

## ITEM 4.11

### CITY MANAGER'S REPORT JULY 11, 2022 CITY COUNCIL REGULAR MEETING

**ITEM:** APPROVE FINAL MAP, CFD ANNEXATION, AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 75 LOTS IN TRACT 4131 VILLAGE "KK" WITHIN OLD RIVER DISTRICT OF RIVER ISLANDS

**RECOMMENDATION:** Adopt Resolution Approving Final Map for Tract 4131 Village "KK" within the Old River District, Totaling 75 Single Family Lots, CFD Annexation No. 25, and Subdivision Improvement Agreement with River Islands Stage 2B, LLC

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#### **SUMMARY:**

The proposed Final Map for Tract 4131 will be the only tract map within the Village "KK" area. Lennar Homes is proposing seventy-five (75) 50' x 68' single-family lots. A Vicinity Map is included as Attachment "B".

Staff recommends that the City Council approve the proposed Final Map Tract 4131, Village "KK", Annexation No. 25 of the City of Lathrop Community Facilities District (CFD) 2013-1, 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 2 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 4131 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 "KK" is \$1,183,000, however, a large percentage of the improvements have already been constructed and therefore do not need to be guaranteed. Performance and labor & material securities have been provided with the SIA for Tract 4131 that guarantee the unfinished improvements for Village "KK", in the amount of:

**CITY MANAGER’S REPORT** **PAGE 2**  
**JULY 11, 2022 CITY COUNCIL REGULAR MEETING**  
**APPROVE FINAL MAP, CFD ANNEXATION, AND SIA FOR 75 LOTS IN TRACT**  
**4131 VILLAGE “KK” WITHIN OLD RIVER DISTRICT OF RIVER ISLANDS**

Unfinished Improvement Total:	\$202,900
Performance Bond (110% of Unfinished Improvements)	\$223,190
Labor & Materials Bond (50% of Performance Bond)	\$111,595

The SIA for Tract 4131 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 4131, 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 “KK” will need to be annexed into the four different Community Facilities Districts (CFD’s) for maintenance purposes. The CFDs are for the City, RD 2062 and River Islands Public Financing Authority (RIPFA). Approval of CFD 2013-1 City of Lathrop Annexation No. 25 is pending with this Council item. CFD 2013-1 Island RD 2062 Annexation No. 25, and CFD 2013-1 RIPFA Annexation No. 25 and CFD 2020-1 RIPFA Annexation No. 12 are administered by Island RD 2062 and RIPFA and are included as part of the escrow instructions for recordation purposes only and are not a direct impact to the City. The applicant has signed the appropriate documentation to commit to the annexations, and the final map recordation is contingent on the annexations.

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:

<b>Documents</b>	<b>Status</b>
1. Final Map ready for signature	Completed
2. Subdivision Improvement Agreement	Completed
3. Performance Security – Uncompleted Landscaping and Miscellaneous Improvements	Received
4. Labor and Materials Security – Uncompleted Landscaping and Miscellaneous Improvements	Received
5. Street Improvement, Landscape, Light & Joint Trench	Completed
6. Geotechnical Report	Completed

**JULY 11, 2022 CITY COUNCIL REGULAR MEETING**

**APPROVE FINAL MAP, CFD ANNEXATION, AND SIA FOR 75 LOTS IN TRACT 4131 VILLAGE “KK” WITHIN OLD RIVER DISTRICT OF RIVER ISLANDS**

7.	Agreement for Backbone Improvements and Parks (Agreement for Dedication, Inspection and Guarantee of Streets and Public Improvements)	Completed
8.	Approval of 3 <sup>rd</sup> Amendment to Development Agreement that guarantees creation of CFD for City Maintenance and Shortfalls, and Guarantee of Developer CFDs for Developer/other public agency Maintenance	Completed
9.	Allocation of Water and Sewer capacity	Completed
10.	Recommendation for approval from Stewart Tract Design Review Committee	Completed
11.	Submitted Certificate of Insurance, Tax Letter	Completed
12.	Submitted Preliminary Guarantee of Title	Completed
13.	Escrow Instructions	Completed
14.	Tract 4131 Village “KK” – City of Lathrop Community Facilities District No. 2013-1 (River Islands Public Services and Facilities) Annexation No. 25	Approval pending with this item
<b>Fees</b>		<b>Status</b>
1.	Final Map plan check fee	Paid
2.	Improvement Plans - Plan check and inspection fees	Paid
3.	Sierra Club Settlement fee	To be paid in escrow

**FISCAL IMPACT:**

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

**ATTACHMENTS:**

- A. Resolution Approving Final Map for Tract 4131 Village “KK” within the Old River District, Totaling 75 Single Family Lots, City of Lathrop CFD Annexation No. 25, and Subdivision Improvement Agreement with River Islands Stage 2B, LLC
- B. Vicinity Map - Village “KK”
- C. Subdivision Improvement Agreement between the City of Lathrop and River Islands Stage 2B, LLC, a Delaware limited liability company, for Tract 4131, Village “KK”
- D. Escrow Instructions for Final Map Tract 4131 Village “KK”, including CFD Annexation No. 25
- E. Final Map – Tract 4131 Village “KK”

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**APPROVE FINAL MAP, CFD ANNEXATION, AND SIA FOR 75 LOTS IN TRACT**  
**4131 VILLAGE "KK" WITHIN OLD RIVER DISTRICT OF RIVER ISLANDS**


**APPROVALS**

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

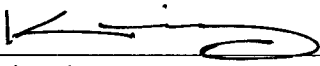
6/29/22  
Date

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

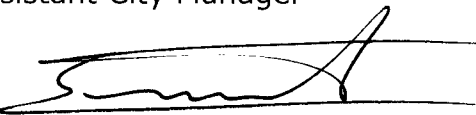
6/30/2022  
Date

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


7/5/2022  
Date

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

6-30-2022  
Date

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

6.29.2022  
Date

  
\_\_\_\_\_  
Stephen J. Salvatore  
City Manager

7.5.22  
Date

**RESOLUTION NO. 22-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING FINAL MAP FOR TRACT 4131 VILLAGE "KK" WITHIN THE OLD RIVER DISTRICT, TOTALING 75 SINGLE FAMILY LOTS, CITY OF LATHROP CFD ANNEXATION NO. 25, AND SUBDIVISION IMPROVEMENT AGREEMENT WITH RIVER ISLANDS STAGE 2B, LLC**

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

**WHEREAS**, 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; and

**WHEREAS**, the land for the proposed Final Map for Tract 4131 is within the geographic boundaries of VTM 6716 and Stage 2B; and

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

**WHEREAS**, performance and labor & material securities have been provided with the SIA for Tract 4131 that guarantee the unfinished improvements for Village "KK", in the amount as follows; and

Unfinished Improvement Total:	\$202,900
Performance Bond (110% of Unfinished Improvements)	\$223,190
Labor & Materials Bond (50% of Performance Bond)	\$111,595

**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 "KK" needs to be annexed to the four different Community Facilities Districts (CFDs) for maintenance purposes. Staff recommends that Council approve CFD 2013-1 City of Lathrop Annexation No. 25. CFD 2013-1 Island RD 2062 Annexation No. 25, CFD 2013-1 RIPFA Annexation No. 25 and CFD 2020-1 RIPFA Annexation No. 12, are administered by Island RD 2062 and RIPFA and are included as part of the escrow instructions for recordation purposes only and are not a direct impact to the City; and

**WHEREAS**, River Islands Stage 2B must satisfy the Escrow Instructions, included as Attachment "D" to the City Manager's Report, to guarantee the payment of all fees and execution of the documents related to the SIA.

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

1. The Final Map for Tract 4131 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, Annexation of the City of Lathrop Community Facilities District No. 2013-1 No. 25 (River Islands Public Services and Facilities), in substantially the form as attached to the July 11, 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 11<sup>th</sup> day of July 2022 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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

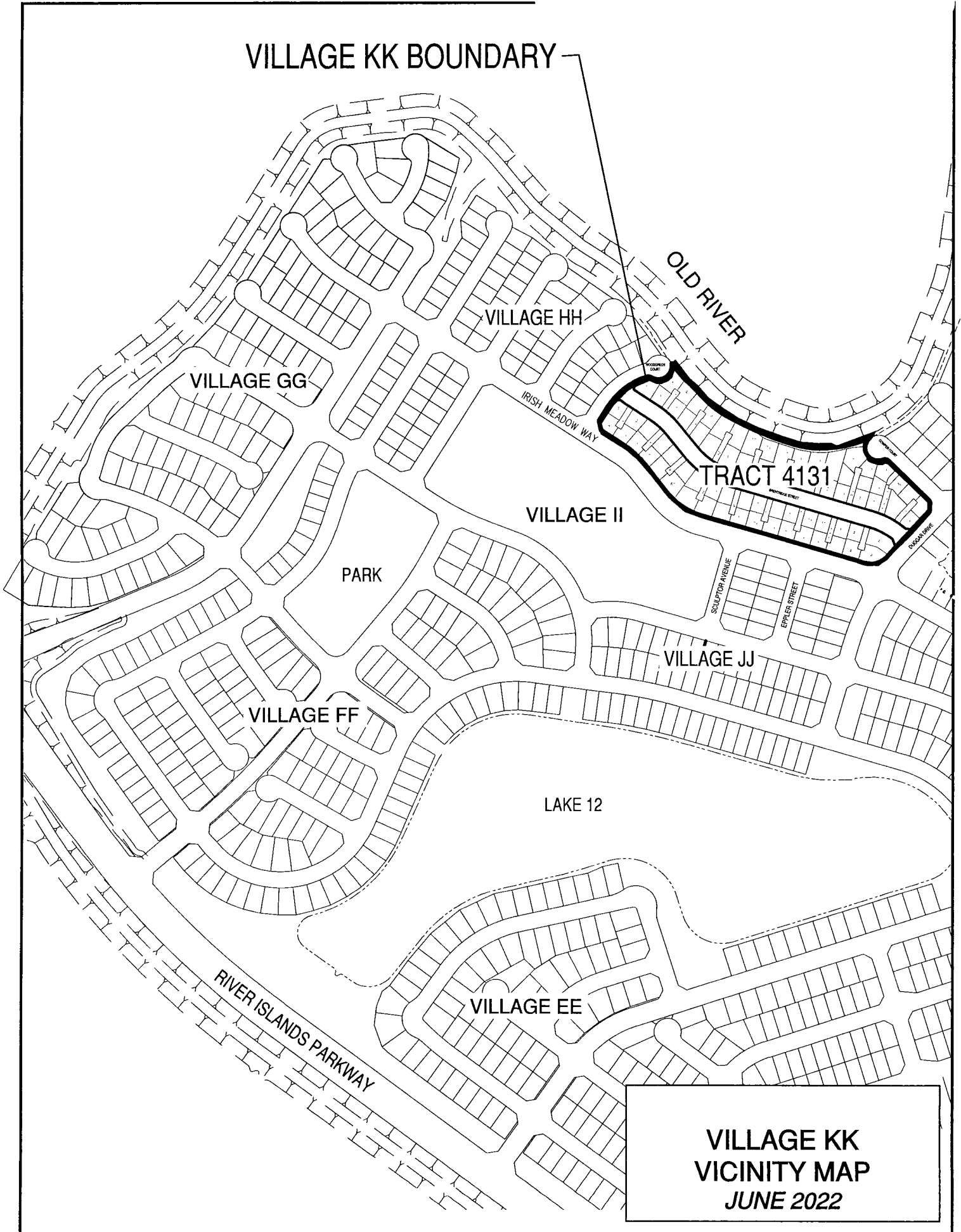
**ATTEST:**

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

**APPROVED AS TO FORM:**

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

VILLAGE KK BOUNDARY



VILLAGE KK  
VICINITY MAP  
JUNE 2022



**SUBDIVISION IMPROVEMENT AGREEMENT**

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

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

**FOR TRACT 4131 VILLAGE "KK" 75 RESIDENTIAL LOTS**

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**RECITALS**

A. This Agreement is made and entered into this **11<sup>th</sup> day of July 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 4131. However, SUBDIVIDER has completed a significant portion of public infrastructure improvements associated with Tract 4131 (Village "KK") located within the Old River District of River Islands Phase 2, which also includes major streets necessary to access the site. Performance and Labor & Material securities have been provided by SUBDIVIDER that guarantee the unfinished improvements for Village "KK", in the amount shown in Section 8 of this Agreement.

C. SUBDIVIDER has completed a portion of the joint trench improvements for Tract 4131 and as noted in Recital B, security shall be required for the unfinished portion of these improvements, along with other required infrastructure associated with Tract 4131 and Village "KK" 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 4131 are required security as outlined in this Agreement is required.

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

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

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

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

2. SUBDIVIDER shall complete the Improvements, including all deferred and unfinished improvements, prior to occupancy of the last home constructed in Tract 4131 that is conveyed to a private interest not associated with the transfer of title of Tract 4131 associated with the filing of Tract 4131 (homebuilder), prior to the completion and occupancy of the last production dwelling unit associated with Tract 4131, or June 13, 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 \$118,300, equal to 10% of the estimated cost of the Improvements for the Village "KK" entire area (\$1,183,000) as included in the Engineer's estimate attached to this Agreement as Exhibit "D", to insure SUBDIVIDER'S repair and warranty of the Improvements in accordance with the terms of this Agreement. The Warranty Bond shall be released at the end of the one year guarantee period, provided there are no claims against it are then outstanding.

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

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

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

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

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

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

**Table 1 – Bond Values**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ATTACHMENTS:

EXHIBIT A FINAL MAP - TRACT 4131

EXHIBIT B TRACT 4131 AND VILLAGE "KK" AREA

EXHIBIT C: CITY INSURANCE REQUIREMENTS

EXHIBIT D: VILLAGE "KK" UNFINISHED IMPROVEMENTS AND FULL  
IMPROVEMENTS COST ESTIMATE

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

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IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this 11<sup>th</sup> day of July 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:  \_\_\_\_\_  
Salvador Navarrete              Date  
City Attorney

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

SUBDIVIDER

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

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



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

**EXHIBIT "A"**

**FINAL MAP - TRACT 4131**



**CITY SURVEYOR'S STATEMENT**

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.



DARRYL A. ALEXANDER, P.L.S. 5071  
ACING 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 CONDITIONALLY APPROVED AMENDED VESTING TENTATIVE MAP.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.



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

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

A PORTION OF RANCHO EL PESCADERO, BEING  
A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142)  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA  
JUNE 2022



**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 4088, RIVER ISLANDS-STAGE 2A, VILLAGE PH, FILED OCTOBER 29, 2021, IN BOOK 43 OF MAPS AND PLATS, PAGE 198, S.J.C.R. (43 MAP 198)
- (R3) TRACT 4052, RIVER ISLANDS-STAGE 2B, VILLAGE JJ, FILED JANUARY 29, 2021, IN BOOK 43 OF MAPS AND PLATS, PAGE 157, S.J.C.R. (43 MAP 157)
- (R4) TRACT 4093, RIVER ISLANDS-STAGE 2A, VILLAGE LL, FILED AUGUST 11, 2021, IN BOOK 43 OF MAPS AND PLATS, PAGE 181, S.J.C.R. (43 MAP 181)

**SIGNATURE OMISSIONS**

PURSUANT TO SECTION 86436 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 2001-0104677, S.J.C.R.

