

ITEM 4.8

CITY MANAGER'S REPORT JANUARY 10, 2022 CITY COUNCIL REGULAR MEETING

ITEM: **APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 43 LOTS IN TRACT 4090 VILLAGE "HH2" WITHIN OLD RIVER DISTRICT OF RIVER ISLANDS**

RECOMMENDATION: **Adopt Resolution Approving Final Map for Tract 4090 Village "HH2" within the Old River District, Totaling 43 Single Family Lots and a Subdivision Improvement Agreement with River Islands Stage 2B, LLC**

SUMMARY:

The proposed Final Map for Tract 4090 will be the second and final tract map within the Village "HH" area. Pulte Homes is proposing forty-three (43) 55' x 80' single-family lots. A Vicinity Map is included as Attachment "B".

Staff recommends that the City Council approve the proposed Final Map Tract 4090, Village "HH2", and a Subdivision Improvement Agreement with River Islands Stage 2B, LLC ("River Islands"), included as Attachment "C".

BACKGROUND:

The City of Lathrop City Council approved Vesting Tentative Map (VTM) 6716 on June 14, 2021. On August 4, 2021, the City of Lathrop Planning Commission approved a Neighborhood Design Plan (NDP) and Architectural Guidelines and Design Standards (AG/DS) for the Old River District, known as Stage 2B, within Phase 1 of the project. While the NDP contains conceptual guidance on parks within the Old River District, a Master Parks Plan includes revisions to the parks and open spaces within the Stage 2B area and is pending Planning Commission action. The land for the proposed Final Map for Tract 4090 is within the geographic boundaries of VTM 6716 and Stage 2B.

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 Village "HH" is \$1,749,000, however, a large percentage of the improvements have already been construction and therefore do not need to be guaranteed. Performance and labor & material securities have been provided with the SIA for Tract 4089 that guarantee the unfinished improvements for Village "HH" in the amount of:

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OF RIVER ISLANDS

Unfinished Improvement Total:	\$1,093,823
Performance Bond (120% of Unfinished Improvements):	\$1,312,588
Labor & Materials Bond (50% of Performance Bond)	\$656,294

The SIA for Tract 4090 refers to the Agreement for Dedication, Inspection, and Guarantee of Streets and Public Improvements (“Off-site Agreement”) that was approved by the City on September 30, 2013. Although the Off-site Agreement applies to Tract 4090, the Final Map will not trigger any additional offsite improvements or security.

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

Village “HH” was annexed to the four different Community Facilities Districts (CFDs) for maintenance purposes with the approval of the Tract 4089 Final Map in 2021. The CFDs are CFD 2013-1 City of Lathrop Annexation No. 24, CFD 2013-1 Island Reclamation District (RD) 2062, CFD 2013-1 River Islands Public Financing Authority (RIPFA), and CFD 2020-1 RIPFA.

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

REASON FOR RECOMMENDATION:

River Islands has fulfilled all of 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. Performance Security – Uncompleted Landscaping and Miscellaneous Improvements provided with Tract 4089	Completed
4. Labor and Materials Security – Uncompleted Landscaping and Miscellaneous Improvements provided with Tract 4089	Completed
5. Street Improvement, Landscape, Light & Joint Trench	Completed
6. Geotechnical Report	Completed
7. Agreement for Backbone Improvements and Parks (Agreement for Dedication, Inspection and Guarantee of Streets and Public Improvements)	Completed

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8.	Approval of 3 rd Amendment to Development Agreement that guarantees creation of CFD for City Maintenance and Shortfalls, and Guarantee of Developer CFDs for Developer/other public agency Maintenance	Completed
9.	Allocation of Water and Sewer capacity	Completed
10.	Recommendation for approval from Stewart Tract Design Review Committee	Completed
11.	Submitted Certificate of Insurance, Tax Letter	Completed
12.	Submitted Preliminary Guarantee of Title	Completed
13.	Escrow Instructions	Completed
14.	Village HH - Annexation No. 24 of City of Lathrop Community Facilities District No. 2013-1 (River Islands Public Services and Facilities)	Annexed with Tract 4089 on 9/13/2021
Fees		Status
1.	Final Map plan check fee	Paid
2.	Improvement Plans - Plan check and inspection fees	Paid
3.	Sierra Club Settlement fee	To be paid in escrow

FISCAL IMPACT:

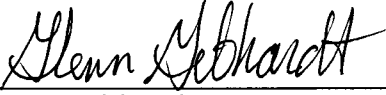
There is no budget impact to the City as all costs are covered by development fees and any shortfalls in the City's maintenance and operating costs are covered by the CFDs.

ATTACHMENTS:

- A. Resolution Approving Final Map for Tract 4090 Village "HH2" within the Old River District, Totaling 43 Single Family Lots and a Subdivision Improvement Agreement with River Islands Stage 2B, LLC
- B. Vicinity Map - Village "HH2"
- C. Subdivision Improvement Agreement between the City of Lathrop and River Islands Stage 2B, LLC, a Delaware limited liability company, for Tract 4090, Village "HH2"
- D. Escrow Instructions for Final Map Tract 4090 Village "HH2"
- E. Final Map - Tract 4090 Village "HH2"

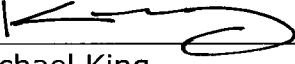
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APPROVALS



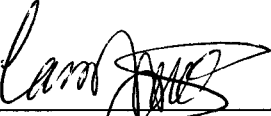
Glenn Gebhardt
City Engineer

12/14/21
Date



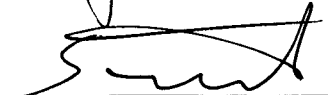
Michael King
Public Works Director

12/20/2021
Date



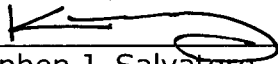
Cari James
Finance Director

12/21/2021
Date



Salvador Navarrete
City Attorney

12-16-2021
Date

 FOR

Stephen J. Salvatore
City Manager

1-6-2022
Date

RESOLUTION NO. 22-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING FINAL MAP FOR TRACT 4090 VILLAGE "HH2" WITHIN THE OLD RIVER DISTRICT, TOTALING 43 SINGLE FAMILY LOTS AND A SUBDIVISION IMPROVEMENT AGREEMENT WITH RIVER ISLANDS STAGE 2B, LLC

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

WHEREAS, on August 4, 2021, the City of Lathrop Planning Commission approved a Neighborhood Design Plan (NDP) and Architectural Guidelines and Design Standards (AG/DS) for the Old River District, known as Stage 2B, within Phase 1 of the project; and

WHEREAS, the land for the proposed Final Map for Tract 4090 is within the geographic boundaries of Vesting Tentative Map (VTM) 6716 and Stage 2B; and

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

WHEREAS, the guarantees for Tract 4090 were provided with the approved SIA for Tract 4089 executed with River Islands Stage 2B, LLC and therefore additional guarantee is not required to be provided with the SIA for Tract 4090. Tracts 4089 and 4090 are collectively known as Village "HH"; and

WHEREAS, performance and labor & material securities were provided with the SIA for Tract 4089 that guarantee the unfinished improvements for Village "HH", including both Tract 4089 and 4090, in the amount as follows; and

Unfinished Improvement Total:	\$1,093,823
Performance Bond (120% of Unfinished Improvements):	\$1,312,588
Labor & Materials Bond (50% of Performance Bond)	\$656,294

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

WHEREAS, Village "HH" was annexed to the four different Community Facilities Districts (CFDs) for maintenance purposes with the approval of the Tract 4089 Final Map in 2021; and

WHEREAS, River Islands Stage 2B must satisfy the Escrow Instructions, 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 that approved and accepts the following actions:

1. The Final Map for Tract 4090 and is hereby approved as submitted for recordation with the San Joaquin County Assessor/Recorder/County Clerk Office. The recorded executed copy will be filed with the City Clerk.
2. The City Manager, or their designee, is authorized to execute a Subdivision Improvement Agreement with River Islands Stage 2B, LLC in substantially the form as attached to the January 10, 2022 staff report, the file executed copy will be filed with the City Clerk.

PASSED AND ADOPTED by the City Council of the City of Lathrop this 10th day of January 2022 by the following vote:

AYES:

NOES:

ABSTAIN:

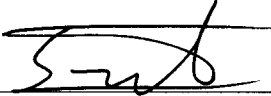
ABSENT:

Sonny Dhaliwal, Mayor

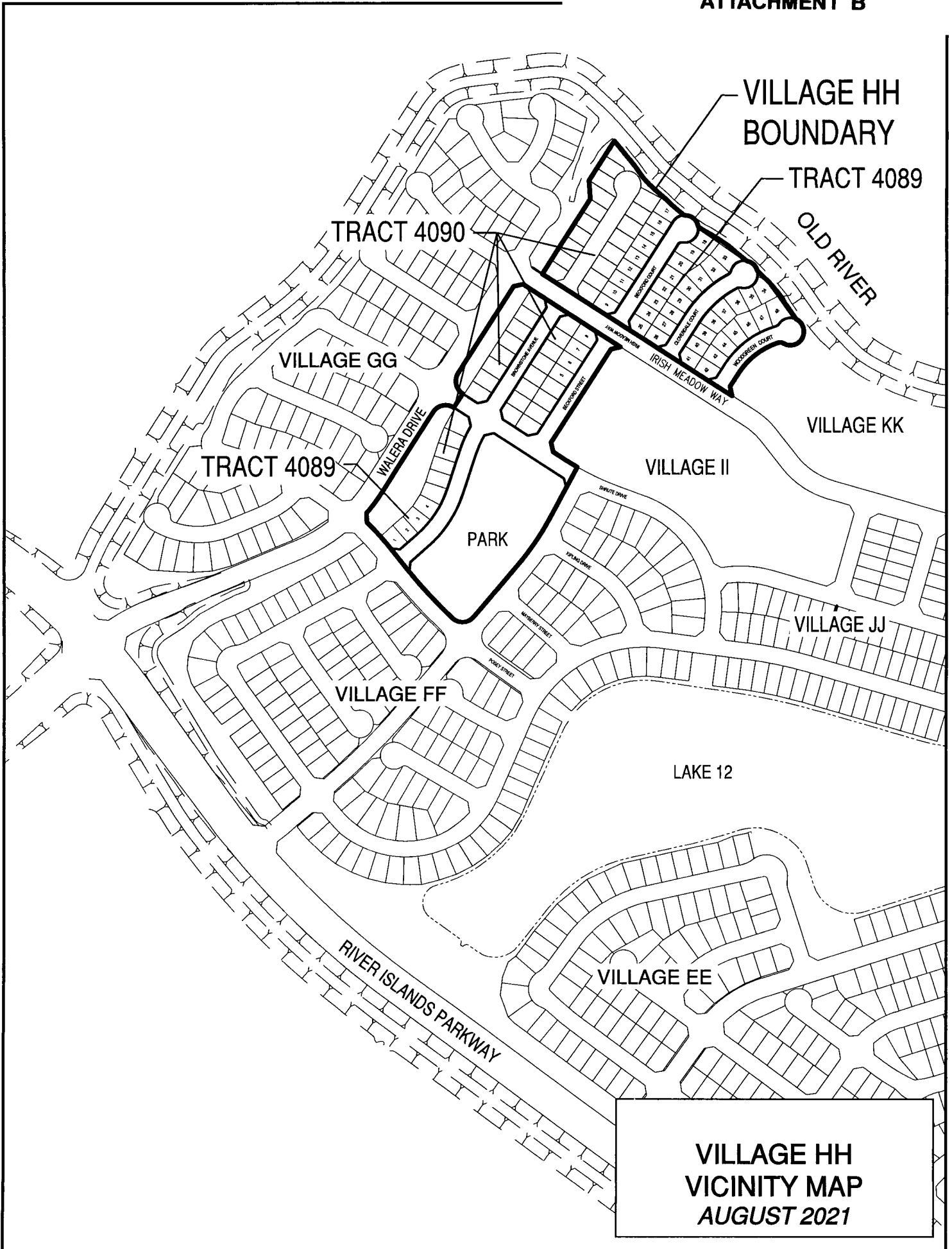
ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney



**VILLAGE HH
VICINITY MAP
AUGUST 2021**

SUBDIVISION IMPROVEMENT AGREEMENT

BY AND BETWEEN THE CITY OF LATHROP AND

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

FOR TRACT 4090 VILLAGE “HH2” 43 RESIDENTIAL LOTS

RECITALS

A. This Agreement is made and entered into this **10th day of January 2022**, by and between the **CITY OF LATHROP**, a municipal corporation of the State of California (hereinafter "CITY") and **River Islands Stage 2B, LLC**, a Delaware limited liability company, (hereinafter "SUBDIVIDER").

B. Pursuant to Division 2 of Title 7 of the Government Code of the State of California and the CITY's Subdivision Regulations (City of Lathrop, Code of Ordinances, Chapter 16), SUBDIVIDER is required to make dedications and improve Tract 4090. However, SUBDIVIDER has completed a significant portion of public infrastructure improvements associated with Tract 4090 (Village “HH2”) located within the Lakeside East District of River Islands Phase 1, which also includes major streets necessary to access the site. Performance and Labor & Material securities have been provided with the SIA for Tract 4089 that guarantee the unfinished improvements for Village “HH”, which includes Tract 4090, in the amount shown in Section 8, and therefore no additional security is needed for Tract 4090.

C. SUBDIVIDER has completed a portion of the joint trench improvements for Tract 4090 and as noted in Recital B, security shall be required for the unfinished portion of these improvements, along with other required infrastructure associated with Tract 4090 and Village “HH” overall. Improvement plans, and street light plans prepared by Power Systems Design, Inc. have already been approved by the City. The street, sidewalk, underground utility, storm drainage, streetlight and joint trench improvements (hereinafter "Improvements") are substantially completed and minor improvements not yet constructed as part of the required infrastructure for Tract 4090 are required security as outlined in this Agreement is required.

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

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

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

2. SUBDIVIDER shall complete the Improvements, including all deferred and unfinished improvements, prior to occupancy of the last home constructed in Tract 4090 that is conveyed to a private interest not associated with the transfer of title of Tract 4090 associated with the filing of Tract 4090 (homebuilder), prior to the completion and occupancy of the last production dwelling unit associated with Tract 4090, or January 10, 2023, whichever comes first. Such occupancy shall be documented by CITY in the form of a Certificate of Occupancy or Final Building Permit.

