

ITEM 4.8

CITY MANAGER'S REPORT JANUARY 11, 2021, CITY COUNCIL REGULAR MEETING

ITEM: APPROVAL OF FINAL MAP TO RESUBDIVIDE 44 LOTS IN TRACT 4060 VILLAGE "S" AND DEDICATION OF PARCEL "L" TO RIPFA, ALL WITHIN LAKESIDE EAST DISTRICT OF RIVER ISLANDS

RECOMMENDATION: Adopt Resolution Approving Final Map for Tract 4060 Village "S" to Resubdivide 44 Single Family Lots and Dedication of Parcel "L" to RIPFA within the Lakeside East District of River Islands

SUMMARY:

The City of Lathrop City Council approved the Final Map for Tract 4021, Village "S", on May 11, 2020. The proposed Final Map for Tract 4060 is the resubdivision of 44 lots in Tract 4021 to modify the access driveway ownership from the property owner to Home Owner's Association (HOA). It also dedicates Parcel "L" along Dell'Osso Drive to the City, for subsequent dedication to River Islands Public Financing Authority (RIPFA). A Vicinity Map is included as Attachment "B".

Staff recommends that the City Council approve the proposed Final Map Tract 4060, Village "S", (included as Attachment "C") and dedication of Parcel "L" to RIPFA (deed included as Attachment "D"). No Subdivision Improvement Agreement (SIA) is required because all improvements were guaranteed with the original Tract 4021 SIA, and that agreement remains in place.

BACKGROUND:

The City of Lathrop City Council approved the Final Map for Tract 4021, Village "S", on May 11, 2020. The proposed Final Map for Tract 4060 is the resubdivision of 44 lots in Tract 4021 to modify the access driveway ownership from property owner to Home Owner's Association (HOA). It also provides a separate Parcel "L" along Dell'Osso Drive that will be dedicated to the City, for subsequent dedication to River Islands Public Financing Authority (RIPFA). The reason for the changes:

1. State Department of Real Estate (DRE) approval is required for this type of subdivision (attached/grouped units) and the DRE requires delineation of open property that is HOA owned. Since the HOA will be responsible to maintain the joint driveways, they need to own that area.
2. Parcel L creates a separate parcel that will protect the embankment of Dell'Osso Drive by dedicating it to the City, for subsequent dedication to RIPFA while retaining a fence easement and slope easement over it in favor of the City. The Grant Deed from the City to RIPFA is included as Attachment "D".

CITY MANAGER'S REPORT **PAGE 2**
JANUARY 11, 2021, CITY COUNCIL REGULAR MEETING
APPROVAL OF FINAL MAP FOR 44 LOTS IN TRACT 4060 VILLAGE "S" AND
DEDICATION OF PARCEL L TO RIPFA, ALL WITHIN LAKESIDE EAST DISTRICT
OF RIVER ISLANDS

Adjacent homeowners will still have some benefit of the slope by having an easement granted to them by RIPFA for certain non-structural improvements (e.g. landscaping). This same arrangement has been done on other final maps that are adjacent to Dell'Osso Drive.

Typically, final maps include a Subdivision Improvement Agreement (SIA) to guarantee specific offsite and onsite improvements. The SIA with River Islands Stage 2A, LLC for Tract 4021 already guarantees the unfinished improvements for Village "S", and that SIA remains valid. Therefore, no new SIA or performance bonds are required for approval of the Final Map for Tract 4060.

The ownership of Tract 4021 was transferred from River Islands Stage 2A, LLC to the home builder, Lennar Homes of California, Inc. ("Lennar Homes"), and so the Final Map for Tract 4060 will be signed by Lennar Homes. River Islands, as the master developer, will remain responsible to complete the public improvements. The Escrow Instructions are included as Attachment "E".

REASON FOR RECOMMENDATION:

Staff recommends that the City Council approve the proposed Final Map Tract 4060, Village "S" and approve dedication of Parcel "L" to RIPFA. No Subdivision Improvement Agreement (SIA) is required, because all improvements were guaranteed with the original Tract 4021 SIA, and that agreement remains in place.

FISCAL IMPACT:

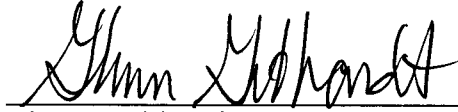
There is no budget impact to the City as all costs are covered by development fees and any shortfalls in the City's maintenance and operating costs are covered by the CFDs.

ATTACHMENTS:

- A. Resolution Approving Final Map for Tract 4060 Village "S" to Resubdivide 44 Single Family Lots and Dedication of Parcel "L" to RIPFA within the Lakeside East District of River Islands
- B. Village "S" Vicinity Map
- C. Final Map 4060 Village "S"
- D. Grant Deed for Parcel "L" from City to RIPFA
- E. Escrow Instructions for Final Map Tract 4060 Village "S"

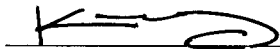
CITY MANAGER'S REPORT
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APPROVALS



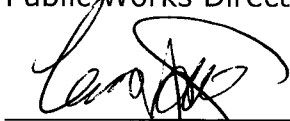
Glenn Gebhardt
City Engineer

1/4/21
Date



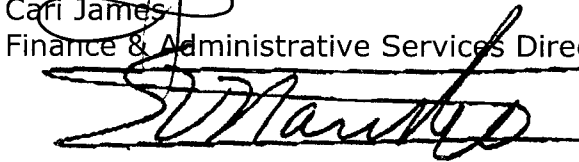
Michael King
Public Works Director

1/4/2021
Date



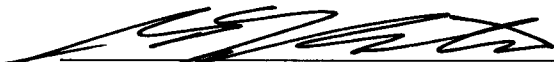
Cari James
Finance & Administrative Services Director

1/4/2021
Date



Salvador Navarrete
City Attorney

1/4/2021
Date



Stephen J. Salvatore
City Manager

1.4.21
Date

RESOLUTION NO. 21-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING FINAL MAP FOR TRACT 4060 VILLAGE "S" TO RESUBDIVIDE 44 SINGLE FAMILY LOTS AND DEDICATION OF PARCEL "L" TO RIPFA WITHIN THE LAKESIDE EAST DISTRICT OF RIVER ISLANDS

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

WHEREAS, on July 18, 2018, the City of Lathrop Planning Commission approved a Neighborhood Design Plan (NDP) and Architectural Guidelines and Design Standards (AG/DS) for the Lakeside East District, known as Stage 2A, within Phase 1 of the project; and

WHEREAS, the land for the proposed Final Map for Tract 4060 is within the geographic boundaries of VTM 3694 and Stage 2A; and

WHEREAS, the City of Lathrop City Council approved the Final Map for Tract 4021, Village "S", on May 11, 2020. The proposed Final Map for Tract 4060 is the remapping of Tract 4021 to modify the access driveway ownership from property owner to Home Owner's Association (HOA) and provide a separate Parcel L along Dell'Osso Drive that will be reserved for dedication to River Islands Public Financing Authority (RIPFA). The reason for the changes:

1. The State Department of Real Estate (DRE) approval is required for this type of subdivision (attached/grouped units) and the DRE requires delineation of open property that is HOA owned. Since the HOA will be responsible to maintain the joint driveways, they need to own that area.
2. Parcel L creates a separate parcel that will protect the embankment of Dell'Osso Drive by reserving it for dedication to RIPFA and placing a slope easement over it in favor of the City. Adjacent homeowners will still have some benefit of the slope by having easement granted to them for certain non-structural improvements (e.g. landscaping). This same arrangement has been done on other final maps that are adjacent to Dell'Osso Drive; and

WHEREAS, the ownership of Tract 4021 was transferred from River Islands Stage 2A, LLC to the home builder, Lennar Homes of California, Inc. ("Lennar Homes") after the approval of Tract 4021. The Final Map for Tract 4060 will be signed by Lennar Homes as the legal landowners; and

WHEREAS, as required by the City's subdivision ordinance, all final maps must include a Subdivision Improvement Agreement (SIA) to guarantee specific offsite and onsite improvements; and

WHEREAS, performance and labor & material securities were provided by River Islands with the SIA for Tract 4021 that guarantee the unfinished improvements for Village "S", in the amounts shown in Table 1. Upon approval of the Final Map for Tract 4060, the bonds provided with Tract 4021 will remain in place; and