**EASEMENT ABANDONMENT NOTE**

THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT FOR PUBLIC PURPOSES (HEREINAFTER REFERRED TO AS "EASEMENT") SHOWN ON THE OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN TRACT 4131, BEING ABANDONED BY THIS FINAL MAP. PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET 1.

**RECITALS**

1. RIGHT TO FARM STATEMENT:  
THE LOCAL CODE OF ORDINANCES, TITLE 15, CHAPTER 15.49.04, THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO INCONEVENIENCE OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATION, CULTIVATION, PLOWING, AND ANIMALS FROM DEPRESSION, AND OTHER ACTIVITIES WHICH MAY GENERATE MUSTY SMELLS, VERMIN, 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 INCONEVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.
2. A SOILS REPORT ENTITLED "GEOCHEMICAL EXPLORATION, RIVER ISLANDS PHASE 1, LATHROP, CALIFORNIA", HAS BEEN PREPARED FOR THIS PROJECT BY ENGINEER CORPORA, INC. (SOILS) AND DATED JULY 29, 2022. THE REPORT INDICATES THAT THE TOTAL OF 6.63 ACRES OF TRACT 4131, RIVER ISLANDS-STAGE 2B, VILLAGE KK CONTAINS 75 RESIDENTIAL LOTS WITH A TOTAL OF 6.63 ACRES AND 27 LETTERED PARCELS CONTAINING 1.19 ACRES, MORE OR LESS, AND ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP WHICH INCLUDE 1.68 ACRES, MORE OR LESS AS SHOWN ON THIS FINAL MAP (PLEASE REFER TO THE AREA TABLE BELOW):
3. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 121402190-1R (VERSION 4), DATED MAY 24, 2022, PROVIDED BY OLD REPUBLIC TITLE COMPANY,

TRACT 4131 AREA SUMMARY	
LOTS 1 THROUGH 75	6.63 ACRES
STREET DEDICATIONS	1.68 ACRES
PARCELS A - AA	1.19 ACRES
TOTAL	9.50 ACRES

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

LINE	DIRECTION	LENGTH
L1	N60°20'02"W	51.95'
L2	N74°02'29"W	581.29'
L3	N38°12'04"W	117.73'
L4	N57°24'06"W	98.05'
L5	N17°24'06"W	35.36'
L6	N32°35'42"E	56.85'
L7	N49°01'22"W	18.73'
L8	N84°42'11"E	20.87'
L9	N67°58'05"E	6.07'
L10	N46°14'51"W	212.38'
L11	N17°14'51"W	35.36'
L12	N43°45'09"E	168.81'
L13	S33°23'44"W	50.00'
L14	S27°28'58"E	50.00'
L15	N43°45'09"E	20.00'

CURVE	RADIUS	DELTA	LENGTH
C1	405.00	1,342'28"	95.69'
C3	850.00	1070'44"	148.28'
C4	300.00	35°50'24"	187.66'
C5	300.00	197'02"	100.53'
C6	265.00	35°50'24"	165.76'
C7	335.00	197'02"	112.26'
C8	270.00	40°09'39"	189.25'
C9	17.00	50°39'11"	15.02'
C10	50.00	132°47'48"	115.89'
C11	1102.00	3°31'13"	67.71'
C12	120.00	7°07'16"	15.02'
C13	80.00	5°15'01"	7.33'
C14	5020.00	0°49'13"	71.88'
C15	340.00	18°28'55"	108.46'
C16	3315.00	0°38'55"	37.53'
C17	1090.00	11°51'51"	225.70'
C18	355.00	21°02'24"	130.36'
C19	370.00	16°46'06"	108.28'
C20	990.00	0°40'28"	11.65'
C21	50.00	150°39'42"	131.46'

CURVE	RADIUS	DELTA	LENGTH
C22	17.00	68°14'08"	19.65'
C23	880.00	3°32'28"	54.64'
C24	88.00	70°22'34"	108.32'
C25	435.00	4°58'44"	35.02'

**LEGEND**

- 200.00' (R1)
- (R1)
- (M-H)
- (M-B)
- (M-CL INTX)
- (M-BC)
- (BC-CL INTX)
- (T)
- (B)
- DN
- A.E.
- E.V.A.E.
- P.U.E.
- L1/C1
- ①

**EASEMENTS**

- ① STAGE 2B LEVEE EASEMENT IN FAVOR OF ISLAND RECLAMATION DISTRICT 2062 PER DN 2018-060095, S.J.C.R.

**NOTES**

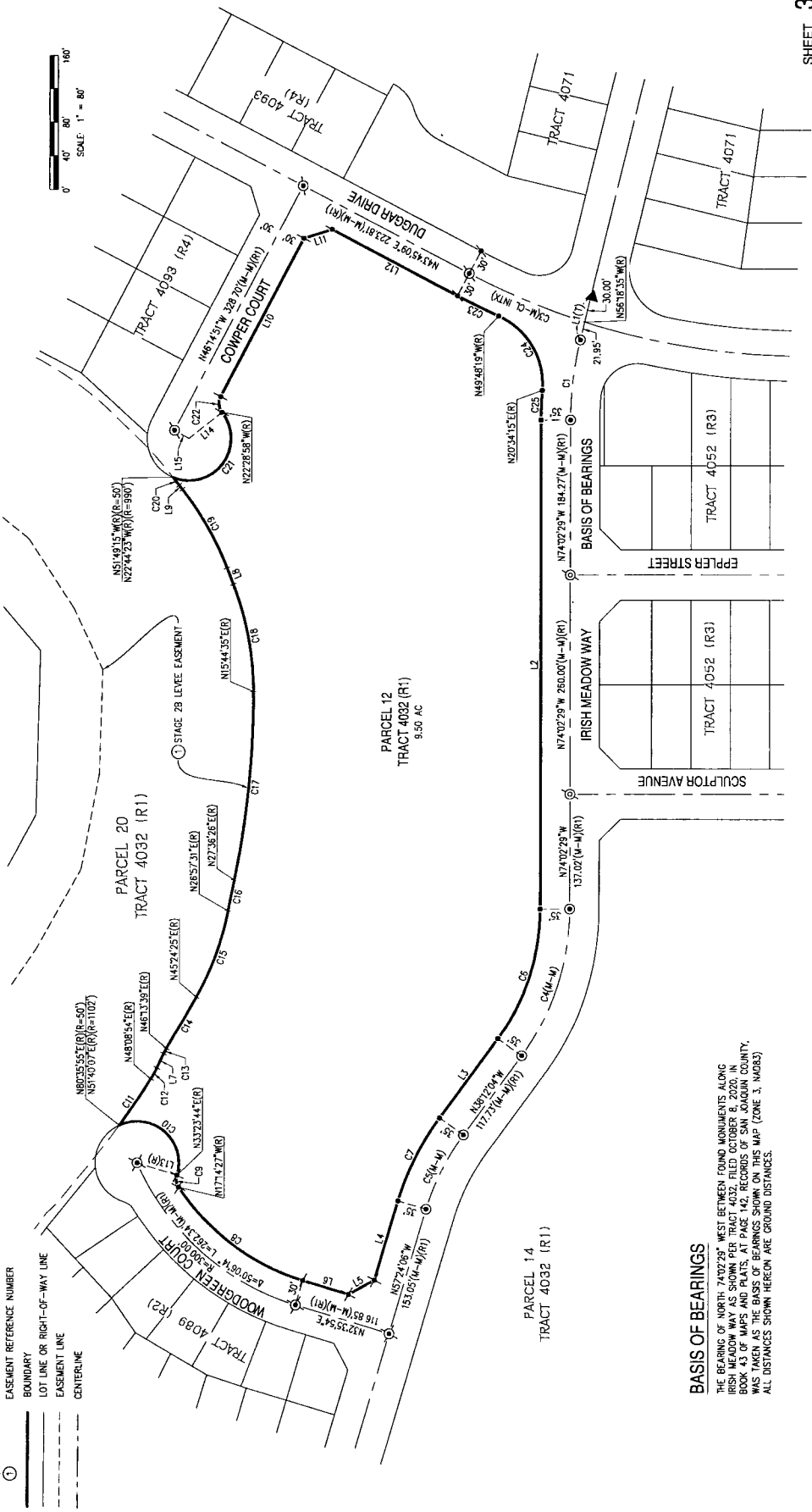
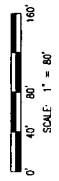
1. SEE SHEET 2 FOR REFERENCES.
2. SEE SHEET 7 FOR LINE AND CURVE TABLES.
3. SEE SHEET 5 FOR MONUMENTATION NOTES.

**MONUMENTATION NOTES**

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

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

A PORTION OF RANCHO EL PESQUERO, BEING  
 A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142)  
 CITY OF LAHROP, SAN JOAQUIN COUNTY, CALIFORNIA  
 JUNE 2022

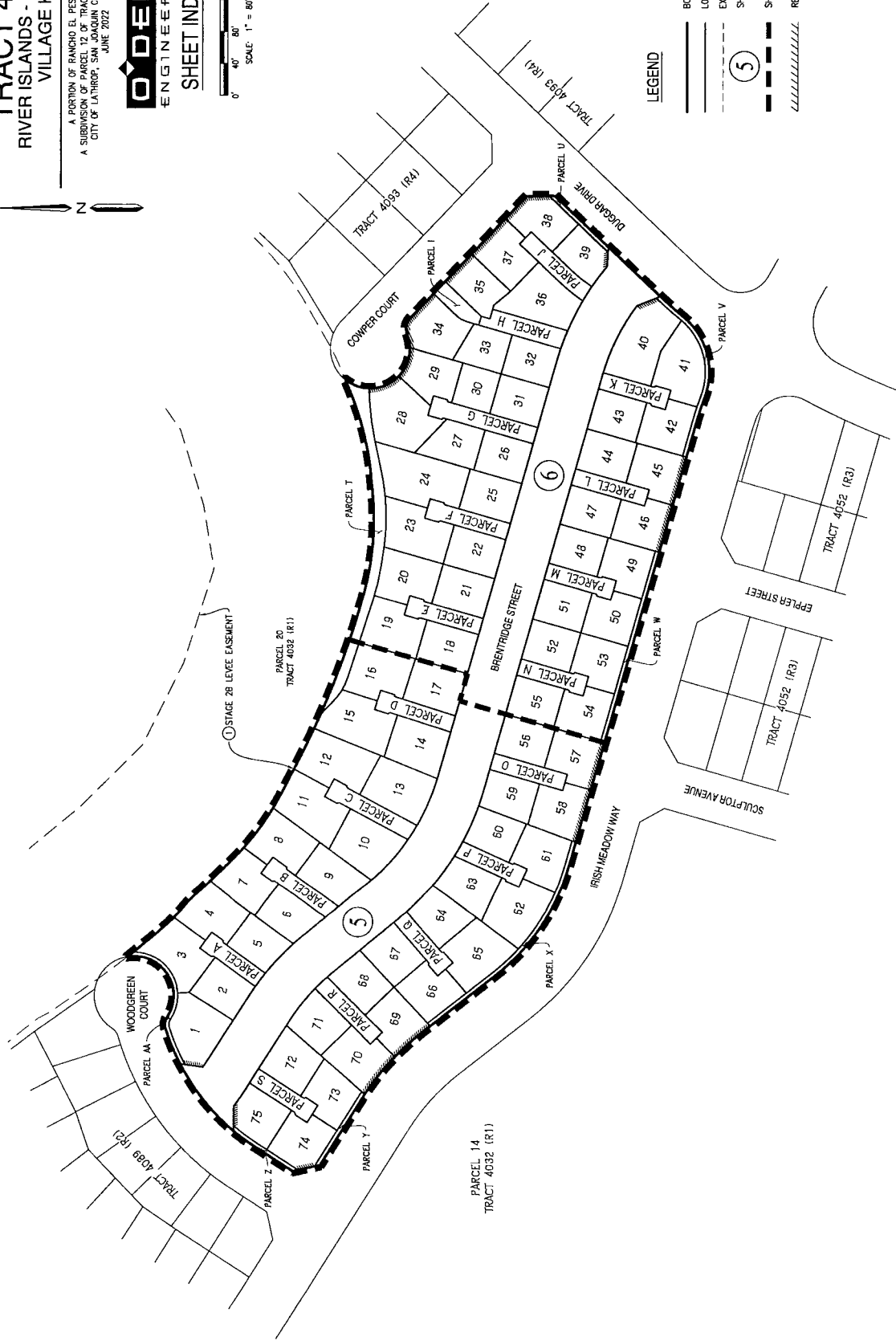
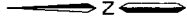
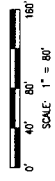


**BASIS OF BEARINGS**

THE BEARING OF NORTH 74°02'29" WEST BETWEEN FOUND MONUMENTS ALONG IRISH MEADOW WAY AS SHOWN PER TRACT 4032, FILED OCTOBER 4, 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.

