00	1.00	1.00
Senior Administrative Assistant	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total</b>	<b>2.00</b>	<b>2.00</b>	<b>2.00</b>	<b>2.00</b>	<b>2.00</b>	<b>2.00</b>
<b>Community Services Division</b>						
Community Services Supervisor	1.00	1.00	1.00	1.00	1.00	1.00

# AUTHORIZED POSITIONS BY DEPARTMENT

## Summary by Department

	2023/24 Amended 12/11/23	2023/24 Amended 03/11/24	2024/25 Amended 07/01/24	2024/25 Amended 10/21/24	2024/25 Amended 03/10/25	2024/25 Amended 03/17/25
Community Services Officer I/II/III	5.00	5.00	5.00	5.00	5.00	5.00
Administrative Assistant I/II/III	1.00	1.00	1.00	1.00	1.00	1.00
Animal Center Assistant	4.00	4.00	4.00	4.00	4.00	4.00
Animal Shelter Supervisor	0.00	0.00	0.00	0.00	0.00	0.00
Animal Center Manager	1.00	1.00	1.00	1.00	1.00	1.00
Animal Services Assistant	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total</b>	<b>12.00</b>	<b>12.00</b>	<b>12.00</b>	<b>12.00</b>	<b>12.00</b>	<b>12.00</b>
<b>PUBLIC SAFETY - Total</b>	<b>60.00</b>	<b>63.00</b>	<b>66.00</b>	<b>69.00</b>	<b>69.00</b>	<b>69.00</b>
<b>PARKS, RECREATION AND MAINTENANCE SERVICES</b>						
<b>Parks and Recreation</b>						
Administrative Assistant I/II/III	3.00	3.00	3.00	3.00	2.00	2.00
Director of Parks, Recreation and Maintenance	1.00	1.00	1.00	1.00	1.00	1.00
Facility Attendant	0.00	0.00	0.00	0.00	0.00	0.00
Deputy Director of Parks, Recreation and Maintenance	0.00	0.00	0.00	0.00	0.00	0.00
Fleet Attendant	0.00	0.45	0.45	0.45	0.45	0.45
Management Analyst I/II	1.00	1.00	1.00	1.00	1.00	1.00
Parks and Recreation Manager	0.00	1.00	1.00	1.00	1.00	1.00
Recreation Coordinator I/II	3.00	3.00	3.00	3.00	4.00	4.00
Recreation Leaders	9.45	9.00	9.00	9.00	9.00	9.00
Recreation Manager	1.00	0.00	0.00	0.00	0.00	0.00
Recreation Supervisor	2.00	2.00	2.00	2.00	2.00	2.00
Senior Accountant	0.00	0.00	0.00	0.00	0.00	0.00
Senior Administrative Assistant	1.00	1.00	1.00	1.00	1.00	1.00
Senior Recreation Leaders	5.00	5.00	5.00	5.00	4.00	4.00
<b>Total</b>	<b>26.45</b>	<b>26.45</b>	<b>26.45</b>	<b>26.45</b>	<b>25.45</b>	<b>25.45</b>
<b>Maintenance Services</b>						
Landscape and Irrigation Specialist	1.00	0.00	0.00	0.00	0.00	0.00
Maintenance Services Supervisor	1.00	2.00	2.00	2.00	2.00	2.00
Maintenance Worker I/II/III	5.00	5.00	5.00	5.00	5.00	5.00
Parks and Facilities Manager	0.00	0.00	0.00	0.00	0.00	0.00
Parks and Recreation Supervisor	1.00	1.00	1.00	1.00	1.00	1.00
Senior Recreation Leaders	2.00	2.00	2.00	2.00	2.00	2.00
<b>Total</b>	<b>10.00</b>	<b>10.00</b>	<b>10.00</b>	<b>10.00</b>	<b>10.00</b>	<b>10.00</b>
<b>PARKS, RECREATION AND MAINTENANCE - Total</b>	<b>36.45</b>	<b>36.45</b>	<b>36.45</b>	<b>36.45</b>	<b>35.45</b>	<b>35.45</b>
<b>BUILDING SAFETY AND INSPECTIONS</b>						
<b>Building</b>						
Administrative Assistant I/II/III	0.60	0.60	0.60	0.60	0.60	0.60
Assistant City Manager	0.32	0.32	0.32	0.32	0.32	0.32
Building Inspector I/II/III	3.00	3.00	3.00	3.00	3.00	3.00
Chief Building Official	1.00	1.00	1.00	1.00	1.00	1.00
Management Analyst I/II	1.00	1.00	1.00	1.00	1.00	1.00
Permit and Plan Check Supervisor	1.00	1.00	1.00	1.00	1.00	1.00
Permit Technician I/II/III	3.00	3.00	3.00	3.00	3.00	3.00
<b>Total</b>	<b>9.92</b>	<b>9.92</b>	<b>9.92</b>	<b>9.92</b>	<b>9.92</b>	<b>9.92</b>
<b>BUILDING SAFETY AND INSPECTIONS - Total</b>	<b>9.92</b>	<b>9.92</b>	<b>9.92</b>	<b>9.92</b>	<b>9.92</b>	<b>9.92</b>
<b>PUBLIC WORKS</b>						
<b>Public Works</b>						
Administrative Assistant I/II/III	3.30	3.30	3.30	3.30	3.30	3.30
Assistant City Manager	0.43	0.43	0.43	0.43	0.43	0.43
Assistant Engineer	3.00	1.00	1.00	1.00	1.00	1.00



## AUTHORIZED POSITIONS BY DEPARTMENT

### Summary by Department

	2023/24 Amended 12/11/23	2023/24 Amended 03/11/24	2024/25 Amended 07/01/24	2024/25 Amended 10/21/24	2024/25 Amended 03/10/25	2024/25 Amended 03/17/25
Associate Engineer	1.00	3.00	3.00	3.00	3.00	3.00
City Engineer	1.00	1.00	1.00	1.00	1.00	1.00
Compliance Engineer	1.00	1.00	1.00	1.00	1.00	1.00
Construction Inspector I/II/III	3.00	3.00	3.00	3.00	3.00	3.00
Construction Superintendent	1.00	1.00	1.00	1.00	1.00	1.00
Director of Public Works	0.00	0.00	0.00	0.00	0.00	0.00
Electrician / Instrument Technician	1.00	1.00	1.00	1.00	1.00	1.00
Executive Assistant	1.00	1.00	1.00	1.00	1.00	1.00
GIS/CAD Engineering Technician	0.00	0.00	0.00	0.00	1.00	1.00
Maintenance Worker I/II/III	3.00	3.00	3.00	3.00	3.00	3.00
Management Analyst I/II	1.00	1.00	1.00	1.00	1.00	1.00
Meter Reader I/II	2.00	2.00	2.00	2.00	2.00	2.00
Parks, Streets & Facilities Maintenance Superindtentent	0.00	0.00	0.00	0.00	1.00	1.00
Principal Engineer	0.00	1.00	1.00	1.00	1.00	1.00
Project Manager	0.00	1.00	1.00	1.00	1.00	1.00
Senior Administrative Assistant	0.00	0.00	0.00	0.00	0.00	0.00
Senior Civil Engineer	2.00	1.00	1.00	1.00	1.00	1.00
Senior Construction Manager	1.00	1.00	1.00	1.00	1.00	1.00
Streets and Maintenance Operation Manager	1.00	1.00	1.00	1.00	0.00	0.00
Utility Operations Superintendent	1.00	1.00	1.00	1.00	1.00	1.00
Utility Operator I/II/III	7.00	7.00	7.00	7.00	7.00	7.00
Utility Plant Supervisor	1.00	1.00	1.00	1.00	1.00	1.00
<b>Total</b>	<b>34.73</b>	<b>35.73</b>	<b>35.73</b>	<b>35.73</b>	<b>36.73</b>	<b>36.73</b>
<b>PUBLIC WORKS - Total</b>	<b>34.73</b>	<b>35.73</b>	<b>35.73</b>	<b>35.73</b>	<b>36.73</b>	<b>36.73</b>
<b>Grand Total</b>	<b>180.45</b>	<b>185.45</b>	<b>188.45</b>	<b>191.45</b>	<b>192.45</b>	<b>193.45</b>

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## ITEM 3.1

### **CITY MANAGER'S REPORT MARCH 17, 2025, CITY COUNCIL SPECIAL MEETING**

**ITEM: APPROVE FINAL MAP AND SUBDIVISION  
IMPROVEMENT AGREEMENT FOR 5 LOTS IN TRACT  
4229 VILLAGE 22 UNIT 2 WITHIN WOODLANDS EAST  
DISTRICT OF RIVER ISLANDS**

**RECOMMENDATION: Adopt Resolution to Approve Final Map for Tract  
4229 Village 22 Unit 2 within the Woodlands East  
District, Totaling 5 Single Family Lots and a  
Subdivision Improvement Agreement with River  
Islands Development Area 3, LLC**

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#### **SUMMARY:**

The proposed Final Map for Tract 4229 Village 22 Unit 2 (Tract 4229), included as Attachment "E", is within the Woodlands East District of Phase 2 for the River Islands Project. Tract 4229 will be the second and final tract map within the Village 22 area. River Islands Development Area 3, LLC (River Islands) is proposing five (5) residential lots. A Vicinity Map is included as Attachment "B".

Staff recommends City Council approve the proposed Final Map for Tract 4229, to be recorded pursuant to the terms of the Escrow Instructions, included as Attachment "D", and a Subdivision Improvement Agreement (SIA), included as Attachment "C", with River Islands Development Area 3, 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 March 25, 2024, City Council approved Tract 4205 Woodlands East Large Lot Final Map (LLFM) to create 23 undevelopable parcels. On March 29, 2023, the City of Lathrop Planning Commission approved a Neighborhood Design Plan (NDP) and Architectural Guidelines and Design Standards (AG/DS) for the Woodlands East District. On June 3, 2024, City Council approved Final Map (FM) Tract 4215, City of Lathrop Community Facilities District (CFD) 2023-1 Annexation, and a SIA with Califia, LLC. On August 12, 2024, City Council approved FM Tract 4226, CFD 2023-1 Annexation, and a SIA with River Islands. The land for the proposed Final Map for Tract 4229 is within the geographic boundaries of VTM 6716, LLFM 4205, FM 4215, FM 4226, and the Woodlands East 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.

## MARCH 17, 2025, CITY COUNCIL SPECIAL MEETING

## APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 5 LOTS IN TRACT 4229 VILLAGE 22 UNIT 2 WITHIN WOODLANDS EAST DISTRICT OF RIVER ISLANDS

Construction of the public improvements associated with Tract 4229 are substantially complete. Performance and labor & materials securities have been provided with the SIA for Tract 4215 that guarantees the unfinished improvements for Village 22 as detailed in Table 1.

**Table 1 – Bond Values**

Unfinished Improvement Total:	\$628,200
Performance Security (110% of Unfinished Improvements) Bond No. 0844452	\$691,020
Labor & Materials Security (50% of Performance Security) Bond No. 0844452	\$345,510

The conditions, terms and requirements associated with Off-Site Improvements as well as the use of temporary wastewater pump and haul are documented in the Tract 4226 SIA approved by City Council on August 12, 2024, and are applicable to this Tract 4229.

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

Village 22 was annexed into the City of Lathrop CFD No. 2023-1 for maintenance purposes in 2024 as well as CFDs administered by Island Reclamation District (RD) 2062 and River Islands Public Financing Authority (RIPFA).

As a precondition to record the Final Map, River Islands must satisfy the Escrow Instructions 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	Provided with 4215
4. Labor and Materials Security – Uncompleted Landscaping and Miscellaneous Improvements	Provided with 4215
5. Street Improvement, Landscape, Light & Joint Trench	Completed
6. Geotechnical Report	Completed

## MARCH 17, 2025, CITY COUNCIL SPECIAL MEETING

## APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 5 LOTS IN TRACT 4229 VILLAGE 22 UNIT 2 WITHIN WOODLANDS EAST DISTRICT OF RIVER ISLANDS

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	Provided with 4215
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. Village 22 – City of Lathrop Community Facilities District No. 2023-1 Annexation	Annexed in 2024
<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 to Approve Final Map for Tract 4229 Village 22 Unit 2 within the Woodlands East District, Totaling 5 Single Family Lots and a Subdivision Improvement Agreement with River Islands Development Area 3, LLC
- B. Vicinity Map – Village 22
- C. Subdivision Improvement Agreement between the City of Lathrop and River Islands Development Area 3, LLC, a Delaware limited liability company, for Tract 4229 Village 22 Unit 2
- D. Escrow Instructions for Final Map Tract 4229 Village 22 Unit 2
- E. Final Map – Tract 4229 Village 22 Unit 2

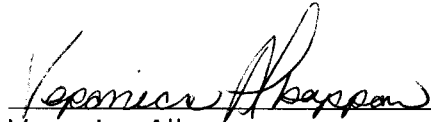
**CITY MANAGER'S REPORT**

**PAGE 4**

**MARCH 17, 2025, CITY COUNCIL SPECIAL MEETING**

**APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 5  
LOTS IN TRACT 4229 VILLAGE 22 UNIT 2 WITHIN WOODLANDS EAST  
DISTRICT OF RIVER ISLANDS**


**APPROVALS**



Veronica Albarran  
Junior Engineer

03/04/2025

Date



Brad Taylor  
City Engineer

3/4/2025

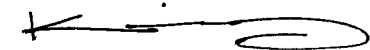
Date



Thomas Hedegard  
Deputy City Manager

3/4/2025


Date



Michael King  
Assistant City Manager

3.4.2025

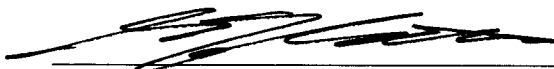
Date



Salvador Navarrete  
City Attorney

3-4-2025

Date



Stephen Salvatore  
City Manager

3.11.25

Date

**RESOLUTION NO. 25-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO APPROVE FINAL MAP FOR TRACT 4229 VILLAGE 22 UNIT 2 WITHIN THE WOODLANDS EAST DISTRICT, TOTALING 5 SINGLE FAMILY LOTS AND A SUBDIVISION IMPROVEMENT AGREEMENT WITH RIVER ISLANDS DEVELOPMENT AREA 3, 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 March 25, 2024, City Council approved a Large Lot Final Map (LLFM) Tract 4205 to create 23 undevelopable parcels; and

**WHEREAS**, on March 29, 2023, Planning Commission approved the Woodlands East Neighborhood Development Plan and Architectural Design Guidelines and Development Standards; and

**WHEREAS**, on June 3, 2024, City Council approved Final Map (FM) Tract 4215, City of Lathrop Community Facilities District (CFD) 2023-1 Annexation, and a Subdivision Improvement Agreement (SIA) with Califia, LLC (River Islands); and

**WHEREAS**, on August 12, 2024, City Council approved FM Tract 4226, CFD 2023-1 Annexation, and a SIA with River Islands Development Area 3, LLC; and

**WHEREAS**, the land for the proposed Final Map for Tract 4229 Village 22 Unit 2 (Tract 4229) is within the geographic boundaries of VTM 6716, LLFM Tract 4205, FM Tract 4215, FM Tract 4226, and the Woodlands East Neighborhood; and

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

**WHEREAS**, River Islands provided performance and labor & material securities with the SIA for Tract 4215 that guarantees the unfinished improvements for Tract 4229 in the amount as follows:

Unfinished Improvement Total:	\$628,200
Performance Security (110% of Unfinished Improvements) Bond No. 0844452	\$691,020
Labor & Materials Security (50% of Performance Security) Bond No. 0844452	\$345,510

; and

**WHEREAS**, the conditions, terms and requirements associated with Off-Site Improvements as well as the use of temporary wastewater pump and haul are documented in the Tract 4226 SIA approved by City Council on August 12, 2024, and are applicable to this Tract 4229; 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**, Village 22 was annexed into the CFD 2023-1 for maintenance purposes with the approval of FM Tract 4215 in 2024; and

**WHEREAS**, River Islands Development Area 3, LLC must satisfy the Escrow Instructions, included as Attachment "D" to the City Manager's Report, by depositing necessary sums to guarantee the payment of all fees and providing required documents.

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

1. The Final Map for Tract 4229 and is hereby approved as submitted and recordation with the San Joaquin County Assessor/Recorder/County Clerk Office is authorized in substantially the form attached to the March 17, 2025 staff report once the terms and conditions of the Escrow Instructions, included as Attachment "D" to the City Manager's Report, are met.
2. The City Manager, or their designee, is authorized to execute a Subdivision Improvement Agreement with River Islands Development Area 3, LLC in substantially the form as attached to the March 17, 2025 staff report.



**PASSED AND ADOPTED** by the City Council of the City of Lathrop this 17<sup>th</sup> day of March 2025 by the following vote:

AYES:

NOES:

ABSTAIN:

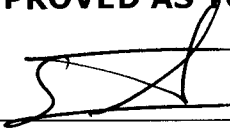
ABSENT:

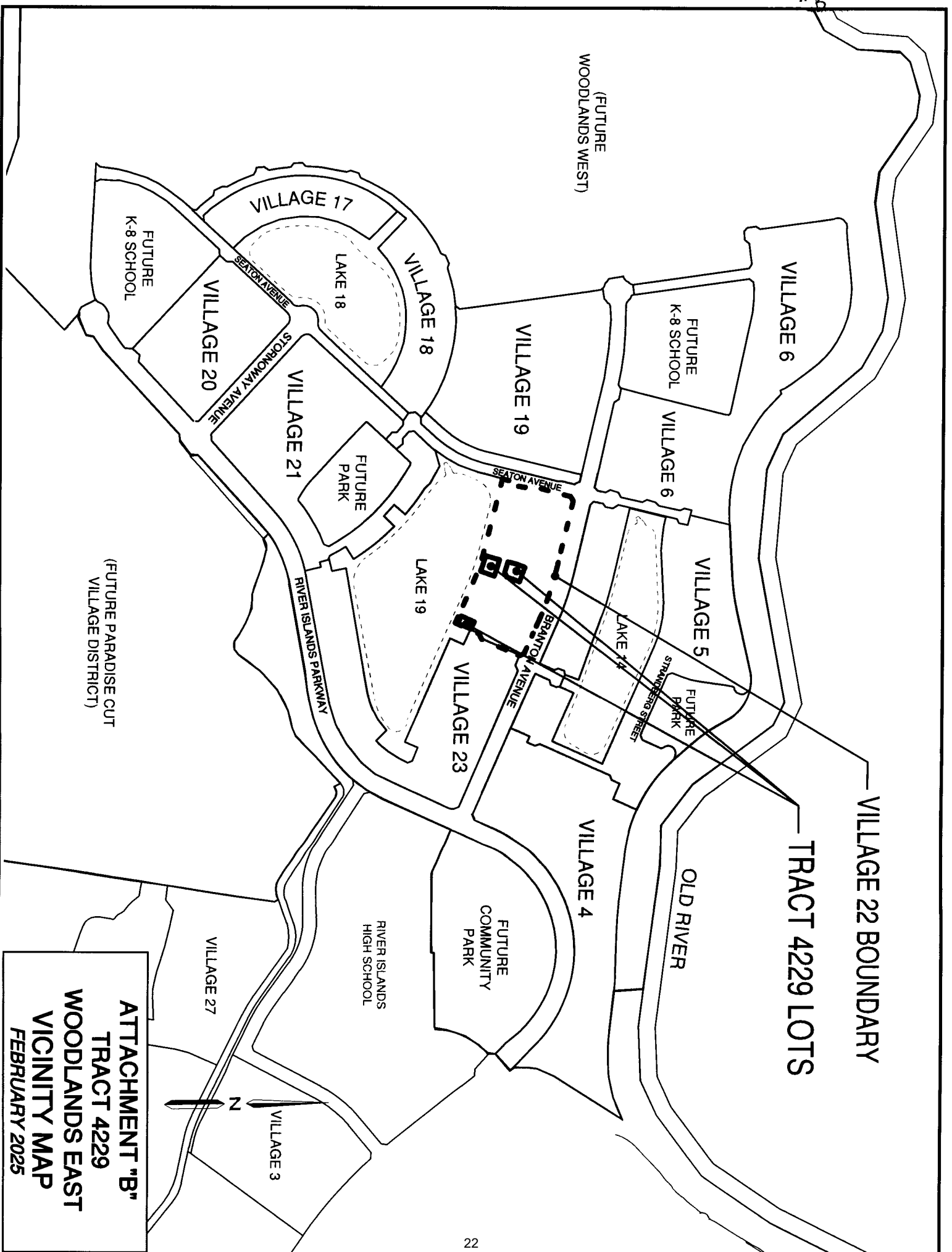
\_\_\_\_\_  
Paul Akinjo, Mayor

**ATTEST:**

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

**APPROVED AS TO FORM:**

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



VILLAGE 22 BOUNDARY  
TRACT 4229 LOTS

ATTACHMENT "B"  
TRACT 4229  
WOODLANDS EAST  
VICINITY MAP  
FEBRUARY 2025

**SUBDIVISION IMPROVEMENT AGREEMENT**

**BY AND BETWEEN THE CITY OF LATHROP AND**

**RIVER ISLANDS DEVELOPMENT AREA 3, LLC,**

**DELAWARE LIMITED LIABILITY COMPANY**

**FOR TRACT 4229 VILLAGE 22 UNIT 2 5 RESIDENTIAL LOTS**

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**RECITALS**

A. This Agreement is made and entered into this **17<sup>th</sup> day of March 2025**, by and between the **CITY OF LATHROP**, a municipal corporation of the State of California (hereinafter "CITY") and **River Islands Development Area 3, LLC**, a Delaware limited liability company, (hereinafter "SUBDIVIDER").

B. Pursuant to Division 2 of Title 7 of the Government Code of the State of California and the CITY's Subdivision Regulations (City of Lathrop, Code of Ordinances, Chapter 16), SUBDIVIDER is required to make dedications and improve Tract 4229 Village 22 Unit 2 (Tract 4229). However, SUBDIVIDER has completed a significant portion of public infrastructure improvements associated with Tract 4229 located within the Woodlands East District of River Islands Phase 2 (Neighborhood), which also includes major streets necessary to access the site. Performance and Labor & Material securities have been provided with the Subdivision Improvement Agreement for Tract 4215 Village 22 (Tract 4215 SIA) that guarantees the unfinished improvements for Village 22, which includes Tract 4229, and therefore no additional security is needed for Tract 4229.

C. SUBDIVIDER is required to construct certain off-site improvements (Off-Site Improvements) that support the Neighborhood. The Offsite Improvements are needed to provide wastewater discharge for the Neighborhood as described below. Since construction of the Offsite Improvements are not complete, SUBDIVIDER has provided security with the Subdivision Improvement Agreement for Tract 4226 Woodlands East Village 5 (Tract 4226 SIA) as detailed in Table 1 of the Tract 4226 SIA. The conditions, terms and requirements associated with the Off-Site Improvements stated in the Tract 4226 SIA are applicable to this Agreement

D. As a condition of Final Map approval, SUBDIVIDER is required to provide wastewater conveyance to the City's Consolidated Treatment Facility (CTF) and treatment capacity to each parcel within the Final Map boundary. However, construction of the C2 Sewer Lift Station, which is guaranteed with the Tract 4226 SIA, is incomplete and the wastewater conveyance system for Woodlands East Neighborhood of Phase 2 of the Project does not have the ability to convey wastewater to the CTF. Therefore, SUBDIVIDER requested approval with Tract 4226 SIA for the use of temporary pump and haul of wastewater until the C2 Sewer Lift Station is 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 4226 SIA are applicable to this Agreement.

E. SUBDIVIDER has completed a portion of the joint trench improvements for Tract 4229 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 4229. 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 4229 are required security as outlined in this Agreement.

---

**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 Woodlands East - Village 22 neighborhood, to the limits identified in Exhibit "A", including the public landscaping, streetlight and joint trench improvements. A Vicinity Map is included as Exhibit "B".

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

2. SUBDIVIDER shall complete the Improvements, including all deferred and unfinished improvements as defined in this agreement, prior to issuance of certificate of occupancy of the last home constructed in Tract 4229, or March 17, 2026, whichever comes first.

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

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

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

from any guarantee hereunder.

6. SUBDIVIDER guarantees and warrants that the Improvements shall be constructed in compliance with the standards set forth in Paragraph 1 above, free from any defects in work or labor done, and from any defects in materials furnished. Further, SUBDIVIDER shall repair and maintain the Improvements in good condition and in accordance with CITY specifications for one (1) year after CITY'S acceptance of the Improvements. As required by this Agreement, prior to acceptance of the Improvements, SUBDIVIDER shall deposit with the City Engineer a Warranty Bond equal to 10% of the estimated cost of the Improvements for the Village 22 entire area 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, or 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 substantially complete, the SUBDIVIDER is not required to post additional Performance or Labor & Materials bonds to guarantee the improvements associated with Tract 4229. Performance and Labor & Material securities have been provided with the SIA for Tract 4215 that guarantees the unfinished improvements for Village 22, which includes Tract 4229. SUBDIVIDER shall also comply with CITY'S insurance requirements set forth on Exhibit "C" attached hereto and incorporated herein.

9. SUBDIVIDER is required to construct certain off-site improvements (Off-Site Improvements) that support the Woodlands East District of River Islands Phase 2 (Neighborhood). The Offsite Improvements are needed to provide wastewater discharge for the Neighborhood as

described below. Since construction of the Offsite Improvements are not complete, SUBDIVIDER has provided security with the Subdivision Improvement Agreement for Tract 4226 Woodlands East Village 5 (Tract 4226 SIA) as detailed in Table 1 of the Tract 4226 SIA. The conditions, terms and requirements associated with the Off-Site Improvements stated in the Tract 4226 SIA are applicable to this Agreement.

10. As a condition of Final Map approval, SUBDIVIDER is required to provide wastewater conveyance to the City's Consolidated Treatment Facility (CTF) and treatment capacity to each parcel within the Final Map boundary. However, construction of the C2 Sewer Lift Station, which is guaranteed with the Tract 4266 SIA, is incomplete and the wastewater conveyance system for Woodlands East Neighborhood of Phase 2 of the Project does not have the ability to convey wastewater to the CTF. Therefore, SUBDIVIDER requested approval with Tract 4226 SIA for the use of temporary pump and haul of wastewater until the C2 Sewer Lift Station is 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 4226 SIA are applicable to 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 4229.

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. 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.



Subdivision Improvement Agreement (River Islands Development Area 3, LLC)  
Tract 4229 Village 22 Unit 2

ATTACHMENTS:

EXHIBIT A FINAL MAP - TRACT 4229 VILLAGE 22 UNIT 2  
EXHIBIT B TRACT 4229 VILLAGE 22 UNIT 2 AREA  
EXHIBIT C CITY INSURANCE REQUIREMENTS

\_\_\_\_\_  
IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this 17th day of March 2025, at Lathrop, California.

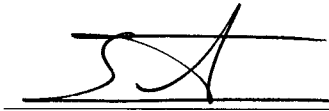
ATTEST: TERESA VARGAS  
City Clerk of and for the City  
of Lathrop, State of California

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:  \_\_\_\_\_ 3-4-2025  
Salvador Navarrete              Date  
City Attorney

Subdivision Improvement Agreement (River Islands Development Area 3, LLC)  
Tract 4229 Village 22 Unit 2

SUBDIVIDER

River Islands Development Area 3, LLC,  
a Delaware limited liability company

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

Subdivision Improvement Agreement (River Islands Development Area 3, LLC)  
Tract 4229 Village 22 Unit 2

**EXHIBIT "A"**

**FINAL MAP - TRACT 4229 VILLAGE 22 UNIT 2**



CITY SURVEYOR'S STATEMENT

I, DARRYL A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4229, RIVER ISLANDS - PHASE 2, VILLAGE 22 UNIT 2" FINAL MAP, CITY OF LATHROP, CALIFORNIA, AND I AM SATISFIED THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

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 CALIFA, LLC, ON DECEMBER 15, 2024. I HEREBY STATE ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN PLACE BEFORE JANUARY 1, 2025, AND THAT THE MONUMENTS ARE, OR THAT THEY WILL BE, SUFFICIENT TO EMULD THIS SURVEY TO BE RE-TRACED, AND THAT THIS FINAL MAP SUBSEQUENTLY CONFORMS TO THE CONDITIONALLY APPROVED VESTING TENTATIVE MAP.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

DOLAN GRAMERCIO, P.L.S. NO. 7788



RECTALS

1. 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 THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE LANDS AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES, AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATIONS, OPERATIONS INVOLVING STORAGE, HANDLING, HARVESTING, BURNING OF AGRICULTURAL WASTE, AND THE APPLICATION OF FERTILIZERS AND PESTICIDES. YOU ARE ADVISED THAT AGRICULTURAL ACTIVITIES, INCLUDING PROTECTION OF CROPS AND ANIMALS AND THE USE OF AGRICULTURAL MACHINERY, MAY GENERATE DUST, SMOKE, NOISE, ODOR, RODENTS AND PESTS. BE AWARE ALSO THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.
2. AGRICULTURAL EXISTING EASEMENT, RIVER ISLANDS PHASE 1, LATHROP, CALIFORNIA:  
THIS MAP IS SUBJECT TO AN AGRICULTURAL EXISTING EASEMENT, RIVER ISLANDS PHASE 1, LATHROP, CALIFORNIA, REFERRED AS PROJECT NO. 2014-0014, DATED 12/20/14, AND IS ON FILE WITH THE CITY OF LATHROP.
3. TRACT 4229, RIVER ISLANDS - PHASE 2, VILLAGE 22 UNIT 2 FINAL MAP, CONTAINS 5 RESIDENTIAL LOTS WITH A TOTAL OF 0.676 ACRES, MORE OR LESS, AS SHOWN ON THIS FINAL MAP (PLEASE REFER TO THE AREA TABLE BELOW).

TRACT 4229 AREA SUMMARY	
LOTS 1 THROUGH 5	0.676 AC.

4. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 174023860-JR (VERSION 3), DATED JANUARY 16, 2025, PROVIDED BY OLD REPOSURE TITLE COMPANY.

TRACT 4229  
RIVER ISLANDS - PHASE 2  
VILLAGE 22 UNIT 2

A PORTION OF RANCHO EL PESCADEIRO, BEING A SUBDIVISION OF THE THREE DESIGNATED REMAINDER PARCELS AS SHOWN ON TRACT 4219 (44 MAP 102), VILLAGE 22 FINAL MAP, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

FEBRUARY 2025



SIGNATURE OMISSIONS

- PREPARED TO SECTION 66.46 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:
1. REGAUMED 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.L.R.

EASEMENT ABANDONMENT NOTE

- THE FOLLOWING EASEMENT IS BEING ABANDONED BY THIS FINAL MAP. PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET 1.
1. THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (P.U.E.) FOR PUBLIC PURPOSES, DEDICATED PER TRACT 4205 FINAL MAP RECORDED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 55, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN THE DESIGNATED REMAINDERS OF TRACT 4219.

**MONUMENTATION NOTES**

✱ FOUND 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ALONG PROPERTY LINE PROJECTION RADIAL BEARING OR PERPENDICULAR TO CENTERLINE.

1.17" BRASS DISK STAMPED "45 7988 PER (R1)&(R2)

② FOUND MONUMENT PER (R1)&(R2)&(R3)

**REFERENCES**

- (R1) TRACT 4205, RIVER ISLANDS-PHASE 2, WOODLANDS EAST LANE, LOT FINAL MAP, FILED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 93, S.L.C.R. (44 MAP 93)
- (R2) TRACT 4215, RIVER ISLANDS-PHASE 2, VILLAGE 22 FINAL MAP, FILED IN BOOK 44 OF MAPS AND PLATS, PAGE 102, S.L.C.R. (44 MAP 102)
- (R3) TRACT 4220, RIVER ISLANDS-PHASE 2, VILLAGE 23 FINAL MAP, FILED IN BOOK 44 OF MAPS AND PLATS, PAGE 103, S.L.C.R. (44 MAP 103)

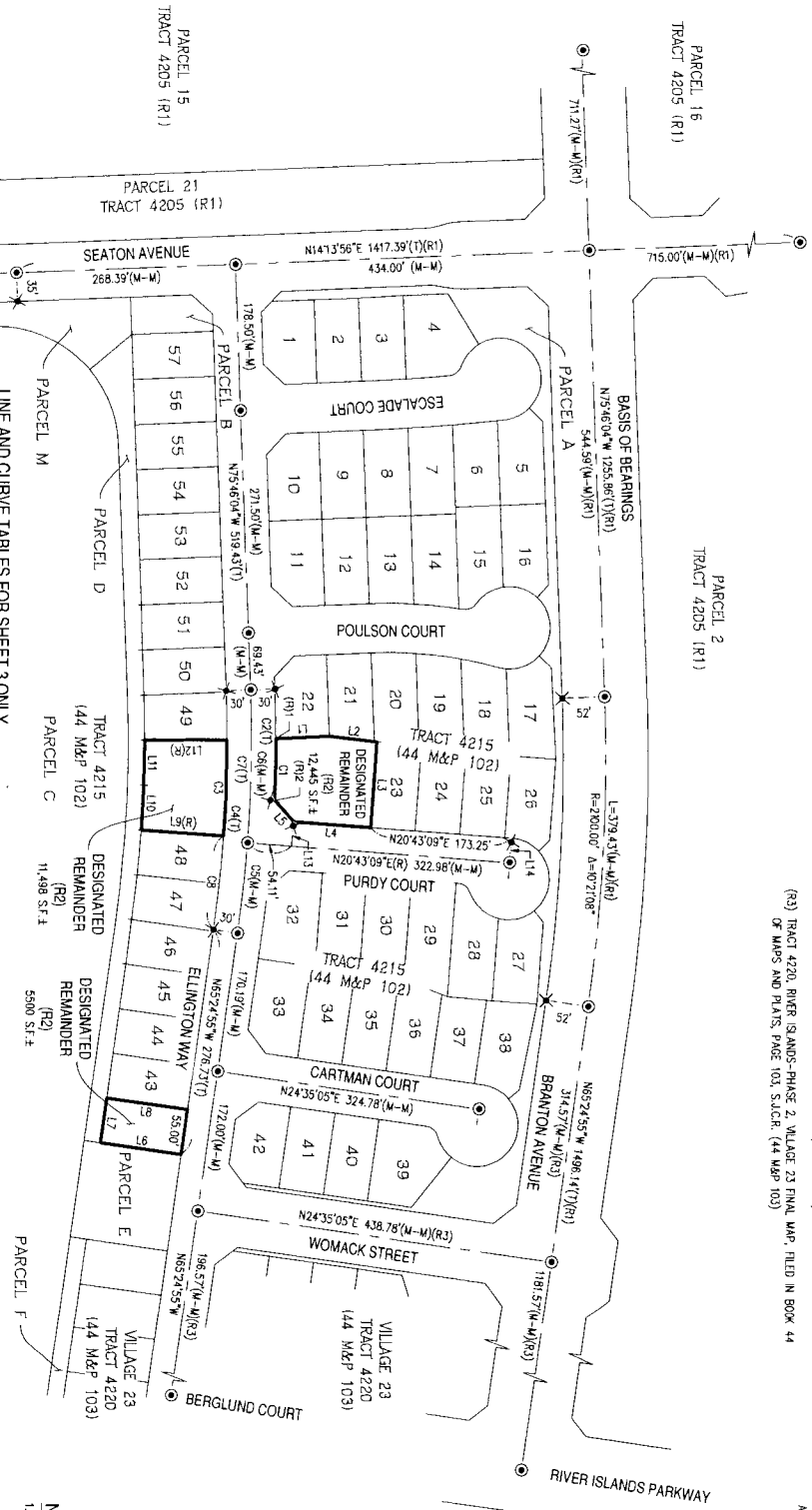
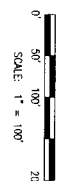
**TRACT 4229**  
**RIVER ISLANDS - PHASE 2**  
**VILLAGE 22 UNIT 2**

A PORTION OF PARCEL E, PRISCARDO, BEING A SUBDIVISION OF THE THREE DESIGNATED REMAINDER PARCELS AS SHOWN ON TRACT 4215 (44 MAP 102), VILLAGE 22 FINAL MAP, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

FEBRUARY 2025

**O'DELL**  
**ENGINEERING**

**BOUNDARY SHEET**



**LINE AND CURVE TABLES FOR SHEET 3 ONLY**

LINE TABLE			LINE TABLE		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	N141°35'56"E	66.09'	L8	N24°35'05"E	100.00'
L2	N23°08'34"E	59.11'	L9	N20°30'02"E	101.00'
L3	N69°16'51"W	104.50'	L10	N70°32'12"W	55.00'
L4	N20°43'09"E	95.62'	L11	N72°36'41"W	55.00'
L5	N64°47'42"E	34.78'	L12	N16°21'05"E	101.00'
L6	N24°35'05"E	100.00'	L13	N69°16'51"W	30.00'
L7	N65°24'55"W	55.00'	L14	N69°16'51"W	30.00'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	1680.00'	73.47°	75.42'
C2	1680.00'	43°18'	18.00'
C3	1620.00'	47°08'58"	117.32'
C4	1620.00'	102°17'08"	292.71'
C5	1650.00'	33°15'55"	111.32'
C6	1650.00'	67°29'13"	186.81'
C7	1650.00'	102°17'08"	298.13'
C8	1620.00'	47°05'02"	115.47'

**BASIS OF BEARINGS**

THE BEARING OF NORTH 75°46'04" WEST ALONG BRANTON AVENUE, AS SHOWN PER TRACT 4205, FILED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, AT PAGE 93, 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.

**NOTE**

1. ALL DIMENSIONS ARE PER (R2) UNLESS NOTED OTHERWISE.

**LEGEND**

200.00' (R1)	MEASURED AND RECORD DATA PER REFERENCE SHOWN
(R1)	DEMONSTRATES REFERENCE (R1) - SEE REFERENCE LIST ON THIS SHEET
(M-W)	MONUMENT TO MONUMENT
(T)	TOTAL
(R)	RADIAL BEARING
(B)	BOUNDARY
(P)	PUBLIC UTILITY EASEMENT
L1/C1	LINE, CURVE
---	BOUNDARY
---	LOT LINE OR RIGHT-OF-WAY LINE
---	EASEMENT LINE
---	CENTERLINE
	RESTRICTED ACCESS

PARCEL 2  
TRACT 4205 (R1)

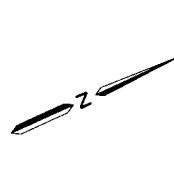
BRANTON AVENUE

# TRACT 4229 RIVER ISLANDS - PHASE 2 VILLAGE 22 UNIT 2

A PORTION OF RANCHO EL PASO, BEING A SUBDIVISION OF THE  
THREE DESIGNATED REWARD PARCELS AS SHOWN ON  
TRACT 4215 (44 MAP 102), VILLAGE 22 FINAL MAP,  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

FEBRUARY 2025

**O'DELL**  
ENGINEERING



0' 25' 50' 100'  
SCALE: 1" = 50'

## NOTES

- SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND AND REFERENCES.