Table 1 – Bond Values

Unfinished Improvement Total:	\$3,835,421
Performance Bond (120% of Unfinished Improvements):	\$4,602,505
Labor & Materials Bond (50% of Performance Bond)	\$2,301,253

WHEREAS, acceptance of the public improvements will be processed by staff at a later date 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 "S" was annexed to the three different Community Facilities Districts (CFDs) for maintenance purposes with the approval of the Tract 4021 Final Map; and

WHEREAS, River Islands Stage 2A must satisfy the Escrow Instructions, included as Attachment "C" to the City Manager's Report, to guarantee the payment of all fees and recordation of the documents; and

WHEREAS, Final Map 4060 dedicated Parcel "L" in fee to the City, for purposes of open space, slope control and fence maintenance and any appurtenances thereto, for the benefit of the public, as shown on the Final Map. The dedication also stated that "Such Parcel L may be conveyed from the City to River Islands Public Financing Authority in the future while retaining the fence easement for maintenance purposes and the slope easement to prohibit any construction of retaining walls or structures to prohibit excavations in to the slope, other than for planting, irrigation and fence posts"; and

WHEREAS, City staff are requesting Council authorization to dedicate Parcel L to RIPFA, per the Grant Deed included as Attachment "D" to the City Manager's Report.

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 4060 and is hereby approved as submitted for recordation with the San Joaquin County Assessor/Recorder/County Clerk Office. The recorded executed copy will be filed with the City Clerk.
2. The City agrees to dedication of Parcel "L" to the River Islands Public Financing Authority pursuant to the deed included as Attachment "D" to the City Manager's Report dated January 11, 2021. The City Manager is authorized to make minor amendments to the grant deeds.

PASSED AND ADOPTED by the City Council of the City of Lathrop this 11th day of January 2021 by the following vote:

AYES:

NOES:

ABSTAIN:

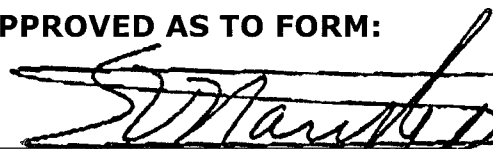
ABSENT:

Sonny Dhaliwal, Mayor

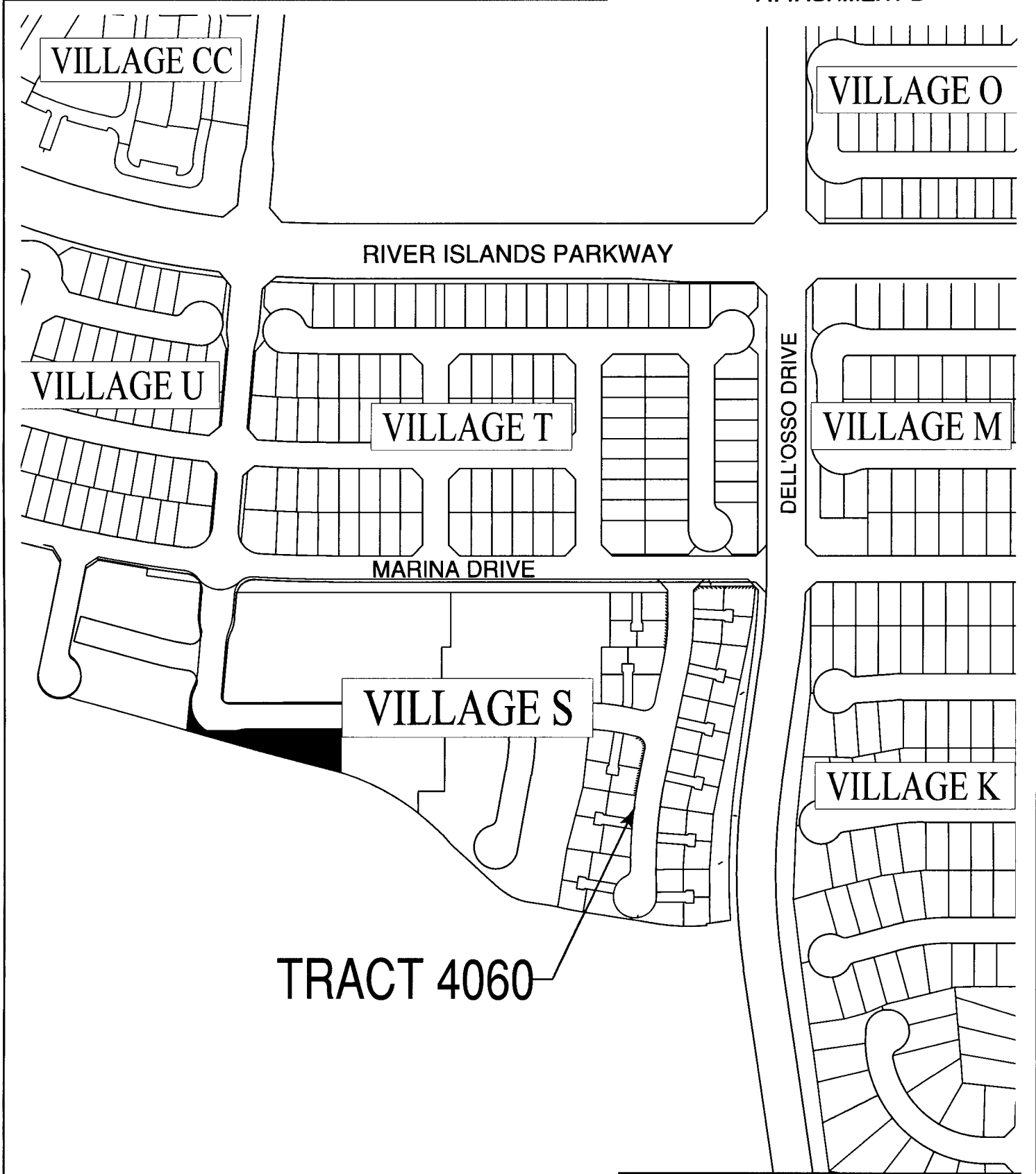
ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney



TRACT 4060

ATTACHMENT B
TRACT 4060
VICINITY MAP
DECEMBER 2020

OWNERS STATEMENT

THE UNDERSIGNED, DOES HEREBY STATE THAT THEY ARE THE OWNERS OF ALL THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINE OF THE HEREBY EMBODIED FINAL MAP ENTITLED, "TRACT 4060, RIVER ISLANDS-STAGE 2A, VILLAGE S4", CITY OF LATHROP, CALIFORNIA, CONSISTING OF EIGHT (8) SHEETS, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

THE UNDERSIGNED DOES HEREBY DEDICATE TO THE CITY OF LATHROP, FOR PUBLIC PURPOSES, A NON-EXCLUSIVE EASEMENT TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN, POLES, WIRES, CABLES, PIPES, AND CONDUITS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "P.U.E." (PUBLIC UTILITY EASEMENT) ALL EXISTING PUBLIC UTILITY EASEMENTS FROM TRACT 4021 (43 MAP 139) WITHIN BOUNDARY OF THIS FINAL MAP ARE BEING REDEDICATED TO THE CITY OF LATHROP

THE UNDERSIGNED DOES HEREBY DEDICATE TO THE CITY OF LATHROP, IN FEE, PARCEL L FOR PURPOSES OF OPEN SPACE, SLOPE CONTROL AND FENCE MAINTENANCE AND ANY APPURTENANCES THEREOF, FOR THE BENEFIT OF THE PUBLIC, AS SHOWN ON THIS FINAL MAP. SUCH PARCEL L MAY BE CONVEYED FROM THE CITY TO RIVER ISLANDS PUBLIC FINANCING AUTHORITY IN THE FUTURE WHILE RETAINING THE FENCE EASEMENT FOR MAINTENANCE PURPOSES AND THE SLOPE EASEMENT TO PROHIBIT ANY CONSTRUCTION OF ANY STRUCTURE OR SIGN ON PARCEL L OR TO PROHIBIT EXCAVATIONS INTO THE SLOPE, OTHER THAN FOR PLANTING, IRRIGATION AND FENCE POSTS

