

ITEM 4.15

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

ITEM: **APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 191 LOTS IN TRACT 4062 WITHIN PHASE 1C OF THE CENTRAL LATHROP SPECIFIC PLAN**

RECOMMENDATION: **Adopt Resolution Approving Final Map for Tract 4062 within Phase 1C of the Central Lathrop Specific Plan, Totaling 191 Single Family Lots and Subdivision Improvement Agreement with Lathrop Land Acquisition, LLC**

SUMMARY:

The proposed Final Map for Tract 4062, included as Attachment "C", will subdivide the third neighborhood in the Central Lathrop Specific Plan (CLSP) area, known as Phase 1C, which will establish a total of 191 single-family lots. A Vicinity Map is included as Attachment "B".

Staff recommends that City Council approve the proposed Final Map for Tract 4062 within Phase 1C of CLSP, totaling 191 single-family lots and a Subdivision Improvement Agreement (SIA) with Lathrop Land Acquisition, LLC (Saybrook), included as Attachment "D".

BACKGROUND:

On October 5, 2006, the City approved a Vesting Tentative Map (VTM) for Tract 3533 to create 62 parcels on 960 acres of land. On March 20, 2007, the City approved a VTM for Tract 3647 to subdivide a portion of Tract 3533 into 1,071 parcels on 190 acres of land. The land for the proposed Final Map for Tract 4062 is within the geographic boundaries of the VTMs for Tracts 3533 and 3647 and will be the only subdivision of Phase 1C.

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. The total cost of the improvements for CLSP Phase 1C is \$14,083,770, however, a large percentage of the improvements have already been constructed and therefore do not need to be guaranteed. Performance and labor & material securities have been provided to the City with the SIA in the amount of:

Unfinished Improvement Total:	\$11,931,878
Performance Bond (110% of Unfinished Improvements):	\$13,125,066
Labor & Material Bond (50% of Performance Bond):	\$6,562,533

CITY MANAGER’S REPORT **PAGE 2**
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SPECIFIC PLAN

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

Saybrook must satisfy the Escrow Instructions, included as Attachment “E”, to guarantee the payment of all fees and execution of the documents related to the SIA.

REASON FOR RECOMMENDATION:

Saybrook has fulfilled the requirements of the City’s subdivision ordinance as listed below:

Documents	Status
1. Final Map ready for signature	Completed
2. Subdivision Improvement Agreement	Completed
3. Faithful Performance and Labor & Materials Security	Received
4. Street Improvement, Landscape, Light & Joint Trench Plans	Completed
5. Geotechnical Report	Completed
6. Allocation of Water and Sewer capacity	Completed
7. Escrow Instructions	Completed
Fees	Status
1. Final Map plan check fee	Paid
2. Improvement Plans - Plan check and inspection fees	Paid
3. Sierra Club Settlement fee	Paid

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 existing Community Facility District 2019-2.

OCTOBER 11, 2021 CITY COUNCIL REGULAR MEETING

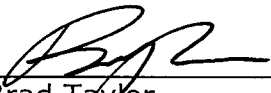
**APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT
FOR 191 LOTS IN TRACT 4062 WITHIN PHASE 1C OF THE CENTRAL LATHROP
SPECIFIC PLAN**

ATTACHMENTS:

- A. Resolution Approving Final Map for Tract 4062 within Phase 1C of the Central Lathrop Specific Plan, Totaling 191 Single Family Lots and a Subdivision Improvement Agreement with Lathrop Land Acquisition, LLC
- B. Vicinity Map - CLSP Phase 1C
- C. Final Map - Tract 4062
- D. Subdivision Improvement Agreement with Lathrop Land Acquisition, LLC for Final Map Tract 4062
- E. Escrow Instructions for Final Map Tract 4062

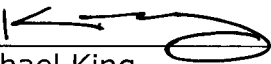
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APPROVALS




Brad Taylor
Land Development Manager

9/22/2021
Date




Michael King
Public Works Director

9-22-2021
Date



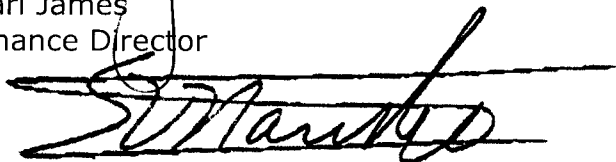
Glenn Gebhardt
City Engineer

9-23-21
Date



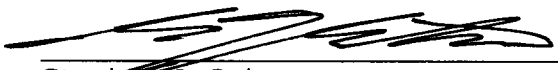
Cari James
Finance Director

9/23/2021
Date



Salvador Navarrete
City Attorney

9/23/21
Date



Stephen J. Salvatore
City Manager

10-5-21
Date

RESOLUTION NO. 21-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING FINAL MAP FOR TRACT 4062 WITHIN PHASE 1C OF THE CENTRAL LATHROP SPECIFIC PLAN, TOTALING 191 SINGLE FAMILY LOTS AND A SUBDIVISION IMPROVEMENT AGREEMENT WITH LATHROP LAND ACQUISITION, LLC

WHEREAS, on October 5, 2006, the City approved a Vesting Tentative Map (VTM) for Tract 3533 to create 62 parcels on 960 acres of land. On March 20, 2007, the City approved a VTM for Tract 3647 to subdivide a portion of Tract 3533 into 1,071 parcels on 190 acres of land; and

WHEREAS, the land for the proposed Final Map for Tract 4062 is within the geographic boundaries of the VTMs for Tracts 3533 and 3647; and

WHEREAS, required by the City’s subdivision ordinance, all final maps must include a SIA to guarantee specific offsite and onsite improvements; and

WHEREAS, the total cost of the improvements for CLSP Phase 1C is \$14,083,770, however, a large percentage of the improvements have already been constructed and therefore do not need to be guaranteed. Performance and labor & material securities have been provided to the City with the SIA in the amount of the following; and

Unfinished Improvement Total:	\$11,931,878
Performance Bond (110% of Unfinished Improvements):	\$13,125,066
Labor & Material Bond (50% of Performance Bond):	\$6,562,533

WHEREAS, acceptance of the public improvements will be prepared for Council consideration by staff at a later date when the unfinished improvements are completed. Prior to acceptance, Lathrop Land Acquisition, LLC (Saybrook) will be required to provide a one (1) year warranty bond; and

WHEREAS, 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 existing Community Facilities District 2019-2; and

WHEREAS, Saybrook must satisfy the Escrow Instructions, included as Attachment “E”, as attached to the City Manager’s Report, to guarantee the payment of all fees and execution of the documents related to the SIA.

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

1. The Final Map for Tract 4062 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 Manager, or their designee, is authorized to execute a Subdivision Improvement Agreement with Lathrop Land Acquisition, LLC, in substantially the form as attached to the October 11, 2021 staff report, the file executed copy will be filed with the City Clerk.

The foregoing resolution was passed and adopted this 11th day of October 2021, by the following vote of the City Council, to wit:

AYES:

NOES:

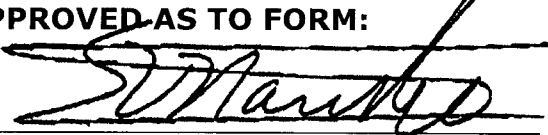
ABSTAIN:

ABSENT:

Sonny Dhaliwal, Mayor

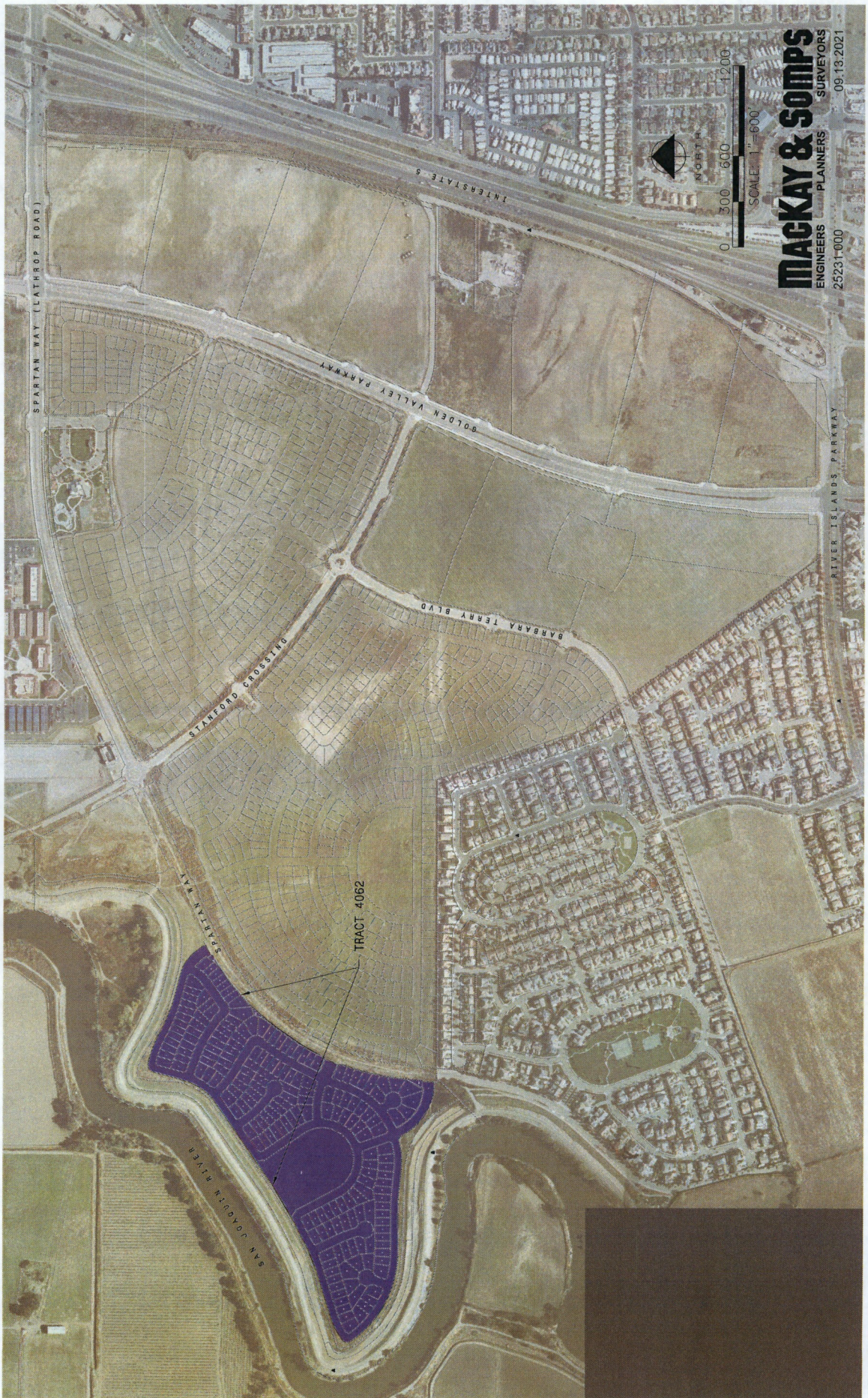
ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:


Salvador Navarrete, City Attorney

CENTRAL LATHROP SPECIFIC PLAN - TRACT 4062 VICINITY MAP



MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
25231-000 09.13.2021

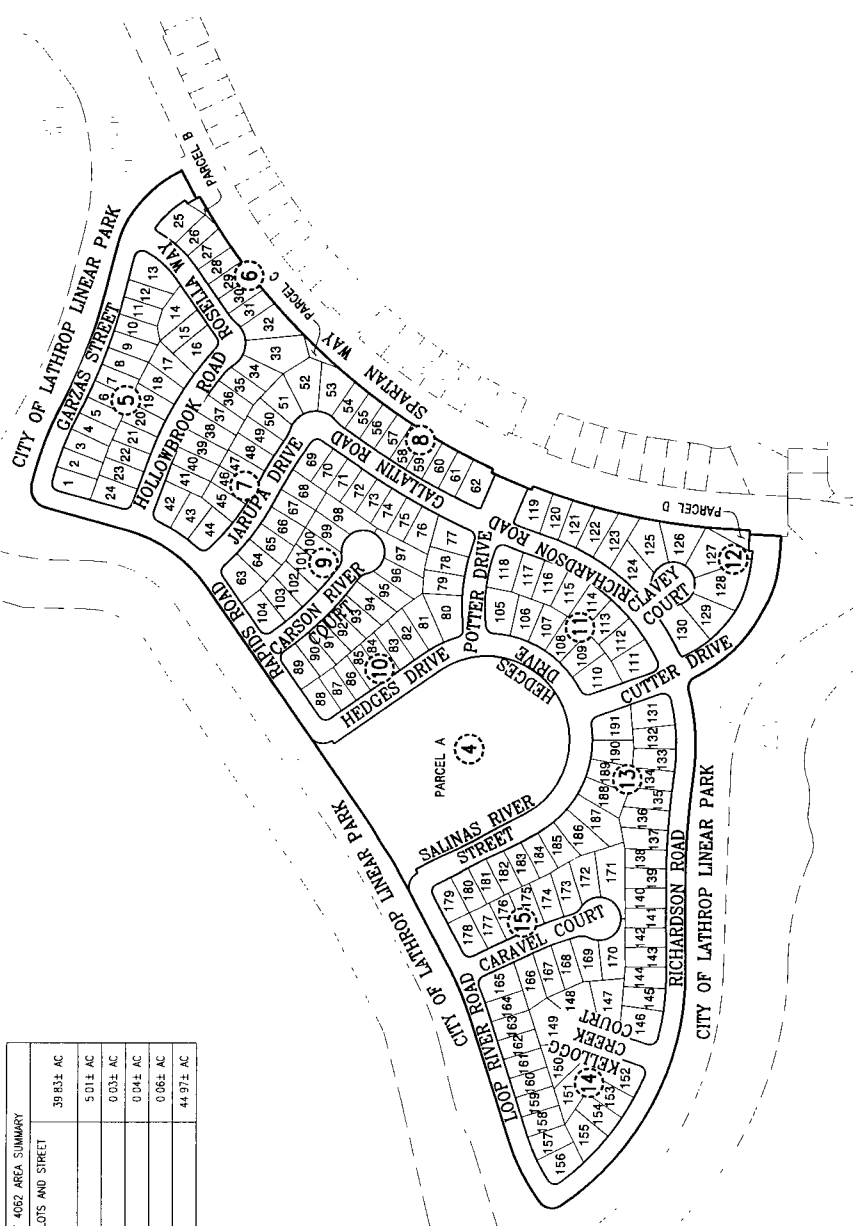
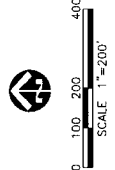
REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) LOT LINE ADJUSTMENT - _____ DOCUMENT NO. _____

BASIS OF BEARINGS:
 THE BEARING NORTH 64°56'12" EAST BETWEEN FOUND MONUMENTS
 IN SPARTAN WAY (FORMERLY LATHROP ROAD) AS SHOWN ON
 TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100,
 SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF
 BEARINGS SHOWN HEREON.

LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
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 S.C.100
 SAN JOAQUIN COUNTY RECORDS
 SACRAMENTO AND SAN JOAQUIN DRAINAGE DISTRICT
 INDICATES SHEET NUMBER



TRACT 4062 AREA SUMMARY

191 RESIDENTIAL LOTS AND STREET DEDICATIONS	39.93± AC
PARCEL A	5.01± AC
PARCEL B	0.03± AC
PARCEL C	0.04± AC
PARCEL D	0.06± AC
TOTAL	44.97± AC

NOTES:
 1. DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 2. TRACT 4062, STAMFORD CROSSING PHASE 1C, CONTAINS 191 RESIDENTIAL LOTS, AND 4 LETTERED PARCELS CONTAINING 44.97 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP. ALL SHOWN HEREON. (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW)

TRACT NO. 4062

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STAMFORD CROSSING - PHASE 1C
 A SUBDIVISION OF LOTS 12, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, AND RESULTANT PARCELS B AND C OF THE LLA AS DESCRIBED IN DOCUMENT NUMBER _____, SAN JOAQUIN COUNTY RECORDS, BEING A PORTION OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MERIDIAN

SAN JOAQUIN COUNTY, CALIFORNIA
MACKAY & SOMPS
 CIVIL ENGINEERS AND ARCHITECTS
 1000 J STREET, SUITE 100, SACRAMENTO, CA 95811
 TEL: (916) 441-1111 FAX: (916) 441-1112
 WWW.MACKAYANDSOMPS.COM
 MAY 2021

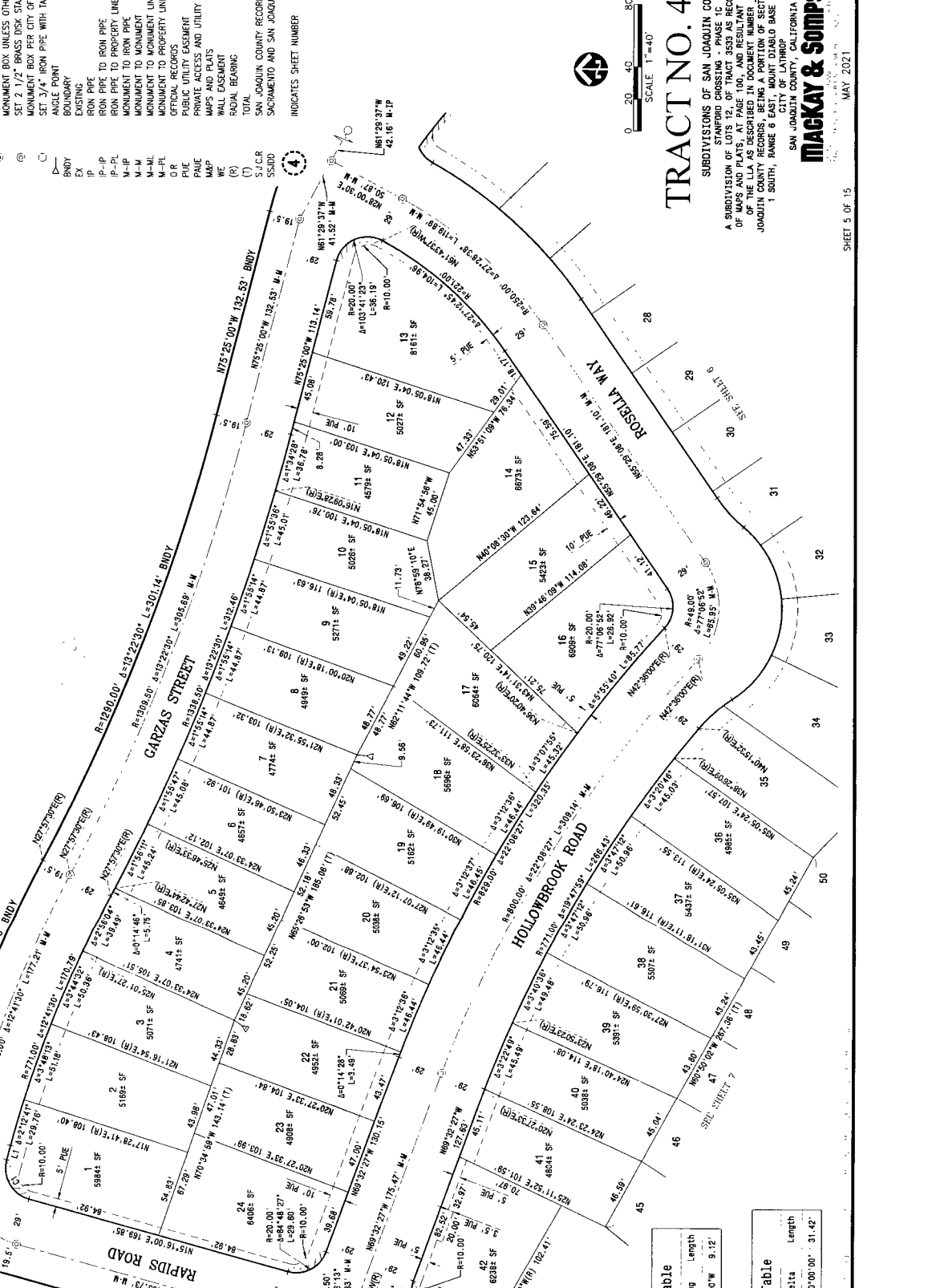
NOTES:
 1 ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES
 2 TRACT 4062, STANFORD CROSSING PHASE 1C CONTAINS 197
 MAPS AND PLATS, AT PAGE 100, AND RESULTANT PARCELS 9 AND C
 OF THE LLA AS DESCRIBED IN DOCUMENT NUMBER 457770852, SAN
 JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF
 BEARINGS SHOWN HEREON

REFERENCES:
 (R-1) TRACT NO. 3533, MAPS & PLATS BK. 40, PG. 100, S.J.C.P.
 (R-2) LOT LINE ADJUSTMENT - DOCUMENT NO. 197
 (R-3) LOT LINE ADJUSTMENT - DOCUMENT NO. 197
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 (R-100) LOT LINE ADJUSTMENT - DOCUMENT NO. 197

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 RELINQUISHMENT OF ABUTTER'S RIGHTS
 FOUND 2 1/2" BRASS DISK IN CONCRETE
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 SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN
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 S.S.I.D.
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Line #	Bearing	Length
L1	N74°44'00"W	9.12

Curve #	Radius	Delta	Length
C1	20.00'	90°00'00"	31.42'