# TRACT 4131 RIVER ISLANDS - STAGE 2B VILLAGE KK

A PORTION OF RANCHO EL PESCADERO, BEING  
A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43.1MB, 142)  
CITY OF LATHROP, SAN JUAN COUNTY, CALIFORNIA  
JUNE 2022

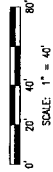
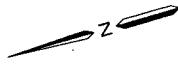


### LEGEND

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

# TRACT 4131 RIVER ISLANDS - STAGE 2B VILLAGE KK

A PORTION OF RANCHO EL PESCADERO, BEING  
A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142)  
CITY OF LATHROP, SNI JOHNSON COUNTY, CALIFORNIA  
JUNE 2022

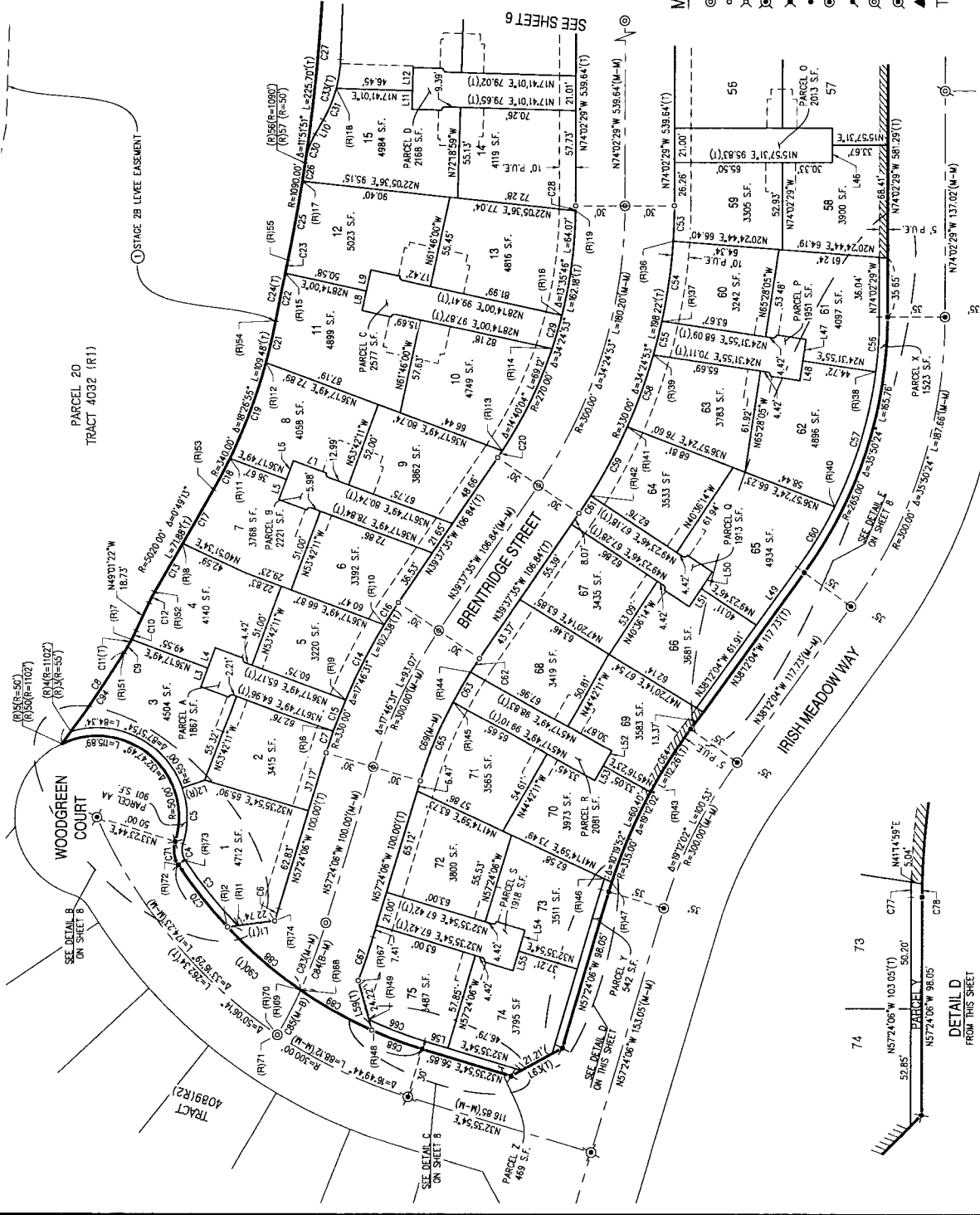


## NOTES

1. SEE SHEET 2 FOR REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 4 FOR BASIS OF CURVES AND DIMENSIONS OF PARCELS A THROUGH S, UNLESS OTHERWISE NOTED.
4. SEE SHEETS 10 AND 11 FOR P.U.E. DIMENSIONS.
5. SEE SHEET 7 FOR LINE AND CURVE TABLES.

## MONUMENTATION NOTES

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



SCULPTOR AVENUE

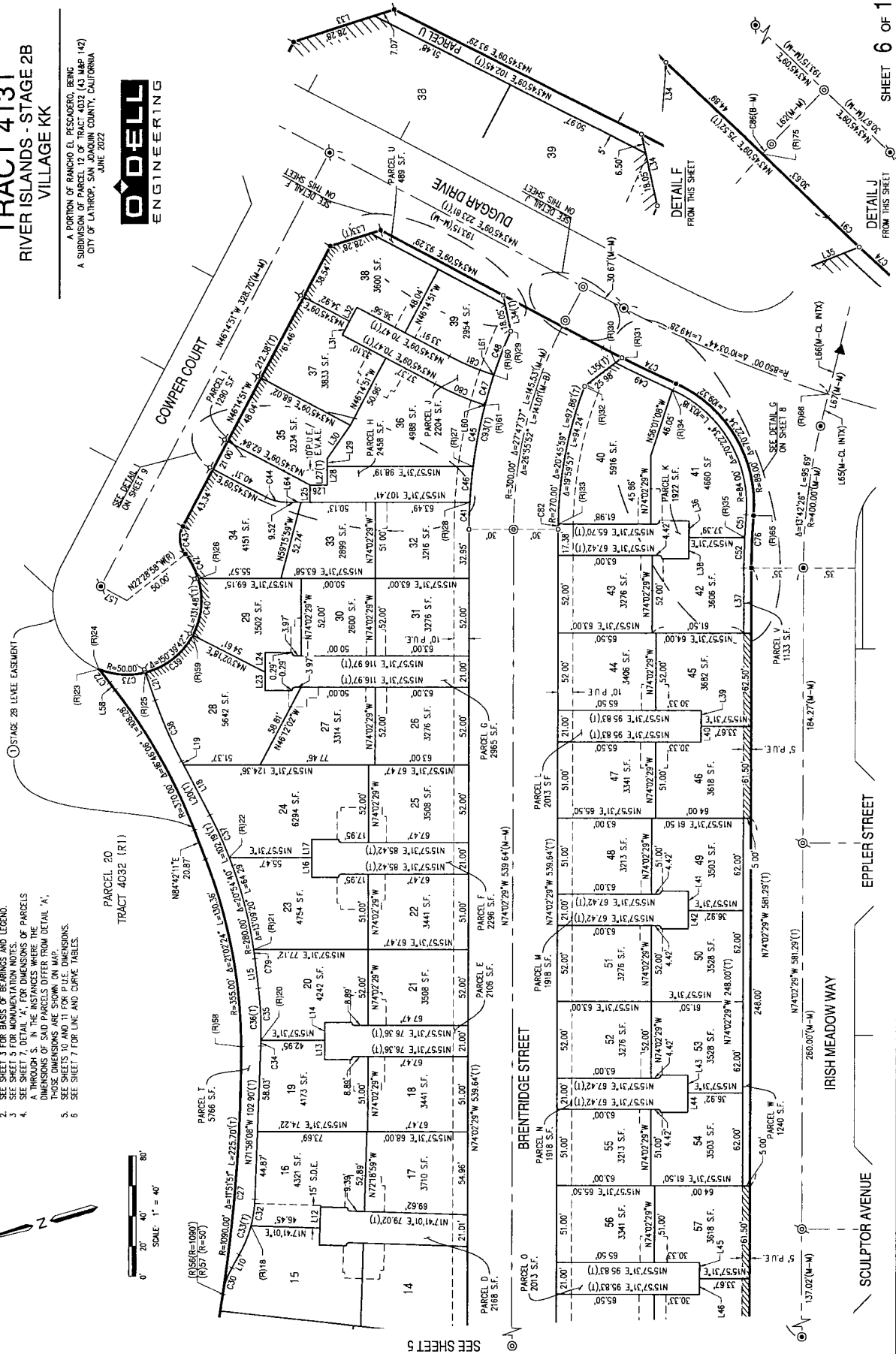
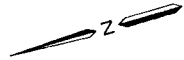
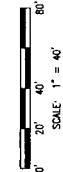
# TRACT 4131 RIVER ISLANDS - STAGE 2B VILLAGE KK

A PORTION OF RANCHO EL PESCADERO, BEING  
A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142)  
CITY OF LARCHMONT, SAN JOAQUIN COUNTY, CALIFORNIA  
JUNE 2022



## NOTES

- SEE SHEET 2 FOR REFERENCES.
- SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
- SEE SHEET 3 FOR MONUMENTATION NOTES.
- SEE SHEET 7, DETAIL 'A', FOR DIMENSIONS OF PARCELS THROUGH 'S'. IN THE INSTANCES WHERE THE DIMENSIONS OF SAID PARCELS DIFFER FROM DETAIL 'A', DIMENSIONS SHOWN ON THIS SHEET SHALL CONTROL.
- SEE SHEETS 10 AND 11 FOR P.L.U.E. DIMENSIONS.
- SEE SHEET 7 FOR LINE AND CURVE TABLES.



LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 5 AND 6 ONLY

LINE #	DIRECTION	LENGTH
L1	N08°46'51"E	28.98'
L2	N03°14'50"W	14.48'
L3	N53°42'11"W	12.13'
L4	N53°42'11"W	13.13'
L5	N53°42'11"W	13.13'
L6	N53°42'11"W	12.13'
L7	N36°17'49"E	21.53'
L8	N61°46'00"W	12.13'
L9	N61°46'00"W	13.13'
L10	N44°19'15"W	10.02'
L11	N72°16'44"W	11.25'
L12	N72°16'44"W	14.00'
L13	N74°02'29"W	13.13'
L14	N74°02'29"W	12.13'
L15	N80°58'11"W	20.34'
L16	N74°02'29"W	13.13'
L17	N74°02'29"W	12.13'
L18	N74°02'29"W	38.05'
L19	N73°07'09"E	2.99'
L20	N78°07'09"E	40.83'

LINE #	DIRECTION	LENGTH
L21	N85°23'57"E	19.83'
L22	N74°02'29"W	12.36'
L23	N74°02'29"W	13.22'
L24	N74°02'29"W	10.50'
L25	N74°02'29"W	11.54'
L26	N15°57'31"E	11.42'
L27	N74°02'29"W	17.72'
L28	N74°02'29"W	12.46'
L29	N74°02'29"W	5.26'
L30	N39°12'12"W	27.25'
L31	N46°14'51"W	10.50'
L32	N46°14'51"W	10.50'
L33	N01°14'51"W	35.36'
L34	N85°58'00"W	24.55'
L35	N21°32'41"W	31.52'
L36	N74°02'29"W	11.09'
L37	N74°02'29"W	4.72'
L38	N74°02'29"W	14.16'
L39	N74°02'29"W	10.50'
L40	N74°02'29"W	10.50'
L41	N74°02'29"W	13.13'

LINE #	DIRECTION	LENGTH
L42	N74°02'29"W	12.13'
L43	N74°02'29"W	12.13'
L44	N74°02'29"W	13.13'
L45	N74°02'29"W	10.50'
L46	N15°57'31"E	10.50'
L47	N85°28'05"W	13.13'
L48	N85°28'05"W	12.13'
L49	N38°12'04"W	42.85'
L50	N40°38'14"W	12.13'
L51	N40°38'14"W	13.13'
L52	N44°42'12"W	10.50'
L53	N44°42'12"W	10.50'
L54	N57°24'06"W	13.13'
L55	N57°24'06"W	12.13'
L56	N32°35'54"E	15.06'
L57	N43°45'09"E	20.00'
L58	N67°56'05"E	6.07'
L59	N69°54'08"W	30.74'
L60	N34°01'55"E	1.04'
L61	N34°01'55"E	0.43'

LINE #	DIRECTION	LENGTH
L62	N46°14'51"W	25.48'
L63	N12°24'06"W	35.36'
L64	N15°57'31"E	15.73'
L65	N69°20'02"W	21.85'
L66	N69°20'02"W	30.00'
L67	N69°20'02"W	5.95'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	2.00'	90°00'00"	3.14'
C2	2.00'	90°00'00"	3.14'
C3	265.00'	110°35'58"	51.18'
C4	12.00'	50°38'11"	10.61'
C5	55.00'	35°35'34"	35.17'
C6	270.00'	139°43'	7.83'
C7	330.00'	275°46'	13.99'
C8	1102.00'	331°13'	67.71'
C9	120.00'	417°05'	8.97'
C10	120.00'	233°11'	6.04'
C11	120.00'	77°01'6"	15.02'
C12	80.00'	12°46'11"	17.83'
C13	5000.00'	0°23'14"	33.93'
C14	330.00'	8°55'38"	51.42'
C15	330.00'	3°38'49"	21.00'
C16	330.00'	2°46'17"	15.96'
C17	5000.00'	0°25'59"	37.95'
C18	340.00'	3°35'48"	21.34'
C19	340.00'	10°27'46"	62.09'
C20	270.00'	102°50'	4.94'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C21	340.00'	423°21"	26.05'
C22	3315.00'	0°30'28"	29.37'
C23	3315.00'	0°09'27"	8.16'
C24	3315.00'	0°38'55"	37.53'
C25	1090.00'	23°32'58"	48.86'
C26	1090.00'	0°35'21"	11.21'
C27	1090.00'	8°43'02"	165.84'
C28	270.00'	0°38'03"	2.99'
C29	270.00'	4°28'10"	21.06'
C30	50.00'	21°13'09"	18.52'
C31	80.00'	14°52'42"	20.77'
C32	80.00'	12°46'11"	17.83'
C33	80.00'	27°38'53"	38.60'
C34	250.00'	0°55'11"	4.01'
C35	250.00'	8°04'53"	35.26'
C36	250.00'	9°00'03"	39.27'
C37	280.00'	6°23'16"	31.72'
C38	308.00'	8°16'46"	44.51'
C39	50.00'	4°25'03"	41.76'
C40	50.00'	44°57'51"	39.74'