## MONUMENTATION NOTES

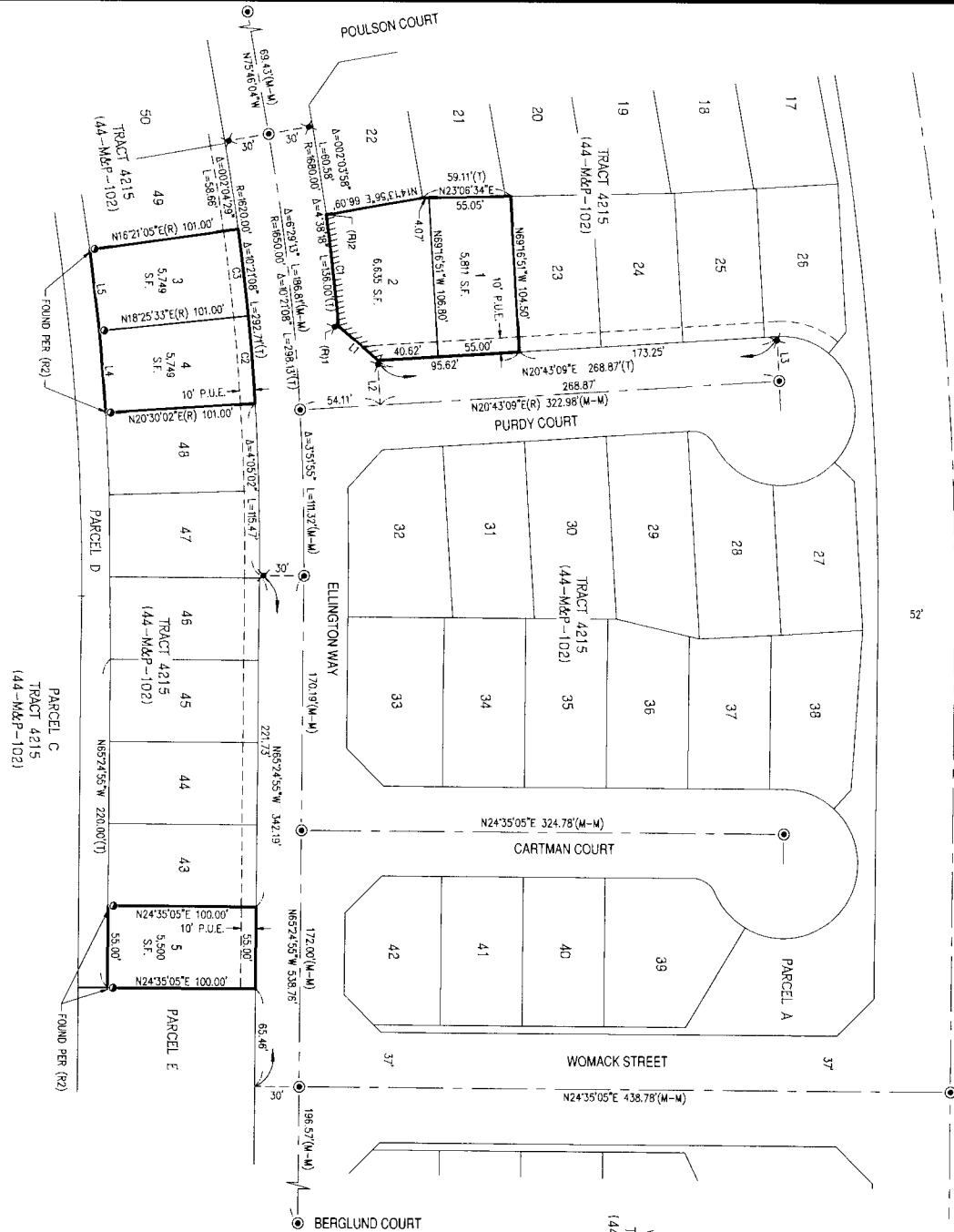
- FOUND MONUMENT PER (R2) AND (R3)
- SET 3.00" MINNES CORNER (M.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE: 5/8" x 24" REBAR W/ PLASTIC PLUG PLS 7788
- T SET 5/8" x 24" REBAR W/ PLASTIC PLUG PLS 7788 FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED); SET 1.17" BRASS DISK STAMPED PLS 7788 IN SIDEWALK 100' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS.
- ✕ FOUND 1.00" MINNES CORNER (M.C.) IN SIDEWALK ON ALONG PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED PLS 7788 PER (R2)

## LINE AND CURVE TABLES ARE FOR THIS SHEET ONLY

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	1680.00'	2°34'20"	75.42'
C2	1620.00'	2°04'29"	58.66'
C3	1620.00'	2°04'29"	58.66'

LINE TABLE			
LINE #	DIRECTION	LENGTH	
L1	N64°47'42"E	34.78'	
L2	N69°16'51"W	30.00'	
L3	N69°16'51"W	30.00'	
L4	N72°32'12"W	55.00'	
L5	N72°36'41"W	55.00'	

RADIAL BEARINGS	
LINE #	DIRECTION
(R1)	N18°52'14"E
(R2)	N16°17'54"E

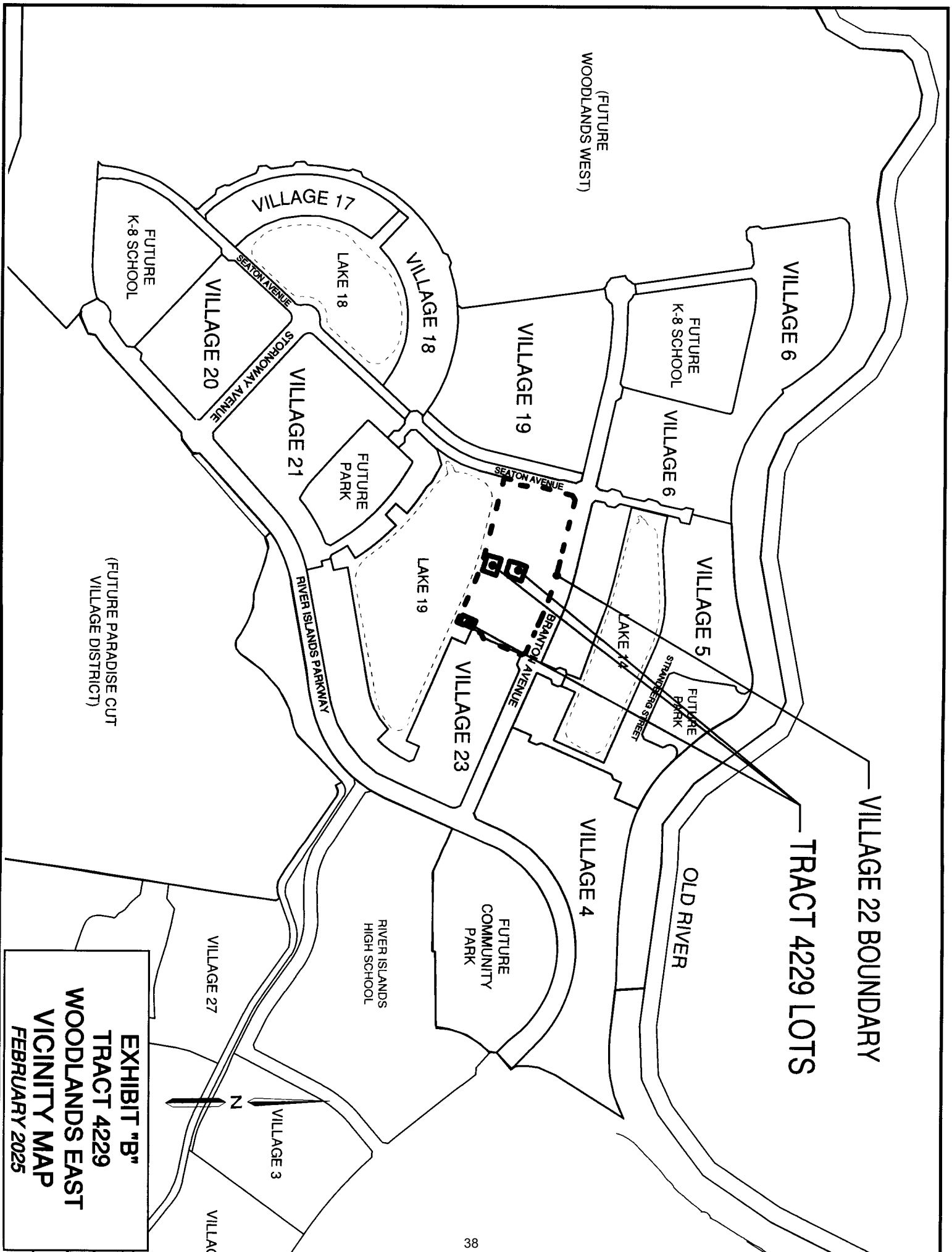




Subdivision Improvement Agreement (River Islands Development Area 3, LLC)  
Tract 4229 Village 22 Unit 2

**EXHIBIT "B"**

**TRACT 4229 VILLAGE 22 UNIT 2 AREA**



VILLAGE 22 BOUNDARY

TRACT 4229 LOTS

EXHIBIT "B"

TRACT 4229

WOODLANDS EAST

VICINITY MAP

FEBRUARY 2025

## **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.



RIVEISL-01

LENGTH

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
1/23/2025

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> License # 0C36861 Los Angeles-Alliant Insurance Services, Inc. 333 S Hope St Ste 3700 Los Angeles, CA 90071		<b>CONTACT</b> NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS:	
		<b>INSURER(S) AFFORDING COVERAGE</b>	
		<b>INSURER A : United Specialty Insurance Company</b>	
		<b>NAIC #</b> 12537	
<b>INSURED</b>  River Islands Development Area 3, LLC 73 W. Stewart Rd. Lathrop, CA 95330		<b>INSURER B :</b> <b>INSURER C :</b> <b>INSURER D :</b> <b>INSURER E :</b> <b>INSURER F :</b>	

**COVERAGES** **CERTIFICATE NUMBER:** **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 type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X		ATN2418343P	3/19/2024	3/19/2027	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 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						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> Y/N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	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)

Tract 4229 (22 Lots 1-5)  
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 Center 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.  <b>AUTHORIZED REPRESENTATIVE</b> 
---	---

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

**ADDITIONAL INSURED – STATE OR GOVERNMENTAL  
AGENCY OR SUBDIVISION OR POLITICAL  
SUBDIVISION – PERMITS OR AUTHORIZATIONS**

This endorsement modifies insurance provided under the following:

**COMMERCIAL GENERAL LIABILITY COVERAGE PART  
SCHEDULE**

**State Or Governmental Agency Or Subdivision Or Political Subdivision:**

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

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 any state or governmental agency or subdivision or political subdivision shown in the Schedule, subject to the following provisions:

1. This insurance applies only with respect to operations performed by you or on your behalf for which the state or governmental agency or subdivision or political subdivision has issued a permit or authorization.

However:

- a. The insurance afforded to such additional insured only applies to the extent permitted by law; and
- b. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

2. This insurance does not apply to:

- a. "Bodily injury", "property damage" or "personal and advertising injury" arising out of operations performed for the federal government, state or municipality; or
- b. "Bodily injury" or "property damage" included within the "products-completed operations hazard".

- B. With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
  2. Available under the applicable Limits of Insurance shown in the Declarations;
- whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

**United Specialty Insurance Company**

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

**VEN 051 00 (02/20)**

**PRIMARY AND NON-CONTRIBUTING INSURANCE ENDORSEMENT**

This endorsement modifies the Conditions provided under the following:

**COMMERCIAL GENERAL LIABILITY COVERAGE PART**

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

**Primary and Non-Contributory Insurance**

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

- a. (1) The Additional Insured is a Named Insured under such other insurance;  
and
  - (2) A fully written contract fully executed prior to the Named Insured's commencement of work for such Additional Insured for the specific project that is the subject of the claim, "suit," or "occurrence" expressly requires that this insurance:
    - (i) apply on a primary and non-contributory basis;  
and
    - (ii) would not seek contribution from any other insurance available to the additional insured.
- or
- b. Prior to a loss, you request in writing and we agree in writing that this insurance shall apply on a primary and non-contributory basis.

<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: ATN2418343P

**UNITED SPECIALTY INSURANCE COMPANY**

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

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

**THIRD PARTY CANCELLATION NOTICE ENDORSEMENT**

This endorsement modifies the Conditions provided under the following:

**COMMERCIAL GENERAL LIABILITY COVERAGE PART**

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

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

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

**SCHEDULE**

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

**Number of Days Notice**

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

**30**

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

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

March 17, 2025

## 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 4229; Escrow No. 1214023660**

Dear Lori:

This letter constitutes the joint escrow instructions ("**Escrow Instructions**") of River Islands Development Area 3, LLC, a Delaware limited liability company ("**RIDA3**") 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 RIDA3 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, 2025, at the time designated in writing by RIDA3, subject to satisfaction of the conditions set forth below (each a "**Closing**"). If the Final Map has not been recorded by December 31, 2025, ORTC will return the Final Map to the City.

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

In connection with the Transaction, you have in your possession or will receive the following documents from City and RIDA3 for recordation in the Official Records of San Joaquin County, California ("**Official Records**").

B.1. One original Final Map for Tract 4229, executed and acknowledged by the City (provided to title by City).

The document listed in Items B.1 above is referred to as the "**Recordation Document**." The Recordation Document shall be recorded in the order referred to above. The date on which the Recordation Document is recorded in the Official Records is the Recordation Date.

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

You also have received, or will receive from RIDA3, prior to the recordation of the Recordation Document, in immediately available funds, the following amounts, in accordance with the settlement statement prepared by you and approved in writing by both RIDA3 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 RIDA3.



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

- 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 **\$2,551.22**, 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 **0.676** 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@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)), 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 Document 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 Document, 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 Document 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 Document to be recorded;
- E.2. Record the Recordation Document in the Official Records;
- E.3. Pay the costs associated with the Transaction;

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

E.4. Refund any funds delivered to you by RIDA3 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 3, 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)), Stephanie Rosillo-Silva ([srosillo@ci.lathrop.ca.us](mailto:srosillo@ci.lathrop.ca.us)), Monica Garcia ([mgarcia@ci.lathrop.ca.us](mailto:mgarcia@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 Development Area 3, 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 Document, showing all recording information of the Recordation Document; 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.

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

**ESCROW INSTRUCTIONS**

**ACKNOWLEDGEMENT AND AGREEMENT:**

Receipt of the foregoing Escrow Instructions from RIDA3 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 RIDA3 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: \_\_\_\_\_

THE UNDERSIGNED DOES HEREBY STATE THAT THEY ARE THE OWNERS OR HAVE SOME RECORD TITLE INTEREST IN THE LAND DELETED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINE OF THE HEREIN RECORDED FINAL MAP ENTITLED, "TRACT 4229 RIVER ISLANDS - PHASE 2, PLAT 22 UNIT 2, CITY OF LAHORE, CALIFORNIA, CONSISTING OF FOUR (4) 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. A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN, PILES, WIRES, CABLES, PIPES, AND CONDUITS AND THEIR APPURTENANCES, OVER AND UNDER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "P.U.E." (PUBLIC UTILITY EASEMENT).

THE UNDERSIGNED DOES HEREBY RELINQUISH TO THE CITY OF LATHROP ALL ABUTTERS RIGHT OF ACCESS TO LOT 2 ALONG THE LOT LINES AS INDICATED BY THE SYMBOL XXXXXX, AS SHOWN ON THIS FINAL MAP.

TO ENSURE MUNICIPAL WATER SERVICES TO ALL LOTS SHOWN UPON THIS FINAL 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.

OWNER INTENDS TO SUBMIT THE LAND SUBJECT TO THIS MAP WITH ANY AND ALL PERMANENT RIGHTS OR OTHER WATER INTERESTS TO WHICH THE SUBJECT LAND IS ENTITLED HEREINAFTER OR RELATING TO THE WATERS, WHETHER SUCH WATER RIGHTS SHALL BE PERMANENT, OVERFLOW, UTILITY, PERCOLATING, ADJUTICATED, SURFACE, SUBSURFACE, OR CONTRACTUAL. OWNER DOES NOT INTEND BY THE RECOGNITION OF THE MAP TO STEER THE PERMANENT RIGHTS OF THE SUBJECT LANDS WITHIN THE BOUNDARIES OF THIS MAP OR THE SURROUNDING PROPERTIES.

BY:		DATE:
NAME:	SUSAN DELL'OSSO	
ITS:	PRESIDENT	

OLD REPUBLIC TITLE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED JULY 2, 2024, AS DOCUMENT NUMBER 2024-054840, OFFICIAL RECORDS OF SAN JUAN COUNTY.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.  
BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
ITS: \_\_\_\_\_

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 \_\_\_\_\_, 2025 BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THE AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HER SAID(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND:

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

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

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A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF THE  
THREE DESIGNATED REMAINDER PARCELS AS SHOWN ON  
TRACT 4215 (44 MAP 102), VILLAGE 22 FINAL MAP,  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

[illegible]

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

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 \_\_\_\_\_, 2025 BEFORE ME, \_\_\_\_\_, WHO PROVED TO  
A NOTARY PUBLIC, PERSONALLY APPEARED, \_\_\_\_\_, \_\_\_\_\_  
WE ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I/S/ARE SUBSCRIBED TO  
THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/THEIR  
AUTHORIZED CAPACITIE(S), AND THAT BY HIS/HER/HERS SISTER(S) ON THE INSTRUMENT THE PERSON(S),  
OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

## REFERENCES

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

THIS MAP CONFORMS TO TESTING TENTATIVE MAP NO. 6716 RECOMMENDED BY THE PLANNING COMMISSION AND APPROVED BY THE CITY COUNCIL PER RESOLUTION NO. Z1-4908.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

RICARDO CAGUAT, COMMUNITY DEVELOPMENT DIRECTOR  
CITY OF LATHROP

1. BRAD R. INACHERO CERTAINS THAT HE IS THE CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA, AND THAT HE HAS EXAMINED THE FINAL MAP OF "TRACT 4229, RIVER SLIDES-PHASE 2, VILLAGE 22 UNIT 27" CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBMISSION SHOWN HEREON IS IDENTICALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP NO. 5176, AND ANY APPROVED ALTERATIONS THEREON. FURTHER CERTAINING THAT THIS MAP CONFORMS WITH ALL PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA STATE SUBDIVISION MAP ACT, AND APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THEREOF, APPLICABLE AT THE TIME OF APPROVAL OF VESTING TENTATIVE MAP.

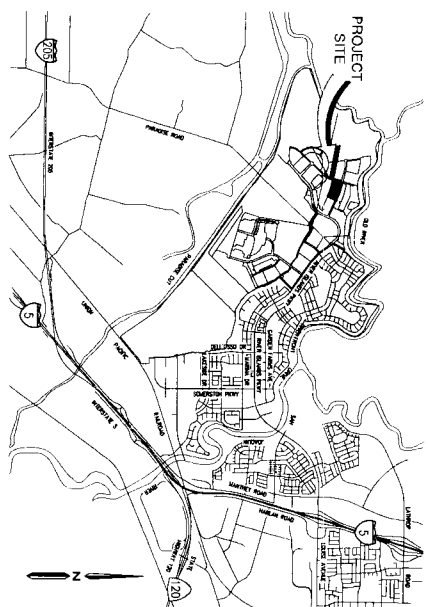
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

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



FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_\_ M.  
IN BOOK \_\_\_\_\_ OF MAPS AND PLATS, AT PAGE \_\_\_\_\_, AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY  
FEE: \$ \_\_\_\_\_

BY: ASSISTANT/DEPUTY RECORDER  
STEVIE BESTOLARIDES  
ASSESSOR-RECORDER-COUNTY CLERK  
SAN JOAQUIN COUNTY, CALIFORNIA



**VICINITY MAP**  
**NOT TO SCALE**

**TRACT 4229**  
**RIVER ISLANDS - PHASE 2**  
**VILLAGE 22 UNIT 2**

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF THE  
THREE DESIGNATED REMAINDER PARCELS AS SHOWN ON  
TRACT 4215 (44 M&P 102), VILLAGE 22 FINAL MAP,  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

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THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBSTANDARD MAP ACT AND LOCAL ORDINANCES OF THE COUNTY OF CALIFORNIA. ON DECEMBER 15, 2024, I HEREBY STATE ALL THE KNOWLEDGE OF THE COLLECTOR AND COUNCILOR THE POSITIONS NOTICED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE JANUARY 1, 2026, AND THAT THE KNOWLEDGE ARE, OR THAT THEY WILL BE, SUFFICIENT TO ENSURE THIS SURVEY TO BE REFUTED. AND THAT THIS FINAL MAP SUBSISTENTLY CONFORMS TO THE CONDITIONALLY APPROVED VESTING TENTATIVE MAP.

\_\_\_\_\_ DYLAN CRAWFORD, P.L.S. NO 7786



### 1. RIGHT TO FARM STATEMENTS

[illegible]

TRACT 4229 AREA SUMMARY	
LOTS 1 THROUGH 5	0.676 AC±

4. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 1714023660-LR (VERSION 3), DATED JANUARY 16, 2025, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

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

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

THE FOLLOWING EASEMENT IS BEING ABANDONED BY THIS FINAL MAP. PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET 1.

THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (P.U.E.) FOR PUBLIC PURPOSES DEDICATED PER TRACT 4205 FINAL MAP RECORDED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 95, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN THE DESIGNATED REMAINDERS OF TRACT 4215.

# MONUMENTATION NOTES

- FOUND 1.00' WINNERS CORNER (W.C.) IN SIDEWALK ON ALONG PROPERTY LINE PROPOSED FOR ADJACENT BEARING TO CENTERLINE.
- 1.77 BRASS DISK STAMPED T15 7186 PER (R1)&(R2)
- FOUND MONUMENT PER (R1)&(R2)&(R3)

# REFERENCES

- (R1) TRACT 4205, RIVER ISLANDS - PHASE 2, WOODLANDS EAST, LOT FINAL MAP, FILED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 95, S.U.C.R. (44 MAP 95)
- (R2) TRACT 4215, RIVER ISLANDS - PHASE 2, VILLAGE 22 FINAL MAP, FILED IN BOOK 44 OF MAPS AND PLATS, PAGE 102, S.U.C.R. (44 MAP 102)
- (R3) TRACT 4220, RIVER ISLANDS - PHASE 2, VILLAGE 23 FINAL MAP, FILED IN BOOK 44 OF MAPS AND PLATS, PAGE 103, S.U.C.R. (44 MAP 103)

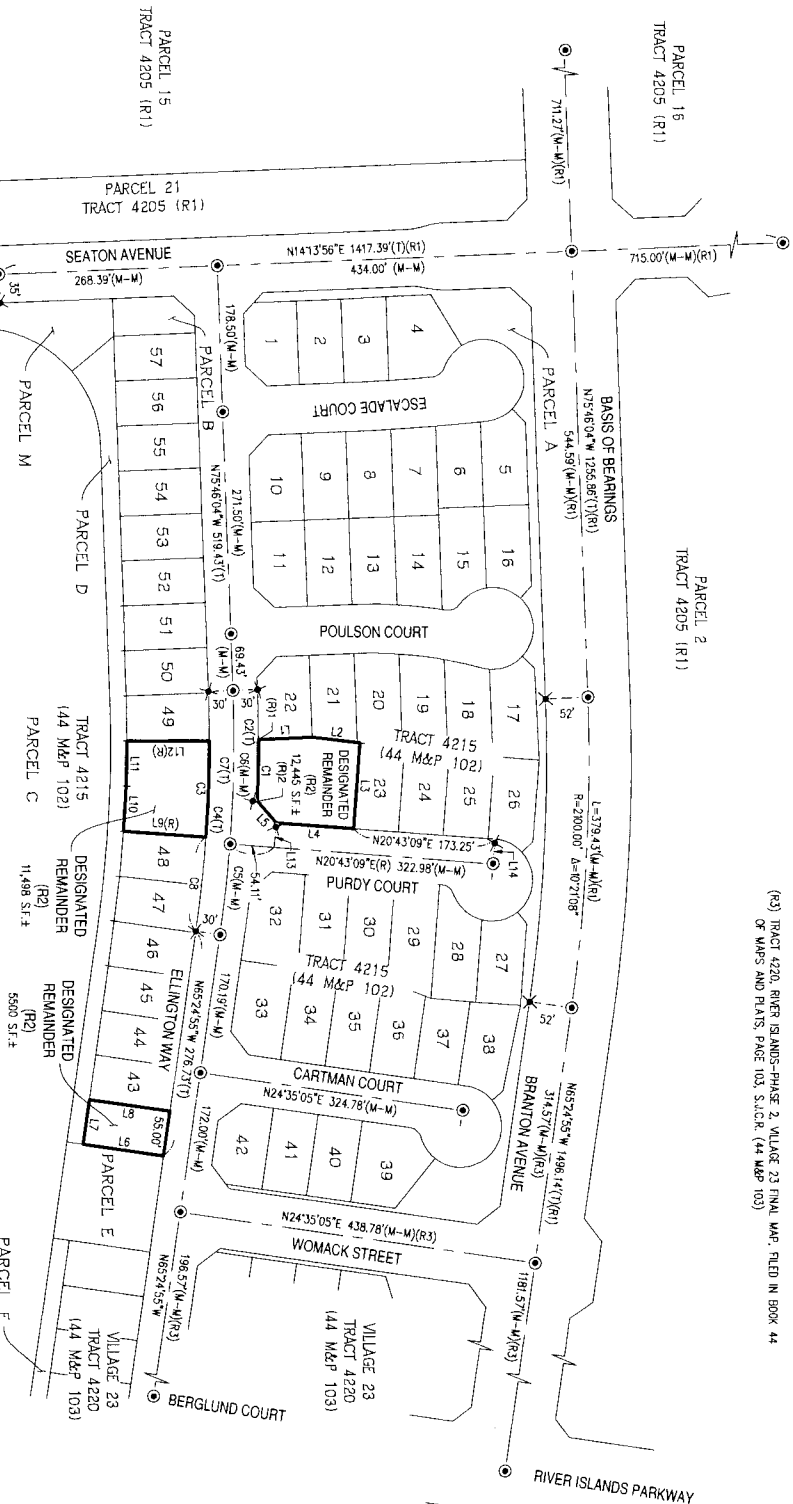
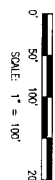
# TRACT 4229 RIVER ISLANDS - PHASE 2 VILLAGE 22 UNIT 2

A PORTION OF PARCEL E1, PREVIOUSLY BEING A SUBDIVISION OF THE THREE DESIGNATED REMAINDER PARCELS AS SHOWN ON TRACT 4215 (44 MAP 102), VILLAGE 22 FINAL MAP, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

FEBRUARY 2025



## BOUNDARY SHEET



## LINE AND CURVE TABLES FOR SHEET 3 ONLY

LINE TABLE			LINE TABLE			CURVE TABLE		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	CURVE	RAIUS	DELTA
L1	N44°35'56"E	66.09'	L8	N24°35'05"E	100.00'	C1	1680.00'	234.20'
L2	N23°06'34"E	59.11'	L9	N20°30'02"E	100.00'	C2	1680.00'	438.18'
L3	N69°16'51"W	104.50'	L10	N70°32'12"W	55.00'	C3	1620.00'	408.56'
L4	N20°43'09"E	95.62'	L11	N72°36'41"W	55.00'	C4	1620.00'	1021.08'
L5	N64°47'42"E	34.78'	L12	N16°21'05"E	100.00'	C5	1650.00'	351.55'
L6	N24°35'05"E	100.00'	L13	N69°16'51"W	30.00'	C6	1650.00'	679.13'
L7	N65°24'55"W	55.00'	L14	N69°16'51"W	30.00'	C7	1650.00'	1021.08'
						C8	1620.00'	405.02'

## BASE OF BEARINGS

THE BEARING OF NORTH 75°46'04" WEST ALONG BRANTON AVENUE, AS SHOWN PER TRACT 4205, FILED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, AT PAGE 95, 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.

NOTE  
1. ALL DIMENSIONS ARE PER (R2) UNLESS NOTED OTHERWISE.

## LEGEND

- MEASURED AND RECORD DATA PER REFERENCE SHOWN
- (R1) DEPOSITS REFERENCE (R1) - SEE REFERENCE LIST ON THIS SHEET
- (R2) MONUMENT TO MONUMENT
- (R3) TOTAL
- (R4) RADIAL BEARING
- (R5) BOUNDARY
- (R6) PUBLIC UTILITY EASEMENT
- (R7) LINE CURVE
- (R8) BOUNDARY
- (R9) LOT LINE OR RIGHT-OF-WAY LINE
- (R10) EASEMENT LINE
- (R11) RESTRICTED ACCESS

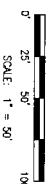
PARCEL 2  
TRACT 4205 (R1)

BRANTON AVENUE

TRACT 4229  
RIVER ISLANDS - PHASE 2  
VILLAGE 22 UNIT 2

A PORTION OF PARCEL 21, RESERVING, BEING A SUBDIVISION OF THE  
THREE DESIGNATED REMAINDER PARCELS 21, 22 AND 23, MAP 102,  
TRACT 4215 (44 MAP 102), VILLAGE 22 PHASE 2  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA  
FEBRUARY 2025

**O'DELL**  
ENGINEERING



NOTES

1. SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND AND REFERENCES.

MONUMENTATION NOTES

- FOUND MONUMENT PER (R2) AND (R3)
- SET 3.00' WITNESS CORNER (W.C.) UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE 5/8" x 24" REBAR W/ PLASTIC PLUG "P.L.S. 7788"
- SET 5/8" x 24" REBAR W/ PLASTIC PLUG "P.L.S. 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1 1/2" BRASS DISK STAMPED "P.L.S. 7788" IN SIDEWALK 100' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS.
- ✕ 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 "P.L.S. 7788" PER (R2)

LINE AND CURVE TABLES ARE FOR THIS SHEET ONLY

CURVE TABLE				LINE TABLE			
CURVE #	RADIUS	DELTA	LENGTH	LINE #	DIRECTION	LENGTH	
C1	1680.00'	2734.20"	75.42'	L1	N64°47'42"E	34.78'	
C2	1620.00'	2704.29"	58.66'	L2	N69°16'51"W	30.00'	
C3	1620.00'	2704.29"	58.66'	L3	N69°16'54"W	30.00'	
RADIAL BEARINGS				L4	N70°32'12"W	55.00'	
				L5	N72°56'41"W	55.00'	
				LINE #	DIRECTION		
				(R1)	N16°52'14"E		
				(R2)	N16°17'54"E		

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## ITEM 3.2

### **CITY MANAGER'S REPORT MARCH 17, 2025, CITY COUNCIL SPECIAL MEETING**

**ITEM: APPROVE FINAL MAP AND SUBDIVISION  
IMPROVEMENT AGREEMENT FOR 6 LOTS IN TRACT  
4243 VILLAGE 23 UNIT 2 WITHIN WOODLANDS EAST  
DISTRICT OF RIVER ISLANDS**

**RECOMMENDATION: Adopt Resolution to Approve Final Map for Tract  
4243 Village 23 Unit 2 within the Woodlands East  
District, Totaling 6 Single Family Lots and a  
Subdivision Improvement Agreement with River  
Islands Development Area 3, LLC**

---

#### **SUMMARY:**

The proposed Final Map for Tract 4243 Village 23 Unit 2 (Tract 4243), included as Attachment "E", is within the Woodlands East District of Phase 2 for the River Islands Project. Tract 4243 will be the second and final tract map within the Village 23 area. River Islands Development Area 3, LLC (River Islands) is proposing six (6) residential lots. A Vicinity Map is included as Attachment "B".

Staff recommends City Council approve the proposed Final Map for Tract 4243, to be recorded pursuant to the terms of the Escrow Instructions, included as Attachment "D", and a Subdivision Improvement Agreement (SIA), included as Attachment "C", with River Islands Development Area 3, 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 March 25, 2024, City Council approved Tract 4205 Woodlands East Large Lot Final Map (LLFM) to create 23 undevelopable parcels. On March 29, 2023, the City of Lathrop Planning Commission approved a Neighborhood Design Plan (NDP) and Architectural Guidelines and Design Standards (AG/DS) for the Woodlands East District. On June 3, 2024, City Council approved Final Map (FM) Tract 4220, City of Lathrop Community Facilities District (CFD) 2023-1 Annexation, and a SIA with Califia, LLC. On August 12, 2024, City Council approved FM Tract 4226, CFD 2023-1 Annexation, and a SIA with River Islands. The land for the proposed Final Map for Tract 4243 is within the geographic boundaries of VTM 6716, LLFM 4205, FM 4220, FM 4226, and the Woodlands East 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.

**CITY MANAGER’S REPORT**  
**MARCH 17, 2025, CITY COUNCIL SPECIAL MEETING**  
**APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 6**  
**LOTS IN TRACT 4243 VILLAGE 23 UNIT 2 WITHIN WOODLANDS EAST**  
**DISTRICT OF RIVER ISLANDS**

**PAGE 2**

Construction of the public improvements associated with Tract 4243 are substantially complete. Performance and labor & materials securities have been provided with the SIA for Tract 4220 that guarantees the unfinished improvements for Village 23 as detailed in Table 1.

**Table 1 – Bond Values**

Unfinished Improvement Total:	\$728,900
Performance Security (110% of Unfinished Improvements) Bond No. 0844453	\$801,790
Labor & Materials Security (50% of Performance Security) Bond No. 0844453	\$400,895

The conditions, terms and requirements associated with Off-Site Improvements as well as the use of temporary wastewater pump and haul are documented in the Tract 4226 SIA approved by City Council on August 12, 2024, and are applicable to this Tract 4243.

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

Village 23 was annexed into the City of Lathrop CFD No. 2023-1 for maintenance purposes in 2024 as well as CFDs administered by Island Reclamation District (RD) 2062 and River Islands Public Financing Authority (RIPFA).

As a precondition to record the Final Map, River Islands must satisfy the Escrow Instructions 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	Provided with 4220
4. Labor and Materials Security – Uncompleted Landscaping and Miscellaneous Improvements	Provided with 4220
5. Street Improvement, Landscape, Light & Joint Trench	Completed
6. Geotechnical Report	Completed

## MARCH 17, 2025, CITY COUNCIL SPECIAL MEETING

## APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 6 LOTS IN TRACT 4243 VILLAGE 23 UNIT 2 WITHIN WOODLANDS EAST DISTRICT OF RIVER ISLANDS

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	Provided with 4220
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. Village 23 – City of Lathrop Community Facilities District No. 2023-1 Annexation	Annexed in 2024
<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 to Approve Final Map for Tract 4243 Village 23 Unit 2 within the Woodlands East District, Totaling 6 Single Family Lots and a Subdivision Improvement Agreement with River Islands Development Area 3, LLC
- B. Vicinity Map – Village 23
- C. Subdivision Improvement Agreement between the City of Lathrop and River Islands Development Area 3, LLC, a Delaware limited liability company, for Tract 4243 Village 23 Unit 2
- D. Escrow Instructions for Final Map Tract 4243 Village 23 Unit 2
- E. Final Map – Tract 4243 Village 23 Unit 2


**CITY MANAGER'S REPORT**

**PAGE 4**

**MARCH 17, 2025, CITY COUNCIL SPECIAL MEETING**

**APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 6  
LOTS IN TRACT 4243 VILLAGE 23 UNIT 2 WITHIN WOODLANDS EAST  
DISTRICT OF RIVER ISLANDS**


**APPROVALS**

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

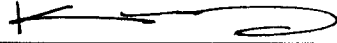
03/04/2025  
Date

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

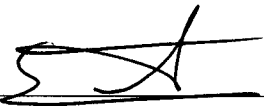
3/5/2025  
Date

  
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Thomas Hedegard  
Deputy City Manager

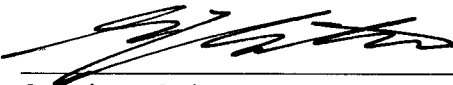
3/5/2025  
Date

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

3-4-2025  
Date

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

3-4-2025  
Date

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

3.13.25  
Date

**RESOLUTION NO. 25-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO APPROVE FINAL MAP FOR TRACT 4243 VILLAGE 23 UNIT 2 WITHIN THE WOODLANDS EAST DISTRICT, TOTALING 6 SINGLE FAMILY LOTS AND A SUBDIVISION IMPROVEMENT AGREEMENT WITH RIVER ISLANDS DEVELOPMENT AREA 3, 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 March 25, 2024, City Council approved a Large Lot Final Map (LLFM) Tract 4205 to create 23 undevelopable parcels; and

**WHEREAS**, on March 29, 2023, Planning Commission approved the Woodlands East Neighborhood Development Plan and Architectural Design Guidelines and Development Standards; and

**WHEREAS**, on June 3, 2024, City Council approved Final Map (FM) Tract 4220, City of Lathrop Community Facilities District (CFD) 2023-1 Annexation, and a Subdivision Improvement Agreement (SIA) with Califia, LLC (River Islands); and

**WHEREAS**, on August 12, 2024, City Council approved FM Tract 4226, CFD 2023-1 Annexation, and a SIA with River Islands Development Area 3, LLC; and

**WHEREAS**, the land for the proposed Final Map for Tract 4243 Village 23 Unit 2 (Tract 4243) is within the geographic boundaries of VTM 6716, LLFM Tract 4205, FM Tract 4220, FM Tract 4226, and the Woodlands East Neighborhood; and

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

**WHEREAS**, River Islands provided performance and labor & material securities with the SIA for Tract 4220 that guarantees the unfinished improvements for Tract 4243 in the amount as follows:

Unfinished Improvement Total:	\$728,900
Performance Security (110% of Unfinished Improvements) Bond No. 0844453	\$801,790
Labor & Materials Security (50% of Performance Security) Bond No. 0844453	\$400,895

; and

**WHEREAS**, the conditions, terms and requirements associated with Off-Site Improvements as well as the use of temporary wastewater pump and haul are documented in the Tract 4226 SIA approved by City Council on August 12, 2024, and are applicable to this Tract 4243; 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**, Village 23 was annexed into the CFD 2023-1 for maintenance purposes with the approval of FM Tract 4220 in 2024; and

**WHEREAS**, River Islands Development Area 3, LLC must satisfy the Escrow Instructions, included as Attachment "D" to the City Manager's Report, by depositing necessary sums to guarantee the payment of all fees and providing required documents.

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

1. The Final Map for Tract 4243 and is hereby approved as submitted and recordation with the San Joaquin County Assessor/Recorder/County Clerk Office is authorized in substantially the form attached to the March 17, 2025 staff report once the terms and conditions of the Escrow Instructions, included as Attachment "D" to the City Manager's Report, are met.
2. The City Manager, or their designee, is authorized to execute a Subdivision Improvement Agreement with River Islands Development Area 3, LLC in substantially the form as attached to the March 17, 2025 staff report.

**PASSED AND ADOPTED** by the City Council of the City of Lathrop this 17<sup>th</sup> day of March 2025 by the following vote:

AYES:

NOES:

ABSTAIN:


ABSENT:

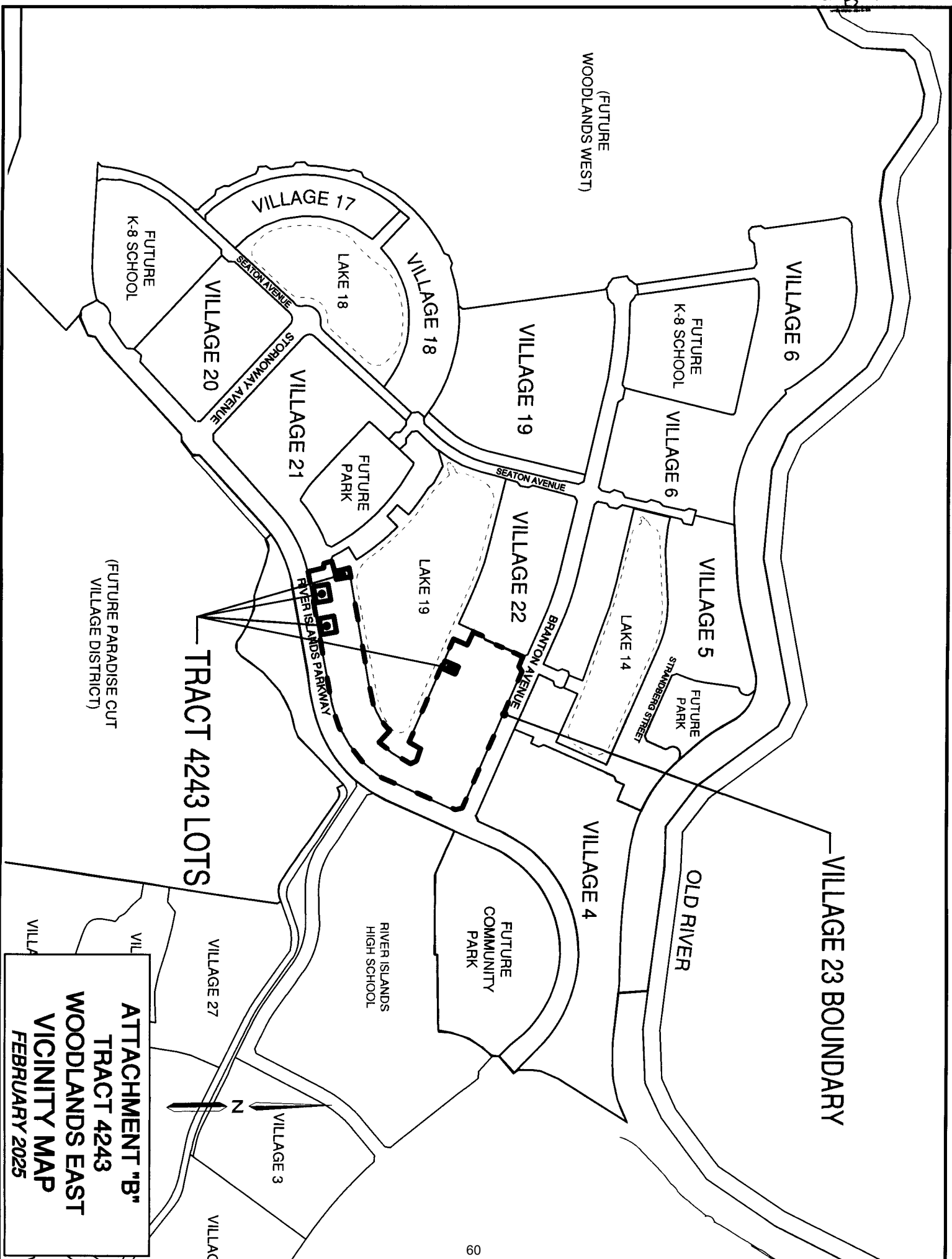
\_\_\_\_\_  
Paul Akinjo, Mayor

**ATTEST:**

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

**APPROVED AS TO FORM:**

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



**ATTACHMENT "B"**  
**TRACT 4243**  
**WOODLANDS EAST**  
**VICINITY MAP**  
**FEBRUARY 2025**



**SUBDIVISION IMPROVEMENT AGREEMENT**  
**BY AND BETWEEN THE CITY OF LATHROP AND**  
**RIVER ISLANDS DEVELOPMENT AREA 3, LLC,**  
**DELAWARE LIMITED LIABILITY COMPANY**  
**FOR TRACT 4243 VILLAGE 23 UNIT 2 6 RESIDENTIAL LOTS**

**RECITALS**

A. This Agreement is made and entered into this **17<sup>th</sup> day of March 2025**, by and between the **CITY OF LATHROP**, a municipal corporation of the State of California (hereinafter "CITY") and **River Islands Development Area 3, LLC**, a Delaware limited liability company, (hereinafter "SUBDIVIDER").

B. Pursuant to Division 2 of Title 7 of the Government Code of the State of California and the CITY's Subdivision Regulations (City of Lathrop, Code of Ordinances, Chapter 16), SUBDIVIDER is required to make dedications and improve Tract 4243 Village 23 Unit 2 (Tract 4243). However, SUBDIVIDER has completed a significant portion of public infrastructure improvements associated with Tract 4243 located within the Woodlands East District of River Islands Phase 2 (Neighborhood), which also includes major streets necessary to access the site. Performance and Labor & Material securities have been provided with the Subdivision Improvement Agreement for Tract 4220 Village 23 (Tract 4220 SIA) that guarantees the unfinished improvements for Village 23, which includes Tract 4243, and therefore no additional security is needed for Tract 4243.

C. SUBDIVIDER is required to construct certain off-site improvements (Off-Site Improvements) that support the Neighborhood. The Offsite Improvements are needed to provide wastewater discharge for the Neighborhood as described below. Since construction of the Offsite Improvements are not complete, SUBDIVIDER has provided security with the Subdivision Improvement Agreement for Tract 4226 Woodlands East Village 5 (Tract 4226 SIA) as detailed in Table 1 of the Tract 4226 SIA. The conditions, terms and requirements associated with the Off-Site Improvements stated in the Tract 4226 SIA are applicable to this Agreement

D. As a condition of Final Map approval, SUBDIVIDER is required to provide wastewater conveyance to the City's Consolidated Treatment Facility (CTF) and treatment capacity to each parcel within the Final Map boundary. However, construction of the C2 Sewer Lift Station, which is guaranteed with the Tract 4226 SIA, is incomplete and the wastewater conveyance system for Woodlands East Neighborhood of Phase 2 of the Project does not have the ability to convey wastewater to the CTF. Therefore, SUBDIVIDER requested approval with Tract 4226 SIA for the use of temporary pump and haul of wastewater until the C2 Sewer Lift Station is 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 4226 SIA are applicable to this Agreement.

E. SUBDIVIDER has completed a portion of the joint trench improvements for Tract 4243 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 4243. 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 4243 are required security as outlined in this Agreement.

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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:

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 Woodlands East - Village 23 neighborhood, to the limits identified in Exhibit "A", including the public landscaping, streetlight and joint trench improvements. A Vicinity Map is included as Exhibit "B".

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

2. SUBDIVIDER shall complete the Improvements, including all deferred and unfinished improvements as defined in this agreement, prior to issuance of certificate of occupancy of the last home constructed in Tract 4243, or March 17, 2026, whichever comes first.

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

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

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

from any guarantee hereunder.