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

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

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

6. SUBDIVIDER guarantees and warrants that the Improvements shall be constructed in compliance with the standards set forth in Paragraph 1 above, free from any defects in work or labor done, and from any defects in materials furnished. Further, SUBDIVIDER shall repair and maintain the Improvements in good condition and in accordance with CITY specifications for one (1) year after CITY'S acceptance of the Improvements. As required by this Agreement, prior to acceptance of the Improvements, SUBDIVIDER shall deposit with the City Engineer a Warranty Bond in the amount of \$174,900, equal to 10% of the estimated cost of the Improvements for the Village "HH" entire area (\$1,749,000) as included in the Engineer's estimate attached to this Agreement as Exhibit "D", to insure SUBDIVIDER'S repair and warranty of the Improvements in accordance with the terms of this Agreement. The Warranty Bond shall be released at the end of the one year guarantee period, provided there are no claims against it are then outstanding.

7. If SUBDIVIDER, in whole or in part, abandons the Improvements, or unnecessarily or unreasonably delays construction of the Improvements, fails to complete construction of the Improvements within the time specified in this Agreement, or fails to repair.

Replace or reconstruct any defects, as set forth in Paragraph 6 above, CITY may, but is not required to, proceed to complete and/or repair, replace, or reconstruct the Improvements, either by itself or by contract for such service, and CITY may cause to be forfeited such portion of any security deposited therein as is necessary to cover the costs of completion, repair, replacement, or reconstruction incurred by CITY.

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

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

8. Because the Improvements are not entirely complete, the SUBDIVIDER is required to only post Performance or Labor & Materials bonds to guarantee the unfinished improvements associated with Tract 4090 as included and described in Exhibit “D” of this Agreement. Performance and Labor & Material securities have been provided with the SIA for Tract 4089 that guarantee the unfinished improvements for Village “HH”, which includes Tract 4090, in the amount shown in Table 1 below and therefore no additional security is needed for Tract 4090. SUBDIVIDER shall also comply with CITY’S insurance requirements set forth on Exhibit “C” attached hereto and incorporated herein.

Table 1 – Bond Values

Unfinished Improvement Total:	\$1,093,823
Performance Bond (Bond No. 0757341):	\$1,312,588
Labor & Materials Bond (Bond No. 0757341)	\$656,294

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

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

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

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

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

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

Improvements, which may require that acceptance of improvements by CITY be subject to the provisions of an acquisition agreement to be entered into by the CITY and SUBDIVIDER providing that CITY expects to be paid or reimbursed acquisition costs through future CFD special taxes. SUBDIVIDER shall cooperate to facilitate such method of acquisition.

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

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

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

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

19. This Agreement and any amendments hereto comprise the entire understanding and agreement between the parties regarding the improvements to be constructed and dedications for Tract 4090.

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

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

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

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

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

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

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

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

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

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

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

ATTACHMENTS:

EXHIBIT A FINAL MAP - TRACT 4090

EXHIBIT B TRACT 4090 AND VILLAGE "HH2" AREA

EXHIBIT C: CITY INSURANCE REQUIREMENTS

EXHIBIT D: UNFINISHED IMPROVEMENT COST ESTIMATE AND VILLAGE "HH" IMPROVEMENTS COST ESTIMATE

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this **10th day of January 2022**, at Lathrop, California.

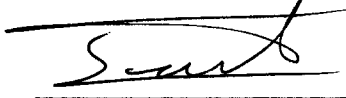
ATTEST: TERESA VARGAS
City Clerk of and for the City
of Lathrop, State of California

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

BY: _____
Teresa Vargas Date
City Clerk

BY: _____
Stephen J. Salvatore Date
City Manager

APPROVED AS TO FORM BY THE CITY OF LATHROP CITY ATTORNEY

BY:  _____ 12-16-2021
Salvador Navarrete Date
City Attorney

SUBDIVIDER

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

BY: _____
Susan Dell'Osso
President

EXHIBIT "A"

FINAL MAP - TRACT 4090

OWNERS STATEMENT

THE UNDERSIGNED DOES HEREBY STATE THAT THEY ARE THE OWNERS OF OR HAVE RECORD TITLE INTEREST IN THE LAND DESIGNATED AND PARCELED WITHIN THE EXTERIOR BOUNDARY LINE OF THE HEREIN ENCLOSED FINAL MAP ENTITLED, "TRACT 4090, RIVER ISLANDS-STAGE 2B, VILLAGE HH2", CITY OF LAHROP, CALIFORNIA, CONSISTING OF TRACT (B) SHEETS, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

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

1. THE UNDERSIGNED DOES HEREBY DEDICATE TO THE CITY OF LAHROP FOR PUBLIC RIGHT-OF-WAY PURPOSES, THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS BROWNSTONE COURT AS SHOWN ON THIS FINAL MAP
2. THE UNDERSIGNED DOES HEREBY DEDICATE A NON-EXCLUSIVE EASEMENT TO THE CITY OF LAHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR, AND MAINTAIN POLES, WIRES, CABLES, PIPES, AND CONDUITS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "P.U.E." (PUBLIC UTILITY EASEMENT)

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

1. THE UNDERSIGNED DOES HEREBY DEDICATE TO THE CITY OF LAHROP, PARCELS A AND B FOR PURPOSES OF OPEN SPACE AND PARK, INCLUDING PUBLIC UTILITIES, STORM DRAIN FACILITIES, SANITARY SEWER FACILITIES, FENCE MAINTENANCE, AND APPURTENANCES THERE TO, FOR THE BENEFIT OF THE PUBLIC, AS SHOWN ON THIS FINAL MAP

THE UNDERSIGNED DOES HEREBY RE-INDEMNIFY TO THE CITY OF LAHROP ALL ABUTTERS RIGHT OF ACCESS TO LOTS 6, 7, 14, 15, 22, 23, 27, AND 43, ALONG THE LOT LINES AS INDICATED BY THE SYMBOL *|||||* AS SHOWN ON THIS FINAL MAP

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

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

BY: SUSAN BELL'ROSSO DATE: _____
ITS: PRESIDENT

TRUSTEES STATEMENT

DATED THIS _____ DAY OF _____, 2021.

OLD REPUBLIC TITLE COMPANY, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED DECEMBER 22, 2016, AS DOCUMENT NUMBER 2016-160888, IS HEREBY ADVISED THAT THE TRUSTEE HAS REVIEWED THE AS DOCUMENT NUMBER 2021-150771 AND FURTHER AMENDED DOCUMENT RECORDED APRIL 15, 2020 AS DOCUMENT NUMBER 2020-046005, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

BY: _____
ITS: _____

ACKNOWLEDGEMENT CERTIFICATE (OWNERS)

A NOTARY PUBLIC OR OTHER OFFICER, COMPLETING THIS CERTIFICATE, VERIFIES ONLY THE IDENTITY OF THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO BE THE PERSON(S) WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/HER AUTHORIZED CAPACITIE(S), AND THAT BY HIS/HER/HER SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT

STATE OF CALIFORNIA }
COUNTY OF SAN JOAQUIN }

ON _____, 2021 BEFORE ME, _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/HER AUTHORIZED CAPACITIE(S), AND THAT BY HIS/HER/HER SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT

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

WITNESS MY HAND:

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

**TRACT 4090
RIVER ISLANDS - STAGE 2B
VILLAGE HH2**

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCELS 1, 2, 3 & 4 OF TRACT 4089 (43 MAP 198) CITY OF LAHROP, SAN JOAQUIN COUNTY, CALIFORNIA
DECEMBER 2021



CITY CLERK'S STATEMENT

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LAHROP, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THE PUBLIC UTILITY EASEMENT AND OPEN SPACE AND PARK SKELETS, THIS ISLANDS-STAGE 2B VILLAGE HH2 CITY OF LAHROP, CALIFORNIA, CONTAINING THE SKELETS, THIS STATEMENT WAS PRESENTED TO SAID CITY COUNCIL AS PROVIDED BY LAW AT A MEETING THEREOF HELD ON THE _____ DAY OF _____, 2021, AND THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. _____ DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP AND AUTHORIZED ITS RECORDED, AND ACCEPTED ON BEHALF OF THE CITY OF LAHROP, FOR PUBLIC USE, THE REDEMPTION OF ACCESS RIGHTS TO LOTS 6, 7, 14, 15, 22, 23, 27 AND 43, ALONG THE LOT LINES AS INDICATED BY THE SYMBOL *|||||* AS SHOWN ON THE DEDICATION OF ALL PUBLIC UTILITY EASEMENTS, PARCELS A AND B, AND ACCEPTED THE OFFER OF A DONATION OF BROWNSTONE COURT AS SHOWN ON SAID MAP SUBJECT TO THE IMPROVEMENTS BEING COMPLETED IN ACCORDANCE WITH CHAPTER 16, TITLE 16 IS OF THE CITY OF LAHROP MUNICIPAL CODE.

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

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

ACKNOWLEDGEMENT CERTIFICATE (TRUSTEE)

A NOTARY PUBLIC OR OTHER OFFICER, COMPLETING THIS CERTIFICATE, VERIFIES ONLY THE IDENTITY OF THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO BE THE PERSON(S) WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/HER AUTHORIZED CAPACITIE(S), AND THAT BY HIS/HER/HER SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT

STATE OF CALIFORNIA }
COUNTY OF SAN JOAQUIN }

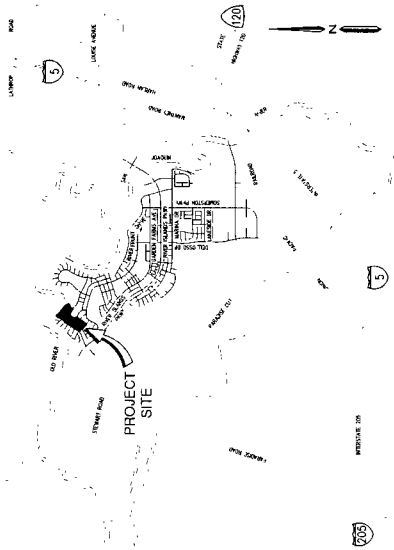
ON _____, 2021 BEFORE ME, _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/HER AUTHORIZED CAPACITIE(S), AND THAT BY HIS/HER/HER SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT

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

WITNESS MY HAND:

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

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



VICINITY MAP
NOT TO SCALE

SECRETARY OF THE PLANNING COMMISSIONS STATEMENT

THIS MAP CONFORMS TO AMENDED VESTING TENTATIVE MAP NO. 6716 APPROVED BY THE PLANNING COMMISSION

DATED THIS _____ DAY OF _____, 2021.

MARK MESSNER, COMMUNITY DEVELOPMENT DIRECTOR
CITY OF LAHROP

CITY ENGINEERS STATEMENT

I, GLENN ESHARDT, hereby state that I am the City Engineer of the City of Lahrop, California and that I have examined this final map of Tract 4090, River Islands - Stage 2B, Village HH2, City of Lahrop, California, and that the subdivision shown hereon is substantially the same as that which appeared on the amended vesting tentative map no. 6716, and any approved alterations thereof. I further state that this final map complies with all provisions of Chapter 2 of the California State Subdivision Map Act and applicable ordinances of the City of Lahrop, and any amendments thereto, applicable at the time of approval of amended vesting tentative map

DATED THIS _____ DAY OF _____, 2021.



GLENN ESHARDT, P.E. (34681)
CITY ENGINEER OF THE CITY OF LAHROP, CALIFORNIA

RECORDERS STATEMENT

FILED THIS _____ DAY OF _____, 2021, AT _____ M
IN BOOK _____ OF MAPS AND PLATS, AT PAGE _____ AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY
FEE \$ _____

STEVE BEST/GARDES COUNTY CLERK
SAN JOAQUIN COUNTY, CALIFORNIA
BY: _____ ASSISTANT/DEPUTY RECORDER

CITY SURVEYOR'S STATEMENT

I, DARRYL A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4090, RIVER ISLANDS-STAGE 2B, VILLAGE HHZ", CITY OF LATHROP, CALIFORNIA, AND I AM SATISFIED THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2021

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



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF RIVER ISLANDS DEVELOPMENT, LLC, ON SEPTEMBER 11, 2018. I HEREBY STATE ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2023, AND THAT THE MONUMENTS ARE, OR THAT THEY WILL BE, SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED AMENDED VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2021

DYLAN GRANFORD, P.L.S. NO 7788



**TRACT 4090
RIVER ISLANDS - STAGE 2B
VILLAGE HHZ**

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF TRACT 4090, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA, DECEMBER 2021.



REFERENCES

- (R1) TRACT 4032, RIVER ISLANDS-STAGE 2B, LARGE LOT FINAL MAP, FILED OCTOBER 8, 2020, IN BOOK 43 OF MAPS AND PLATS, PAGE 142, S.J.C.R. (43 MAP 142)
- (R2) TRACT 4067, RIVER ISLANDS-STAGE 2B, VILLAGE FF, FILED MARCH 19, 2021, IN BOOK 43 OF MAPS AND PLATS, PAGE 163, S.J.C.R. (43 MAP 163)
- (R3) TRACT 4062, RIVER ISLANDS-STAGE 2B, VILLAGE JJ, FILED JANUARY 29, 2021, IN BOOK 43 OF MAPS AND PLATS, PAGE 157, S.J.C.R. (43 MAP 157)
- (R4) TRACT 4088, RIVER ISLANDS-STAGE 2B, VILLAGE HH, FILED OCTOBER 29, 2021, IN BOOK 43 OF MAPS AND PLATS, PAGE 198, S.J.C.R. (43 MAP 198)
- (R5) TRACT 4091, RIVER ISLANDS-STAGE 2B, VILLAGE GG, FILED OCTOBER 29, 2021, IN BOOK 43 OF MAPS AND PLATS, PAGE 197, S.J.C.R. (43 MAP 197)

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66416 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

- 1 RECLAIMED ISLANDS LAND COMPANY, RESERVATION FOR OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, PER DOCUMENT NUMBER 2001-01046177, S.J.C.R.
- 2 LEVEE EASEMENT IN FAVOR OF RECLAMATION DISTRICT 2062 PER DOCUMENT NUMBER 2018-0600095, S.J.C.R.