# TRACT 4131 RIVER ISLANDS - STAGE 2B VILLAGE KK

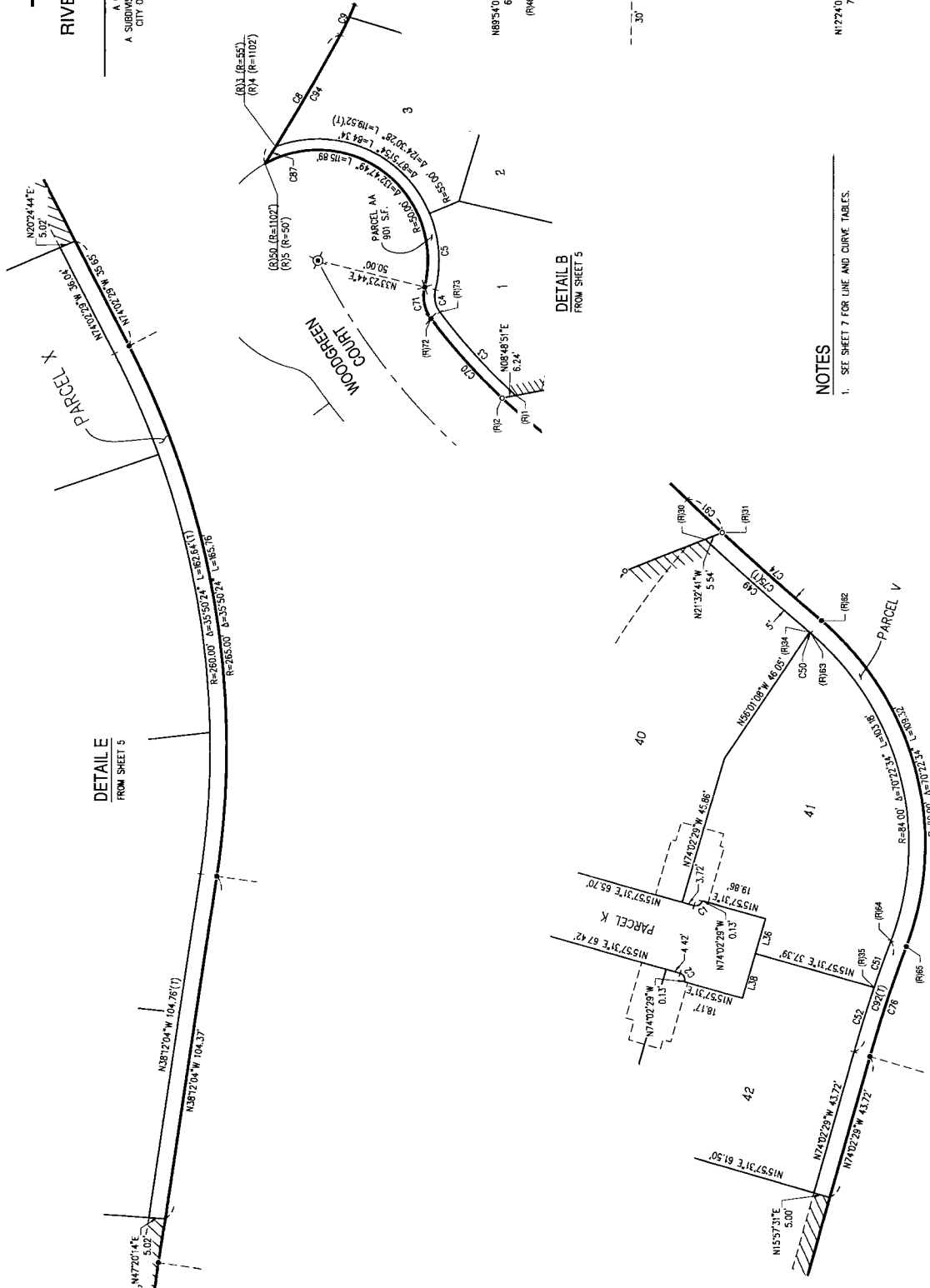
A PORTION OF RANCHO EL PESQUERO, BEING  
A SUBDIVISION OF PARCEL 12 OF TRACT 4102 (43.866P.142)  
CITY OF LATHROP, SPOKANE COUNTY, WASHINGTON  
JUNE 2022





# TRACT 4131 RIVER ISLANDS - STAGE 2B VILLAGE KK

A PORTION OF RANCHO EL PESCADERO, BEING  
A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142)  
CITY OF LATHROP, SAN JUAN COUNTY, CALIFORNIA  
JUNE 2022



DETAIL E  
FROM SHEET 5

DETAIL B  
FROM SHEET 5

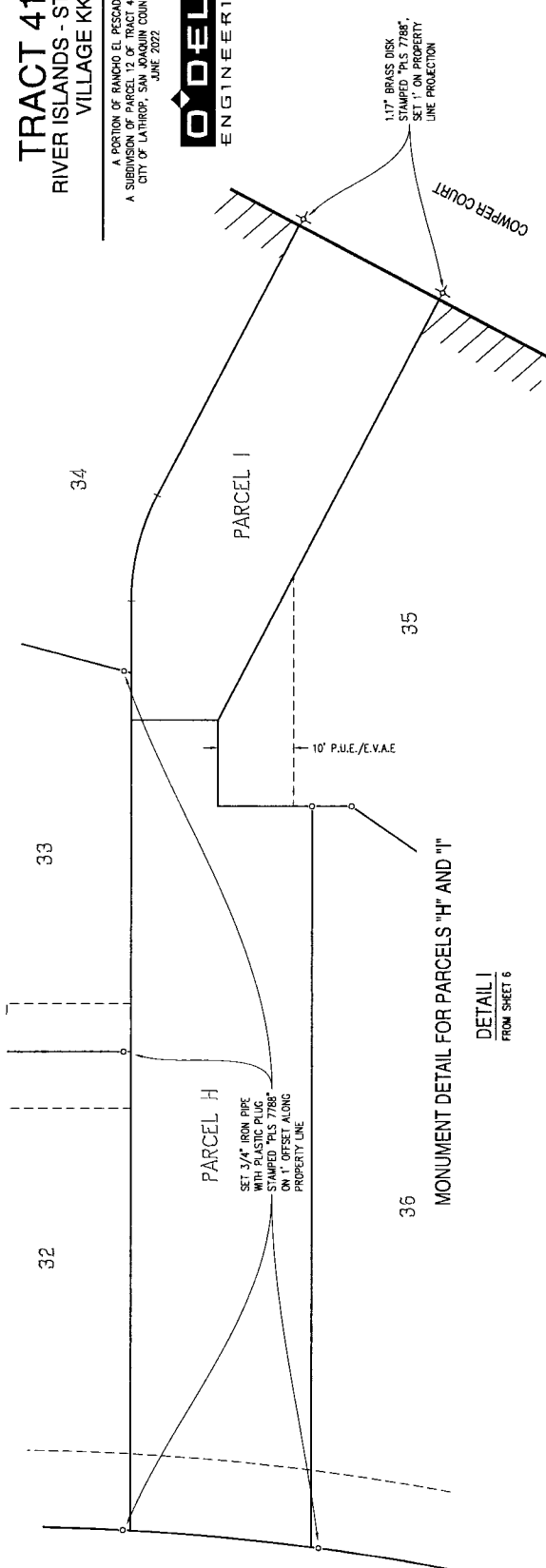
DETAIL C  
FROM SHEET 5

DETAIL G  
FROM SHEET 6

NOTES  
1. SEE SHEET 7 FOR LINE AND CURVE TABLES.

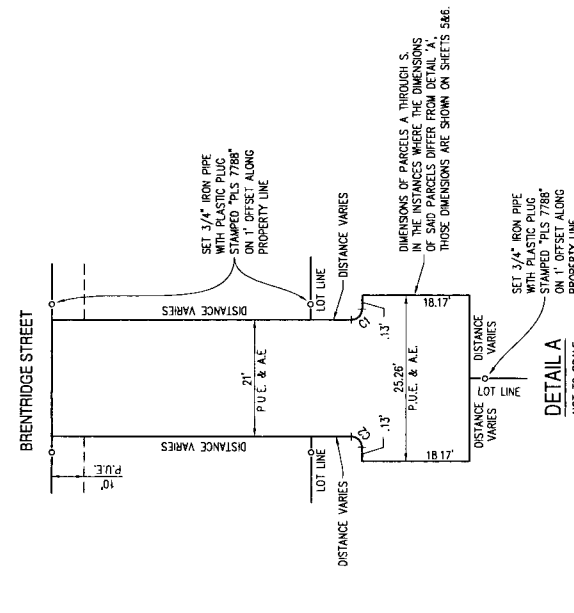
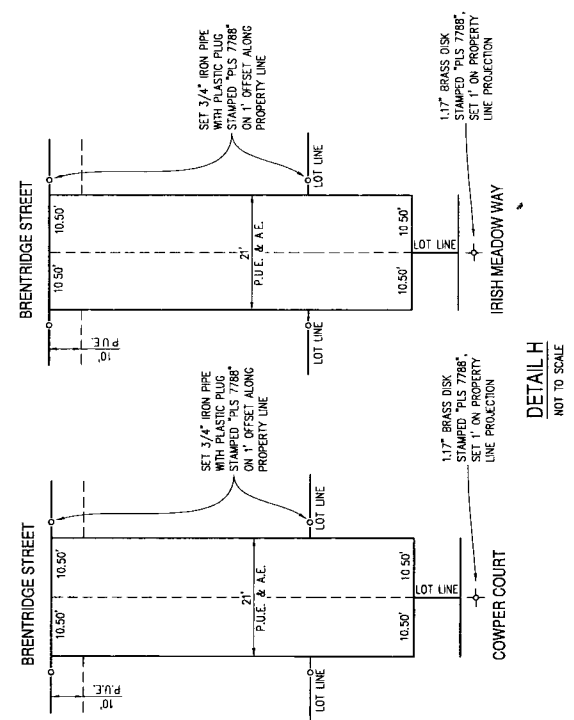
**TRACT 4131**  
**RIVER ISLANDS - STAGE 2B**  
**VILLAGE KK**

A PORTION OF RANCHO EL PESCADERO, BEING  
 A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (4.3 MAP 142)  
 CITY OF LARCHMONT, SAN MATEO COUNTY, CALIFORNIA  
 JUNE, 2022



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

**DETAIL I**  
 FROM SHEET 6



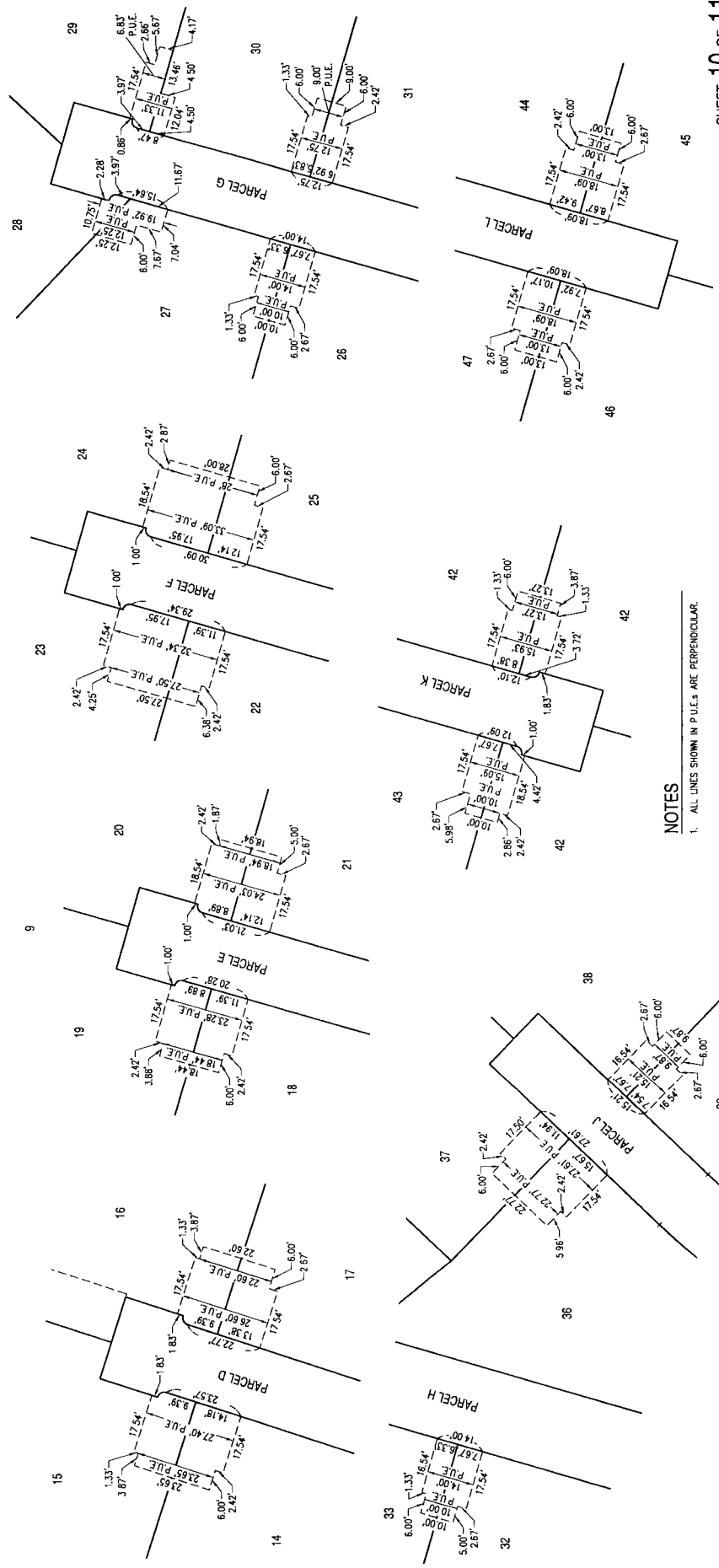
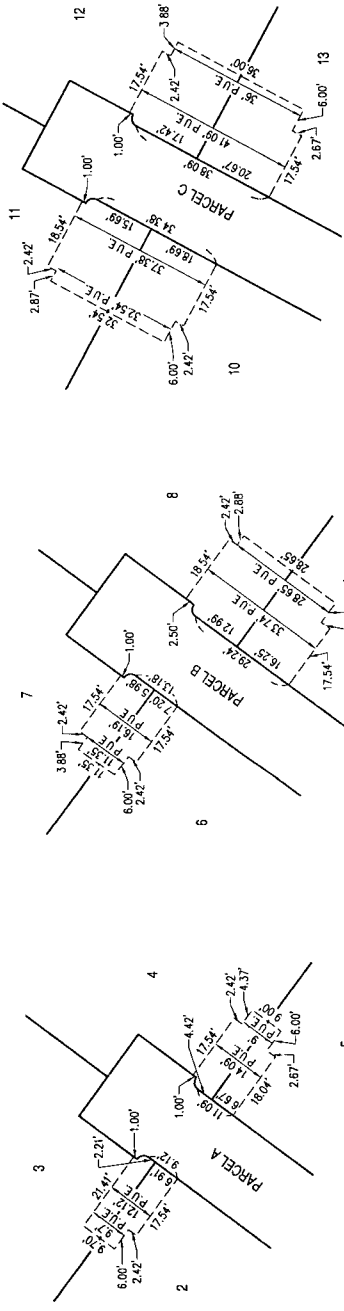
**NOTES**

- ALL LINES SHOWN IN "DETAIL A" and "DETAIL H" ARE PERPENDICULAR.