6. SUBDIVIDER guarantees and warrants that the Improvements shall be constructed in compliance with the standards set forth in Paragraph 1 above, free from any defects in work or labor done, and from any defects in materials furnished. Further, SUBDIVIDER shall repair and maintain the Improvements in good condition and in accordance with CITY specifications for one (1) year after CITY'S acceptance of the Improvements. As required by this Agreement, prior to acceptance of the Improvements, SUBDIVIDER shall deposit with the City Engineer a Warranty Bond equal to 10% of the estimated cost of the Improvements for the Village 23 entire area 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, or 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 substantially complete, the SUBDIVIDER is not required to post additional Performance or Labor & Materials bonds to guarantee the improvements associated with Tract 4243. Performance and Labor & Material securities have been provided with the SIA for Tract 4220 that guarantees the unfinished improvements for Village 23, which includes Tract 4243. SUBDIVIDER shall also comply with CITY'S insurance requirements set forth on Exhibit "C" attached hereto and incorporated herein.

9. SUBDIVIDER is required to construct certain off-site improvements (Off-Site Improvements) that support the Woodlands East District of River Islands Phase 2 (Neighborhood). The Offsite Improvements are needed to provide wastewater discharge for the Neighborhood as

described below. Since construction of the Offsite Improvements are not complete, SUBDIVIDER has provided security with the Subdivision Improvement Agreement for Tract 4226 Woodlands East Village 5 (Tract 4226 SIA) as detailed in Table 1 of the Tract 4226 SIA. The conditions, terms and requirements associated with the Off-Site Improvements stated in the Tract 4226 SIA are applicable to this Agreement.

10. As a condition of Final Map approval, SUBDIVIDER is required to provide wastewater conveyance to the City's Consolidated Treatment Facility (CTF) and treatment capacity to each parcel within the Final Map boundary. However, construction of the C2 Sewer Lift Station, which is guaranteed with the Tract 4266 SIA, is incomplete and the wastewater conveyance system for Woodlands East Neighborhood of Phase 2 of the Project does not have the ability to convey wastewater to the CTF. Therefore, SUBDIVIDER requested approval with Tract 4226 SIA for the use of temporary pump and haul of wastewater until the C2 Sewer Lift Station is 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 4226 SIA are applicable to 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 4243.

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. 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.

Subdivision Improvement Agreement (River Islands Development Area 3, LLC)  
Tract 4243 Village 23 Unit 2

**ATTACHMENTS:**

EXHIBIT A FINAL MAP - TRACT 4243 VILLAGE 23 UNIT 2  
EXHIBIT B TRACT 4243 VILLAGE 23 UNIT 2 AREA  
EXHIBIT C CITY INSURANCE REQUIREMENTS

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this 17th day of March 2025, 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



Subdivision Improvement Agreement (River Islands Development Area 3, LLC)  
Tract 4243 Village 23 Unit 2

**SUBDIVIDER**

River Islands Development Area 3, LLC,  
a Delaware limited liability company

BY:

\_\_\_\_\_  
Susan Dell'Osso  
President

Subdivision Improvement Agreement (River Islands Development Area 3, LLC)  
Tract 4243 Village 23 Unit 2

**EXHIBIT "A"**

**FINAL MAP - TRACT 4243 VILLAGE 23 UNIT 2**



**TRACT 4243**  
RIVER ISLANDS - PHASE 2  
VILLAGE 23 UNIT 2

A PORTION OF RANCHO EL PESCADERO, BEING SUBDIVISION OF THE  
FOUR DESIGNATED REMAINDER PARCELS AS SHOWN ON  
TRACT 4220 (44 MAP 103), VILLAGE 23 FINAL MAP,  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

FEBRUARY 2025

ONZEL  
ONZEL



THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBMERSON MAP ACT AND LOCAL ORDINANCE 14 OF THE CITIES OF CALIFORNIA, LXXI, ON DECEMBER 15, 2024, HEREBY STATE ALL THE KNOWLEDGE AND INFORMATION AVAILABLE TO ME AND TO MY ADVISORS AT THE TIME OF THE SURVEY AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THESE POSITIONS BEFORE JANUARY 1, 2026, AND THAT THE KNOWLEDGE ARE, OR THAT THEY WILL BE, SUFFICIENT TO ENSURE THIS SURVEY TO BE REPEATED, AND THAT THIS FINAL MAP IS ESSENTIALLY CONFORMS TO THE CONventional APPROVED VESTING TERMINAL MAP.

DYLAN CRAWFORD, P.L.S. NO 7788



1. **RIGHT TO FARM STATEMENT:**

PER CITY OF LATHROP MUNICIPAL CODE OR ORDINANCES, TITLE 15, CHAPTER 15.48.04, THE CITY OF LATHROP 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 EXPOSED TO AGRICULTURAL OPERATIONS INCLUDING, BUT NOT LIMITED TO, THE APPLICANT'S USE OF CHEMICALS AND PESTICIDES AND THE APPLICANT'S USE OF AGRICULTURAL MACHINERY, EQUIPMENT, AND TOOLS. THE APPLICANT'S OPERATIONS MAY INCLUDE, BUT NOT LIMITED TO, PLANTING, CULTIVATING, PLOWING, SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING, OR DISPOSAL OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DISEASE, AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, ODOR, ROARS, AND VIBRATIONS. THESE ACTIVITIES WHICH MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTIONAL CONCENTRATIONS, 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 AGRICULTURAL ACTIVE REGION.

2. ENVIRONMENTAL MONITORING, REMEDIATION, EXPLORATION, REPAIR ISLANDS PHASE 1, LATHROP COMMUNITY PROJECT BY ENGCO, INCORPORATED, JOSEF L. TONTE, C.E., NO. 2677, AND IS ON FILE WITH THE CITY OF LATHROP, REFERENCED AS PROJECT NO. 2044-2010-01P AND DATED JULY 18, 2010. HAS BEEN PREPARED FOR YOUR INFORMATION. THE PROJECT IS LOCATED ON THE SOUTH SIDE OF THE CITY OF LATHROP, ON THE EAST SIDE OF THE CITY OF LATHROP, PROJECT BY ENGCO, INCORPORATED, JOSEF L. TONTE, C.E., NO. 2677, AND IS ON FILE WITH THE CITY OF LATHROP.

3. TRACT 4242, EVER ISLANDS - PHASE 2, WILDAZE 323 UNIT 2 FINAL MAP, CONTAINS A RESIDENTIAL LOT WITH A TOTAL OF 0.7622 ACRES, MORE OR LESS, AS SHOWN ON THIS FINAL MAP (PLEASE REFER TO THE AREA LABEL BELOW):

TRACT 4243 AREA SUMMARY	
LOTS 1 THROUGH 6	0.762 AC±

4. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 1214037372-LE (VERSION 1), DATED JANUARY 10, 2025, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

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

1. RELEASED 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.U.C.R.

THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (P.U.E.) FOR PUBLIC PURPOSES DEDICATED PER TRACT 4205 FINAL WAS RECORDED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 95, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITH PARCEL 5 OF TRACT 4205 IS BEING ABANDONED BY THIS FINAL MAP. PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET 1.

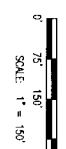
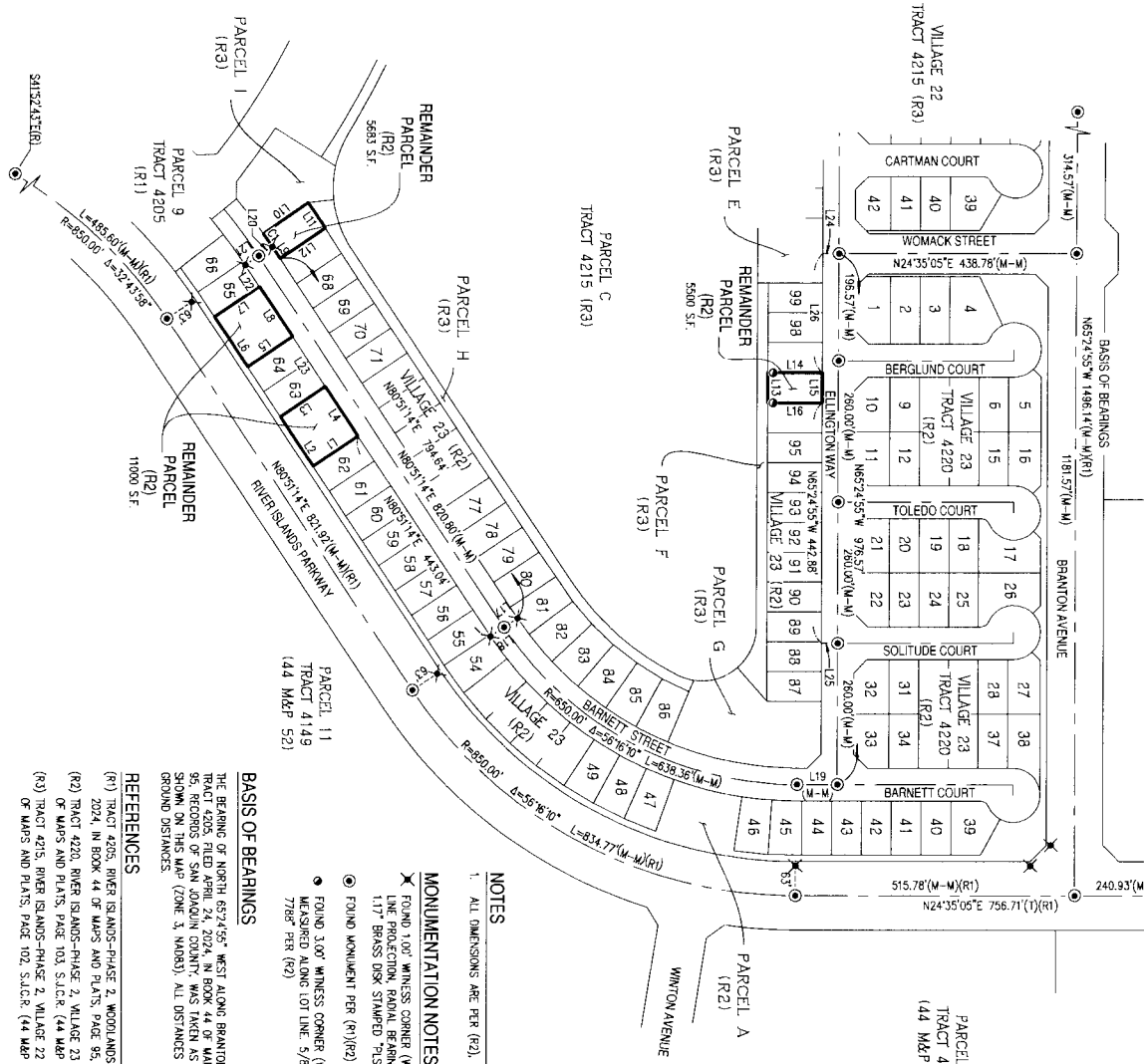
PARCEL 2  
TRACT 4205 (R1)

PARCEL 1  
TRACT 4205 (R1)

PARCEL 20  
TRACT 4205 (R1)

VILLAGE 22  
TRACT 4215 (R3)

PARCEL 4  
TRACT 4149  
(44 MAP 52)



# TRACT 4243 RIVER ISLANDS - PHASE 2 VILLAGE 23 UNIT 2

A PORTION OF PARCEL 11, PARCEL 12, BEING SUBDIVISION OF THE  
FOUR DESIGNATED REMAINDER PARCELS AS SHOWN ON  
TRACT 4220 (44 MAP 103), VILLAGE 23 FINAL MAP,  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA  
FEBRUARY 2025



## LINE AND CURVE TABLES FOR THIS SHEET ONLY

LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	N90°08'46"W	100.00'	L16	N24°35'05"E	100.00'
L2	N80°51'14"E	110.00'	L17	N9°08'46"W	30.00'
L3	N9°08'46"W	100.00'	L18	N9°08'46"W	30.00'
L4	N80°51'14"E	110.00'	L19	N24°35'05"E	74.35'
L5	N9°08'46"W	100.00'	L20	N9°08'46"W	30.00'
L6	N80°51'14"E	110.00'	L21	N9°08'46"W	30.00'
L7	N9°08'46"W	100.00'	L22	N80°51'14"E	47.76'
L8	N80°51'14"E	110.00'	L23	N80°51'14"E	110.00'
L9	N80°51'14"E	26.16'	L24	N24°35'05"E	30.00'
L10	N10°40'04"W	101.00'	L25	N24°35'05"E	30.00'
L11	N80°26'17"E	57.66'	L26	N85°24'55"W	218.69'
L12	N9°08'46"W	101.00'			
L13	N85°24'55"W	58.00'			
L14	N24°35'05"E	100.00'			
L15	N85°24'55"W	58.00'			

CURVE TABLE		
CURVE #	RADIUS	DELTA LENGTH
C1	1096.00'	1°31'18" 28.94'

**NOTES**  
1. ALL DIMENSIONS ARE PER (R2), UNLESS OTHERWISE NOTED.

**MONUMENTATION NOTES**  
X FOUND 1.00" WIRELESS CORNER (W.C.) IN SLOPEWAY ON ALONG, PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE, 117" BRASS DISK STAMPED "P15 7798" PER (R1)(R2)  
● FOUND MONUMENT PER (R1)(R2)  
● FOUND 3.00" WIRELESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE 5/8" x 24" REBAR W/ PLASTIC PLUG PLUS 7798" PER (R2)

**BASIS OF BEARINGS**  
THE BEARING OF NORTH 65°24'55" WEST ALONG BRANTON AVENUE, AS SHOWN PER TRACT 4205, FILED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, AT PAGE 95, RECORDS OF SAN JOAQUIN COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP (ZONE 3, NAD83). ALL DISTANCES SHOWN HEREIN ARE GROUND DISTANCES.

**REFERENCES**  
(R1) TRACT 4205, RIVER ISLANDS PHASE 2, MODULARS EAST LARGE LOT FINAL MAP, FILED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 95, S.I.C.R. (44 MAP 95)  
(R2) TRACT 4220, RIVER ISLANDS PHASE 2, VILLAGE 23 FINAL MAP, FILED JULY 2, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 103, S.I.C.R. (44 MAP 103)  
(R3) TRACT 4215, RIVER ISLANDS PHASE 2, VILLAGE 22 FINAL MAP, FILED JULY 2, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 102, S.I.C.R. (44 MAP 102)

PARCEL E  
TRACT 4215 (R3)

PARCEL C  
TRACT 4215 (R3)

PARCEL C  
TRACT 4215 (R3)

PARCEL H (TRACT 4215)(R3)

PARCEL I  
TRACT 4215  
(R3)

BERGLUND COURT  
EL LINGTON WAY  
TOLEDO COURT  
VILLAGE 23 (TRACT 4220)  
(R2)

PARCEL F (TRACT 4215)(R3)  
VILLAGE 23 (TRACT 4220)(R2)  
SOLITUDE COURT  
BARNETT COURT

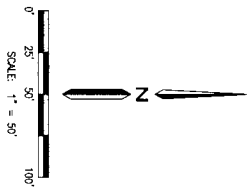
# MONUMENTATION NOTES

- SET 3.00" WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE 3/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788", UNLESS NOTED OTHERWISE.
- FOUND MONUMENT PER (R1).
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1).
- SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1.17" BRASS DISK SHAPED "PLS 7788" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS.
- FOUND 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ON ALONG, PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK SHAPED "PLS 7788" PER (R1) OR (R2).

## TRACT 4243 RIVER ISLANDS - PHASE 2 VILLAGE 23 UNIT 2

A PORTION OF RANCHO EL DISCADERO, BEING SUBDIVISION OF THE  
TRACT 4220 (44 MAP 103), VILLAGE 23 FINAL MAP  
CITY OF LANHOP, SAN JOAQUIN COUNTY, CALIFORNIA  
FEBRUARY 2025

**O'DELL**  
ENGINEERING



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N87°08'46"W	30.00'
L2	N87°08'46"W	30.00'
L3	N87°08'46"W	30.00'
L4	N87°08'46"W	30.00'
L5	N14°58'04"W	30.00'
L6	N14°58'04"W	30.00'
L7	N24°35'05"E	30.00'
L8	N24°35'05"E	30.00'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	1086.00'	1°31'18"	28.64'
C2	1086.00'	4°18'00"	81.51'
C3	1086.00'	5°48'19"	110.25'
C4	1026.00'	5°48'19"	104.25'
C5	1026.00'	5°48'19"	107.20'

Subdivision Improvement Agreement (River Islands Development Area 3, LLC)  
Tract 4243 Village 23 Unit 2

**EXHIBIT "B"**

**TRACT 4243 VILLAGE 23 UNIT 2 AREA**

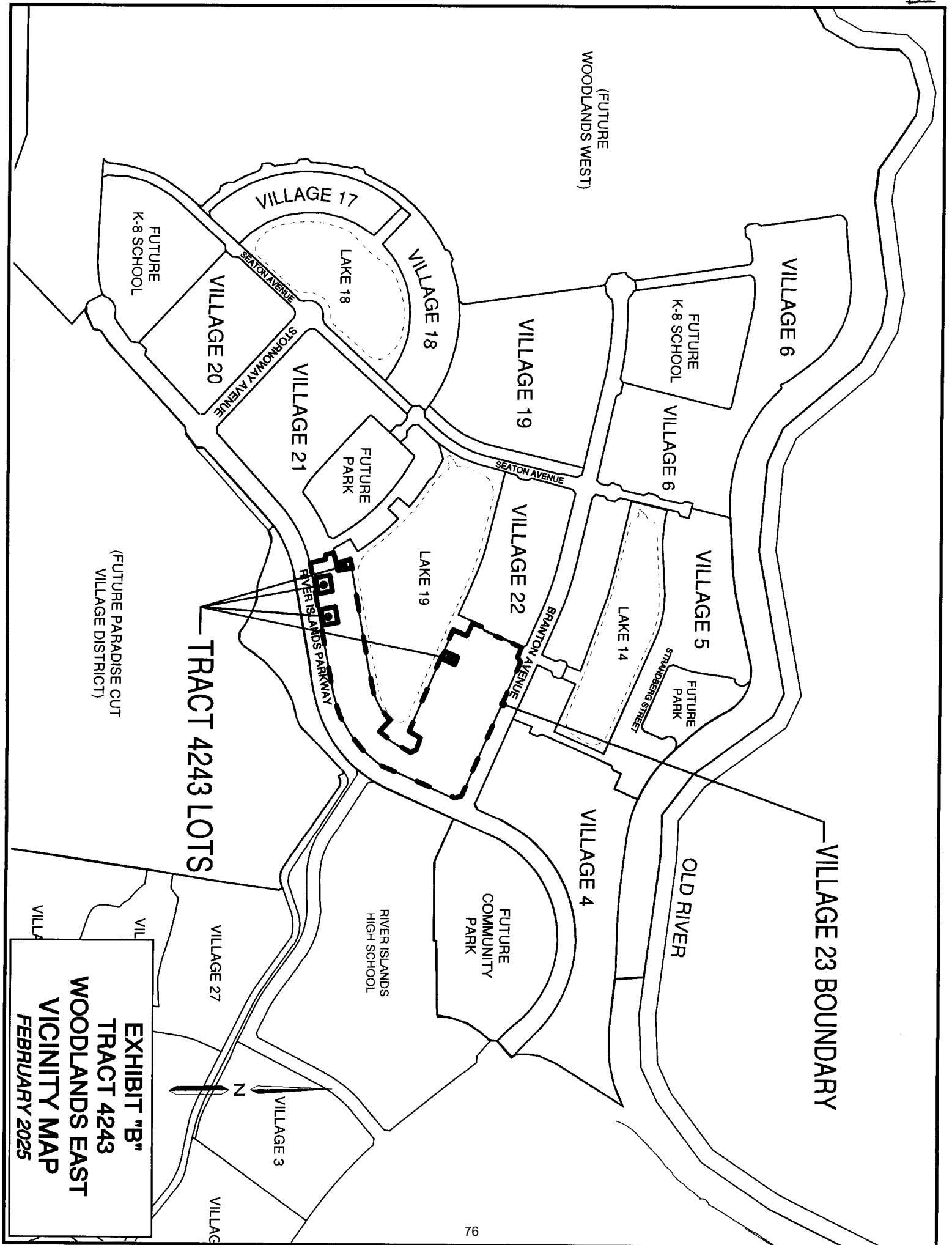


EXHIBIT "B"  
TRACT 4243  
WOODLANDS EAST  
VICINITY MAP  
FEBRUARY 2025



## **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.



RIVEISL-01

ENGLISH

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/23/2025

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> License # 0C36861 Los Angeles-Alliant Insurance Services, Inc. 333 S Hope St Ste 3700 Los Angeles, CA 90071		<b>CONTACT</b> <b>NAME:</b> <b>PHONE</b> (A/C, No, Ext): <b>E-MAIL</b> <b>ADDRESS:</b>		<b>FAX</b> (A/C, No):	
<b>INSURED</b>  River Islands Development Area 3, LLC 73 W. Stewart Rd. Lathrop, CA 95330		<b>INSURER(S) AFFORDING COVERAGE</b>			<b>NAIC #</b>
		<b>INSURER A : United Specialty Insurance Company</b>			<b>12537</b>
		<b>INSURER B :</b>			
		<b>INSURER C :</b>			
		<b>INSURER D :</b>			
		<b>INSURER E :</b>			
		<b>INSURER F :</b>			

## COVERAGES

## CERTIFICATE NUMBER:

## 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 type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X		ATN2418343P	3/19/2024	3/19/2027	EACH OCCURRENCE \$ <b>2,000,000</b> DAMAGE TO RENTED PREMISES (Ea occurrence) \$ <b>50,000</b> MED EXP (Any one person) \$ <b>0</b> PERSONAL & ADV INJURY \$ <b>1,000,000</b> GENERAL AGGREGATE \$ <b>2,000,000</b> PRODUCTS - COMP/OP AGG \$ <b>2,000,000</b>
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<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> Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> N / A If yes, describe under DESCRIPTION OF OPERATIONS below						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)

Tract 4243 (23 Lots 1-6)

City of Lathrop, its officers, City Council, boards and commissions and members thereof, its employees and agents are included as Additional Insureds as respects to General Liability. General Liability shall be Primary and Non-Contributory with any other insurance in force for or which may be purchased by City of Lathrop, its officers, employees and agents. 30 days advanced written notice to Certificate Holder in the event of cancellation, except 10 days for non-payment of premium

## CERTIFICATE HOLDER

## CANCELLATION

City of Lathrop  
390 Towne Center 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

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

**ADDITIONAL INSURED – STATE OR GOVERNMENTAL  
AGENCY OR SUBDIVISION OR POLITICAL  
SUBDIVISION – PERMITS OR AUTHORIZATIONS**

This endorsement modifies insurance provided under the following:

**COMMERCIAL GENERAL LIABILITY COVERAGE PART  
SCHEDULE**

**State Or Governmental Agency Or Subdivision Or Political Subdivision:**

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

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 any state or governmental agency or subdivision or political subdivision shown in the Schedule, subject to the following provisions:

1. This insurance applies only with respect to operations performed by you or on your behalf for which the state or governmental agency or subdivision or political subdivision has issued a permit or authorization.

However:

- a. The insurance afforded to such additional insured only applies to the extent permitted by law; and
- b. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

2. This insurance does not apply to:

- a. "Bodily injury", "property damage" or "personal and advertising injury" arising out of operations performed for the federal government, state or municipality; or
- b. "Bodily injury" or "property damage" included within the "products-completed operations hazard".

**B. With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
  2. Available under the applicable Limits of Insurance shown in the Declarations;
- whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

**United Specialty Insurance Company**

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

**VEN 051 00 (02/20)**

**PRIMARY AND NON-CONTRIBUTING INSURANCE ENDORSEMENT**

This endorsement modifies the Conditions provided under the following:

**COMMERCIAL GENERAL LIABILITY COVERAGE PART**

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

**Primary and Non-Contributory Insurance**

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

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

and

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

- (i)** apply on a primary and non-contributory basis;  
and
- (ii)** would not seek contribution from any other insurance available to the additional insured.

or

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

<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: ATN2418343P

**UNITED SPECIALTY INSURANCE COMPANY**

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

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

**THIRD PARTY CANCELLATION NOTICE ENDORSEMENT**

This endorsement modifies the Conditions provided under the following:

**COMMERCIAL GENERAL LIABILITY COVERAGE PART**

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

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

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

**SCHEDULE**

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

**Number of Days Notice**

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

**30**

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

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

March 17, 2025

**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 4243; Escrow No. 1214023712**

Dear Lori:

This letter constitutes the joint escrow instructions ("**Escrow Instructions**") of River Islands Development Area 3, LLC, a Delaware limited liability company ("**RIDA3**") 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 RIDA3 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, 2025, at the time designated in writing by RIDA3, subject to satisfaction of the conditions set forth below (each a "**Closing**"). If the Final Map has not been recorded by December 31, 2025, ORTC will return the Final Map to the City.

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

In connection with the Transaction, you have in your possession or will receive the following documents from City and RIDA3 for recordation in the Official Records of San Joaquin County, California ("**Official Records**").

B.1. One original Final Map for Tract 4243, executed and acknowledged by the City (provided to title by City).

The document listed in Items B.1 above is referred to as the "**Recordation Document**." The Recordation Document shall be recorded in the order referred to above. The date on which the Recordation Document is recorded in the Official Records is the Recordation Date.

**C. Funds and Settlement Statement**

You also have received, or will receive from RIDA3, prior to the recordation of the Recordation Document, in immediately available funds, the following amounts, in accordance with the settlement statement prepared by you and approved in writing by both RIDA3 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 RIDA3.

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

- 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 **\$2,875.79**, 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 **0.762** 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@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)), 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 Document 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 Document, 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 Document 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 Document to be recorded;
- E.2. Record the Recordation Document in the Official Records;
- E.3. Pay the costs associated with the Transaction;

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

E.4. Refund any funds delivered to you by RIDA3 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 3, 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)), Stephanie Rosillo-Silva ([srosillo@ci.lathrop.ca.us](mailto:srosillo@ci.lathrop.ca.us)), Monica Garcia ([mgarcia@ci.lathrop.ca.us](mailto:mgarcia@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 Development Area 3, 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 Document, showing all recording information of the Recordation Document; 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.



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

**ESCROW INSTRUCTIONS**

**ACKNOWLEDGEMENT AND AGREEMENT:**

Receipt of the foregoing Escrow Instructions from RIDA3 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 RIDA3 and the City that the undersigned is authorized to execute this Acknowledgement and Agreement, for itself, and on behalf of ORTC.

Old Republic Title Company

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



**TRACT 4243**  
RIVER ISLANDS - PHASE 2  
VILLAGE 23 UNIT 2

A PORTION OF RANCHO EL PECCADERO, BEING SUBDIVISION OF THE  
FOUR DESIGNATED REMAINDER PARCELS AS SHOWN ON  
TRACT 4220 (44 MAP 103), VILLAGE 23 FINAL MAP,  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

FEBRUARY 2025

ONLINE



**OXFORD**  
**ENGINEERING**

**OXFORD**  
**ENGINEERING**

**OXFORD**  
**ENGINEERING**

### 1. RIGHT TO FARM STATEMENT:

### 1. RIGHT TO FARM STATEMENT:

### 1. RIGHT TO FARM STATEMENT:

TRACT 4243 AREA SUMMARY	
LOTS 1 THROUGH 6	0.762 AC±

4. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 1214023712-L (VERSION 1), DATED JANUARY 10, 2025, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

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

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

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

### EASEMENT ABANDONMENT NOTE

### EASEMENT ABANDONMENT NOTE

PARCEL 2  
TRACT 4205 (R1)

PARCEL 1  
TRACT 4205 (R1)

PARCEL 20  
TRACT 4205 (R1)

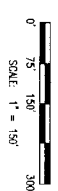
# TRACT 4243 RIVER ISLANDS - PHASE 2 VILLAGE 23 UNIT 2

A PORTION OF RANCHO EL PASADERO, BEING SUBDIVISION OF THE  
FOUR DESIGNATED REMAINDER PARCELS AS SHOWN ON  
TRACT 4220 (44 MAP 102), VILLAGE 23 FINAL MAP,  
CITY OF LANHORN, SAN JOAQUIN COUNTY, CALIFORNIA  
FEBRUARY 2025



EXISTING BOUNDARY SHEET

LINE AND CURVE TABLES FOR THIS SHEET ONLY



LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N8°08'46\"W	100.00'
L2	N8°05'14\"E	110.00'
L3	N9°08'46\"W	100.00'
L4	N8°05'14\"E	110.00'
L5	N9°08'46\"W	100.00'
L6	N8°05'14\"E	110.00'
L7	N9°08'46\"W	100.00'
L8	N8°05'14\"E	110.00'
L9	N9°05'14\"E	26.16'
L10	N10°40'04\"W	101.00'
L11	N8°26'17\"E	57.68'
L12	N9°08'46\"W	101.00'
L13	N65°24'55\"W	55.00'
L14	N4°35'05\"E	100.00'
L15	N65°24'55\"W	55.00'

LINE TABLE

LINE #	DIRECTION	LENGTH
L16	N24°35'05\"E	100.00'
L17	N9°08'46\"W	30.00'
L18	N9°08'46\"W	30.00'
L19	N24°35'05\"E	74.33'
L20	N9°08'46\"W	30.00'
L21	N9°08'46\"W	30.00'
L22	N8°05'14\"E	47.76'
L23	N8°05'14\"E	110.00'
L24	N24°35'05\"E	30.00'
L25	N24°35'05\"E	30.00'
L26	N65°24'55\"W	218.69'

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C1	1068.00'	1°31'18\"	28.84'

## NOTES

1. ALL DIMENSIONS ARE PER (R2), UNLESS OTHERWISE NOTED.

## MONUMENTATION NOTES

- 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 THIS 7788\" PER (R1)(R2)
- FOUND MONUMENT PER (R1)(R2)
- FOUND 100\" WITNESS CORNER (W.C.) UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE 5/8\" x 24\" REBAR W/ PLASTIC PLUG P/S 7788\" PER (R2)

## LEGEND

- 200.00' (R1) MEASURED AND RECORD DATA PER REFERENCE SHOWN
- (R1) DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON THIS SHEET
- (M-W) MONUMENT TO MONUMENT
- (M-B) MONUMENT TO BOUNDARY
- (T) TOTAL
- (R) RADIAL BEARING
- P.U. PUBLIC UTILITY EASEMENT
- W.E. WALL EASEMENT
- L1/C1 LINE, CURVE
- BOUNDARY
- LOT LINE OR RIGHT-OF-WAY LINE
- EASEMENT LINE
- CENTERLINE

## REFERENCES

- (R1) TRACT 4205, RIVER ISLANDS - PHASE 2, WOODLANDS EAST LARGE LOT FINAL MAP, FILED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 95, S.L.C.R. (44 MAP 95)
- (R2) TRACT 4220, RIVER ISLANDS - PHASE 2, VILLAGE 23 FINAL MAP, FILED JULY 2, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 102, S.L.C.R. (44 MAP 102)
- (R3) TRACT 4215, RIVER ISLANDS - PHASE 2, VILLAGE 22 FINAL MAP, FILED JULY 2, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 102, S.L.C.R. (44 MAP 102)

# TRACT 4243

## RIVER ISLANDS - PHASE 2

### VILLAGE 23 UNIT 2

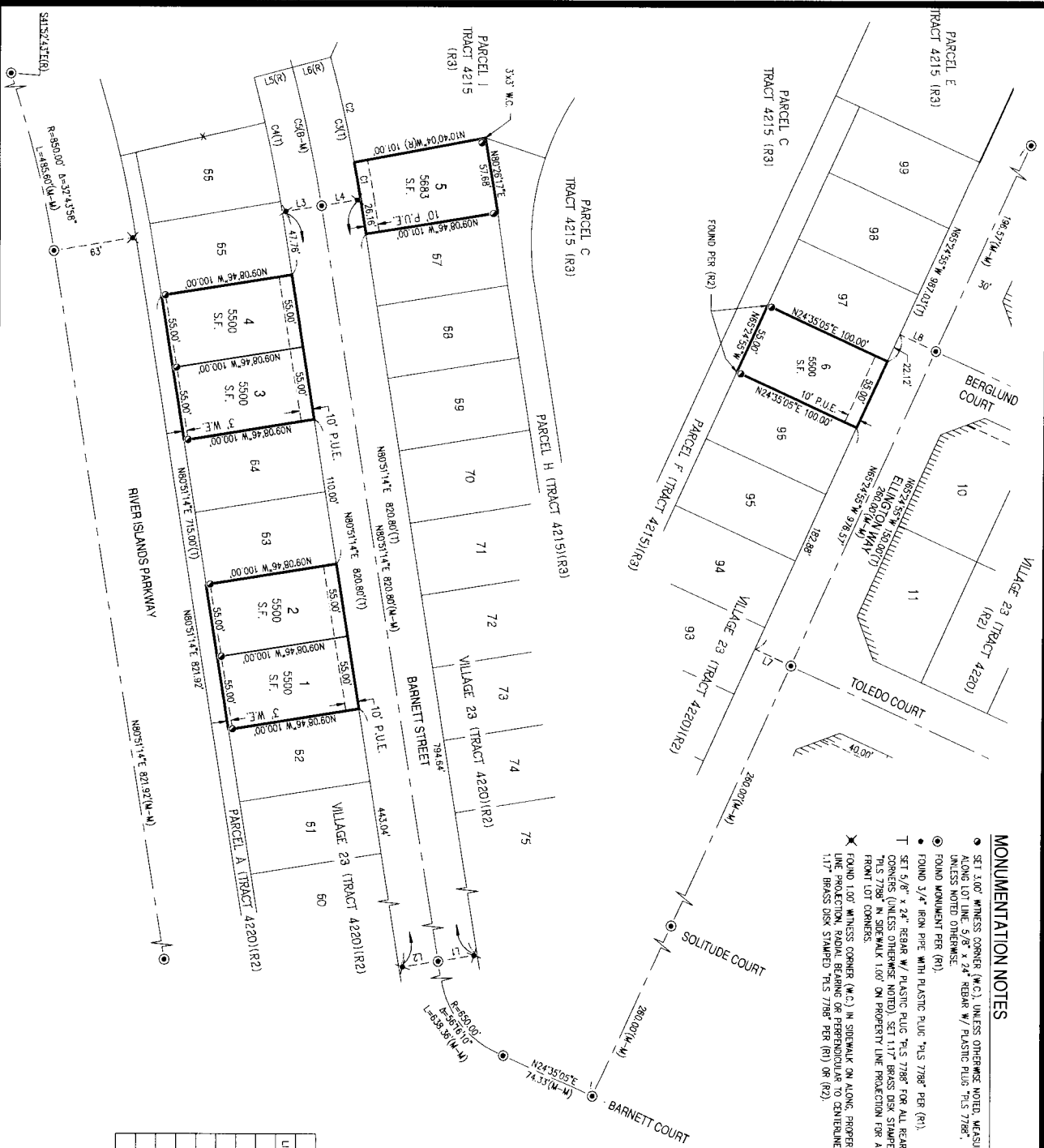
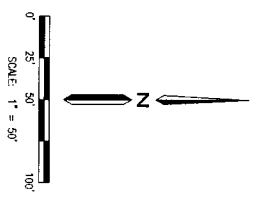
A PORTION OF RANCHO EL RESCADERO, BEING A SUBDIVISION OF THE FOUR DESIGNATED BRANDED PARCELS AS SHOWN ON TRACT 4220 (44 MAP 103), VILLAGE 23 FINAL MAP, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

FEBRUARY 2025



#### MONUMENTATION NOTES

- SET 3.00' WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG TO LINE 5/8" x 24" REBAR W/ PLASTIC PLUG PLUS 7788".
- FOUND MONUMENT PER (R1).
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG PLUS 7788" PER (R1).
- SET 5/8" x 24" REBAR W/ PLASTIC PLUG PLUS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 117" BRASS DISK STAMPED PLUS 7788" ON SIDEWALK 100' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS.
- FOUND 1.00' WITNESS CORNER (W.C.) ON SIDEWALK ON ALONG PROPERTY LINE PROJECTION. FOUND BEARING OR PERPENDICULAR TO CENTERLINE. 117" BRASS DISK STAMPED PLUS 7788" PER (R1) OR (R2).



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N09°08'46"W	30.00'
L2	N09°08'46"W	30.00'
L3	N09°08'46"W	30.00'
L4	N09°08'46"W	30.00'
L5	N14°58'04"W	30.00'
L6	N14°58'04"W	30.00'
L7	N24°35'05"E	30.00'
L8	N24°35'05"E	30.00'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	1086.00'	1°31'18"	28.84'
C2	1086.00'	4°18'00"	81.51'
C3	1086.00'	5°49'19"	110.35'
C4	1026.00'	5°49'19"	104.25'
C5	1056.00'	5°49'19"	107.30'

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## ITEM 3.3

### **CITY MANAGER'S REPORT MARCH 17, 2025, CITY COUNCIL SPECIAL MEETING**

**ITEM: APPROVE FINAL MAP AND SUBDIVISION  
IMPROVEMENT AGREEMENT FOR 52 LOTS IN TRACT  
4246 UNIT 3 WITHIN WEST VILLAGE DISTRICT OF  
RIVER ISLANDS**

**RECOMMENDATION: Adopt Resolution to Approve Final Map for Tract  
4246 Unit 3 within the West Village District, Totaling  
52 Single Family Lots and a Subdivision  
Improvement Agreement with River Islands  
Development Area 1, LLC**

---

#### **SUMMARY:**

The proposed Final Map for Tract 4246 Unit 3 (Tract 4246), included as Attachment "E", is within the West Village District of Phase 2 for the River Islands Project. Tract 4246 will be the third and final tract map within the West Village area. River Islands Development Area 1, LLC (River Islands) is proposing fifty-two (52) residential lots. A Vicinity Map is included as Attachment "B".

Staff recommends City Council approve the proposed Final Map for Tract 4246, to be recorded pursuant to the terms of the Escrow Instructions, included as Attachment "D", 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 Tract 4149 West Village Large Lot Final Map (LLFM) to create 34 undevelopable parcels. On December 20, 2023, the City of Lathrop Planning Commission approved the West Village Age Restricted Neighborhood Development Plan and Architectural Design Guidelines and Development Standards. On September 11, 2023, City Council approved Final Map (FM) Tract 4155, City of Lathrop Community Facilities District (CFD) 2023-1 Annexation, and a SIA with River Islands Development Area 1, LLC (River Islands). On August 12, 2024, City Council approved FM Tract 4221, CFD 2023-1 Annexation, and a SIA with River Islands. The land for the proposed Final Map for Tract 4246 is within the geographic boundaries of VTM 6716, LLFM 4149, FM 4155, FM 4221, and the West Village 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.

**CITY MANAGER’S REPORT**  
**MARCH 17, 2025, CITY COUNCIL SPECIAL MEETING**  
**APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR**  
**52 LOTS IN TRACT 4246 UNIT 3 WITHIN WEST VILLAGE DISTRICT OF RIVER**  
**ISLANDS**

**PAGE 2**

Construction of the public improvements associated with Tract 4246 are complete. Performance and labor & materials securities have been provided with the SIA for Tract 4155 that guarantees the unfinished improvements for West Village as detailed in Table 1.

**Table 1 – Bond Values**

Unfinished Improvement Total:	\$63,300
Performance Security (110% of Unfinished Improvements) Bond No. 0799691	\$69,630
Labor & Materials Security (50% of Performance Security) Bond No. 0799691	\$34,815

The conditions, terms and requirements associated with Off-Site Improvements as well as the use of temporary wastewater pump and haul are documented in the Tract 4155 SIA approved by City Council on September 11, 2023, and are applicable to this Tract 4246.

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

Tract 4246 was annexed into the City of Lathrop CFD No. 2023-1 for maintenance purposes in 2024 as well as CFDs administered by Island Reclamation District (RD) 2062 and River Islands Public Financing Authority (RIPFA).

As a precondition to record the Final Map, River Islands must satisfy the Escrow Instructions 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	Provided with 4155
4. Labor and Materials Security – Uncompleted Landscaping and Miscellaneous Improvements	Provided with 4155
5. Street Improvement, Landscape, Light & Joint Trench	Completed
6. Geotechnical Report	Completed



## MARCH 17, 2025, CITY COUNCIL SPECIAL MEETING

## APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 52 LOTS IN TRACT 4246 UNIT 3 WITHIN WEST VILLAGE DISTRICT OF RIVER ISLANDS

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 4246 – City of Lathrop Community Facilities District No. 2023-1 Annexation	Annexed in 2024
<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.

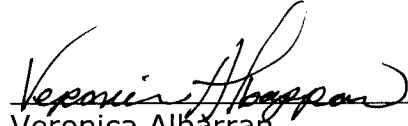
**ATTACHMENTS:**

- A. Resolution to Approve Final Map for Tract 4246 Unit 3 within the West Village District, Totaling 52 Single Family Lots and a Subdivision Improvement Agreement with River Islands Development Area 1, LLC
- B. Vicinity Map – Tract 4246 Unit 3
- C. Subdivision Improvement Agreement between the City of Lathrop and River Islands Development Area 1, LLC, a Delaware limited liability company, for Tract 4246 Unit 3
- D. Escrow Instructions for Final Map Tract 4246 Unit 3
- E. Final Map – Tract 4246 Unit 3

**CITY MANAGER'S REPORT**  
**MARCH 17, 2025, CITY COUNCIL SPECIAL MEETING**  
**APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR**  
**52 LOTS IN TRACT 4246 UNIT 3 WITHIN WEST VILLAGE DISTRICT OF RIVER**  
**ISLANDS**

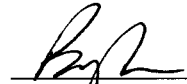
**PAGE 4**

**APPROVALS**



Veronica Albarran  
Junior Engineer

03/05/2025  
Date



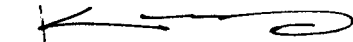
Brad Taylor  
City Engineer

3/6/2025  
Date



Thomas Hedegard  
Deputy City Manager

3/10/2025  
Date



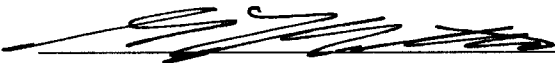
Michael King  
Assistant City Manager

3.6.2025  
Date



Salvador Navarrete  
City Attorney

3.6.2025  
Date



Stephen Salvatore  
City Manager

3.13.25  
Date

**RESOLUTION NO. 25-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO APPROVE FINAL MAP FOR TRACT 4246 UNIT 3 WITHIN THE WEST VILLAGE DISTRICT, TOTALING 52 SINGLE FAMILY LOTS 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 a Large Lot Final Map (LLFM) Tract 4149 to create 34 undevelopable parcels; and

**WHEREAS**, on December 20, 2023, Planning Commission approved the West Village Age Restricted Neighborhood Development Plan and Architectural Design Guidelines and Development Standards; and

**WHEREAS**, on September 11, 2023, City Council approved Final Map (FM) Tract 4155, City of Lathrop Community Facilities District (CFD) 2023-1 Annexation, and a Subdivision Improvement Agreement (SIA) with River Islands Development Area 1, LLC (River Islands); and

**WHEREAS**, on August 12, 2024, City Council approved FM Tract 4221, CFD 2023-1 Annexation, and a SIA with River Islands; and

**WHEREAS**, the land for the proposed Final Map for Tract 4246 Unit 3 (Tract 4246) is within the geographic boundaries of VTM 6716, LLFM Tract 4205, FM Tract 4155, FM Tract 4221, and the West Village Neighborhood; and

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

**WHEREAS**, River Islands provided performance and labor & material securities with the SIA for Tract 4155 that guarantees the unfinished improvements for West Village in the amount as follows:

Unfinished Improvement Total:	\$63,300
Performance Security (110% of Unfinished Improvements) Bond No. 0799691	\$69,630
Labor & Materials Security (50% of Performance Security) Bond No. 0799691	\$34,815

; and

**WHEREAS**, the conditions, terms and requirements associated with Off-Site Improvements as well as the use of temporary wastewater pump and haul are documented in Tract 4155 SIA approved by City Council on September 11, 2023, and

are applicable to this Tract 4246; 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 4246 was annexed into the CFD 2023-1 for maintenance purposes with the approval of FM Tract 4221 in 2024; and

**WHEREAS**, River Islands Development Area 1, LLC must satisfy the Escrow Instructions, included as Attachment "D" to the City Manager's Report, by depositing necessary sums to guarantee the payment of all fees and providing required documents.