THE UNDERSIGNED DOES HEREBY RELINQUISH TO THE CITY OF LATHROP ALL ABUTTERS RIGHT OF ACCESS TO LOTS 1, 2, 33, 36, 37, 40, 41, AND 44, ALONG THE LOT LINES AS INDICATED BY THE SYMBOL [Symbol] AS SHOWN ON THIS FINAL MAP

THE UNDERSIGNED DOES HEREBY RESERVE PARCELS A THROUGH K AS ACCESS LOTS AND WILL TRANSFER TO HOMEOWNERS ASSOCIATION BY SEPARATE DOCUMENT

OWNER, LENMAR HOMES OF CALIFORNIA, INC A CALIFORNIA CORPORATION
DATED THIS ____ DAY OF ____ 202__ BEFORE ME, _____
BY _____ NAME _____
ITS _____

RIVER ISLANDS STAGE 2A, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OPTIONEE UNDER OPTION TO REDEVELOP, RECORDED SEPTEMBER 15, 2020, IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2020-120272
DATED THIS ____ DAY OF ____ 202__ BEFORE ME, _____
BY _____ NAME _____
ITS _____

OLD REPUBLIC TITLE COMPANY, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED SEPTEMBER 15, 2020, AS DOCUMENT NUMBER 2020-120273 OFFICIAL RECORDS OF SAN JOAQUIN COUNTY
DATED THIS ____ DAY OF ____ 202__ BEFORE ME, _____
BY _____ NAME _____
ITS _____

OLD REPUBLIC TITLE COMPANY, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED SEPTEMBER 15, 2020, AS DOCUMENT NUMBER 2020-120273 OFFICIAL RECORDS OF SAN JOAQUIN COUNTY
DATED THIS ____ DAY OF ____ 202__ BEFORE ME, _____
BY _____ NAME _____
ITS _____

OLD REPUBLIC TITLE COMPANY, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED SEPTEMBER 15, 2020, AS DOCUMENT NUMBER 2020-120273 OFFICIAL RECORDS OF SAN JOAQUIN COUNTY
DATED THIS ____ DAY OF ____ 202__ BEFORE ME, _____
BY _____ NAME _____
ITS _____

OLD REPUBLIC TITLE COMPANY, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED SEPTEMBER 15, 2020, AS DOCUMENT NUMBER 2020-120273 OFFICIAL RECORDS OF SAN JOAQUIN COUNTY
DATED THIS ____ DAY OF ____ 202__ BEFORE ME, _____
BY _____ NAME _____
ITS _____

OLD REPUBLIC TITLE COMPANY, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED SEPTEMBER 15, 2020, AS DOCUMENT NUMBER 2020-120273 OFFICIAL RECORDS OF SAN JOAQUIN COUNTY
DATED THIS ____ DAY OF ____ 202__ BEFORE ME, _____
BY _____ NAME _____
ITS _____

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DATED THIS ____ DAY OF ____ 202__ BEFORE ME, _____
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ITS _____

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ITS _____

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ITS _____

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BY _____ NAME _____
ITS _____

OLD REPUBLIC TITLE COMPANY, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED SEPTEMBER 15, 2020, AS DOCUMENT NUMBER 2020-120273 OFFICIAL RECORDS OF SAN JOAQUIN COUNTY
DATED THIS ____ DAY OF ____ 202__ BEFORE ME, _____
BY _____ NAME _____
ITS _____

OLD REPUBLIC TITLE COMPANY, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED SEPTEMBER 15, 2020, AS DOCUMENT NUMBER 2020-120273 OFFICIAL RECORDS OF SAN JOAQUIN COUNTY
DATED THIS ____ DAY OF ____ 202__ BEFORE ME, _____
BY _____ NAME _____
ITS _____

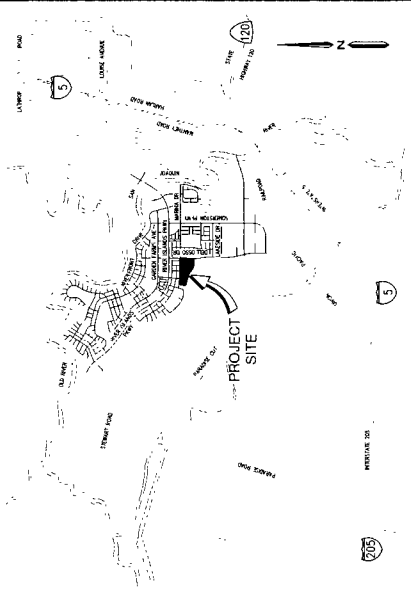
OLD REPUBLIC TITLE COMPANY, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED SEPTEMBER 15, 2020, AS DOCUMENT NUMBER 2020-120273 OFFICIAL RECORDS OF SAN JOAQUIN COUNTY
DATED THIS ____ DAY OF ____ 202__ BEFORE ME, _____
BY _____ NAME _____
ITS _____

OLD REPUBLIC TITLE COMPANY, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED SEPTEMBER 15, 2020, AS DOCUMENT NUMBER 2020-120273 OFFICIAL RECORDS OF SAN JOAQUIN COUNTY
DATED THIS ____ DAY OF ____ 202__ BEFORE ME, _____
BY _____ NAME _____
ITS _____

OLD REPUBLIC TITLE COMPANY, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED SEPTEMBER 15, 2020, AS DOCUMENT NUMBER 2020-120273 OFFICIAL RECORDS OF SAN JOAQUIN COUNTY
DATED THIS ____ DAY OF ____ 202__ BEFORE ME, _____
BY _____ NAME _____
ITS _____

TRACT 4060
RIVER ISLANDS - STAGE 2A
VILLAGE S4

A PORTION OF RANCHO EL PESCADERO, BEING A REBIDIVISION OF LOTS 1-44 OF TRACT 4021 (43 MAP 139) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA JANUARY 2021



VICINITY MAP
NOT TO SCALE

CITY CLERK'S STATEMENT

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREBY EMBODIED MAP ENTITLED "TRACT 4060, RIVER ISLANDS-STAGE 2A, VILLAGE S4", CITY OF LATHROP, CALIFORNIA, CONSISTING OF EIGHT (8) SHEETS, THIS STATEMENT WAS PREPARED TO SAID CITY COUNCIL, AS PROVIDED BY THE CITY CHARTER, AND THAT SAID CITY COUNCIL HAS DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP, AND AUTHORIZED ITS RECORDATION, AND ACCEPTED ON BEHALF OF THE CITY OF LATHROP, FOR PUBLIC USE, THE RELINQUISHMENT OF ACCESS RIGHTS TO LOTS 1, 2, 33, 36, 37, 40, 41, AND 44 ALONG THE LOT LINES AS INDICATED BY THE SYMBOL [Symbol] THE DEDICATION OF ALL PUBLIC UTILITY EASEMENTS, AND PARCEL L IN FEE, AS SHOWN ON SAID MAP SUBJECT TO THE IMPROVEMENTS BEING COMPLETED IN ACCORDANCE WITH CHAPTER 16, TITLE 16.16 OF THE CITY OF LATHROP MUNICIPAL CODE

I FURTHER STATE THAT ALL SECURITIES AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP 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

SECRETARY OF THE PLANNING COMMISSIONS STATEMENT

THIS MAP CONFORMS TO AMENDED VESTING TENTATIVE MAP NO. 3894 APPROVED BY THE PLANNING COMMISSION
DATED THIS ____ DAY OF ____ 202__ AT _____ 202__

MARK MESSNER, COMMUNITY DEVELOPMENT DIRECTOR
CITY OF LATHROP

RECORDER'S STATEMENT

I, _____, RECORDER OF MAPS AND PLATS, AT PAGE ____ OF BOOK ____ AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY
FEE \$ _____

STEVE J. BESTOLARDES,
ASSESSOR-RECORDER-COUNTY CLERK
SAN JOAQUIN COUNTY, CALIFORNIA
BY _____ ASSISTANT/DEPUTY RECORDER

ACKNOWLEDGEMENT CERTIFICATE (OPTIONEE)

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 _____ 202__ BEFORE ME, _____ WHO PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/HEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT
WITNESS MY HAND

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

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 _____ 202__ BEFORE ME, _____ WHO PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/HEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT
WITNESS MY HAND

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

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 _____ 202__ BEFORE ME, _____ WHO PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/HEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT
WITNESS MY HAND

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

CITY SURVEYOR'S STATEMENT

I, ANNE-SOPHE TRUONG, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF TRACT 4060, RIVER ISLANDS-STAGE 2B, VILLAGE S4, CITY OF LATHROP, CALIFORNIA, AND I AM SATISFIED THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 202_.