**MONUMENT DETAILS FOR ACCESS PARCELS**

# TRACT 4131 RIVER ISLANDS - STAGE 2B VILLAGE KK

A PORTION OF RANCHO EL PESCADERO, BEING  
A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (A.M.B.F. 142)  
CITY OF LAHAINA, MAUI COUNTY, HAWAII  
JUNE 2022



**NOTES**  
1. ALL LINES SHOWN IN P.U.L.S. ARE PERPENDICULAR.

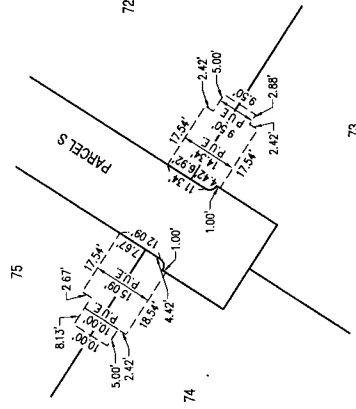
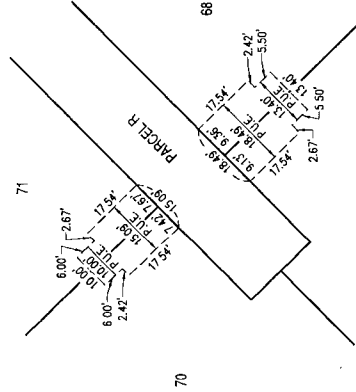
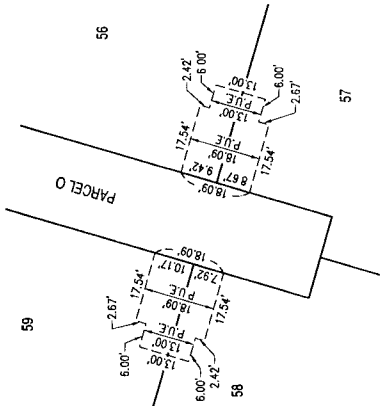
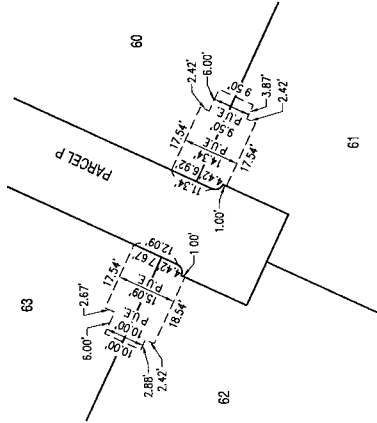
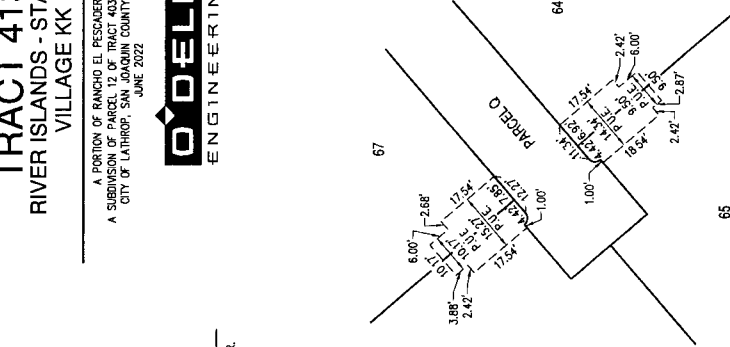
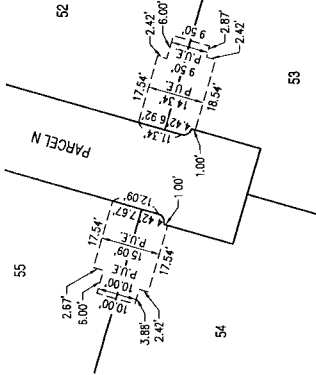
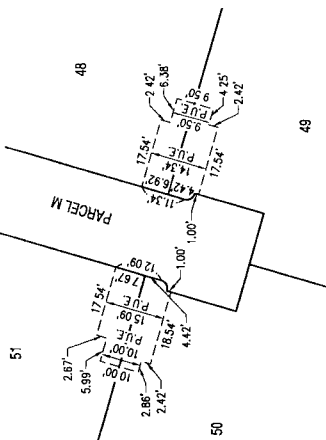
**TRACT 4131**  
**RIVER ISLANDS - STAGE 2B**  
**VILLAGE KK**

A PORTION OF RANCHO EL PESQUERO, BEING  
A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142)  
CITY OF LAHOMA, SAN JOAQUIN COUNTY, CALIFORNIA  
JUNE 2022



**NOTES**

1. ALL LINES SHOWN IN P.U.E.'s ARE PERPENDICULAR.

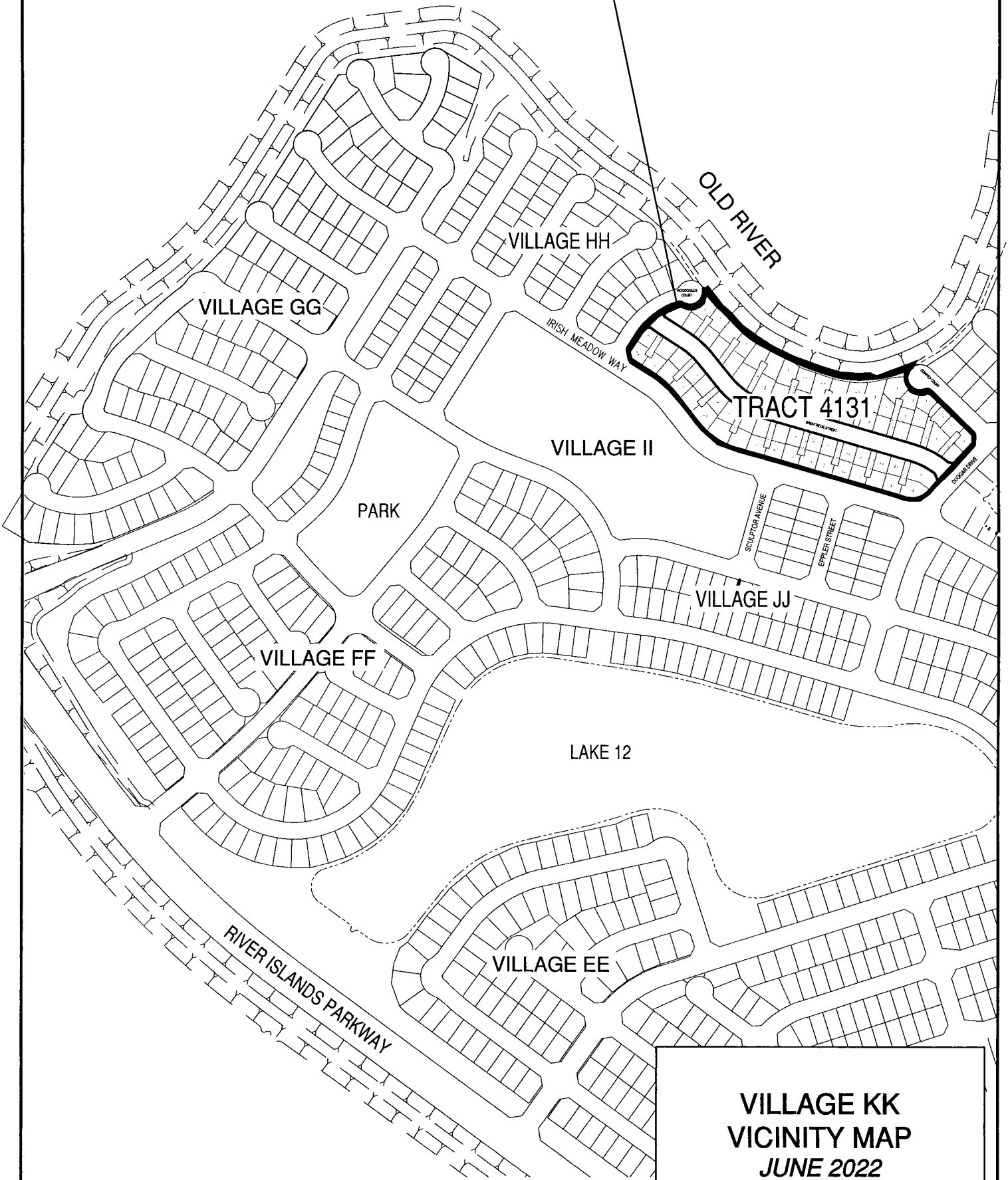


Subdivision Improvement Agreement (River Islands Stage 2B, LLC)  
Tract 4131 Village "KK"

**EXHIBIT "B"**

**TRACT 4131 VILLAGE "KK" AREA**

VILLAGE KK BOUNDARY



**VILLAGE KK  
VICINITY MAP  
JUNE 2022**

## **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)

5/24/2022

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

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

<b>PRODUCER</b> Alliant Insurance Services, Inc. 333 S Hope St Ste 3750 Los Angeles CA 90071  License# 0C36861 RIVEISL-01		<b>CONTACT NAME:</b> Michelle Sanchez <b>PHONE (A/C, No, Ext):</b> <b>FAX (A/C, No):</b> <b>E-MAIL ADDRESS:</b> Michelle.Sanchez@alliant.com	
		<b>INSURER(S) AFFORDING COVERAGE</b>	
		<b>NAIC #</b>	
		INSURER A : United Specialty Insurance Co. 12537	
		INSURER B :	
		INSURER C :	
		INSURER D :	
		INSURER E :	
		INSURER F :	

**COVERAGES****CERTIFICATE NUMBER:** 103023025**REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR			ATN2117764P	3/19/2021	3/19/2024	EACH OCCURRENCE	\$ 2,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 0
							MED EXP (Any one person)	\$ 0
							PERSONAL & ADV INJURY	\$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER. <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC						GENERAL AGGREGATE	\$ 2,000,000
	<input type="checkbox"/> OTHER						PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO						COMBINED SINGLE LIMIT (Ea accident)	\$
	<input type="checkbox"/> OWNED AUTOS ONLY						BODILY INJURY (Per person)	\$
	<input type="checkbox"/> HIRED AUTOS ONLY						BODILY INJURY (Per accident)	\$
	<input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	\$
								\$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR						EACH OCCURRENCE	\$
	<b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE						AGGREGATE	\$
	DED <input type="checkbox"/> RETENTION \$ <input type="checkbox"/>							\$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N N/A If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>	
							E L EACH ACCIDENT	\$
							E L DISEASE - EA EMPLOYEE	\$
							E L DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Re: FM 4131

City of Lathrop, its officers, City Council, boards and commissions and members thereof, its employees and agents are included as Additional Insureds as respects to General Liability. General Liability shall be Primary and Non-Contributory with any other insurance in force for or which may be purchased by City of Lathrop, its officers, employees and agents.

**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

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

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

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
City of Lathrop, its officers, City Council, boards and commissions and members thereof, its employees and agents 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.

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

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

Policy: 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.

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

**EXHIBIT "D"**

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

## ENGINEER'S BOND ESTIMATE

June 24, 2022

**COST TO COMPLETE**

Job No.: 25504-92

**RIVER ISLANDS - Stage 2B****VILLAGE KK (75 LOTS)**

CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

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

## Notes:

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

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

September 3, 2021  
 Job No.: 25504-92

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

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

## Notes:

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



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

July 11, 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 4131; Escrow No. 1214021901**

Dear Lori:

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

**A. Date for Closings**

The Final Map will be recorded at the time designated by RIS2B as set forth below. The Final Map can only be recorded after the City has approved the map in writing. The closing date for the Transaction is intended to occur by December 31, 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, 2023, ORTC will return the Final Map to the City.

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

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

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

B.2. A fully executed and acknowledged Amendment to Notice of Special Tax Lien for the City of Lathrop Community Facilities District No. 2013-1 (River Islands Public Services and Facilities) Annexation No. 25 (provided to title by City).

B.3. A fully executed and acknowledged Amendment to Notice of Special Tax Lien for Island Reclamation District 2062 Community Facilities District No. 2013-1 (Levee and Lake Maintenance Services) (provided to title by RIS2B).

B.4. A fully executed and acknowledged Amendment to Notice of Special Tax Lien for River Islands Public Financing Authority Community Facilities District No. 2013-1 (River Islands Public Services) (provided to title by RIS2B).

B.5. A fully executed and acknowledged Amendment to Notice of Special Tax Lien for the River Islands Public Financing Authority Community Facilities District No. 2020-1 (Stage 2B Public Improvements) (provided to title by RIS2B).

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

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

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

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

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

- Funds to be wire transferred directly to the entity set forth below, immediately upon recordation of the Final Map, in accordance with the wire transfer instructions for each entity are as follows: The amount of **\$33,259.50**, 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 **\$3,501.00** multiplied by 9.50 acres (or portion thereof) included in the Final Map, is to be transferred to the City upon recordation of the Final Map. The City’s wire instructions are set forth below.

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

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

**D. Closing Requirements**

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

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

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

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

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

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

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

**E. Closing Process and Priorities**

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

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

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

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

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

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

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

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

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

- (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: \_\_\_\_\_

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

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

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

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

City of Lathrop  
Community Facilities District No. 2013-1  
(River Islands Public Services and Facilities)  
Annexation No. 25

Pursuant to the requirements of Section 3117.5 of the Streets and Highways Code of California and the Mello-Roos Community Facilities Act of 1982, as amended, Section 53311, *et seq.*, of the California Government Code (the "Act"), the undersigned City Clerk of the City of Lathrop (the "City"), County of San Joaquin, State of California, hereby gives notice that a lien to secure payment of a special tax is hereby imposed by the City Council of the City on the property described in Exhibit A hereto. The special tax secured by this lien is authorized to be levied for the purpose of paying principal and interest on bonds, the proceeds of which are being used to finance the acquisition and construction of all or a portion of the public facilities authorized to be funded by the City of Lathrop Community Facilities District No. 2013-1 (River Islands Public Services and Facilities) (the "CFD"), and to pay costs of the public services and facilities authorized to be funded by the CFD, both as described in Exhibit A to the Notice of Special Tax Lien heretofore recorded in the Office of the County Recorder for the County of San Joaquin, State of California (the "County Recorder") on November 18, 2013 as Document No. 2013-143754 (the "Original Notice"), and said special tax is to be levied according to the Rate and Method of Apportionment of Special Tax set forth in Exhibit B to the Notice of Special Tax Lien, to which recorded Notice of Special Tax Lien reference is hereby made and the provisions of which are hereby incorporated herein in full by this reference. An Amended Notice of Special Tax Lien reflecting the Amended Rate and Method of Apportionment of Special Tax was subsequently recorded at the County Recorder on October 23, 2015 as Document No. 2015-127760 (the "Amended Notice").

This Twenty-Fifth Amendment to Notice of Special Tax Lien amends the Notice of Special Tax Lien to add to the territory within the City of Lathrop Community Facilities District No. 2013-1 (River Islands Public Services and Facilities) certain real property identified in Exhibit A hereto (the "Property") and shown within the future annexation area on the boundary map of the community facilities district recorded on June 1, 2013, in Book 6 of Maps of Assessment and Community Facilities Districts at Page 42 (Document No. 2013-136637), in the Office of the

County Recorder, which map is the final boundary map of the community facilities district. The Property is being annexed into Tax Zone 1 of the community facilities district, as described in the Amended and Restated Rate and Method of Apportionment of Special Tax attached as Exhibit A to the Amended Notice, with the maximum special tax rates identified in Exhibit B hereto.

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

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

Dated: \_\_\_\_\_, 2022.