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

1. The Final Map for Tract 4246 and is hereby approved as submitted and recordation with the San Joaquin County Assessor/Recorder/County Clerk Office is authorized in substantially the form attached to the March 17, 2025 staff report once the terms and conditions of the Escrow Instructions, included as Attachment "D" to the City Manager's Report, are met.
2. The City Manager, or their designee, is authorized to execute a Subdivision Improvement Agreement with River Islands Development Area 1, LLC in substantially the form as attached to the March 17, 2025 staff report.

**PASSED AND ADOPTED** by the City Council of the City of Lathrop this 17<sup>th</sup> day of March 2025 by the following vote:

AYES:

NOES:

ABSTAIN:


ABSENT:

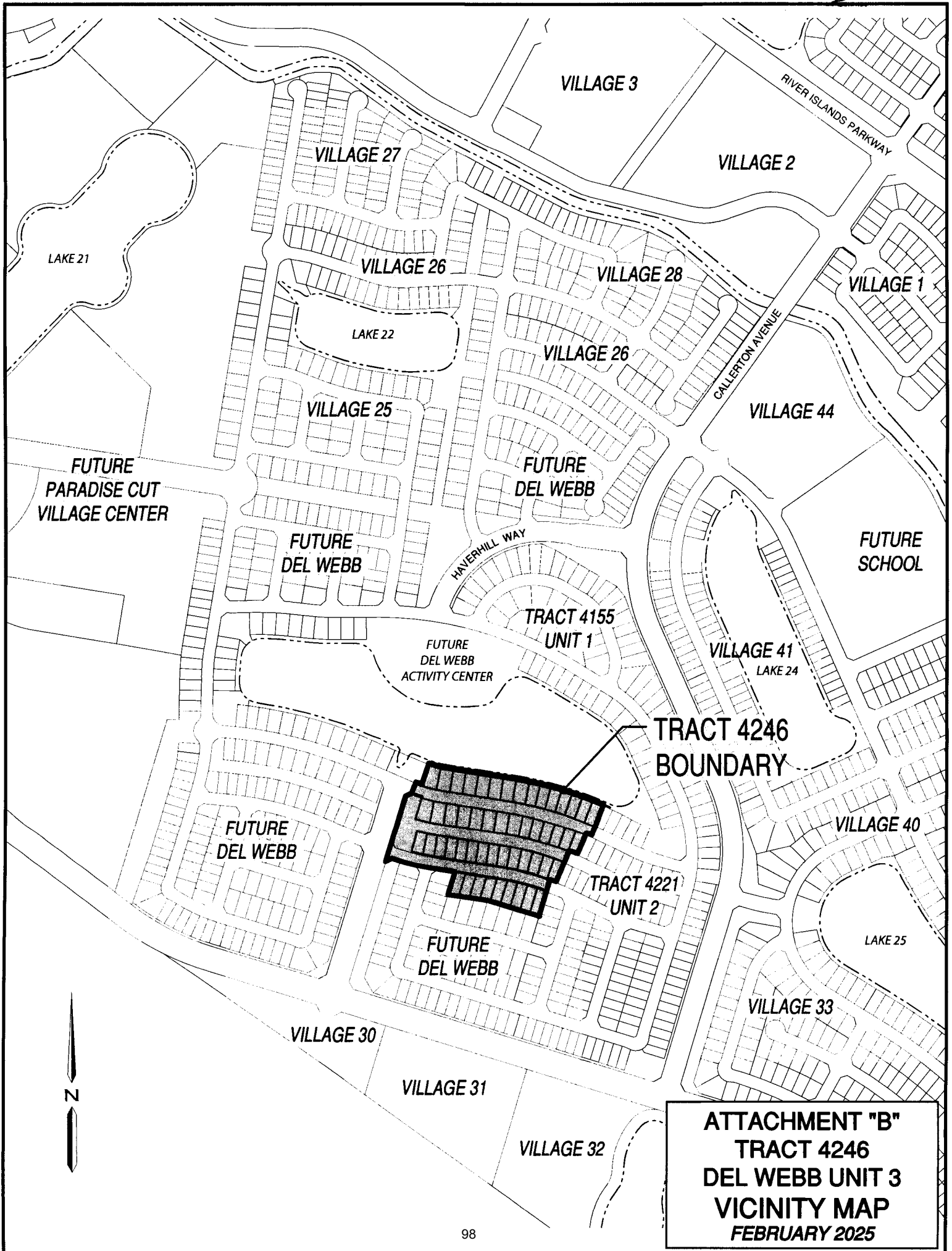
\_\_\_\_\_  
Paul Akinjo, Mayor

**ATTEST:**

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

**APPROVED AS TO FORM:**

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



**ATTACHMENT "B"**  
**TRACT 4246**  
**DEL WEBB UNIT 3**  
**VICINITY MAP**  
**FEBRUARY 2025**

**SUBDIVISION IMPROVEMENT AGREEMENT**  
**BY AND BETWEEN THE CITY OF LATHROP AND**  
**RIVER ISLANDS DEVELOPMENT AREA 1, LLC,**  
**DELAWARE LIMITED LIABILITY COMPANY**  
**FOR TRACT 4246 UNIT 3 52 RESIDENTIAL LOTS**

---

**RECITALS**

A. This Agreement is made and entered into this **17<sup>th</sup> day of March 2025**, 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 "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 4246 Unit 3 (Tract 4246). However, SUBDIVIDER has completed all of the public infrastructure improvements associated with Tract 4246 located within the West Village District of River Islands Phase 2, which also includes major streets necessary to access the site. Performance and Labor & Material securities have been provided with the Subdivision Improvement Agreement for Tract 4155 West Village Unit 1 (Tract 4155 SIA) that guarantees the unfinished improvements for West Village, which includes Tract 4246, and therefore no additional security is needed for Tract 4246.

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 as described below. Since construction of the Offsite Improvements are not complete, SUBDIVIDER has provided security with the Tract 4155 SIA as detailed in Table 1 of the Tract 4155 SIA. The conditions, terms and requirements associated with the Off-Site Improvements stated in the Tract 4155 SIA are applicable to Tract 4172, Tract 4173, Tract 4189, Tract 4221, and this Agreement.

D. As a condition of Final Map approval, SUBDIVIDER is required to provide wastewater conveyance to the City's Consolidated Treatment Facility (CTF) and treatment capacity to each parcel within the Final Map boundary. However, construction of the Callerton Lift Station, which is guaranteed with the Tract 4155 SIA, is incomplete and 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 Tract 4155 SIA for the use of

temporary pump and haul of wastewater until the Callerton Avenue Lift Station is 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, Tract 4189, Tract 4221, and this Agreement.

E. SUBDIVIDER has completed the joint trench improvements for Tract 4246 and as noted in Recital B. Improvement plans, and street light plans have already been approved by the 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 for all of the lots within the West Village neighborhood, to the limits identified in Exhibit "A", including the public landscaping, streetlight and joint trench improvements. A Vicinity Map is included as Exhibit "B".

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

2. SUBDIVIDER shall complete the Improvements, including all deferred and unfinished improvements as defined in this agreement, prior to issuance of certificate of occupancy of the last home constructed in Tract 4246, or March 17, 2026, whichever comes first.

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

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

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

6. SUBDIVIDER guarantees and warrants that the Improvements shall be constructed in compliance with the standards set forth in Paragraph 1 above, free from any defects in work or



labor done, and from any defects in materials furnished. Further, SUBDIVIDER shall repair and maintain the Improvements in good condition and in accordance with CITY specifications for one (1) year after CITY'S acceptance of the Improvements. As required by this Agreement, prior to acceptance of the Improvements, SUBDIVIDER shall deposit with the City Engineer a Warranty Bond equal to 10% of the estimated cost of the Improvements for the West Village Unit 3 entire area 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, or 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 complete, the SUBDIVIDER is not required to post additional Performance or Labor & Materials bonds to guarantee the improvements associated with Tract 4246. Performance and Labor & Material securities have been provided with the Subdivision Improvement Agreement for Tract 4155 West Village Unit 1 (Tract 4155 SIA) that guarantees the unfinished improvements for West Village, which includes Tract 4246. SUBDIVIDER shall also comply with CITY'S insurance requirements set forth on Exhibit "C" attached hereto and incorporated herein.

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 Tract 4155 SIA as detailed in Table 1 of the Tract 4155 SIA. The conditions, terms and requirements associated with the Off-Site Improvements stated in the Tract 4155 SIA are applicable to Tract 4172, Tract 4173, Tract 4189, Tract 4221, and this Agreement.

10. As a condition of Final Map approval, SUBDIVIDER is required to provide wastewater conveyance to the City's Consolidated Treatment Facility (CTF) and treatment capacity to each parcel within the Final Map boundary. However, construction of the Callerton Lift Station, which is guaranteed with the Tract 4155 SIA, is incomplete and 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 Tract 4155 SIA for the use of temporary pump and haul of wastewater until the Callerton Avenue Lift Station is 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, Tract 4189, Tract 4221, 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 4246.
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. 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.

Subdivision Improvement Agreement (River Islands Development Area 1, LLC)  
Tract 4246 Unit 3

**ATTACHMENTS:**

EXHIBIT A FINAL MAP - TRACT 4246 UNIT 3  
EXHIBIT B TRACT 4246 UNIT 3 AREA  
EXHIBIT C CITY INSURANCE REQUIREMENTS  
EXHIBIT D WEST VILLAGE UNIT 3 FULL IMPROVEMENTS COST ESTIMATE

Subdivision Improvement Agreement (River Islands Development Area 1, LLC)  
Tract 4246 Unit 3

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IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this 17th day of March 2025, 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:  3-6-2025  
\_\_\_\_\_  
Salvador Navarrete              Date  
City Attorney

Subdivision Improvement Agreement (River Islands Development Area 1, LLC)  
Tract 4246 Unit 3

SUBDIVIDER

River Islands Development Area 1, LLC,  
a Delaware limited liability company

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

Subdivision Improvement Agreement (River Islands Development Area 1, LLC)  
Tract 4246 Unit 3

**EXHIBIT "A"**

**FINAL MAP - TRACT 4246 UNIT 3**





1. DARRYL A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4246, RIVER ISLANDS - PHASE 2, WEST VILLAGE UNIT 3," CITY OF LATHROP, CALIFORNIA AND THAT THE SUBDIVISION SHOWN HEREON COMPLIES WITH ALL THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

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



THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBMERGENCE MAP ACT AND LOCAL ORDINANCE. AS THE RULERS OF RIVER ISLANDS DEVELOPMENT, LLC, ON AUGUST 28, 2024, I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT ALL THE MONUMENTS WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 1, 2025, AND THAT THE MONUMENTS ARE, OR THAT THEY WILL BE, SUFFICIENT TO ENABLE THIS SURVEY TO BE RE-MADE, AND THAT THIS FINAL MAP SUBSTANTIALLY COMPENSATES TO THE CONDITIONALLY APPROVED EXISTING EMINENT DOMAIN MAP.

DYLAN CRAWFORD, P.L.S. NO 7788



1. RIGHT TO FARM STATEMENT:

PER CITY OF LATHROP MUNICIPAL CODE OF ORDINANCES, TITLE 15, CHAPTER 15.44.010, THE CITY OF LATHROP PERMITS OPERATION OF PROPERTY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING BUT NOT LIMITED TO: FRUIT TREES AND PESTICIDES; YOU ARE REQUESTED THAT THE PROPERTY NOT BE EMPLOYED FOR ANY OTHER PURPOSES, INCLUDING BUT NOT LIMITED TO: ANY OTHER BUSINESS, SUBJECT TO MONITORING OR DISORDERLY ARISING FROM THE LAND, AND PROPER USE OF AGRICULTURAL, CHEMICALS, AND PESTICIDES, AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WHOLESALE LIMITATIONS, CULTIVATION, FLOWING, SPEARING, IRRIGATION, PRUNING, HAVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DEPENDENCY, AND OTHER ACTIVITIES WHICH MAY OPERATE DUST, SMOKE, NOISE, ODORS, ROOTS AND PESTS; BE AWARE ALSO, THAT OTHER ACTIVITIES WHICH MAY BE LOCATED ADJACENT TO THE LOCATION OF YOUR PROPERTY, IT IS THE CITY'S JURISDICTION, CONSIDERATION, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISORDERLY AS NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURAL ADJACENT REGION.

2. EMPLOYMENT OF RESIDENTIAL EMPLOYMENT. RIVER ISLANDS PHASE 1, LATHROP CALINGRA,\* REFERENCED AS PROJECT NO. 5044-55-001 AND DATED JUNE 28, 2005, HAS BEEN PREPARED FOR THIS PROJECT BY ENRIG, INCORPORATED, JOSEF J. TROTTE, G.E. NO. 2677, AND IS ON FILE WITH THE CITY OF LATHROP.

3. TRACT 4246, RIVER ISLANDS-PHASE 2, WEST VALLEY UNIT 3, CONTAINS SEVEN RESIDENTIAL LOTS WITH A TOTAL OF 7,731 ACRES, MORE OR LESS, AS SHOWN ON THIS FINAL MAP (PLEASE REFER TO THE AREA TABLE BELOW).

TRACT 4246 AREA SUMMARY	
LOTS 156 THROUGH 207	7.731 AC±
TOTAL	7.731 AC±

4. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 1214023661-LR (VERSION 2) DATED JANUARY 2, 2025, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

**TRACT 4246**  
RIVER ISLANDS - PHASE 2  
WEST VILLAGE UNIT 3

A PORTION OF RANCHO EL PESCADERO, BEING A  
SUBDIVISION OF PARCELS 1 THROUGH 4 OF TRACT 4221 (44 MAP 132)  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

JANUARY 2025



(f1) TRACT 4149, RIVER ISLANDS-PHASE 2, WEST VILLAGE LACER 101 FINAL MAP, FILED DECEMBER 5, 2022, IN BOOK 44 OF MAPS AND PLATS, PAGE 52, S.C.R. (44 Map 52)

(f2) TRACT 4153, RIVER ISLANDS-PHASE 2, WEST VILLAGE UNIT 1 FINAL MAP, FILED MARCH 29, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 87, S.C.R. (44 Map 87)

(f3) PAPER MAP 23-02-FM, RIVER ISLANDS-PHASE 2, FILED DECEMBER 5, 2023, IN BOOK 27 OF MAPS AND PLATS, PAGE 81, S.C.R. (27 Map 81)

(f4) TRACT 4221, RIVER ISLANDS-PHASE 2, WEST VILLAGE UNIT 2 FINAL MAP, FILED OCTOBER 30, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 132, S.C.R. (44 Map 132)

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.I.C.R.

## LINE TABLE

LINE TABLE	
LINE	LENGTH
L1	N73535.3W 64.00'
L2	N60739.7W 64.00'
L3	N61040.1W 65.14'
L4	N7931.3W 68.08'
L5	N75730.0W 55.31'
L6	N75734.8W 55.31'
L7	N74149.1W 55.31'
L8	N72791.1W 55.31'
L9	N70343.3W 55.31'
L10	N69035.1W 55.31'
L11	N67709.1W 55.31'
L12	N65300.9W 55.31'
L13	N62542.2E 111.00'
L14	N60813.2W 52.01'
L15	N69357.2W 52.01'

LINE	DIRECTION	LENGTH
L16	N74°49'09"W	52.00'
L17	N72°42'57"W	52.00'
L18	N72°36'46"W	52.00'
L19	N72°30'34"W	52.00'
L20	N73°31'30"W	64.00'
L21	N80°12'16"W	64.00'
L22	N82°07'15"W	69.15'
L23	N75°50'32"W	74.35'
L24	N16°48'29"E	111.00'
L25	N72°36'36"W	52.00'
L26	N80°02'44"W	52.00'
L27	N80°33'22"W	56.13'
L28	N72°28'11"W	52.21'
L29	N76°01'01"W	52.21'
L30	N74°02'51"W	52.21'

LINE TABLE		
LINE	DIRECTION	LENGTH
L31	N71°58.54'W	56.13'
L32	N69°51.11'W	56.13'
L33	N21°12.41'E	111.00'
L34	N15°05.29'E	111.00'
L35	N16°44.10'E	130.85'
L36	N66°29.47'W	23.21'
L37	N66°29.47'W	63.59'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	628.00	9°47'33"	107.30
C2	688.00	7°59'25"	96.95
C3	970.00	6°17'29"	105.95
C4	658.00	14°40'14"	168.48
C5	1370.00	0°31'29"	12.54
C6	1400.00	51°33'47"	127.97
C7	1742.00	2°56'28"	89.42
C8	1682.00	3°31'05"	103.28



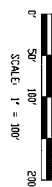
# TRACT 4246 RIVER ISLANDS - PHASE 2 WEST VILLAGE UNIT 3

A PORTION OF RANCHO EL PESQUERO, BEING A  
SUBDIVISION OF PARCELS 1 THROUGH 4 OF TRACT 4221 (44 MAP 132),  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

JANUARY 2025

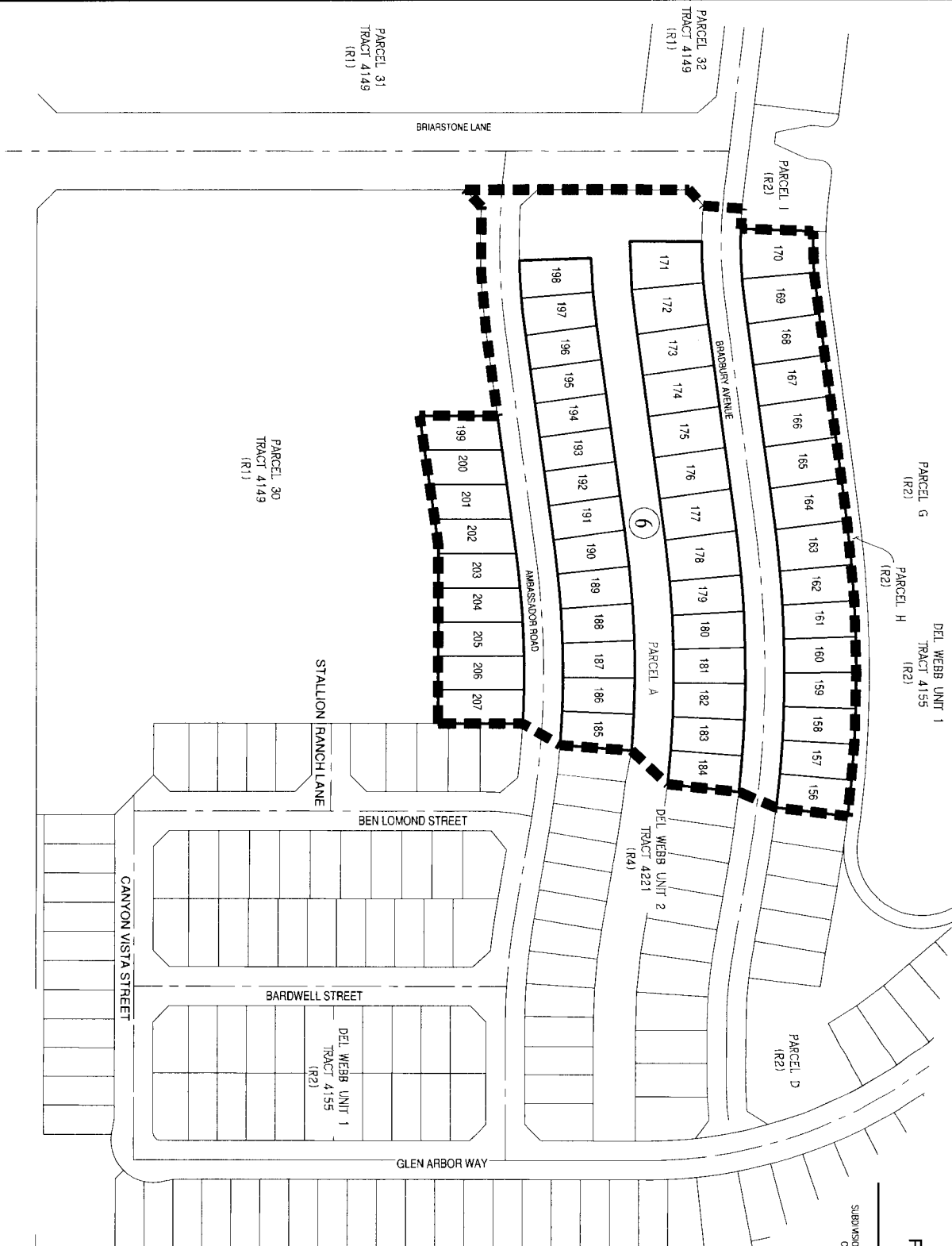


SHEET INDEX



## LEGEND

- BOUNDARY
- LOT LINE
- EXISTING LOT LINE
- SHEET NUMBER
- SHEET LIMIT LINE



LINE AND CURVE TABLES FOR SHEETS 6 ONLY

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	1340.00	273.30°	52.04'
C2	1340.00	273.25°	52.00'
C3	1340.00	273.31°	52.05'
C4	1340.00	273.50°	52.17'
C5	1340.00	273.09°	52.68'
C6	1400.00	176.44°	39.39'
C7	1400.00	270.00°	53.01'
C8	1400.00	270.00°	53.01'
C9	1400.00	270.00°	53.01'
C10	1400.00	270.43°	52.01'
C11	1400.00	270.43°	52.01'
C12	1682.00	153.49°	55.66'
C13	1682.00	153.49°	55.66'
C14	1682.00	153.49°	55.66'
C15	1682.00	153.49°	55.66'
C16	1682.00	153.49°	55.66'
C17	1682.00	153.49°	55.66'
C18	1682.00	220.03°	68.53'
C19	1682.00	022.29°	11.00'
C20	1742.00	035.20°	17.90'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C21	1742.00	206.18°	84.00'
C22	1742.00	142.37°	52.00'
C23	1742.00	142.37°	52.00'
C24	1742.00	142.37°	52.00'
C25	1742.00	142.37°	52.00'
C26	1742.00	142.37°	52.00'
C27	1742.00	142.37°	52.00'
C28	1742.00	142.37°	52.00'
C29	628.00	241.33°	29.51'
C30	628.00	705.50°	77.79'
C31	628.00	947.23°	107.30'
C32	668.00	579.54°	64.02'
C33	668.00	239.31°	31.82'
C34	668.00	759.25°	95.95'
C35	1370.00	031.29°	12.54'
C36	300.00	908.49°	47.88'
C37	970.00	328.08°	58.73'
C38	970.00	247.21°	47.22'
C39	970.00	675.23°	105.95'

RADIAL BEARINGS		
LINE #	DIRECTION	
(R1)	S17°45.55'W	
(R2)	S17°45.55'W	
(R3)	S15°32.31'W	
(R4)	S15°18.59'W	
(R5)	S11°05.09'W	

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N03°54.59'E	23.15'

NOTES

- SEE SHEET 2 FOR REFERENCES.
- SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.

MONUMENTATION NOTES

- FOUND MONUMENT PER (R2),(R3)&(R4)
- ✕ FOUND 1.00' WITNESS CORNER (W.C.), IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17' BRASS DISK STAMPED "PLS 7788" PER (R2),(R3)&(R4)
- ◎ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE WITH CAP STAMPED "PLS 7788"
- SET 3.00' WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE, 5/8" x 24" 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 100' 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"

LEGEND

- 200.00' (R1) MEASURED AND RECORD DATA PER REFERENCE SHOWN
- (R) DEPOINTS REFERENCE (R) - SEE REFERENCE LIST ON SHEET 2
- (W-W) MONUMENT TO MONUMENT
- (1) TOTAL
- (B) BOUNDARY
- DN DOCUMENT NUMBER
- PLUG PUBLIC UTILITY EASEMENT PER (R4)
- L1/D1 LINE, CURVE
- BOUNDARY
- LOT LINE OR RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- CENTERLINE

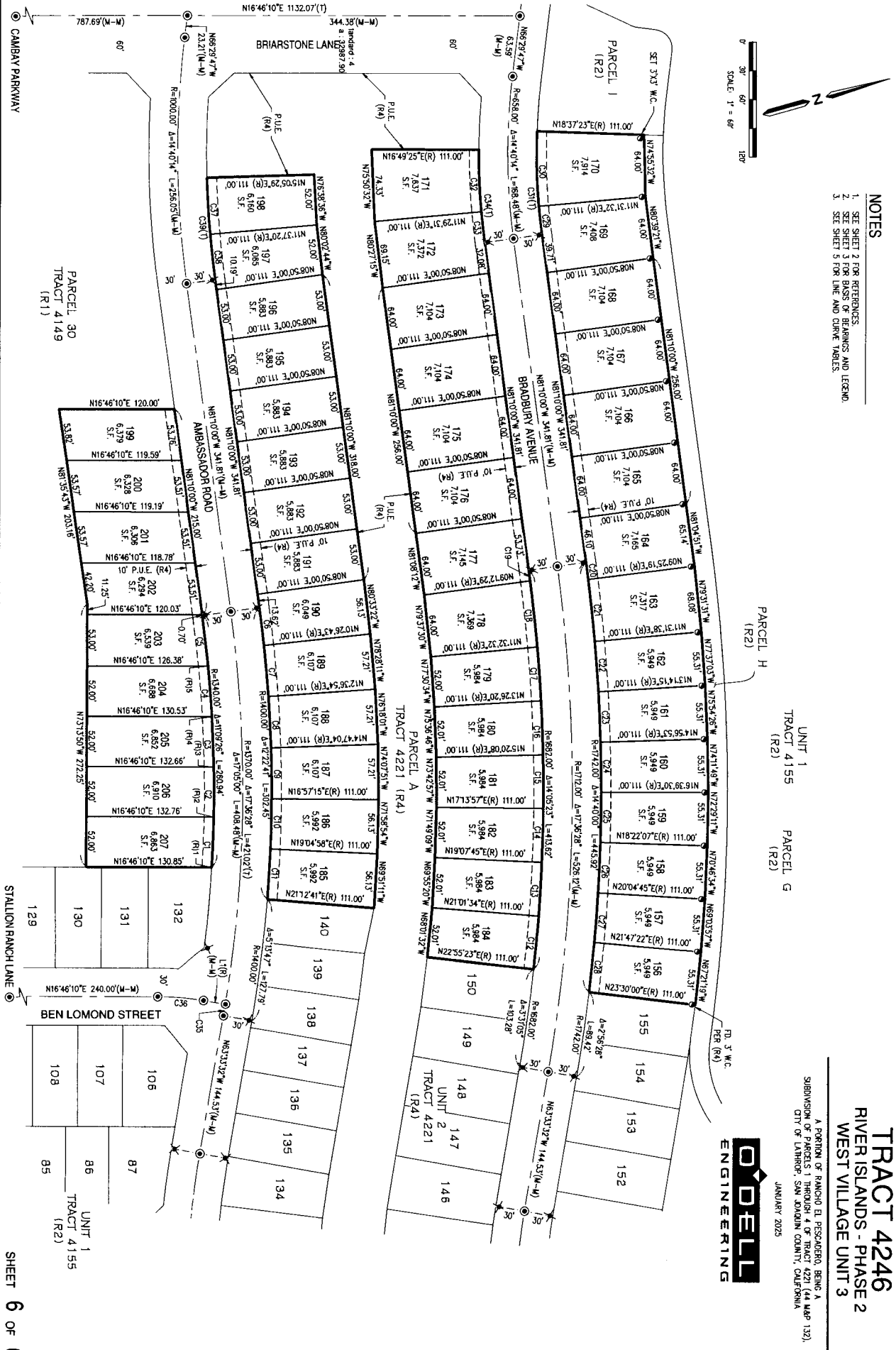
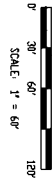
TRACT 4246  
RIVER ISLANDS - PHASE 2  
WEST VILLAGE UNIT 3



JANUARY 2025

A PORTION OF RANCHO EL PESCADERO, BEING A  
SUBDIVISION OF PARCELS 1 THROUGH 4 OF TRACT 4221 (44 MAP 132),  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

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

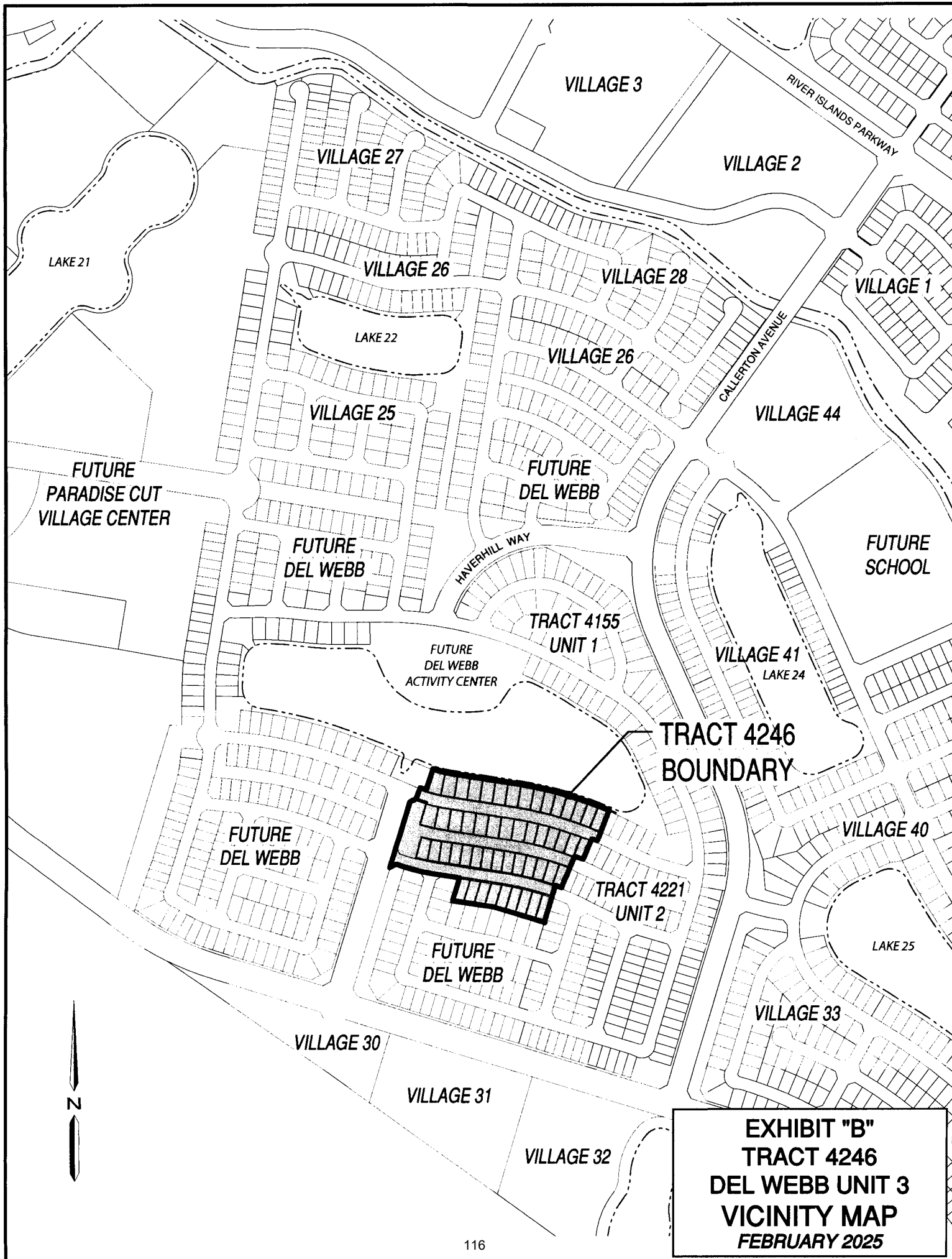


**ODELL**  
ENGINEERING

Subdivision Improvement Agreement (River Islands Development Area 1, LLC)  
Tract 4246 Unit 3

**EXHIBIT "B"**

**TRACT 4246 UNIT 3 AREA**



**EXHIBIT "B"**  
**TRACT 4246**  
**DEL WEBB UNIT 3**  
**VICINITY MAP**  
**FEBRUARY 2025**



## **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.



RIVEISL-01

LENGISH

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
1/23/2025

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> License # 0C36861 Los Angeles-Alliant Insurance Services, Inc. 333 S Hope St Ste 3700 Los Angeles, CA 90071	<b>CONTACT NAME:</b>	
	<b>PHONE (A/C, No, Ext):</b>	<b>FAX (A/C, No):</b>
<b>INSURED</b>  River Islands Development Area 1, LLC 73 W. Stewart Rd. Lathrop, CA 95330	<b>E-MAIL ADDRESS:</b>	
	<b>INSURER(S) AFFORDING COVERAGE</b>	
	<b>INSURER A : United Specialty Insurance Company</b>	
	<b>INSURER B :</b>	
	<b>INSURER C :</b>	
	<b>INSURER D :</b>	
<b>INSURER E :</b>		
<b>INSURER F :</b>		

## COVERAGES

## CERTIFICATE NUMBER:

## 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 type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X		ATN2418343P	3/19/2024	3/19/2027	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 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 OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> Y/N <input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/ MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	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)

Tract 4246 (DW Lots 156-207)

City of Lathrop, its officers, City Council, boards and commissions and members thereof, its employees and agents are included as Additional Insureds as respects to General Liability. General Liability shall be Primary and Non-Contributory with any other insurance in force for or which may be purchased by City of Lathrop, its officers, employees and agents. 30 days advanced written notice to Certificate Holder in the event of cancellation, except 10 days for non-payment of premium

## CERTIFICATE HOLDER

## CANCELLATION

City of Lathrop  
390 Towne Center 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

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

**ADDITIONAL INSURED – STATE OR GOVERNMENTAL  
AGENCY OR SUBDIVISION OR POLITICAL  
SUBDIVISION – PERMITS OR AUTHORIZATIONS**

This endorsement modifies insurance provided under the following:

**COMMERCIAL GENERAL LIABILITY COVERAGE PART**

**SCHEDULE**

**State Or Governmental Agency Or Subdivision Or Political Subdivision:**

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

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 any state or governmental agency or subdivision or political subdivision shown in the Schedule, subject to the following provisions:

1. This insurance applies only with respect to operations performed by you or on your behalf for which the state or governmental agency or subdivision or political subdivision has issued a permit or authorization.

However:

- a. The insurance afforded to such additional insured only applies to the extent permitted by law; and
- b. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

**2.** This insurance does not apply to:

- a. "Bodily injury", "property damage" or "personal and advertising injury" arising out of operations performed for the federal government, state or municipality; or
- b. "Bodily injury" or "property damage" included within the "products-completed operations hazard".

**B.** With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
  2. Available under the applicable Limits of Insurance shown in the Declarations;
- whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

**United Specialty Insurance Company**

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

**VEN 051 00 (02/20)**

**PRIMARY AND NON-CONTRIBUTING INSURANCE ENDORSEMENT**

This endorsement modifies the Conditions provided under the following:

**COMMERCIAL GENERAL LIABILITY COVERAGE PART**

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

**Primary and Non-Contributory Insurance**

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

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

and

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

- (i) apply on a primary and non-contributory basis;  
and
- (ii) would not seek contribution from any other insurance available to the additional insured.

or

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

<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: ATN2418343P

**UNITED SPECIALTY INSURANCE COMPANY**

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

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

**THIRD PARTY CANCELLATION NOTICE ENDORSEMENT**

This endorsement modifies the Conditions provided under the following:

**COMMERCIAL GENERAL LIABILITY COVERAGE PART**

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

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

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

**SCHEDULE**

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

**Number of Days Notice**

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

**30**

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

Subdivision Improvement Agreement (River Islands Development Area 1, LLC)  
Tract 4246 Unit 3

**EXHIBIT "D"**  
**WEST VILLAGE UNIT 3**  
**FULL IMPROVEMENTS COST ESTIMATE**

**Westwood**

DRAFT ENGINEER'S OPINION OF PROBABLE COST  
**PHASE 2 WEST VILLAGE**  
**TRACT 4246 (52 LOTS)**  
**RIVER ISLANDS**  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

January 31, 2025  
Job No.: 25504-86

Item	Description	Quantity	Unit	Unit Price	Amount
<b><u>ROADWAY</u></b>					
1	Fine Grading	110,900	SF	\$ 0.45	\$ 49,905.00
2	4.5" AC Paving	54,700	SF	\$ 2.25	\$ 123,075.00
3	8" Aggregate Base	54,700	SF	\$ 1.20	\$ 65,640.00
4	Vertical Curb and Gutter <i>(with AB cushion)</i>	560	LF	\$ 15.00	\$ 8,400.00
5	Rolled Curb and Gutter <i>(with AB cushion)</i>	3,000	LF	\$ 15.00	\$ 45,000.00
6	Concrete Sidewalk	18,000	SF	\$ 5.00	\$ 90,000.00
7	Driveway Approach	53	EA	\$ 600.00	\$ 31,800.00
8	Handicap Ramps	2	EA	\$ 2,500.00	\$ 5,000.00
9	Survey Monuments	5	EA	\$ 300.00	\$ 1,500.00
10	Traffic Signing & Striping	1,790	LF	\$ 5.00	\$ 8,950.00
11	Dewatering <i>(budget)</i>	1,790	LF	\$ 100.00	\$ 179,000.00
Subtotal Roadway					\$ 608,270.00
<b><u>STORM DRAIN</u></b>					
12	15" Storm Drain Pipe <i>(polypropylene)</i>	1,130	LF	\$ 18.00	\$ 20,340.00
13	18" Storm Drain Pipe <i>(polypropylene)</i>	830	LF	\$ 20.00	\$ 16,600.00
14	30" Storm Drain Pipe <i>(polypropylene)</i>	250	LF	\$ 45.00	\$ 11,250.00
15	48" Storm Drain Pipe <i>(RCP)</i>	70	LF	\$ 125.00	\$ 8,750.00
16	Catch Basins <i>(type I inlet over type I manhole base)</i>	10	EA	\$ 2,800.00	\$ 28,000.00
17	Catch Basins <i>(type I inlet over type II manhole base)</i>	1	EA	\$ 5,000.00	\$ 5,000.00
18	Catch Basins <i>(type I inlet over type III manhole base)</i>	1	EA	\$ 7,500.00	\$ 7,500.00
19	Catch Basins <i>(type C inlet)</i>	6	\$	\$ 2,400.00	\$ 14,400.00
20	Manholes <i>(type II)</i>	1	EA	\$ 5,000.00	\$ 5,000.00
Subtotal Storm Drain					\$ 116,840.00
<b><u>SANITARY SEWER</u></b>					
21	8" Sanitary Sewer Pipe	1,580	LF	\$ 28.00	\$ 44,240.00
22	Manholes	6	EA	\$ 4,000.00	\$ 24,000.00
23	Sewer Service	52	EA	\$ 600.00	\$ 31,200.00
Subtotal Sanitary Sewer					\$ 99,440.00
<b><u>WATER SUPPLY</u></b>					
24	8" Water Line <i>(including all appurtenances)</i>	1,840	LF	\$ 32.00	\$ 58,880.00
25	GV	3	EA	\$ 1,550.00	\$ 4,650.00
26	Water Service	52	EA	\$ 2,000.00	\$ 104,000.00
27	Fire Hydrants	5	EA	\$ 4,000.00	\$ 20,000.00
Subtotal Water Supply					\$ 187,530.00

# Westwood

6200 Stoneridge Mall Rd. Suite 300  
Pleasanton, CA 94588

main (925) 223-8340

Item	Description	Quantity	Unit	Unit Price	Amount
<b><u>LAKE FILL WATER</u></b>					
28	24" Lake Fill Water Line <i>(including all appurtenances)</i>	500	LF	\$ 85.00	\$ 42,500.00
	Subtotal Lake Fill Water				\$ 42,500.00
<b><u>DRY UTILITIES/JOINT TRENCH</u></b>					
29	Dry Utilities <i>(including all appurtenances)</i>	52	EA	\$ 17,300.00	\$ 899,600.00
	Subtotal Dry Utilities/JT				\$ 899,600.00
<b>TOTAL CONSTRUCTION COST (nearest \$1,000)</b>					<b>\$ 1,954,180.00</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)**

March 17, 2025

**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 4246; Escrow No. 1214023661**

Dear Lori:

This letter constitutes the joint escrow instructions ("**Escrow Instructions**") of River Islands Development Area 3, LLC, a Delaware limited liability company ("**RIDA3**") 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 RIDA3 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, 2025, at the time designated in writing by RIDA3, subject to satisfaction of the conditions set forth below (each a "**Closing**"). If the Final Map has not been recorded by December 31, 2025, ORTC will return the Final Map to the City.

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

In connection with the Transaction, you have in your possession or will receive the following documents from City and RIDA3 for recordation in the Official Records of San Joaquin County, California ("**Official Records**").

B.1. One original Final Map for Tract 4246, executed and acknowledged by the City (provided to title by City).

The document listed in Items B.1 above is referred to as the "**Recordation Document**." The Recordation Document shall be recorded in the order referred to above. The date on which the Recordation Document is recorded in the Official Records is the Recordation Date.

**C. Funds and Settlement Statement**

You also have received, or will receive from RIDA3, prior to the recordation of the Recordation Document, in immediately available funds, the following amounts, in accordance with the settlement statement prepared by you and approved in writing by both RIDA3 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 RIDA3.