CERTIFICATE OF DEDICATION

THE FOLLOWING REAL PROPERTY IS DEDICATED BY RIVER ISLANDS STAGE 2B, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS FOLLOWS:

- 1) PARCELS A AND B FOR PURPOSES OF LANDSCAPE OPEN SPACE INCLUDING PUBLIC UTILITIES AND STORM DRAIN FACILITIES, AND PEDESTRIAN WALKS AND EGRESS

THE CITY OF LATHROP SHALL RECONVEY THE PROPERTY TO THE SUBDIVIDER IF THE CITY MAKES A DETERMINATION THAT PURSUANT TO GOVERNMENT CODE SECTION 66477.5 THE SAME PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST.

RECALLS

- 1 FROM TO ARAJ STATEMENT PER CITY OF LATHROP MUNICIPAL CODE OF ORDINANCES, TITLE 15, CHAPTER 15.04.08, THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES YOU ARE HEREBY NOTICED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS YOU MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND SPRAYS AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATIONS, CULTIVATION, PLowing, IRRIGATION, HARVESTING, AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, CROPS, RODENTS AND PESTS BE AWARE ALSO, THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.
- 2 A SOILS REPORT ENTITLED "GEO-TECHNICAL EXPLORATION, RIVER ISLANDS PHASE 1, LATHROP, CALIFORNIA" WAS PREPARED BY GEOTECHNICAL ENGINEERING, INC. ON 08/14/2018. THE REPORT IS ON FILE WITH THE CITY OF LATHROP BY ENGINEER/GEOTECHNICAL ENGINEER JOSEPH J. DOOLEE, LICENSE NO. 62671, AND IS ON FILE WITH THE CITY OF LATHROP.
- 3 TRACT 4090, RIVER ISLANDS-STAGE 2B, VILLAGE HHZ, CONTAINS 43 RESIDENTIAL LOTS CONTAINING 5.393 ACRES MORE OR LESS INCLUDING ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP, ALL AS SHOWN ON THIS FINAL MAP (PLEASE REFER TO THE AREA TABLE BELOW)

TRACT 4090 AREA SUMMARY	
LOTS 1 THROUGH 43	4,455 AC±
STREET DEDICATIONS	746 AC±
PARCELS A AND B	192 AC±
TOTAL	5,393 AC±

- 4 BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 1214022363-LR, (VERSION 1) DATED OCTOBER 26, 2021, PROVIDED BY OLD REPUBLIC TITLE COMPANY.
- 5 SUBJECT TO A QUILTCAM DEED RECORDED OCTOBER 8, 2020 AS DOCUMENT NUMBER 2020-154309, SAN JOAQUIN COUNTY RECORDS FOR PORTIONS OF COHEN ROAD AND PARADISE ROAD.

LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEET 3 ONLY

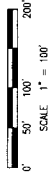
LINE	DIRECTION	LENGTH
L1	N22°47'05"E	56.67'
L2	N18°10'11"E	150.00'
L3	N20°24'04"E	59.34'
L4	N29°16'04"E	80.22'
L5	N57°24'06"W	57.13'
L6	N13°20'47"W	34.77'
L7	N18°10'11"E	152.92'
L8	N62°11'41"W	81.00'
L9	N77°35'54"E	35.36'
L10	N57°24'06"W	94.00'
L11	N12°24'06"W	35.36'
L12	N77°35'54"E	35.36'
L13	N57°24'06"W	64.00'
L14	N12°24'06"W	35.36'
L15	N77°35'54"E	35.36'
L16	N57°24'06"W	55.00'
L17	N57°24'06"W	80.00'
L18	N32°35'54"E	200.00'
L19	N77°35'54"E	35.36'
L20	N57°24'06"W	110.00'

LINE	DIRECTION	LENGTH
L21	N42°51'57"W	67.66'
L22	N35°58'04"W	16.16'
L23	N39°16'57"W	32.20'
L24	N38°48'52"W	26.72'
L25	N38°32'00"W	29.55'
L26	N35°25'46"W	48.63'
L27	N40°18'00"W	18.88'
L28	N43°10'41"W	18.46'
L29	N47°12'28"W	28.74'
L30	N49°32'18"W	50.84'
L31	N44°47'56"W	17.55'
L32	N17°42'53"W	14.97'
L33	N53°01'10"W	80.23'
L34	N18°10'11"E	152.92'
L35	N32°35'54"E	40.00'

CURVE	RADIUS	DELTA	LENGTH
C1	430.00'	123°22'	94.11'
C2	370.00'	93°08'	82.22'
C3	55.00'	90°00'00"	86.39'
C4	730.00'	107°28'	14.32'
C5	270.00'	50°53'	24.00'
C6	7613.88'	071°50'	48.35'
C7	50.00'	142°50'	12.58'
C8	400.00'	30°34'03"	213.40'
C9	400.00'	142°54'3"	100.73'

TRACT 4090 RIVER ISLANDS - STAGE 2B VILLAGE HH2

A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCELS 1, 2, 3 & 4 OF TRACT 4089 (43 MAP 198)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
DECEMBER 2021



LEGEND

- ⊙ MONUMENT TO BE SET
- ⊙ FOUND MONUMENT PER (R1)
- ⊙ FOUND MONUMENT PER (R4)
- ⊙ FOUND MONUMENT PER (R5)
- FOUND 3/4" IRON PIPE WITH CAP STAMPED "PLS 7788" PER (R1) AND (R4), RESPECTIVELY
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 778" PER (R1)

- RESTRICTED ACCESS
- BOUNDARY
- LOT LINE OR RIGHT-OF-WAY LINE
- - - EASEMENT LINE
- CENTERLINE

- 200.00' (R1)
- (R1)
- (M-B)
- (M-M)
- (R)
- (T)
- (B)
- ON
- DOCUMENT NUMBER
- PUBLIC UTILITY EASEMENT
- WALL EASEMENT
- WE
- WC
- LI/CI/R1
- ① EASEMENT REFERENCE NUMBER

NOTES

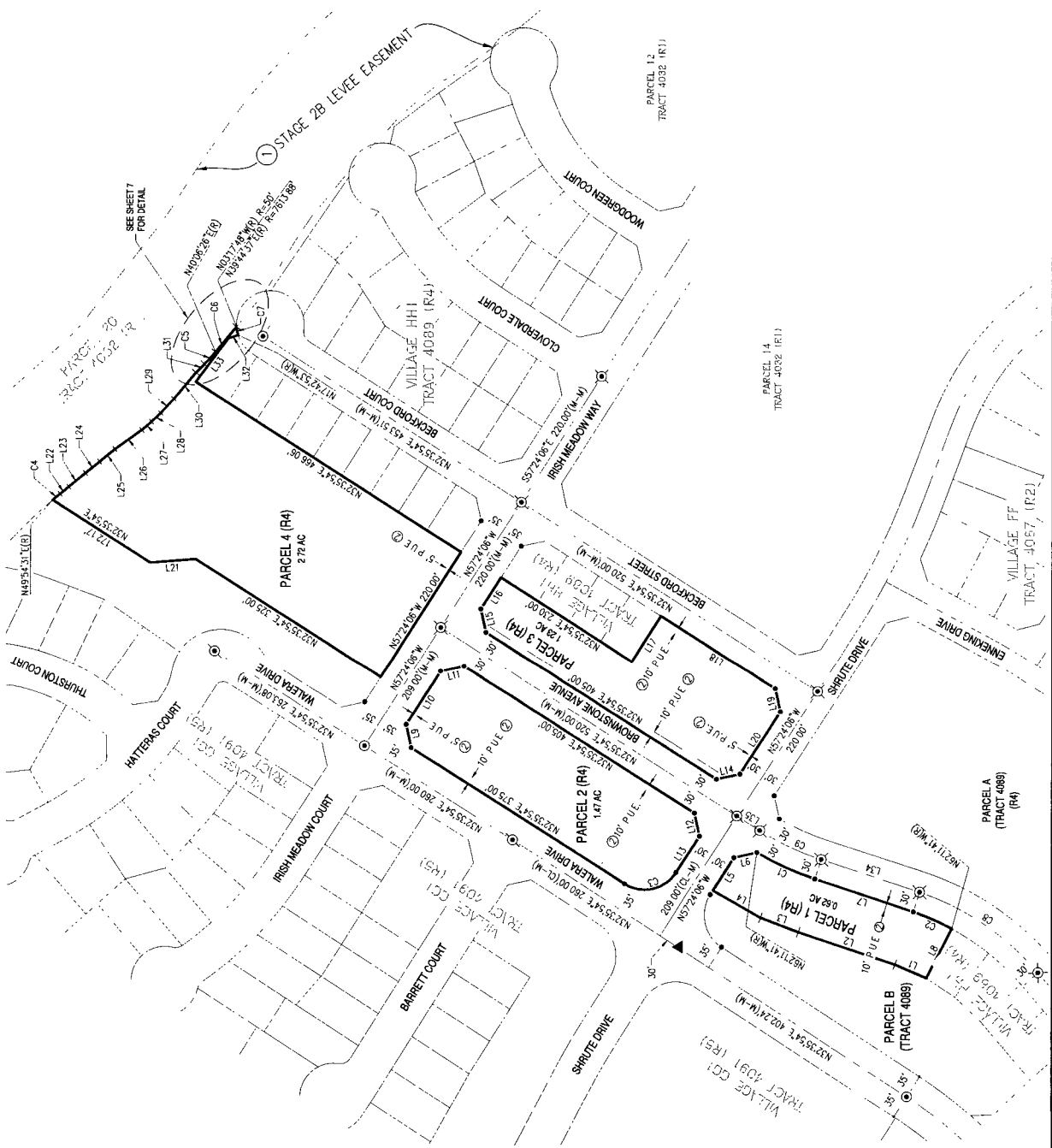
- 1 SEE SHEET 2 FOR REFERENCES
- 2 SEE SHEET 2 FOR LINE AND CURVE TABLES

BASIS OF BEARINGS

THE BEARING OF NORTH 57°24'08" WEST BETWEEN FOUND MONUMENTS ALONG IRISH MEADOW WAY AS SHOWN PER TRACT 4032, FILED OCTOBER 8, 2020, IN BOOK 43 OF MAPS AND PLATS, AT PAGE 142, RECORDS OF SAN JOAQUIN COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP (ZONE 3, NAD83). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES

EASEMENTS

- 1 STAGE 2B LEVEE EASEMENT IN FAVOR OF ISLAND RECLAMATION DISTRICT 2082 PER DA 2018-060905, S.J.C.C.P.
- 2 PUBLIC UTILITY EASEMENT PER TRACT 4089, FILED OCTOBER 29, 2021 IN BOOK 43 OF MAPS AND PLATS, PAGE 198, S.J.C.C.P.



TRACT 4090 RIVER ISLANDS - STAGE 2B VILLAGE HH2

A PORTION OF RANCHO EL PESQUERO, BEING
A SUBDIVISION OF PARCELS 1, 2, 3 AND 4
OF MAP 143, MAP 198)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
DECEMBER 2021



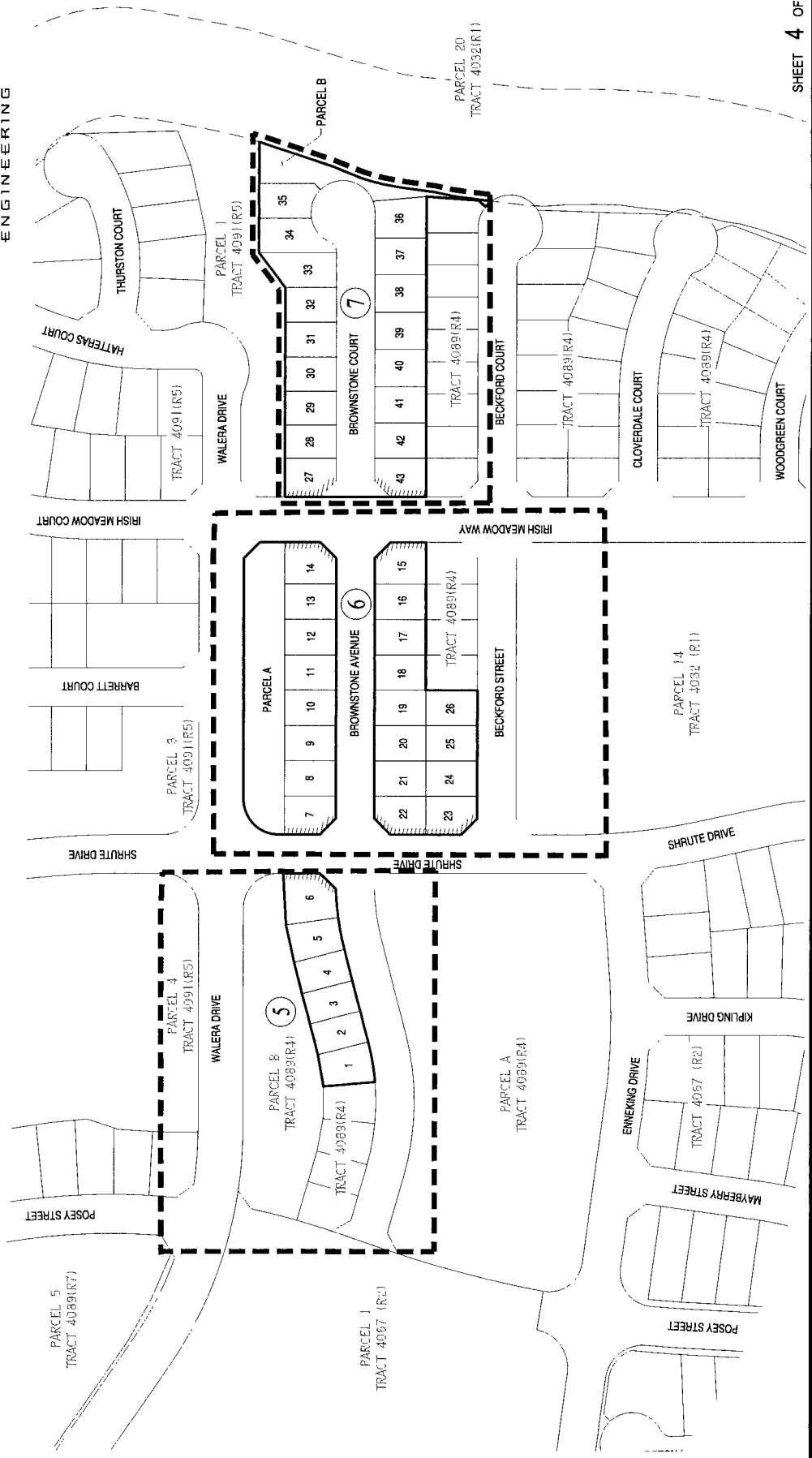
LEGEND

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

7



0 50' 100' 200'
SCALE: 1" = 100'