ANNE-SOPHE TRUONG, P.L.S. 8998
ACTING CITY SURVEYOR
CSG CONSULTANTS

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF RIVER ISLANDS DEVELOPMENT, LLC, ON OCTOBER 15, 2020. I HEREBY STATE ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED ON THIS MAP. I AM NOT PROVIDING ANY GUARANTEE OF ACCURACY FOR THIS MAP. THIS MAP IS SUBJECT TO ANY AND ALL CITY ORDINANCES THAT WILL BE NECESSARY TO ENABLE THIS SURVEY TO BE RECORDED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED AMENDED VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 202_.

DTLAIN CRAWFORD, P.L.S. NO. 7788

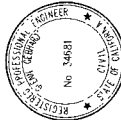


CITY ENGINEER'S STATEMENT

I, GLENN GEBHARDT, HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA AND I HAVE REVIEWED THE FINAL MAP OF TRACT 4060, RIVER ISLANDS-STAGE 2B, VILLAGE S4, CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREIN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE AMENDED VESTING TENTATIVE MAP NO. 3694, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLES WITH ALL APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF THE AMENDED VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 202_.

GLENN GEBHARDT, S.C.E. 34581
CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA



**TRACT 4060
RIVER ISLANDS - STAGE 2A
VILLAGE S4**

A PORTION OF RANCHO EL PESCADERO, BEING A RESUBDIVISION OF LOTS 1-44 OF TRACT 4021 (43 MAP 139) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA, JANUARY 2021.



REFERENCES

- (R1) TRACT 3908, RIVER ISLANDS-STAGE 2A LARGE LOT FINAL MAP, FILED SEPTEMBER 20, 2018, IN BOOK 43 MAPS AND PLATS, PAGE 52, S.J.C.R. (43 MAP 52)
- (R2) TRACT 3989, RIVER ISLANDS-STAGE 2A VILLAGE U FINAL MAP, FILED NOVEMBER 2, 2018, IN BOOK 43 MAPS AND PLATS, PAGE 54, S.J.C.R. (43 MAP 54)
- (R3) TRACT 3992, RIVER ISLANDS-STAGE 2A VILLAGE V FINAL MAP, FILED NOVEMBER 8, 2019, IN BOOK 43 MAPS AND PLATS, PAGE 111, S.J.C.R. (43 MAP 111)
- (R4) TRACT 3994, RIVER ISLANDS-STAGE 2A VILLAGE T FINAL MAP, FILED DECEMBER 13, 2018, IN BOOK 43 MAPS AND PLATS, PAGE 60, S.J.C.R. (43 MAP 60)
- (R5) TRACT 3995, RIVER ISLANDS-STAGE 2A VILLAGE I FINAL MAP, FILED DECEMBER 17, 2019, IN BOOK 43 MAPS AND PLATS, PAGE 114, S.J.C.R. (43 MAP 114)
- (R6) TRACT 3995, RIVER ISLANDS-PHASE 1B, VILLAGES J & K FINAL MAP, FILED JUNE 20, 2017, IN BOOK 42 MAPS AND PLATS, PAGE 88, S.J.C.R. (42 MAP 88)
- (R7) TRACT 4021, RIVER ISLANDS-STAGE 2A VILLAGE S FINAL MAP, FILED SEPTEMBER 15, 2020, IN BOOK 43 MAPS AND PLATS, PAGE 158, S.J.C.R. (43 MAP 158)
- (R8) TRACT 3831, RIVER ISLANDS-PHASE 1B, VILLAGE J & K FINAL MAP, FILED JANUARY 23, 2018, IN BOOK 43 MAPS AND PLATS, PAGE 16, S.J.C.R. (43 MAP 16)
- (R9) TRACT 3832, RIVER ISLANDS-PHASE 1B, VILLAGE J & K FINAL MAP, FILED AUGUST 1, 2016, IN BOOK 43 MAPS AND PLATS, PAGE 66, S.J.C.R. (42 MAP 66)
- (R10) RECORD OF SURVEY FILED AUGUST 4, 2004, IN BOOK 35 OF SURVEYS, PAGE 142, AS CORRECTED BY CERTIFICATE OF CORRECTION RECORDED JULY 15, 2005 AS DOCUMENT NUMBER 2005-171284, S.J.C.R. (35 SURVEYS 142)

SIGNATURE OMISSIONS

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

- 1. RECLAIMED ISLANDS LAND COMPANY, RESERVATION FOR OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, PER DOCUMENT NUMBER 2001-046177, S.J.C.R.
- 2. PUBLIC UTILITY EASEMENTS IN FAVOR OF THE CITY OF LATHROP PER TRACT 3989, RIVER ISLANDS, STAGE 2A, VILLAGE S, FILED SEPTEMBER 15, 2020, IN BOOK 43 OF MAPS AND PLATS, PAGE 139, S.J.C.R.

RECITALS

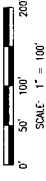
- 1. RIGHT TO FARM STATEMENT PER CITY OF LATHROP MUNICIPAL CODE OF ORDINANCES, TITLE 15, CHAPTER 15.48.04, THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS YOU MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE LAKE AND UPPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES INCLUDING HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DEPRECIATION, AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, ODOR, RODENTS AND PESTS BE AWARE ALSO, THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.
- 2. A SOILS REPORT ENTITLED "GEOCHEMICAL EXPLORATION, RIVER ISLANDS PHASE 1, LATHROP, CALIFORNIA", REFERENCED AS PROJECT NO. 5044.5.001.01 AND DATED JULY 29, 2005, HAS BEEN PREPARED FOR THIS PROJECT BY ENGCO, INCORPORATED, JOSEF J. TOITL, G.E. NO. 2877, AND IS ON FILE WITH THE CITY OF LATHROP.
- 3. TRACT 4060, RIVER ISLANDS-STAGE 2A, VILLAGE S4* CONTAINS 44 RESIDENTIAL LOTS, CONTAINING 4,897 ACRES, MORE OR LESS INCLUDING 1,080 ACRES, MORE OR LESS ALL AS SHOWN ON SAID MAP HEREIN (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW).

TRACT 4060 AREA SUMMARY	
LOTS 1 THROUGH 44	3,837 AC±
PARCELS A THROUGH K	0,530 AC±
PARCEL L	0,530 AC±
TOTAL	4,897 AC±

- 4. THOSE AREAS DESIGNATED AS "A.E." OR PRIVATE NON-EXCLUSIVE ACCESS EASEMENT ARE SHOWN FOR ACCESS PURPOSES FOR THE USE OF THE ADJOINING LOT AS SHOWN AND SHALL BE MAINTAINED BY A MANDATORY HOMEOWNERS ASSOCIATION SAID AREAS TO BE CREATED BY SEPARATE DOCUMENT SUBSEQUENT TO THE FILING OF THIS FINAL MAP.
- 5. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT ORDER NUMBER 1214021605-18, DATED NOVEMBER 24, 2020, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