SCALE 1"=40'
 0 20 40 80
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 OF THE LLA AS DESCRIBED IN DOCUMENT NUMBER 457770852, SAN
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 SHOWN HEREON
 1 SOUTH, RANGE 9 EAST, TOWNSHIP 25S, RANGE 8 EAST, MERIDIAN
 SAN JOAQUIN COUNTY, CALIFORNIA
MACKAY & SOMPS
 SURVEYORS
 1000 N. G ST. LATHROP, WA 98601
 MAY 2021
 SHEET 5 OF 15
 25231.000.0

REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK 40, PG. 100, S.I.C.R.
 (R-2) LOT LINE ADJUSTMENT - _____ DOCUMENT NO _____

BASIS OF BEARINGS:
 THE BEARING NORTH 62°54'17" EAST BETWEEN FOUND MONUMENTS IN SPARTAN WAY (FORMERLY LATHROP ROAD) AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

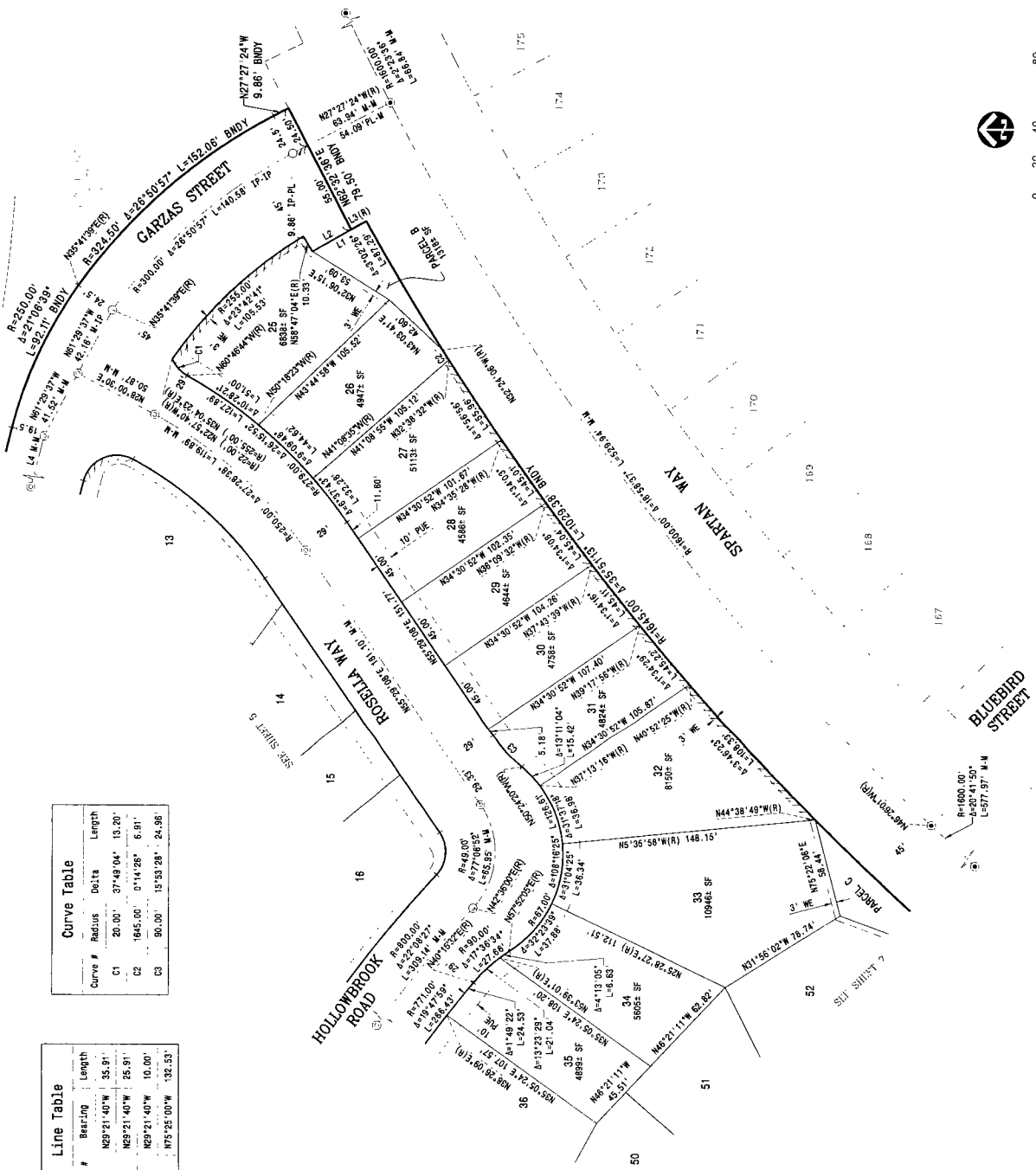
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- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- TIE LINE
- ⊙ RELINQUISHMENT OF ABUTTER'S RIGHTS
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- ⊙ SET 3/4" IRON PIPE WITH TAG STAMPED "LS 8817"
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- ⊙ IP-PL
- ⊙ MONUMENT TO IRON PIPE
- ⊙ M-M
- ⊙ MONUMENT TO MONUMENT
- ⊙ M-M
- ⊙ MONUMENT TO MONUMENT LINE
- ⊙ M-PL
- ⊙ MONUMENT TO PROPERTY LINE
- ⊙ M-PL
- ⊙ MONUMENT TO MONUMENT
- ⊙ M-PL
- ⊙ PRIVATE UTILITY EASEMENT
- ⊙ PALE
- ⊙ PUBLIC UTILITY EASEMENT
- ⊙ MAP
- ⊙ MAPS AND PLATS
- ⊙ WE
- ⊙ WALL EASEMENT
- ⊙ (R)
- ⊙ RADIAL BEARING
- ⊙ (T)
- ⊙ TOTAL
- ⊙ SAN JOAQUIN COUNTY RECORDS
- ⊙ S.I.C.R.
- ⊙ SS.000
- ⊙ SACRAMENTO AND SAN JOAQUIN DRAINAGE DISTRICT
- ⊙ INDICATES SHEET NUMBER

Curve #	Radius	Delta	Length
C1	20.00'	37°49'04"	13.20'
C2	1645.00'	0°14'28"	6.91'
C3	90.00'	15°53'28"	24.56'

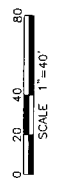
Line #	Bearing	Length
L1	N69°21'40"W	35.91'
L2	N69°21'40"W	25.91'
L3	N69°21'40"W	10.00'
L4	N75°25'00"W	132.53'



TRACT NO. 4062

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 1C
 A SUBDIVISION OF LOTS 12, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, AND RESULTANT PARCELS B AND C OF THE LLA AS DESCRIBED IN DOCUMENT NUMBER _____, SAN JOAQUIN COUNTY RECORDS, BEING A PORTION OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MERIDIAN

SAN JOAQUIN COUNTY, CALIFORNIA
MACKAY & SOMPS
 REGISTERED PROFESSIONAL LAND SURVEYORS
 1000 N. STANFORD AVE., SUITE 100, SACRAMENTO, CA 95811
 TEL: 916.442.1111 FAX: 916.442.1112
 WWW.MACKAYANDSOMPS.COM



REFERENCES
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) LOT LINE ADJUSTMENT - - - - - DOCUMENT NO. - - - - -
 BASIS OF BEARINGS
 IN SPARTAN WAY (FORMERLY LATHROP ROAD) AS SHOWN ON
 SAN JOAQUIN COUNTY MAPS AND PLATS, AT PAGE 100,
 SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF
 BEARINGS SHOWN HEREON.

NOTES
 1. DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 2. TRACT 4062, STANFORD CROSSING PHASE 1C CONTAINS 191
 RESIDENTIAL LOTS AND 4 LETTERED PARCELS, CONTAINING 44.97
 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING
 DEDICATED BY THIS FINAL MAP. ALL SHOWN HEREIN (PLEASE REFER
 TO THE AREA SUMMARY TABLE ON SHEET 3.)



0 20 40 80
 SCALE 1"=40'

LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- TIE LINE

RELINQUISHMENT OF ABUTTEE'S RIGHTS
 FOUND 2 1/2" BRASS DISK IN CONCRETE
 MONUMENT BOX UNLESS OTHERWISE NOTED

- SET 2 1/2" BRASS DISK STAMPED "S 8817" IN
 MONUMENT BOX PER CITY OF LATHROP STANDARDS
- SET 3/4" IRON PIPE WITH TAG STAMPED "S 8817"
- ANGLE POINT
- BOUNDARY
- EXISTING
- IRON PIPE
- IRON PIPE TO IRON PIPE
- IRON PIPE TO PROPERTY LINE
- MONUMENT TO IRON PIPE
- MONUMENT TO MONUMENT
- MONUMENT TO PROPERTY LINE
- OFFICIAL RECORDS
- D.P.
- PUBLIC UTILITY EASEMENT
- PAVE
- PROPOSED ACCESS AND UTILITY EASEMENT
- PROPOSED EASEMENTS
- WALL EASEMENT
- ROAD BEARING
- TOTAL
- SAN JOAQUIN COUNTY RECORDS
- S.J.C.R.
- SACRAMENTO AND SAN JOAQUIN DRAINAGE DISTRICT
- SS(80)
- INDICATES SHEET NUMBER

TRACT NO. 4062

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 1C

A SUBDIVISION OF LOTS 12, OF TRACT 3533 AS RECORDED IN BOOK 40
 OF MAPS AND PLATS, AT PAGE 100, AND RESULTANT PARCELS 9 AND C
 OF THE LLA AS DESCRIBED IN DOCUMENT NUMBER 100, SAN
 JOAQUIN COUNTY RECORDS, BEING A PORTION OF SECTION 28, TOWNSHIP
 1 SOUTH, RANGE 9 EAST, SAN JOAQUIN COUNTY, CALIFORNIA

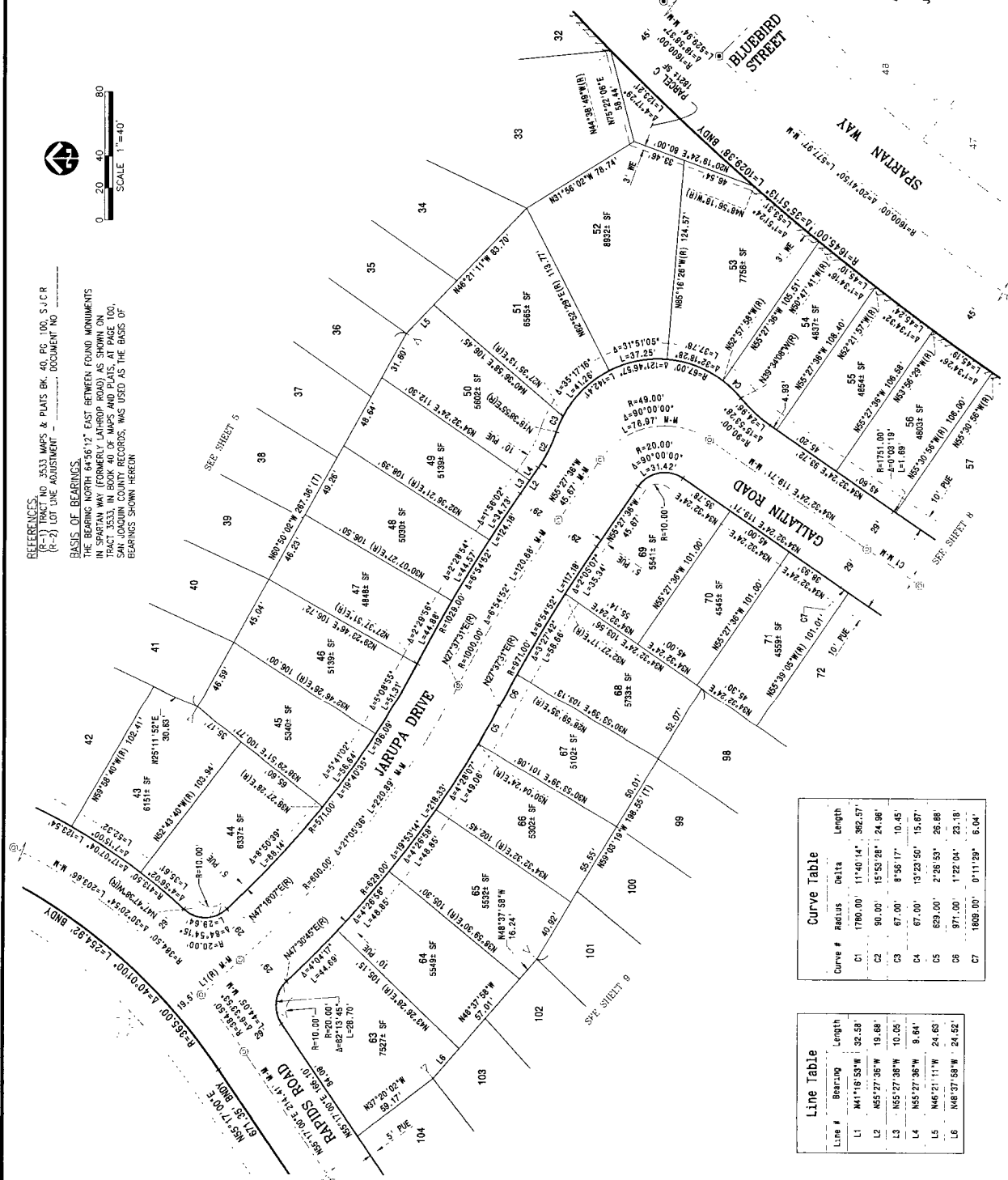
MACKAY & SOMPS

REGISTERED PROFESSIONAL LAND SURVEYORS
 1000 J STREET, SUITE 100, SACRAMENTO, CALIFORNIA 95811
 (916) 442-1111

SHEET 7 OF 15

MAY 2021

25331.000.0



Curve Table

Curve #	Radius	Delta	Length
C1	1780.00'	117°40'14"	362.57'
C2	90.00'	15°52'28"	24.96'
C3	67.00'	8°58'17"	10.45'
C4	67.00'	13°23'50"	15.67'
C5	629.00'	2°26'50"	26.88'
C6	971.00'	1°22'04"	23.18'
C7	1668.00'	0°11'29"	6.04'

Line Table

Line #	Bearing	Length
L1	N41°16'53"W	32.53'
L2	N52°27'36"W	19.68'
L3	N52°27'36"W	10.05'
L4	N52°27'36"W	9.64'
L5	N46°21'11"W	24.63'
L6	N46°37'58"W	24.62'

REFERENCES
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) LOT LINE ADJUSTMENT _____ DOCUMENT NO. _____

NOTES:
 1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 2. TRACT 4062, STANFORD CROSSING PHASE 1C CONTAINS 191 RESIDENTIAL LOTS, AND 4 LETTERED PARCELS, CONTAINING 4.97 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP, ALL SHOWN HEREIN. (PLEASE REFER TO THE AREA SUMMARY TABLE ON SHEET 3.)

LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- THE ENCUMBRANCE OF ADJUTER'S RIGHTS
- FOUND 3/4" IRON BRASS DISK IN CONCRETE
- FOUND 1/2" BRASS DISK (HEREIN NOTED)
- SET 1/2" BRASS DISK SURFACE TO 8817.37 IN MONUMENT BOX FOR CITY OF STANFORD
- SET 3/4" IRON PIPE WITH TAG STAMPED 'LS 8817'
- ANGLE POINT
- BOUNDARY
- EXISTING
- IRON PIPE
- IP-IP IRON PIPE TO IRON PIPE
- IP-PL IRON PIPE TO PROPERTY LINE
- M-IP MONUMENT TO IRON PIPE
- M-M MONUMENT TO MONUMENT
- M-ML MONUMENT TO MONUMENT LINE
- M-PL MONUMENT TO PROPERTY LINE
- O.R. OFFICIAL RECORDS
- P.U.E. PUBLIC UTILITY EASEMENT
- PADE PRIVATE ACCESS AND UTILITY EASEMENT
- MWP WALL EASEMENT
- MFE MOUND EASEMENT
- (T) TYPICAL
- (S) SAN JOAQUIN COUNTY RECORDS
- (S) SACRAMENTO AND SAN JOAQUIN DRAINAGE DISTRICT
- (S) INDICATES SHEET NUMBER

NOTES:
 1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 2. TRACT 4062, STANFORD CROSSING PHASE 1C CONTAINS 191 RESIDENTIAL LOTS, AND 4 LETTERED PARCELS, CONTAINING 4.97 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP, ALL SHOWN HEREIN. (PLEASE REFER TO THE AREA SUMMARY TABLE ON SHEET 3.)

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LEGEND

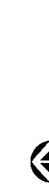
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NOTES:
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Line Table			
Line #	Bearing	Length	Length
L1	N84°32'24"E	20.70'	
L2	N84°32'24"E	119.71'	

Curve Table			
Curve #	Radius	Delta	Length
C1	20.00'	31°48'15"	11.11'
C2	20.00'	31°48'15"	11.11'

TRACT NO. 4062

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 1C
 A SUBDIVISION OF LOTS 12, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, AND RESULTANT PARCELS B AND C OF THE LLA AS DESCRIBED IN DOCUMENT NUMBER _____, SAN JOAQUIN COUNTY RECORDS, BEING A PORTION OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MERIDIAN 12 BASE & MERIDIAN SAN JOAQUIN COUNTY, CALIFORNIA

MACKAY & SOMPS
 CIVIL ENGINEERS
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 STANFORD, CALIFORNIA 94304
 TEL: (415) 353-1111
 FAX: (415) 353-1112
 WWW.MACKAY-SOMPS.COM

REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) LOT LINE ADJUSTMENT - DOCUMENT NO. _____

BASES OF BEARINGS:
 THE BEARING NORTH 65°56'12" EAST BETWEEN FOUND MONUMENTS IN STAMFORD CROSSING - PHASE 1C, TRACT 4062, STAMFORD CROSSING - PHASE 1C, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

NOTES:
 1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 2. TRACT 4062, STAMFORD CROSSING - PHASE 1C CONTAINS 191 RESIDENTIAL LOTS, AND 4 LETTERED PARCELS, CONTAINING 44.97 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP. ALL SHOWN HEREON (PLEASE REFER TO THE AREA SUMMARY TABLE ON SHEET 3)

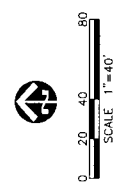
RELINQUISHMENT OF ARBITER'S RIGHTS
 FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
 SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
 SET 3/4" IRON PIPE WITH TAG STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS

- LEGEND**
- DISTINCTIVE BORDER
 - RIGHT OF WAY LINE
 - LOT LINE/PARCEL LINE
 - EXISTING PROPERTY LINE
 - EXISTING EASEMENT LINE
 - EXISTING MONUMENT LINE
 - TIE LINE
 - ⊕ RELINQUISHMENT OF ARBITER'S RIGHTS
 - ⊙ FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
 - ⊙ SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
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 - ⊙ ANGLE POINT
 - ⊙ BOUNDARY
 - ⊙ EXISTING
 - ⊙ IRON PIPE
 - ⊙ IRON PIPE TO IRON PIPE
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 - ⊙ PAVE
 - ⊙ PRIVATE ACCESS AND UTILITY EASEMENT
 - ⊙ MAPS AND PLATS
 - ⊙ WE
 - ⊙ WALL EASEMENT
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 - ⊙ SAN JOAQUIN COUNTY RECORDS
 - ⊙ S.J.C.R.
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 - ⊙ INDICATES SHEET NUMBER