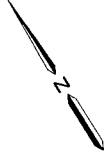
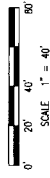


TRACT 4090

RIVER ISLANDS - STAGE 2B

VILLAGE HH2

A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCELS 1, 2, 3 & 4 OF TRACT 4089 (43 MAP 198)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
DECEMBER 2021



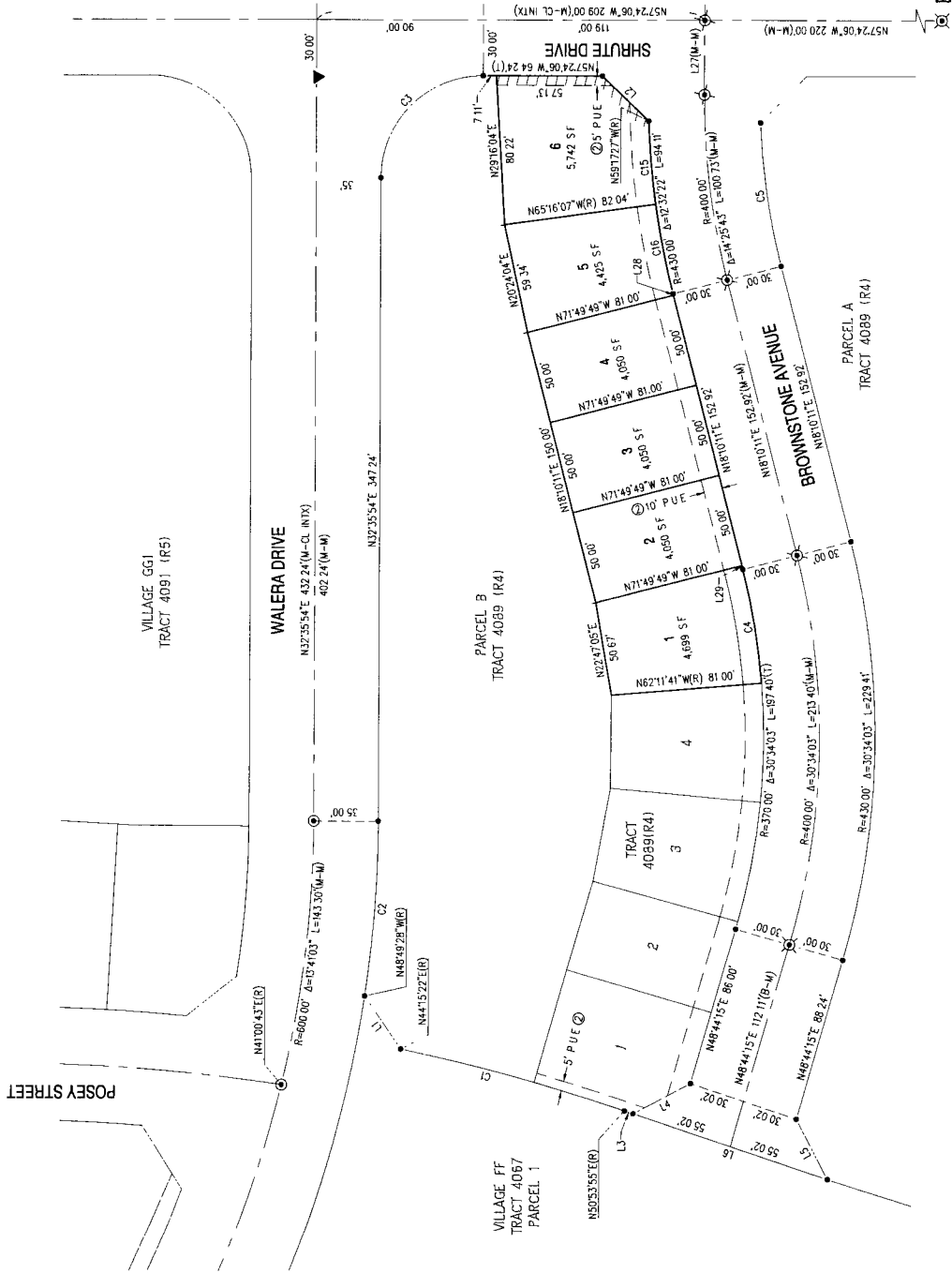
MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- ⊙ FOUND MONUMENT PER TRACT 4032 (R1)
- ⊙ FOUND MONUMENT PER TRACT 4068 (R4)
- 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1) AND (R4)
- ▲ 2-1/2" BRASS DISK STAMPED "PLS 7788" PER (R1)

- SET 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788"
- SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1 1/2" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS

NOTES

1. SEE SHEET 2 FOR REFERENCES
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND
3. SEE SHEET 8 FOR LINE AND CURVE TABLES
4. SEE SHEET 3 FOR EASEMENTS



SEE SHEET 6

BECKFORD STREET

TRACT 4090 RIVER ISLANDS - STAGE 2B VILLAGE HH2

A PORTION OF PARCELS EL PASADERO, BEING
A SUBDIVISION OF PARCELS 1, 2, 3 & 4 OF TRACT 4089 (43 MAP 198)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
DECEMBER 2021

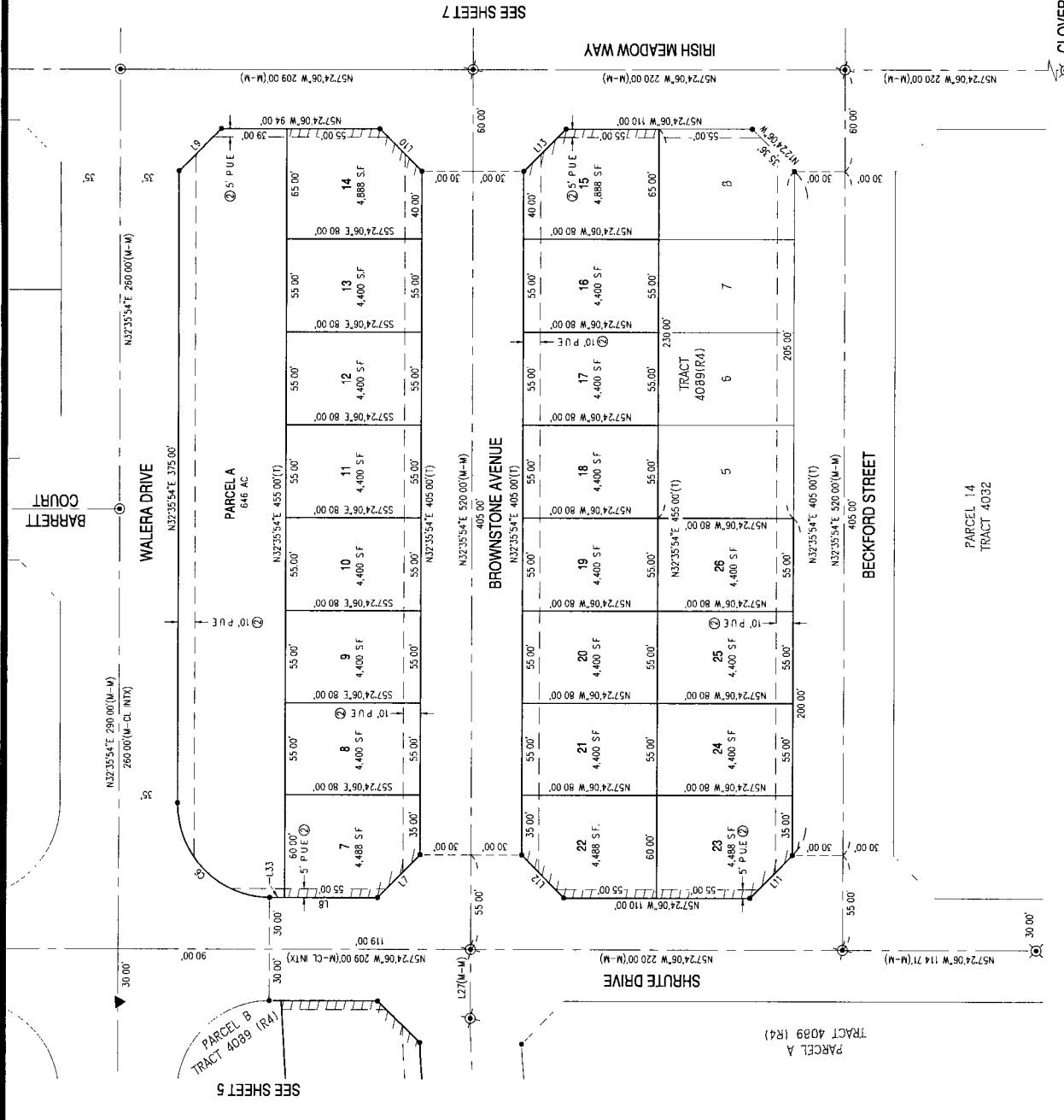


MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- ⊙ FOUND MONUMENT PER TRACT 4032 (R1)
- ⊙ FOUND MONUMENT PER TRACT 4088 (R4)
- 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1) AND (R4)
- ▲ 2-1/2" BRASS DISK STAMPED "PLS 7788" PER (R1)
- SET 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788"
- ⊠ SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED) SET 1 1/2" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK 1' 00" ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS

NOTES

1. SEE SHEET 2 FOR REFERENCES
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND
3. SEE SHEET 3 FOR BEARING AND CURVE TABLES
4. SEE SHEET 3 FOR EASEMENTS

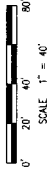


SEE SHEET 7

SEE SHEET 5

TRACT 4090
RIVER ISLANDS - STAGE 2B
VILLAGE HH2

A PORTION OF RANCHO EL PESQUERO, BEING
 A SUBDIVISION OF PARCELS 1, 2, 3 & 4 OF TRACT 4089 (AS MPP 108)
 CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
 DECEMBER 2021

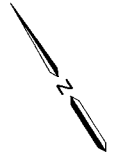


MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- ⊙ FOUND MONUMENT PER TRACT 4032 (R1)
- ⊙ FOUND MONUMENT PER TRACT 4088 (R4)
- 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1) AND (R4)
- ▲ 2-1/2" BRASS DISK STAMPED "PLS 7788" PER (R1)
- SET 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788"
- SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED) SET 117" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS

NOTES

1. SEE SHEET 2 FOR REFERENCES
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND
3. SEE SHEET 8 FOR LINE AND CURVE TABLES
4. SEE SHEET 3 FOR EASEMENTS



SEE SHEET 6

LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 5 THROUGH 7 ONLY

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N217°03'W	34.39'
L2	N132°04'W	34.77'
L3	N39°05'58"W	4.96'
L4	N85°10'52"W	34.68'
L5	N44°46'56"E	35.99'
L6	N39°07'52"W	110.04'
L7	N77°35'54"E	35.36'
L8	N57°24'06"W	64.00'
L9	N77°35'54"E	35.36'
L10	N122°40'06"W	35.36'
L11	N77°35'54"E	35.36'
L12	N122°40'06"W	35.36'
L13	N77°35'54"E	35.36'
L14	N77°35'54"E	35.36'
L15	N115°56'31"W	14.33'
L16	N122°40'06"W	35.36'
L17	N44°47'56"W	17.55'
L18	N48°32'18"W	50.84'
L19	N47°12'28"W	28.74'
L20	N43°10'41"W	18.46'

LINE TABLE		
LINE	DIRECTION	LENGTH
L21	N40°18'00"W	18.88'
L22	N152°54'48"W	48.83'
L23	N38°32'00"W	29.55'
L24	N38°48'52"W	26.72'
L25	N39°18'57"W	32.20'
L26	N38°58'04"W	16.16'
L27	N32°35'54"E	40.00'
L28	N18°10'11"E	0.78'
L29	N18°10'11"E	2.13'
L30	N17°42'53"W	14.97'
L31	N57°24'06"W	20.00'
L32	N32°35'54"E	0.83'
L33	N57°24'06"W	9.00'
L34	N57°24'06"W	20.00'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	1080.00	6°38'32"	125.21'
C2	635.00	8°34'38"	95.06'
C3	55.00	90°00'00"	86.39'
C4	370.00	9°38'08"	62.22'
C5	370.00	17°06'19"	78.17'
C6	55.00	90°00'00"	86.39'
C7	17.00	66°14'06"	19.65'
C8	50.00	56°53'14"	49.61'
C9	50.00	54°50'27"	47.86'
C10	50.00	11°33'28"	99.16'
C11	50.00	20°54'58"	18.25'
C12	7613.88	0°21'30"	48.35'
C13	270.00	5°05'37"	24.00'
C14	730.00	1°07'26"	14.32'
C15	430.00	5°58'39"	44.86'
C16	430.00	6°13'42"	49.24'
C17	50.00	14°25'05"	12.58'
C18	50.00	39°41'13"	34.63'