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

- 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 **\$29,176.79**, 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 **7.731** 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@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)), 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 Document 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 Document, 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 Document 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 Document to be recorded;

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

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

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

E.4. Refund any funds delivered to you by RIDA3 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 3, 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)), Stephanie Rosillo-Silva ([srosillo@ci.lathrop.ca.us](mailto:srosillo@ci.lathrop.ca.us)), Monica Garcia ([mgarcia@ci.lathrop.ca.us](mailto:mgarcia@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 Development Area 3, 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 Document, showing all recording information of the Recordation Document; 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.

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

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 3, LLC

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

**ESCROW INSTRUCTIONS**

**ACKNOWLEDGEMENT AND AGREEMENT:**

Receipt of the foregoing Escrow Instructions from RIDA3 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 RIDA3 and the City that the undersigned is authorized to execute this Acknowledgement and Agreement, for itself, and on behalf of ORTC.

Old Republic Title Company

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

TRACT 4246  
RIVER ISLANDS - PHASE 2  
WEST VILLAGE UNIT 3

A PORTION OF RANCHO EL PESCADERO, BEING A  
SUBDIVISION OF PARCELS 1 THROUGH 4 OF TRACT 4221 (44 MAP 132),  
CITY OF LANHOP, SAN JOAQUIN COUNTY, CALIFORNIA  
JANUARY 2025



OWNERS STATEMENT

THE UNDERSIGNED, DOES HEREBY STATE THAT THEY ARE THE OWNERS OR HAVE SOME RECORD TITLE INTEREST IN THE LAND DESCRIBED AND EMBODIED WITHIN THE EXTERIOR BOUNDARY LINE OF THE HEREIN EMBODIED FINAL MAP ENTITLED, "TRACT 4246, RIVER ISLANDS - PHASE 2, WEST VILLAGE UNIT 3, CITY OF LANHOP, CALIFORNIA, CONSISTING OF SIX (6) SHEETS, 4460, WHEREBY CONSENT TO PREPARE AND FILED OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

TO ENSURE MINORAL 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 LANHOP.

OWNER INTENDS TO SUBMIT THE LAND SUBJECT TO THIS MAP WITH ANY AND ALL RIPARIAN RIGHTS OR OTHER WATER INTERESTS TO WHICH THE SUBJECT LAND IS ENTITLED THEREIN APPURTINANT OR RELATING TO THE LANDS, WHETHER SUCH WATER RIGHTS SHALL BE RIPARIAN, OVERLAPPING, LITTORAL, PRECIPITATING, PRESORTING, ADJACENT, STATUTORY OR CONTRACTUAL. OWNER DOES NOT INTEND BY THE RECORDATION OF THIS MAP TO SEVER THE RIPARIAN RIGHTS OF THE SUBJECT LANDS WITHIN THE BOUNDARIES OF THIS MAP OR THE SURROUNDING PROPERTIES.

OWNER, RIVER ISLANDS DEVELOPMENT AREA 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: SIGMAN DELL'ORSO DATE: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: PRESIDENT

TRUSTEES STATEMENT

ADO REPUBLIC TITLE COMPANY, A CALIFORNIA CORPORATION AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED SEPTEMBER 18, 2024, AS DOCUMENT NUMBER 2024-079836, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.  
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 \_\_\_\_\_, 2025, BEFORE ME, \_\_\_\_\_

A NOTARY PUBLIC, PERSONALLY APPEARED, \_\_\_\_\_ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/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: \_\_\_\_\_  
NAME (PRINT): \_\_\_\_\_  
PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_  
MY COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

CITY CLERKS STATEMENT

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LANHOP, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED, "TRACT 4246, RIVER ISLANDS - PHASE 2, WEST VILLAGE UNIT 3, CITY OF LANHOP, CALIFORNIA, CONSISTING OF SIX (6) SHEETS, 4460, WHEREBY CONSENT TO PREPARE AND FILED OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA, WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY THE CHARTER OF THE CITY OF LANHOP, AND THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. \_\_\_\_\_, DATED OF \_\_\_\_\_, 2025, AND THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. \_\_\_\_\_, DUTY PASSED AND ADOPTED AT SAID MEETING, APPROX. SAID MAP, AND AUTHORIZED ITS RECOGNITION, AND ACCEPTED ON BEHALF OF THE CITY OF LANHOP, FOR PUBLIC USE, THE DEDICATION OF THE GROUND WATER RIGHTS.

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 LANHOP AND FILED IN MY OFFICE.

TERESA VARGAS  
CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LANHOP, 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 \_\_\_\_\_, 2025, BEFORE ME, \_\_\_\_\_

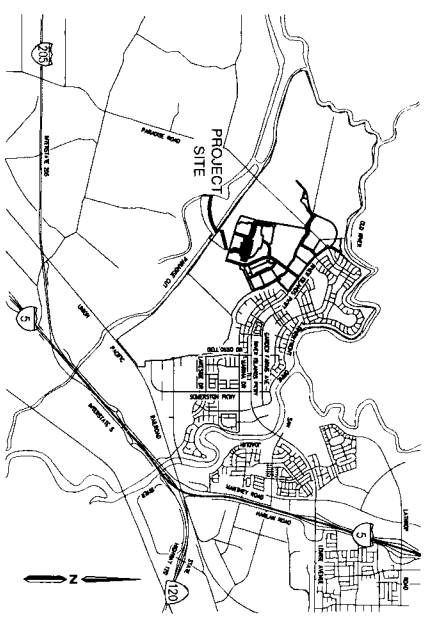
A NOTARY PUBLIC, PERSONALLY APPEARED, \_\_\_\_\_ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/their 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: \_\_\_\_\_  
NAME (PRINT): \_\_\_\_\_  
PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_  
MY COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

EXEMPT FROM FEE PER GOVERNMENT CODE 27288.1; DOCUMENT NOT 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. 21-4998.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

RICARDO GARCIA, COMMUNITY DEVELOPMENT DIRECTOR  
CITY OF LANHOP

CITY ENGINEERS STATEMENT

BRAID R. TAYLOR, HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF LANHOP, CALIFORNIA, AND THAT I HAVE REVIEWED THIS FINAL MAP OF "TRACT 4246, RIVER ISLANDS - PHASE 2, WEST VILLAGE UNIT 3, CITY OF LANHOP, CALIFORNIA, CONSISTING OF SIX (6) SHEETS, 4460, WHEREBY CONSENT TO PREPARE AND FILED OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA, AS IT APPEARED ON THE VESTING TENTATIVE MAP NO. 6716, AND ANY APPROVED ALTERNATES 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 LANHOP, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF VESTING TENTATIVE MAP.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BRAID R. TAYLOR, R.C.E. 92823  
CITY ENGINEER OF THE CITY OF LANHOP, CALIFORNIA



RECORDERS STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_\_, \_\_\_\_\_, AT THE REQUEST OF ADO REPUBLIC TITLE COMPANY.  
FEE: \$ \_\_\_\_\_

BY: \_\_\_\_\_  
ASSISTANT/DEPUTY RECORDER  
STATE REGISTRAR  
ASSessor-RECORDER-COUNTY CLERK  
SAN JOAQUIN COUNTY, CALIFORNIA

CITY SURVEYORS STATEMENT

I, DARRYL A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF TRACT 4246, RIVER ISLANDS - PHASE 2, WEST VILLAGE UNIT 3, CITY OF LATHROP, CALIFORNIA, THAT THE SUBDIVISION SHOWN HEREON COMPLIES WITH ALL THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

DARRYL A. ALEXANDER, P.L.S. 5071  
ALTHRO 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 AUGUST 28, 2024, I HEREBY STATE ALL THE WORKMANSHIP OF THE CHARACTER AND LOCATE THE POSITIONS INDICATED ON THIS MAP. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

DUTAN CHANVORO, P.L.S. NO. 7788



TRACT 4246  
RIVER ISLANDS - PHASE 2  
WEST VILLAGE UNIT 3

A PORTION OF PARCELS 1 THROUGH 4 OF TRACT 4221 (44 MAP 132),  
SUBDIVISION OF PARCELS 1 THROUGH 4 OF TRACT 4221 (44 MAP 132),  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

JANUARY 2025



REFERENCES

- (#1) TRACT 4149, RIVER ISLANDS - PHASE 2, WEST VILLAGE UNIT 1 FINAL MAP, FILED DECEMBER 5, 2022, IN BOOK 44 OF MAPS AND PLATS, PAGE 52, S.L.C.R. (44 MAP 52)
- (#2) TRACT 4155, RIVER ISLANDS - PHASE 2, WEST VILLAGE UNIT 1 FINAL MAP, FILED MARCH 29, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 87, S.L.C.R. (44 MAP 87)
- (#3) PLATS MAP 23-02-04, RIVER ISLANDS - PHASE 2, FILED DECEMBER 5, 2023, IN BOOK 27 OF MAPS AND PLATS, PAGE 81, S.L.C.R. (27 MAP 81)
- (#4) TRACT 4221, RIVER ISLANDS - PHASE 2, WEST VILLAGE UNIT 2 FINAL MAP, FILED DECEMBER 30, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 132, S.L.C.R. (44 MAP 132)

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66048 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 LING BELOW A DEPTH OF 500 FEET, PER DOCUMENT NUMBER 2007-01046177, S.L.C.R.

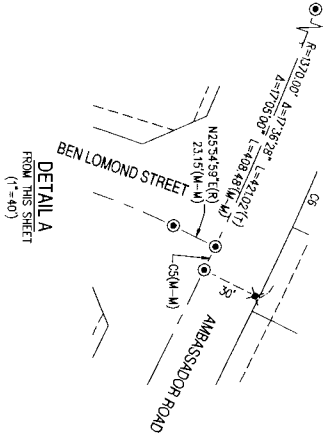
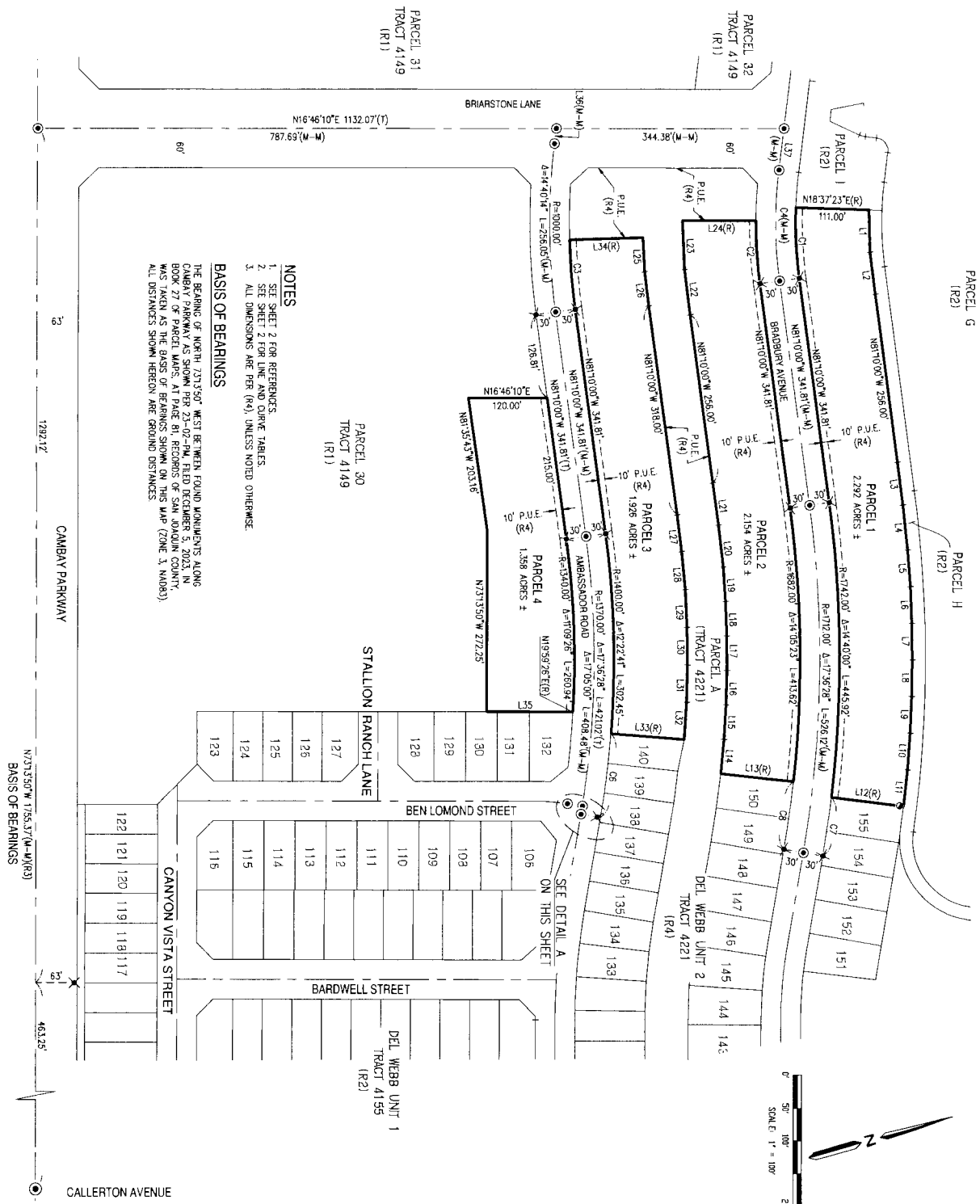
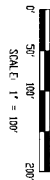
LINE AND CURVE TABLES FOR SHEET 3 ONLY

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	N74°55'32"W	64.00'	L16	N74°49'09"W	52.01'	L31	N71°58'54"W	56.13'
L2	N80°39'21"W	64.00'	L17	N73°42'57"W	52.01'	L32	N69°51'11"W	56.13'
L3	N81°10'51"W	65.14'	L18	N75°36'46"W	52.01'	L33	N21°12'41"E	111.00'
L4	N79°31'31"W	68.08'	L19	N77°30'34"W	52.00'	L34	N15°05'29"E	111.00'
L5	N77°37'03"W	55.31'	L20	N79°37'30"W	64.00'	L35	N16°46'10"E	130.85'
L6	N75°54'28"W	55.31'	L21	N81°08'12"W	64.00'	L36	N66°29'47"W	23.21'
L7	N74°11'48"W	55.31'	L22	N80°27'15"W	69.15'	L37	N66°29'47"W	63.59'
L8	N72°29'11"W	55.31'	L23	N75°50'32"W	74.33'	CURVE TABLE		
L9	N70°46'34"W	55.31'	L24	N16°49'25"E	111.00'			
L10	N69°03'57"W	55.31'	L25	N76°38'36"W	52.00'			
L11	N67°21'19"W	55.31'	L26	N80°02'44"W	52.00'			
L12	N23°30'00"E	111.00'	L27	N80°33'22"W	56.13'			
L13	N22°55'33"E	111.00'	L28	N78°28'11"W	57.21'	C1	628.00'	94°47'23"
L14	N68°01'37"W	52.01'	L29	N76°18'01"W	57.21'	C2	688.00'	75°8'25"
L15	N69°55'20"W	52.01'	L30	N74°07'51"W	57.21'	C3	970.00'	67°5'28"
TRACT 4246 AREA SUMMARY			TRACT 4246 AREA SUMMARY			C4	658.00'	144°01'4"
						C5	1310.00'	03°1'29"
						C6	1400.00'	57°3'47"
						C7	1742.00'	25°8'28"
						C8	1682.00'	33°1'05"
TOTAL			TOTAL			TOTAL		
7,731 AC±			7,731 AC±			103.28'		
7,731 AC±			7,731 AC±			103.28'		

4. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 121402861-16, (REVISED 2) DATED JANUARY 2, 2025, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

# TRACT 4246 RIVER ISLANDS - PHASE 2 WEST VILLAGE UNIT 3

A PORTION OF RANCHO EL PESQUERO, BEING A  
SUBDIVISION OF PARCELS 1 THROUGH 4 OF TRACT 4221 (44 MAP 132),  
CITY OF LAHORE, SAN JOAQUIN COUNTY, CALIFORNIA  
JANUARY 2025



## MONUMENTATION NOTES

- FOUND MONUMENT PER (R1)(R3)(R4)
- ✕ FOUND 1.00\"/>

## LEGEND

- 200.00' (R1) MEASURED AND RECORD DATA PER REFERENCE SHOWN
- (R1) DENOTES REFERENCE (R1)-SEE REFERENCE LIST ON SHEET 2
- (M-W) MONUMENT TO MONUMENT
- (M-B) MONUMENT TO BOUNDARY
- (B) BOUNDARY
- (R) RADIAL BEARING
- (T) TOTAL
- P.U.E. PUBLIC UTILITY EASEMENT PER (R4)
- W.C. WITNESS CORNER
- W.E. WALL EASEMENT
- L/C/L LOT LINE OR RIGHT-OF-WAY LINE
- BOUNDARY
- EASEMENT LINE
- CENTRELINE



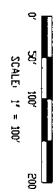
# TRACT 4246 RIVER ISLANDS - PHASE 2 WEST VILLAGE UNIT 3

A PORTION OF RANCHO EL PESQUERO, BEING A  
SUBDIVISION OF PARCELS 1 THROUGH 4, OF TRACT 4221 (44 MAP 132),  
CITY OF LANHORN, SAN JOAQUIN COUNTY, CALIFORNIA

JANUARY 2025



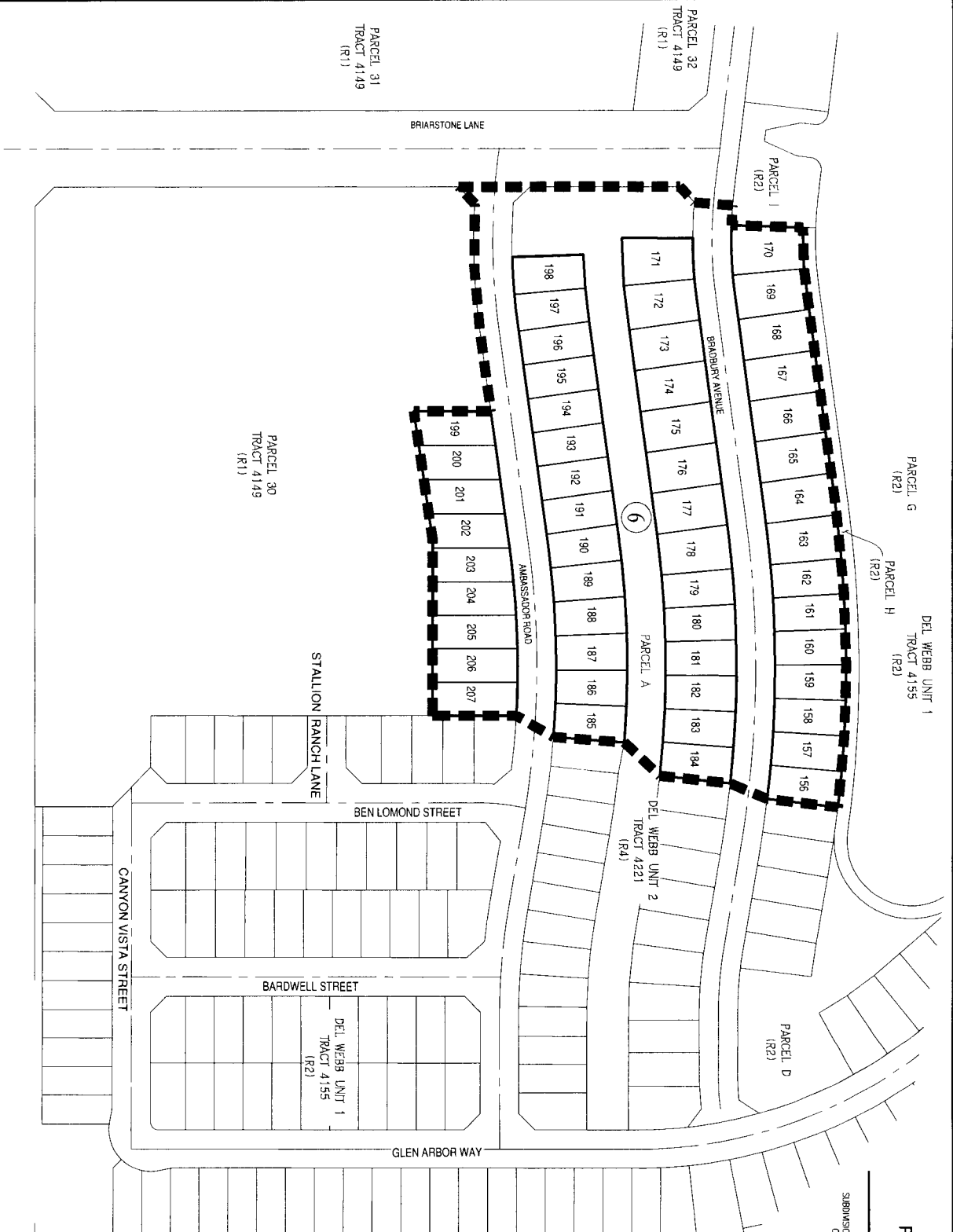
SHEET INDEX



## LEGEND

- BOUNDARY
- LOT LINE
- EXISTING LOT LINE
- SHEET NUMBER
- SHEET LIMIT LINE

5



LINE AND CURVE TABLES FOR SHEETS 6 ONLY

TRACT 4246  
RIVER ISLANDS - PHASE 2  
WEST VILLAGE UNIT 3

A PORTION OF PARCELS 1 THROUGH 4 OF TRACT 4221 (44 MAP 132),  
SUBDIVISION OF PARCELS 1 THROUGH 4 OF TRACT 4221 (44 MAP 132),  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

JANUARY 2025



MONUMENTATION NOTES

- FOUND MONUMENT PER (R2),(R3)&(R4)
- ✕ FOUND 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788" PER (R2),(R3)&(R4)
- ◎ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
  - SET 3/4" IRON PIPE WITH CAP STAMPED "PLS 7788"
- SET 3.00" WITNESS CORNER (W.C.) UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE, 5/8" x 24" 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"

LEGEND

- 200.00' (R) MEASURED AND RECORD DATA PER REFERENCE SHOWN
- (R) DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 2
- (M-W) MONUMENT TO MONUMENT
- (T) TOTAL
- (B) BOUNDARY
- DN DOCUMENT NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT PER (R4)
- LI/CI LINE, CURVE
- BOUNDARY
- LOT LINE OR RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- CENTERLINE

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH
C1	1340.00	273.30"	52.04'
C2	1340.00	273.28"	52.00'
C3	1340.00	273.31"	52.05'
C4	1340.00	273.50"	52.17'
C5	1340.00	273.09"	52.68'
C6	1400.00	176.44"	39.39'
C7	1400.00	270.70"	53.01'
C8	1400.00	270.70"	53.01'
C9	1400.00	270.70"	53.01'
C10	1400.00	207.43"	52.01'
C11	1400.00	207.43"	52.01'
C12	1682.00	153.49"	55.68'
C13	1682.00	153.49"	55.68'
C14	1682.00	153.49"	55.68'
C15	1682.00	153.49"	55.68'
C16	1682.00	153.49"	55.68'
C17	1682.00	153.48"	55.68'
C18	1682.00	220.03"	68.53'
C19	1682.00	072.29"	11.00'
C20	1742.00	075.20"	17.90'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH
C21	1742.00	296.16"	64.00'
C22	1742.00	142.37"	52.00'
C23	1742.00	142.37"	52.00'
C24	1742.00	142.37"	52.00'
C25	1742.00	142.37"	52.00'
C26	1742.00	142.37"	52.00'
C27	1742.00	142.37"	52.00'
C28	1742.00	142.37"	52.00'
C29	628.00	241.33"	29.51'
C30	628.00	795.90"	77.79'
C31	628.00	947.23"	107.30'
C32	688.00	579.54"	64.02'
C33	688.00	239.31"	31.92'
C34	688.00	759.25"	95.85'
C35	1370.00	031.29"	12.54'
C36	306.00	908.49"	47.89'
C37	970.00	328.08"	58.73'
C38	970.00	247.21"	47.22'
C39	970.00	675.29"	105.95'

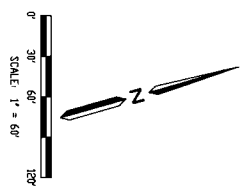
RADIAL BEARINGS

LINE #	DIRECTION
(R1)	S19°59'28"W
(R2)	S17°45'55"W
(R3)	S16°32'31"W
(R4)	S19°18'59"W
(R5)	S11°05'09"W

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N25°54'59"E	21.15'

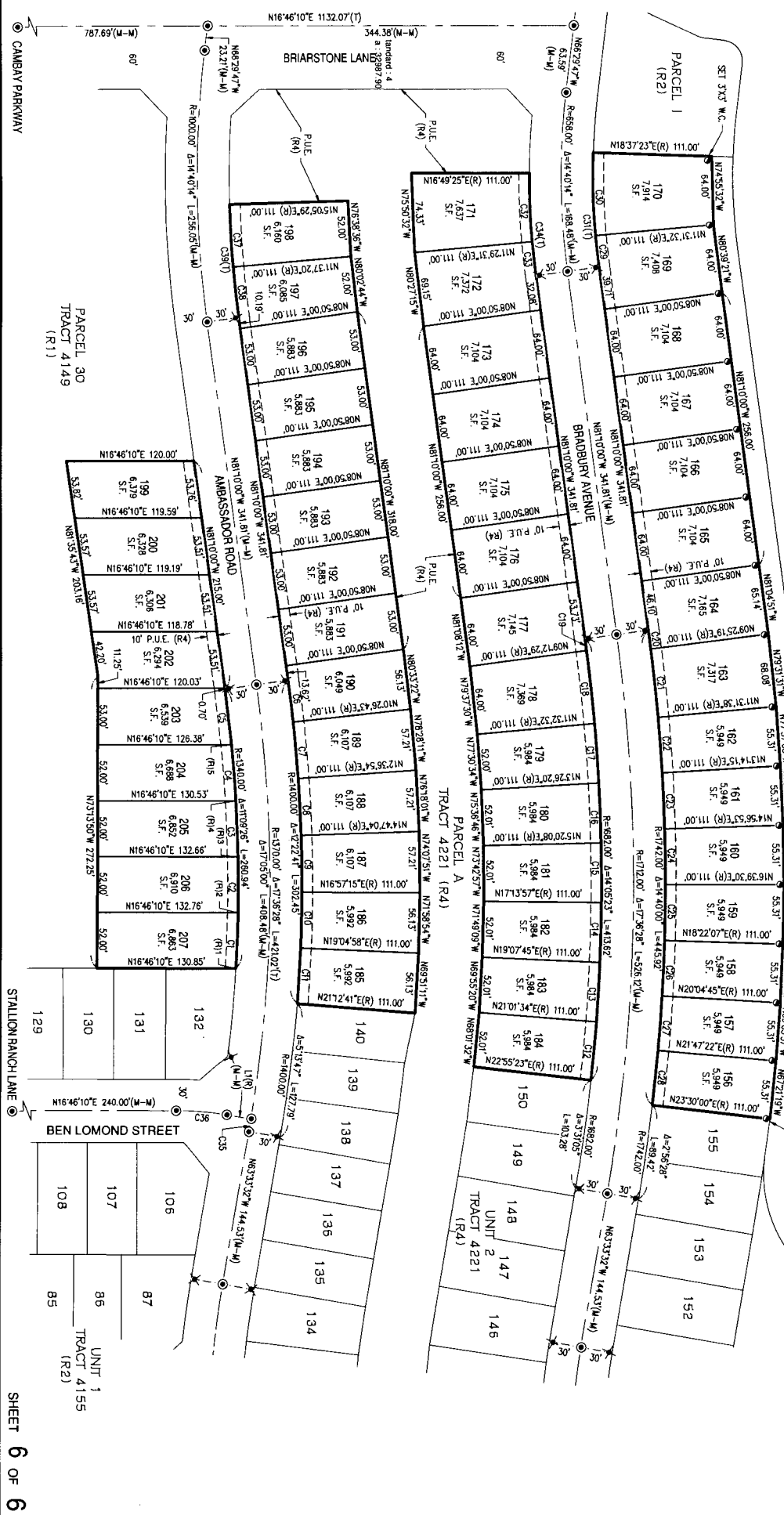
- NOTES**
1. SEE SHEET 2 FOR REFERENCES.
  2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
  3. SEE SHEET 5 FOR LINE AND CURVE TABLES.



**ODELL**  
ENGINEERING

**TRACT 4246**  
**RIVER ISLANDS - PHASE 2**  
**WEST VILLAGE UNIT 3**

A PORTION OF RANCHO EL PESADERO, BEING A  
SUBDIVISION OF PARCELS 1 THROUGH 4 OF TRACT 4221 (44 MAP 132),  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA  
JANUARY 2005



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## ITEM 3.4

### **CITY MANAGER'S REPORT MARCH 17, 2025, CITY COUNCIL SPECIAL MEETING**

**ITEM: APPROVE FINAL MAP AND SUBDIVISION  
IMPROVEMENT AGREEMENT FOR 21 LOTS IN TRACT  
4263 VILLAGE 21 UNIT 2 WITHIN WOODLANDS EAST  
DISTRICT OF RIVER ISLANDS**

**RECOMMENDATION: Adopt Resolution to Approve Final Map for Tract  
4263 Village 21 Unit 2 within the Woodlands East  
District, Totaling 21 Single Family Lots and a  
Subdivision Improvement Agreement with River  
Islands Development Area 3, LLC**

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#### **SUMMARY:**

The proposed Final Map for Tract 4263 Village 21 Unit 2 (Tract 4263), included as Attachment "E", is within the Woodlands East District of Phase 2 for the River Islands Project. Tract 4263 will be the second and final tract map within the Village 21 area. River Islands Development Area 3, LLC (River Islands) is proposing twenty-one (21) residential lots. A Vicinity Map is included as Attachment "B".

Staff recommends City Council approve the proposed Final Map for Tract 4263, to be recorded pursuant to the terms of the Escrow Instructions, included as Attachment "D", and a Subdivision Improvement Agreement (SIA), included as Attachment "C", with River Islands Development Area 3, 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 March 25, 2024, City Council approved Tract 4205 Woodlands East Large Lot Final Map (LLFM) to create 23 undevelopable parcels. On March 29, 2023, the City of Lathrop Planning Commission approved a Neighborhood Design Plan (NDP) and Architectural Guidelines and Design Standards (AG/DS) for the Woodlands East District. On June 3, 2024, City Council approved Final Map (FM) Tract 4219, City of Lathrop Community Facilities District (CFD) 2023-1 Annexation, and a SIA with Califia, LLC. On August 12, 2024, City Council approved FM Tract 4226, CFD 2023-1 Annexation, and a SIA with River Islands. The land for the proposed Final Map for Tract 4263 is within the geographic boundaries of VTM 6716, LLFM 4205, FM 4219, FM 4226, and the Woodlands East 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.

**MARCH 17, 2025, CITY COUNCIL SPECIAL MEETING****APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 21 LOTS IN TRACT 4263 VILLAGE 21 UNIT 2 WITHIN WOODLANDS EAST DISTRICT OF RIVER ISLANDS**

Construction of the public improvements associated with Tract 4263 are substantially complete. Performance and labor & materials securities have been provided with the SIA for Tract 4219 that guarantees the unfinished improvements for Village 21 as detailed in Table 1.

**Table 1 – Bond Values**

Unfinished Improvement Total:	\$961,900
Performance Security (110% of Unfinished Improvements) Bond No. 0844451	\$1,058,090
Labor & Materials Security (50% of Performance Security) Bond No. 0844451	\$529,045

The conditions, terms and requirements associated with Off-Site Improvements as well as the use of temporary wastewater pump and haul are documented in the Tract 4226 SIA approved by City Council on August 12, 2024, and are applicable to this Tract 4263.

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

Village 21 was annexed into the City of Lathrop CFD No. 2023-1 for maintenance purposes in 2024 as well as CFDs administered by Island Reclamation District (RD) 2062 and River Islands Public Financing Authority (RIPFA).

As a precondition to record the Final Map, River Islands must satisfy the Escrow Instructions 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	Provided with 4219
4. Labor and Materials Security – Uncompleted Landscaping and Miscellaneous Improvements	Provided with 4219
5. Street Improvement, Landscape, Light & Joint Trench	Completed
6. Geotechnical Report	Completed

## MARCH 17, 2025, CITY COUNCIL SPECIAL MEETING

## APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 21 LOTS IN TRACT 4263 VILLAGE 21 UNIT 2 WITHIN WOODLANDS EAST DISTRICT OF RIVER ISLANDS

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	Provided with 4219
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. Village 21 – City of Lathrop Community Facilities District No. 2023-1 Annexation	Annexed in 2024
<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 to Approve Final Map for Tract 4263 Village 21 Unit 2 within the Woodlands East District, Totaling 21 Single Family Lots and a Subdivision Improvement Agreement with River Islands Development Area 3, LLC
- B. Vicinity Map – Village 21
- C. Subdivision Improvement Agreement between the City of Lathrop and River Islands Development Area 3, LLC, a Delaware limited liability company, for Tract 4263 Village 21 Unit 2
- D. Escrow Instructions for Final Map Tract 4263 Village 21 Unit 2
- E. Final Map – Tract 4263 Village 21 Unit 2

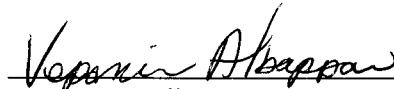
**CITY MANAGER'S REPORT**

**PAGE 4**

**MARCH 17, 2025, CITY COUNCIL SPECIAL MEETING**

**APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR  
21 LOTS IN TRACT 4263 VILLAGE 21 UNIT 2 WITHIN WOODLANDS EAST  
DISTRICT OF RIVER ISLANDS**


**APPROVALS**

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

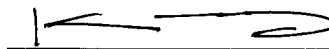
03/04/2025  
Date

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


3/4/2025  
Date

  
\_\_\_\_\_  
Thomas Hedegard  
Deputy City Manager


3/5/2025  
Date

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

3.4.2025  
Date

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

3.4.2025  
Date

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

3.11.25  
Date



**RESOLUTION NO. 25-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO APPROVE FINAL MAP FOR TRACT 4263 VILLAGE 21 UNIT 2 WITHIN THE WOODLANDS EAST DISTRICT, TOTALING 21 SINGLE FAMILY LOTS AND A SUBDIVISION IMPROVEMENT AGREEMENT WITH RIVER ISLANDS DEVELOPMENT AREA 3, 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 March 25, 2024, City Council approved a Large Lot Final Map (LLFM) Tract 4205 to create 23 undevelopable parcels; and

**WHEREAS**, on March 29, 2023, Planning Commission approved the Woodlands East Neighborhood Development Plan and Architectural Design Guidelines and Development Standards; and

**WHEREAS**, on June 3, 2024, City Council approved Final Map (FM) Tract 4219, City of Lathrop Community Facilities District (CFD) 2023-1 Annexation, and a Subdivision Improvement Agreement (SIA) with Califia, LLC (River Islands); and

**WHEREAS**, on August 12, 2024, City Council approved FM Tract 4226, CFD 2023-1 Annexation, and a SIA with River Islands Development Area 3, LLC; and

**WHEREAS**, the land for the proposed Final Map for Tract 4263 Village 21 Unit 2 (Tract 4263) is within the geographic boundaries of VTM 6716, LLFM Tract 4205, FM Tract 4219, and the Woodlands East Neighborhood; and

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

**WHEREAS**, River Islands provided performance and labor & material securities with the SIA for Tract 4219 that guarantees the unfinished improvements for Tract 4263 in the amount as follows:

Unfinished Improvement Total:	\$961,900
Performance Security (110% of Unfinished Improvements) Bond No. 0844451	\$1,058,090
Labor & Materials Security (50% of Performance Security) Bond No. 0844451	\$529,045

; and

**WHEREAS**, the conditions, terms and requirements associated with Off-Site Improvements as well as the use of temporary wastewater pump and haul are documented in the Tract 4226 SIA approved by City Council on August 12, 2024, and are applicable to this Tract 4263; 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**, Village 21 was annexed into the CFD 2023-1 for maintenance purposes with the approval of FM Tract 4219 in 2024; and

**WHEREAS**, River Islands Development Area 3, LLC must satisfy the Escrow Instructions, included as Attachment "D" to the City Manager's Report, by depositing necessary sums to guarantee the payment of all fees and providing required documents.

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

1. The Final Map for Tract 4263 and is hereby approved as submitted and recordation with the San Joaquin County Assessor/Recorder/County Clerk Office is authorized in substantially the form attached to the March 17, 2025 staff report once the terms and conditions of the Escrow Instructions, included as Attachment "D" to the City Manager's Report, are met.
2. The City Manager, or their designee, is authorized to execute a Subdivision Improvement Agreement with River Islands Development Area 3, LLC in substantially the form as attached to the March 17, 2025 staff report.

**PASSED AND ADOPTED** by the City Council of the City of Lathrop this 17<sup>th</sup> day of March 2025 by the following vote:

AYES:

NOES:

ABSTAIN:

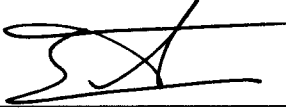
ABSENT:

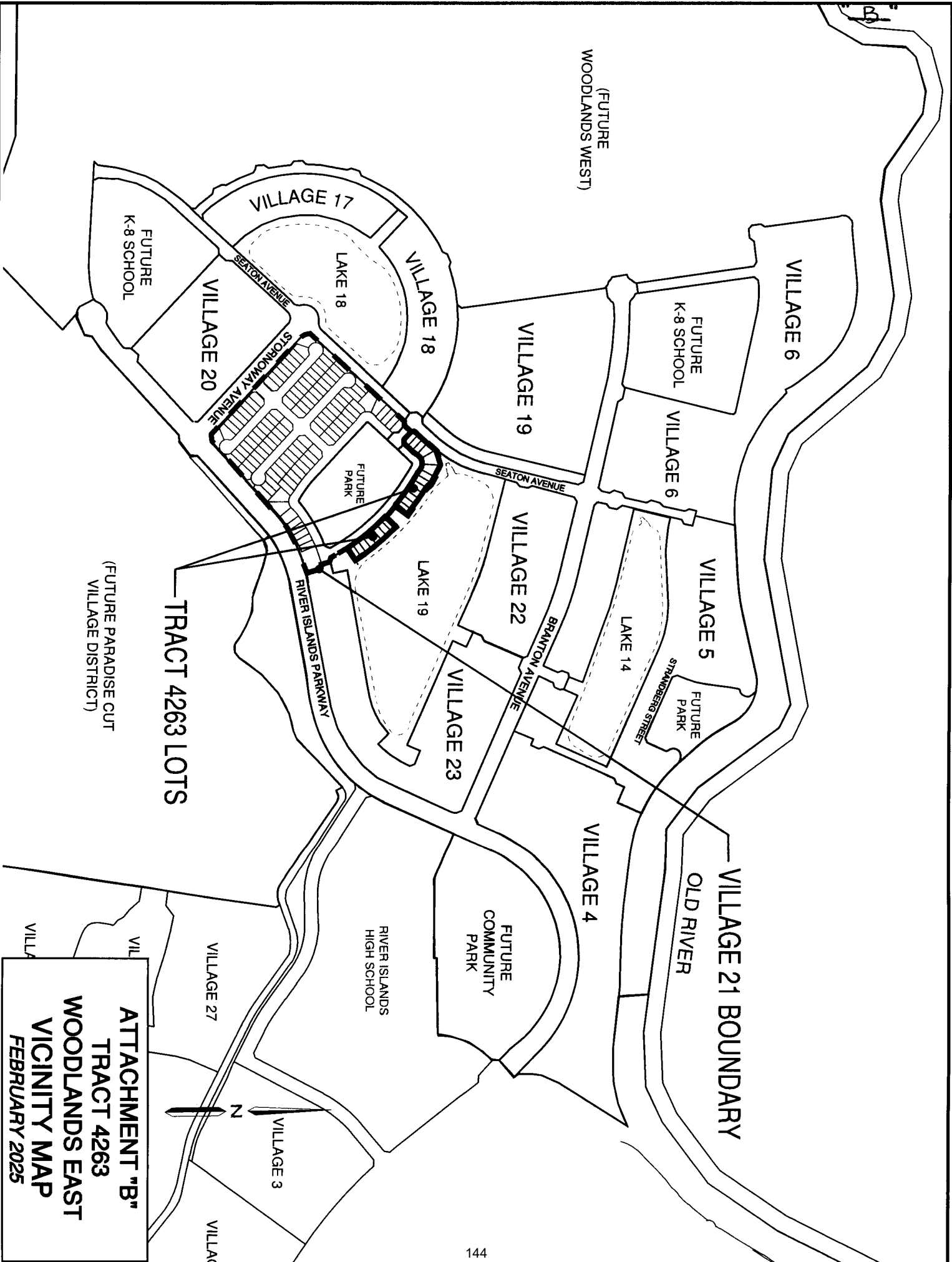
\_\_\_\_\_  
Paul Akinjo, Mayor

**ATTEST:**

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

**APPROVED AS TO FORM:**

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



ATTACHMENT "B"  
TRACT 4263  
WOODLANDS EAST  
VICINITY MAP  
FEBRUARY 2025

**SUBDIVISION IMPROVEMENT AGREEMENT**  
**BY AND BETWEEN THE CITY OF LATHROP AND**  
**RIVER ISLANDS DEVELOPMENT AREA 3, LLC,**  
**DELAWARE LIMITED LIABILITY COMPANY**  
**FOR TRACT 4263 VILLAGE 21 UNIT 2 21 RESIDENTIAL LOTS**

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**RECITALS**

A. This Agreement is made and entered into this **17<sup>th</sup> day of March 2025**, by and between the **CITY OF LATHROP**, a municipal corporation of the State of California (hereinafter "CITY") and **River Islands Development Area 3, LLC**, a Delaware limited liability company, (hereinafter "SUBDIVIDER").

B. Pursuant to Division 2 of Title 7 of the Government Code of the State of California and the CITY's Subdivision Regulations (City of Lathrop, Code of Ordinances, Chapter 16), SUBDIVIDER is required to make dedications and improve Tract 4263 Village 21 Unit 2 (Tract 4263). However, SUBDIVIDER has completed a significant portion of public infrastructure improvements associated with Tract 4263 located within the Woodlands East District of River Islands Phase 2 (Neighborhood), which also includes major streets necessary to access the site. Performance and Labor & Material securities have been provided with the Subdivision Improvement Agreement for Tract 4219 Village 21 (Tract 4219 SIA) that guarantees the unfinished improvements for Village 21, which includes Tract 4263, and therefore no additional security is needed for Tract 4263.