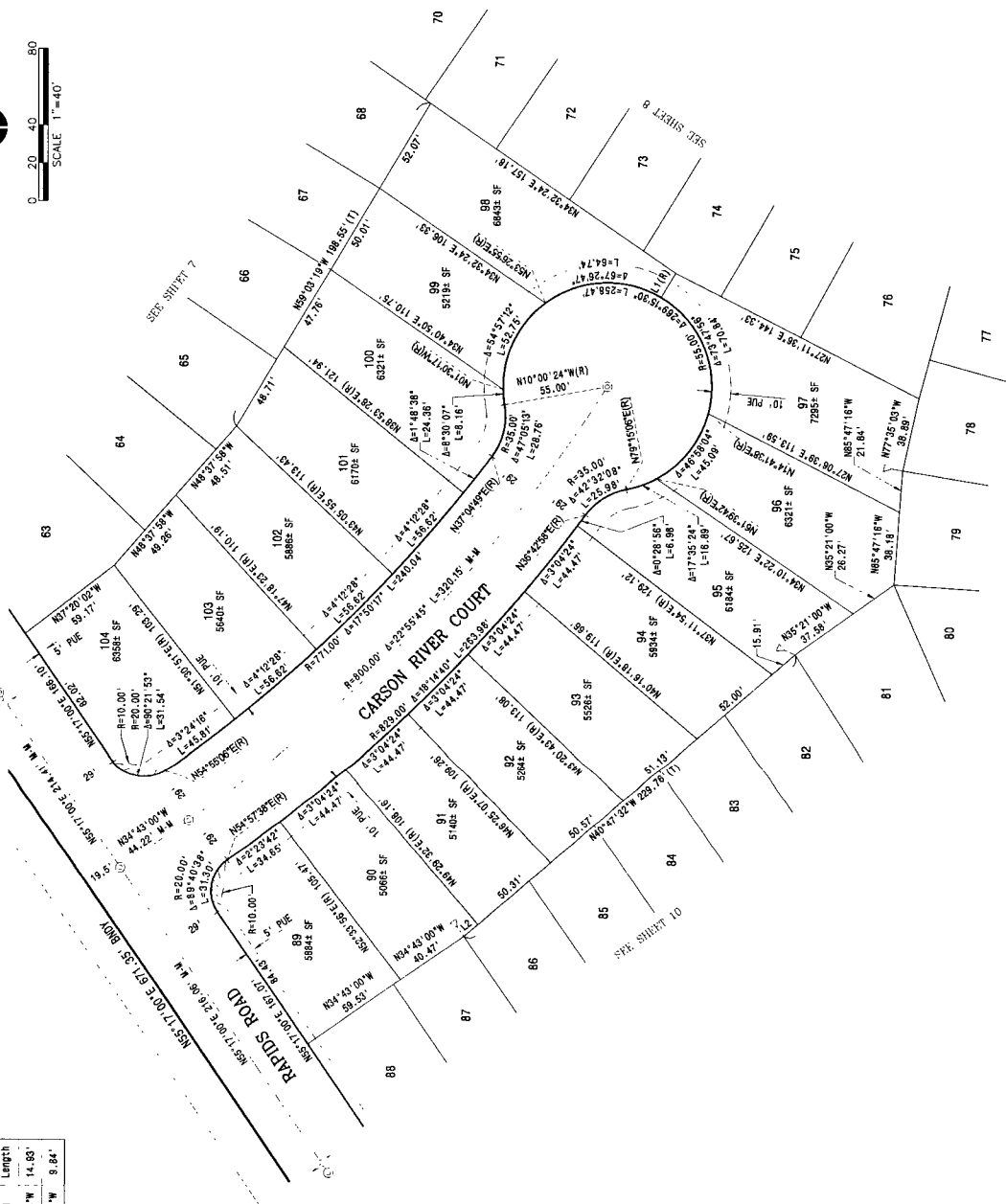
TRACT NO. 4062

SUBDIVISIONS OF SAN JOAQUIN COUNTY
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 A SUBDIVISION OF LOTS 12, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, AND RESULTANT PARCELS B AND C OF THE LLA AS DESCRIBED IN DOCUMENT NUMBER _____, SAN JOAQUIN COUNTY RECORDS, BEING A PORTION OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 8 EAST, MERIDIAN 120°00'00" WEST AND 36°00'00" NORTH, CITY OF LATHROP, CALIFORNIA

MACKAY & SOMPS
 REGISTERED PROFESSIONAL LAND SURVEYORS
 1000 N. G ST., SUITE 100, LATHROP, WA 98626
 (509) 865-1111



Line #	Bearing	Length
L1	N85°05'19"W	14.89'
L2	M0°47'32"W	8.84'

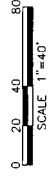


REFERENCES:
 (R-1) TRACT NO 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) LOT LINE ADJUSTMENT - _____ DOCUMENT NO. _____

BASES OF BEARINGS:
 THE BEARING NORTH 65°55'17" EAST BETWEEN FOUND MONUMENTS IN SPANISH WAY (FORMERLY LATHROP ROAD) AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

NOTES:
 1. ALL DISTANCES SHOWN ARE GROUND LEVEL. DISTANCES TRACT 4062, STANFORD CROSSING PHASE 1C CONTAINS 191 RESIDENTIAL LOTS, AND 4 LETTERED PARCELS, CONTAINING 44.97 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP, ALL SHOWN HEREIN (PLEASE REFER TO THE AREA SUMMARY TABLE ON SHEET 3)

- LEGEND**
- DISTINCTIVE BORDER
 - RIGHT OF WAY LINE
 - LOT LINE/PARCEL LINE
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 - RELINQUISHMENT OF ABUTTER'S RIGHTS
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TRACT NO. 4062

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 1C
 A SUBDIVISION OF LOTS 12, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, AND RESULTANT PARCELS B AND C OF THE LLA AS DESCRIBED IN DOCUMENT NUMBER _____, SAN JOAQUIN COUNTY RECORDS, BEING A PORTION OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 9 EAST, SAN JOAQUIN COUNTY, CALIFORNIA

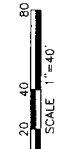
MACKAY & SOMPS
 CIVIL ENGINEERS
 1000 N. G STREET, SUITE 100
 SACRAMENTO, CALIFORNIA 95811
 PHONE: (916) 441-1111
 FAX: (916) 441-1112
 WWW.MACKAYANDSOMPS.COM

REFERENCES
 (R-1) TRACT NO. 3533 MAPS & PLATS BK 40, PG. 100, S.J.C.R.
 (R-2) LOT LINE ADJUSTMENT - _____ DOCUMENT NO _____

THE BEARING NORTH 65°51'27" EAST BETWEEN FOUND MONUMENTS IN SPARTAN WAY (FORMERLY LATHROP ROAD) AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON

NOTES:
 1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES
 2. TRACT 4062, STANFORD CROSSING PHASE 1C CONTAINS 191 RESIDENTIAL LOTS, AND 4 LETTERED PARCELS, CONTAINING 44.97 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP. ALL SHOWN HEREIN (PLEASE REFER TO THE AREA SUMMARY TABLE ON SHEET 3)

LEGEND
 --- DISTINCTIVE BORDER
 --- RIGHT OF WAY LINE
 --- LOT LINE/PARCEL LINE
 --- EXISTING PROPERTY LINE
 --- EASEMENT LINE
 --- EXISTING EASEMENT LINE
 --- MONUMENT LINE
 --- TIE LINE
 --- RELINQUISHMENT OF ARBITER'S RIGHTS
 --- FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
 --- SET 2 1/2" BRASS DISK STAMPED 'LS 8817' IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
 --- SET 2 1/4" IRON PIPE WITH TAG STAMPED 'LS 8817' ANGLE POINT
 --- BOUNDARY
 --- EXISTING
 --- IRON PIPE TO IRON PIPE
 --- IRON PIPE TO IRON PIPE
 --- MONUMENT TO IRON PIPE
 --- MONUMENT TO MONUMENT LINE
 --- MONUMENT TO PROPERTY LINE
 --- OFFICIAL RECORDS
 --- PUBLIC UTILITY EASEMENT
 --- PRIVATE ACCESS AND UTILITY EASEMENT
 --- MAPS AND PLATS
 --- WALL EASEMENT
 --- RADIAL BEARING
 --- TOTAL
 --- SAN JOAQUIN COUNTY RECORDS
 --- SACRAMENTO AND SAN JOAQUIN DRAINAGE DISTRICT
 --- INDICATES SHEET NUMBER



Curve #	Radius	Delta	Length
C1	350.00'	34°58'48"	213.78'

TRACT NO. 4062

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 1C
 A SUBDIVISION OF LOTS 12, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, AND RESULTANT PARCELS B AND C OF THE ILLA AS DESCRIBED IN DOCUMENT NUMBER _____ SAN JOAQUIN COUNTY RECORDS, BEING A PORTION OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MERIDIAN

SAN JOAQUIN COUNTY, CALIFORNIA
MACKAY & SOMPS

REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK 40, PG. 100, S.J.C.R.
 (R-2) LOT LINE ADJUSTMENT - _____ DOCUMENT NO. _____

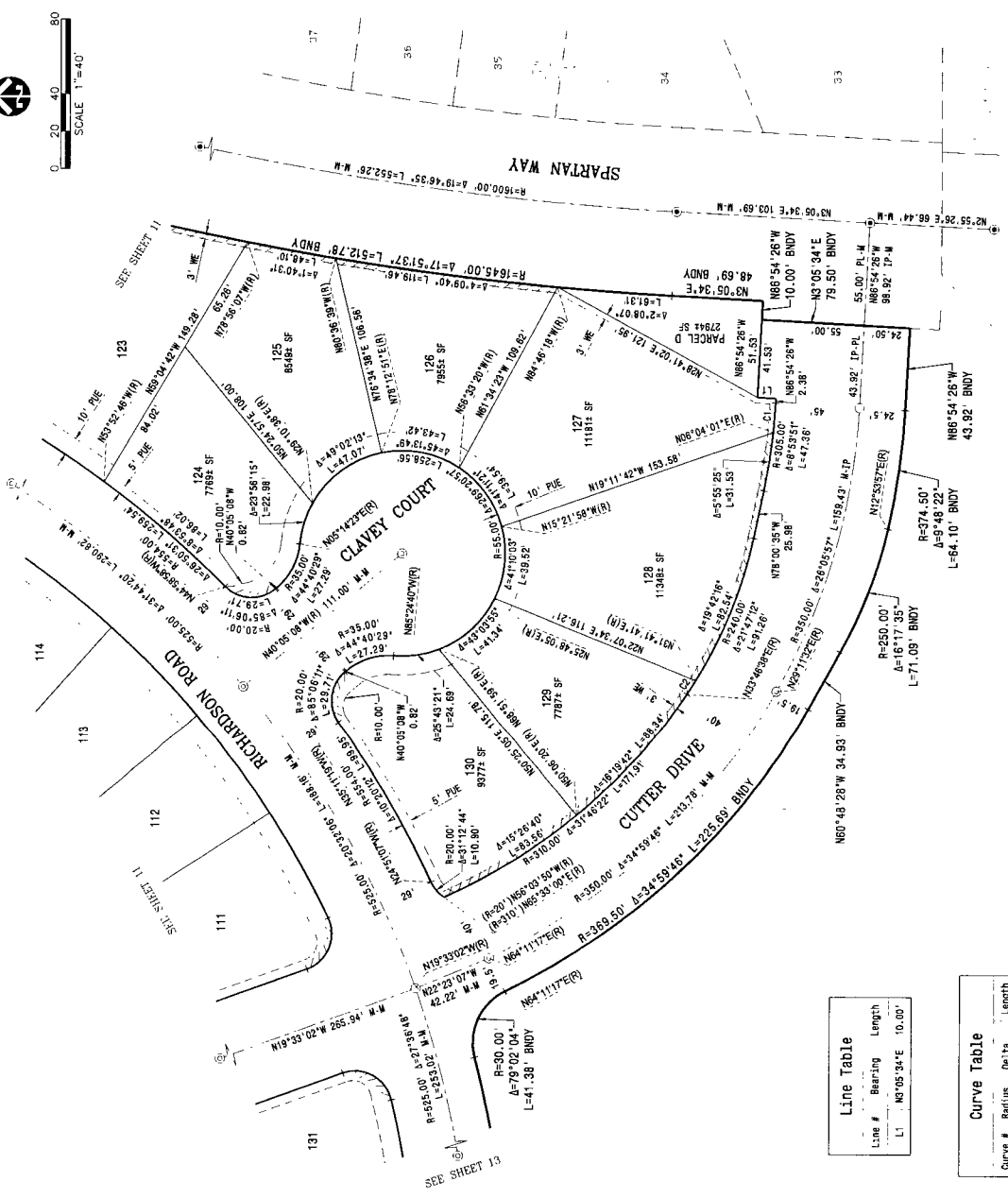
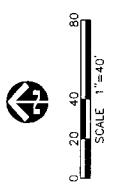
BASIS OF BEARINGS:
 THE BEARINGS WERE OBTAINED FROM 1/2" CAST BRASS FOUND MONUMENTS IN SPARTAN WAY (FORMERLY LATHROP MONUMENTS AS SHOWN ON TRACT 3533 IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100), SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

NOTES:
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LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- CONVEYANCE LINE
- UTILITY LINE
- THE LINE

- REINFORCEMENT OF ABUTTER'S RIGHTS
- FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
- SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
- SET 3/4" IRON PIPE WITH TAG STAMPED "LS 8817" ANGLE POINT
- BOUNDARY
- EX
- IP
- IP-IP
- IP-PL
- M-M
- M-M
- M-M-L
- M-PL
- O.R.
- P.O.E.
- PAVE
- WEP
- WE
- (1)
- (2)
- (3)
- (4)
- (5)
- (6)
- (7)
- (8)
- (9)
- S.J.C.R.
- SS.000
- SACRAMENTO AND SAN JOAQUIN DRAINAGE DISTRICT
- INDICATES SHEET NUMBER



Line Table

Line #	Bearing	Length
L1	N305°34'E	10.00'

Curve Table

Curve #	Radius	Delta	Length
C1	305.00'	2°58'26"	15.83'
C2	240.00'	2°04'57"	8.72'

TRACT NO. 4062

SUBDIVISIONS OF SAN JOAQUIN COUNTY

STANFORD CROSSING - PHASE 1C
 A SUBDIVISION OF LOTS 12, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, AND RESULTANT PARCELS B AND C OF THE LLA AS DESCRIBED IN DOCUMENT NUMBER _____, SAN JOAQUIN COUNTY RECORDS, BEING A PORTION OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MERIDIAN

SAN JOAQUIN COUNTY, CALIFORNIA

MACKAY & SOMPS

REGISTERED PROFESSIONAL SURVEYORS
 STATE OF CALIFORNIA
 MAY 2021

REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) LOT LINE ADJUSTMENT - _____ DOCUMENT NO. _____

BASIS OF BEARINGS:
 THE BEARING NORTH $65^{\circ}41'17''$ EAST BETWEEN FOUND MONUMENTS IN SPARKIN WAY (FORMERLY LAHROP ROAD) AS SHOWN ON TRACT 3533 IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

NOTES:
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LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- TIE LINE
- RELINQUISHMENT OF ADJUTER'S RIGHTS
- FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
- SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LAHROP STANDARDS
- SET 3/4" IRON PIPE WITH TAG STAMPED "LS 8817" ANGLE POINT
- BONDY
- EXISTING
- IRON PIPE TO IRON PIPE
- IRON PIPE TO PROPERTY LINE
- MONUMENT TO IRON PIPE
- MONUMENT TO MONUMENT
- MONUMENT TO PROPERTY LINE
- OFFICIAL RECORDS
- O.R.
- PUBLIC UTILITY EASEMENT
- PAUSE
- PRIVATE ACCESS AND UTILITY EASEMENT
- MAPS AND PLATS
- WALL EASEMENT
- WE
- RADIAL BEARING
- TOTAL
- S.J.C.R.
- SAN JOAQUIN COUNTY RECORDS
- SACRAMENTO AND SAN JOAQUIN DRAINAGE DISTRICT
- SSJ000
- INDICATES SHEET NUMBER



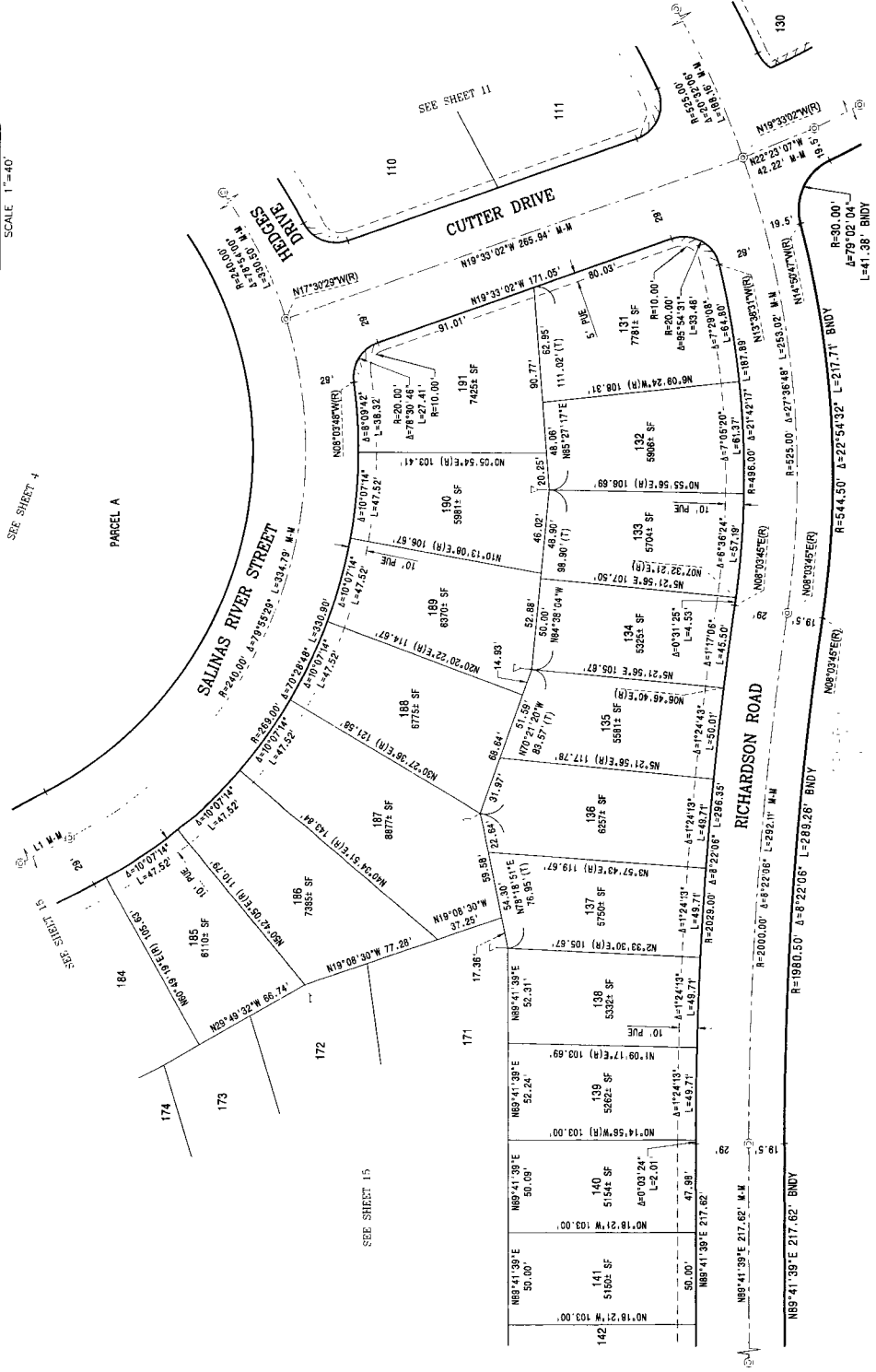
0 20 40 80
 SCALE 1"=40'

SEE SHEET 4

PARCEL A

SEE SHEET 15

Line Table		
Line #	Bearing	Length
L1	N27°35'00"W	283.20'



TRACT NO. 4062

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 1C
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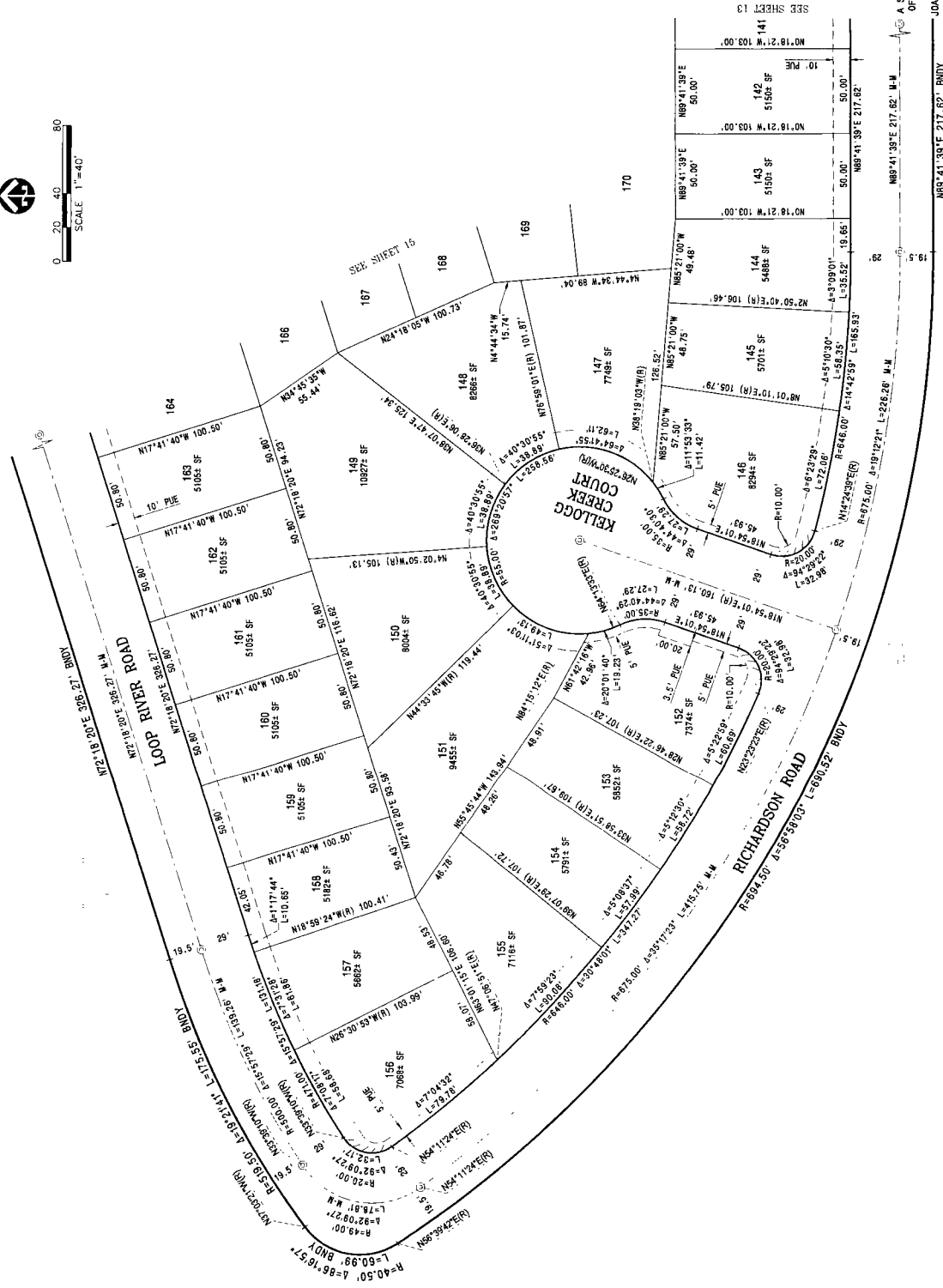
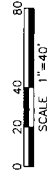
REFERENCES
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) LOT LINE ADJUSTMENT - DOCUMENT NO. _____

BASES OF BEARINGS
 BEING KNOWN ARE 1/2° EAST BETWEEN FOUND MONUMENTS
 IN SPACING OF 100 FEET. THE BEARING OF THE
 TRACT 3533 IN BOOK 40 OF MAPS AND PLATS AT PAGE 100,
 SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF
 BEARINGS SHOWN HEREON.