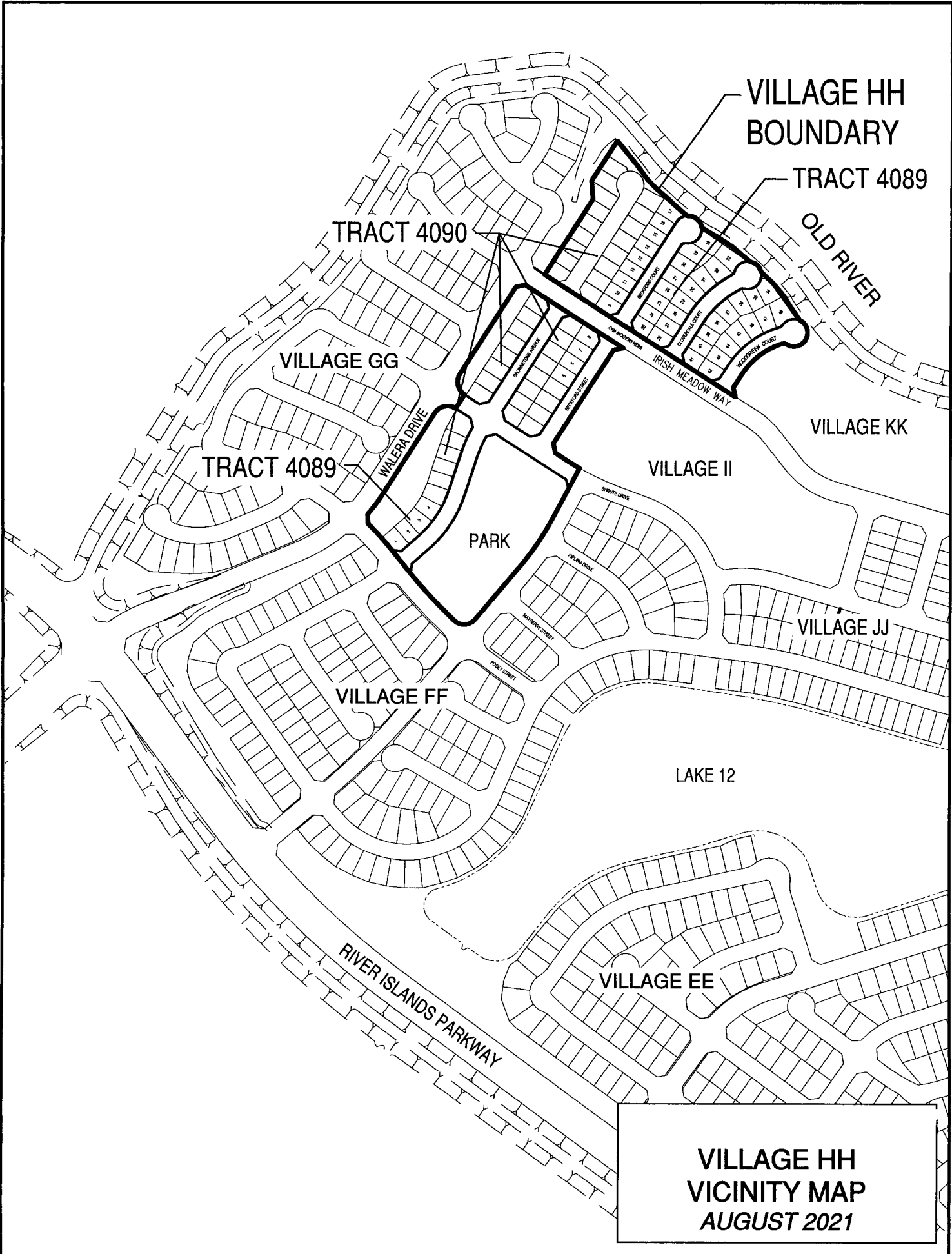
TRACT 4090
RIVER ISLANDS - STAGE 2B
VILLAGE HH2

A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCELS 1, 2, 3 & 4 OF TRACT 4089 (43 MAP 199)
IN SAN RAFAEL COUNTY, CALIFORNIA
DATE OF MAP: DECEMBER 2021



EXHIBIT "B"

TRACT 4090 VILLAGE "HH2" AREA



VILLAGE HH
BOUNDARY

TRACT 4089

TRACT 4090

OLD RIVER

VILLAGE GG

TRACT 4089

WALEGA DRIVE

IRISH MEADOW WAY

VILLAGE KK

VILLAGE II

PARK

VILLAGE JJ

VILLAGE FF

LAKE 12

VILLAGE EE

RIVER ISLANDS PARKWAY

**VILLAGE HH
VICINITY MAP
AUGUST 2021**

EXHIBIT "C"

CITY INSURANCE REQUIREMENTS

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

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

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

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

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

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

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



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/23/2021

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

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

PRODUCER Alliant Insurance Services, Inc. 333 S Hope St Ste 3750 Los Angeles CA 90071	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">CONTACT NAME: Michelle Sanchez</td> <td style="width: 50%;">FAX (A/C, No):</td> </tr> <tr> <td>PHONE (A/C, No, Ext):</td> <td></td> </tr> <tr> <td colspan="2">E-MAIL ADDRESS: Michelle.Sanchez@alliant.com</td> </tr> <tr> <td colspan="2" style="text-align: center;">INSURER(S) AFFORDING COVERAGE</td> </tr> <tr> <td style="width: 70%;">INSURER A: United Specialty Insurance Com</td> <td style="width: 30%;">NAIC # 12537</td> </tr> <tr> <td>INSURER B:</td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	CONTACT NAME: Michelle Sanchez	FAX (A/C, No):	PHONE (A/C, No, Ext):		E-MAIL ADDRESS: Michelle.Sanchez@alliant.com		INSURER(S) AFFORDING COVERAGE		INSURER A: United Specialty Insurance Com	NAIC # 12537	INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
CONTACT NAME: Michelle Sanchez	FAX (A/C, No):																				
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INSURER B:																					
INSURER C:																					
INSURER D:																					
INSURER E:																					
INSURER F:																					
INSURED River Islands Stage 2B, LLC 73 W. Stewart Lathrop CA 95330	License#: 0C36861 RIVEISL-01																				

COVERAGES **CERTIFICATE NUMBER: 629381787** **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	Y		ATN2117764P	3/19/2021	3/19/2022	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER						
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE						EACH OCCURRENCE \$ AGGREGATE \$
	DED <input type="checkbox"/> RETENTION \$						
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N		N/A			PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E L EACH ACCIDENT \$ E L DISEASE - EA EMPLOYEE \$ E L DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Re: FM 4090 HH2
 City of Lathrop, its officers, City Council, boards and commissions and members thereof, its employees and agents are included as Additional Insureds as respects to General Liability. General Liability shall be Primary and Non-Contributory with any other insurance in force for or which may be purchased by City of Lathrop, its officers, employees and agents.

CERTIFICATE HOLDER **CANCELLATION**

City of Lathrop 390 Towne Centre Drive Lathrop CA 95330	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
---	--

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
City of Lathrop, its officers, City Council, boards and commissions and members thereof, its employees and agents 390 Towne Centre Drive Lathrop, CA 95330	As Required By Written Contract, Fully Executed Prior To The Named Insured's Work
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

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

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

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

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

1. Required by the contract or agreement; or

2. Available under the applicable Limits of Insurance shown in the Declarations; whichever is less.

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

United Specialty Insurance Company

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

VEN 051 00 (02/20)

PRIMARY AND NON-CONTRIBUTING INSURANCE ENDORSEMENT

This endorsement modifies the Conditions provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

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

Primary and Non-Contributory Insurance

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

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

and

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

- (i) apply on a primary and non-contributory basis;

and

- (ii) would not seek contribution from any other insurance available to the additional insured.

or

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

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

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

Policy: ATN217764P

UNITED SPECIALTY INSURANCE COMPANY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

VEN 064 00 (01/15)

THIRD PARTY CANCELLATION NOTICE ENDORSEMENT

This endorsement modifies the Conditions provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

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

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

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

SCHEDULE

Name and Address of Other Person/Organization

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

Number of Days Notice

30

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

EXHIBIT "D"

**UNFINISHED IMPROVEMENT COST ESTIMATE
AND VILLAGE "HH" – FULL IMPROVEMENT COST**

ENGINEER'S PRELIMINARY COST ESTIMATE
VILLAGE HH (91 UNITS)
STAGE 2B
RIVER ISLANDS
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

July 16, 2019
Job No.: 25503-51

Item	Description	Quantity	Unit	Unit Price	Amount
<u>ROADWAY</u>					
1	Fine Grading	214,000	SF	\$ 0.45	\$ 96,300.00
2	3" AC Paving	65,400	SF	\$ 1.50	\$ 98,100.00
3	4.5" AC Paving	42,200	SF	\$ 2.25	\$ 94,950.00
4	7" Aggregate Base	65,400	SF	\$ 1.05	\$ 68,670.00
5	8" Aggregate Base	42,200	SF	\$ 1.20	\$ 50,640.00
6	Vertical Curb and Gutter <i>(with AB cushion)</i>	1,100	LF	\$ 15.00	\$ 16,500.00
7	Rolled Curb and Gutter <i>(with AB cushion)</i>	5,600	LF	\$ 15.00	\$ 84,000.00
8	Concrete Sidewalk	30,000	SF	\$ 5.00	\$ 150,000.00
9	Driveway Approach	91	EA	\$ 600.00	\$ 54,600.00
10	Survey Monuments	9	EA	\$ 300.00	\$ 2,700.00
11	Traffic Signing & Striping	3,100	LF	\$ 5.00	\$ 15,500.00
12	Dewatering <i>(budget)</i>	3,100	LF	\$ 75.00	\$ 232,500.00
Subtotal Roadway					\$ 964,460.00
<u>STORM DRAIN</u>					
13	15" Storm Drain Pipe	500	LF	\$ 34.00	\$ 17,000.00
14	18" Storm Drain Pipe	450	LF	\$ 46.00	\$ 20,700.00
15	42" Storm Drain Pipe	430	LF	\$ 120.00	\$ 51,600.00
16	Catch Basins <i>(type A inlet)</i>	6	EA	\$ 2,400.00	\$ 14,400.00
17	Catch Basins <i>(type A inlet over type I manhole base)</i>	7	EA	\$ 2,800.00	\$ 19,600.00
18	Catch Basins <i>(type A inlet over type II manhole base)</i>	1	EA	\$ 5,000.00	\$ 5,000.00
19	Connect to Existing	8	EA	\$ 1,700.00	\$ 13,600.00
Subtotal Storm Drain					\$ 141,900.00
<u>SANITARY SEWER</u>					
20	8" Sanitary Sewer Pipe	3,100	LF	\$ 28.00	\$ 86,800.00
21	Manholes	13	EA	\$ 4,000.00	\$ 52,000.00
22	Sewer Service	92	EA	\$ 600.00	\$ 55,200.00
23	Sewer Stub & Plug	2	EA	\$ 1,000.00	\$ 2,000.00
24	Connect to Existing	10	EA	\$ 3,000.00	\$ 30,000.00
Subtotal Sanitary Sewer					\$ 226,000.00

Item	Description	Quantity	Unit	Unit Price	Amount
<u>WATER SUPPLY</u>					
25	8" Water Line (including all appurtenances)	3,300	LF	\$ 32.00	\$ 105,600.00
26	8" GV	11	EA	\$ 1,550.00	\$ 17,050.00
27	Blow-Off	5	EA	\$ 4,000.00	\$ 20,000.00
28	ARV	6	EA	\$ 2,500.00	\$ 15,000.00
29	Fire Hydrants	8	EA	\$ 4,000.00	\$ 32,000.00
30	1-1/2" Water Service	91	EA	\$ 2,000.00	\$ 182,000.00
31	2" Water Service	1	EA	\$ 2,000.00	\$ 2,000.00
32	Water Plug & Stub	2	EA	\$ 1,000.00	\$ 2,000.00
33	Connect to Existing	10	EA	\$ 4,000.00	\$ 40,000.00
Subtotal Potable Water					\$ 415,650.00
TOTAL CONSTRUCTION COST (nearest \$1,000)					\$ 1,749,000.00
COST PER LOT					\$ 19,220.00

Notes:

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

ENGINEER'S BOND ESTIMATE
COST TO COMPLETE
RIVER ISLANDS - Stage 2B
VILLAGE HH (91 LOTS)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

August 11, 2021
Job No.: 25503-51

Item Description	Quantity	Unit	Unit Price	Amount
1 Sanitary Sewer Raising Iron & Setting SSCO boxes (0% Completion)	1	LS	\$ 42,600.00	\$ 42,600.00
2 Domestic Water Raising Iron & Setting Water Boxes (0% Completion)	1	LS	\$ 46,300.00	\$ 46,300.00
3 Joint Trench (60% Completion)	1	LS	\$ 91,000.00	\$ 91,000.00
4 Striping & Mounments (0% Completion)	1	LS	\$ 12,000.00	\$ 12,000.00
			TOTAL COST TO COMPLETE	\$ 191,900.00

Notes:

- 1) Estimate for cost to complete based on contractor's note for Village HH dated 08/11/2021