TRACT 4060 RIVER ISLANDS - STAGE 2A VILLAGE S4

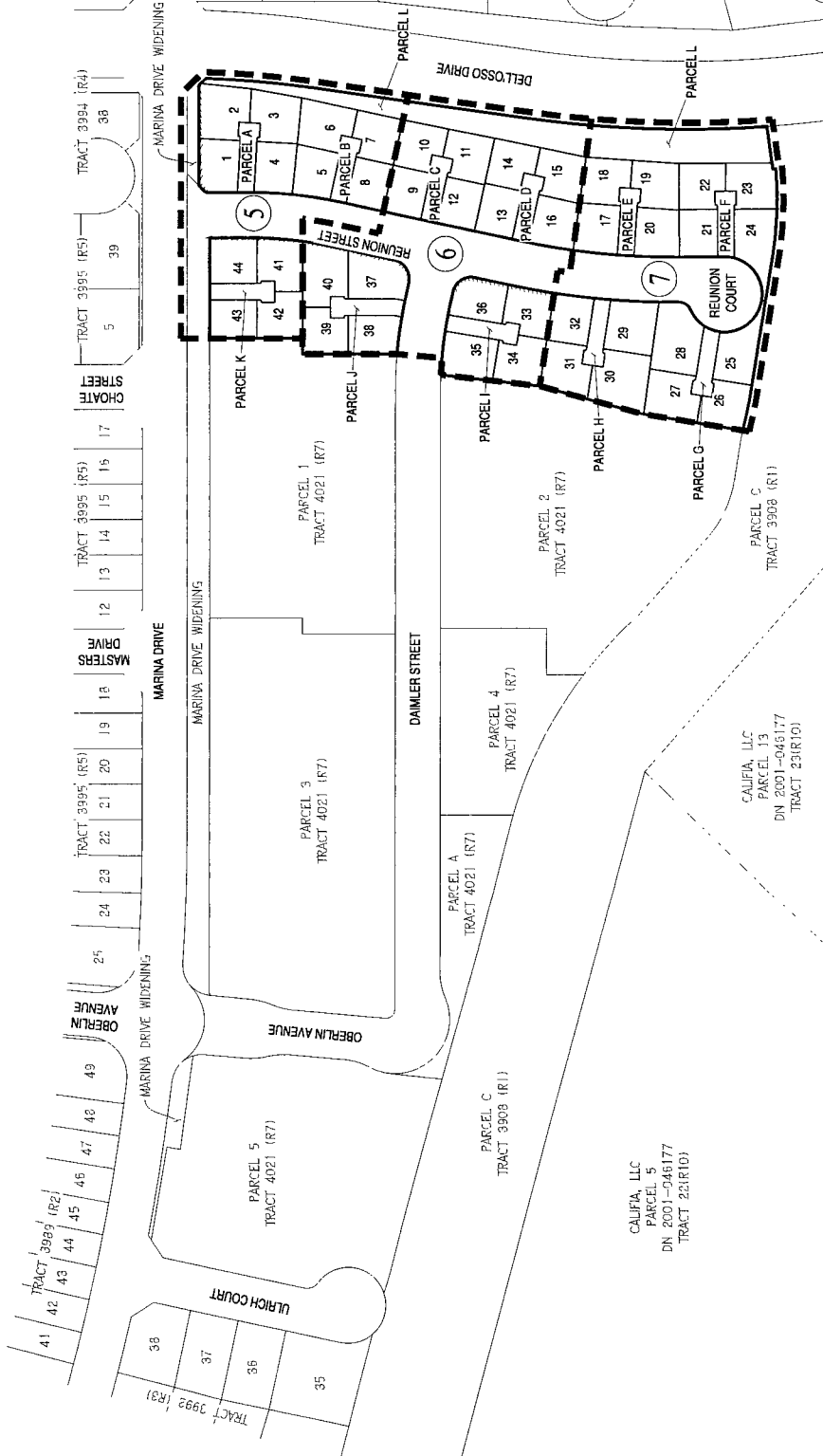
A PORTION OF RANCHO EL PESCADERO, BEING A
RESUBDIVISION OF LOTS 1-44 OF TRACT 4021 (43 MAP 139)
CITY OF LAHARP, SAN JOAQUIN COUNTY, CALIFORNIA
JANUARY 2021



SHEET INDEX

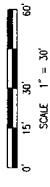
LEGEND

- BOUNDARY
- LOT LINE
- SHEET NUMBER
- SHEET LIMIT LINE
- ||||| RESTRICTED ACCESS



TRACT 4060 RIVER ISLANDS - STAGE 2A VILLAGE S4

A PORTION OF RANCHO EL PESCADERO, BEING A
RESUBDIVISION OF LOTS 1-44 OF TRACT 4021 (43 MAP 139)
CITY OF LAHORE, SAN JOAQUIN COUNTY, CALIFORNIA
JANUARY 2021

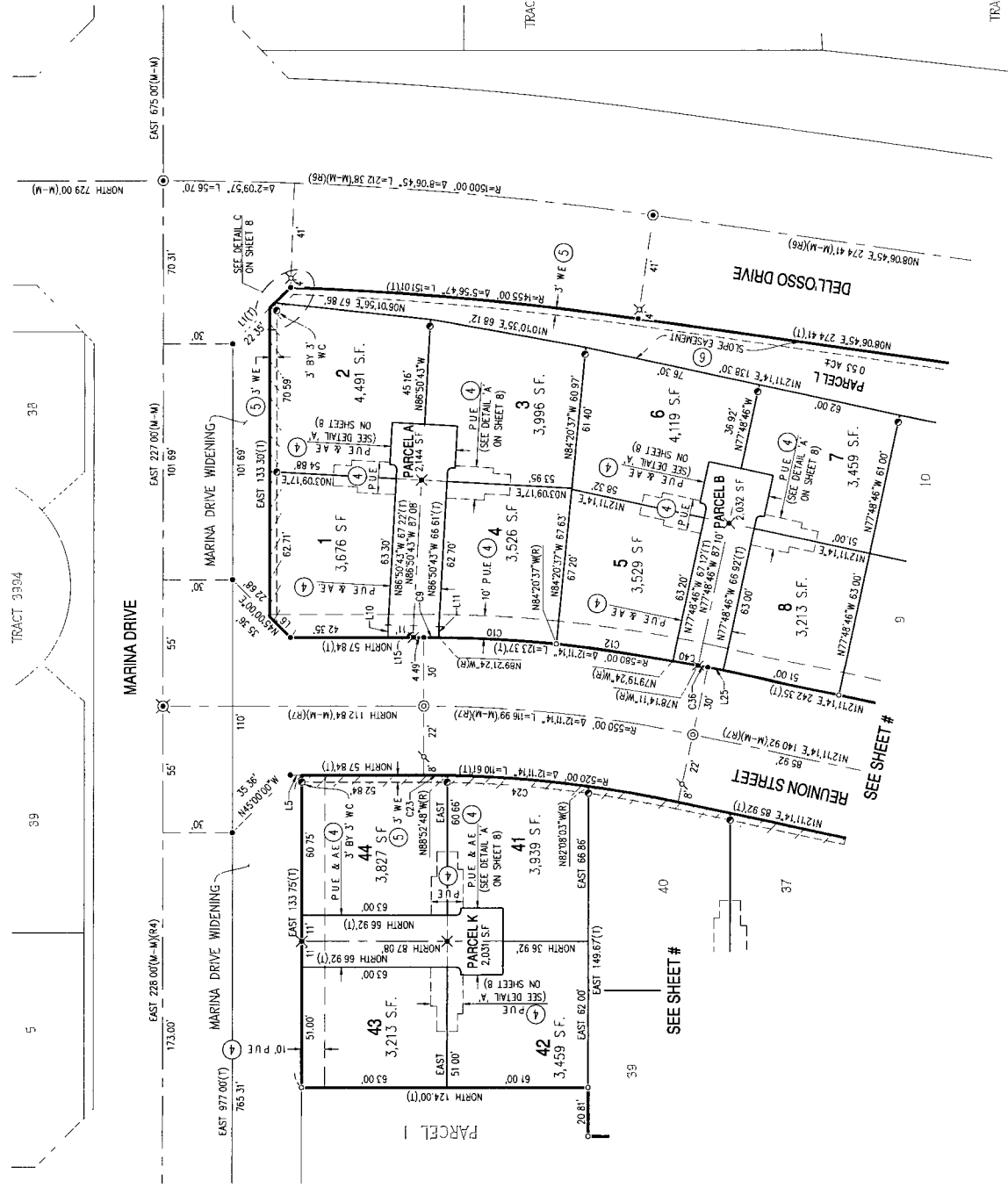


MONUMENTATION NOTES

- ⊙ FOUND MONUMENT PER (R7)
- SET 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ⊙ FOUND MONUMENT PER (R6)
- ⊗ FOUND MONUMENT PER (R4)
- ✕ FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" PER (R4)
- FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" PER (R7), UNLESS OTHERWISE NOTED
- ✕ FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" AS NOTED PER (R7)
- ✕ SET 3.00" WITNESS CORNER (W.C.) UNLESS OTHERWISE NOTED. MEASURED ALONG LOT LINE, RADIAL LINE OR PERPENDICULAR TO STREET CENTRELINE AS NOTED 3/4" x 24" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ✕ FOUND 8.00" WITNESS CORNER (W.C.) RADIAL LINE OR PERPENDICULAR TO STREET CENTRELINE AS NOTED 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" PER (R7)
- ✕ SET 5/8" x 24" BEAR W/ PLASTIC PLUG "PLS 7788" FOR ALL BEAR 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 1.17" BRASS DISK STAMPED "PLS 7788"