NOTES
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LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- TILE LINE
- RELINQUISHMENT OF ABUTTER'S RIGHTS
- FOUND 2 1/2" BRASS DISK IN CONCRETE
- MONUMENT BOX UNLESS OTHERWISE NOTED
- SET 2 1/2" BRASS DISK STAMPED "S 8817" IN
- MONUMENT BOX PER CITY OF LAHOLP STANDARDS
- SET 3/4" IRON PIPE WITH TAG STAMPED "S 8817"
- ANGLE POINT
- BNDY
- EA
- IP-IP
- IP-PL
- M-P
- M-M
- M-ML
- M-PL
- OR
- PUE
- PALE
- MAP
- WE
- (P)
- (T)
- (4)



TRACT NO. 4062

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 1C
 A SUBDIVISION OF LOTS 12, OF TRACT 3533 AS RECORDED IN BOOK 40
 OF MAPS AND PLATS, AT PAGE 100, AND RESULTANT PARCELS B AND C
 OF THE LLA AS DESCRIBED IN DOCUMENT NUMBER _____ SAN
 JOAQUIN COUNTY RECORDS, BEING A PORTION OF SECTION 28,
 TOWNSHIP 1 SOUTH, RANGE 6 EAST, MERIDIAN 12 WEST, OF LAST MAP.

SAN JOAQUIN COUNTY, CALIFORNIA

MACKAY & SOMPS

REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) LOT LINE ADJUSTMENT - DOCUMENT NO. _____

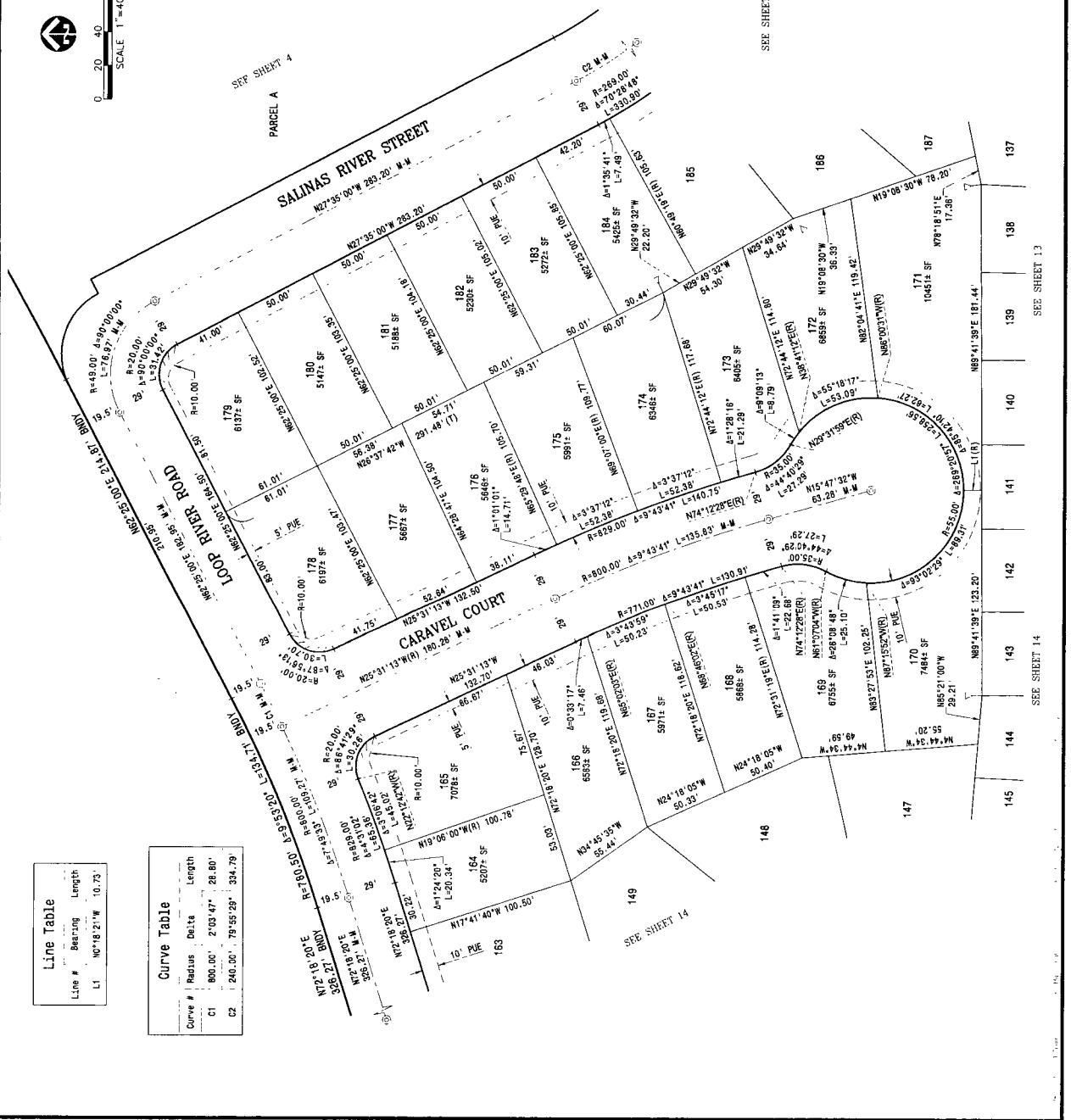
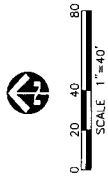
BASEIS OF BEARINGS:
 BEARING MONUMENT 64°56'17" EAST BETWEEN FOUND MONUMENTS
 IN SPRING MOUNTAIN (S.M.) MAPS AND PLATS AT PAGE 100,
 TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100,
 SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF
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NOTES:
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LEGEND

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---	EXISTING PROPERTY LINE
---	EASEMENT LINE
---	EXISTING EASEMENT LINE
---	MONUMENT LINE
---	TILE LINE

- REINFORCEMENT OF ADJUTER'S RIGHTS
- ① FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
 - ② SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LAHOP STANDARDS
 - ③ SET 3/4" IRON PIPE WITH TAG STAMPED "LS 8817" AT ANGLE POINT
 - ④ IRON PIPE
 - ⑤ IRON PIPE
 - ⑥ IRON PIPE TO IRON PIPE
 - ⑦ IRON PIPE TO PROPERTY LINE
 - ⑧ MONUMENT TO IRON PIPE
 - ⑨ M-M
 - ⑩ M-M
 - ⑪ M-ML
 - ⑫ M-ML
 - ⑬ MONUMENT TO MONUMENT LINE
 - ⑭ MONUMENT TO PROPERTY LINE
 - ⑮ OFFICIAL RECORDS
 - ⑯ P.U.E.
 - ⑰ PUBLIC UTILITY EASEMENT
 - ⑱ PRIVATE ACCESS AND UTILITY EASEMENT
 - ⑲ MAP
 - Ⓜ WALL EASEMENT
 - Ⓝ WE
 - Ⓞ WALK BEARING
 - Ⓟ TOTAL
 - Ⓠ SAN JOAQUIN COUNTY RECORDS
 - Ⓡ SACRAMENTO AND SAN JOAQUIN DRAINAGE DISTRICT
 - Ⓢ INDICATES SHEET NUMBER



Line Table

Line #	Bearing	Length
L1	N0°18'21"W	10.73

Curve Table

Curve #	Radius	Delta	Length
C1	800.00'	2°05'47"	28.80'
C2	240.00'	79°55'29"	334.79'

TRACT NO. 4062

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 1C
 A SUBDIVISION OF LOTS 12, OF TRACT 3533 AS RECORDED IN BOOK 40
 OF MAPS AND PLATS, AT PAGE 100, AND RESULTANT PARCELS B AND C
 OF THE LLA AS DESCRIBED IN DOCUMENT NUMBER _____, SAN
 JOAQUIN COUNTY RECORDS, BEING A PORTION OF SECTION 28, TOWNSHIP
 1 SOUTH, RANGE 6 EAST, MERIDIAN BASE & MERIDIAN
 COUNTY OF CALIFORNIA
 SAN JOAQUIN COUNTY, CALIFORNIA

MACKAY & SOMPS
 REGISTERED PROFESSIONAL LAND SURVEYORS
 1000 J STREET, SUITE 200, SACRAMENTO, CALIFORNIA 95811
 TEL: 916.441.1111 FAX: 916.441.1112
 WWW.MACKAYANDSOMPS.COM

**CITY OF LATHROP
SUBDIVISION IMPROVEMENT AGREEMENT
CENTRAL LATHROP SPECIFIC PLAN (CLSP) PHASE 1C – TRACT 4062
LATHROP LAND ACQUISITION, LLC**

This Subdivision Improvement Agreement (“*Agreement*”) is made and entered into this **eleventh (11th) day of October, 2021** (“*Effective Date*”), by and between the CITY OF LATHROP, a municipal corporation of the State of California (“*CITY*”) and Lathrop Land Acquisition, LLC, a Delaware limited liability company (“*SUBDIVIDER*”).

RECITALS

A. On October 5, 2006, CITY approved Vesting Tentative Map 3533 to create 62 parcels on 960 acres of land. On March 20, 2007, CITY approved Vesting Tentative Map 3647 to subdivide a portion of Tract 3533 into 1,071 parcels on 190 acres of land. All Vesting Tentative Maps referenced in Recital A are hereinafter collectively referred to as “**VTMs**”.

B. SUBDIVIDER intends to record one Final Map for Tract 4062 to complete the Central Lathrop Specific Plan Phase 1C, as shown in Exhibit “A” (hereinafter “**Final Map**”).

C. On June 24, 2021, CITY approved a request to commence at-risk grading and improvements for Central Lathrop Phase 1C (hereinafter “**At-Risk Agreement**”). Pursuant to the At-Risk Agreement, SUBDIVIDER agreed that all activities will commence “at-risk” because the City Council has not yet approved the neighborhood small lot Final Maps for Tract 4062.

D. SUBDIVIDER is the record owner of all land incorporated with the Final Map and is therefore responsible for compliance with all conditions of approval associated with, including, without limitation, the construction of specified Improvements (as that term is defined below) as described more fully herein.

E. Pursuant to Division 2 of Title 7 of the Government Code of the State of California and CITY'S Subdivision Regulations (City of Lathrop, Code of Ordinances, Chapter 16), SUBDIVIDER is required to make certain offers of dedication and to construct certain Improvements required under the Conditions of Approval on the VTMs (collectively, "COAs") and as identified in the approved Final Map, Improvement Plans and this Agreement. For purposes of this Agreement, the term "**Improvements**" shall collectively mean all public improvements required under the COAs and as expressly set forth in this Agreement that will provide services and access to lots within the Final Map and the term "**Improvement Plans**" shall collectively refer to the Improvement Plans approved by CITY.

AGREEMENT

NOW, THEREFORE, in consideration of CITY'S pending (1) approval of the Final Map on October 11, 2021, and subsequent recordation; (2) approval of Improvement Plans in accordance with the terms of this Agreement and all applicable laws and regulations, the parties hereto mutually covenant and agree as follows:

1. SUBDIVIDER shall construct or cause to be constructed at its sole cost and expense the Improvements as specified and in accordance with the provisions of this Agreement. All Improvements shall be constructed to the reasonable satisfaction and approval of the City Engineer, in an ethical and workmanlike manner in accordance with the approved Improvement Plans and specifications, the applicable improvement standards and specifications of the CITY'S Department of Public Works, the applicable Ordinances of the City Lathrop, and the applicable provisions of the California Subdivision Map Act.

2. SUBDIVIDER shall complete, and CITY shall have accepted all Improvements by October 11, 2022, subject to any extension(s) provided for herein and as otherwise expressly

provided for in this Agreement. Provided, however, that said deadline shall be extended for twenty-four (24) months upon SUBDIVIDER's request to CITY, supported by reasonable documentation that it is using commercially reasonable efforts to complete same and have said Improvements accepted by CITY.

3. The parties acknowledge and agree that SUBDIVIDER is removing any existing well sites as required in accordance with applicable laws and regulations, including those required by the County Environmental Health Department. The parties further acknowledge and agree that SUBDIVIDER is conveying any and all groundwater rights associated therewith to CITY via the Final Map.

4. 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 warranty 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 a Warranty Bond in the amount equal to 10% of performance bond $\{(Cost + 10\% Contingency) \times 10\%$ for the Improvements for Tract 4062 to ensure 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 no claims against it are then outstanding. The Warranty Bond value is shown in Table 1 of this Agreement.

5. Because the Improvements are not entirely complete, SUBDIVIDER is required to post Performance and Labor & Materials bonds to guarantee the unfinished Improvements associated with the Final Map as included and described in Exhibit D of this Agreement.

The amount of performance security shall be equal to the unfinished Improvement cost plus a 10% contingency. The corresponding labor and materials bond amount shall be 50% of the performance bond amount (Performance Security x 50%). Further, SUBDIVIDER shall also comply with CITY's insurance requirements set forth on Exhibit C attached hereto and incorporated herein. The Performance and Labor & Materials bond values are shown in Table 1 of this Agreement.

Table 1 – Bond Values

Improvement Total	\$14,083,772.96
Unfinished Improvement Total	\$11,931,878.42
Performance Bond Value (110% of Unfinished Improvement Total)	\$13,125,066.26
Labor & Materials Bond Value (50% of Performance Bond Value)	\$6,562,533.13
Warranty Bond Value (10% of Improvement Total)	\$1,408,377

6. SUBDIVIDER shall construct or cause to be constructed at its sole cost and expense the offsite improvements required by the Assignment and Amendment of Development Agreement by and Between the City of Lathrop, Saybrook CLSP, LLC., and Lathrop Land Acquisition, LLC., approved by the Lathrop City Council on December 6, 2016, by Ordinance No. 16-370 and recorded by the San Joaquin County Recorder's Office as Doc # 2017-007992 (Agreement hereinafter "**DA**", Improvements hereinafter "**Offsite Improvements**").

The Offsite improvements include, but are not limited to, completion of Stanford Crossing Drive north of Spartan Way with the installation of the Community Park driveway cuts and barricades at the north edge of SUBDIVIDER's property. SUBDIVIDER has deposited cash to CITY in the amount of \$7,810 to guarantee the completion of the Offsite Improvements with the SIA for Tract 4062.

7. SUBDIVIDER has guaranteed the frontage and grading improvements of the Linear Park and the Neighborhood Park with this Agreement. The Linear Park land was dedicated

to CITY as part of the Vesting Tentative Map for Tract 3533 as Lot 18. The Neighborhood Park land is dedicated to CITY as part of this Final Map. SUBDIVIDER has obtained approval for the design of the Neighborhood Park and Linear Park. SUBDIVIDER has the option to pay or cause to be paid the CLSP Neighborhood Park Fee for all lots prior to the issuance of the first building permit within the Final Map area, or, pay or cause to be paid the CLSP Neighborhood Park Fee for each individual lot within the Final Map area at the time of individual building permit issuance. SUBDIVIDER shall, prior to issuance of the 186th building permit within the Final Map area (31st percentile), commence construction of the Neighborhood Park at the cost of the SUBDIVIDER.

SUBDIVIDER shall obtain or cause to be obtained an encroachment permit from CITY for the Linear Park and Neighborhood Park construction as CITY is or will be the owner of the park land. SUBDIVIDER shall provide or cause to be provided sufficient performance and labor and materials bonds in the amount of \$1,853,647.40 for the Linear Park and \$1,421,040.50 for the Neighborhood Park. SUBDIVIDER shall, prior to the issuance of the 307th building permit within the Final Map area (51st percentile), complete construction of the Neighborhood Park at the cost of the SUBDIVIDER. Pursuant to the terms of the DA, CITY may not issue building permits if SUBDIVIDER does not perform the required construction prior to the aforementioned deadlines. At the time of acceptance of the Neighborhood Park, CITY shall reimburse to SUBDIVIDER the collected Neighborhood Park Fee revenue if SUBDIVIDER paid or caused to be paid the CLSP Neighborhood Park Fee prior to the issuance of the first building permit in the Final Map area. After the time of acceptance of the Neighborhood Park, CITY shall reimburse to SUBDIVIDER the Neighborhood Park Fee revenue on a biannual basis pursuant to Lathrop Municipal Code Section 3.22.070 if SUBDIVIDER pays or cause to be paid the CLSP Neighborhood Park Fee upon individual building permit issuance within the Final Map area.

8. On September 13, 2021, SUBDIVIDER purchased 8,562 gallons per day of wastewater treatment capacity from CITY to be combined with SUBDIVIDER's existing 29,639 gallons per day of wastewater treatment capacity for a total of 38,201 gallons per day, which is sufficient capacity for the 191 lots within Tract 4062. On September 13, 2021, SUBDIVIDER contributed fair share of funds towards CITY's recycled water river discharge project, which secured sufficient storage and disposal capacity for the lots within Tract 4062.

9. SUBDIVIDER shall, prior to approval of the Final Map, assign and allocate wastewater capacity and potable water capacity to each lot within the Final Map area.

10. SUBDIVIDER shall, prior to CITY acceptance of Improvements, provide or cause to be provided the GIS layers and attributes in compliance with the City Standards effective at the time of acceptance for all public Improvements related to Tract 4062 as well as the Offsite Improvements referenced in Section 6 of this Agreement.

11. SUBDIVIDER had deposited cash to CITY in the amount shown in Table 2 below as payment for the Agricultural Mitigation Fee, which fulfills the obligation for payment pursuant to the Sierra Club Agreement.

Table 2 – Agricultural Mitigation Fee

Tract	Acreage	Cost/Acre	Total Fee
4062	44.97	\$4,539.00	\$204,118.83

12. Neither CITY nor any of its officers, employees or agents shall be liable to SUBDIVIDER, and/or SUBDIVIDER'S agents, contractors or subcontractors for any error or omission arising out of or in connection with any work to be performed under this Agreement on property other than the parcels of the subdivision owned by SUBDIVIDER (and its successors and assigns) (the "***Subdivider Property***").

13. Neither CITY nor any of its officers, employees or agents shall be liable to

SUBDIVIDER or to any person, entity, or organization, for any injury or damage that may result to any person or property from 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, the “*Indemnitees*”), harmless from any liability for damage or claims which arises from SUBDIVIDER and/or SUBDIVIDER’S contractors, subcontractors, agents, lessees, or employees’ operations under this Agreement, whether such operations be by SUBDIVIDER or by any of SUBDIVIDER’S contractors, subcontractors, lessees, 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 of any type that maybe brought or instituted against CITY and the Indemnitees 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 performance or non-performance of its duties and obligations under this Agreement, or from the negligent act or omission of itself, its agents, contractors, representatives, servants or employees, except in the event and to the extent said claims resulted from the gross negligence or willful misconduct of CITY and/or the Indemnitees. The promises and agreement to indemnify and hold harmless set forth in this Paragraph 17 are 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 17, 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, lessees or subcontractors are, or shall be, considered to be agents of CITY in connection with the performance of SUBDIVIDER'S obligations under this Agreement. Neither CITY nor any of CITY's agents, contractors, lessees or subcontractors are, or shall be, considered to be agents of SUBDIVIDER in connection with the performance of any work contemplated under this Agreement. SUBDIVIDER shall not assign this Agreement without the prior written consent of CITY, which such consent shall not be unreasonably delayed, conditioned or denied, except that this Agreement may be assigned to any purchaser or transferee of an interest in all or a part of the SUBDIVIDER Property without the need for CITY consent. If such consent is given, or not required, the terms of this Agreement shall apply to and bind the heirs, successors, executors, administrators and assignees of SUBDIVIDER, and any heirs, successors, executors, administrators and assignees of SUBDIVIDER shall be jointly and severally liable hereunder unless SUBDIVIDER and its assignee have executed an Assignment and Assumption Agreement in which case SUBDIVIDER shall be released from all of its obligations hereunder so assigned to the assignee. Notwithstanding anything to the contrary in the foregoing, SUBDIVIDER shall be permitted to assign its rights and obligations under this Agreement to any "*Affiliate*", which is defined to mean an entity or person that is directly or indirectly Controlling, Controlled by, or under common Control of SUBDIVIDER. The term "*Control*" as used herein, shall mean the

power to direct the day-to-day management of SUBDIVIDER, and it shall be a presumption that Control with respect to a corporation or limited liability company is the right to exercise, directly or indirectly, more than fifty percent (50%) of the voting rights attributable to the Controlled corporation or limited liability company, and, with respect to any individual, partnership, trust, other entity or association, Control is the possession, indirectly or directly, of the power to direct or cause the direction of the day-to-day management of the controlled entity.