OPINION OF PROBABLE COST

River Islands Parkway - Village HH - Phase 2 - Streetscape

Lathrop, CA

100% Submittal

4/15/2021

ITEM DESCRIPTION	UNIT	QUANT.	UNIT COST	AMOUNT
A. Site Preparation				
1 Site Grading (Fine)	SF	130,695	\$0.50	\$65,347.50
SUB-TOTAL				\$65,347.50
B. Flatwork / Surfacing / Walls				
1 12" Concrete Mow Curb	LF	30	\$12.00	\$360.00
2 4"-6" Cobble	SF	95	\$2.20	\$209.00
3 Aluminum Edging	LF	35	\$10.00	\$350.00
4 Cobble set in Concrete	SF	387	\$10.00	\$3,870.00
5 Boulders	EA	43	\$150.00	\$6,450.00
6 Wood Perimeter Fence	LF	1,874	\$32.00	\$59,968.00
7 Open Space Rail Fence	LF	1,414	\$32.00	\$45,248.00
8 Open Space Rail Fence Pilaster	EA	107	\$1,000.00	\$107,000.00
9 Open Space Rail Fence Pilaster with Light	EA	21	\$2,000.00	\$42,000.00
10 Open Space Rail Fence Footing	EA	91	\$500.00	\$45,500.00
SUB-TOTAL				\$310,955.00
C. Features				
1 Removable Bollard	EA	3	\$2,000.00	\$6,000.00
SUB-TOTAL				\$6,000.00
D. Planting				
1 1 Gallon Shrubs	EA	2,148	\$8.25	\$17,721.00
2 5 Gallon Shrubs	EA	2,851	\$18.00	\$51,318.00
3 15 Gallon Trees	EA	140	\$120.00	\$16,800.00
4 Hydroseed - Wildflower Mix	SF	37,856	\$0.35	\$13,249.60
5 Hydroseed - Bio-Filtration Mix	SF	19,800	\$0.35	\$6,930.00
6 Soil Conditioning & Amendments	SF	130,695	\$0.30	\$39,208.50
7 Bark	SF	52,098	\$0.25	\$13,024.50
8 Root Barrier	LF	1,708	\$9.00	\$15,372.00
SUB-TOTAL				\$173,623.60
E. Irrigation Controls & Distribution				
1 6" Pop-Up Spray Nozzle	EA	265		
2 12" Pop-Up Rotor	EA	195		
3 Tree RWS System	EA	280		
4 Pipe Transition Points	EA	37		
5 Flush Cap and Valve Box	EA	74		
6 Operation Indicator	EA	74		
7 18" o.c. In-line Drip Tubing Irrigation System	LN	27,651		
8 1" Valves/Filter, Boxes & Decoders	EA	24		
9 1" Valves, Boxes & Decoders	EA	75		
10 3/4" Quick Couplers	EA	24		
11 Gate Valve	EA	8		

12 Sch 40 Ball Valve	EA	37		
13 3/4" Lateral Line	LF	8,906		
14 1" Lateral Line	LF	1,484		
15 1 1/4" Lateral Line	LF	2,969		
16 1 1/2" Lateral Line	LF	1,484		
17 Drip Header	LF	202		
18 3" Mainline	LF	3,055		
19 Pipe Sleeve	LF	536		
20 1" Conduit for Control Wires	LF	3,551		
21 Irrigation Sub-Total	SF	130,695	\$2.02	\$264,003.90

			SUB-TOTAL	\$264,003.90
			TOTAL	\$819,930.00
			10% Contingency	\$81,993.00
			Construction Total	\$901,923.00

NOTES:

1. _____

Items not included as a part of this estimate:

- | | |
|----------------------------|--|
| A. Permits | F. Erosion control & siltation cost, SWPPP |
| B. Utility Fees | G. Landscaping Fees |
| C. City fees, bond fees | H. Joint trench |
| D. Engineering/design fees | I. Easement acquisitions |
| E. Soils engineering cost | J. Power Pole Relocation |

2. _____

This estimate is for bonding purposes only and not to be used for bidding purposes.

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

January 10, 2022

Via Email and Hand Delivery

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

Re: Recordation of Final Map 4090; Escrow No. 1214022363

Dear Lori:

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

A. Date for Closings

The Final Map will be recorded at the time designated by RIS2B as set forth below. The Final Map can only be recorded after the City has approved the map in writing. The closing date for the Transaction is intended to occur by June 30, 2022, at the time designated in writing by RIS2B, subject to satisfaction of the conditions set forth below (each a "**Closing**"). If the Final Map has not been recorded by December 31, 2022, ORTC will return the Final Map to the City.

B. Documents to be Delivered and Recordation Documents

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

B.1. One original Final Map for Tract 4090, executed and acknowledged by the City (provided to title by City).

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

C. Funds and Settlement Statement

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

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

- Funds to be wire transferred directly to the entity set forth below, immediately upon recordation of the Final Map, in accordance with the wire transfer instructions for each entity are as follows: The amount of **\$17,947.90**, payable to the City pursuant to that certain Agreement to Settle Litigation Regarding River Islands at Lathrop (as amended "**Sierra Club Agreement**"), constituting the amount of **\$3,328.00** multiplied by **5.393** acres (or portion thereof) included in the Final Map, is to be transferred to the City upon recordation of the Final Map. The City's wire instructions are set forth below.

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

D. Closing Requirements

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

D.1. You have delivered copies of your Settlement Statement by email transmission to: (a) Susan Dell'Osso (sdelloso@riverslands.com); (b) Debbie Belmar (dbelmar@riverslands.com); (c) Brad Taylor (btaylor@ci.lathrop.ca.us); (d) Salvador Navarrete (snavarrete@ci.lathrop.ca.us); (e) Glenn Gebhardt (ggebhardt@ci.lathrop.ca.us), (f) Sandra Lewis (slewis@ci.lathrop.ca.us), and have confirmation (by telephone or email) from Susan Dell'Osso and Glenn Gebhardt or Brad Taylor that the Settlement Statement is accurate and acceptable;

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

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

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

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

D.6. You have received confirmation (by email or other writing) from Susan Dell'Osso and Stephen Salvatore or 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 Recordation Documents in the Official Records;
- E.3. Pay the costs associated with the Transaction;

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

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

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

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

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

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

F. Additional Instructions

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

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

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

Very truly yours,

Stephen J. Salvatore Date
City Manager
City of Lathrop

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

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

ESCROW INSTRUCTIONS
ACKNOWLEDGEMENT AND AGREEMENT:

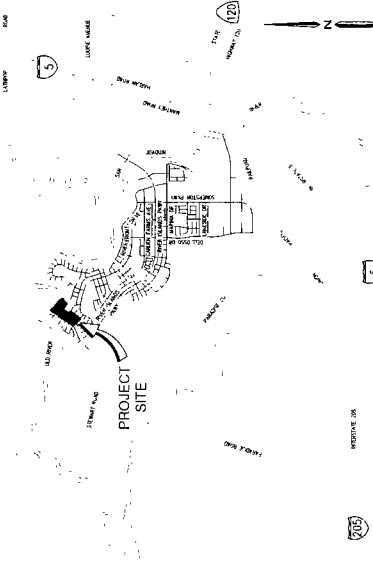
Receipt of the foregoing Escrow Instructions from RIS2B and the City is hereby acknowledged. The undersigned agrees, for itself, and on behalf of ORTC, to proceed in strict accordance with these Escrow Instructions. The undersigned represents and warrants to RIS2B and the City that the undersigned is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

Old Republic Title Company

By: _____
Its: _____
Date: _____

TRACT 4090 RIVER ISLANDS - STAGE 2B VILLAGE HH2

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCELS 1, 2, 3 & 4 OF TRACT 4089 (43 MAP 198) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA DECEMBER 2021



VICINITY MAP NOT TO SCALE

OWNERS STATEMENT

THE UNDERSIGNED DOES HEREBY STATE THAT THEY ARE THE OWNERS OF OR HAVE RECORD TITLE INTEREST IN THE LAND DESCRIBED AND EMBARRASSED WITHIN THE EXTERIOR BOUNDARY LINE OF THE HERON EMBRODED FINAL MAP ENTITLED, "TRACT 4090 RIVER ISLANDS-STAGE 2B VILLAGE HH2", CITY OF LATHROP, CALIFORNIA, CONSISTING OF EIGHT (8) SHEETS, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

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

- 1. THE UNDERSIGNED DOES HEREBY DEDICATE TO THE CITY OF LATHROP FOR PUBLIC RIGHT-OF-WAY PURPOSES, THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS BROWNSTONE COURT AS SHOWN ON THIS FINAL MAP
2. THE UNDERSIGNED DOES HEREBY DEDICATE A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN, PIPES, WELLS, CHIMNEYS, PIPES, AND CONDUITS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "P.U.E." (PUBLIC UTILITY EASEMENT)

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

- 1. THE UNDERSIGNED DOES HEREBY DEDICATE TO THE CITY OF LATHROP, PARCELS A AND B FOR PURPOSES OF OPEN SPACE AND PARK, INCLUDING PUBLIC UTILITIES, STORM DRAIN FACILITIES, SANITARY SEWER FACILITIES, FENCE MAINTENANCE, AND APPURTENANCES THEREOF, FOR THE BENEFIT OF THE PUBLIC, AS SHOWN ON THIS FINAL MAP

THE UNDERSIGNED DOES HEREBY RELINQUISH TO THE CITY OF LATHROP ALL ABUTTERS RIGHT OF ACCESS TO LOTS 6, 7, 14, 15, 22, 23, 27, AND 43, ALONG THE LOT LINES AS INDICATED BY THE SYMBOLS SHOWN ON THIS FINAL MAP

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

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

BY: SUSAN DELL'USSO DATE: PRESIDENT

TRUSTEE'S STATEMENT

DATED THIS DAY OF 2021. OLD REPUBLIC TITLE COMPANY AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED BECOMES 29, 2016 AS DOCUMENT NUMBER 2016-16888, AND AS AMENDED IN DOCUMENT RECORDED, DECEMBER 28, 2017 AS DOCUMENT NUMBER 2017-150771 AND FURTHER AMENDED IN DOCUMENT RECORDED APRIL 15, 2020 AS DOCUMENT NUMBER 2020-064005, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY

BY: STATE OF CALIFORNIA COUNTY OF SAN JOAQUIN

ACKNOWLEDGEMENT CERTIFICATE [OWNERS]

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

STATE OF CALIFORNIA COUNTY OF SAN JOAQUIN

ON 2021 BEFORE ME, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/HEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/HEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT

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

WITNESS MY HAND

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

CITY CLERK'S STATEMENT

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HERIN ENCLOSED MAP ENTITLED, "TRACT 4090 RIVER ISLANDS-STAGE 2B VILLAGE HH2", CITY OF LATHROP, CALIFORNIA, CONSISTING OF EIGHT (8) SHEETS, THIS STATEMENT WAS PRESENTED TO SAID CITY COUNCIL AS PROVIDED BY LAW AT A MEETING THEREOF, HELD ON THE DAY OF 2022, AND THAT SAID CITY COUNCIL DID THEREUPON BY DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP, AND AUTHORIZED ITS RECORDEMENT, AND ACCEPTED ON BEHALF OF THE CITY OF LATHROP, FOR PUBLIC USE, THE RECORDEMENT OF ACCESS RIGHTS TO LOTS 6, 7, 14, 15, 22, 23, 27 AND 43, ALONG THE LOT LINES AS INDICATED BY THE SYMBOLS SHOWN ON SAID MAP SUBJECT TO THE IMPROVEMENTS BEING COMPLETED IN ACCORDANCE WITH CHAPTER 16, TITLE 16.16 OF THE CITY OF LATHROP MUNICIPAL CODE.

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

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

ACKNOWLEDGEMENT CERTIFICATE (TRUSTEE)

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

STATE OF CALIFORNIA COUNTY OF SAN JOAQUIN

ON 2021 BEFORE ME, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/HEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/HEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT

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

WITNESS MY HAND

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

EXEMPT FROM FEE PER GOVERNMENT CODE 2729811. DOCUMENT RECORDED IN CONNECTION WITH A CONCURRENT TRANSFER SUBJECT TO THE IMPOSITION OF DOCUMENTARY TRANSFER TAX

SECRETARY OF THE PLANNING COMMISSION'S STATEMENT

THIS MAP CONFORMS TO AMENDED TENTATIVE MAP NO. 6716 APPROVED BY THE PLANNING COMMISSION

DATED THIS DAY OF 2021.

MARK WEISSNER, COMMUNITY DEVELOPMENT DIRECTOR CITY OF LATHROP

CITY ENGINEER'S STATEMENT

I, GLENN CERHART, HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA AND THAT I HAVE EXAMINED THIS FINAL MAP OF TRACT 4090 RIVER ISLANDS-STAGE 2B VILLAGE HH2, CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE AMENDED TENTATIVE MAP NO. 6716, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLES WITH ALL PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA STATE SUBDIVISION MAP ACT AND APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THEREOF, APPLICABLE AT THE TIME OF APPROVAL OF AMENDED TENTATIVE MAP

DATED THIS DAY OF 2021.

GLENN CERHART, R.C.E. 34681 CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA



RECORDER'S STATEMENT

FILED THIS DAY OF 2021 AT IN BOOK OF MAPS AND PLATS, AT PAGE AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY FEE \$

STATE OF CALIFORNIA ASSESSOR-RECORDER-COUNTY CLERK SAN JOAQUIN COUNTY, CALIFORNIA BY ASSISTANT/DEPUTY RECORDER

CITY SURVEYOR'S STATEMENT

I, DARRYL A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF TRACT 4090, RIVER ISLANDS-STAGE 2B, VILLAGE HHZ, CITY OF LATHROP, CALIFORNIA, AND I AM SATISFIED THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2021.

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



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF RIVER ISLANDS DEVELOPMENT, LLC. ON SEPTEMBER 11, 2018. I HEREBY STATE ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2023, AND THAT THE MONUMENTS ARE OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2023, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED AMBIGUOUS RESERVING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2021.

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



RECITALS

- RIGHT TO FARM STATEMENT PER CITY OF LATHROP MUNICIPAL CODE OF ORDINANCES, TITLE 15, CHAPTER 15.48.04, THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS YOU MAY BE SUBJECT TO CONCURRENCE OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DEPREDATION, AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, ODOR, RODENTS AND PESTS. BE AWARE ALSO, THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.
- THE CITY OF LATHROP HAS BEEN ADVISED THAT THE PROPERTY IS BEING PREPARED FOR THIS PROJECT BY ENGCO, INCORPORATED, JOSEF J. TOOLE, G.E. NO. 2677, AND IS ON FILE WITH THE CITY OF LATHROP TRACT 4090, RIVER ISLANDS-STAGE 2B, VILLAGE HHZ, CONTAINS 43 RESIDENTIAL LOTS CONTAINING 5.393 ACRES, MORE OR LESS INCLUDING ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP. ALL AS SHOWN ON THIS FINAL MAP (PLEASE REFER TO THE AREA TABLE BELOW).

TRACT 4090 AREA SUMMARY	
LOTS 1 THROUGH 43	4.655 AC±
STREET DEDICATIONS	746 AC±
PARCELS A AND B	192 AC±
TOTAL	5.393 AC±

- BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 1214022363-LR, (VERSION 1) DATED OCTOBER 26, 2021, PROVIDED BY OLD REPUBLIC TITLE COMPANY.
- SUBJECT TO A QUILCIAM DEED RECORDED OCTOBER 8, 2020 AS DOCUMENT NUMBER 2020-134309, SAN JOAQUIN COUNTY RECORDS FOR PORTIONS OF COHEN ROAD AND PAROUSE ROAD.