NOTES

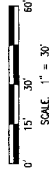
- 1 SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES
- 2 SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND
- 3 SEE SHEET 8 FOR LINE AND CURVE TABLES
- 4 NO MONUMENT TO BE SET ALONG PARCEL BOUNDARIES (SEE DETAIL A SHEET 8 FOR MONUMENT LOCATIONS)
- 5 SEE SHEET 3 FOR EXISTING CASEMENT REFERENCES



TRACT 3955

TRACT 4060 RIVER ISLANDS - STAGE 2A VILLAGE S4

A PORTION OF RANCHO EL PESCARERO, BEING A
RESUBDIVISION OF LOTS 1-44 OF TRACT 4071 (43 MAP 139)
CITY OF LAHROP, SAN JOAQUIN COUNTY, CALIFORNIA
JANUARY 2021

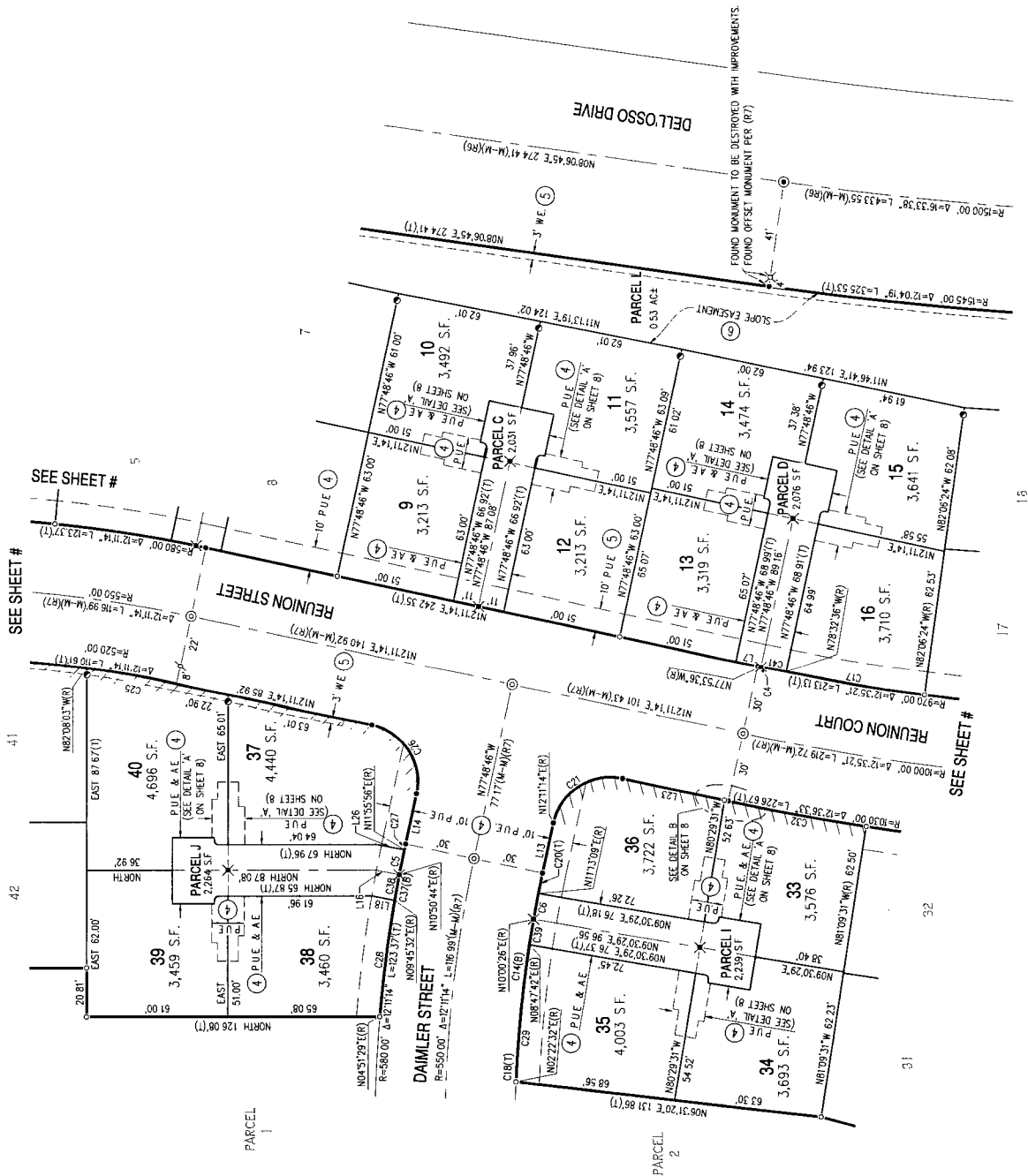


MONUMENTATION NOTES

- ⊙ FOUND MONUMENT PER (R7)
- SET 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ⊙ FOUND MONUMENT PER (R6)
- ⊙ FOUND MONUMENT PER (R4)
- ⊙ FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" PER (R4)
- ⊙ FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" PER (R7), UNLESS OTHERWISE NOTED
- ⊙ FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" AS NOTED PER (R7)
- ⊙ SET 3.00" WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE, RADIAL LINE OR PERPENDICULAR TO STREET CENTERLINE AS NOTED 3/4" x 24" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ⊙ FOUND 8.00" WITNESS CORNER (W.C.) RADIAL LINE OR PERPENDICULAR TO STREET CENTERLINE AS NOTED 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" PER (R7)
- ⊙ 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 1.17" BRASS DISK STAMPED "PLS 7788"

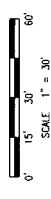
NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND
3. SEE SHEET 8 FOR LINE AND CURVE TABLES
4. NO MONUMENT TO BE SET ALONG PARCEL BOUNDARIES (SEE DETAIL A SHEET 8 FOR MONUMENT LOCATIONS)
5. SEE SHEET 3 FOR EXISTING EASEMENT REFERENCES



TRACT 4060 RIVER ISLANDS - STAGE 2A VILLAGE S4

A PORTION OF RANCHO EL PESQUERO, BEING A
RESUBDIVISION OF LOTS 1-44 OF TRACT 4021 (43 M&P 139)
CITY OF LAHOP, SAN JOAQUIN COUNTY, CALIFORNIA
JANUARY 2021