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

**EXHIBIT A**

CITY OF LATHROP  
COMMUNITY FACILITIES DISTRICT NO. 2013-1  
(RIVER ISLANDS PUBLIC SERVICES AND FACILITIES)  
ANNEXATION NO. 25  
ASSESSOR'S PARCEL NUMBER(S) AND OWNER(S) OF LAND  
WITHIN ANNEXATION NO. 25 TO CITY OF LATHROP  
COMMUNITY FACILITIES DISTRICT NO. 2013-1  
(RIVER ISLANDS PUBLIC SERVICES AND FACILITIES)

Name(s) of Property Owner(s)	San Joaquin County Assessor's Parcel No.
RIVER ISLANDS STAGE 2B, LLC 73 W. STEWART RD., LATHROP, CA 95330	213-470-12



**EXHIBIT B**  
**CITY OF LATHROP**  
**COMMUNITY FACILITIES DISTRICT NO. 2013-1**  
**(RIVER ISLANDS PUBLIC SERVICES AND FACILITIES)**  
**ANNEXATION NO. 25**

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

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

<b>Type of Property</b>	<b>Lot Size</b>	<b>Maximum Services Special Tax in Tax Zone 1 Prior to the Trigger Event (Fiscal Year 2013-14)*</b>	<b>Maximum Services Special Tax in Tax Zone 1 After the Trigger Event (Fiscal Year 2013-14)*</b>
<u>Residential Property:</u> Single Family Detached Property Single Family Detached Property Single Family Detached Property Single Family Detached Property Single Family Detached Property Single Family Attached Property Multi-Family Property	Greater than 7,000 SqFt 5,801 to 7,000 SqFt 4,801 to 5,800 SqFt 4,000 to 4,800 SqFt Less Than 4,000 SqFt Not Applicable Not Applicable	\$328.74 per SFD Lot \$265.42 per SFD Lot \$243.51 per SFD Lot \$206.98 per SFD Lot \$192.37 per SFD Lot \$0.00 per Unit \$0.00 per Unit	\$155.91 per SFD Lot \$125.88 per SFD Lot \$115.49 per SFD Lot \$98.16 per SFD Lot \$91.23 per SFD Lot \$0.00 per Unit \$0.00 per Unit
Non-Residential Property	Not Applicable	\$0.00 per Non-Residential Square Foot	\$0.00 per Non-Residential Square Foot

*\* On July 1, 2014, and on each July 1 thereafter, all figures shown in the table above shall be increased by the Escalation Factor.*

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

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

<b>Type of Property</b>	<b>Lot Size</b>	<b>Maximum Facilities Special Tax in Tax Zone 1 Prior to the Trigger Event (Fiscal Year 2013-14)*</b>	<b>Maximum Facilities Special Tax in Tax Zone 1 After the Trigger Event (Fiscal Year 2013-14)*</b>
<u>Residential Property:</u>			
Single Family Detached Property	Greater than 7,000 SqFt	\$0.00 per SFD Lot	\$172.83 per SFD Lot
Single Family Detached Property	5,801 to 7,000 SqFt	\$0.00 per SFD Lot	\$139.54 per SFD Lot
Single Family Detached Property	4,801 to 5,800 SqFt	\$0.00 per SFD Lot	\$128.02 per SFD Lot
Single Family Detached Property	4,000 to 4,800 SqFt	\$0.00 per SFD Lot	\$108.82 per SFD Lot
Single Family Detached Property	Less Than 4,000 SqFt	\$0.00 per SFD Lot	\$101.14 per SFD Lot
Single Family Attached Property	Not Applicable	\$0.00 per Unit	\$0.00 per Unit
Multi-Family Property	Not Applicable	\$0.00 per Unit	\$0.00 per Unit
Non-Residential Property	Not Applicable	\$0.00 per Non-Residential Square Foot	\$0.00 per Non-Residential Square Foot

*\* On July 1, 2014, and on each July 1 thereafter until the first Fiscal Year after the Trigger Event, all figures shown in the table above shall be increased by the Escalation Factor. On July 1 of the first Fiscal Year after the Trigger Event, and on each July 1 thereafter, the Maximum Facilities Special Taxes shall increase by two percent (2%) of the amount in effect in the prior Fiscal Year.*

OWNERS STATEMENT

THE UNDERSIGNED, DOES HEREBY STATE THAT THEY ARE THE OWNERS OR HAVE SOME RECORD TITLE INTEREST IN THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINE OF THE HEREIN EMBODIED FINAL MAP ENTITLED, TRACT 4131, RIVER ISLANDS-STAGE 2B, VILLAGE KK, CITY OF LATHROP, CALIFORNIA, CONSISTING OF PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 AND 15, AS SHOWN ON 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. TO THE CITY OF LATHROP FOR PUBLIC RIGHT-OF-WAY PURPOSES, THOSE PORTIONS OF SAND LANDS DESIGNATED ON SAID MAP AS BREATHROSE STREET AS SHOWN ON THIS FINAL MAP
2. TO THE CITY OF LATHROP FOR ACCESS AND PUBLIC UTILITY PURPOSES, THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS PARCELS A THROUGH S AS SHOWN ON THIS FINAL MAP.
3. A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN, 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.L.E." (PUBLIC UTILITY EASEMENT)
4. A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP FOR EMERGENCY VEHICLE ACCESS PURPOSES, ACROSS THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "E.V.A.L.E." (EMERGENCY VEHICLE ACCESS EASEMENT).
5. A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN, PIPES, DRAINAGE SYSTEMS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "S.D.C." (STORM DRAIN EASEMENT).

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:
1. PARCELS I THROUGH AA TO THE CITY OF LATHROP FOR PURPOSES OF OPEN SPACE, LANDSCAPING, PUBLIC UTILITIES, FENCE MAINTENANCE, AND APPURTENANCES THERETO, FOR THE BENEFIT OF THE PUBLIC, AS SHOWN ON THIS FINAL MAP.

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

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

THE UNDERSIGNED DOES HEREBY RELINQUISH TO THE CITY OF LATHROP ALL ADJUTERS RIGHT OF ACCESS TO LOTS 1, 2B, 2B, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 AND 15 ALONG THE LOT LINES AS INDICATED BY THE SYMBOL // AS SHOWN ON THIS FINAL MAP.

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

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

BY: SUSAN DELL'OSSO DATE
115 PRESIDENT

TRUSTEES STATEMENT

OLD REPUBLIC TITLE COMPANY, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED DECEMBER 22, 2016, AS DOCUMENT NUMBER 2016-150886, AND AS MERGED IN DOCUMENT RECORDED DECEMBER 26, 2017 AS DOCUMENT NUMBER 2017-150886, AND AS MERGED IN DOCUMENT RECORDED APRIL 15, 2020 AS DOCUMENT NUMBER 2020-046005, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

DATED THIS DAY OF 2022.
BY:
115:

ACKNOWLEDGEMENT CERTIFICATE (OWNER)

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

STATE OF CALIFORNIA
COUNTY OF SAN JOAQUIN
I, CERTIFY UNDER PENALTY 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:
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 4131
RIVER ISLANDS - STAGE 2B
VILLAGE KK

A PORTION OF RANCHO EL PESQUERO, BEING
A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
JUNE 2022



CITY CLERK'S STATEMENT

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT 4131, RIVER ISLANDS-STAGE 2B, VILLAGE KK," CITY OF LATHROP, CALIFORNIA, CONSISTING OF ELEVEN (11) SHEETS, THIS STATEMENT WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A MEETING THEREOF, HELD ON THE DAY OF JUNE 2022, AT THE CITY OF LATHROP, CALIFORNIA, AND THE CITY COUNCIL HAS ADOPTED AND PASSED AN ORDINANCE AUTHORIZING THE CITY ENGINEER TO EXECUTE THE SAID MAP, AND TO ACCEPTED ON BEHALF OF THE CITY OF LATHROP FOR PUBLIC USE, THE RELINQUISHMENT OF ACCESS RIGHTS TO LOT 1, 2B, 2B, 3A, 3B, 3C, 3D, 4A, 4B, 4C, 4D, 4E, 4F, 4G, 4H, 4I, 4J, 4K, 4L, 4M, 4N, 4O, 4P, 4Q, 4R, 4S, 4T, 4U, 4V, 4W, 4X, 4Y, 4Z, 5A, 5B, 5C, 5D, 5E, 5F, 5G, 5H, 5I, 5J, 5K, 5L, 5M, 5N, 5O, 5P, 5Q, 5R, 5S, 5T, 5U, 5V, 5W, 5X, 5Y, 5Z, 6A, 6B, 6C, 6D, 6E, 6F, 6G, 6H, 6I, 6J, 6K, 6L, 6M, 6N, 6O, 6P, 6Q, 6R, 6S, 6T, 6U, 6V, 6W, 6X, 6Y, 6Z, 7A, 7B, 7C, 7D, 7E, 7F, 7G, 7H, 7I, 7J, 7K, 7L, 7M, 7N, 7O, 7P, 7Q, 7R, 7S, 7T, 7U, 7V, 7W, 7X, 7Y, 7Z, 8A, 8B, 8C, 8D, 8E, 8F, 8G, 8H, 8I, 8J, 8K, 8L, 8M, 8N, 8O, 8P, 8Q, 8R, 8S, 8T, 8U, 8V, 8W, 8X, 8Y, 8Z, 9A, 9B, 9C, 9D, 9E, 9F, 9G, 9H, 9I, 9J, 9K, 9L, 9M, 9N, 9O, 9P, 9Q, 9R, 9S, 9T, 9U, 9V, 9W, 9X, 9Y, 9Z, 10A, 10B, 10C, 10D, 10E, 10F, 10G, 10H, 10I, 10J, 10K, 10L, 10M, 10N, 10O, 10P, 10Q, 10R, 10S, 10T, 10U, 10V, 10W, 10X, 10Y, 10Z, 11A, 11B, 11C, 11D, 11E, 11F, 11G, 11H, 11I, 11J, 11K, 11L, 11M, 11N, 11O, 11P, 11Q, 11R, 11S, 11T, 11U, 11V, 11W, 11X, 11Y, 11Z, 12A, 12B, 12C, 12D, 12E, 12F, 12G, 12H, 12I, 12J, 12K, 12L, 12M, 12N, 12O, 12P, 12Q, 12R, 12S, 12T, 12U, 12V, 12W, 12X, 12Y, 12Z, 13A, 13B, 13C, 13D, 13E, 13F, 13G, 13H, 13I, 13J, 13K, 13L, 13M, 13N, 13O, 13P, 13Q, 13R, 13S, 13T, 13U, 13V, 13W, 13X, 13Y, 13Z, 14A, 14B, 14C, 14D, 14E, 14F, 14G, 14H, 14I, 14J, 14K, 14L, 14M, 14N, 14O, 14P, 14Q, 14R, 14S, 14T, 14U, 14V, 14W, 14X, 14Y, 14Z, 15A, 15B, 15C, 15D, 15E, 15F, 15G, 15H, 15I, 15J, 15K, 15L, 15M, 15N, 15O, 15P, 15Q, 15R, 15S, 15T, 15U, 15V, 15W, 15X, 15Y, 15Z.

ALSO, PURSUANT TO SECTION 66434(G) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE CITY OF LATHROP DOES HEREBY ABANDON THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT FOR PUBLIC PURPOSES RECORDED MAY 21, 2021, AS DOCUMENT NUMBER 2021-08883, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN THE BOUNDARY OF THIS FINAL MAP.

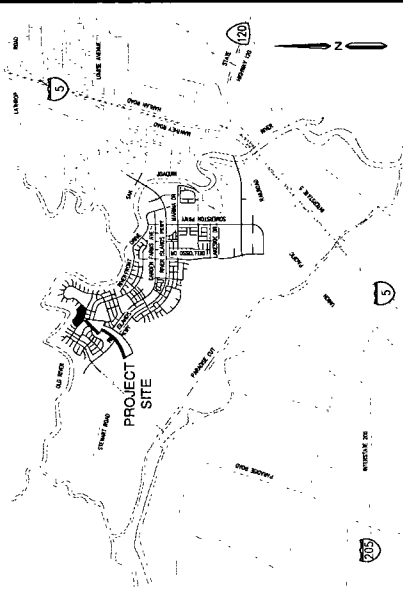
I FURTHER STATE THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP, IF APPLICABLE, HAVE BEEN APPROVED BY THE CITY COUNCIL OF LATHROP AND FILED IN MY OFFICE.

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

ACKNOWLEDGEMENT CERTIFICATE (TRUSTEE)

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

STATE OF CALIFORNIA
COUNTY OF SAN JOAQUIN
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:
I, CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND:
SIGNATURE:
NAME (PRINT):
PRINCIPAL COUNTY OF BUSINESS:
MY COMMISSION NUMBER:
MY COMMISSION EXPIRES:



VICINITY MAP
NOT TO SCALE

SECRETARY OF THE PLANNING COMMISSIONS STATEMENT

THIS MAP CONFORMS TO VESTING TENTATIVE MAP NO. 8716 RECOMMENDED BY THE PLANNING COMMISSION AND APPROVED BY THE CITY COUNCIL PER RESOLUTION NO. 21-4888.

DATED THIS DAY OF 2022.
MARK MESSNER, COMMUNITY DEVELOPMENT DIRECTOR
CITY OF LATHROP

CITY ENGINEER'S STATEMENT

I, BRAD R. TAYLOR, HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA, AND THAT I HAVE EXAMINED THIS FINAL MAP OF TRACT 4131, RIVER ISLANDS-STAGE 2B, VILLAGE KK, CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE AMENDED VESTING TENTATIVE MAP NO. 3894, 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 THEREID, APPLICABLE AT THE TIME OF APPROVAL OF AMENDED VESTING TENTATIVE MAP.

DATED THIS DAY OF 2022.



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

RECORDER'S STATEMENT

FILED THIS DAY OF 2022, AT
IN BOOK OF MAPS AND PLATS, AT PAGE AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY.
FEE: \$

BY: ASSISTANT/DEPUTY RECORDER
STYLIE BRISTO, JAVIER
ASSISTANT RECORDER-COUNTY CLERK
SAN JOAQUIN COUNTY, CALIFORNIA

EXEMPT FROM FEE PER GOVERNMENT CODE 2713861; DOCUMENT RECORDED IN CONNECTION WITH A CONCURRENT TRANSFER SUBJECT TO THE IMPOSITION OF DOCUMENTARY TRANSFER TAX.

# TRACT 4131 RIVER ISLANDS - STAGE 2B VILLAGE KK

A PORTION OF RANCHO EL PESCADERO, BEING  
A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142)  
CITY OF LATHROP, SANE 2022  
SAN JUAN COUNTY, CALIFORNIA



## CITY SURVEYOR'S STATEMENT

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.



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 CONDITIONALLY APPROVED AMERGED VESTING TENTATIVE MAP.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.



DYLAN CRAWFORD, P.L.S. NO 7788

## EASEMENT ABANDONMENT NOTE

THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT FOR PUBLIC PURPOSES SET FORTH IN THE AMERGED VESTING TENTATIVE MAP OF TRACT 4131, BEING ABANDONED BY THIS FINAL MAP. PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET 1.

## 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 4088, RIVER ISLANDS-STAGE 2A, VILLAGE HH, FILED OCTOBER 29, 2021, IN BOOK 43 OF MAPS AND PLATS, PAGE 198, S.J.C.R. (43 MAP 198)
- (R3) TRACT 4052, RIVER ISLANDS-STAGE 2B, VILLAGE JJ, FILED JANUARY 29, 2021, IN BOOK 43 OF MAPS AND PLATS, PAGE 157, S.J.C.R. (43 MAP 157)
- (R4) TRACT 4093, RIVER ISLANDS-STAGE 2A, VILLAGE LL, FILED AUGUST 11, 2021, IN BOOK 43 OF MAPS AND PLATS, PAGE 181, S.J.C.R. (43 MAP 181)

## SIGNATURE OMISSIONS

PURSUANT TO SECTION 86436 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.