**TRACT 4090
RIVER ISLANDS - STAGE 2B
VILLAGE HHZ**

A PORTION OF RANCHO EL PESQUERO, BEING A SUBDIVISION OF PARCELS SAN JOAQUIN COUNTY, CALIFORNIA, CITY OF LATHROP, (43 MAP 198) DECEMBER 2021.



REFERENCES

- TRACT 4032, RIVER ISLANDS-STAGE 2B, LARGE LOT FINAL MAP, FILED OCTOBER 8, 2020, IN BOOK 43 OF MAPS AND PLATS, PAGE 142, S.J.C.R. (43 MAP 142)
- TRACT 4067, RIVER ISLANDS-STAGE 2B, VILLAGE FF, FILED MARCH 19, 2021, IN BOOK 43 OF MAPS AND PLATS, PAGE 163, S.J.C.R. (43 MAP 163)
- TRACT 4082, RIVER ISLANDS-STAGE 2B, VILLAGE JJ, FILED JANUARY 29, 2021, IN BOOK 43 OF MAPS AND PLATS, PAGE 157, S.J.C.R. (43 MAP 157)
- TRACT 4089, RIVER ISLANDS-STAGE 2B, VILLAGE HH, FILED OCTOBER 29, 2021, IN BOOK 43 OF MAPS AND PLATS, PAGE 198, S.J.C.R. (43 MAP 198)
- TRACT 4091, RIVER ISLANDS-STAGE 2B, VILLAGE GG, FILED OCTOBER 29, 2021, IN BOOK 43 OF MAPS AND PLATS, PAGE 197, S.J.C.R. (43 MAP 197)

SIGNATURE OMISSIONS

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

- RECLAIMED ISLANDS LAND COMPANY, RESERVATION FOR OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, PER DOCUMENT NUMBER 2009-01046177, S.J.C.R.
- LEVEE EASEMENT IN FAVOR OF RECLAMATION DISTRICT 2062 PER DOCUMENT NUMBER 2018-060095, S.J.C.R.

CERTIFICATE OF DEDICATION

THE FOLLOWING REAL PROPERTY IS DEDICATED BY RIVER ISLANDS STAGE 2B, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS FOLLOWS:

- PARCELS A AND B FOR PURPOSES OF LANDSCAPE, OPEN SPACE INCLUDING PUBLIC UTILITIES AND STORM DRAIN FACILITIES, AND PEDESTRIAN INGRESS AND EGRESS.

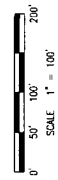
THE CITY OF LATHROP SHALL RECOVER THE PROPERTY TO THE SUBDIVIDER IF THE CITY MAKES A DETERMINATION THAT PURSUANT TO GOVERNMENT CODE SECTION 66477.5 THE SAME PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST.

LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEET 3 ONLY

LINE TABLE			CURVE TABLE			
LINE	DIRECTION	LENGTH	CURVE	RADIUS	DELTA	LENGTH
L1	N22°47'05"E	50.67	C1	430.00	12°32'22"	94.11'
L2	N18°10'11"E	150.00'	C2	370.00	9°38'08"	62.22'
L3	N20°24'04"E	59.34'	C3	55.00	90°00'00"	86.39'
L4	N29°16'04"E	80.22'	C4	750.00	107°26'	14.32'
L5	N67°24'06"W	57.13'	C5	270.00	59°53'37"	24.00'
L6	N13°20'47"W	34.77'	C6	7813.88	0°21'50"	48.35'
L7	N18°10'11"E	152.92'	C7	50.00	14°25'05"	12.58'
L8	N62°11'41"W	81.00'	C8	400.00	30°44'03"	213.40'
L9	N77°35'54"E	35.36'	C9	400.00	14°25'43"	100.73'
L10	N57°24'06"W	94.00'				
L11	N12°24'06"W	35.36'				
L12	N77°35'54"E	35.36'				
L13	N57°24'06"W	64.00'				
L14	N12°24'06"W	35.36'				
L15	N77°35'54"E	35.36'				
L16	N57°24'06"W	55.00'				
L17	N57°24'06"W	200.00'				
L18	N32°35'54"E	80.00'				
L19	N77°35'54"E	35.36'				
L20	N57°24'06"W	110.00'				

TRACT 4090 RIVER ISLANDS - STAGE 2B VILLAGE HH2

A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCELS 1, 2, 3 & 4 OF TRACT 4089 (43 MAP 198)
IN SAN JOAQUIN COUNTY, CALIFORNIA
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
DECEMBER 2021



LEGEND

- ⊙ MONUMENT TO BE SET
- ⊙ FOUND MONUMENT PER (R1)
- ⊙ FOUND MONUMENT PER (R4)
- ⊙ FOUND MONUMENT PER (R5)
- FOUND 3/4" IRON PIPE WITH CAP STAMPED "PLS 7788" PER (R1) AND (R4), RESPECTIVELY
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 778" PER (R1)
- //// RESTRICTED ACCESS
- BOUNDARY
- LOT LINE OR RIGHT-OF-WAY LINE
- EASEMENT LINE
- CENTERLINE
- 200.00' (R1)
- (R1) MEASURED AND RECORD DATA PER REFERENCE (R1)
- (M-B) DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 2
- (M-H) MONUMENT TO MONUMENT
- (R) RADIAL BEARING
- (T) TOTAL
- (B) BOUNDARY
- DN DOCUMENT NUMBER
- P.U.E PUBLIC UTILITY EASEMENT
- W.E WALL EASEMENT
- W.C WITNESS CORNER
- L1/C1/R1 LINE, CURVE, RADIAL LINE
- ① EASEMENT REFERENCE NUMBER

NOTES

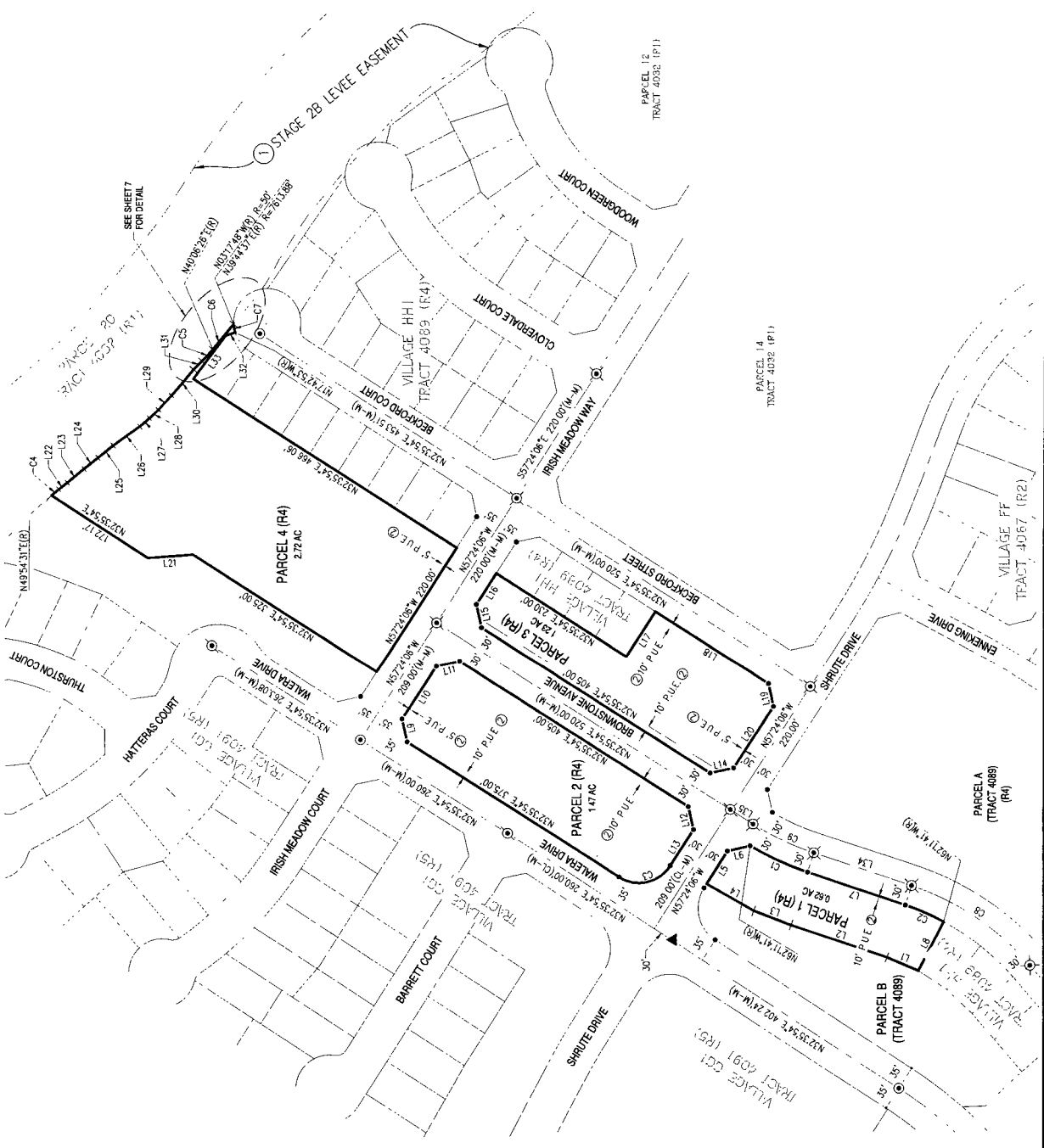
- 1 SEE SHEET 2 FOR REFERENCES
- 2 SEE SHEET 2 FOR LINE AND CURVE TABLES

BASIS OF BEARINGS

THE BEARING OF NORTH 5724.06° WEST BETWEEN FOUND MONUMENTS ALONG IRISH MEADOW WAY AS SHOWN PER TRACT 4032, FILED OCTOBER 8, 2020, IN BOOK 43 OF MAPS AND PLATS, AT PAGE 142, RECORDS OF SAN JOAQUIN COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP (ZONE 3, NAD83). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

EASEMENTS

- 1 STAGE 2B LEVEE EASEMENT IN FAVOR OF ISLAND RECLAMATION DISTRICT 2082 PER DN 2018-060905, S.J.C.P.
- 2 PUBLIC UTILITY EASEMENT PER TRACT 4089, FILED OCTOBER 29, 2021 IN BOOK 43 OF MAPS AND PLATS, PAGE 198, S.J.C.P.



TRACT 4090

RIVER ISLANDS - STAGE 2B

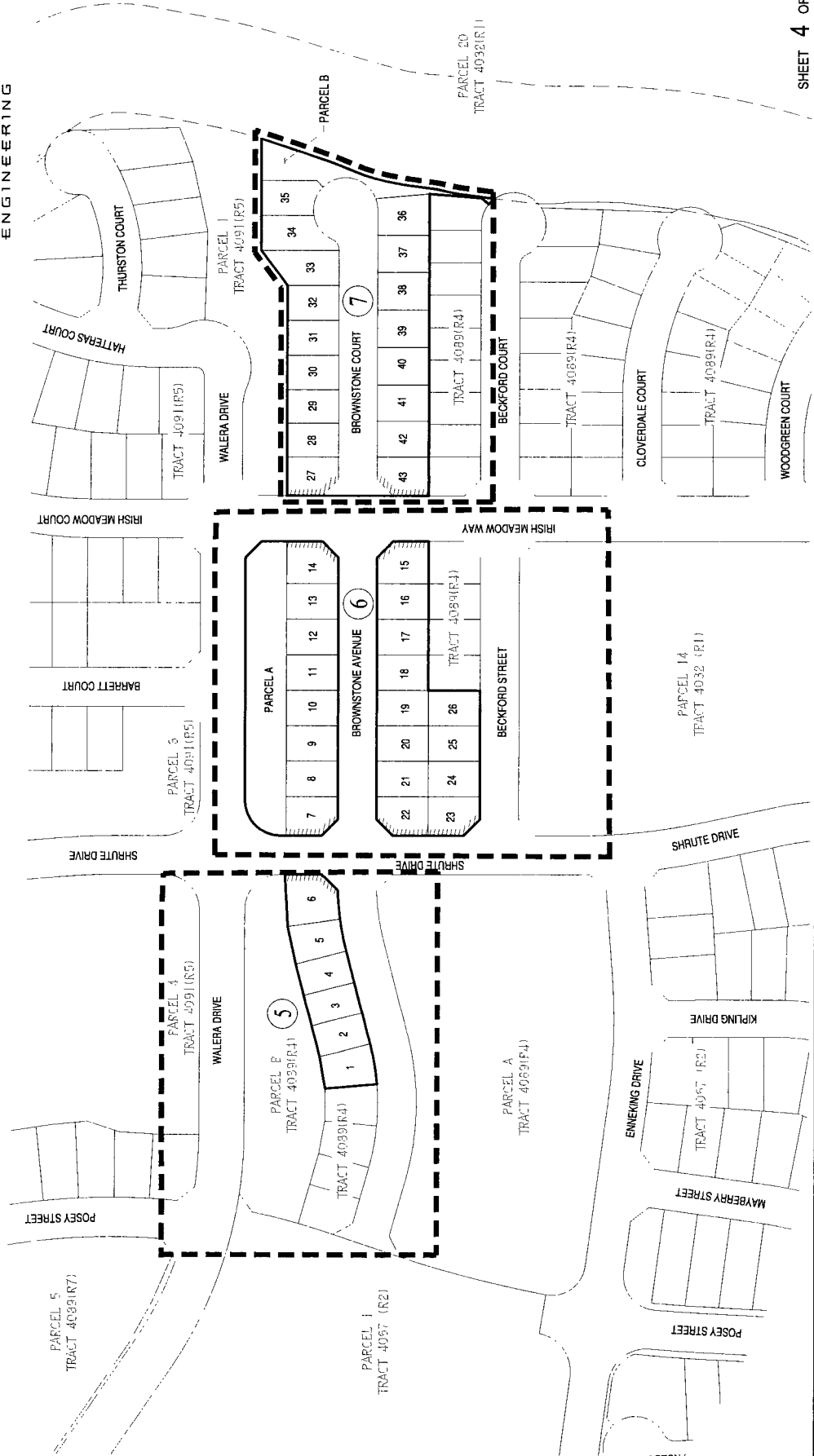
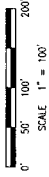
VILLAGE HH2