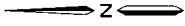


MONUMENTATION NOTES

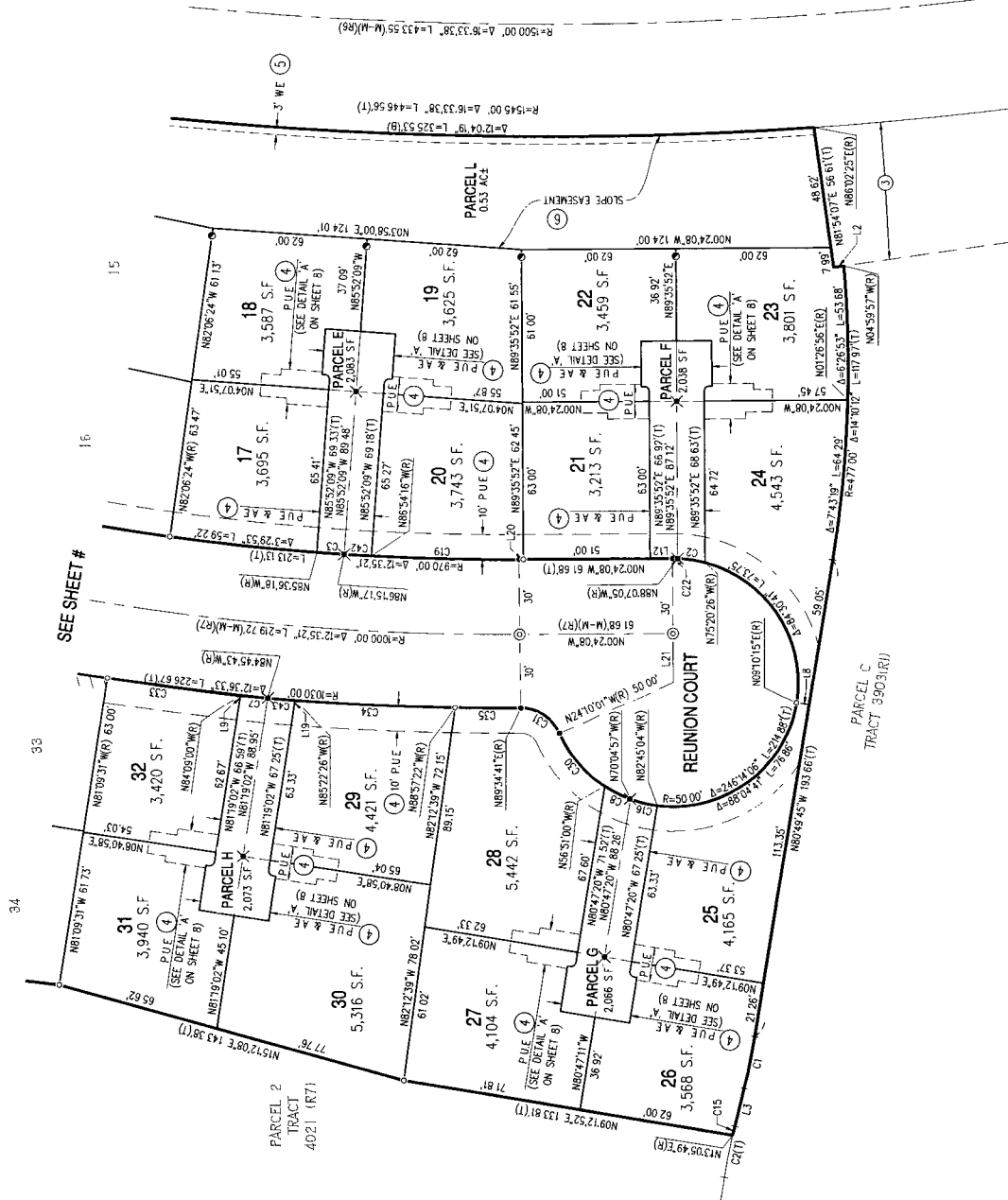
- ⊙ FOUND MONUMENT PER (R7)
- SET 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ⊙ FOUND MONUMENT PER (R6)
- ⊗ FOUND MONUMENT PER (R4)
- ⚡ FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" PER (R4)
- FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" PER (R7), UNLESS OTHERWISE NOTED
- ⊗ FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" AS NOTED PER (R7)
- SET 3.00" WITNESS CORNER (W.C.) UNLESS OTHERWISE NOTED, MEASURED FROM MONUMENT TO CENTERLINE OF PLASTIC PLUG AS NOTED 3/4" x 24" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ⚡ FOUND 8.00" WITNESS CORNER (W.C.) RADIAL LINE OR PERPENDICULAR TO STREET CENTERLINE AS NOTED 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" PER (R7)
- T SET 5/8" x 24" BEARS W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED) SET 1 1/2" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK 100' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS
- ⊗ SET 1 1/2" BRASS DISK STAMPED "PLS 7788"

NOTES

1. SEE SHEET 9 FOR ADDITIONAL NOTES AND REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 8 FOR LINE AND CURVE TABLES.
4. NO MONUMENT TO BE SET ALONG PARCEL BOUNDARIES (SEE DETAIL A SHEET 8 FOR MONUMENT LOCATIONS)
5. SEE SHEET 3 FOR EXISTING EASEMENT REFERENCES

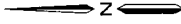


DELLOSSO DRIVE



TRACT 4060 RIVER ISLANDS - STAGE 2A VILLAGE S4

A PORTION OF RANCHO EL PESCADERO, BEING A
RESUBDIVISION OF LOTS 1-44 OF TRACT 4021 (43 MAP 139)
CITY OF LAHORE, SAN JOAQUIN COUNTY, CALIFORNIA
JANUARY 2021

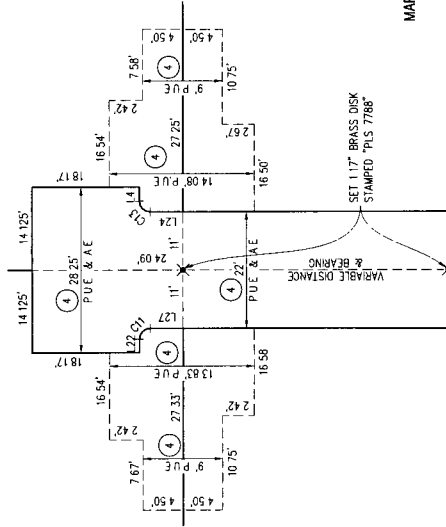


CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C31	17.00	66°15'18"	19.66'
C32	1030.00	370°45'	60.15'
C33	1030.00	239°29'	53.78'
C34	1030.00	334°56'	64.40'
C35	1030.00	127°58'	26.35'
C36	580.00	025°25'	4.28'
C38	580.00	105°12'	11.00'
C39	520.00	112°44'	11.00'
C40	580.00	105°13'	11.00'
C41	970.00	038°58'	11.00'
C42	970.00	038°58'	11.00'
C43	1030.00	038°43'	11.00'

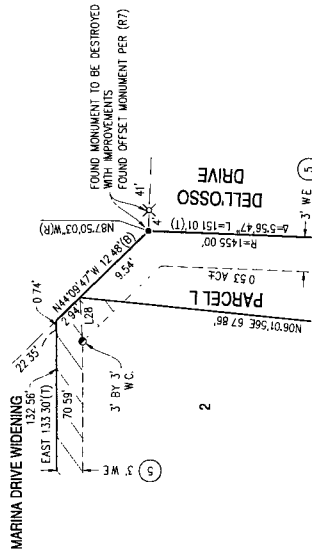
CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	250.00	444°47'	20.71'
C2	50.00	124°38'	11.15'
C3	970.00	038°58'	11.00'
C4	970.00	070°50'	1.36'
C5	580.00	105°12'	11.00'
C6	520.00	172°44'	11.00'
C7	1030.00	038°43'	11.00'
C8	50.00	131°57'	11.55'
C9	580.00	038°36'	6.51'
C10	580.00	500°47'	50.75'
C11	2.00	8030°00'	3.14'
C12	580.00	501°13'	50.82'
C13	2.00	9000°00'	3.14'
C14	520.00	948°42'	88.05'
C15	250.00	049°14'	3.58'
C16	50.00	1240°07'	11.06'
C17	970.00	333°48'	60.33'
C18	520.00	127°14'	110.81'
C19	970.00	329°52'	58.21'
C20	520.00	058°02'	8.78'
C21	25.00	8030°00'	39.27'
C22	50.00	277°03'	1.99'
C23	520.00	107°12'	10.16'
C24	520.00	644°45'	61.22'
C25	520.00	419°17'	39.22'
C26	25.00	8030°00'	39.27'
C27	580.00	015°17'	2.58'
C28	580.00	454°03'	49.61'
C29	520.00	625°00'	58.26'
C30	50.00	374°05'9"	28.52'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N44°09'47"W	34.83'
L2	N87°05'53"W	4.14'
L3	N76°04'58"W	15.53'
L4	VARIABLE	1.125'
L5	NORTH	5.00'
L6	N45°00'00"E	12.88'
L7	N12°11'14"E	9.64'
L8	N9°10'15"E	5.00'
L9	N84°45'43"W	1.58'
L10	EAST	5.45'
L11	EAST	4.88'
L12	N02°40'08"W	9.01'
L13	N77°48'46"W	22.17'
L14	N77°48'46"W	22.17'
L15	EAST	5.15'
L16	N10°50'44"E	10.55'
L17	N12°11'14"E	1.63'
L18	N10°50'44"E	8.61'
L19	N84°45'43"W	2.25'
L20	N02°40'08"W	1.67'
L21	N89°35'52"E	20.00'
L22	VARIABLE	1.125'
L23	N12°11'14"E	44.80'
L24	VARIABLE	3.92'
L25	N12°11'14"E	6.71'
L26	N10°50'44"E	11.70'
L27	VARIABLE	3.92'
L28	N74°59'18"E	3.44'

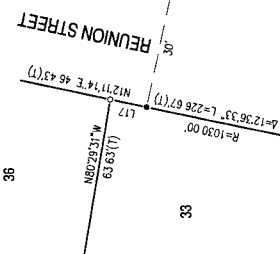
LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 5 THROUGH 8 ONLY



DETAIL A
NOT TO SCALE



DETAIL C
NOT TO SCALE
(SEE SHEET 6)



DETAIL B
NOT TO SCALE
(SEE SHEET 6)

RECORDING REQUESTED BY, AND
WHEN RECORDED MAIL TO:

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **CITY OF LATHROP** a California municipal corporation ("**Grantor**"), hereby grants to the **RIVER ISLANDS PUBLIC FINANCING AUTHORITY** a California public agency ("**Grantee**"), a parcel of land known as Parcel L of Tract 4060 as real property located in the City of Lathrop, County of San Joaquin, State of California, as more particularly described in the legal description attached hereto as **Exhibit A** ("Parcel L" of Tract 4060) incorporated herein by this reference.