16. SUBDIVIDER shall, at its expense, require or cause to require all its contractors and sub-contractors to obtain and maintain all necessary permits and licenses for construction of the Improvements, and commercially reasonable insurance. Prior to the commencement of said Improvement construction, the General Contractor/subcontractors shall obtain a City of Lathrop Business License. SUBDIVIDER and CITY, as applicable, shall comply with all applicable local, state and federal laws applicable to this Agreement whether or not said laws are expressly stated in this Agreement.

17. This Agreement and the Exhibits attached hereto comprise the entire understanding and agreement between the parties regarding the subject matter of this Agreement. The Recitals are incorporated into this Agreement by this reference, as if fully set forth herein.

18. Notices. For purposes of this Agreement, “*notice*” means any notice, demand, request, or other communication to be provided under this Agreement. All notices shall be in writing and shall be sent to the below addresses or at such other addresses as either party may later specify for that purpose.

19. All notices required or permitted under this Agreement shall be personally delivered or sent by registered or certified mail, return receipt requested, postage prepaid, or by a nationally recognized overnight courier, such as FedEx or UPS, with charges prepaid for next

business day delivery, addressed to the parties as follows:

If to CITY: City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330
Attn: City Clerk
Email: website_cco@ci.lathrop.ca.us

With a copy: City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330
Attn: Salvador Navarrete, City Attorney
Email: website_cao@ci.lathrop.ca.us

If to SUBDIVIDER: Saybrook CLSP, LLC
303 Twin Dolphin Drive, Suite 600
Redwood Shores, CA 94065
Attn: Jeffrey M. Wilson
Email: jwilson@saybrookfundadvisors.com

The date of any notice shall be the date of receipt, provided that, rejection or other refusal to accept or the inability to deliver because of a change in address of which no notice was given shall be deemed to constitute receipt of the notice sent. Either party may change its address for notice by giving notice to the other party in accordance with this Paragraph 22.

23. 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. Exhibits. The following exhibits are attached to this Agreement and are incorporated to this Agreement by this reference:

EXHIBIT A: FINAL MAP TRACT 4062

EXHIBIT B: TOTAL COST ESTIMATE

EXHIBIT C: CITY INSURANCE REQUIREMENTS

EXHIBIT D: COST TO COMPLETE IMPROVEMENTS

d. 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, and all performance and other dates specified in this Agreement shall be extended, where delays are due to: war; insurrection; strikes and labor disputes; lockouts; riots; floods; earthquakes; fires; casualties; acts of God; acts of the public enemy; acts of terrorism; epidemics and related governmental orders and restrictions; quarantine restrictions; freight embargoes; materials shortages and/or inability to obtain materials due to tariffs, governmental restrictions or priority; unusually severe weather; acts or omissions of the other party; or acts or failures to act of any public or governmental agency or entity (except that acts or failures to act of CITY shall not excuse performance by CITY); or moratorium (each a “*Force Majeure Delay*”). An extension of time for any such cause shall be for the period of the enforced delay and shall commence to run from the time of the commencement of the cause, if Notice (as that term is defined above) by the party claiming such extension is sent to the other party within sixty (60) days of the commencement of the cause.

e. 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.

f. 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.

g. 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.

h. 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.

i. 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.

j. Time of the Essence. Time is of the essence of this Agreement and each of its provisions (subject to Subparagraph 23(d)).

 _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.

k. 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. The party in whose favor judgment is entered shall be awarded reasonable attorneys' fees.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this 11th day of October 2021.

CITY OF LATHROP,

A California municipal corporation of the State of California

By: _____
Stephen J. Salvatore Date
City Manager

ATTEST:

City Clerk of and for the City of Lathrop, State of California

By: _____
Teresa Vargas Date
City Clerk

APPROVED AS TO FORM BY THE CITY OF LATHROP CITY ATTORNEY


By:  _____ 9-29-2021
Salvador Navarrete Date
City Attorney

EXHIBIT A

FINAL MAP TRACT 4062

REFERENCES:

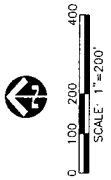
(R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) LOT LINE ADJUSTMENT DOCUMENT NO. _____

BASES OF BEARINGS:

THE BEARING NORTH 64°36'12" EAST BETWEEN FOUND MONUMENTS
 IN PHASE 1C OF TRACT NO. 4062, AND THE BEARING NORTH
 64°36'12" EAST BETWEEN FOUND MONUMENTS IN
 TRACT 3533 IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100,
 SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF
 BEARINGS SHOWN HEREON.

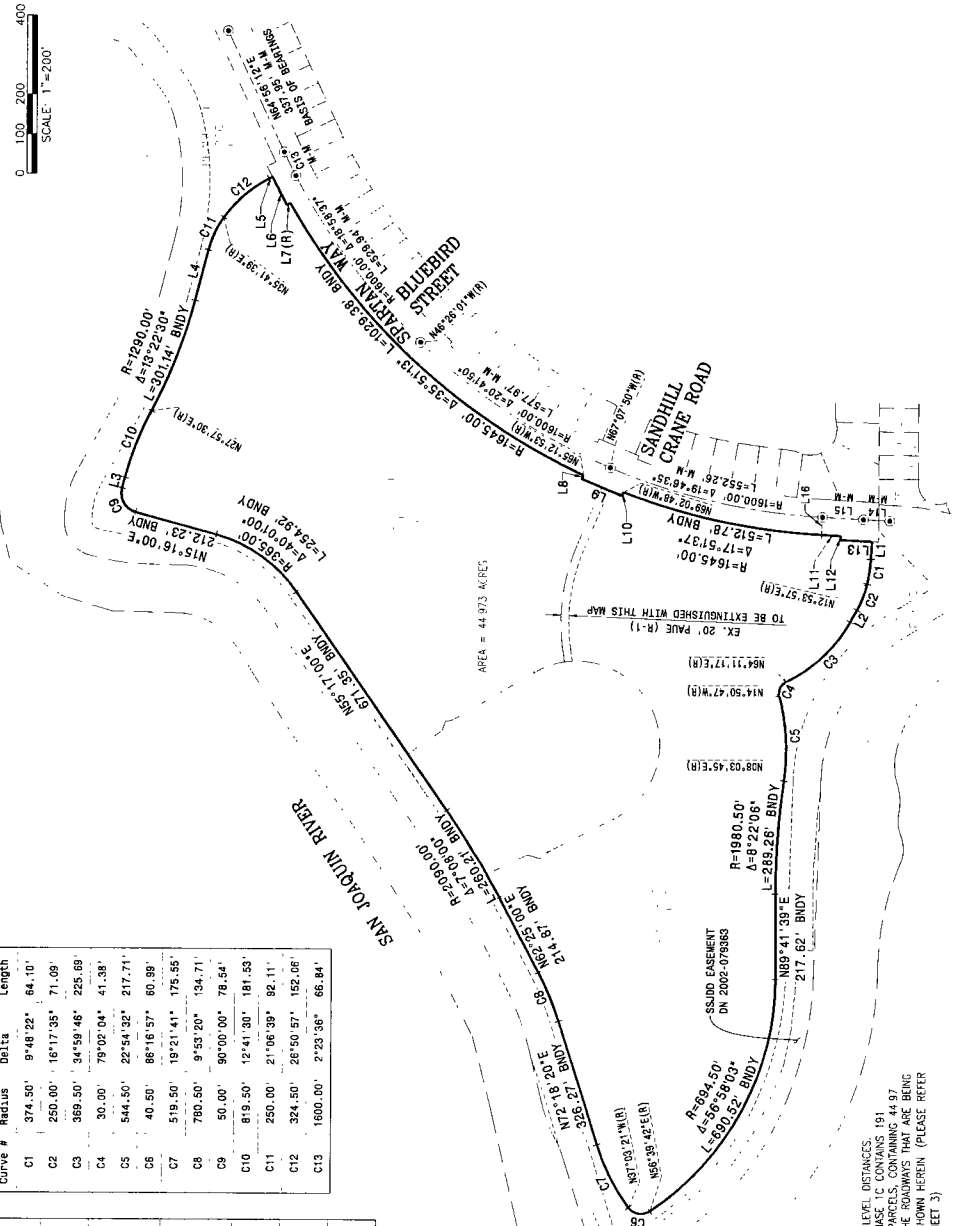
LEGEND:

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- THE LINE
- RELINQUISHMENT OF ABUTTER'S RIGHTS
- FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
- SET 1 1/2" BRASS DISK STAMPED 'CS 8817' IN MONUMENT BOX CITY OF CHICOPIG SHADORS
- SET 3/4" IRON PIPE WITH NO STAMPED 'CS 8817'
- ANGLE POINT
- BNDY
- EX
- IP
- IP-IP
- IP-PL
- M-M
- M-M
- M-PL
- M-PL
- OR
- PUE
- PALE
- MWP
- WE
- (R)
- (L)
- (T)
- TOTAL
- S.J.C.R.
- 5500'
- SAN JOAQUIN COUNTY RECORDS
- SACRAMENTO AND SAN JOAQUIN DRAINAGE DISTRICT
- INDICATES SHEET NUMBER



Curve #	Radius	Delta	Length
C1	374.50'	9°48'22"	64.10'
C2	250.00'	16°17'35"	71.09'
C3	369.50'	34°58'46"	225.69'
C4	30.00'	79°02'04"	41.38'
C5	544.50'	22°54'32"	217.71'
C6	40.50'	86°16'57"	60.99'
C7	519.50'	19°21'41"	175.55'
C8	780.50'	9°53'20"	134.71'
C9	819.50'	12°41'30"	181.53'
C10	250.00'	90°00'00"	78.54'
C11	250.00'	21°06'39"	92.11'
C12	324.50'	26°50'57"	152.06'
C13	1600.00'	2°23'36"	66.84'

Line #	Bearing	Length
L1	N86°54'28"W	43.92'
L2	N80°48'28"W	34.93'
L3	N74°44'00"W	27.62'
L4	N75°25'00"W	132.53'
L5	N27°27'24"W	9.86'
L6	N62°32'56"E	79.50'
L7	N29°21'40"W	10.00'
L8	N87°07'50"W	10.01'
L10	N67°07'50"W	10.01'
L11	N3°05'34"E	48.69'
L12	N88°54'28"W	10.00'
L13	N3°05'34"E	79.50'
L14	N2°55'28"E	66.44'
L15	N2°05'34"E	103.69'
L16	N88°54'25"W	45.00'



TRACT NO. 4062

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 1C
 A SUBDIVISION OF LOTS 12, OF TRACT 3533 AS RECORDED IN BOOK 40
 OF MAPS AND PLATS, AT PAGE 100, AND RESULTANT PARCELS B AND C
 OF THE LLA AS DESCRIBED IN DOCUMENT NUMBER _____, SAN
 JOAQUIN COUNTY RECORDS, BEING A PORTION OF SECTION 28, TOWNSHIP
 1 SOUTH, RANGE 6 EAST, MERIDIAN BASE & MERIDIAN

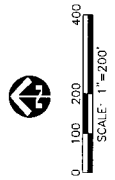
SAN JOAQUIN COUNTY, CALIFORNIA
MACKAY & SOMPS

REGISTERED PROFESSIONAL SURVEYORS
 SACRAMENTO, CALIFORNIA
 MAY 2021

NOTES:
 1 ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 2 TRACT 4062, STANFORD CROSSING PHASE 1C CONTAINS 191
 RESIDENTIAL LOTS AND 4 LETTERED PARCELS, CONTAINING 44.97
 ACRES. THIS SURVEY SHOWS ONLY THOSE PARCELS THAT ARE BEING
 DEPICTED BY THIS FINAL MAP. ALL SHOWINGS HEREIN (PLEASE REFER
 TO THE AREA SUMMARY TABLE ON SHEET 3)

REFERENCES:
 (6-1) TRACT NO 3533 MAPS & PLATS BK 40, PG. 100, S.J.C.R.
 (6-2) LOT LINE ADJUSTMENT - _____ DOCUMENT NO _____

BASIS OF BEARINGS:
 THE BEARING NORTH 64°56'12" EAST BETWEEN FOUND MONUMENTS IN SPARTAN WAY (FORMERLY LATHROP ROAD) AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREIN



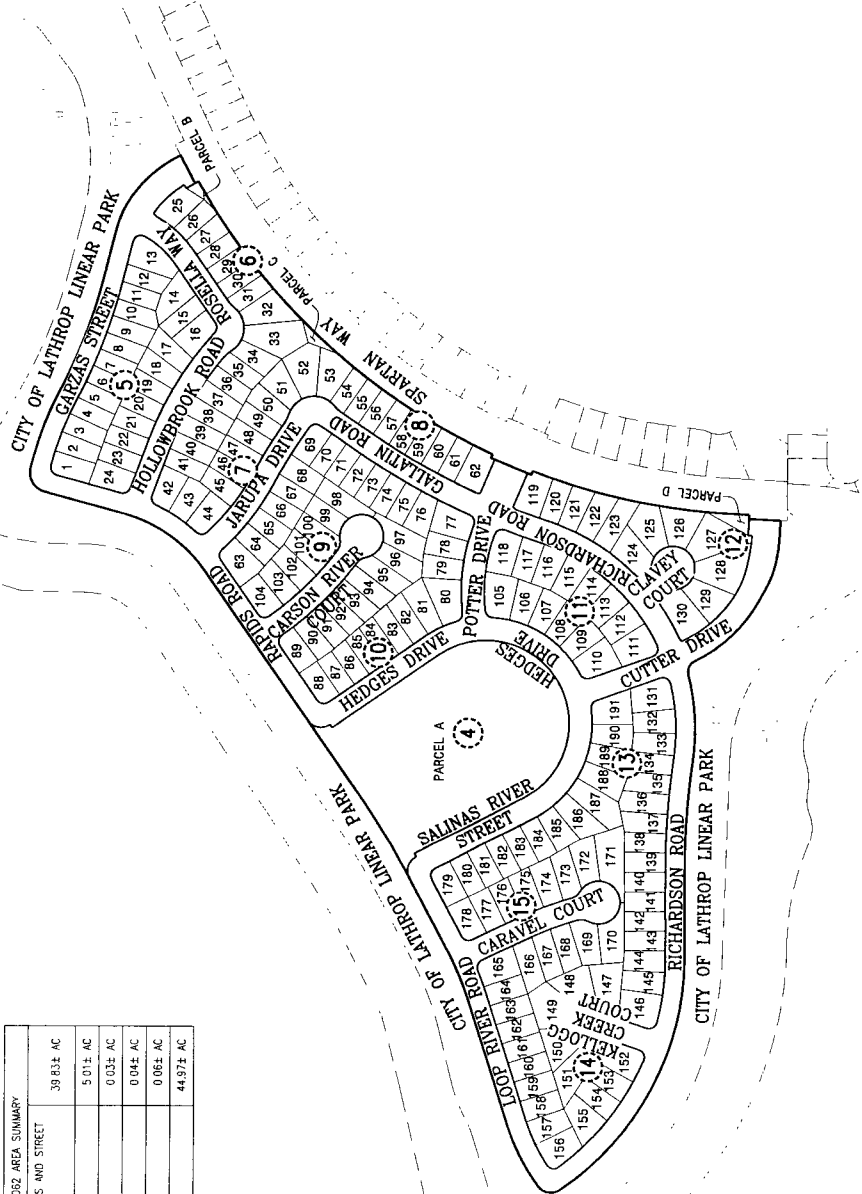
TRACT 4062 AREA SUMMARY	
191 RESIDENTIAL LOTS AND STREET DEDICATIONS	39.83± AC
PARCEL A	5.01± AC
PARCEL B	0.03± AC
PARCEL C	0.04± AC
PARCEL D	0.06± AC
TOTAL	44.97± AC

NOTES:
 1 ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 2 TRACT 4062, STANFORD CROSSING PHASE 1C CONTAINS 191 RESIDENTIAL LOTS, AND 4 LETTERED PARCELS, CONTAINING 44.97 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP. ALL SHOWN HEREIN. (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW)

LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- TIE LINE

- ⊙ RELINQUISHMENT OF ABUTTER'S RIGHTS
- FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
- SET 2 1/2" BRASS DISK STAMPED 'LS 8817' IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
- SET 3/4" IRON PIPE WITH TAG STAMPED 'LS 8817'
- ANGLE POINT
- BOUNDARY
- EXISTING
- IRON PIPE
- IP-IP IRON PIPE TO IRON PIPE
- IP-PL IRON PIPE TO PROPERTY LINE
- M-IP MONUMENT TO IRON PIPE
- M-M MONUMENT TO MONUMENT
- M-PL MONUMENT TO PROPERTY LINE
- PL PUBLIC RECORDS
- PALE PUBLIC ACCESS AND UTILITY EASEMENT
- MAP MAPS AND PLATS
- WE WALL EASEMENT
- (P) PADIAL BEARING
- (T) TOTAL
- S.J.C.R. SAN JOAQUIN COUNTY RECORDS
- S5100 SACRAMENTO AND SAN JOAQUIN DRAINAGE DISTRICT
- ④ INDICATES SHEET NUMBER



TRACT NO. 4062

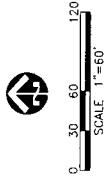
SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 1C
 A SUBDIVISION OF LOTS 12, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, AND RESULTANT PARCELS B AND C OF THE LLA AS DESCRIBED IN DOCUMENT NUMBER _____ SAN JOAQUIN COUNTY RECORDS, BEING A PORTION OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MERIDIAN

SAN JOAQUIN COUNTY, CALIFORNIA
MACKAY & SOMPS

REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) LOT LINE ADJUSTMENT - DOCUMENT NO. _____

BASIS OF BEARINGS:
 THE BEARING NORTH 84°56'12" EAST BETWEEN FOUND MONUMENTS
 (CORNER OF LOOP RIVER ROAD) IS SHOWN ON
 TRACT 4062, STAMFORD CROSSING PHASE 1C, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF
 TRACT 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF
 BEARINGS SHOWN HEREON.