A PORTION OF RANCHO EL PESCADERO, BEING
 A SUBDIVISION OF PARCELS 1, 2, 3 & 4 OF TRACT 4085 (43 MAP 198)
 IN SAN MATEO COUNTY, CALIFORNIA
 CITY OF LAHOLIP, DECEMBER 2021



LEGEND

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



TRACT 4090

RIVER ISLANDS - STAGE 2B

VILLAGE HH2

A PORTION OF RANCHO EL PESCADERO, BEING
 A SUBDIVISION OF PARCELS 1, 2, 3 & 4 OF TRACT 4089 (43 MAP 198)
 CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
 DECEMBER 2021



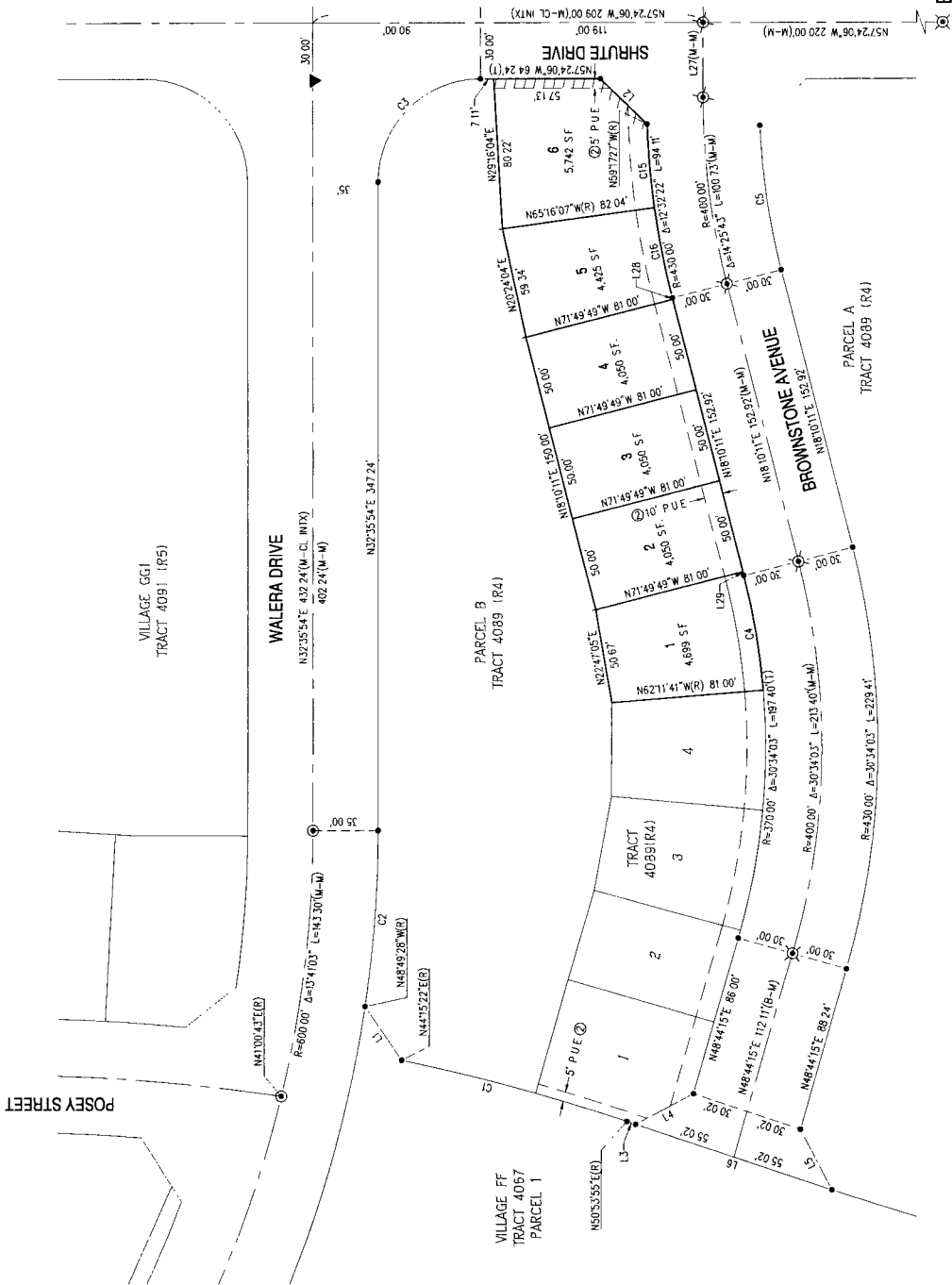
MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WILL STAMPED "PLS 7788"
- ⊙ FOUND MONUMENT PER TRACT 4032 (R1)
- ⊙ FOUND MONUMENT PER TRACT 4088 (R4)
- ⊙ 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1) AND (R4)
- ▲ 2-1/2" BRASS DISK STAMPED "PLS 7788" PER (R1)
- SET 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788"
- SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED) SET 1.17" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS

NOTES

1. SEE SHEET 2 FOR REFERENCES
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND
3. SEE SHEET 8 FOR LINE AND CURVE TABLES
4. SEE SHEET 3 FOR EASMENTS

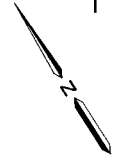
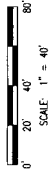
SEE SHEET 6



BECKFORD STREET

TRACT 4090
RIVER ISLANDS - STAGE 2B
VILLAGE HH2

A PORTION OF RANCHO EL PESQUERO, BEING
 A SUBDIVISION OF PARCELS 1, 2, 3, & 4 OF TRACT 4089 (43 MAP 198)
 CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
 DECEMBER 2021

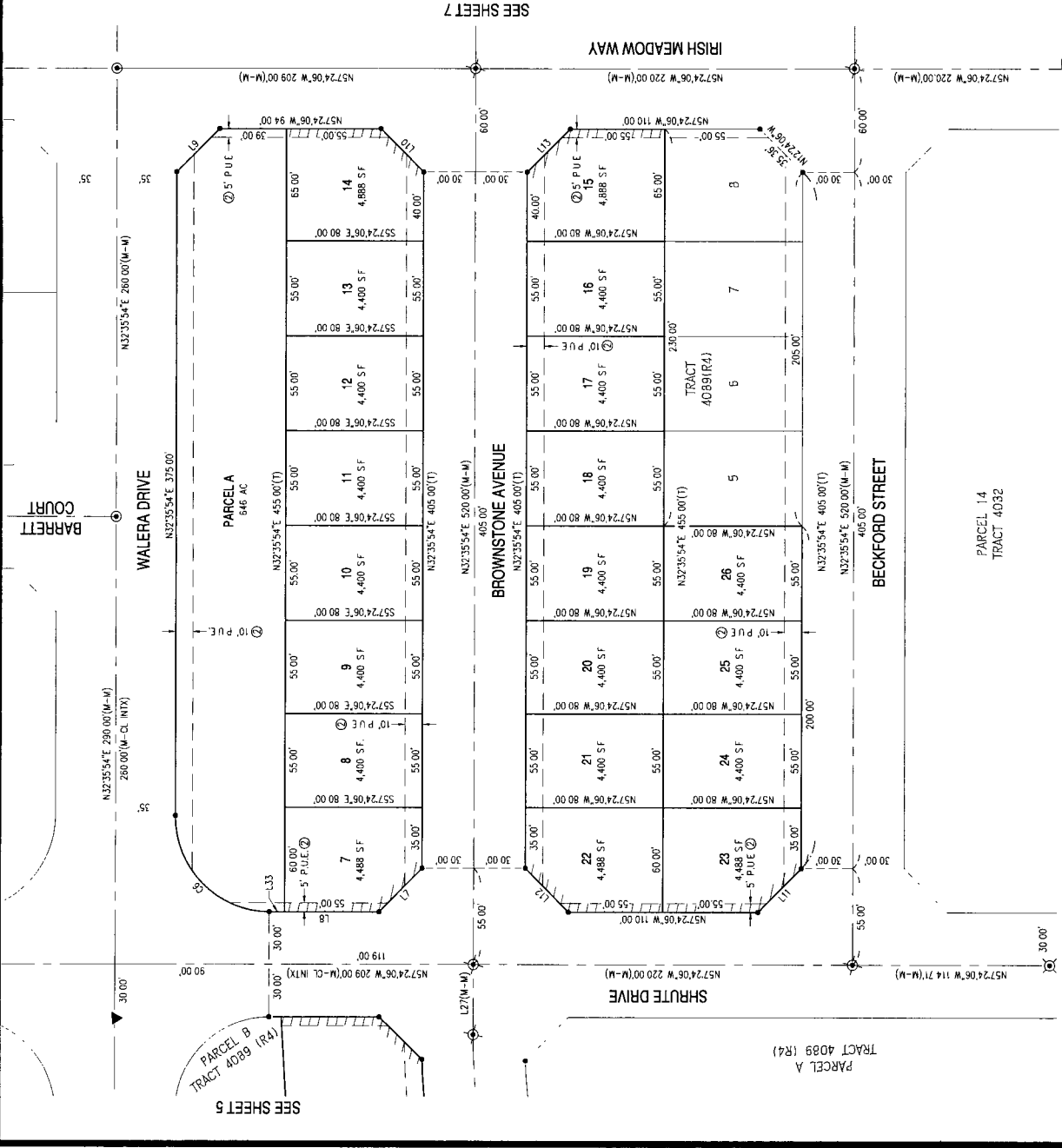


MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- ⊗ FOUND MONUMENT PER TRACT 4032 (R1)
- ⊗ FOUND MONUMENT PER TRACT 4088 (R4)
- 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1) AND (R4)
- ▲ 2-1/2" BRASS DISK STAMPED "PLS 7788" PER (R1)
- SET 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788"
- ⊕ SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED) SET 1.17" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS

NOTES

- 1 SEE SHEET 2 FOR REFERENCES
- 2 SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND
- 3 SEE SHEET 3 FOR BEARINGS AND CURVE TABLES
- 4 SEE SHEET 3 FOR EASEMENTS

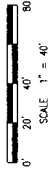


SEE SHEET 7

SEE SHEET 5

TRACT 4090 RIVER ISLANDS - STAGE 2B VILLAGE HH2

A PORTION OF RANCHO EL RESCADERO, BEING
A SUBDIVISION OF PARCELS 1, 2, 3, 4, 5 OF TRACT 4088 (43 MAP 198)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
DECEMBER, 2021



MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- ⊙ FOUND MONUMENT PER TRACT 4032 (R1)
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- SET 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788"
- SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED) SET 1 1/2" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK 1' OUT ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS

NOTES

- 1 SEE SHEET 2 FOR REFERENCES
- 2 SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND
- 3 SEE SHEET 8 FOR LINE AND CURVE TABLES
- 4 SEE SHEET 3 FOR EASEMENTS



SEE SHEET 6

LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 5 THROUGH 7 ONLY

LINE	DIRECTION	LENGTH
L1	N217°03'W	34.39'
L2	N132°04'W	34.77'
L3	N39°05'58"W	4.96'
L4	N85°10'52"W	34.68'
L5	N4°46'56"E	35.99'
L6	N39°07'52"W	110.04'
L7	N77°35'54"E	35.36'
L8	N57°24'06"W	64.00'
L9	N77°35'54"E	35.36'
L10	N122°40'56"W	35.36'
L11	N77°35'54"E	35.36'
L12	N122°40'56"W	35.36'
L13	N77°35'54"E	35.36'
L14	N77°35'54"E	35.36'
L15	N11°56'31"W	14.33'
L16	N122°40'56"W	35.36'
L17	N44°47'56"W	17.55'
L18	N49°30'18"W	50.84'
L19	N47°12'28"W	28.74'
L20	N43°10'41"W	18.46'

LINE	DIRECTION	LENGTH
L21	N40°18'00"W	18.88'
L22	N35°29'48"W	48.83'
L23	N38°32'00"W	29.55'
L24	N38°48'52"W	26.72'
L25	N39°15'37"W	32.20'
L26	N38°58'04"W	16.16'
L27	N32°35'54"E	40.00'
L28	N18°10'11"E	0.78'
L29	N18°10'11"E	2.13'
L30	N17°42'53"W	14.97'
L31	N57°24'06"W	20.00'
L32	N32°35'54"E	0.83'
L33	N57°24'06"W	9.00'
L34	N57°24'06"W	20.00'

CURVE	RADIUS	DELTA	LENGTH
C1	1086.00	6°38'32"	125.21'
C2	635.00	8°34'38"	95.06'
C3	55.00	90°00'00"	86.39'
C4	370.00	9°38'08"	62.22'
C5	370.00	12°08'19"	78.17'
C6	55.00	90°00'00"	86.39'
C7	17.00	66°44'06"	19.65'
C8	50.00	56°51'14"	49.61'
C9	50.00	54°50'27"	47.86'
C10	50.00	113°37'28"	99.16'
C11	50.00	205°44'58"	18.25'
C12	7615.88	0°21'50"	48.35'
C13	270.00	5°05'37"	24.00'
C14	730.00	1°07'26"	14.32'
C15	430.00	5°58'39"	44.86'
C16	430.00	6°33'42"	49.24'
C17	50.00	142°55'05"	12.56'
C18	50.00	39°41'13"	34.63'

TRACT 4090
RIVER ISLANDS - STAGE 2B
VILLAGE HH2

A PORTION OF RANCHO EL PESCADERO, BEING
 16 ACRES OF LAND, MORE OR LESS (AS MAP 198)
 A SUBDIVISION OF THE CITY OF LAHORE, SAN JUAN COUNTY, CALIFORNIA
 DECEMBER 2021



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