## RECITALS

1. RIGHT TO FARM STATEMENT  
THE AGRICULTURAL CODE OF ORDINANCES, TITLE 15, CHAPTER 15.48.04, THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES INCLUDING WITHOUT LIMITATIONS, CULTIVATION, PLOWING, AND ANIMALS FROM RECREATION, AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, RODENTS AND PESTS. BE AWARE ALSO, THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.
2. A SOILS REPORT ENTITLED "GEOCHEMICAL EXPLORATION, RIVER ISLANDS PHASE 1, LATHROP, CALIFORNIA," BY ENGE INCORPORATED, DATED 04-13-2008, AND DATED JULY 18, 2008, HAS BEEN PREPARED FOR THIS PROJECT AND IS INCORPORATED BY REFERENCE INTO THIS FINAL MAP. THE REPORT INDICATES THAT THE TOTAL AREA OF TRACT 4131, RIVER ISLANDS-STAGE 2B, VILLAGE KK, CONTAINS 75 RESIDENTIAL LOTS WITH A TOTAL OF 6.63 ACRES, AND 27 LETTERED PARCELS CONTAINING 1.19 ACRES, MORE OR LESS, AND ROADWAYS THAT ARE BEING DEDICATED. BY THIS FINAL MAP WHICH INCLUDE 1.68 ACRES, MORE OR LESS AS SHOWN ON THIS FINAL MAP (PLEASE REFER TO THE AREA TABLE BELOW):
3. TRACT 4131 AREA SUMMARY

TRACT 4131 AREA SUMMARY	
LOTS 1 THROUGH 75	6.63 AC±
STREET DEDICATIONS	1.68 AC±
PARCELS A - AA	1.19 AC±
TOTAL	9.50 AC±

4. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 1214021801-LR (VERSION 4), DATED MAY 24, 2022, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

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

LINE	DIRECTION	LENGTH
L1	N60°20'02"W	51.95'
L2	N74°02'29"W	581.29'
L3	N38°12'04"W	117.73'
L4	N57°24'06"W	98.05'
L5	N12°24'06"W	35.36'
L6	N32°35'54"E	56.85'
L7	N48°01'22"W	18.73'
L8	N84°42'11"E	20.87'
L9	N67°56'05"E	6.07'
L10	N46°14'51"W	212.38'
L11	N11°45'1"W	35.36'
L12	N43°45'09"E	168.81'
L13	S33°23'44"W	50.00'
L14	S27°29'58"E	50.00'
L15	N43°45'09"E	20.00'

CURVE	RADIUS	DELTA	LENGTH
C1	400.00	134226"	35.89'
C3	850.00	100344"	149.28'
C4	300.00	355924"	197.66'
C5	300.00	197202"	108.53'
C6	265.00	3559074"	165.76'
C7	335.00	197202"	112.26'
C8	270.00	407938"	189.25'
C9	17.00	503811"	15.02'
C10	50.00	1324749"	115.89'
C11	1102.00	331713"	67.71'
C12	120.00	71016"	15.02'
C13	80.00	51501"	7.33'
C14	5070.00	094913"	71.88'
C15	340.00	192555"	109.46'
C16	3315.00	038555"	37.53'
C17	1090.00	115151"	225.70'
C18	355.00	210224"	130.36'
C19	370.00	164606"	108.28'
C20	990.00	094028"	11.65'
C21	50.00	1503942"	131.48'

CURVE	RADIUS	DELTA	LENGTH
C22	17.00	667406"	19.85'
C23	890.00	333798"	54.64'
C24	89.00	707234"	109.32'
C25	435.00	43844"	35.02'

**LEGEND**

- 200.00' (R1)
- (R)
- (M-H)
- (M-R)
- (M-CL INTX)
- (M-BC)
- (BC-CL INTX)
- (T)
- (B)
- DN
- A.E.
- E.V.A.E.
- P.U.E.
- L7/C1
- ①

- MEASURED AND RECORD DATA PER REFERENCE SHOWN
- DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 2
- MONUMENT TO MONUMENT
- MONUMENT TO BOUNDARY
- MONUMENT TO CENTERLINE INTERSECTION
- MONUMENT TO BEGINNING OF CURVE
- BEGIN CURVE TO CENTERLINE INTERSECTION
- TOTAL
- BOUNDARY
- DOCUMENT NUMBER
- ACCESS EASEMENT
- EMERGENCY VEHICLE ACCESS EASEMENT
- PUBLIC UTILITY EASEMENT
- LINE CURVE
- EASEMENT REFERENCE NUMBER
- BOUNDARY
- LOT LINE OR RIGHT-OF-WAY LINE
- EASEMENT LINE
- CENTERLINE

**EASEMENTS**

- ① STAGE 2B LEVEE EASEMENT IN FAVOR OF ISLAND RECLAMATION DISTRICT 2082 PER DN 2018-060095, S.J.C.R.

**NOTES**

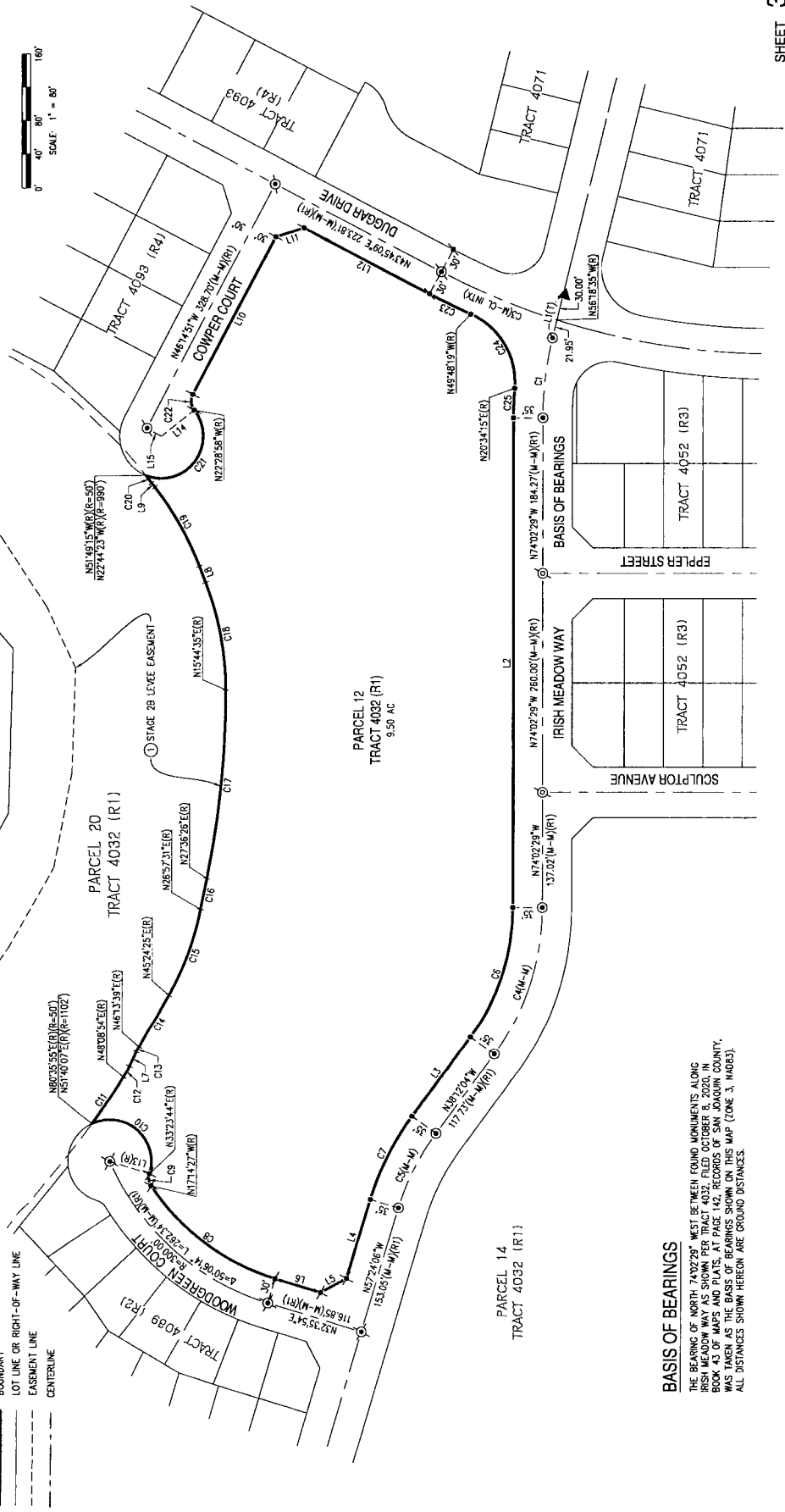
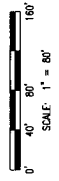
- 1. SEE SHEET 2 FOR REFERENCES TO MONUMENTS AND CURVE TABLES.
- 2. SEE SHEET 3 FOR MONUMENTATION NOTES.
- 3. SEE SHEET 5 FOR MONUMENTATION NOTES.

**MONUMENTATION NOTES**

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

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

A PORTION OF RANCHO EL PESQUERO, BEING  
A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (S.J.C.R. 142)  
IN SAN JOAQUIN COUNTY, CALIFORNIA  
JUNE 2022



**BASIS OF BEARINGS**

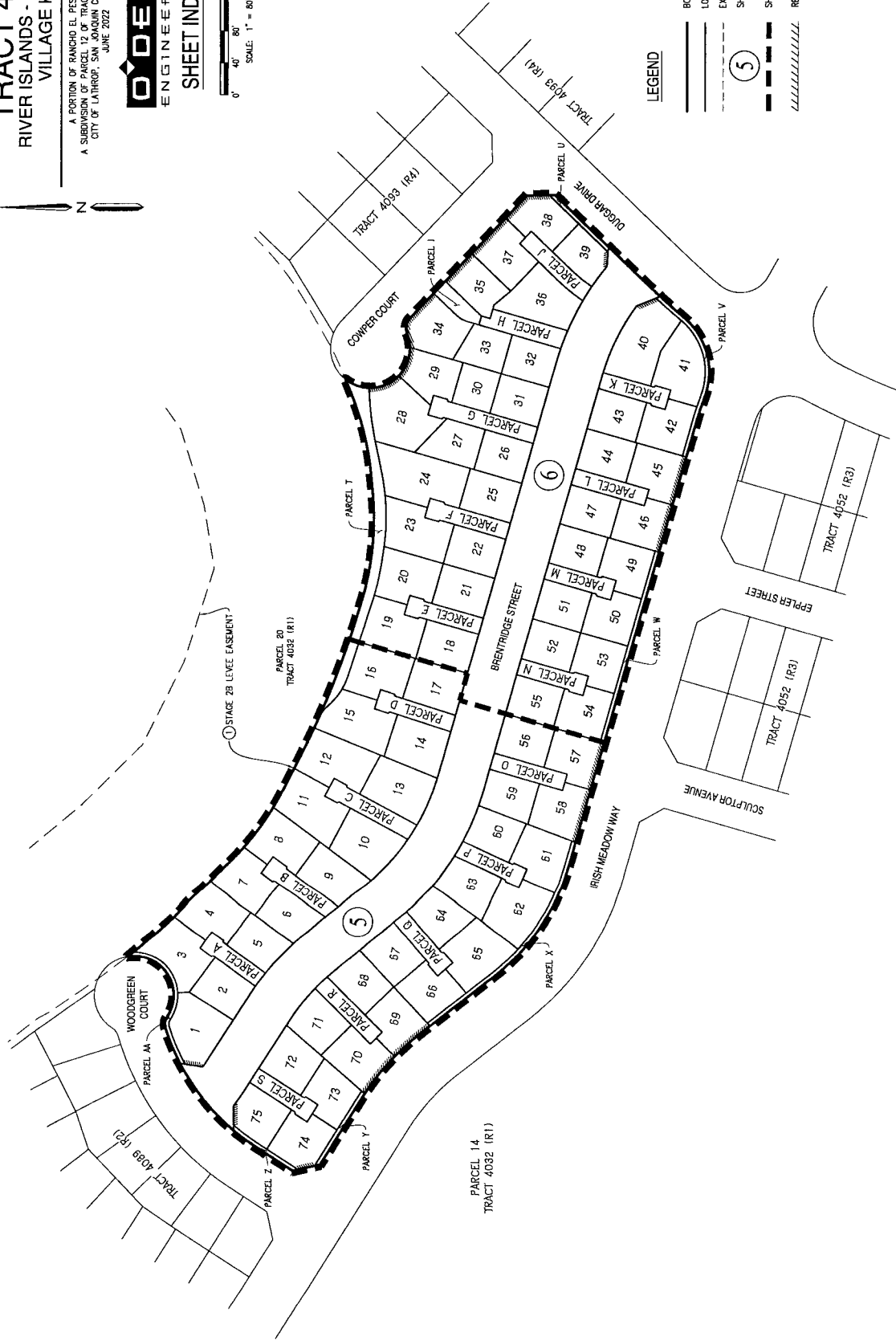
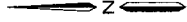
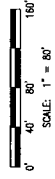
THE BEARING OF NORTH 74°02'29" WEST BETWEEN FOUND MONUMENTS ALONG IRISH MEADOW WAY AS SHOWN PER TRACT 4032, FILED OCTOBER 8, 2020, IN BOOK 43 OF MAPS AND PLATS, AT PAGE 142, RECORDS OF SAN JOAQUIN COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP (ZONE 3, INAD3). ALL DISTANCES SHOWN HEREIN ARE GROUND DISTANCES.