NOTES:
 1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 2. TRACT 4062, STAMFORD CROSSING PHASE 1C CONTAINS 191
 RESIDENTIAL LOTS, AND 4 LETTERED PARCELS, CONTAINING 4.97
 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING
 DEDICATED BY THIS FINAL MAP. ALL SHOWN HEREIN (PLEASE REFER
 TO THE AREA SUMMARY TABLE ON SHEET 3)



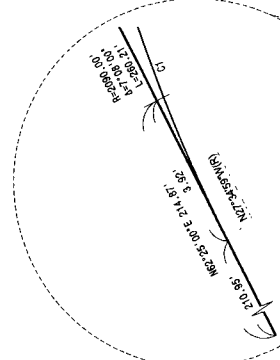
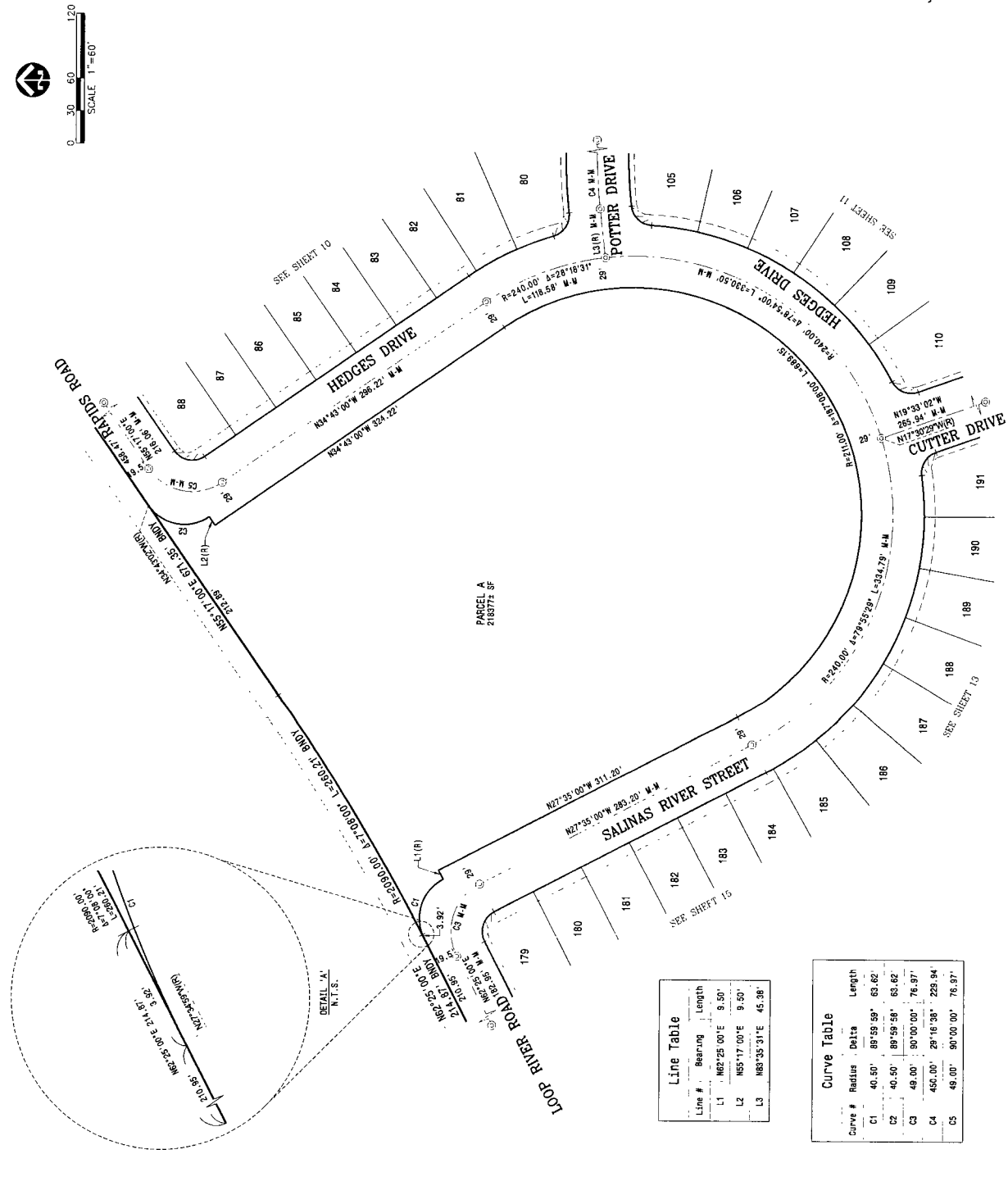
LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- THE LINE
- RELINQUISHMENT OF ABUTTER'S RIGHTS
- FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
- SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
- SET 3/4" IRON PIPE WITH TAG STAMPED "LS 8817" ANGLE POINT
- BOUNDARY
- EXISTING
- IRON PIPE TO IRON PIPE
- IRON PIPE TO PROPERTY LINE
- MONUMENT TO IRON PIPE
- MONUMENT TO MONUMENT
- M-ML MONUMENT TO MONUMENT LINE
- M-PL MONUMENT TO PROPERTY LINE
- O.R. OFFICIAL RECORDS
- P.U.E. PUBLIC UTILITY EASEMENT
- PAUP PRIVATE ACCESS AND UTILITY EASEMENT
- MAPS AND PLATS
- WE WALL EASEMENT
- (R) RADIAL BEARING
- (T) TOTAL
- SAN JOAQUIN COUNTY RECORDS
- S.J.C.R.
- SSJ00 SACRAMENTO AND SAN JOAQUIN DRAINAGE DISTRICT
- INDICATES SHEET NUMBER

TRACT NO. 4062

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STAMFORD CROSSING PHASE 1C
 A SUBDIVISION OF LOTS 12, OF TRACT 3533 AS RECORDED IN BOOK 40
 OF MAPS AND PLATS, AT PAGE 100, AND RESULTANT PARCELS B AND C
 OF THE LLA AS DESCRIBED IN DOCUMENT NUMBER _____, SAN
 JOAQUIN COUNTY RECORDS, BEING A PORTION OF SECTION 28, TOWNSHIP
 1 SOUTH, RANGE 8 EAST, MOUNT Diablo BASE & MERIDIAN
 SAN JOAQUIN COUNTY, CALIFORNIA

MACKAY & SOMPS
 REGISTERED PROFESSIONAL LAND SURVEYORS
 1000 J STREET, SUITE 100, SACRAMENTO, CA 95811
 (916) 441-1111



Line #	Bearing	Length
L1	N62°25'00"E	9.50'
L2	N55°17'00"E	9.50'
L3	N83°35'31"E	45.38'

Curve #	Radius	Delta	Length
C1	40.50'	89°59'59"	63.62'
C2	40.50'	89°59'59"	63.62'
C3	49.00'	90°00'00"	76.37'
C4	450.00'	29°16'38"	223.84'
C5	49.00'	90°00'00"	76.37'

NOTES:
 1 ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES
 2 TRACT 4062, STAFFORD CROSSING PHASE 1C CONTAINS 191
 3 LOTS, 192 OF WHICH ARE LITTELED PARCELS CONTAINING 863
 4 ACCESS MAPS ON FILE WITH THE COUNTY RECORDS OFFICE
 5 DEDICATED BY THIS FINAL MAP. ALL SHOWN HEREIN. (PLEASE REFER
 6 TO THE AREA SUMMARY TABLE ON SHEET 3.)

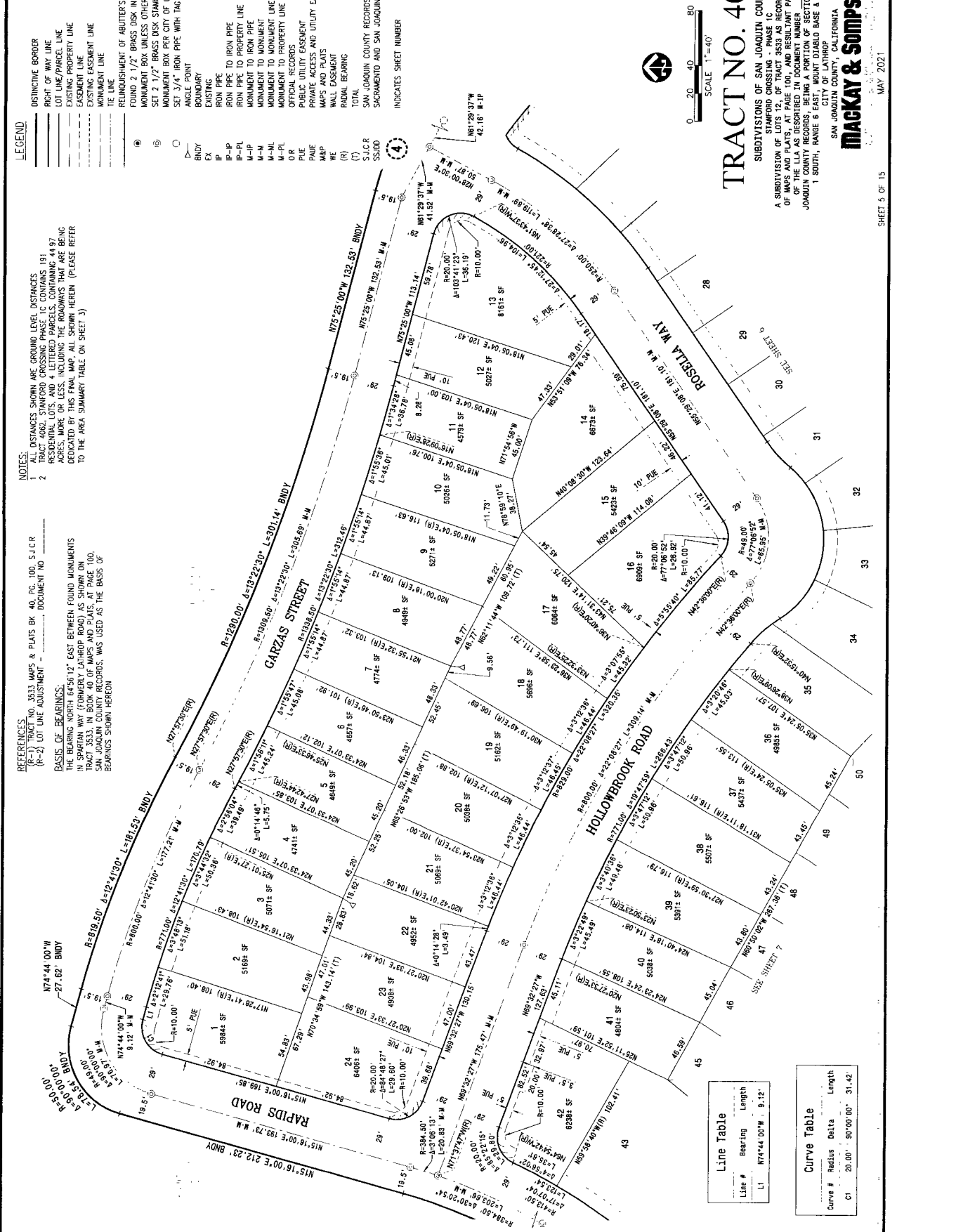
REFERENCES:
 (R-1) TRACT NO. 3533, MAPS & PLATS BK 40, PG. 100, S.J.C.R.
 (R-2) LOT LINE ADJUSTMENT - _____, DOCUMENT NO. _____
 BASIS OF BEARINGS:
 THE BEARING NORTH 64°36'12" EAST BETWEEN FOUND MONUMENTS
 IN SPARTAN WAY (FORMERLY LATHROP ROAD) AS SHOWN ON
 TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100,
 SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF
 BEARINGS SHOWN HEREON

LEGEND:
 DISTINCTIVE BORDER
 RIGHT OF WAY LINE
 LOT LINE/PARCEL LINE
 EXISTING PROPERTY LINE
 EASEMENT LINE
 EXISTING EASEMENT LINE
 MONUMENT LINE
 TIE LINE
 RELINQUISHMENT OF ABUTTER'S RIGHTS
 FOUND 2 1/2" BRASS DISK IN CONCRETE
 MONUMENT BOX UNLESS OTHERWISE NOTED
 SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN
 MONUMENT BOX PER CITY OF LATHROP STANDARDS
 SET 3/4" IRON PIPE WITH TAG STAMPED "LS 8817"
 ANGLE POINT
 BOUNDARY
 EXISTING
 IRON PIPE
 IRON PIPE TO IRON PIPE
 IRON PIPE TO PROPERTY LINE
 MONUMENT TO IRON PIPE
 MONUMENT TO IRON PIPE
 MONUMENT TO MONUMENT LINE
 MONUMENT TO PROPERTY LINE
 OFFICIAL RECORDS
 PUBLIC UTILITY EASEMENT
 PRIVATE ACCESS AND UTILITY EASEMENT
 MAPS AND PLATS
 WALL EASEMENT
 RADIAL BEARING
 TOTAL
 S.J.C.R.
 SACRAMENTO AND SAN JOAQUIN DRAINAGE DISTRICT
 INDICATES SHEET NUMBER

REFERENCES:
 (R-1) TRACT NO. 3533, MAPS & PLATS BK 40, PG. 100, S.J.C.R.
 (R-2) LOT LINE ADJUSTMENT - _____, DOCUMENT NO. _____
 BASIS OF BEARINGS:
 THE BEARING NORTH 64°36'12" EAST BETWEEN FOUND MONUMENTS
 IN SPARTAN WAY (FORMERLY LATHROP ROAD) AS SHOWN ON
 TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100,
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 (R-2) LOT LINE ADJUSTMENT - _____, DOCUMENT NO. _____
 BASIS OF BEARINGS:
 THE BEARING NORTH 64°36'12" EAST BETWEEN FOUND MONUMENTS
 IN SPARTAN WAY (FORMERLY LATHROP ROAD) AS SHOWN ON
 TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100,
 SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF
 BEARINGS SHOWN HEREON

LEGEND:
 DISTINCTIVE BORDER
 RIGHT OF WAY LINE
 LOT LINE/PARCEL LINE
 EXISTING PROPERTY LINE
 EASEMENT LINE
 EXISTING EASEMENT LINE
 MONUMENT LINE
 TIE LINE
 RELINQUISHMENT OF ABUTTER'S RIGHTS
 FOUND 2 1/2" BRASS DISK IN CONCRETE
 MONUMENT BOX UNLESS OTHERWISE NOTED
 SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN
 MONUMENT BOX PER CITY OF LATHROP STANDARDS
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 ANGLE POINT
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 EXISTING
 IRON PIPE
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 MONUMENT TO IRON PIPE
 MONUMENT TO IRON PIPE
 MONUMENT TO MONUMENT LINE
 MONUMENT TO PROPERTY LINE
 OFFICIAL RECORDS
 PUBLIC UTILITY EASEMENT
 PRIVATE ACCESS AND UTILITY EASEMENT
 MAPS AND PLATS
 WALL EASEMENT
 RADIAL BEARING
 TOTAL
 S.J.C.R.
 SACRAMENTO AND SAN JOAQUIN DRAINAGE DISTRICT
 INDICATES SHEET NUMBER



Line Table		
Line #	Bearing	Length
L1	N74°44'00"W	9.12'

Curve Table		
Curve #	Radius	Delta
C1	20.00'	90°00'00"

TRACT NO. 4062

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STAFFORD CROSSING - PHASE 1C
 A SUBDIVISION OF LOTS 12, OF TRACT 3533 AS RECORDED IN BOOK 40
 OF MAPS AND PLATS, AT PAGE 100, AND RESULTANT PARCELS 9 AND C
 OF THE LLA AS DESCRIBED IN DOCUMENT NUMBER _____, SAN
 JOAQUIN COUNTY RECORDS, BEING A PORTION OF SECTION 28, TOWNSHIP
 1 SOUTH, RANGE 6 EAST, MOUNT Diablo BASE & MERIDIAN
 SAN JOAQUIN COUNTY, CALIFORNIA

MACKAY & SOMPS
 CIVIL ENGINEERS
 1000 J STREET, SUITE 100
 SACRAMENTO, CALIFORNIA 95811

REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK 40, PG 100, S.J.C.R.
 (R-2) LOT LINE ADJUSTMENT - DOCUMENT NO. _____

BASES OF BEARINGS:
 BEARINGS NOTED ARE 36°13'17" EAST BETWEEN FOUND MONUMENTS
 IN SEPARATE RECORDS, LATER RECORDED IN BOOK 40, PAGE 100,
 TRACT 3533 IN BOOK 40, OF MAPS AND PLATS, AT PAGE 100,
 SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF
 BEARINGS SHOWN HEREON

NOTES:
 1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 2. TRACT 4062, STANFORD CROSSING PHASE 1C CONTAINS 191
 RESIDENTIAL LOTS, AND 4 LETTERED PARCELS, CONTAINING 44.97
 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING
 DEDICATED BY THIS FINAL MAP, ALL SHOWN HEREIN. (PLEASE REFER
 TO THE AREA SUMMARY TABLE ON SHEET 3.)

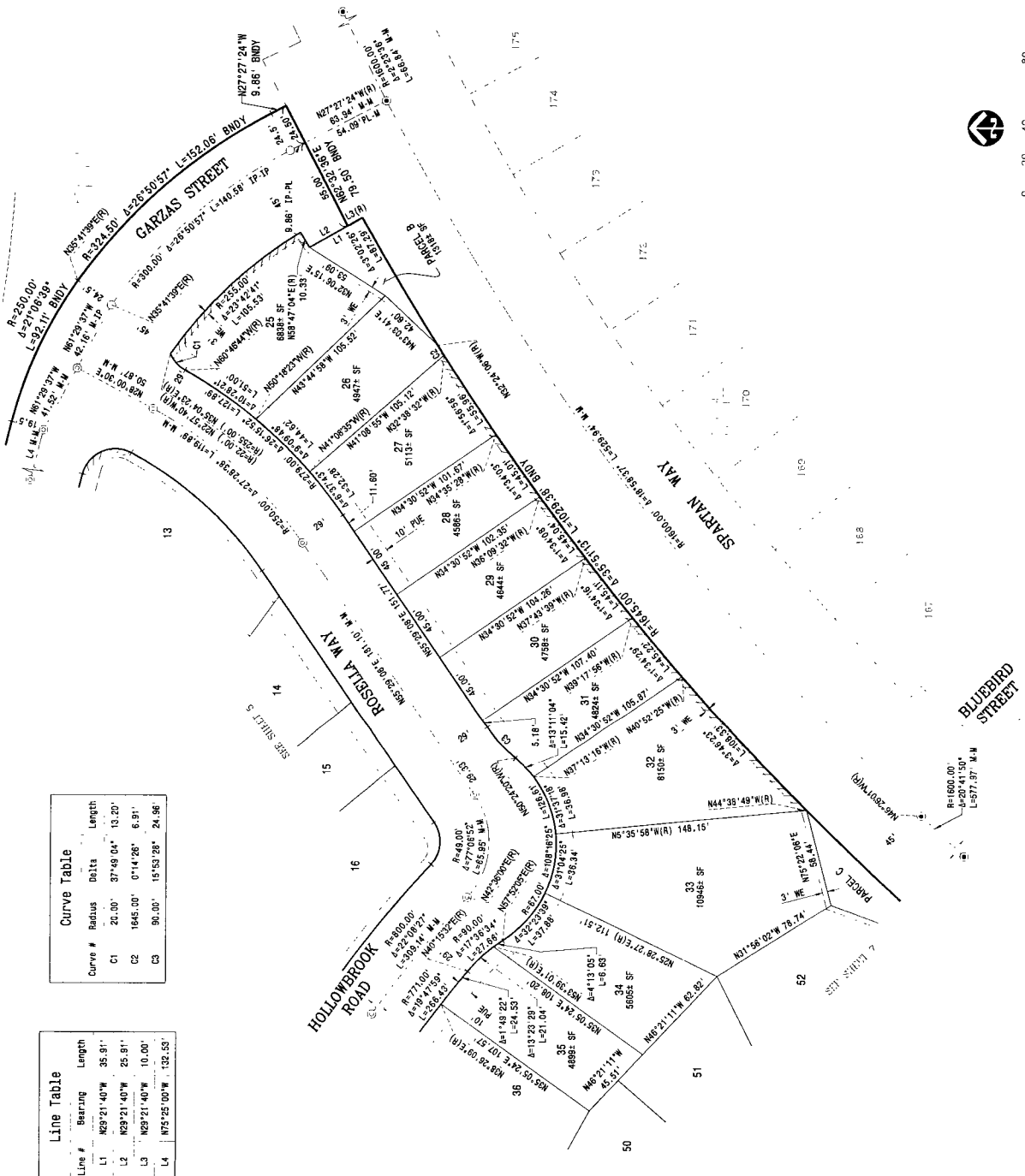
LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT/PARCEL LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- TIE LINE
- RELINQUISHMENT OF ARBITER'S RIGHTS
- FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
- SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
- SET 3/4" IRON PIPE WITH TAG STAMPED "LS 8817"
- BOUNDARY
- ANGLE POINT
- EXISTING
- IRON PIPE TO IRON PIPE
- IRON PIPE TO PROPERTY LINE
- MONUMENT TO IRON PIPE
- MONUMENT TO MONUMENT
- MONUMENT TO PROPERTY LINE
- OFFICIAL RECORDS
- PRIVATE ACCESS AND UTILITY EASEMENT
- MAPS AND PLATS
- WE EASEMENT
- WALL BEARING
- RADIAL BEARING
- TOTAL
- SAN JOAQUIN COUNTY RECORDS
- S.J.C.R.
- SS:ADD
- SACRAMENTO AND SAN JOAQUIN DRAINAGE DISTRICT
- INDICATES SHEET NUMBER

TRACT NO. 4062

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 1C
 A SUBDIVISION OF LOTS 12, OF TRACT 3533 AS RECORDED IN BOOK 40
 OF MAPS AND PLATS, AT PAGE 100, AND RESULTANT PARCELS B AND C
 OF THE LLA AS DESCRIBED IN DOCUMENT NUMBER _____, SAN
 JOAQUIN COUNTY RECORDS, BEING A PORTION OF SECTION 28, TOWNSHIP
 1 SOUTH, RANGE 6 EAST, MERIDIAN
 SAN JOAQUIN COUNTY, CALIFORNIA

MACKAY & SOMPS



Curve Table

Curve #	Radius	Delta	Length
C1	20.00'	37°49'04"	13.20'
C2	1645.00'	0°14'26"	6.91'
C3	90.00'	15°53'28"	24.86'

Line Table

Line #	Bearing	Length
L1	N29°21'40"W	35.91'
L2	N29°21'40"W	25.91'
L3	N29°21'40"W	10.00'
L4	N75°25'00"W	132.53'



SCALE 1"=40'

REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.I.C.R.
 (R-2) LOT LINE ADJUSTMENT - _____ DOCUMENT NO. _____

NOTE: BEARINGS
 THE BEARING NORTH 65°45'17" EAST BETWEEN FOUND MONUMENTS
 IN SPARTAN WAY (FORMERLY LATROP ROAD) AS SHOWN ON
 TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100,
 SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF
 BEARINGS SHOWN HEREON.