C. SUBDIVIDER is required to construct certain off-site improvements (Off-Site Improvements) that support the Neighborhood. The Offsite Improvements are needed to provide wastewater discharge for the Neighborhood as described below. Since construction of the Offsite Improvements are not complete, SUBDIVIDER has provided security with the Subdivision Improvement Agreement for Tract 4226 Woodlands East Village 5 (Tract 4226 SIA) as detailed in Table 1 of the Tract 4226 SIA. The conditions, terms and requirements associated with the Off-Site Improvements stated in the Tract 4226 SIA are applicable to this Agreement

D. As a condition of Final Map approval, SUBDIVIDER is required to provide wastewater conveyance to the City's Consolidated Treatment Facility (CTF) and treatment capacity to each parcel within the Final Map boundary. However, construction of the C2 Sewer Lift Station, which is guaranteed with the Tract 4226 SIA, is incomplete and the wastewater conveyance system for Woodlands East Neighborhood of Phase 2 of the Project does not have the ability to convey wastewater to the CTF. Therefore, SUBDIVIDER requested approval with Tract 4226 SIA for the use of temporary pump and haul of wastewater until the C2 Sewer Lift Station is 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 4226 SIA are applicable to this Agreement.

E. SUBDIVIDER has completed a portion of the joint trench improvements for Tract 4263 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 4263. 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 4263 are required security as outlined in this Agreement.

---

**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 Woodlands East - Village 21 neighborhood, to the limits identified in Exhibit "A", including the public landscaping, streetlight and joint trench improvements. A Vicinity Map is included as Exhibit "B".

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

2. SUBDIVIDER shall complete the Improvements, including all deferred and unfinished improvements as defined in this agreement, prior to issuance of certificate of occupancy of the last home constructed in Tract 4263, or March 17, 2026, whichever comes first.

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

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

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

from any guarantee hereunder.

6. SUBDIVIDER guarantees and warrants that the Improvements shall be constructed in compliance with the standards set forth in Paragraph 1 above, free from any defects in work or labor done, and from any defects in materials furnished. Further, SUBDIVIDER shall repair and maintain the Improvements in good condition and in accordance with CITY specifications for one (1) year after CITY'S acceptance of the Improvements. As required by this Agreement, prior to acceptance of the Improvements, SUBDIVIDER shall deposit with the City Engineer a Warranty Bond equal to 10% of the estimated cost of the Improvements for the Village 21 entire area 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, or 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 substantially complete, the SUBDIVIDER is not required to post additional Performance or Labor & Materials bonds to guarantee the improvements associated with Tract 4263. Performance and Labor & Material securities have been provided with the SIA for Tract 4219 that guarantees the unfinished improvements for Village 21, which includes Tract 4263. SUBDIVIDER shall also comply with CITY'S insurance requirements set forth on Exhibit "C" attached hereto and incorporated herein.

9. SUBDIVIDER is required to construct certain off-site improvements (Off-Site Improvements) that support the Woodlands East District of River Islands Phase 2 (Neighborhood). The Offsite Improvements are needed to provide wastewater discharge for the Neighborhood as

described below. Since construction of the Offsite Improvements are not complete, SUBDIVIDER has provided security with the Subdivision Improvement Agreement for Tract 4226 Woodlands East Village 5 (Tract 4226 SIA) as detailed in Table 1 of the Tract 4226 SIA. The conditions, terms and requirements associated with the Off-Site Improvements stated in the Tract 4226 SIA are applicable to this Agreement.

10. As a condition of Final Map approval, SUBDIVIDER is required to provide wastewater conveyance to the City's Consolidated Treatment Facility (CTF) and treatment capacity to each parcel within the Final Map boundary. However, construction of the C2 Sewer Lift Station, which is guaranteed with the Tract 4266 SIA, is incomplete and the wastewater conveyance system for Woodlands East Neighborhood of Phase 2 of the Project does not have the ability to convey wastewater to the CTF. Therefore, SUBDIVIDER requested approval with Tract 4226 SIA for the use of temporary pump and haul of wastewater until the C2 Sewer Lift Station is 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 4226 SIA are applicable to 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 4263.

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. 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.

Subdivision Improvement Agreement (River Islands Development Area 3, LLC)  
Tract 4263 Village 21 Unit 2

**ATTACHMENTS:**

EXHIBIT A FINAL MAP - TRACT 4263 VILLAGE 21 UNIT 2  
EXHIBIT B TRACT 4263 VILLAGE 21 UNIT 2 AREA  
EXHIBIT C CITY INSURANCE REQUIREMENTS

Subdivision Improvement Agreement (River Islands Development Area 3, LLC)  
Tract 4263 Village 21 Unit 2

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IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this 17th day of March 2025, at Lathrop, California.

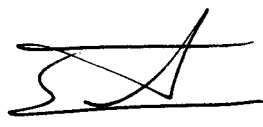
ATTEST: TERESA VARGAS  
City Clerk of and for the City  
of Lathrop, State of California

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

Subdivision Improvement Agreement (River Islands Development Area 3, LLC)  
Tract 4263 Village 21 Unit 2

SUBDIVIDER

River Islands Development Area 3, LLC,  
a Delaware limited liability company

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

Subdivision Improvement Agreement (River Islands Development Area 3, LLC)  
Tract 4263 Village 21 Unit 2

**EXHIBIT "A"**

**FINAL MAP - TRACT 4263 VILLAGE 21 UNIT 2**

OWNERS STATEMENT

THE UNDERSIGNED DOES HEREBY STATE THAT THEY ARE THE OWNERS OF HAVE SOME RECORD TITLE INTEREST IN THE LAND DESCRIBED AND EMPOWERED WITHIN THE EXTERIOR BOUNDARY LINE OF THE HERIN EMBODIED FINAL MAP ENTITLED, TRACT 4263, RIVER ISLANDS - PHASE 2, VILLAGE 21 UNIT 2, CITY OF LATHROP, CALIFORNIA, CONSISTING OF SIX (6) 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. 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 AND OVER AND UNDER THE PARCELS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "TITLE" (PUBLIC UTILITY EASEMENT)
2. 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)

TO ENSURE MUNICIPAL WATER SERVICES TO ALL LOTS SHOWN UPON THIS FINAL MAP, HEREBY ARE DEDICATED TO THE CITY OF LATHROP.

OWNER INTENDS TO SUBDIVIDE THE LAND SUBJECT TO THIS MAP WITH ANY AND ALL NEIGHBORHOODS OR OTHER WATER INTERESTS TO WHICH THE SUBJECT LAND IS ENTITLED HEREIN APPURTENANT OR RELATING TO THE LANDS, WHETHER OR NOT THE SAME ARE SHOWN ON THIS MAP, LITIGANT, PROSECUTOR, PRESIDENT, ACCREDITED, STATUTORY OR CONTRACTUAL OWNER DOES NOT INTEND TO DISSESS THE PROPERTY RIGHTS OF THE NEIGHBORHOODS OR OTHER RIGHTS OF THE SUBJECT LANDS WITHIN THE BOUNDARIES OF THIS MAP OR THE SURROUNDING PROPERTIES.

OWNER: RIVER ISLANDS DEVELOPMENT AREA 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: SUSAN DELLOSSO  
NAME: PRESIDENT DATE:

TRUSTEES STATEMENT

OLD REPUBLIC TITLE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED SEPTEMBER 19, 2024, AS DOCUMENT NUMBER 2024-070836, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

DATED THIS DAY OF 2025.

BY: ITS: DATE:

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 2025 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/HERS/ADJUDICATED 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: NAME (PRINT):  
PRINCIPAL COUNTY OF BUSINESS:  
MY COMMISSION NUMBER:  
MY COMMISSION EXPIRES:

TRACT 4263  
RIVER ISLANDS - PHASE 2  
VILLAGE 21 UNIT 2

A PORTION OF PARCEL E, PRESABERO, BEING A SUBDIVISION OF THE TWO DESIGNATED REMAINDER PARCELS OF TRACT 4219 (44 MAP 104), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA.

JANUARY 2025



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 HERIN EMBODIED MAP ENTITLED TRACT 4263, RIVER ISLANDS-PHASE 2, VILLAGE 21 UNIT 2 FINAL MAP, CITY OF LATHROP, CALIFORNIA, CONSISTING OF SIX (6) SHEETS, THIS STATEMENT WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A MEETING HEREIN, HELD ON THE DAY OF 2025, AND THAT SAID CITY COUNCIL DID CONSIDER AND APPROVE SAID MAP, AND AUTHORIZED ITS RECOGNITION AND ACCEPTANCE ON BEHALF OF THE CITY OF LATHROP, FOR PUBLIC USE, THE DEDICATION OF ALL PUBLIC UTILITY EASEMENTS (P.U.E.), THE WALL EASEMENTS (W.E.), AND THE DEDICATION OF GROUND WATER RIGHTS 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.

ALSO, PURSUANT TO SECTION 66144(G) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE CITY OF LATHROP DOES HEREBY ABANDON THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (P.U.E.) FOR PUBLIC PURPOSES DESIGNATED PER TRACT 4263 FINAL MAP RECORDED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 85, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN THE BOUNDARY OF THIS FINAL MAP.

I FURTHER STATE THAT ALL BONDING 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

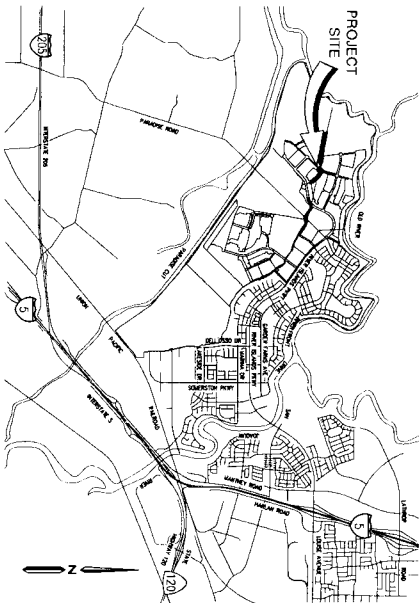
ON 2025 BEFORE ME, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/HERS/ADJUDICATED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT 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: 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 KESTING TENTATIVE MAP NO. 6715 RECOMMENDED BY THE PLANNING COMMISSION AND APPROVED BY THE CITY COUNCIL PER RESOLUTION NO. 27-4908.

DATED THIS DAY OF 2025.

RICARDO CASATI  
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 4263, RIVER ISLANDS-PHASE 2, VILLAGE 21 UNIT 2, CITY OF LATHROP, CALIFORNIA, CONSISTING OF SIX (6) SHEETS, AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP. I FURTHER STATE THAT THIS FINAL MAP COMPLETES WITH ALL PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA STATE SUBDIVISION MAP ACT AND APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS HERETO, APPLICABLE AT THE TIME OF APPROVAL OF KESTING TENTATIVE MAP.

DATED THIS DAY OF 2025.

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



RECORDERS STATEMENT

FILED THIS DAY OF 2025, AT M  
IN BOOK OF MAPS AND PLATS, AT PAGE AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY.  
FEE: \$

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

CITY SURVEYORS STATEMENT

I, DARRYL A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4263, RIVER ISLANDS - PHASE 2, VILLAGE 21 UNIT 2 FINAL MAP," CITY OF LATHROP, CALIFORNIA, AND I AM SATISFIED THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.



SUREYORS 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 CALIFIA, LLC, ON NOVEMBER 1, 2024. I HEREBY STATE ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BY THE DECEMBER 1, 2025, AND THAT THE MONUMENTS ARE, OR THAT THEY WILL BE, SUBSTANTIALLY CONFORMING TO THE CONDITIONALLY APPROVED TESTING TENTATIVE MAP.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

DRAWN: GRAMPHO, P.L.S. NO. 7768



RECIPIENTS

- RIGHT TO FARM STATEMENT:  
PER CITY OF LATHROP MUNICIPAL CODE OF ORDINANCES, TITLE 15, CHAPTER 15.48.04, THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO AGRICULTURAL OPERATIONS AND THE MONUMENTS AND OPERATIONS MAY INCLUDE, BUT NOT BE LIMITED TO, CULTRIVATION, PLANTING, SPRAYING, IRRIGATION, FENCING, HARVESTING, BURNING OF AGRICULTURAL WASTE, PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM PREDATION, AND OTHER ACTIVITIES WHICH MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURAL AREA.
- A SALES REPORT ENTITLED "GEOCHEMICAL EXPLORATION, RIVER ISLANDS PHASE 1, LATHROP, CALIFORNIA," REFERENCED AS PROJECT NO. 5044.S.001.01 AND DATED JULY 29, 2025, HAS BEEN PREPARED FOR THIS PROJECT BY ENGO, INCORPORATED, JOSEF J. TOTTLE, C.E., NO. 26772, AND IS ON FILE WITH THE CITY OF LATHROP.
- TRACT 4263, RIVER ISLANDS - PHASE 2, VILLAGE 21 UNIT 2 FINAL MAP CONTAINS 21 RESIDENTIAL LOTS WITH A TOTAL OF 2.331 ACRES, MORE OR LESS, AS SHOWN ON THIS FINAL MAP. PLEASE REFER TO THE AREA TABLE BELOW.

TRACT 4263 AREA SUMMARY	
LOTS 1 THROUGH 21	2.331 ACRES

4. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 1214023713-LR (PERSON 1), DATED JANUARY 9, 2023, PROVIDED BY CIO REPUBLIC TITLE COMPANY.

SIGNATURE OMISSIONS

- PURSUANT TO SECTION 664.06 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.L.C.R.

EASEMENT ABANDONMENT NOTE

THE FOLLOWING EASEMENT IS BEING ABANDONED BY THIS FINAL MAP. PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET 1.  
1. THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (P.U.E.) FOR PUBLIC PURPOSES DEDICATED PER TRACT 4206 FINAL MAP RECORDED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 55, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN THE DESIGNATED REMAINDER PARCELS OF TRACT 4219.

LEGEND

- 200.00' (R) MEASURED AND RECORD DATA PER REFERENCE SHOWN
- (R) DROUGHT REFERENCE (R)- SEE REFERENCE LIST ON SHEET 3
  - (M-A) MONUMENT TO MONUMENT
  - (M-B) MONUMENT TO BOUNDARY
  - (M-C, INTX) MONUMENT TO CENTERLINE INTERSECTION
  - (T) TOTAL
  - (R) RADIAL BEARING
  - P.U.E. PUBLIC UTILITY EASEMENT
  - W.E. WALL EASEMENT
  - U/C1 U/L/C1
  - BOUNDARY
  - LOT LINE OR RIGHT-OF-WAY LINE
  - EASEMENT LINE
  - CONVEYANCE

LINE AND CURVE TABLES FOR SHEET 3 ONLY

LINE TABLE			CURVE TABLE		
LINE	DIRECTION	LENGTH	CURVE	RADIUS	DELTA
L1	N43°26'10"E	116.02'	C1	865.00'	42°31'6"
L2	N43°26'10"E	116.00'	C2	87.00'	144°02'8"
L3	N41°27'13"E	71.26'	C3	87.00'	152°05'0"
L4	N38°52'22"E	9.25'	C4	1056.00'	225°17'7"
L5	N73°08'37"E	109.11'	C5	1460.00'	139°09'8"
L6	N73°08'37"E	8.87'			
L7	N73°08'37"E	100.24'			
L8	N41°40'29"W	46.98'			
L9	N65°70'09"W	44.87'			
L10	N64°59'35"W	44.87'			
L11	N63°22'01"W	44.87'			
L12	N61°44'28"W	44.87'			
L13	N60°06'54"W	44.87'			
L14	N43°26'10"E	91.15'			
L15	N44°30'11"W	44.87'			
L16	N42°52'38"W	44.87'			
L17	N41°50'04"W	44.87'			
L18	N39°37'30"W	44.87'			
L19	N37°59'57"W	44.87'			
L20	N36°22'23"W	44.87'			
L21	N34°44'49"W	44.87'			
L22	N33°07'16"W	44.87'			
L23	N14°58'04"W	60.00'			

LINE #	DIRECTION	RADIUS	DELTA
(R1)	N61°59'54"W	1056.00'	42°31'6"
(R2)	N43°26'10"E	87.00'	144°02'8"
(R3)	N65°70'09"W	87.00'	152°05'0"
(R4)	N60°06'54"W	1056.00'	225°17'7"
(R5)	N61°44'28"W	1460.00'	139°09'8"
(R6)	N62°52'38"W		
(R7)	N17°23'21"W		
(R8)	N64°16'06"E		
(R9)	N68°21'28"E		
(R10)	N40°33'34"W		



A PORTION OF RANCHO EL PASO, BEING A SUBDIVISION OF THE TWO DESIGNATED REMAINDER PARCELS OF TRACT 4219 (44 MAP 104), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

TRACT 4263  
RIVER ISLANDS - PHASE 2  
VILLAGE 21 UNIT 2



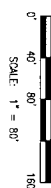
# TRACT 4263 RIVER ISLANDS - PHASE 2 VILLAGE 21 UNIT 2

A PORTION OF RANCHO EL PESQUERO, BEING A SUBDIVISION OF THE TWO DESIGNATED REMAINDER PARCELS OF TRACT 4219 (44 MAP 104), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

JANUARY 2025

**ODELL**  
ENGINEERING

EXISTING BOUNDARY SHEET



## NOTES

1. SEE SHEET 2 FOR LEGEND, LINE & CURVE TABLES.
2. ALL MEASUREMENTS ARE PER (R4) UNLESS OTHERWISE NOTED.

## MONUMENTATION NOTES

- ✕ FOUND 1.07" WIRELESS CORNER (W.C.) IN SIDEWALK ON ALONG PROPERTY LINE INTERSECTION OF SEATON AVENUE AND BENTON OAKS STREET.
- FOUND MONUMENT PER (R1)
- FOUND MONUMENT PER (R1)&(R4)
- FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788" PER (R1)

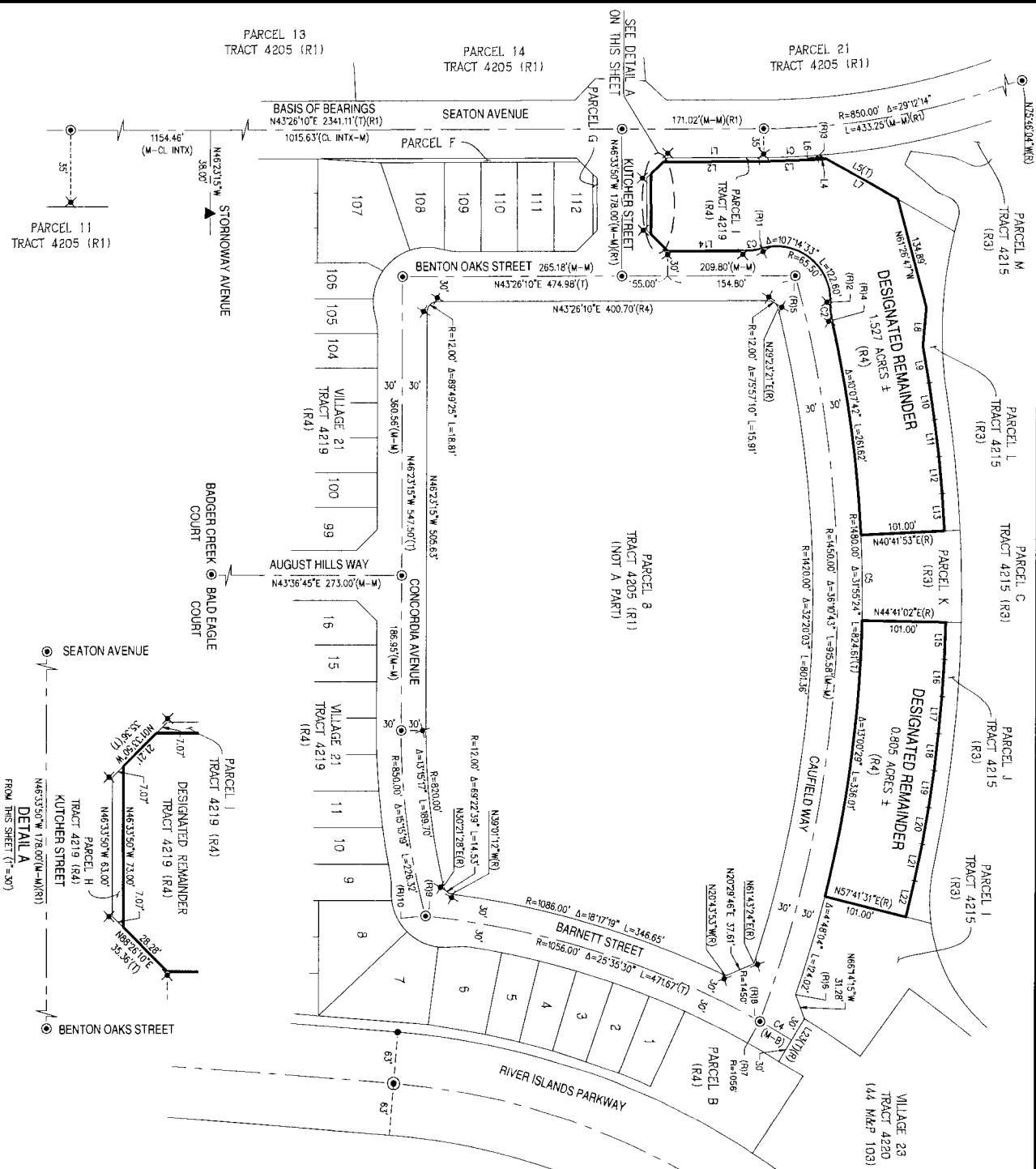
## BASIS OF BEARINGS

THE BEARING OF NORTH 43°26'10" EAST ALONG SEATON AVENUE, AS SHOWN PER TRACT 4205, FILED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, AT PAGE 95, 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.

## REFERENCES

- (R1) TRACT 4205, RIVER ISLANDS-PHASE 2, WOODLANDS EAST LARGE LOT FINAL MAP, FILED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 95, S.I.C.R. (44 MAP 95)
- (R2) 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.I.C.R. (44 MAP 52)
- (R3) TRACT 4215, RIVER ISLANDS-PHASE 2, VILLAGE 21, FILED JULY 2, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 102, S.I.C.R. (44 MAP 102)
- (R4) TRACT 4219, RIVER ISLANDS-PHASE 2, VILLAGE 21, FILED JULY 2, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 104, S.I.C.R. (44 MAP 104)

SHEET 3 OF 6



# **TRACT 4263** **RIVER ISLANDS - PHASE 2** **VILLAGE 21 UNIT 2**

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF THE TWO DESIGNATED REMAINDER PARCELS OF TRACT 4219 (44 MAP 104), CITY OF LAHORE, SAN JOAQUIN COUNTY, CALIFORNIA

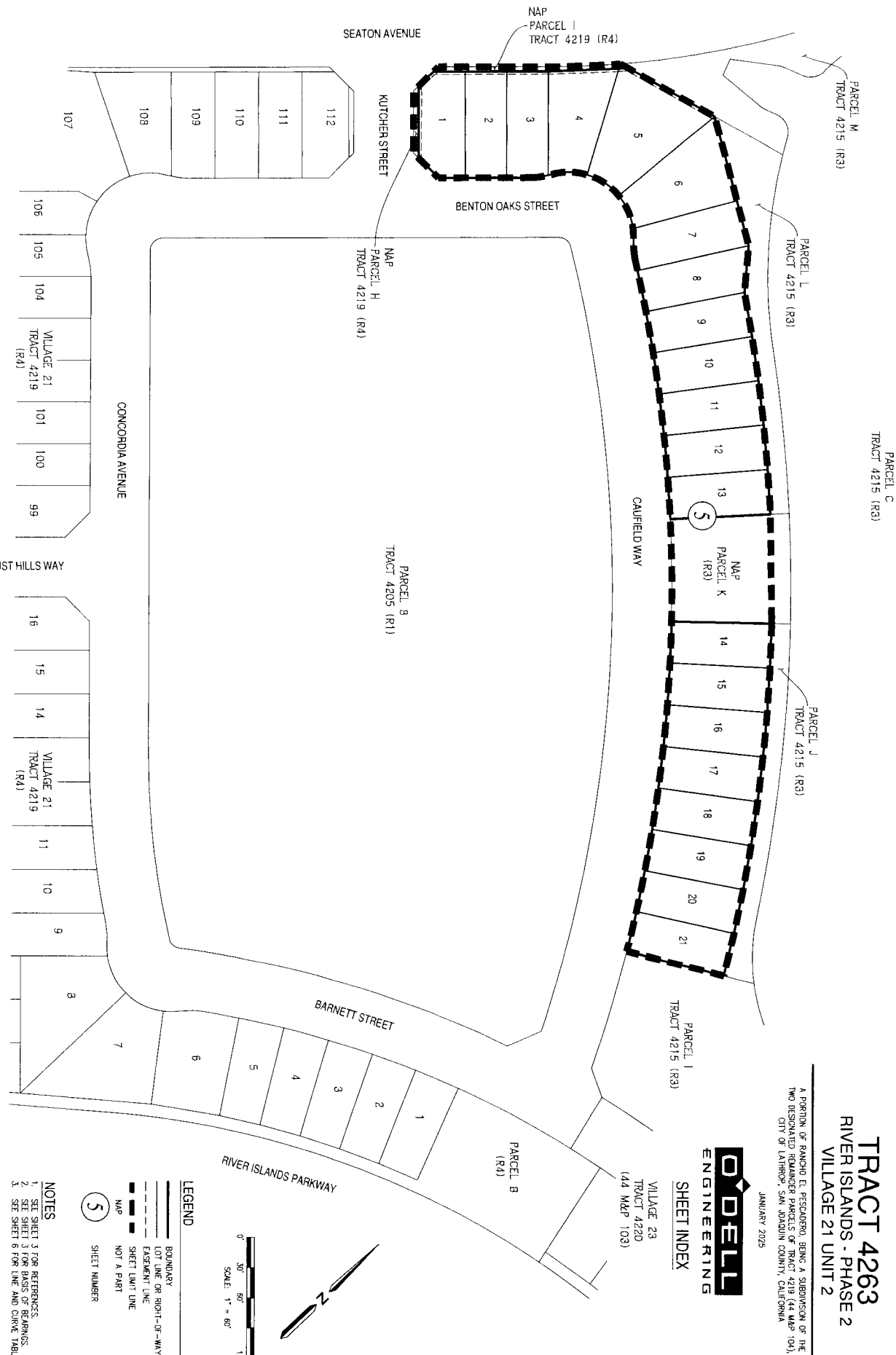
JANUARY 2025



**SHEET INDEX**

VILLAGE 23  
 TRACT 4220  
 (44 MAP 103)

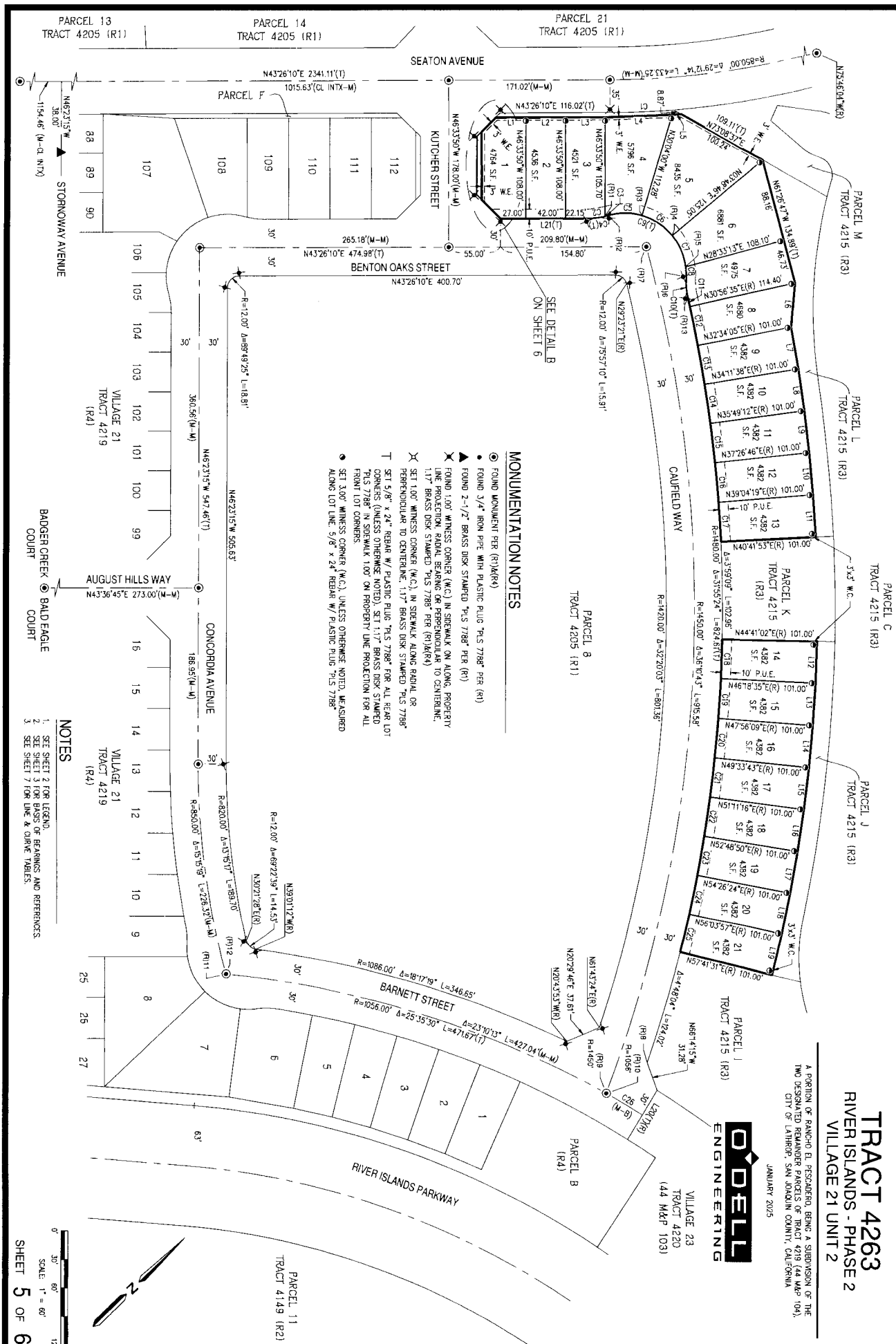
**SHEET 4 OF 6**



## **LEGEND**

- BOUNDARY
- LOT LINE OR RIGHT-OF-WAY LINE
- EASEMENT LINE
- SHEET LIMIT LINE
- MAP
- NOT A PART
- SHEET NUMBER

- NOTES**
1. SEE SHEET 3 FOR REFERENCES.
  2. SEE SHEET 3 FOR BASIS OF BEARINGS.
  3. SEE SHEET 6 FOR LINE AND CURVE TABLES.



**TRACT 4263**  
**RIVER ISLANDS - PHASE 2**  
**VILLAGE 21 UNIT 2**

A PORTION OF RANCHO EL PASADERO, BEING A SUBDIVISION OF THE TWO DESIGNATED REMAINDER PARCELS OF TRACT 4219 (44 MAP 104), CITY OF LA HABRA, SAN JOAQUIN COUNTY, CALIFORNIA

JANUARY 2025

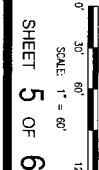


**MONUMENTATION NOTES**

- FOUND MONUMENT PER (R) (K) (R) (4)
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "P15 7788" PER (R) (1)
- FOUND 2-1/2" BRASS DISK STAMPED "P15 7788" PER (R) (1)
- FOUND 100' WIRELESS CORNER (W.C.) IN SIDEWALK ON ALONG, PROPERTY LINE PROJECTION, RADIAL BEARING ON PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "P15 7788" PER (R) (K) (R) (4)
- SET 100' WIRELESS CORNER (W.C.) IN SIDEWALK ALONG RADIAL, OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "P15 7788" SET 5/8" x 24" REBAR W/ PLASTIC PLUG "P15 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED) SET 1/2" BRASS DISK STAMPED "P15 7788" IN SIDEWALK 100' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS
- SET 300' WIRELESS CORNER (W.C.) (UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE 5/8" x 24" REBAR W/ PLASTIC PLUG "P15 7788"

**NOTES**

1. SEE SHEET 2 FOR LEGEND.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND REFERENCES.
3. SEE SHEET 7 FOR LINE & CURVE TABLES.



LINE AND CURVE TABLES FOR SHEET 5 ONLY

LINE TABLE			CURVE TABLE				RADIAL BEARINGS	
LINE #	DIRECTION	LENGTH	CURVE #	RADIUS	DELTA	LENGTH	LINE #	DIRECTION
L1	N45°28'10"E	32.00'	C1	885.00'	4°23'18"	67.78'	(R)1	N59°45'20"W
L2	N42°28'10"E	42.00'	C2	87.00'	13°11'31"	20.00'	(R)2	N61°59'54"W
L3	N42°28'10"E	42.00'	C3	87.00'	2°14'34"	3.41'	(R)3	N00°04'05"W
L4	N41°27'13"E	71.26'	C4	87.00'	15°26'05"	23.44'	(R)4	N3°48'35"E
L5	N08°52'22"E	9.25'	C5	65.50'	31°55'49"	36.50'	(R)5	N35°55'58"E
L6	N41°40'29"W	46.98'	C6	65.50'	33°52'41"	38.73'	(R)6	N45°14'39"E
L7	N56°37'09"W	44.87'	C7	65.50'	32°07'23"	36.72'	(R)7	N28°05'23"E
L8	N54°55'35"W	44.87'	C8	65.50'	9°18'41"	10.64'	(R)8	N62°29'35"E
L9	N53°22'01"W	44.87'	C9	65.50'	10°14'33"	122.80'	(R)9	N64°16'06"E
L10	N51°44'28"W	44.87'	C10	87.00'	1°40'28"	22.28'	(R)10	N17°23'21"W
L11	N50°06'54"W	44.87'	C11	1480.00'	0°22'24"	9.64'	(R)11	N40°33'34"W
L12	N44°30'11"W	44.87'	C12	1480.00'	1°37'30"	41.98'	(R)12	N28°21'28"E
L13	N42°52'38"W	44.87'	C13	1480.00'	1°37'34"	42.00'	(R)13	N00°34'11"E
L14	N41°15'04"W	44.87'	C14	1480.00'	1°37'34"	42.00'		
L15	N39°37'30"W	44.87'	C15	1480.00'	1°37'34"	42.00'		
L16	N37°58'57"W	44.87'	C16	1480.00'	1°37'34"	42.00'		
L17	N35°22'23"W	44.87'	C17	1480.00'	1°37'34"	42.00'		
L18	N24°44'49"W	44.87'	C18	1480.00'	1°37'34"	42.00'		
L19	N23°07'16"W	44.87'	C19	1480.00'	1°37'34"	42.00'		
L20	N14°58'04"W	60.00'	C20	1480.00'	1°37'34"	42.00'		
L21	N43°28'10"E	91.15'	C21	1480.00'	1°37'34"	42.00'		

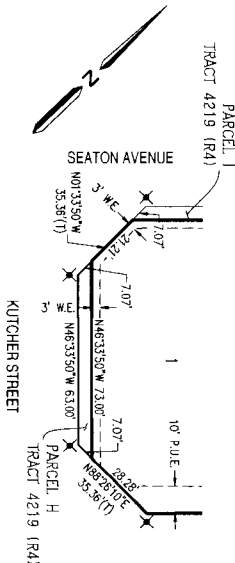
NOTES

1. SEE SHEET 3 FOR LEGEND.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND REFERENCES.

TRACT 4263  
RIVER ISLANDS - PHASE 2  
VILLAGE 21 UNIT 2

A PORTION OF RANCHO EL PESQUERO, BEING A SUBDIVISION OF THE  
TWO DESIGNATED REMAINDER PARCELS OF TRACT 4219 (44 MAP 104),  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

JANUARY 2025



DETAIL B  
FROM SHEET 5  
(1"=30')

Subdivision Improvement Agreement (River Islands Development Area 3, LLC)  
Tract 4263 Village 21 Unit 2

**EXHIBIT "B"**

**TRACT 4263 VILLAGE 21 UNIT 2 AREA**

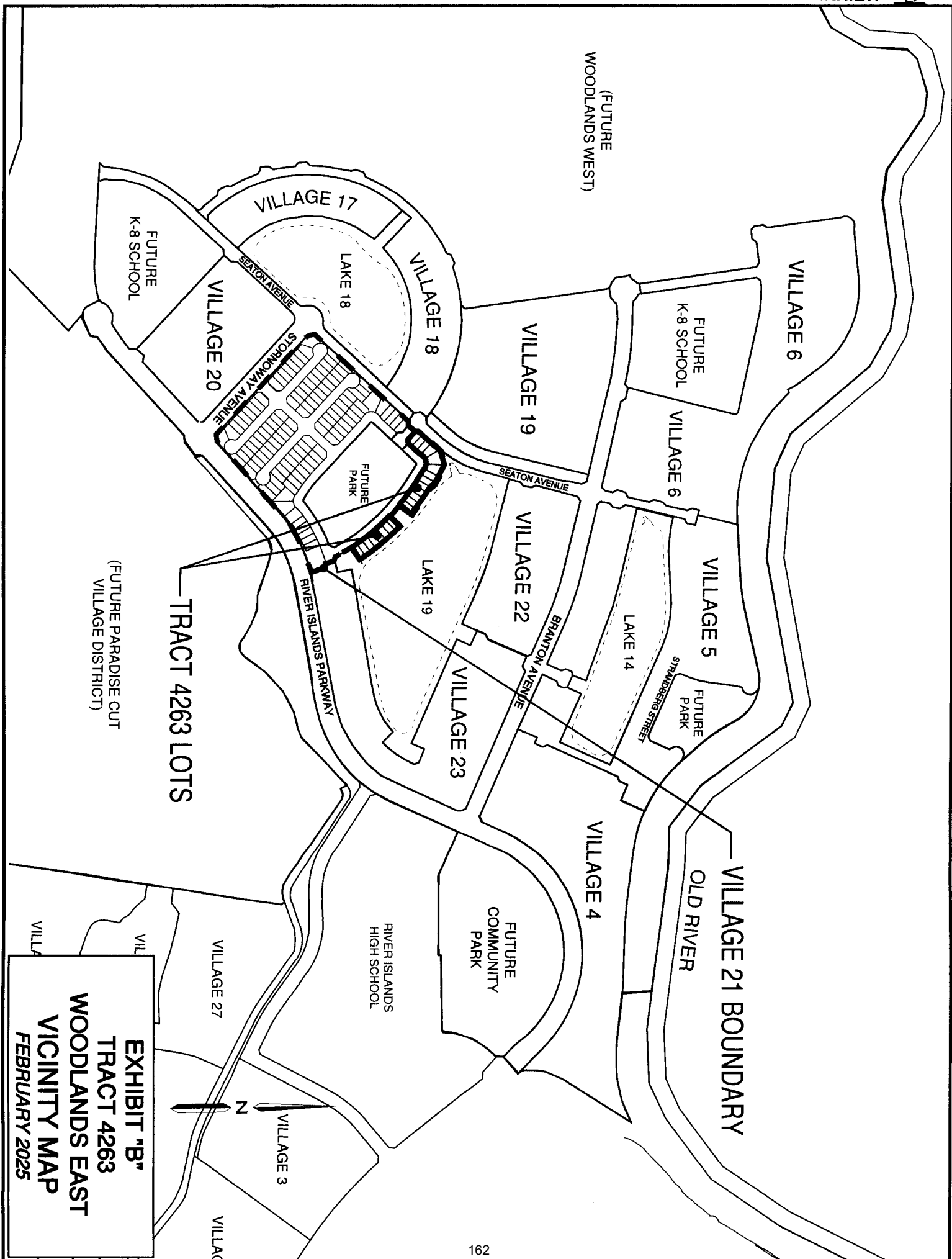


EXHIBIT "B"  
TRACT 4263  
WOODLANDS EAST  
VICINITY MAP  
FEBRUARY 2025

## **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.



RIVEISL-01

LENGUISH

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
1/23/2025

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

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

PRODUCER License # 0C36861

Los Angeles-Alliant Insurance Services, Inc.  
333 S Hope St Ste 3700  
Los Angeles, CA 90071

CONTACT

NAME:

PHONE

(A/C, No, Ext):

FAX

(A/C, No):

E-MAIL

ADDRESS:

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A : **United Specialty Insurance Company****12537**

INSURED

River Islands Development Area 3, LLC  
73 W. Stewart Rd.  
Lathrop, CA 95330

INSURER B :

INSURER C :

INSURER D :

INSURER E :

INSURER F :

## COVERAGES

## CERTIFICATE NUMBER:

## REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	X		ATN2418343P	3/19/2024	3/19/2027	EACH OCCURRENCE \$ 2,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000
							MED EXP (Any one person) \$ 0
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						
	OTHER:						
	<b>AUTOMOBILE LIABILITY</b>						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS						BODILY INJURY (Per person) \$
	<input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR						EACH OCCURRENCE \$
	<b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE						AGGREGATE \$
	DED <input type="checkbox"/> RETENTION \$ <input type="checkbox"/>						
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N <input type="checkbox"/> N / A						E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						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)

Tract 4263 (21 Lots 1-21)

City of Lathrop, its officers, City Council, boards and commissions and members thereof, its employees and agents are included as Additional Insureds as respects to General Liability. General Liability shall be Primary and Non-Contributory with any other insurance in force for or which may be purchased by City of Lathrop, its officers, employees and agents. 30 days advanced written notice to Certificate Holder in the event of cancellation, except 10 days for non-payment of premium

## CERTIFICATE HOLDER

City of Lathrop  
390 Towne Center Drive  
Lathrop, CA 95330

## CANCELLATION

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

AUTHORIZED REPRESENTATIVE



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

**ADDITIONAL INSURED – STATE OR GOVERNMENTAL  
AGENCY OR SUBDIVISION OR POLITICAL  
SUBDIVISION – PERMITS OR AUTHORIZATIONS**

This endorsement modifies insurance provided under the following:

**COMMERCIAL GENERAL LIABILITY COVERAGE PART  
SCHEDULE**

**State Or Governmental Agency Or Subdivision Or Political Subdivision:**

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

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 any state or governmental agency or subdivision or political subdivision shown in the Schedule, subject to the following provisions:

1. This insurance applies only with respect to operations performed by you or on your behalf for which the state or governmental agency or subdivision or political subdivision has issued a permit or authorization.

However:

- a. The insurance afforded to such additional insured only applies to the extent permitted by law; and
- b. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

2. This insurance does not apply to:

- a. "Bodily injury", "property damage" or "personal and advertising injury" arising out of operations performed for the federal government, state or municipality; or
- b. "Bodily injury" or "property damage" included within the "products-completed operations hazard".