Grantor conveys Parcel L for use by Grantee or successors in interest for only purposes of open space, slope control and fence maintenance and appurtenances thereto for the benefit of the public as shown on the Final Map for Tract 4060 as filed with the County of San Joaquin Recorder's Office.

Grantor transfers this restricted interest in Parcel L to Grantee on the condition that Grantee warrants and agrees to utilize Parcel L for the uses prescribed herein and that Grantee shall not unreasonably restrict Grantor from access to Parcel L for maintenance purposes for any lawful public purpose.

Notwithstanding the above grant, Grantor retains the fence easement on Parcel L dedicated with the filing of the Tract 4060 Final Map. Further, Grantor's conveyance of Parcel L is also subject to the following conditions:

1. Grantee shall ensure that any private property owner be lawfully required to maintain Parcel L under applicable City law by granting of a restrictive easement.
2. Grantee shall ensure that any private property owner be prohibited from constructing a retaining wall or any other structure without prior City of Lathrop approval and that prohibit any excavations within Parcel L other than those for planting of landscaping, irrigation and fence posts.

SUBJECT TO:

1. Rights or claims of parties in possession not shown by the public records.

2. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

IN WITNESS WHEREOF, Grantor has executed this Grant Deed as of January _____, 2021.

GRANTOR:

CITY OF LATHROP
a California municipal corporation

By: _____
Stephen J. Salvatore, City Manager

EXHIBIT A

Legal Description of Parcel L of Tract 4060

That real property located within the City of Lathrop, County of San Joaquin, State of California, as dedicated to the City of Lathrop, in fee, as Parcel L of the Tract 4060 Final Map as filed with the County of San Joaquin Recorder's Office, Book ____, Page ____ on _____, 2021.

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

January 11, 2021

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

Re: Recordation of Final Map 4060; Escrow No. 12140_____

Dear Lori:

This letter constitutes the joint escrow instructions ("**Escrow Instructions**") of Lennar Homes of California, Inc., a California corporation ("**Lennar**") 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 Lennar as set forth below. The Final Map can only be recorded after the City has approved the map in writing. The closing date for the Transaction is intended to occur by December 31, 2020, at the time designated in writing by Lennar, subject to satisfaction of the conditions set forth below (each a "**Closing**"). If the Final Map has not been recorded by February 28, 2021, ORTC will return the Final Map to the City.

B. Documents to be Delivered and Recordation Documents

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

- One original Final Map for Tract 4060, executed and acknowledged by the City.
- Original Grant Deed for Parcel L of Tract 4060

The documents listed above is referred to as the "**Recordation Document**." The date on which the Recordation Document is recorded in the Official Records is the Recordation Date.

C. Closing Requirements

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

C.1. You have delivered copies of your Settlement Statement by email transmission to: (a) Kelley Stough (kelley.stough@lennar.com); (b) Debbie Belmar (dbelmar@riverislands.com); (c) Stephen Salvatore (ssalvatore@ci.lathrop.ca.us); (d) Salvador Navarrete (snavarrete@ci.lathrop.ca.us); (e) Cari James

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

(cjames@ci.lathrop.ca.us) and (f) Glenn Gebhardt (ggebhardt@ci.lathrop.ca.us), and have confirmation (by telephone or email) from Kelley Stough and Stephen Salvatore or Glenn Gebhardt that the Settlement Statement is accurate and acceptable;

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

C.3. The Recordation 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;

C.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;

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

C.6. You have received confirmation (by email or other writing) from Kelley Stough and Stephen Salvatore or Glenn Gebhardt to record the Recordation Document and complete the Transaction.

D. Closing Process and Priorities

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

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

D.2. Record the Final Map and the Recordation Documents in the Official Records;

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

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

Lennar Homes of California, Inc.
2603 Camino Ramon, Suite 525
San Ramon, CA 94583
Attn: Kelley Stough

D.5. Notify Kelley Stough, Debbie Belmar, Stephen Salvatore, Glenn Gebhardt and Jose Molina (JMolina@sigov.org) of the completion of the Transaction;

D.6. Within five (5) business days after the Recordation Date, deliver by overnight delivery via recognized, national, overnight delivery carrier to: (1) Kelley Stough, Lennar Homes of California, Inc., 2603 Camino Ramon, Suite 525, San Ramon, CA 94583; and (2) Mr. Salvador Navarrete, City Attorney, City of Lathrop, 390 Towne Centre Drive, Lathrop, CA 95330:

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

(A) a certified copy of the Recordation Document, showing all recording information of the Recordation Document; and

(B) a certified copy of the final Settlement Statement.

E. Additional Instructions

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

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

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

Very truly yours,

Stephen J. Salvatore Date
City Manager
City of Lathrop

Kelley Stough Date
Vice President
Lennar Homes of California, Inc.

**ESCROW INSTRUCTIONS
ACKNOWLEDGEMENT AND AGREEMENT:**

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

Old Republic Title Company

By: _____
Its: _____
Date: _____

RECORDING REQUESTED BY, AND
WHEN RECORDED MAIL TO:

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **CITY OF LATHROP** a California municipal corporation ("**Grantor**"), hereby grants to the **RIVER ISLANDS PUBLIC FINANCING AUTHORITY** a California public agency ("**Grantee**"), a parcel of land known as Parcel L of Tract 4060 as real property located in the City of Lathrop, County of San Joaquin, State of California, as more particularly described in the legal description attached hereto as **Exhibit A** ("Parcel L" of Tract 4060) incorporated herein by this reference.

Grantor conveys Parcel L for use by Grantee or successors in interest for only purposes of open space, slope control and fence maintenance and appurtenances thereto for the benefit of the public as shown on the Final Map for Tract 4060 as filed with the County of San Joaquin Recorder's Office.

Grantor transfers this restricted interest in Parcel L to Grantee on the condition that Grantee warrants and agrees to utilize Parcel L for the uses prescribed herein and that Grantee shall not unreasonably restrict Grantor from access to Parcel L for maintenance purposes for any lawful public purpose.

Notwithstanding the above grant, Grantor retains the fence easement on Parcel L dedicated with the filing of the Tract 4060 Final Map. Further, Grantor's conveyance of Parcel L is also subject to the following conditions:

1. Grantee shall ensure that any private property owner be lawfully required to maintain Parcel L under applicable City law by granting of a restrictive easement.
2. Grantee shall ensure that any private property owner be prohibited from constructing a retaining wall or any other structure without prior City of Lathrop approval and that prohibit any excavations within Parcel L other than those for planting of landscaping, irrigation and fence posts.

SUBJECT TO:

1. Rights or claims of parties in possession not shown by the public records.

2. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

IN WITNESS WHEREOF, Grantor has executed this Grant Deed as of January _____, 2021.

GRANTOR:

CITY OF LATHROP
a California municipal corporation

By: _____
Stephen J. Salvatore, City Manager

EXHIBIT A

Legal Description of Parcel L of Tract 4060

That real property located within the City of Lathrop, County of San Joaquin, State of California, as dedicated to the City of Lathrop, in fee, as Parcel L of the Tract 4060 Final Map as filed with the County of San Joaquin Recorder's Office, Book ____, Page ____ on _____, 2021.