NOTES:
 1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 2. TRACT 4062, STANFORD CROSSING PHASE 1C, CONTAINS 191
 RESIDENTIAL LOTS, AND 4 LETTERED PARCELS, CONTAINING 44.97
 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING
 DEDICATED BY THIS FINAL MAP. ALL SHOWN HEREIN (PLEASE REFER
 TO THE AREA SUMMARY TABLE ON SHEET 3)

LEGEND

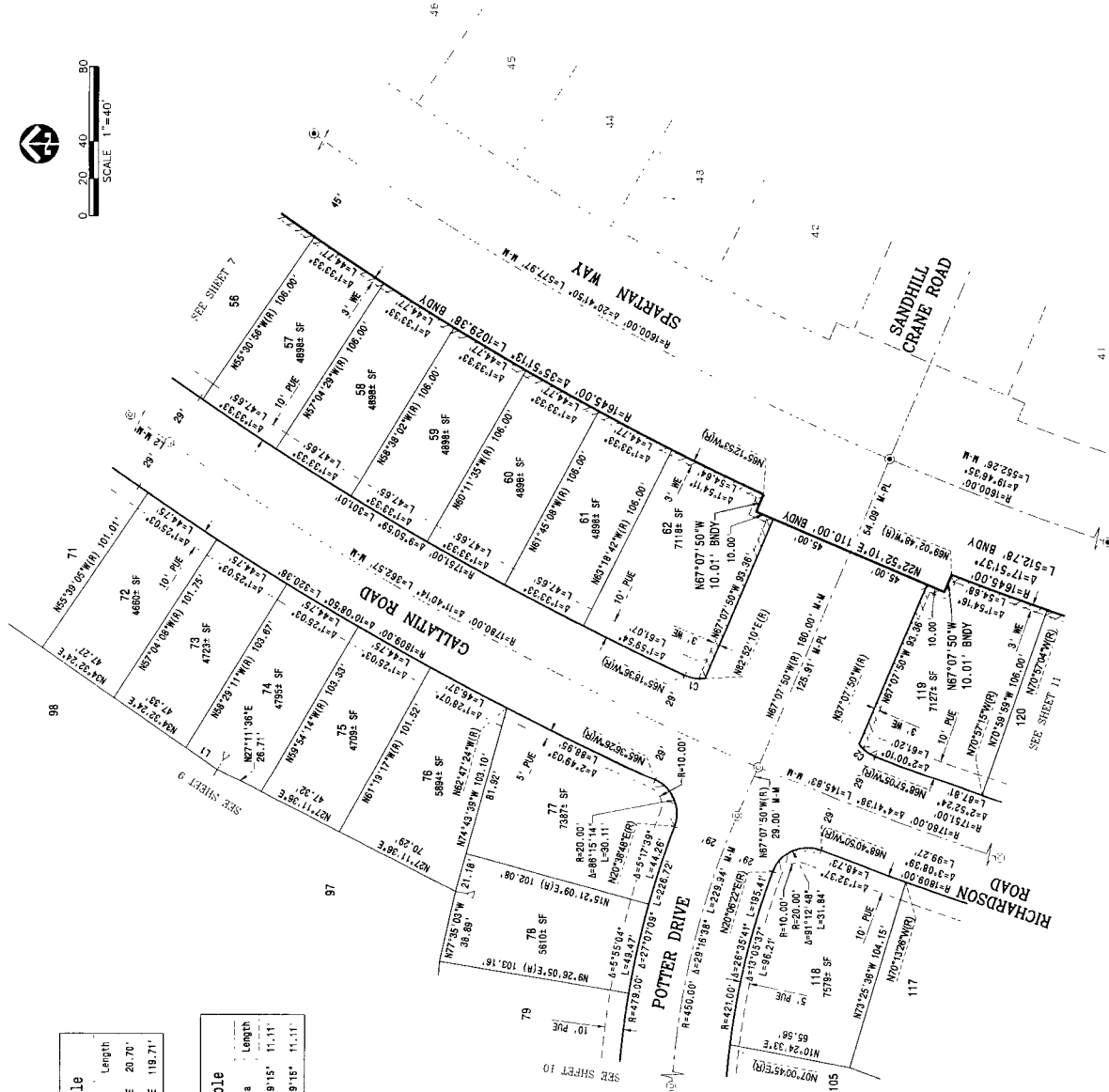
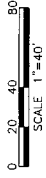
- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EXISTING UTILITY LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- TIE LINE

REINFORCEMENT OF ABUTTER'S RIGHTS

FOUND 3 1/2" BRASS DISK IN CONCRETE
 MONUMENT BOX UNLESS OTHERWISE NOTED
 SET 2 1/2" BRASS DISK STAMPED "LS 817" IN
 MONUMENT BOX PER CITY OF LATROP STANDARDS
 SET 3/4" IRON PIPE WITH TAG STAMPED "LS 8817"

- ENDY
- EX EXISTING
- IP-IP IRON PIPE TO IRON PIPE
- IP-PL IRON PIPE TO PROPERTY LINE
- M-M MONUMENT TO MONUMENT
- M-ML MONUMENT TO MONUMENT LINE
- M-PL MONUMENT TO PROPERTY LINE
- OR OFFICIAL RECORDS
- PUE PRIVATE UTILITY EASEMENT
- MOSE MOSE MONUMENTS
- WE WALL EASEMENT
- (R) RADIAL BEARING
- (T) TOTAL
- S.I.C.R. SAN JOAQUIN COUNTY RECORDS
- SS:000 SACRAMENTO AND SAN JOAQUIN DRAINAGE DISTRICT

④ INDICATES SHEET NUMBER



Line #	Bearing	Length
L1	N84°32'24"E	20.70'
L2	N84°32'24"E	119.71'

Curve #	Radius	Delta	Length
C1	20.00'	31°49'15"	11.11'
C2	20.00'	31°49'15"	11.11'

TRACT NO. 4062

SUBDIVISIONS OF SAN JOAQUIN COUNTY

STANFORD CROSSING - PHASE 1C

A SUBDIVISION OF LOTS 12, OF TRACT 3533 AS RECORDED IN BOOK 40
 OF MAPS AND PLATS, AT PAGE 100, AND RESULTANT PARCELS 9 AND C
 OF THE LLA AS DESCRIBED IN DOCUMENT NUMBER _____, SAN
 JOAQUIN COUNTY RECORDS, BEING PART OF SECTION 28, TOWNSHIP
 1 SOUTH, RANGE 9 EAST, MERIDIAN 8 BASE & MERIDIAN
 CITY OF LATROP,
 SAN JOAQUIN COUNTY, CALIFORNIA

MACKAY & SOMPS

REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) LOT LINE ADJUSTMENT - _____ DOCUMENT NO. _____

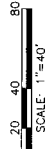
BASES OF BEARINGS:
 THE BEARING NORTH 64°56'12" EAST BETWEEN FOUND MONUMENTS IN SPASIAN WAY (FORMERLY LATHROP ROAD) AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

NOTES:
 1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 2. TRACT 4862, STANFORD CROSSING PHASE 1C CONTAINS 191 RESIDENTIAL LOTS, AND 4 LETTERED PARCELS, CONTAINING 44.97 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP. ALL SHOWN HEREIN (PLEASE REFER TO THE AREA SUMMARY TABLE ON SHEET 3.)

LEGEND

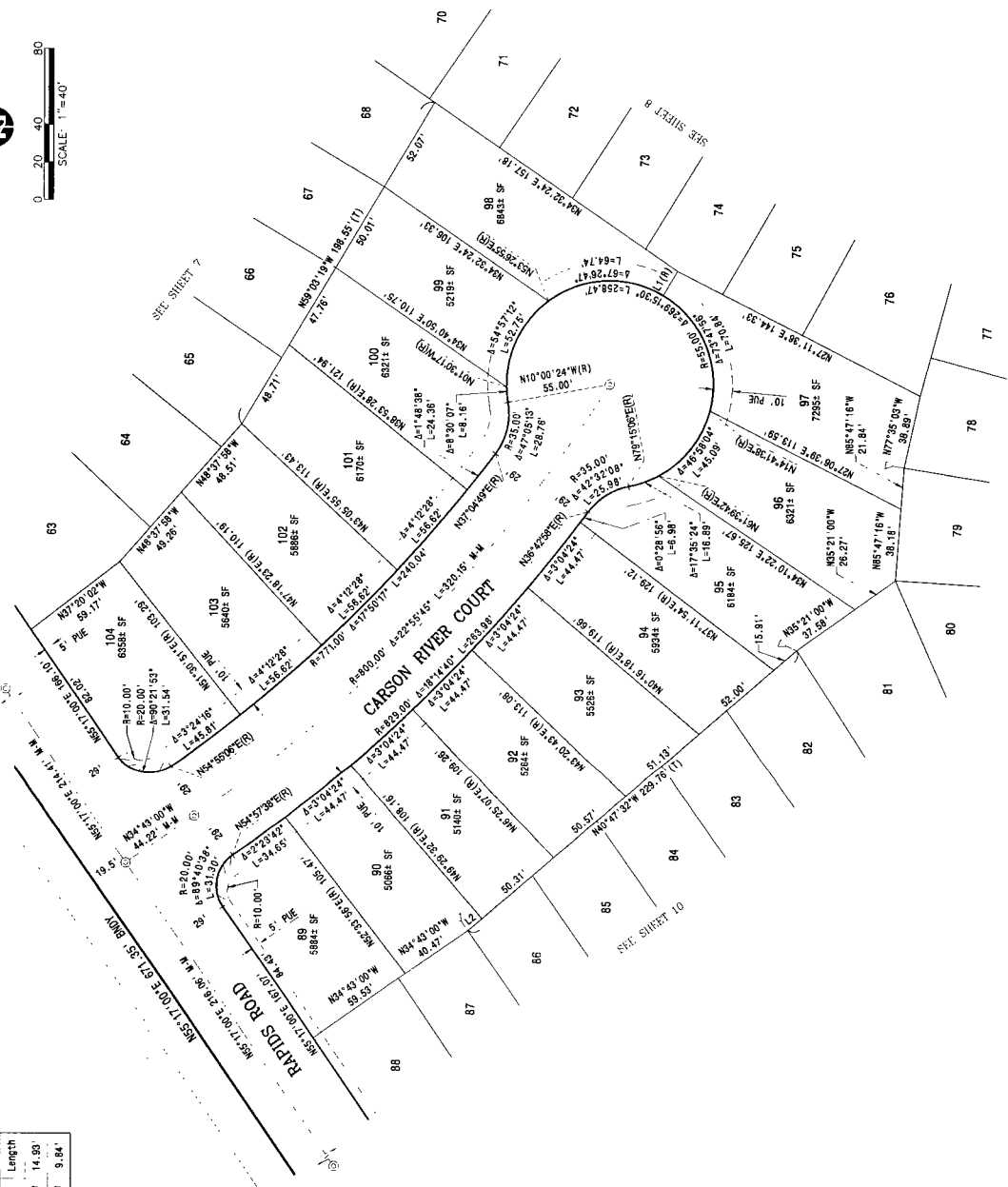
	DISTINCTIVE BORDER
	RIGHT OF WAY LINE
	LOT LINE/PARCEL LINE
	EXISTING PROPERTY LINE
	EASEMENT LINE
	EXISTING EASEMENT LINE
	MONUMENT LINE
	THE LINE

- RELINQUISHMENT OF ABITER'S RIGHTS
 FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
 SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
 SET 3/4" IRON PIPE WITH TAG STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
- BOUNDARY
 ANGLE POINT
 IRON PIPE TO IRON PIPE
 IRON PIPE TO MONUMENT
 MONUMENT TO IRON PIPE
 MONUMENT TO MONUMENT
 MONUMENT TO PROPERTY LINE
 OFFICIAL RECORDS
 PUBLIC UTILITY EASEMENT
 PALE
 PRIVATE ACCESS AND UTILITY EASEMENT
 MAPS AND PLATS
 WALL EASEMENT
 RADIAL BEARING
 TOTAL
 SAN JOAQUIN COUNTY RECORDS
 SACRAMENTO AND SAN JOAQUIN DRAINAGE DISTRICT
- INDICATES SHEET NUMBER



Line Table

Line #	Bearing	Length
L1	N59°05'19"W	14.80
L2	M0°47'32"W	9.84



TRACT NO. 4062

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STAMFORD CROSSING - PHASE 1C
 A SUBDIVISION OF LOTS 12, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, AND RESULTANT PARCELS 9 AND C OF THE LLA AS DESCRIBED IN DOCUMENT NUMBER _____, SAN JOAQUIN COUNTY RECORDS, BEING A PORTION OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 9 EAST, MERIDIAN _____, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MACKAY & SOMPS

REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK 40, PG 100, S.J.C.R.
 (R-2) LOT LINE ADJUSTMENT - _____ DOCUMENT NO _____

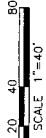
THE BEARING MORN 65°55'17" EAST BETWEEN FOUND MONUMENTS IN SPARTAN WAY (FORMERLY LATHROP ROAD) AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

NOTES:
 1 ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES
 2 TRACT 4062, STANFORD CROSSING, IS CONTAINS 191 RESIDENTIAL LOTS, AND 4 LETTERED PARCELS, CONTAINING 44.97 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP. ALL SHOWN HEREON. (PLEASE REFER TO THE AREA SUMMARY TABLE ON SHEET 3)

LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- TIE LINE

- REINFORCEMENT OF ABUTTER'S RIGHTS
- FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
- SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
- SET 3/4" IRON PIPE WITH TAG STAMPED "LS 8817"
- ANGLE POINT
- BOUNDARY
- EXISTING
- EX
- IRON PIPE
- P-P
- P-P-IP
- P-P-PL
- M-P
- M-M
- M-ML
- M-PL
- OTHER SERVICES
- PUBLIC UTILITY EASEMENT
- PAVE
- PRIVATE ACCESS AND UTILITY EASEMENT
- MAP
- WE
- WALL EASEMENT
- RADIAL BEARING
- (R)
- (T)
- TOTAL
- S.J.C.R.
- SS:000
- SACRAMENTO AND SAN JOAQUIN DRAINAGE DISTRICT
- INDICATES SHEET NUMBER



TRACT NO. 4062

SUBDIVISIONS OF SAN JOAQUIN COUNTY

STANFORD CROSSING - PHASE 1C
 A SUBDIVISION OF LOTS 12, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, AND RESULTANT PARCELS B AND C OF THE LLA AS DESCRIBED IN DOCUMENT NUMBER _____, SAN JOAQUIN COUNTY RECORDS, BEING A PORTION OF SECTION 281, TOWNSHIP 1 SOUTH, RANGE 9 EAST, SAN JOAQUIN COUNTY, CALIFORNIA

MACKAY & SOMPS

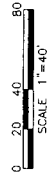
Curve #	Radius	Delta	Length
C1	269.00'	1°46'17"	8.32'

REFERENCES
 (R-1) TRACT NO. 3533 MAPS & PLATS BK 40, PG. 100, S.J.C.R.
 (R-2) LOT LINE ADJUSTMENT - _____ DOCUMENT NO _____

BASIS OF BEARINGS:
 THE BEARING AND DISTANCE BETWEEN FOUND MONUMENTS IN SPARTAN WAY (FROM CANTON PLATS) AND PARCELS IN TRACT 3533 IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON

NOTES:
 1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 2. TRACT 4062, STANFORD CROSSING PHASE 1C, CONTAINS 191 RESIDENTIAL LOTS, AND 4 LETTERED PARCELS, CONTAINING 44.97 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP. ALL SHOWN HEREIN (PLEASE REFER TO THE AREA SUMMARY TABLE ON SHEET 3)

- LEGEND**
- DISTINCTIVE BORDER
 - RIGHT OF WAY LINE
 - LOT LINE/PARCEL LINE
 - EXISTING PROPERTY LINE
 - EASEMENT LINE
 - EXISTING EASEMENT LINE
 - MONUMENT LINE
 - TIE LINE
 - RELINQUISHMENT OF ABUTTER'S RIGHTS
 - FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
 - SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
 - SET 3/4" IRON PIPE WITH TAG STAMPED "LS 8817"
 - ANGLE POINT
 - BOUNDARY
 - EXISTING
 - IRON PIPE TO IRON PIPE
 - IRON PIPE TO IRON PIPE
 - MONUMENT TO IRON PIPE
 - MONUMENT TO MONUMENT
 - MONUMENT TO PROPERTY LINE
 - OFFICIAL RECORDS
 - PUBLIC UTILITY EASEMENT
 - PAVE
 - PRIVATE ACCESS AND UTILITY EASEMENT
 - MAP
 - WALL EASEMENT
 - WE
 - RADIAL BEARING
 - TOTAL
 - S.J.C.R.
 - SS:000
 - SACRAMENTO AND SAN JOAQUIN DRAINAGE DISTRICT
 - INDICATES SHEET NUMBER



Curve Table

Curve #	Radius	Delta	Length
C1	350.00'	34°59'46"	213.78'

TRACT NO. 4062

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 1C
 A SUBDIVISION OF LOTS 12, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, AND RESULTANT PARCELS B AND C OF THE LLA AS DESCRIBED IN DOCUMENT NUMBER _____, SAN JOAQUIN COUNTY RECORDS, BEING A PORTION OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF BASE & MERIDIAN
 CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA

MACKAY & SOMPS

REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) LOT LINE ADJUSTMENT - _____ DOCUMENT NO. _____

BASIS OF BEARINGS:
 THE BEARING NORTH 65°56'17" EAST BETWEEN FOUND MONUMENTS IN SPARTAN WAY (FORMERLY LAHROP ROAD) AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

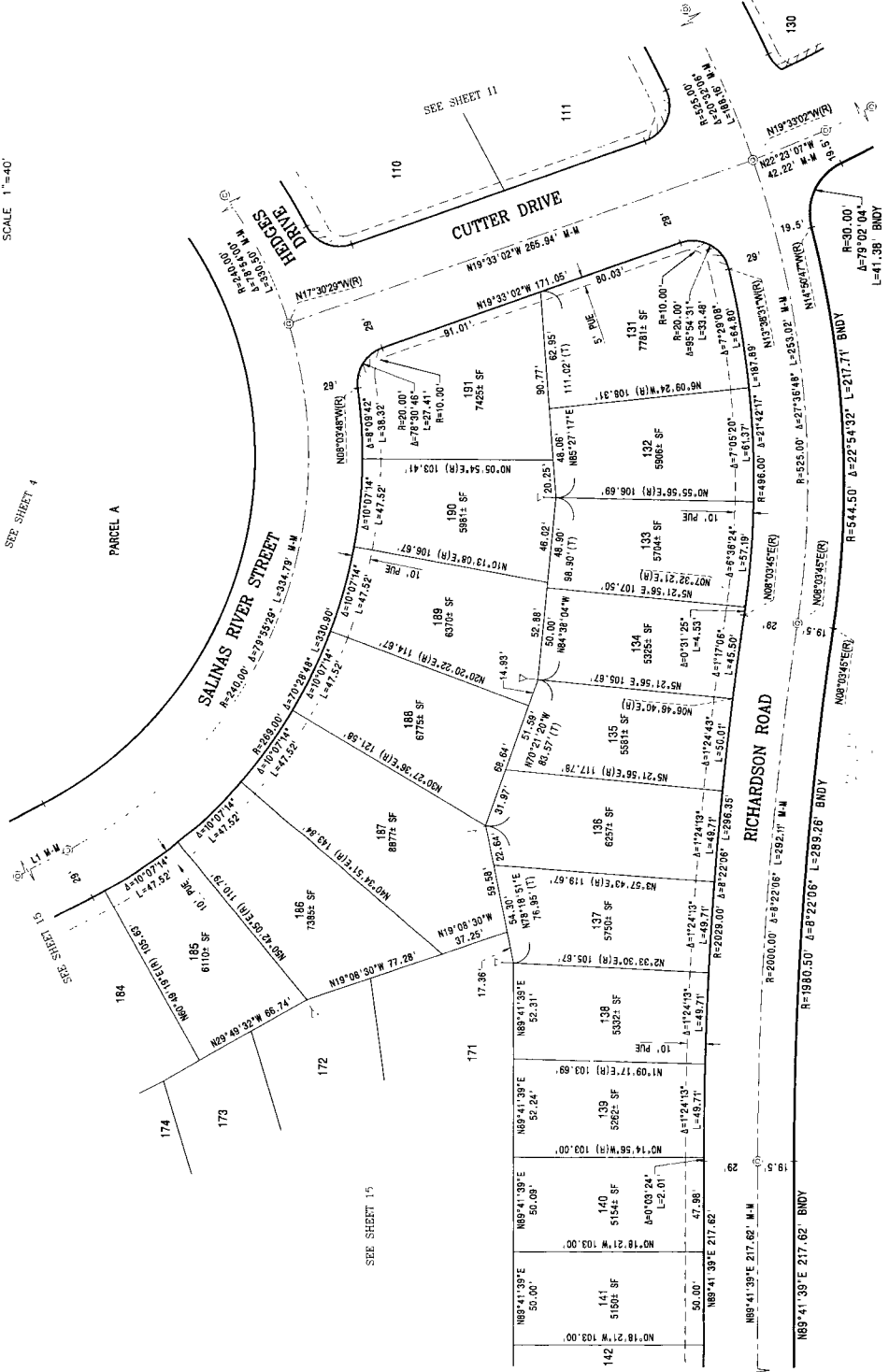
NOTES:
 1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 2. TRACT 4962, STANFORD CROSSING PHASE 1C CONTAINS 191 RESIDENTIAL LOTS AND 4 LETTERED PARCELS, CONTAINING 4.97 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP. ALL SHOWN HEREIN (PLEASE REFER TO THE AREA SUMMARY TABLE ON SHEET 3)

LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- THE LINE
- RELINQUISHMENT OF ADJUTER'S RIGHTS
- FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
- SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LAHROP STANDARDS
- SET 3/4" IRON PIPE WITH TAG STAMPED "LS 8817" ANGLE POINT
- BOUNDARY
- EXISTING
- IP-IP IRON PIPE TO IRON PIPE
- IP-PL IRON PIPE TO PROPERTY LINE
- M-IP MONUMENT TO IRON PIPE
- M-M MONUMENT TO MONUMENT
- M-ML MONUMENT TO MONUMENT LINE
- M-PL MONUMENT TO PROPERTY LINE
- D.R. DRAINAGE RECORDS
- P.U. PUBLIC UTILITY EASEMENT
- PALE PRIVATE ACCESS AND UTILITY EASEMENT
- MAPS AND PLATS
- WE WALL EASEMENT
- RADIAL BEARING
- TOTAL
- S.J.C.R. SAN JOAQUIN COUNTY RECORDS
- SS(DD) SACRAMENTO AND SAN JOAQUIN DRAINAGE DISTRICT
- (4) INDICATES SHEET NUMBER