- B. With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
  2. Available under the applicable Limits of Insurance shown in the Declarations;
- whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

**United Specialty Insurance Company**

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

**VEN 051 00 (02/20)**

**PRIMARY AND NON-CONTRIBUTING INSURANCE ENDORSEMENT**

This endorsement modifies the Conditions provided under the following:

**COMMERCIAL GENERAL LIABILITY COVERAGE PART**

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

**Primary and Non-Contributory Insurance**

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

- a. (1) The Additional Insured is a Named Insured under such other insurance;  
and
  - (2) A fully written contract fully executed prior to the Named Insured's commencement of work for such Additional Insured for the specific project that is the subject of the claim, "suit," or "occurrence" expressly requires that this insurance:
    - (i) apply on a primary and non-contributory basis;  
and
    - (ii) would not seek contribution from any other insurance available to the additional insured.
- or
- b. Prior to a loss, you request in writing and we agree in writing that this insurance shall apply on a primary and non-contributory basis.

<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: ATN2418343P

**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.

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

March 17, 2025

**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 4263; Escrow No. 1214023713**

Dear Lori:

This letter constitutes the joint escrow instructions ("**Escrow Instructions**") of River Islands Development Area 3, LLC, a Delaware limited liability company ("**RIDA3**") 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 RIDA3 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, 2025, at the time designated in writing by RIDA3, subject to satisfaction of the conditions set forth below (each a "**Closing**"). If the Final Map has not been recorded by December 31, 2025, ORTC will return the Final Map to the City.

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

In connection with the Transaction, you have in your possession or will receive the following documents from City and RIDA3 for recordation in the Official Records of San Joaquin County, California ("**Official Records**").

B.1. One original Final Map for Tract 4263, executed and acknowledged by the City (provided to title by City).

The document listed in Items B.1 above is referred to as the "**Recordation Document**." The Recordation Document shall be recorded in the order referred to above. The date on which the Recordation Document is recorded in the Official Records is the Recordation Date.

**C. Funds and Settlement Statement**

You also have received, or will receive from RIDA3, prior to the recordation of the Recordation Document, in immediately available funds, the following amounts, in accordance with the settlement statement prepared by you and approved in writing by both RIDA3 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 RIDA3.

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

- 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 **\$8,797.19**, 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 **2.331** 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@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)), 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 Document 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 Document, 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 Document 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 Document to be recorded;

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

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

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

E.4. Refund any funds delivered to you by RIDA3 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 3, 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)), Stephanie Rosillo-Silva ([srosillo@ci.lathrop.ca.us](mailto:srosillo@ci.lathrop.ca.us)), Monica Garcia ([mgarcia@ci.lathrop.ca.us](mailto:mgarcia@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 Development Area 3, 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 Document, showing all recording information of the Recordation Document; 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.

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

**ESCROW INSTRUCTIONS**

**ACKNOWLEDGEMENT AND AGREEMENT:**

Receipt of the foregoing Escrow Instructions from RIDA3 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 RIDA3 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: \_\_\_\_\_

"E"

## OWNERS STATEMENT

THE UNDERSIGNED DOES HEREBY STATE THAT THEY ARE THE OWNERS OR HAVE SOME RECORD TITLE INTEREST IN THE LAND DESCRIBED AND EMPOWERED WITHIN THE EXTERIOR BOUNDARY LINE OF THE HERON EMPOWERED FINAL MAP ENTITLED, "TRACT 4263, RIVER ISLANDS - PHASE 2, VILLAGE 21 UNIT 2, CITY OF LATHROP, CALIFORNIA, CONSISTING OF SIX (6) PARCELS, 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. 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)
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 "W.E." (WATER EASEMENT).

TO ENSURE MUNICIPAL WATER SERVICES TO ALL LOTS SHOWN UPON THIS FINAL 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.

OWNER: RIVER ISLANDS DEVELOPMENT AREA 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
BY: SUSAN DELL'ORSO  
NAME: PRESIDENT  
DATE: \_\_\_\_\_

## TRUSTEES STATEMENT

OLD REPUBLIC TITLE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED SEPTEMBER 19, 2024, AS DOCUMENT NUMBER 2024-073836, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.  
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 \_\_\_\_\_, 2025 BEFORE ME,

A NOTARY PUBLIC PERSONALLY APPEARED TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO ME ON THE BASIS OF SUBSTANTIAL EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND I ACKNOWLEDGED TO ME THAT HE/SHE/IT(S) 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: \_\_\_\_\_  
NAME (PRINT): \_\_\_\_\_  
PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_  
MY COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

TRACT 4263  
RIVER ISLANDS - PHASE 2  
VILLAGE 21 UNIT 2

A PORTION OF PARCEL 61, RESCORDER, BEING A SUBDIVISION OF THE TWO DESIGNATED REDEVELOPMENT PARCELS OF TRACT 4219 144 MAP 104, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA.

JANUARY 2025

**ODELL**  
ENGINEERING

## 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 HERON EMPOWERED MAP ENTITLED, "TRACT 4263, RIVER ISLANDS - PHASE 2, VILLAGE 21 UNIT 2 FINAL MAP", CITY OF LATHROP, CALIFORNIA, CONSISTING OF SIX (6) PARCELS, THE STATEMENT WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A MEETING HELD ON JANUARY 21, 2025, AT 7:00 PM, AT THE CITY OF LATHROP, CALIFORNIA, CITY COUNCIL CHAMBERS, 1000 LATHROP AVENUE, LATHROP, CALIFORNIA 95330. SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. \_\_\_\_\_, PASSED AND ADOPTED SAID 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.E.), THE W.E. EASEMENTS (W.E.), AND THE DEDICATION OF GROUND WATER RIGHTS, 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.

ALSO, PURSUANT TO SECTION 66434(d) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE CITY OF LATHROP DOES HEREBY ABANDON THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (P.U.E.) FOR PUBLIC PURPOSES, AS SHOWN ON SAID FINAL MAP, RECORDED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 56, 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

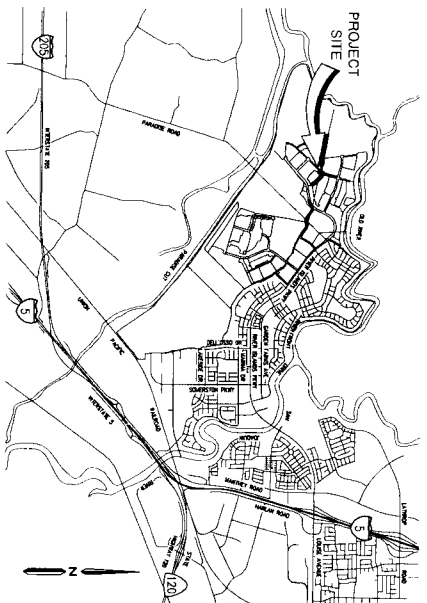
ON \_\_\_\_\_, 2025 BEFORE ME,

A NOTARY PUBLIC PERSONALLY APPEARED TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO ME ON THE BASIS OF SUBSTANTIAL EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND I ACKNOWLEDGED TO ME THAT HE/SHE/IT(S) 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: \_\_\_\_\_  
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 THE EXISTING TENTATIVE MAP NO. 6716 RECOMMENDED BY THE PLANNING COMMISSION AND APPROVED BY THE CITY COUNCIL PER RESOLUTION NO. 21-4908.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

RICHARD GAGLIATI, 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 I HAVE EXAMINED THIS FINAL MAP OF TRACT 4263, RIVER ISLANDS - PHASE 2, VILLAGE 21 UNIT 2, CITY OF LATHROP, CALIFORNIA, CONSISTING OF SIX (6) PARCELS, AND I HAVE FOUND THAT THE SAME COMPLY WITH ALL PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA STATE SUBDIVISION MAP ACT AND APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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



## RECORDERS STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_\_, IN BOOK \_\_\_\_\_ OF MAPS AND PLATS, AT PAGE \_\_\_\_\_, AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY.

BY: \_\_\_\_\_  
STATE ASSISTANT/DEPUTY RECORDER  
ASSISTANT/DEPUTY COUNTY CLERK  
SAN JOAQUIN COUNTY, CALIFORNIA



I, DARRYL A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4263, RIVER ISLANDS - PHASE 2, VILLAGE 21 UNIT 2 FINAL MAP", CITY OF LATHROP, CALIFORNIA, AND I AM SATISFIED THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

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



THIS WAS ESTABLISHED BY ME OR UNDER MY DIRECTION AND BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE STATIONING MAP ACT AND LOCAL ORDINANCES OF THE CITIES OF CALIFORNIA. I, ON NOVEMBER 1, 2024, HEREBY STATE THAT THE MONUMENTS ARE OF THE QUALITIES AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THESE POSITIONS BEFORE DECEMBER 1, 2025, AND THAT THE MONUMENTS ARE, OR THAT THEY WILL BE, SUFFICIENT TO EMERGE THE SURVEY TO BE RE-LOCATED, AND THAT THIS FINAL MAP IS SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED VESTING TENTATIVE MAP.

DYLAN CRAWFORD, P.L.S. NO 7788



1. RIGHT TO FARM STATEMENT:

PER CITY OF LAHORE, URBAN CODE OF ORDINANCES, TITLE 15, CHAPTER 15.48.04, THE CITY OF LAHORE PERMITS OPERATION OF PROPERTY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THE USE OF PESTICIDES, CHEMICAL FERTILIZERS AND PESTICIDES, YOU ARE HEREBY NOTIFIED THAT YOU MAY BE SUBJECT TO MONITORING OR DISCOMFORT ARISING FROM THE USE OF CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING, WITHOUT LIMITATIONS, CULTIVATION, PLANTING, SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DEPREDEATION, AND OTHER ACTIVITIES WHICH MAY GENERATE SOIL, SMOKE, NOISE, ODOR, RUSTS 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 UNCONVENIENTS OR DISCOMFORT AS NORMAL AND NECESSARY ASPECT OF LIVING IN AN AREA THAT IS NOT ENTIRELY RESIDENTIAL. THE CITY OF LAHORE HAS BEEN ADVISED THAT YOUR PROPERTY IS A SOUS REPARTITIONED "RESIDENTIAL DEVELOPMENT, RIVER ISLANDS PHASE 1, LAHORE, CARPENTRY, REFERENCED AS PROJECT NO. 5044-01-01 AND DATED JULY 29, 2005. HAS BEEN PREPARED FOR THE PROJECT BY ENGER, INCORPORATED, JOSEF J. TOOTLE, C.E., NO. 2677, AND IS ON FILE WITH THE CITY OF LAHORE.

TRACT 4263 AREA SUMMARY	
LOTS 1 THROUGH 21	2.331 AC±

4. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 1214023713-LR (VERSION 1), DATED JANUARY 9, 2025, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

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.

THE FOLLOWING EASEMENT IS BEING ABANDONED BY THIS FINAL MAP. PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET 1.

1. THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (P.U.E.) FOR PUBLIC PURPOSES DEDICATED TO PER TRACT 4205 FINAL MAP RECORDED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 95, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN THE DESIGNATED REMAINDER PARCELS OF TRACT 4219.

200.00' (R1) MEASURED AND RECORD DATA PER REFERENCE SHOWN  
(R1) DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 3

(M-N)  
(M-B)  
(M-Q, IND)  
(1)  
(R)  
P.U.E.  
W.E.  
1/1/71

MONUMENT TO MONUMENT  
MONUMENT TO BOUNDARY  
MONUMENT TO CENTRELINE INTERSE  
TOTAL  
RADIAL BEARING  
PUBLIC UTILITY EASEMENT  
WALL EASEMENT  
LINE CURVE  
BOUNDARY  
LOT LINE OR RIGHT-OF-WAY LINE  
EASEMENT LINE  
CENTRELINE

LINE TABLE			CURVE TABLE			
LINE	DIRECTION	LENGTH	CURVE	RADIUS	DELTA	LENGTH
L1	N43°36.10'E	116.02'	C1	865.00	42°31.6"	67.78'
L2	N43°36.10'E	116.00'	C2	97.00	144°02'38"	22.28'
L3	N48°27.27'E	71.26'	C3	1056.00	15°26'05"	23.44'
L4	N48°27.27'E	9.25'	C4	876.00	225°31'37"	44.63'
L5	N73°58.37'E	109.14'	C5	1480.00	356°05"	102.36'

LINE AND CURVE TABLES FOR SHEET 3 ONLY

RADIAL BEARINGS	
LINE #	DIRECTION
R11	N61°55.54'W
R12	N45°14.39'E
R13	N65°57'08"W
R14	N63°31'11"E
R15	N2°05.23'E
R16	N62°29.33'W
R17	N7°32.21'W
R18	N61°10'06"E
R19	N62°12'26"E
R20	N46°35.34'W
R21	N45°14.28'W
R22	N43°26'07"E
R23	N44°30'11"W
R24	N42°38'28"W
R25	N47°50'04"W
R26	N43°31'00"W
R27	N42°22.21'W
R28	N44°44.44'W
R29	N30°41'6"W
R30	N41°58'04"W

**TRACT 4263**  
**RIVER ISLANDS - PHASE 2**  
**VILLAGE 21 UNIT 2**

JANUARY 2025

0.0611



**OZELL**

JANUARY 2025

1. SEE SHEET 2 FOR LEGEND, LINE & CURVE TABLES.
2. ALL MEASUREMENTS ARE PER (R4) UNLESS OTHERWISE NOTED

FOUND 1.00' WITNESS CORNER (W.C.) IN SIDEWALK ON ALONG, PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE. 117' BRASSINIX STAPLED "PLS 779A" PER (P1)/K/R4

- FOUND MONUMENT PER (R1)
- FOUND MONUMENT PER (R1)&(R4)
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788" PER (R1)

THE BEARING OF NORTH 43°26'10" EAST ALONG SEASON AVENUE, AS SHOWN PER 4205, FILED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, AT PAGE 95, RECORD 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.

(f31) TRACT 4205, RIVER ISLANDS-PHASE 2, MODULANS EAST LABEL 101 FINAL MAP, FILED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 59, S.I.C.R. (44 MAP 99)

(f32) TRACT 4149, RIVER ISLANDS-PHASE 2, WEST WILDAE LARGE LOT FINAL MAP, FILED DECEMBER 5, 2022, IN BOOK 44 OF MAPS AND PLATS, PAGE 52, S.I.C.R. (44 MAP 52)

(f33) TRACT 4125, RIVER ISLANDS-PHASE 2, WILDAE 22, FILED JULY 2, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 102, S.I.C.R. (44 MAP 102)

(f34) TRACT 4120, RIVER ISLANDS-PHASE 2, WILDAE 21, FILED JULY 2, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 104, S.I.C.R. (44 MAP 104)

# TRACT 4263 RIVER ISLANDS - PHASE 2 VILLAGE 21 UNIT 2

A PORTION OF RANCHO EL PESQUERO, BEING A SUBDIVISION OF THE TWO DESIGNED READER NUMBER 4208 (44 MAP 104), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

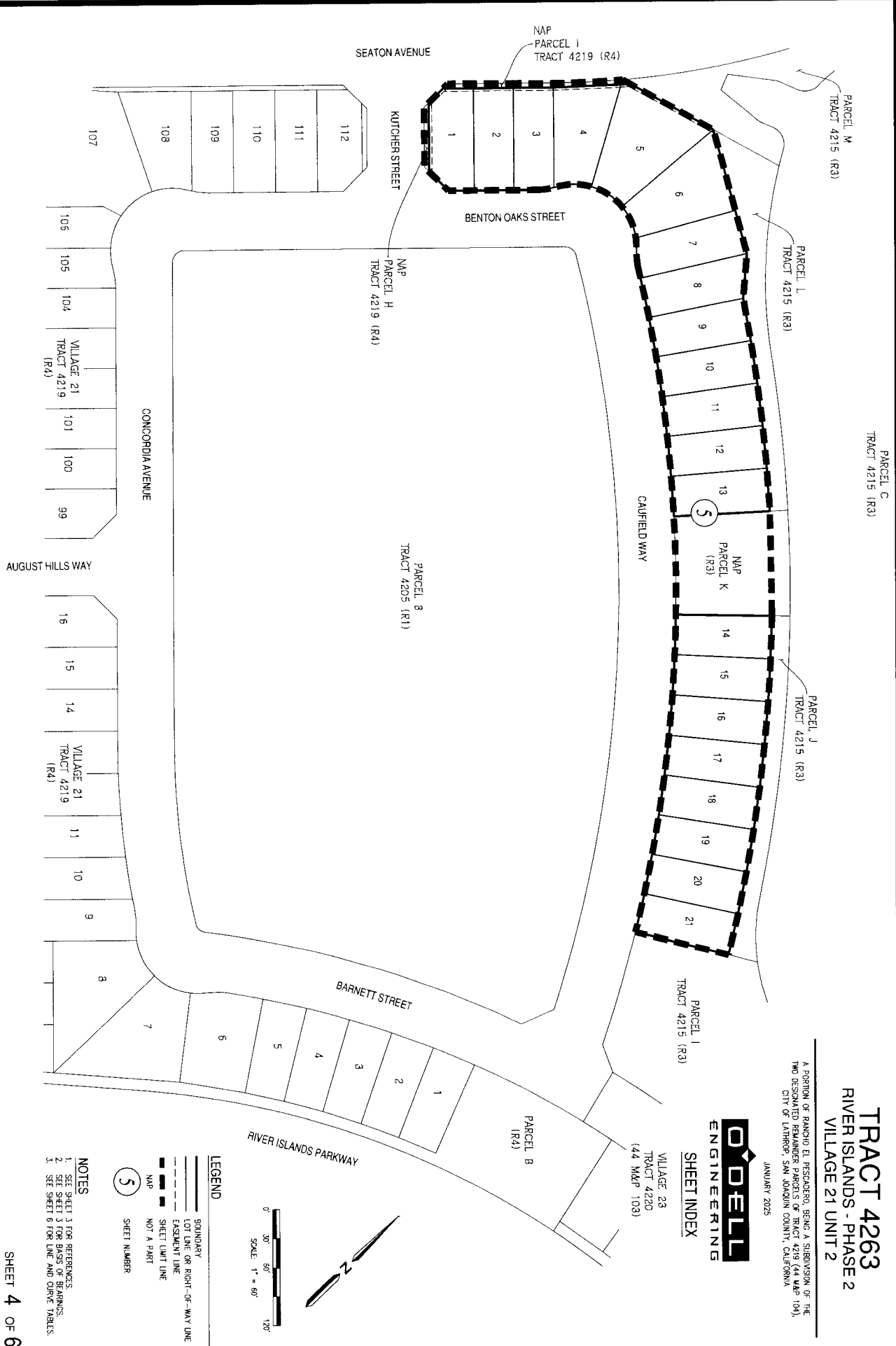
JANUARY 2025

**ODELL**  
ENGINEERING

SHEET INDEX

VILLAGE 23  
TRACT 4220  
(44 MAP 103)

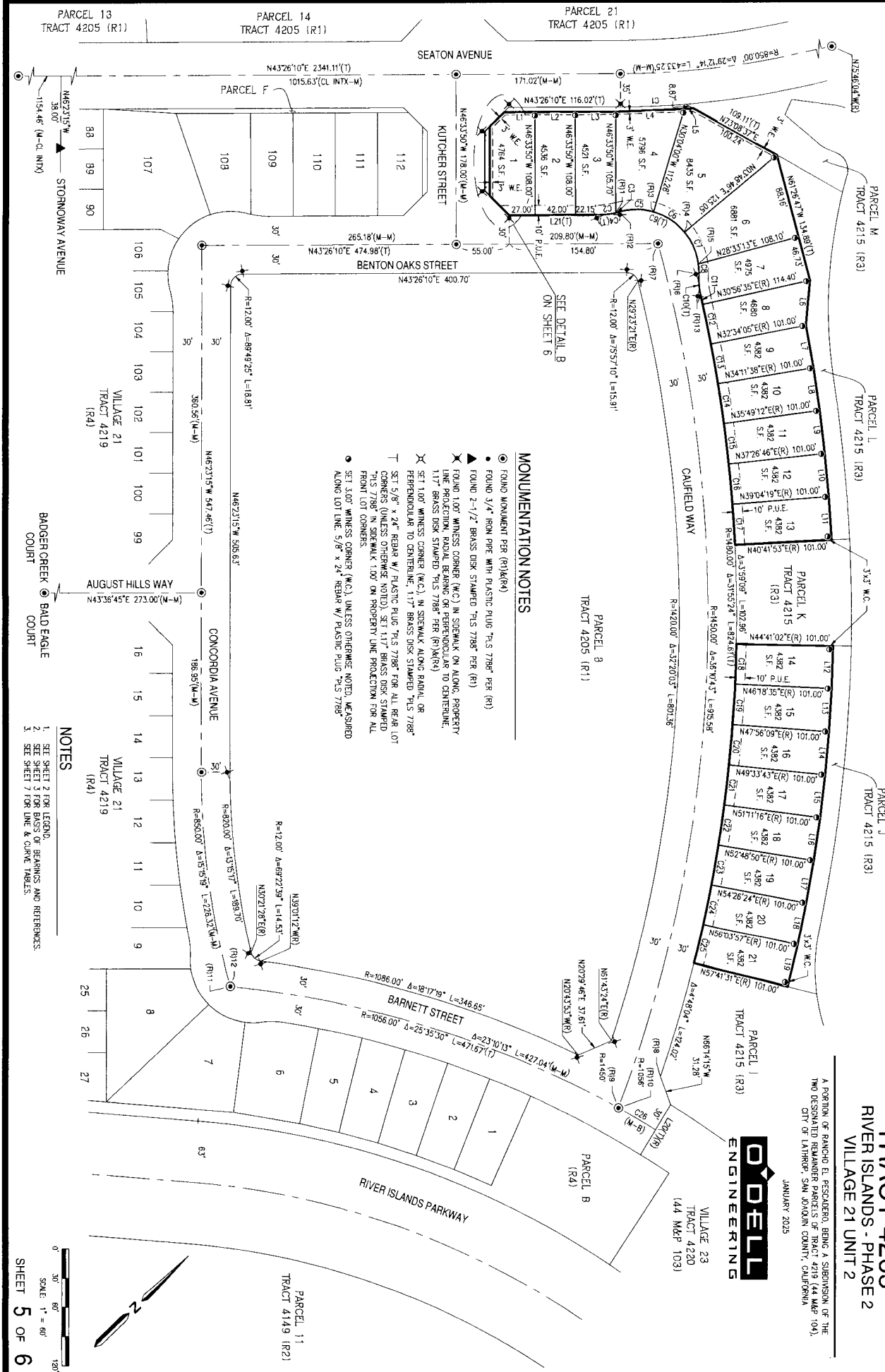
SHEET 4 OF 6



# TRACT 4263 RIVER ISLANDS - PHASE 2 VILLAGE 21 UNIT 2

A PORTION OF RANCHO EL PESQUERO, BEING A SUBDIVISION OF THE TWO DESIGNATED REMAINDER PARCELS OF TRACT 4219 (44 MAP 104), CITY OF LATROP, SAN JOAQUIN COUNTY, CALIFORNIA

JANUARY 2025

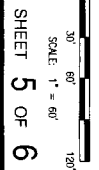


## MONUMENTATION NOTES

- FOUND MONUMENT PER (R)1&(R)4
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "P.S. 7788" PER (R)1
- FOUND 2-1/2" BRASS DISK STAMPED "P.S. 7788" PER (R)1
- FOUND 100' WINES CORNER (W.C.) IN SIDEWALK ON ADJ. PROPERTY LINE PROJECTION, RADIAL BEARING ON PERPENDICULAR TO CENTERLINE, 117" BRASS DISK STAMPED "P.S. 7788" PER (R)1&(R)4
- SET 100' WINES CORNER (W.C.) IN SIDEWALK ALONG RADIAL, OR PERPENDICULAR TO CENTERLINE, 117" BRASS DISK STAMPED "P.S. 7788"
- SET 5/8" x 24" REBAR W/ PLASTIC PLUG "P.S. 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 117" BRASS DISK STAMPED "P.S. 7788" IN SIDEWALK 100' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS.
- SET 3/8" WINES CORNER (W.C.) UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE, 5/8" x 24" REBAR W/ PLASTIC PLUG "P.S. 7788"

## NOTES

1. SEE SHEET 2 FOR LEGEND.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND REFERENCES.
3. SEE SHEET 7 FOR LINE & CURVE TABLES.



LINE AND CURVE TABLES FOR SHEET 5 ONLY

LINE TABLE			CURVE TABLE				RADIAL BEARINGS	
LINE #	DIRECTION	LENGTH	CURVE #	RADIUS	DELTA	LENGTH	LINE #	DIRECTION
L1	N43°26'10"E	32.00'	C1	885.00'	4°23'18"	67.78'	(R)1	N58°42'20"W
L2	N43°26'10"E	42.00'	C2	87.00'	13°11'31"	20.63'	(R)2	N61°59'54"W
L3	N43°26'10"E	42.00'	C3	87.00'	2°14'34"	3.41'	(R)3	N20°04'08"W
L4	N41°27'13"E	71.26'	C4	87.00'	15°28'05"	23.44'	(R)4	N2°46'35"E
L5	N38°55'22"E	9.25'	C5	65.50'	31°55'49"	36.50'	(R)5	N35°55'59"E
L6	N41°40'29"W	46.98'	C6	65.50'	33°52'41"	38.73'	(R)6	N45°14'39"E
L7	N55°37'08"W	44.87'	C7	65.50'	32°07'23"	36.72'	(R)7	N28°05'23"E
L8	N54°59'35"W	44.87'	C8	65.50'	9°18'41"	10.64'	(R)8	N62°20'35"E
L9	N53°20'11"W	44.87'	C9	65.50'	107°14'33"	122.60'	(R)9	N64°16'09"E
L10	N51°44'28"W	44.87'	C10	87.00'	14°40'28"	22.28'	(R)10	N17°20'21"W
L11	N50°05'54"W	44.87'	C11	1480.00'	0°22'24"	9.64'	(R)11	N40°33'34"W
L12	N44°30'11"W	44.87'	C12	1480.00'	1°37'30"	41.98'	(R)12	N28°21'28"E
L13	N42°52'38"W	44.87'	C13	1480.00'	1°37'34"	42.00'	(R)13	N30°34'11"E
L14	N41°15'04"W	44.87'	C14	1480.00'	1°37'34"	42.00'		
L15	N39°37'35"W	44.87'	C15	1480.00'	1°37'34"	42.00'		
L16	N37°59'57"W	44.87'	C16	1480.00'	1°37'34"	42.00'		
L17	N36°22'23"W	44.87'	C17	1480.00'	1°37'34"	42.00'		
L18	N34°44'49"W	44.87'	C18	1480.00'	1°37'34"	42.00'		
L19	N33°07'16"W	44.87'	C19	1480.00'	1°37'34"	42.00'		
L20	N14°58'04"W	60.00'	C20	1480.00'	1°37'34"	42.00'		
L21	N43°26'10"E	91.15'	C21	1480.00'	1°37'34"	42.00'		
			C22	1480.00'	1°37'34"	42.00'		
			C23	1480.00'	1°37'34"	42.00'		
			C24	1480.00'	1°37'34"	42.00'		
			C25	1480.00'	1°37'34"	42.00'		
			C26	1056.00'	2°53'17"	44.63'		

NOTES

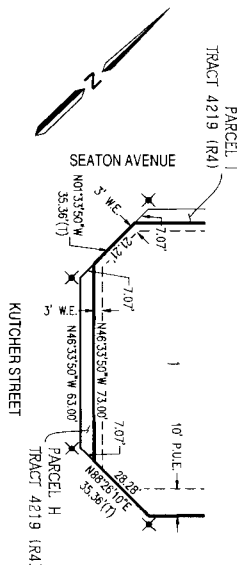
1. SEE SHEET 2 FOR LEGEND.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND REFERENCES.

TRACT 4263  
RIVER ISLANDS - PHASE 2  
VILLAGE 21 UNIT 2

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF THE TWO DESIGNATED REMAINDER PARCELS OF TRACT 4219 (44 MAP 104), CITY OF LATROBE, SAN JOAQUIN COUNTY, CALIFORNIA

JANUARY 2005

**O'DELL**  
ENGINEERING



DETAIL B  
FROM SHEET 5  
(1"=50')

**PAGE LEFT  
INTENTIONALLY  
BLANK**

## ITEM 3.5

### **CITY MANAGER'S REPORT MARCH 17, 2025 CITY COUNCIL SPECIAL MEETING**

**ITEM: ACCEPT TRAFFIC SIGNALS ASSOCIATED WITH ENCROACHMENT PERMIT NOS. 23-93 AND 24-33 FROM RIVER ISLANDS**

**RECOMMENDATION: Adopt Resolution to Accept Traffic Signals Associated with Encroachment Permit Nos. 23-93 and 24-33 from River Islands**

---

#### **SUMMARY:**

River Islands Development, LLC and River Islands Construction, LLC (hereinafter collectively referred to as "River Islands") have completed the construction of the public improvements identified in the GASB 34 Reports included as Attachment "C", which were completed under Encroachment Permits (EP) 23-93 and 24-33.

Staff has inspected the improvements listed in Attachment "C," and the City Engineer has deemed the work complete and in compliance with the approved plans and specifications. River Islands has provided a one-year warranty bond equal to 10% of the completed construction costs, along with lien releases for the improvements proposed for acceptance. A vicinity map of these improvements is included as Attachment "B".

Staff recommends City Council accept the public improvements listed in Attachment "C" by Resolution, included as Attachment "A".

#### **BACKGROUND:**

Pursuant to the Development Agreement for the River Islands Development, River Islands is required to install specific traffic infrastructure improvements as needed to support the growing development area. The traffic signal installations associated with this acceptance were completed under EP 23-93 and EP 24-33.

Staff has inspected the improvements listed in Attachment "C," and the City Engineer has deemed them complete and in compliance with the approved plans and specifications.

River Islands has submitted a one-year warranty bond equal to 10% of the completed construction costs, along with lien releases for the improvements proposed for acceptance. Upon acceptance, the performance bonds and labor & material bonds will be released and replaced with the warranty bond. The bonds associated with the improvements proposed for acceptance are detailed in Table 1 below:

## MARCH 17, 2025 CITY COUNCIL SPECIAL MEETING

ACCEPT TRAFFIC SIGNALS ASSOCIATED WITH ENCROACHMENT PERMIT  
NOS. 23-93 AND 24-33 FROM RIVER ISLANDS

Table 1

Project Type and Location	Encroachment Permit No.	Performance Bond Number/Value	Labor and Material Bond/Value	Warranty Bond Number/Value
Traffic Signal at River Islands Parkway and Somerston	EP23-93	0799687 \$1,100,000	N/A	0844454-M \$491,742.69
Traffic Signal at River Islands Parkway and Dell'Osso	EP23-93	0799687 \$1,100,000	N/A	0844454-M \$491,742.69
Traffic Signal at River Islands Parkway and Sidwell	EP24-33	0844454 \$4,265,904.76	0844454 \$2,132,952.38	0844454-M \$491,742.69
Traffic Signal at River Islands Parkway and Callerton/Wylin	EP24-33	0844454 \$4,265,904.76	0844454 \$2,132,952.38	0844454-M \$491,742.69
Traffic Signal at River Islands Parkway and Roll Tide/Enneking	EP24-33	0844454 \$4,265,904.76	0844454 \$2,132,952.38	0844454-M \$491,742.69
Traffic Signal at River Islands Parkway and Riptide/Walera	EP24-33	0844454 \$4,265,904.76	0844454 \$2,132,952.38	0844454-M \$491,742.69
Hybrid Traffic Signal at Callerton and Scott Edwards/Winton	EP24-33	0844454 \$4,265,904.76	0844454 \$2,132,952.38	0844454-M \$491,742.69
Hybrid Traffic Signal at Callerton and Haverhill	EP24-33	0844454 \$4,265,904.76	0844454 \$2,132,952.38	0844454-M \$491,742.69



**MARCH 17, 2025 CITY COUNCIL SPECIAL MEETING****ACCEPT TRAFFIC SIGNALS ASSOCIATED WITH ENCROACHMENT PERMIT NOS. 23-93 AND 24-33 FROM RIVER ISLANDS****REASON FOR RECOMMENDATION:**

Staff has inspected the improvements listed in the GASB 34 Reports and has confirmed that they have been completed in accordance with City specifications.

River Islands has provided unconditional lien releases and a one-year maintenance bond for the completed improvements. Staff recommends that the City Council accept the public improvements listed in Attachment "C."

**FISCAL IMPACT:**

The City's maintenance costs will increase to maintain the accepted improvements. The warranty bond will cover any repairs or replacements due to defective materials or workmanship required during the one-year period beginning with this acceptance.

The City's Service Maintenance Community Facilities Districts (CFD) 2013-1 and 2023-1 have been established to fund City maintenance and operating costs within River Islands.

**ATTACHMENTS:**

- A. Resolution to Accept Traffic Signals Associated with Encroachment Permit Nos. 23-93 and 24-33 from River Islands
- B. Vicinity Map
- C. GASB 34 Reports

**CITY MANAGER'S REPORT**  
**MARCH 17, 2025 CITY COUNCIL SPECIAL MEETING**  
**ACCEPT TRAFFIC SIGNALS ASSOCIATED WITH ENCROACHMENT PERMIT**  
**NOS. 23-93 AND 24-33 FROM RIVER ISLANDS**

**PAGE 4**

**APPROVALS:**



Bellal Nabizadah  
Assistant Engineer

3/4/25

Date



Brad Taylor  
City Engineer

3/4/2025

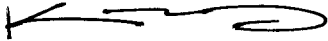
Date



Thomas Hedegard  
Deputy City Manager

3/6/2025

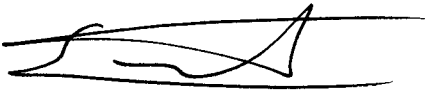
Date



Michael King  
Assistant City Manager

3.10.2025

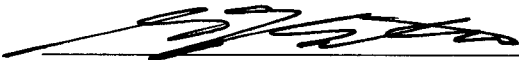
Date



Salvador Navarrete  
City Attorney

3.4.2025

Date



Stephen J. Salvatore  
City Manager

3.13.25

Date

## RESOLUTION NO. 25-

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP TO ACCEPT TRAFFIC SIGNALS ASSOCIATED WITH ENCROACHMENT PERMIT NOS. 23-93 AND 24-33 FROM RIVER ISLANDS**

**WHEREAS**, pursuant to the Development Agreement for the River Islands Development, River Islands Development, LLC and River Islands Construction, LLC (hereinafter collectively referred to as "River Islands") is required to install specific traffic infrastructure improvements as needed to support the growing development area. The traffic signal installations associated with this acceptance were completed under Encroachment Permit (EP) 23-93 and EP 24-33; and

**WHEREAS**, staff has inspected the improvements listed in Attachment "C" to the City Manager's Report, and the City Engineer has deemed them complete and in compliance with the approved plans and specifications; and

**WHEREAS**, River Islands has submitted a one-year warranty bond equal to 10% of the completed construction costs, along with lien releases for the improvements proposed for acceptance. Upon acceptance, the performance bonds and labor & material bonds will be released and replaced with the warranty bond. The bonds associated with the improvements proposed for acceptance are detailed in Table 1 below:

**Table 1**

<b>Project Type and Location</b>	<b>Encroachment Permit No.</b>	<b>Performance Bond Number/Value</b>	<b>Labor and Material Bond/Value</b>	<b>Warranty Bond Number/Value</b>
Traffic Signal at River Islands Parkway and Somerston	EP23-93	0799687 \$1,100,000	N/A	0844454-M \$491,742.69
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Hybrid Traffic Signal at Callerton and Haverhill	EP24-33	0844454 \$4,265,904.76	0844454 \$2,132,952.38	0844454-M \$491,742.69

; and

**WHEREAS,** the City's maintenance costs will increase to maintain the accepted improvements. The warranty bond covers any repairs or replacements required due to defective materials or workmanship for the completed improvements that may become necessary during the one-year warranty period beginning with the date of acceptance. The City's Service Maintenance Community Facilities Districts (CFD) 2013-1 and 2023-1 have been established to fund City maintenance and operating costs within River Islands.

**NOW, THEREFORE, BE IT RESOLVED,** that the City Council of the City of Lathrop does hereby accept the improvements listed in Attachment "C" of the City Manager's Report that accompanied this Resolution.

**PASSED AND ADOPTED** by the City Council of the City of Lathrop this 17<sup>th</sup> day of March 2025 by the following vote:

AYES:

NOES:

ABSTAIN:

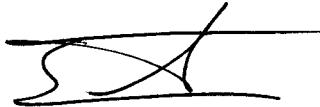
ABSENT:

\_\_\_\_\_  
Paul Akinjo, Mayor

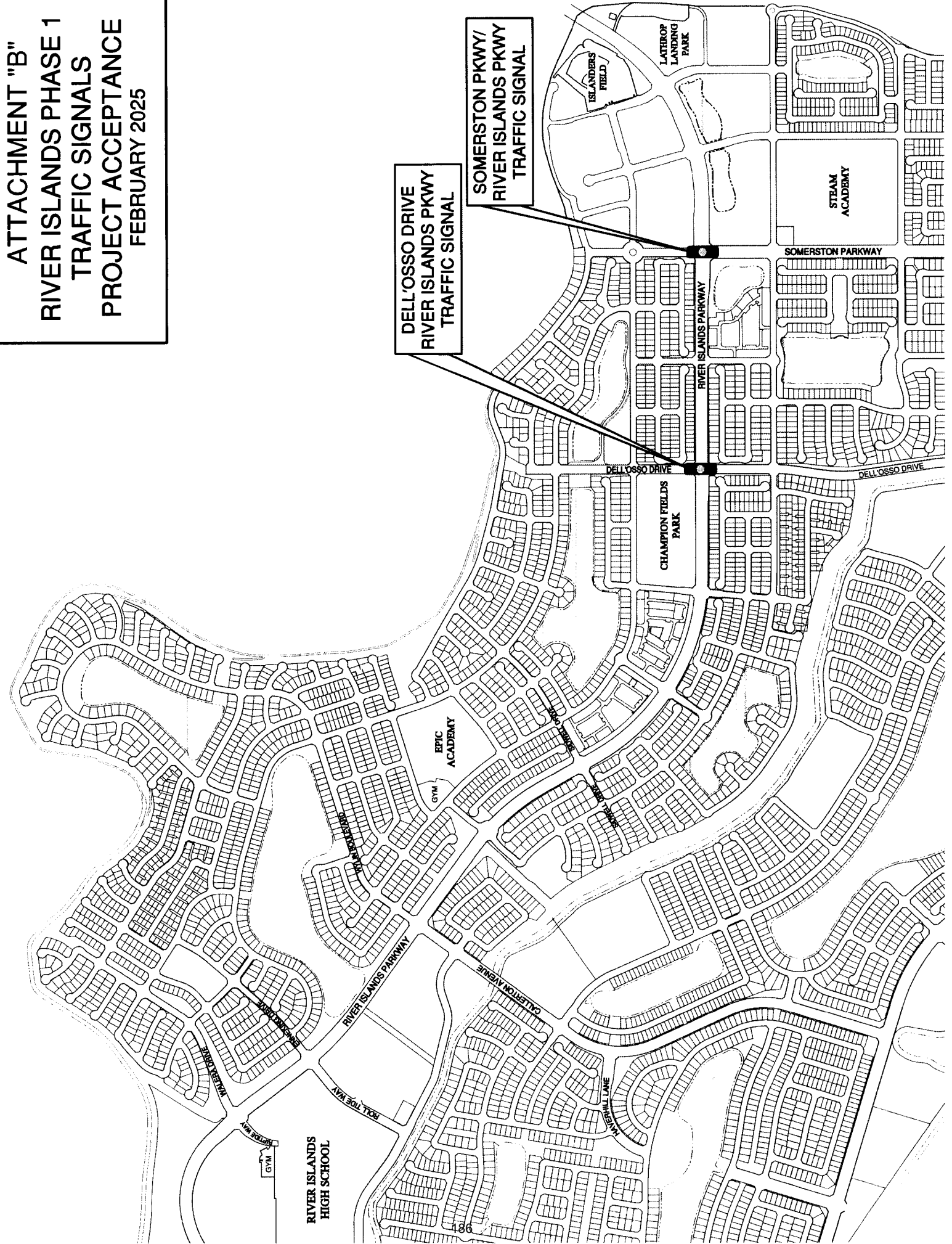
**ATTEST:**

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

**APPROVED AS TO FORM:**

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

ATTACHMENT "B"  
RIVER ISLANDS PHASE 1  
TRAFFIC SIGNALS  
PROJECT ACCEPTANCE  
FEBRUARY 2025



DELL'OSSO DRIVE  
RIVER ISLANDS PKWY  
TRAFFIC SIGNAL

SOMERSTON PKWY/  
RIVER ISLANDS PKWY  
TRAFFIC SIGNAL

RIVER ISLANDS  
HIGH SCHOOL

186

**Engineer's Opinion of Probable Construction Costs  
As-Built Quantity Estimates**

**PROJECT:** River Islands Phase 1, Stage 1 Signal Design  
**LOCATION:** River Islands Parkway & Somerston Parkway  
**ESTIMATED BY:** JE **DATE:** 1/28/2025

**River Islands Parkway & Somerston Parkway***As-Built Plans Dated 1/28/25*

Item Description	Unit	Qty.	Unit Price	Extension
<b>Pole Types (Including Foundation)</b>				
PPB Post	EA	1	\$ 3,000.00	\$ 3,000.00
Type 1 A/1 B Signal Pole	EA	1	\$ 6,200.00	\$ 6,200.00
Type 15 TS	EA	4	\$ 15,900.00	\$ 63,600.00
Type 24	EA	1	\$ 40,400.00	\$ 40,400.00
Type 26	EA	1	\$ 43,000.00	\$ 43,000.00
Type 29	EA	2	\$ 73,000.00	\$ 146,000.00
<b>Subtotal</b>				<b>\$ 302,200.00</b>
<b>Vehicle Signals</b>				
Vehicle Signal Head, Mast Arm Mounted 3-Section	EA	10	\$ 1,390.00	\$ 13,900.00
Vehicle Signal Head, Pole Mount 3-Section	EA	12	\$ 1,380.00	\$ 16,560.00
Vehicle Signal LED Module	EA	66	\$ 200.00	\$ 13,200.00
<b>Subtotal</b>				<b>\$ 43,660.00</b>
<b>Pedestrian Signals and Push Buttons</b>				
APS 2-Wire Central Control Unit	EA	1	\$ 3,700.00	\$ 3,700.00
APS PPB Unit and Sign, furnish and install	EA	8	\$ 2,060.00	\$ 16,480.00
Ped. Signal & Mounting (w/ LED Module)	EA	8	\$ 1,200.00	\$ 9,600.00
<b>Subtotal</b>				<b>\$ 29,780.00</b>
<b>Luminaires</b>				
LED Luminaire, furnish and install	EA	8	\$ 1,000.00	\$ 8,000.00
Photoelectric Control Unit	EA	8	\$ 750.00	\$ 6,000.00
<b>Subtotal</b>				<b>\$ 14,000.00</b>
<b>Detection</b>				
Opticom System (4 detectors)	EA	1	\$ 12,500.00	\$ 12,500.00
Video Detection System (4 cameras), furnish and install	EA	1	\$ 48,000.00	\$ 48,000.00
<b>Subtotal</b>				<b>\$ 60,500.00</b>
<b>Cabinets and Foundations</b>				
Controller and Cabinet, furnish and install	EA	1	\$ 46,000.00	\$ 46,000.00
Service Pedestal, w/ Integrated BBS Unit	EA	1	\$ 12,600.00	\$ 12,600.00
Surveillance Equipment Enclosure (foundation and equipment)	EA	1	\$ 20,000.00	\$ 20,000.00
<b>Subtotal</b>				<b>\$ 78,600.00</b>