0 20 40 80
 SCALE 1"=40'



Line Table

Line #	Bearing	Length
L1	N27°35'00"W	283.20'

TRACT NO. 4062

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 1C
 A SUBDIVISION OF LOTS 12, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, AND RESULTANT PARCELS B AND C OF THE LLA AS DESCRIBED IN DOCUMENT NUMBER _____, SAN JOAQUIN COUNTY RECORDS, BEING A PORTION OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 9 EAST, MERIDIAN 10 BASE & MERIDIAN CITY OF LAHROP, CALIFORNIA

MACKAY & SOMPS

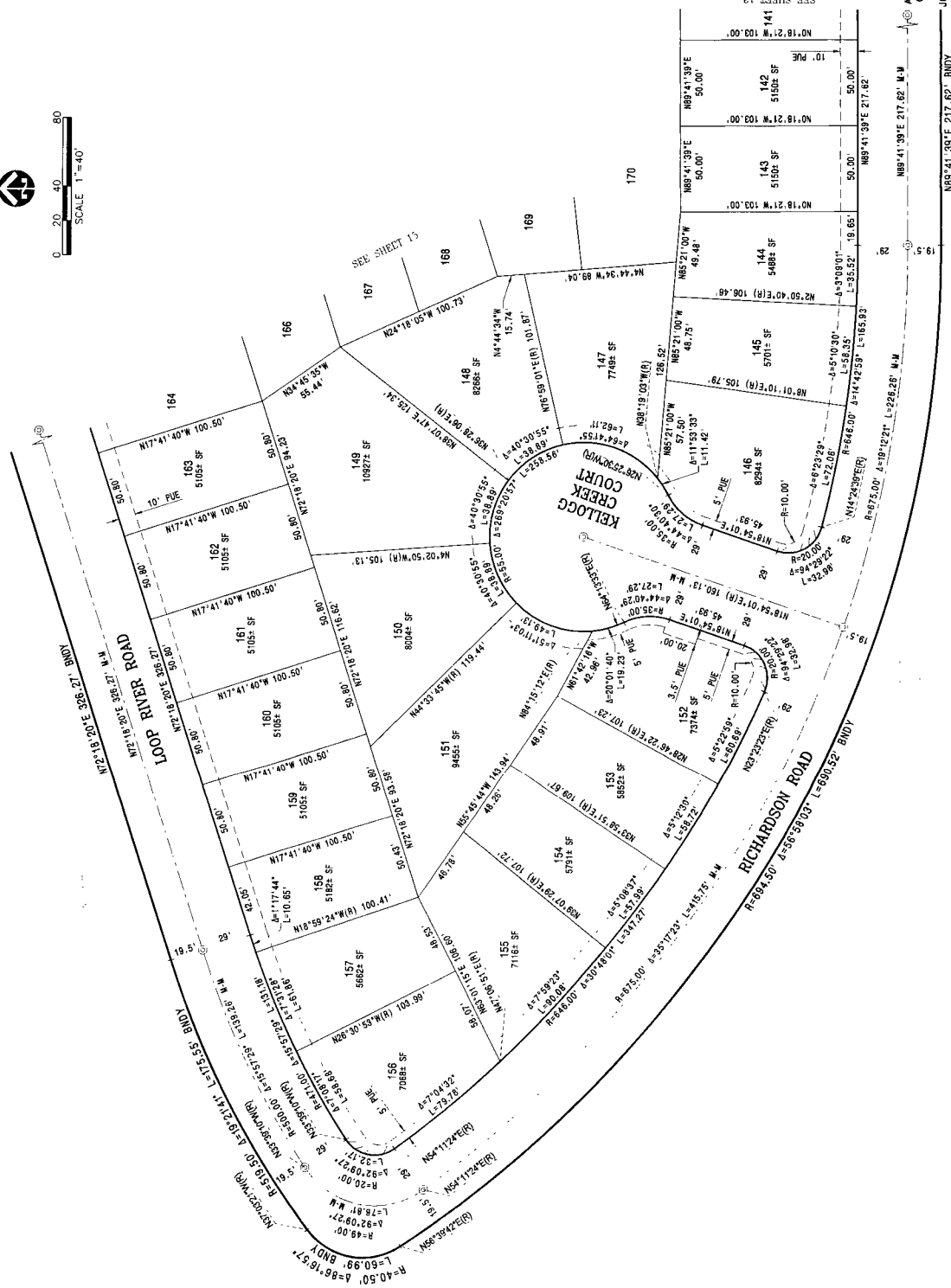
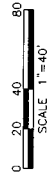
REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK 40, PG. 100, S.J.C.R.
 (R-2) LOT LINE ADJUSTMENT - _____ DOCUMENT NO. _____

BASIS OF BEARINGS:
 THE BEARINGS NOTED ARE 1/2" CAST BETWEEN FOUND MONUMENTS
 IN SPRING VALLEY (FORMERLY LAHROP) AND ARE THE BASIS OF
 TRACT 3533 IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100,
 SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF
 BEARINGS SHOWN HEREON.

NOTES:
 1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 2. TRACT 4062, STANFORD CROSSING PHASE 1C, CONTAINS 191
 RESIDENTIAL LOTS, AND 4 LETTERED PARCELS, CONTAINING 44.97
 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING
 DEDICATED BY THIS FINAL MAP. ALL SHOWN HEREON (PLEASE REFER
 TO THE AREA SUMMARY TABLE ON SHEET 3)

LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- TILE LINE
- RELINQUISHMENT OF ADJUTER'S RIGHTS
- FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
- SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LAHROP STANDARDS
- SET 3/4" IRON PIPE WITH TAG STAMPED "LS 8817"
- ANGLE POINT
- BOUNDARY
- BNDY
- IP
- IP-IP
- IP-PL
- M-M
- M-M
- M-PL
- M-PL
- DR
- PUE
- PAVE
- MAP
- WE
- (R)
- (T)
- TOTAL
- S.J.C.R.
- SSJDD
- SACRAMENTO AND SAN JOAQUIN DRAINAGE DISTRICT
- INDICATES SHEET NUMBER



TRACT NO. 4062

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 1C
 A SUBDIVISION OF LOTS 12, OF TRACT 3533 AS RECORDED IN BOOK 40
 OF MAPS AND PLATS, AT PAGE 100, AND RESULTANT PARCELS B AND C
 OF THE LLA AS DESCRIBED IN DOCUMENT NUMBER _____ SAN
 JOAQUIN COUNTY RECORDS, BEING A PORTION OF SECTION 28, TOWNSHIP
 1 SOUTH, RANGE 6 EAST, MERIDIAN
 SAN JOAQUIN COUNTY, CALIFORNIA

MACKAY & SOMPS

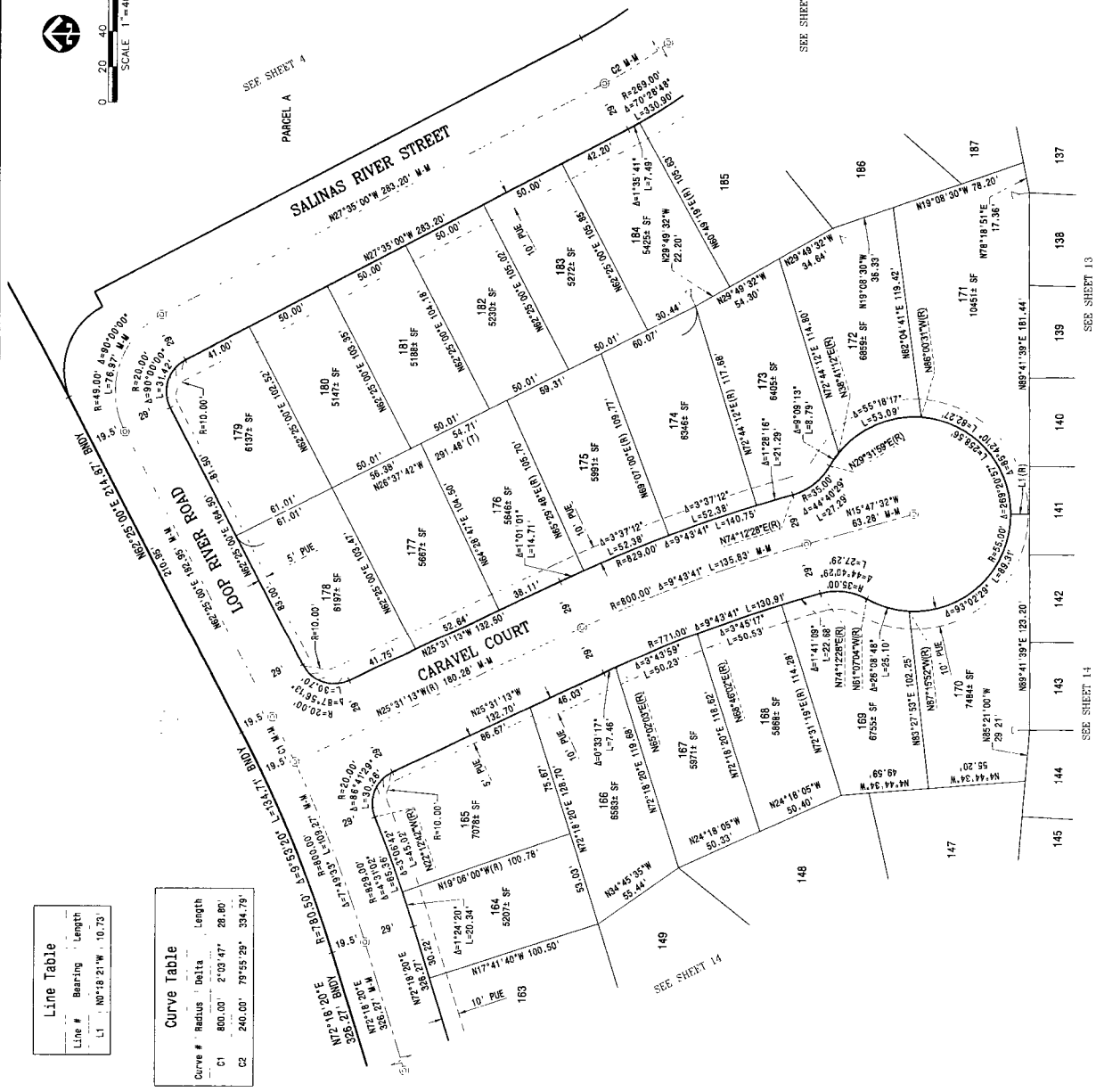
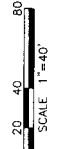
REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) LOT LINE ADJUSTMENT - _____ DOCUMENT NO. _____

BEARING NORTH 69°58'12" EAST BETWEEN FOUND MONUMENTS IN SERRANO MAPS & PLATS, BK. 40, PG. 100, S.J.C.R. TRACT 3533 IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

NOTES:
 1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 2. TRACT 4062, STANFORD CROSSING, PHASE 1C, CONTAINS 191 RESIDENTIAL LOTS, AND 4 LETTERED PARCELS, CONTAINING 4.97 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP. ALL SHOWN HEREIN (PLEASE REFER TO THE AREA SUMMARY TABLE ON SHEET 3)

LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- IRE LINE
- REQUISITION OF ABUTTER'S RIGHTS
- MONUMENT FOR UNLESS OTHERWISE NOTED
- MONUMENT BOX PER CITY OF LAHROP STANDARDS
- SET 2 1/2" IRON PIPE WITH TAG STAMPED "LS 8817"
- MONUMENT
- EXISTING
- IRON PIPE
- IRON PIPE TO IRON PIPE
- IRON PIPE TO PROPERTY LINE
- MONUMENT TO IRON PIPE
- M-M
- M-M
- M-ML
- MONUMENT TO MONUMENT
- MONUMENT TO PROPERTY LINE
- O.R.
- PALE
- M&P
- PRIVATE ACCESS AND UTILITY EASEMENT
- WALL EASEMENT
- RADIAL BEARING
- TOTAL
- SAN JOAQUIN COUNTY RECORDS
- S.J.C.R.
- S5000
- SACRAMENTO AND SAN JOAQUIN DRAINAGE DISTRICT
- INDICATES SHEET NUMBER



Line Table

Line #	Bearing	Length
C1	N0°18'21"W	10.73

Curve Table

Curve #	Radius	Delta	Length
C1	800.00'	2°03'47"	28.80'
C2	240.00'	7°55'29"	394.79'

TRACT NO. 4062

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 1C
 A SUBDIVISION OF LOTS 12, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, AND RESULTANT PARCELS B AND C OF THE LLA AS DESCRIBED IN DOCUMENT NUMBER _____, SAN JOAQUIN COUNTY RECORDS, BEING A PORTION OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 6 EAST, COUNTY OF LAHROP, CALIFORNIA

MACKAY & SOMPS
 SAN JOAQUIN COUNTY, CALIFORNIA

EXHIBIT B

TOTAL COST ESTIMATE

TRACT 4062 - COST TO COMPLETE IMPROVEMENTS

	Contract Amount	Billed to Date	Cost to Complete	Performance Bond (Cost + 10%)	Labor & Materials Bond (Performance Bond X 50%)
TRACT 4062 IMPROVEMENTS					
Mass Grading & Dewatering	\$ 2,623,223.82	\$ 1,605,788	\$ 1,017,436	\$ 1,119,179.78	\$ 559,589.89
Underground & Topside Improvements	\$ 8,021,042.14	\$ -	\$ 8,021,042	\$ 8,823,146.35	\$ 4,411,573.18
Joint Trench	\$ 2,553,953.00	\$ -	\$ 2,553,953	\$ 2,809,348.30	\$ 1,404,674.15
Landscaping and Irrigation	\$ 353,289.00	\$ -	\$ 353,289	\$ 388,617.90	\$ 194,308.95
Acoustic Sound Walls	\$ 532,265.00	\$ -	\$ 532,265	\$ 585,491.50	\$ 292,745.75
TOTAL	\$ 14,083,772.96	\$ 1,605,787.66	\$ 12,477,985.30	\$ 13,725,783.83	\$ 6,862,891.92

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.

EXHIBIT D

COST TO COMPLETE IMPROVEMENTS

TRACT 4062 - COST TO COMPLETE IMPROVEMENTS

	Contract Amount	Billed to Date	Cost to Complete	Performance Bond (Cost + 10%)	Labor & Materials Bond (Performance Bond X 50%)
TRACT 4062 IMPROVEMENTS					
Mass Grading & Dewatering	\$ 2,623,223.82	\$ 1,828,703.41	\$ 794,520.41	\$ 873,972.45	\$ 436,986.23
Underground & Topside Improvements	\$ 8,021,042.14	\$ 203,431.51	\$ 7,817,610.63	\$ 8,599,371.69	\$ 4,299,685.85
Joint Trench	\$ 2,553,953.00	\$ -	\$ 2,553,953.00	\$ 2,809,348.30	\$ 1,404,674.15
Landscaping and Irrigation	\$ 353,289.00	\$ -	\$ 353,289.00	\$ 388,617.90	\$ 194,308.95
Acoustic Sound Walls	\$ 532,265.00	\$ 119,759.62	\$ 412,505.38	\$ 453,755.92	\$ 226,877.96
TOTAL	\$ 14,083,772.96	\$ 2,151,894.54	\$ 11,931,878.42	\$ 13,125,066.26	\$ 6,562,533.13

**JOINT ESCROW INSTRUCTIONS
RECORDATION OF 1 FINAL MAP
(CLSP PHASE 1C TRACT 4062)**

October 11, 2021

Via Email and First Class Mail

First American Title Company
4750 Willow Road, Suite 100
Pleasanton, CA 94588
Attn: Tammi Buna

Re: Recordation of 1 Final Map:

Tract 4062; Map Escrow No. [XXXXXXX]

Dear Tammi:

This letter constitutes the joint escrow instructions ("***Escrow Instructions***") of Lathrop Land Acquisition, LLC, a Delaware limited liability company and Saybrook CLSP, LLC, a Delaware limited liability company (collectively "***Developer***"), and the City of Lathrop ("***City***") in connection with the above-referenced escrow (the "***Escrow***"). The Escrow was opened in connection with recordation of the above-referenced final map (the "***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***." First American Title Company is referred to as "you" or "***FATCo***."

A. Date for Closings

The Final Map will be recorded at the time designated by Developer as set forth below. The Final Map can only be recorded after the City has approved the maps in writing. The closing date for the Transaction is intended to occur by April 30, 2022, at the time designated in writing by Developer, subject to satisfaction of the conditions set forth below (each, a "***Closing***"). If the Final Map have not been recorded by April 30, 2022, FATCo will return the Final Maps to the City.

B. Recordation Documents

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

B1. One original Final Map for Tract 4062, executed and acknowledged by the City and Developer.

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

**JOINT ESCROW INSTRUCTIONS
RECORDATION OF 1 FINAL MAP
(CLSP PHASE 1C TRACT 4062)**

C. Funds and Settlement Statement

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

C.1 Funds to be wire transferred directly to the City, prior to the recordation of the Final Map, in accordance with the wire transfer instructions for each entity attached hereto:

a. The amount payable to the City pursuant to that certain Agreement to Settle Threatened Litigation Regarding the Central Lathrop Specific Plan (as amended, the "**Sierra Club Agreement**"), outlined in the table below, is to be transferred to the City upon recordation of the Final Maps.

Tract	Acreage	Cost/Acre	Total Fee
4062	44.97	\$4,539.00	\$204,118.83

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) Jeff Wilson (jwilson@saybrookfundadvisors.com); (b) Scott Bayliss (sbayliss@saybrookfundadvisors.com); (c) Seth Merewitz (seth.merewitz@bbklaw.com) (d) Stephen Salvatore (ssalvatore@ci.lathrop.ca.us); (e) Salvador Navarrete (snavarrete@ci.lathrop.ca.us); (f) Cari James (cjames@ci.lathrop.ca.us); and (g) Glenn Gebhardt (ggehardt@ci.lathrop.ca.us), and have confirmation (by telephone or email) from Jeff Wilson and Stephen Salvatore or Glenn Gebhardt that the Settlement Statement is accurate and acceptable;

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

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

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

**JOINT ESCROW INSTRUCTIONS
RECORDATION OF 1 FINAL MAP
(CLSP PHASE 1C TRACT 4062)**

D.5. You have delivered a copy of these instructions, executed by an authorized signatory of FATCo with authority to bind FATCo, and initialed all pages, by email transmission (with original hard copy to follow by U.S. Mail) to Jeff Wilson, Seth Merewitz and Glenn Gebhardt at the email addresses set forth above.

D.6. You have received confirmation (by email or other writing) from Jeff Wilson and Stephen Salvatore or Glenn Gebhardt to record the Recordation Documents and complete the Transaction.

E. Closing Process and Priorities

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

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

E.2. Record the Final Map in the Official Records.

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

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

Lathrop Land Acquisition, LLC
303 Twin Dolphin Dr., Suite 600
Redwood Shores, CA 94065
Attn: Jeff Wilson

E.5. Notify Jeff Wilson, Scott Bayliss, Seth Merewitz, and Stephen Salvatore and Glenn Gebhardt 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) Jeff Wilson, Lathrop Land Acquisition, LLC, 303 Twin Dolphin Dr., Suite 600, Redwood Shores, CA 94065; and (2) Sal Navarette, City Attorney, City of Lathrop, 390 Towne Centre Drive, Lathrop, CA 95330

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

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

F. Additional Instructions

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

Please acknowledge receipt of these instructions and your agreement to act as Escrow agent in connection with this Transaction in accordance with these Escrow Instructions,

**JOINT ESCROW INSTRUCTIONS
RECORDATION OF 1 FINAL MAP
(CLSP PHASE 1C TRACT 4062)**

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,

**Owner: LATHROP LAND ACQUISITION, LLC
By: SAYBROOK FUND INVESTORS, LLC
Its: MANAGING MEMBER**

Jeffrey M. Wilson
Officer

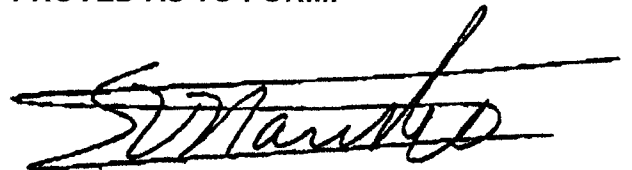
**Owner: SAYBROOK CLSP, LLC
By: SAYBROOK FUND INVESTORS, LLC
Its: MANAGING MEMBER**

Jeffrey M. Wilson
Officer

CITY OF LATHROP

APPROVED AS TO FORM:

Stephen J. Salvatore
City Manager



Salvador V. Navarrete
City Attorney

**JOINT ESCROW INSTRUCTIONS
RECORDATION OF 1 FINAL MAP
(CLSP PHASE 1C TRACT 4062)**

ESCROW INSTRUCTIONS
ACKNOWLEDGEMENT AND AGREEMENT:

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

First American Title Company

By: _____
Its: _____
Date: _____