**Engineer's Opinion of Probable Construction Costs  
As-Built Quantity Estimates**

**River Islands Parkway & Somerston Parkway**

*As-Built Plans Dated 1/28/25*

Item Description	Unit	Qty.	Unit Price	Extension
<b>Conduit</b>				
1-1/2" PVC Sch. 40	LF	50	\$ 27.00	\$ 1,350.00
2" PVC Sch. 40	LF	100	\$ 34.60	\$ 3,460.00
3" PVC Sch. 40	LF	50	\$ 35.80	\$ 1,790.00
4" PVC Sch. 40	LF	50	\$ 49.00	\$ 2,450.00
Innerduct, furnish and install	LF	550	\$ 9.00	\$ 4,950.00
Install Conduit into Ex. Box (CB)	EA	13	\$ 560.00	\$ 7,280.00
Install Pull Rope in Empty Conduit	LF	50	\$ 1.30	\$ 65.00
Trench, Backfill, PCC/AC Repair	LF	100	\$ 100.00	\$ 10,000.00
<b>Subtotal</b>				<b>\$ 31,345.00</b>

<b>Conductors and Cables</b>				
#14 - #8 Conductors	LF	3,950	\$ 2.95	\$ 11,652.50
#6 - #1 Conductors	LF	450	\$ 5.60	\$ 2,520.00
Emergency Vehicle Preemption Cable (Opticom)	LF	900	\$ 2.20	\$ 1,980.00
Fiber Optic Cable, 12 -strand, furnish and install	LF	250	\$ 5.30	\$ 1,325.00
Traffic Signal Cable (12 conductor)	LF	2,000	\$ 9.50	\$ 19,000.00
Traffic Signal Cable (03 conductor)	LF	1,750	\$ 4.00	\$ 7,000.00
Video Coax/Power Hybrid Cable	LF	900	\$ 4.00	\$ 3,600.00
<b>Subtotal</b>				<b>\$ 47,077.50</b>

<b>Signing and Striping</b>				
Illuminated Street Name Signs (LED Edge Lit)	EA	4	\$ 3,600.00	\$ 14,400.00
Sign, install new sign panel	EA	1	\$ 260.00	\$ 260.00
Sign, Regulatory, install on signal mast arm	EA	4	\$ 680.00	\$ 2,720.00
<b>Subtotal</b>				<b>\$ 17,380.00</b>

<b>Total Materials &amp; Labor Cost</b>					<b>\$ 624,542.50</b>
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<b>Other Costs</b>				
Mobilization	LS	1	8% of Materials	\$ 49,963.40
Construction Staging, Traffic Control, and Construction Area Signs	LS	1	2% of Materials	\$ 12,490.85
Contingency	LS	1	15% of Materials	\$ 93,681.38
<b>Subtotal</b>				<b>\$ 156,135.63</b>

<b>Total Project Cost</b>					<b>\$ 780,678.13</b>
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**Engineer's Opinion of Probable Construction Costs  
As-Built Quantity Estimates**

**PROJECT:** River Islands Phase 1, Stage 1 Signal Designs  
**LOCATION:** River Islands Parkway & DellOsso Drive  
**ESTIMATED BY:** JE **DATE:** 1/28/2025

**River Islands Parkway & DellOsso Drive**

*As-Built Plans Dated 1/28/25*

Item Description	Unit	Qty.	Unit Price	Extension
<b>Pole Types (Including Foundation)</b>				
Type 1 A/1 B Signal Pole	EA	4	\$ 6,200.00	\$ 24,800.00
Type 19	EA	2	\$ 33,900.00	\$ 67,800.00
Type 26	EA	2	\$ 43,000.00	\$ 86,000.00
<b>Subtotal</b>				<b>\$ 178,600.00</b>
<b>Vehicle Signals</b>				
Vehicle Signal Head, Mast Arm Mounted 3-Section	EA	8	\$ 1,390.00	\$ 11,120.00
Vehicle Signal Head, Pole Mount 3-Section	EA	3	\$ 1,380.00	\$ 4,140.00
Vehicle Signal Head, Pole Mount 5-Section	EA	1	\$ 2,200.00	\$ 2,200.00
Vehicle Signal Head, Pole Top 3-Section	EA	7	\$ 1,400.00	\$ 9,800.00
Vehicle Signal Head, Pole Top 5-Section	EA	1	\$ 2,200.00	\$ 2,200.00
Vehicle Signal LED Module	EA	64	\$ 200.00	\$ 12,800.00
<b>Subtotal</b>				<b>\$ 42,260.00</b>
<b>Pedestrian Signals and Push Buttons</b>				
APS 2-Wire Central Control Unit	EA	1	\$ 3,700.00	\$ 3,700.00
APS PPB Unit and Sign, furnish and install	EA	8	\$ 2,060.00	\$ 16,480.00
Ped. Signal & Mounting (w/ LED Module)	EA	8	\$ 1,200.00	\$ 9,600.00
<b>Subtotal</b>				<b>\$ 29,780.00</b>
<b>Luminaires</b>				
LED Luminaire, furnish and install	EA	4	\$ 1,000.00	\$ 4,000.00
Photoelectric Control Unit	EA	4	\$ 750.00	\$ 3,000.00
<b>Subtotal</b>				<b>\$ 7,000.00</b>
<b>Detection</b>				
Opticom System (4 detectors)	EA	1	\$ 12,500.00	\$ 12,500.00
Video Detection System (4 cameras), furnish and install	EA	1	\$ 48,000.00	\$ 48,000.00
<b>Subtotal</b>				<b>\$ 60,500.00</b>
<b>Cabinets and Foundations</b>				
Controller and Cabinet, furnish and install	EA	1	\$ 46,000.00	\$ 46,000.00
Service Pedestal, w/ Integrated BBS Unit	EA	1	\$ 12,600.00	\$ 12,600.00
Surveillance Equipment Enclosure (foundation and equipment)	EA	1	\$ 20,000.00	\$ 20,000.00
<b>Subtotal</b>				<b>\$ 78,600.00</b>

**Engineer's Opinion of Probable Construction Costs  
As-Built Quantity Estimates**

**River Islands Parkway & DellOsso Drive**

*As-Built Plans Dated 1/28/25*

Item Description	Unit	Qty.	Unit Price	Extension
<b>Conduit</b>				
2" PVC Sch. 40	LF	200	\$ 34.60	\$ 6,920.00
3" PVC Sch. 40	LF	50	\$ 35.80	\$ 1,790.00
4" PVC Sch. 40	LF	50	\$ 49.00	\$ 2,450.00
Innerduct, furnish and install	LF	500	\$ 9.00	\$ 4,500.00
Install Conduit into Ex. Box (CB)	EA	12	\$ 560.00	\$ 6,720.00
Install Pull Rope in Empty Conduit	LF	50	\$ 1.30	\$ 65.00
Trench, Backfill, PCC/AC Repair	LF	150	\$ 100.00	\$ 15,000.00
<b>Subtotal</b>				<b>\$ 37,445.00</b>

<b>Conductors and Cables</b>				
#14 - #8 Conductors	LF	3,250	\$ 2.95	\$ 9,587.50
#6 - #1 Conductors	LF	950	\$ 5.60	\$ 5,320.00
Emergency Vehicle Preemption Cable (Opticom)	LF	700	\$ 2.20	\$ 1,540.00
Fiber Optic Cable, 12 -strand, furnish and install	LF	100	\$ 5.30	\$ 530.00
Traffic Signal Cable (12 conductor)	LF	1,400	\$ 9.50	\$ 13,300.00
Traffic Signal Cable (03 conductor)	LF	1,400	\$ 4.00	\$ 5,600.00
Video Coax/Power Hybrid Cable	LF	700	\$ 4.00	\$ 2,800.00
<b>Subtotal</b>				<b>\$ 38,677.50</b>

<b>Signing and Striping</b>				
Illuminated Street Name Signs (LED Edge Lit)	EA	4	\$ 3,600.00	\$ 14,400.00
Sign, Regulatory, install on signal mast arm	EA	4	\$ 680.00	\$ 2,720.00
<b>Subtotal</b>				<b>\$ 17,120.00</b>

<b>Total Materials &amp; Labor Cost</b>				<b>\$ 489,982.50</b>
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<b>Other Costs</b>				
Mobilization	LS	1	8% of Materials	\$ 39,198.60
Construction Staging, Traffic Control, and Construction Area Signs	LS	1	2% of Materials	\$ 9,799.65
Contingency	LS	1	15% of Materials	\$ 73,497.38
<b>Subtotal</b>				<b>\$ 122,495.63</b>

<b>Total Project Cost</b>				<b>\$ 612,478.13</b>
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**City of Lathrop - Project Acceptance  
(GASB 34 Report)  
Estimated As-Built Quantities and Costs**

**PROJECT:** River Islands Phase 1, Stage 2A Signals  
**LOCATION:** River Islands Parkway & Sidwell Drive  
**ESTIMATED BY:** JE **DATE:** 2/7/2025

**River Islands Parkway & Sidwell Drive**

*As-Built Plans Dated 1/28/25*

Item Description	Unit	Qty.	Unit Price	Extension
<b>Pole Types (Including Foundation)</b>				
PPB Post	EA	3	\$ 2,470.00	\$ 7,410.00
Type 1 A/1 B Signal Pole	EA	2	\$ 6,200.00	\$ 12,400.00
Type 15 TS	EA	2	\$ 15,900.00	\$ 31,800.00
Type 24	EA	2	\$ 40,400.00	\$ 80,800.00
Type 26	EA	2	\$ 43,000.00	\$ 86,000.00
<b>Subtotal</b>				<b>\$ 218,410.00</b>
<b>Vehicle Signals</b>				
Vehicle Signal Head, Mast Arm Mounted 3-Section	EA	8	\$ 1,390.00	\$ 11,120.00
Vehicle Signal Head, Pole Mount 3-Section	EA	8	\$ 1,380.00	\$ 11,040.00
Vehicle Signal Head, Pole Top 3-Section	EA	4	\$ 1,400.00	\$ 5,600.00
Vehicle Signal LED Module	EA	60	\$ 200.00	\$ 12,000.00
<b>Subtotal</b>				<b>\$ 39,760.00</b>
<b>Pedestrian Signals and Push Buttons</b>				
APS 2-Wire Central Control Unit	EA	1	\$ 3,700.00	\$ 3,700.00
APS PPB Unit and Sign, furnish and install	EA	8	\$ 2,060.00	\$ 16,480.00
Ped. Signal & Mounting (w/ LED Module)	EA	8	\$ 1,200.00	\$ 9,600.00
<b>Subtotal</b>				<b>\$ 29,780.00</b>
<b>Luminaires</b>				
LED Luminaire, furnish and install	EA	6	\$ 1,000.00	\$ 6,000.00
Photoelectric Control Unit	EA	6	\$ 750.00	\$ 4,500.00
<b>Subtotal</b>				<b>\$ 10,500.00</b>
<b>Pull Box</b>				
#5 Pull Box with Cover	EA	1	\$ 770.00	\$ 770.00
<b>Subtotal</b>				<b>\$ 770.00</b>
<b>Detection</b>				
Opticom System (4 detectors)	EA	1	\$ 12,500.00	\$ 12,500.00
Video Detection System (4 cameras), furnish and install	EA	1	\$ 48,000.00	\$ 48,000.00
<b>Subtotal</b>				<b>\$ 60,500.00</b>

**City of Lathrop - Project Acceptance  
(GASB 34 Report)  
Estimated As-Built Quantities and Costs**

**River Islands Parkway & Sidwell Drive**

*As-Built Plans Dated 1/28/25*

Item Description	Unit	Qty.	Unit Price	Extension
<b>Cabinets and Foundations</b>				
Controller and Cabinet, furnish and install	EA	1	\$ 46,000.00	\$ 46,000.00
Service Pedestal, w/ Integrated BBS Unit	EA	1	\$ 12,600.00	\$ 12,600.00
Surveillance Equipment Enclosure (foundation and equipment)	EA	1	\$ 20,000.00	\$ 20,000.00
<b>Subtotal</b>				<b>\$ 78,600.00</b>
<b>Conduit</b>				
1-1/2" PVC Sch. 40	LF	50	\$ 27.00	\$ 1,350.00
2" PVC Sch. 40	LF	150	\$ 34.60	\$ 5,190.00
2-1/2" PVC Sch. 40	LF	50	\$ 54.40	\$ 2,720.00
3" PVC Sch. 40	LF	50	\$ 35.80	\$ 1,790.00
4" PVC Sch. 40	LF	50	\$ 49.00	\$ 2,450.00
Innerduct, furnish and install	LF	400	\$ 9.00	\$ 3,600.00
Install Conduit into Ex. Box (CB)	EA	11	\$ 560.00	\$ 6,160.00
Install Pull Rope in Empty Conduit	LF	100	\$ 1.30	\$ 130.00
Trench, Backfill, PCC/AC Repair	LF	200	\$ 100.00	\$ 20,000.00
<b>Subtotal</b>				<b>\$ 43,390.00</b>
<b>Conductors and Cables</b>				
#14 - #8 Conductors	LF	2,950	\$ 2.95	\$ 8,702.50
#6 - #1 Conductors	LF	1,000	\$ 5.60	\$ 5,600.00
Emergency Vehicle Preemption Cable (Opticom)	LF	700	\$ 2.20	\$ 1,540.00
Traffic Signal Cable (12 conductor)	LF	1,400	\$ 9.50	\$ 13,300.00
Traffic Signal Cable (03 conductor)	LF	1,400	\$ 4.00	\$ 5,600.00
Video Coax/Power Hybrid Cable	LF	700	\$ 4.00	\$ 2,800.00
<b>Subtotal</b>				<b>\$ 37,542.50</b>
<b>Signing and Striping</b>				
Illuminated Street Name Signs (LED Edge Lit)	EA	4	\$ 3,600.00	\$ 14,400.00
Sign, Regulatory, install on signal mast arm	EA	4	\$ 680.00	\$ 2,720.00
<b>Subtotal</b>				<b>\$ 17,120.00</b>
<b>Total Materials &amp; Labor Cost</b>				<b>\$ 536,372.50</b>

**Project Acceptance  
(GASB 34 Report)  
Estimated As-Built Quantities and Costs**

**PROJECT:** River Islands Phase 1, Stage 2B Signals  
**LOCATION:** River Islands Pkwy. & Wylin Blvd./Callerton Ave.  
**ESTIMATED BY:** JE **DATE:** 2/7/2025

**River Islands Pkwy. & Wylin Blvd./Callerton Ave.**

*As-Built Plans Dated 2/7/25*

Item Description	Unit	Qty.	Unit Price	Extension
<b>Pole Types (Including Foundation)</b>				
PPB Post	EA	2	\$ 2,470.00	\$ 4,940.00
Type 1 A/1 B Signal Pole	EA	1	\$ 6,200.00	\$ 6,200.00
Type 15 TS	EA	3	\$ 15,900.00	\$ 47,700.00
Type 24	EA	1	\$ 40,400.00	\$ 40,400.00
Type 26	EA	3	\$ 43,000.00	\$ 129,000.00
<b>Subtotal</b>				<b>\$ 228,240.00</b>
<b>Vehicle Signals</b>				
Vehicle Signal Head, Mast Arm Mounted 3-Section	EA	8	\$ 1,390.00	\$ 11,120.00
Vehicle Signal Head, Pole Mount 3-Section	EA	10	\$ 1,380.00	\$ 13,800.00
Vehicle Signal Head, Pole Top 3-Section	EA	2	\$ 1,400.00	\$ 2,800.00
Vehicle Signal LED Module	EA	60	\$ 200.00	\$ 12,000.00
<b>Subtotal</b>				<b>\$ 39,720.00</b>
<b>Pedestrian Signals and Push Buttons</b>				
APS 2-Wire Central Control Unit	EA	1	\$ 3,700.00	\$ 3,700.00
APS PPB Unit and Sign, furnish and install	EA	8	\$ 2,060.00	\$ 16,480.00
Ped. Signal & Mounting (w/ LED Module)	EA	8	\$ 1,200.00	\$ 9,600.00
<b>Subtotal</b>				<b>\$ 29,780.00</b>
<b>Luminaires</b>				
LED Luminaire, furnish and install	EA	7	\$ 1,000.00	\$ 7,000.00
Photoelectric Control Unit	EA	7	\$ 750.00	\$ 5,250.00
<b>Subtotal</b>				<b>\$ 12,250.00</b>
<b>Pull Box</b>				
#5 Pull Box with Cover	EA	1	\$ 770.00	\$ 770.00
<b>Subtotal</b>				<b>\$ 770.00</b>
<b>Detection</b>				
Opticom System (4 detectors)	EA	1	\$ 12,500.00	\$ 12,500.00
Video Detection System (4 cameras), furnish and install	EA	1	\$ 48,000.00	\$ 48,000.00
<b>Subtotal</b>				<b>\$ 60,500.00</b>



**Project Acceptance  
(GASB 34 Report)  
Estimated As-Built Quantities and Costs**

**River Islands Pkwy. & Wylin Blvd./Callerton Ave.**

*As-Built Plans Dated 2/7/25*

Item Description	Unit	Qty.	Unit Price	Extension
<b>Cabinets and Foundations</b>				
Controller and Cabinet, furnish and install	EA	1	\$ 46,000.00	\$ 46,000.00
Service Pedestal, w/ Integrated BBS Unit	EA	1	\$ 12,600.00	\$ 12,600.00
Surveillance Equipment Enclosure (foundation and equipment)	EA	1	\$ 20,000.00	\$ 20,000.00
<b>Subtotal</b>				<b>\$ 78,600.00</b>
<b>Conduit</b>				
1-1/2" PVC Sch. 40	LF	50	\$ 27.00	\$ 1,350.00
2" PVC Sch. 40	LF	100	\$ 34.60	\$ 3,460.00
2-1/2" PVC Sch. 40	LF	50	\$ 54.40	\$ 2,720.00
3" PVC Sch. 40	LF	50	\$ 35.80	\$ 1,790.00
4" PVC Sch. 40	LF	50	\$ 49.00	\$ 2,450.00
Innerduct, furnish and install	LF	500	\$ 9.00	\$ 4,500.00
Install Conduit into Ex. Box (CB)	EA	10	\$ 560.00	\$ 5,600.00
Install Pull Rope in Empty Conduit	LF	50	\$ 1.30	\$ 65.00
Trench, Backfill, PCC/AC Repair	LF	100	\$ 100.00	\$ 10,000.00
<b>Subtotal</b>				<b>\$ 31,935.00</b>
<b>Conductors and Cables</b>				
#14 - #8 Conductors	LF	3,550	\$ 2.95	\$ 10,472.50
#6 - #1 Conductors	LF	750	\$ 5.60	\$ 4,200.00
Emergency Vehicle Preemption Cable (Opticom)	LF	800	\$ 2.20	\$ 1,760.00
Traffic Signal Cable (12 conductor)	LF	1,600	\$ 9.50	\$ 15,200.00
Traffic Signal Cable (03 conductor)	LF	1,650	\$ 4.00	\$ 6,600.00
Video Coax/Power Hybrid Cable	LF	800	\$ 4.00	\$ 3,200.00
<b>Subtotal</b>				<b>\$ 41,432.50</b>
<b>Signing and Striping</b>				
Illuminated Street Name Signs (LED Edge Lit)	EA	4	\$ 3,600.00	\$ 14,400.00
Sign, Regulatory, install on signal mast arm	EA	4	\$ 680.00	\$ 2,720.00
<b>Subtotal</b>				<b>\$ 17,120.00</b>
<b>Salvage</b>				
Salvage Luminaire	EA	5	\$ 325.00	\$ 1,625.00
Salvage Streetlight/Type 15 Pole	EA	5	\$ 1,400.00	\$ 7,000.00
<b>Subtotal</b>				<b>\$ 8,625.00</b>
<b>Total Materials &amp; Labor Cost</b>				<b>\$ 548,972.50</b>

**Project Acceptance  
(GASB 34 Report)  
Estimated As-Built Quantities and Costs**

**PROJECT:** River Islands Phase 1, Stage 2B Signals  
**LOCATION:** River Islands Pkwy. & Enneking Dr./Roll Tide Wy.  
**ESTIMATED BY:** JE **DATE:** 2/7/2025

**River Islands Pkwy. & Enneking Dr./Roll Tide Wy.**

*As-Built Plans Dated 2/7/25*

Item Description	Unit	Qty.	Unit Price	Extension
<b>Pole Types (Including Foundation)</b>				
Type 1 A/1 B Signal Pole	EA	2	\$ 6,200.00	\$ 12,400.00
Type 15 TS	EA	2	\$ 15,900.00	\$ 31,800.00
Type 19	EA	1	\$ 33,900.00	\$ 33,900.00
Type 24	EA	1	\$ 40,400.00	\$ 40,400.00
Type 26	EA	2	\$ 43,000.00	\$ 86,000.00
<b>Subtotal</b>				<b>\$ 204,500.00</b>
<b>Vehicle Signals</b>				
Vehicle Signal Head, Mast Arm Mounted 3-Section	EA	8	\$ 1,390.00	\$ 11,120.00
Vehicle Signal Head, Pole Mount 3-Section	EA	8	\$ 1,380.00	\$ 11,040.00
Vehicle Signal Head, Pole Top 3-Section	EA	4	\$ 1,400.00	\$ 5,600.00
Vehicle Signal LED Module	EA	60	\$ 200.00	\$ 12,000.00
<b>Subtotal</b>				<b>\$ 39,760.00</b>
<b>Pedestrian Signals and Push Buttons</b>				
APS 2-Wire Central Control Unit	EA	1	\$ 3,700.00	\$ 3,700.00
APS PPB Unit and Sign, furnish and install	EA	8	\$ 2,060.00	\$ 16,480.00
Ped. Signal & Mounting (w/ LED Module)	EA	8	\$ 1,200.00	\$ 9,600.00
<b>Subtotal</b>				<b>\$ 29,780.00</b>
<b>Luminaires</b>				
LED Luminaire, furnish and install	EA	6	\$ 1,000.00	\$ 6,000.00
Photoelectric Control Unit	EA	6	\$ 750.00	\$ 4,500.00
<b>Subtotal</b>				<b>\$ 10,500.00</b>
<b>Pull Box</b>				
#5 Pull Box with Cover	EA	1	\$ 770.00	\$ 770.00
<b>Subtotal</b>				<b>\$ 770.00</b>
<b>Detection</b>				
Opticom System (4 detectors)	EA	1	\$ 12,500.00	\$ 12,500.00
Video Detection System (4 cameras), furnish and install	EA	1	\$ 48,000.00	\$ 48,000.00
<b>Subtotal</b>				<b>\$ 60,500.00</b>

**Project Acceptance  
(GASB 34 Report)  
Estimated As-Built Quantities and Costs**

**River Islands Pkwy. & Enneking Dr./Roll Tide Wy.**

*As-Built Plans Dated 2/7/25*

Item Description	Unit	Qty.	Unit Price	Extension
<b>Cabinets and Foundations</b>				
Controller and Cabinet, furnish and install	EA	1	\$ 46,000.00	\$ 46,000.00
Service Pedestal, w/ Integrated BBS Unit	EA	1	\$ 12,600.00	\$ 12,600.00
Surveillance Equipment Enclosure (foundation and equipment)	EA	1	\$ 20,000.00	\$ 20,000.00
<b>Subtotal</b>				<b>\$ 78,600.00</b>
<b>Conduit</b>				
2" PVC Sch. 40	LF	150	\$ 34.60	\$ 5,190.00
2-1/2" PVC Sch. 40	LF	50	\$ 54.40	\$ 2,720.00
3" PVC Sch. 40	LF	50	\$ 35.80	\$ 1,790.00
4" PVC Sch. 40	LF	50	\$ 49.00	\$ 2,450.00
Innerduct, furnish and install	LF	550	\$ 9.00	\$ 4,950.00
Install Conduit into Ex. Box (CB)	EA	12	\$ 560.00	\$ 6,720.00
Install Pull Rope in Empty Conduit	LF	50	\$ 1.30	\$ 65.00
Trench, Backfill, PCC/AC Repair	LF	100	\$ 100.00	\$ 10,000.00
<b>Subtotal</b>				<b>\$ 33,885.00</b>
<b>Conductors and Cables</b>				
#14 - #8 Conductors	LF	3,500	\$ 2.95	\$ 10,325.00
#6 - #1 Conductors	LF	550	\$ 5.60	\$ 3,080.00
Emergency Vehicle Preemption Cable (Opticom)	LF	850	\$ 2.20	\$ 1,870.00
Traffic Signal Cable (12 conductor)	LF	1,650	\$ 9.50	\$ 15,675.00
Traffic Signal Cable (03 conductor)	LF	1,650	\$ 4.00	\$ 6,600.00
Video Coax/Power Hybrid Cable	LF	850	\$ 4.00	\$ 3,400.00
<b>Subtotal</b>				<b>\$ 40,950.00</b>
<b>Signing and Striping</b>				
Illuminated Street Name Signs (LED Edge Lit)	EA	4	\$ 3,600.00	\$ 14,400.00
Sign, Regulatory, install on signal mast arm	EA	4	\$ 680.00	\$ 2,720.00
<b>Subtotal</b>				<b>\$ 17,120.00</b>
<b>Salvage</b>				
Salvage Luminaire	EA	5	\$ 325.00	\$ 1,625.00
Salvage Streetlight/Type 15 Pole	EA	5	\$ 1,400.00	\$ 7,000.00
<b>Subtotal</b>				<b>\$ 8,625.00</b>
<b>Total Materials &amp; Labor Cost</b>				<b>\$ 524,990.00</b>



**Project Acceptance  
(GASB 34 Report)  
Estimated As-Built Quantities and Costs**

**PROJECT:** River Islands Phase 1, Stage 2B Signals  
**LOCATION:** River Islands Pkwy. & Walera Dr./Riptide Wy.  
**ESTIMATED BY:** JE **DATE:** 2/7/2025

**River Islands Pkwy. & Walera Dr./Riptide Wy.**

*As-Built Plans Dated 2/7/25*

Item Description	Unit	Qty.	Unit Price	Extension
<b>Pole Types (Including Foundation)</b>				
Type 1 A/1 B Signal Pole	EA	2	\$ 6,200.00	\$ 12,400.00
Type 15 TS	EA	3	\$ 15,900.00	\$ 47,700.00
Type 19	EA	1	\$ 33,900.00	\$ 33,900.00
Type 26	EA	1	\$ 43,000.00	\$ 43,000.00
Type 29	EA	2	\$ 73,000.00	\$ 146,000.00
<b>Subtotal</b>				<b>\$ 283,000.00</b>

<b>Vehicle Signals</b>				
Vehicle Signal Head, Mast Arm Mounted 3-Section	EA	8	\$ 1,390.00	\$ 11,120.00
Vehicle Signal Head, Pole Mount 3-Section	EA	10	\$ 1,380.00	\$ 13,800.00
Vehicle Signal Head, Pole Top 3-Section	EA	2	\$ 1,400.00	\$ 2,800.00
Vehicle Signal LED Module	EA	60	\$ 200.00	\$ 12,000.00
<b>Subtotal</b>				<b>\$ 39,720.00</b>

<b>Pedestrian Signals and Push Buttons</b>				
APS 2-Wire Central Control Unit	EA	1	\$ 3,700.00	\$ 3,700.00
APS PPB Unit and Sign, furnish and install	EA	8	\$ 2,060.00	\$ 16,480.00
Ped. Signal & Mounting (w/ LED Module)	EA	8	\$ 1,200.00	\$ 9,600.00
<b>Subtotal</b>				<b>\$ 29,780.00</b>

<b>Luminaires</b>				
LED Luminaire, furnish and install	EA	7	\$ 1,000.00	\$ 7,000.00
Photoelectric Control Unit	EA	7	\$ 750.00	\$ 5,250.00
<b>Subtotal</b>				<b>\$ 12,250.00</b>

<b>Pull Box</b>				
#5 Pull Box with Cover	EA	1	\$ 770.00	\$ 770.00
#6 Pull Box with Cover	EA	2	\$ 930.00	\$ 1,860.00
<b>Subtotal</b>				<b>\$ 2,630.00</b>

<b>Detection</b>				
Opticom System (4 detectors)	EA	1	\$ 12,500.00	\$ 12,500.00
Video Detection System (4 cameras), furnish and install	EA	1	\$ 48,000.00	\$ 48,000.00
<b>Subtotal</b>				<b>\$ 60,500.00</b>

**Project Acceptance  
(GASB 34 Report)  
Estimated As-Built Quantities and Costs**

**River Islands Pkwy. & Walera Dr./Riptide Wy.**

*As-Built Plans Dated 2/7/25*

Item Description	Unit	Qty.	Unit Price	Extension
<b>Cabinets and Foundations</b>				
Controller and Cabinet, furnish and install	EA	1	\$ 46,000.00	\$ 46,000.00
Service Pedestal, w/ Integrated BBS Unit	EA	1	\$ 12,600.00	\$ 12,600.00
Surveillance Equipment Enclosure (foundation and equipment)	EA	1	\$ 20,000.00	\$ 20,000.00
<b>Subtotal</b>				<b>\$ 78,600.00</b>
<b>Conduit</b>				
2" PVC Sch. 40	LF	150	\$ 34.60	\$ 5,190.00
2-1/2" PVC Sch. 40	LF	50	\$ 54.40	\$ 2,720.00
3" PVC Sch. 40	LF	400	\$ 35.80	\$ 14,320.00
4" PVC Sch. 40	LF	50	\$ 49.00	\$ 2,450.00
Innerduct, furnish and install	LF	550	\$ 9.00	\$ 4,950.00
Install Conduit into Ex. Box (CB)	EA	16	\$ 560.00	\$ 8,960.00
Install Pull Rope in Empty Conduit	LF	300	\$ 1.30	\$ 390.00
Conduit Boring (incl. Potholing)	LF	150	\$ 35.00	\$ 5,250.00
Trench, Backfill, PCC/AC Repair	LF	300	\$ 100.00	\$ 30,000.00
<b>Subtotal</b>				<b>\$ 74,230.00</b>
<b>Conductors and Cables</b>				
#14 - #8 Conductors	LF	4,050	\$ 2.95	\$ 11,947.50
#6 - #1 Conductors	LF	600	\$ 5.60	\$ 3,360.00
Emergency Vehicle Preemption Cable (Opticom)	LF	900	\$ 2.20	\$ 1,980.00
Traffic Signal Cable (12 conductor)	LF	2,100	\$ 9.50	\$ 19,950.00
Traffic Signal Cable (03 conductor)	LF	1,750	\$ 4.00	\$ 7,000.00
Video Coax/Power Hybrid Cable	LF	900	\$ 4.00	\$ 3,600.00
<b>Subtotal</b>				<b>\$ 47,837.50</b>
<b>Signing and Striping</b>				
Illuminated Street Name Signs (LED Edge Lit)	EA	4	\$ 3,600.00	\$ 14,400.00
Sign, Regulatory, install on signal mast arm	EA	4	\$ 680.00	\$ 2,720.00
<b>Subtotal</b>				<b>\$ 17,120.00</b>
<b>Remove and Abandon</b>				
Remove Pull Box	EA	1	\$ 265.00	\$ 265.00
<b>Subtotal</b>				<b>\$ 265.00</b>
<b>Salvage</b>				
Salvage Luminaire	EA	5	\$ 325.00	\$ 1,625.00
Salvage Streetlight/Type 15 Pole	EA	5	\$ 1,400.00	\$ 7,000.00
<b>Subtotal</b>				<b>\$ 8,625.00</b>
<b>Total Materials &amp; Labor Cost</b>				<b>\$ 654,557.50</b>

**Project Acceptance  
(GASB 34 Report)  
Estimated As-Built Quantities and Costs**

**PROJECT:** River Islands Phase 2, Crosswalk Signals  
**LOCATION:** Callerton Av. & Winton Av./Scott Edwards Ln. PHB  
**ESTIMATED BY:** JE **DATE:** 2/7/2025

**Callerton Av. & Winton Av./Scott Edwards Ln. PHB**

*As-Built Plans Dated 1/30/25*

Item Description	Unit	Qty.	Unit Price	Extension
<b>Pole Types (Including Foundation)</b>				
Type 1 A/1 B Signal Pole	EA	1	\$ 6,200.00	\$ 6,200.00
Type 15 TS	EA	1	\$ 15,900.00	\$ 15,900.00
Type 23	EA	2	\$ 38,800.00	\$ 77,600.00
<b>Subtotal</b>				<b>\$ 99,700.00</b>

<b>Vehicle Signals</b>				
Vehicle Signal Head, Mast Arm Mounted 3-Section	EA	4	\$ 1,390.00	\$ 5,560.00
Vehicle Signal Head, Pole Mount 2-Section	EA	1	\$ 870.00	\$ 870.00
Vehicle Signal Head, Pole Top 2-Section	EA	1	\$ 1,000.00	\$ 1,000.00
Vehicle Signal LED Module	EA	16	\$ 200.00	\$ 3,200.00
<b>Subtotal</b>				<b>\$ 10,630.00</b>

<b>Pedestrian Signals and Push Buttons</b>				
APS 2-Wire Central Control Unit	EA	1	\$ 3,700.00	\$ 3,700.00
APS PPB Unit and Sign, furnish and install	EA	2	\$ 2,060.00	\$ 4,120.00
Ped. Signal & Mounting (w/ LED Module)	EA	2	\$ 1,200.00	\$ 2,400.00
<b>Subtotal</b>				<b>\$ 10,220.00</b>

<b>Pull Box</b>				
#6 Pull Box with Cover	EA	4	\$ 930.00	\$ 3,720.00
N48 Pull Box with Cover	EA	1	\$ 3,700.00	\$ 3,700.00
<b>Subtotal</b>				<b>\$ 7,420.00</b>

<b>Detection</b>				
Video Detection System (4 cameras), furnish and install	EA	0.5	\$ 48,000.00	\$ 24,000.00
<b>Subtotal</b>				<b>\$ 24,000.00</b>

<b>Cabinets and Foundations</b>				
Controller and Cabinet, furnish and install	EA	1	\$ 46,000.00	\$ 46,000.00
Service Pedestal, w/ Integrated BBS Unit	EA	1	\$ 12,600.00	\$ 12,600.00
Surveillance Equipment Enclosure (foundation and equipment)	EA	1	\$ 20,000.00	\$ 20,000.00
<b>Subtotal</b>				<b>\$ 78,600.00</b>

**Project Acceptance  
(GASB 34 Report)  
Estimated As-Built Quantities and Costs**

**Callerton Av. & Winton Av./Scott Edwards Ln. PHB**

*As-Built Plans Dated 1/30/25*

Item Description	Unit	Qty.	Unit Price	Extension
<b>Conduit</b>				
2" PVC Sch. 40	LF	350	\$ 34.60	\$ 12,110.00
2-1/2" PVC Sch. 40	LF	20	\$ 54.40	\$ 1,088.00
3" PVC Sch. 40	LF	400	\$ 35.80	\$ 14,320.00
Innerduct, furnish and install	LF	400	\$ 9.00	\$ 3,600.00
Install Conduit into Ex. Box (CB)	EA	2	\$ 560.00	\$ 1,120.00
Install Pull Rope in Empty Conduit	LF	160	\$ 1.30	\$ 208.00
Trench, Backfill, PCC/AC Repair	LF	720	\$ 100.00	\$ 72,000.00
<b>Subtotal</b>				<b>\$ 104,446.00</b>
<b>Conductors and Cables</b>				
#14 - #8 Conductors	LF	1,540	\$ 2.95	\$ 4,543.00
#6 - #1 Conductors	LF	100	\$ 5.60	\$ 560.00
Traffic Signal Cable (12 conductor)	LF	630	\$ 9.50	\$ 5,985.00
Traffic Signal Cable (03 conductor)	LF	430	\$ 4.00	\$ 1,720.00
Video Coax/Power Hybrid Cable	LF	320	\$ 4.00	\$ 1,280.00
<b>Subtotal</b>				<b>\$ 14,088.00</b>
<b>Signing and Striping</b>				
Illuminated Street Name Signs (LED Edge Lit)	EA	2	\$ 3,600.00	\$ 7,200.00
Sign, install new sign panel	EA	10	\$ 260.00	\$ 2,600.00
Sign, Regulatory, install on signal mast arm	EA	2	\$ 680.00	\$ 1,360.00
<b>Subtotal</b>				<b>\$ 11,160.00</b>
<b>Total Materials &amp; Labor Cost</b>				<b>\$ 360,264.00</b>

**Project Acceptance  
(GASB 34 Report)  
Estimated As-Built Quantities and Costs**

**PROJECT:** River Islands Phase 2, Crosswalk Signals  
**LOCATION:** Callerton Av. & Haverhill Wy. PHB  
**ESTIMATED BY:** JE **DATE:** 2/7/2025

**Callerton Av. & Haverhill Wy. PHB**

*As-Built Plans Dated 1/30/25*

Item Description	Unit	Qty.	Unit Price	Extension
<b>Pole Types (Including Foundation)</b>				
PPB Post	EA	1	\$ 2,470.00	\$ 2,470.00
Type 1 A/1 B Signal Pole	EA	1	\$ 6,200.00	\$ 6,200.00
Type 15 TS	EA	1	\$ 15,900.00	\$ 15,900.00
Type 19	EA	1	\$ 33,900.00	\$ 33,900.00
Type 27	EA	1	\$ 40,000.00	\$ 40,000.00
<b>Subtotal</b>				<b>\$ 98,470.00</b>
<b>Vehicle Signals</b>				
Vehicle Signal Head, Mast Arm Mounted 3-Section	EA	4	\$ 1,390.00	\$ 5,560.00
Vehicle Signal Head, Pole Mount 2-Section	EA	2	\$ 870.00	\$ 1,740.00
Vehicle Signal Head, Pole Top 2-Section	EA	1	\$ 1,000.00	\$ 1,000.00
Vehicle Signal LED Module	EA	18	\$ 200.00	\$ 3,600.00
<b>Subtotal</b>				<b>\$ 11,900.00</b>
<b>Pedestrian Signals and Push Buttons</b>				
APS 2-Wire Central Control Unit	EA	1	\$ 3,700.00	\$ 3,700.00
APS PPB Unit and Sign, furnish and install	EA	2	\$ 2,060.00	\$ 4,120.00
Ped. Signal & Mounting (w/ LED Module)	EA	2	\$ 1,200.00	\$ 2,400.00
<b>Subtotal</b>				<b>\$ 10,220.00</b>
<b>Pull Box</b>				
#5 Pull Box with Cover	EA	2	\$ 770.00	\$ 1,540.00
#6 Pull Box with Cover	EA	4	\$ 930.00	\$ 3,720.00
N48 Pull Box with Cover	EA	1	\$ 3,700.00	\$ 3,700.00
<b>Subtotal</b>				<b>\$ 8,960.00</b>
<b>Detection</b>				
6' Type A or E Loop	EA	4	\$ 530.00	\$ 2,120.00
Detector Hand Hole	EA	2	\$ 1,100.00	\$ 2,200.00
Video Detection System (4 cameras), furnish and install	EA	0.5	\$ 48,000.00	\$ 24,000.00
<b>Subtotal</b>				<b>\$ 28,320.00</b>
<b>Cabinets and Foundations</b>				
Controller and Cabinet, furnish and install	EA	1	\$ 46,000.00	\$ 46,000.00
Service Pedestal, w/ Integrated BBS Unit	EA	1	\$ 12,600.00	\$ 12,600.00
Surveillance Equipment Enclosure (foundation and equipment)	EA	1	\$ 20,000.00	\$ 20,000.00
<b>Subtotal</b>				<b>\$ 78,600.00</b>



**Project Acceptance  
(GASB 34 Report)  
Estimated As-Built Quantities and Costs**

**Callerton Av. & Haverhill Wy. PHB**

*As-Built Plans Dated 1/30/25*

Item Description	Unit	Qty.	Unit Price	Extension
<b>Conduit</b>				
1-1/2" PVC Sch. 40	LF	10	\$ 27.00	\$ 270.00
2" PVC Sch. 40	LF	830	\$ 34.60	\$ 28,718.00
2-1/2" PVC Sch. 40	LF	20	\$ 54.40	\$ 1,088.00
3" PVC Sch. 40	LF	420	\$ 35.80	\$ 15,036.00
Innerduct, furnish and install	LF	420	\$ 9.00	\$ 3,780.00
Install Conduit into Ex. Box (CB)	EA	2	\$ 560.00	\$ 1,120.00
Install Pull Rope in Empty Conduit	LF	320	\$ 1.30	\$ 416.00
Trench, Backfill, PCC/AC Repair	LF	1,230	\$ 100.00	\$ 123,000.00
<b>Subtotal</b>				<b>\$ 173,428.00</b>
<b>Conductors and Cables</b>				
#14 - #8 Conductors	LF	1,010	\$ 2.95	\$ 2,979.50
#6 - #1 Conductors	LF	100	\$ 5.60	\$ 560.00
Detector Lead-in Cable	LF	1,600	\$ 1.90	\$ 3,040.00
Traffic Signal Cable (12 conductor)	LF	620	\$ 9.50	\$ 5,890.00
Traffic Signal Cable (03 conductor)	LF	170	\$ 4.00	\$ 680.00
Video Coax/Power Hybrid Cable	LF	310	\$ 4.00	\$ 1,240.00
<b>Subtotal</b>				<b>\$ 14,389.50</b>
<b>Signing and Striping</b>				
Illuminated Street Name Signs (LED Edge Lit)	EA	1	\$ 3,600.00	\$ 3,600.00
Sign, install new sign panel	EA	10	\$ 260.00	\$ 2,600.00
Sign, Regulatory, install on signal mast arm	EA	2	\$ 680.00	\$ 1,360.00
<b>Subtotal</b>				<b>\$ 7,560.00</b>
<b>Total Materials &amp; Labor Cost</b>				<b>\$ 431,847.50</b>