# TRACT 4131 RIVER ISLANDS - STAGE 2B VILLAGE KK

A PORTION OF RANCHO EL PESCADEIRO, BEING  
A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43.7 MBP 142)  
CITY OF LAHORE, SAN JOAQUIN COUNTY, CALIFORNIA  
JUNE 2022



SHEET INDEX

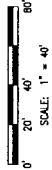
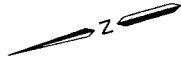


### LEGEND

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

# TRACT 4131 RIVER ISLANDS - STAGE 2B VILLAGE KK

A PORTION OF RANCHO EL PASADERO, BEING  
A SUBDIVISION OF PARCEL 12 OF TRACT 4032, (AS MAP 142)  
CITY OF LATHROP, S.W. COUNTY, CALIFORNIA  
JUNE 2022

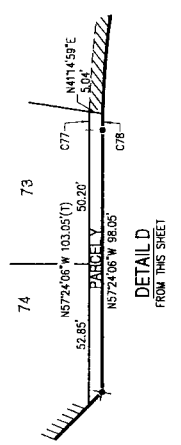
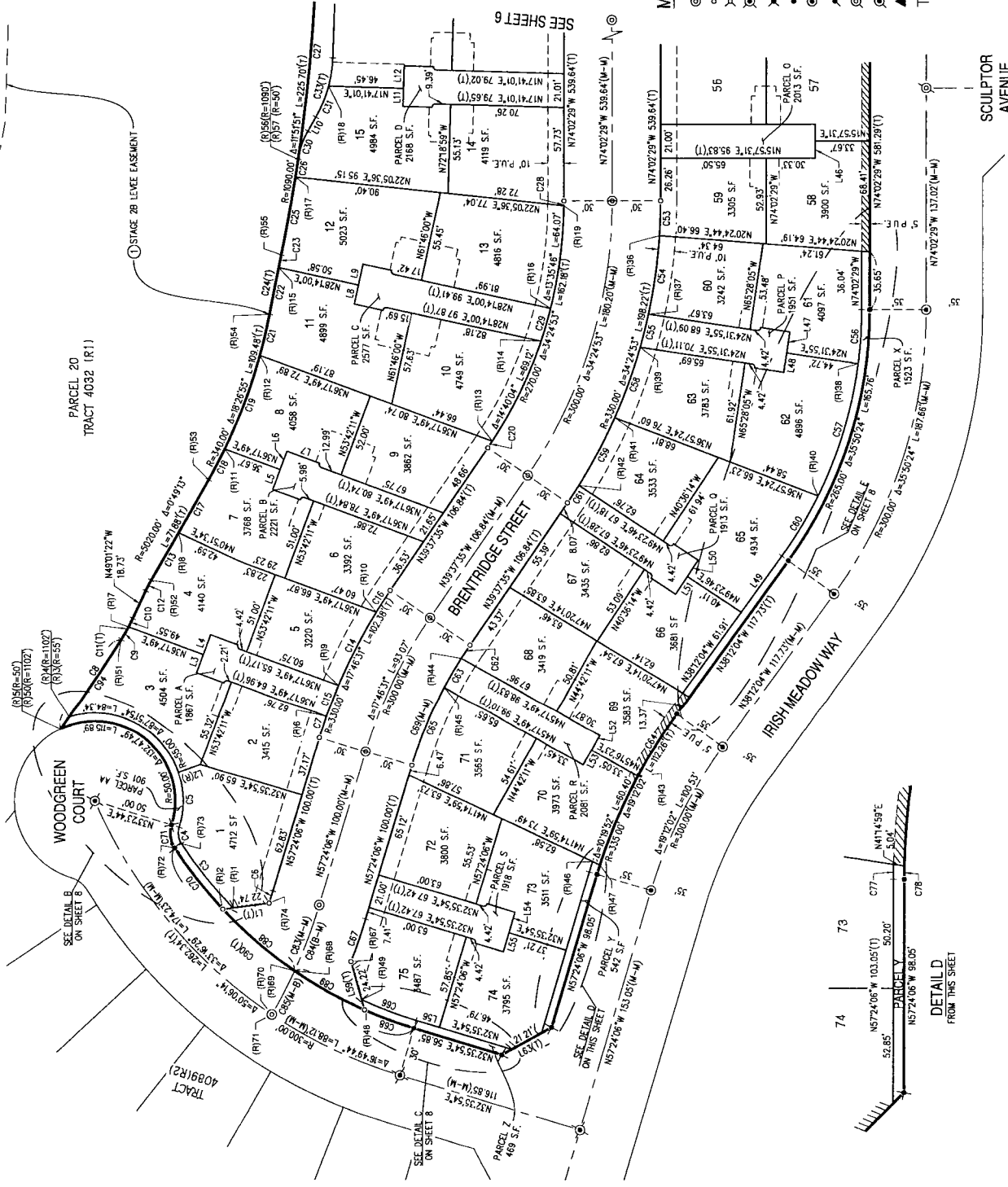


## NOTES

- SEE SHEET 2 FOR REFERENCES, MARKS AND LEGEND.
- SEE SHEET 9, DETAILS 'A' AND 'N', FOR DIMENSIONS OF PARCELS A THROUGH S, UNLESS OTHERWISE NOTED.
- SEE SHEETS 10 AND 11 FOR P.U.E. DIMENSIONS.
- SEE SHEET 7 FOR LINE AND CURVE TABLES.

## MONUMENTATION NOTES

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



SCULPTOR AVENUE

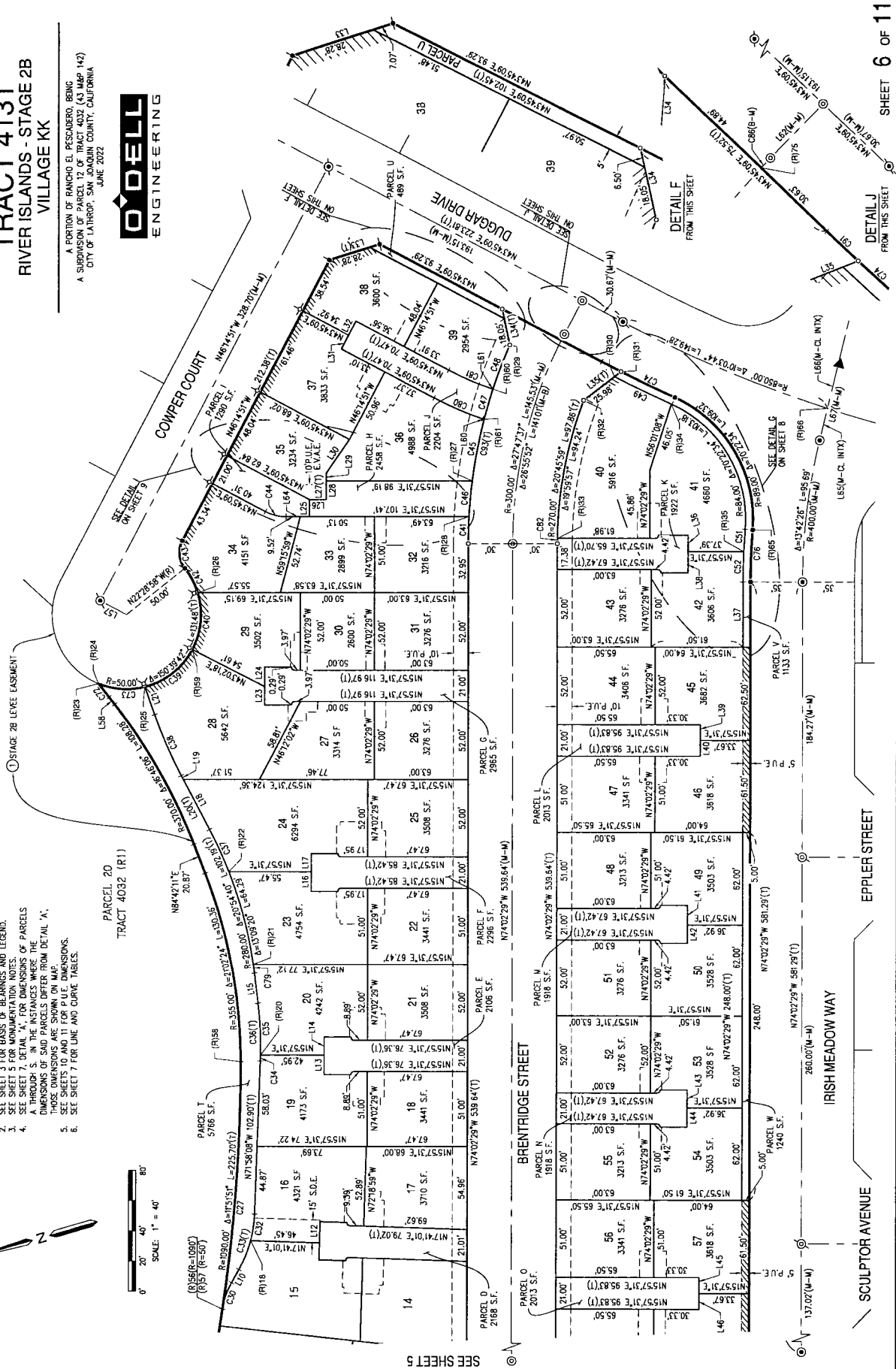
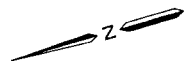
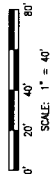
# TRACT 4131 RIVER ISLANDS - STAGE 2B VILLAGE KK

A PORTION OF RANCHO EL PESCADERO, BEING  
A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (S.186P.142)  
CITY OF LAHORE, SAN JOAQUIN COUNTY, CALIFORNIA  
JUNE 2022



## NOTES

- SEE SHEET 2 FOR REFERENCES.
- SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
- SEE SHEET 3 FOR DIMENSIONS OF PARCELS.
- SEE SHEET 5 FOR MONUMENTATION NOTES.
- A THROUGH S. IN THE INSTANCES WHERE THE DIMENSIONS ARE DERIVED FROM DETAIL 'A', THESE DIMENSIONS ARE SHOWN FOR INFORMATION.
- SEE SHEETS 10 AND 11 FOR P.U.E. DIMENSIONS.
- SEE SHEET 7 FOR LINE AND CURVE TABLES.





# TRACT 4131 RIVER ISLANDS - STAGE 2B VILLAGE KK

A PORTION OF RANCHO EL PESQUERO, BEING  
A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142)  
IN THE COUNTY OF SAN DIEGO, CALIFORNIA  
DATE: JUNE 2022



LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 5 AND 6 ONLY

LINE #	DIRECTION	LENGTH
L1	N08°48'31"E	28.86'
L2	N03°14'50"W	14.48'
L3	N53°42'11"W	12.13'
L4	N53°42'11"W	13.13'
L5	N53°42'11"W	13.13'
L6	N53°42'11"W	12.13'
L7	N36°17'49"E	21.53'
L8	N61°46'00"W	12.13'
L9	N61°46'00"W	12.13'
L10	N44°19'15"W	10.02'
L11	N72°18'44"W	11.25'
L12	N74°02'29"W	13.13'
L13	N74°02'29"W	13.13'
L14	N74°02'29"W	12.13'
L15	N60°58'11"W	20.34'
L16	N74°02'29"W	13.13'
L17	N74°02'29"W	12.13'
L18	N78°07'09"E	38.05'
L19	N78°07'09"E	2.79'
L20	N78°07'09"E	40.83'

LINE #	DIRECTION	LENGTH
L21	N08°23'57"E	19.83'
L23	N74°02'29"W	12.36'
L24	N74°02'29"W	13.22'
L25	N74°02'29"W	11.54'
L26	N45°57'31"E	11.42'
L27	N74°02'29"W	17.72'
L28	N74°02'29"W	12.46'
L29	N74°02'29"W	5.26'
L30	N39°12'12"W	27.25'
L31	N46°14'51"W	10.50'
L32	N46°14'51"W	10.50'
L33	N01°14'51"W	35.36'
L34	N85°56'00"W	24.55'
L35	N21°32'41"W	31.52'
L36	N74°02'29"W	11.09'
L37	N74°02'29"W	43.72'
L38	N74°02'29"W	14.16'
L39	N74°02'29"W	10.50'
L40	N74°02'29"W	10.50'
L41	N74°02'29"W	13.13'

LINE #	DIRECTION	LENGTH
L42	N74°02'29"W	12.13'
L43	N74°02'29"W	12.13'
L44	N74°02'29"W	13.13'
L45	N74°02'29"W	10.50'
L46	N74°02'29"W	10.50'
L47	N65°26'05"W	13.13'
L48	N65°26'05"W	12.13'
L49	N38°12'04"W	42.85'
L50	N40°36'14"W	12.13'
L51	N40°36'14"W	13.13'
L52	N44°42'12"W	10.50'
L53	N44°42'12"W	10.50'
L54	N57°24'06"W	13.13'
L55	N57°24'06"W	12.13'
L56	N32°56'54"E	15.06'
L57	N43°45'09"E	20.00'
L58	N67°56'10"E	6.07'
L59	N89°54'08"W	30.74'
L60	N34°01'55"E	1.04'
L61	N34°01'55"E	0.43'

LINE #	DIRECTION	LENGTH
L62	N46°14'51"W	25.48'
L63	N122°44'05"W	35.36'
L64	N155°27'31"E	15.73'
L65	N62°00'02"W	21.85'
L66	N62°00'02"W	30.00'
L67	N62°00'02"W	51.95'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	2.00'	90°00'00"	3.14'
C2	2.00'	90°00'00"	3.14'
C3	263.00'	110°56'	51.16'
C4	12.00'	93°38'11"	10.61'
C5	55.00'	58°38'34"	35.17'
C6	270.00'	1°39'43"	7.83'
C7	330.00'	2°25'46"	13.98'
C8	1102.00'	3°31'13"	67.71'
C9	120.00'	47°05'	8.97'
C10	120.00'	2°53'11"	6.04'
C11	120.00'	7°01'16"	15.02'
C12	80.00'	51°50'1"	7.33'
C13	5020.00'	0°23'14"	33.93'
C14	330.00'	8°55'38"	51.42'
C15	330.00'	3°38'49"	21.00'
C16	330.00'	2°46'17"	15.96'
C17	5020.00'	0°25'59"	37.95'
C18	340.00'	3°55'48"	21.34'
C19	340.00'	10°27'48"	62.09'
C20	270.00'	102°50'	4.94'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C21	340.00'	4°23'21"	26.05'
C22	3315.00'	0°30'28"	29.37'
C23	3315.00'	0°08'27"	8.16'
C24	3315.00'	0°38'53"	37.53'
C25	1090.00'	2°32'28"	48.66'
C26	1090.00'	0°35'21"	11.21'
C27	1090.00'	8°43'02"	165.84'
C28	270.00'	0°38'03"	2.99'
C29	270.00'	4°28'10"	21.06'
C30	50.00'	21°35'09"	18.52'
C31	80.00'	14°52'42"	20.77'
C32	80.00'	12°46'11"	17.83'
C33	80.00'	27°38'53"	38.60'
C34	250.00'	0°55'11"	4.01'
C35	250.00'	8°04'53"	35.26'
C36	250.00'	9°00'03"	39.27'
C37	280.00'	6°23'16"	31.22'
C38	308.00'	8°16'46"	44.51'
C39	50.00'	47°51'03"	41.76'
C40	50.00'	44°57'51"	39.24'

RADIAL BEARINGS		
LINE #	DIRECTION	LENGTH
R1	S28°18'23"E	
R2	S27°30'27"E	
R3	S88°53'16"W	
R4	N51°11'47"E	
R5	S80°35'55"W	
R6	S35°01'40"W	
R7	N43°51'49"E	
R8	N45°50'25"E	
R9	S38°40'29"W	
R10	S47°36'07"W	
R11	N14°48'38"E	
R12	N31°20'52"E	
R13	N49°19'34"E	
R14	N34°39'00"E	
R15	S27°27'58"W	
R16	N30°11'20"E	
R17	N25°02'58"E	
R18	N30°48'37"E	
R19	N16°55'34"E	
R20	N17°06'42"E	

RADIAL BEARINGS		
LINE #	DIRECTION	LENGTH
R21	N7°39'45"E	
R22	N8°29'35"W	
R23	N22°44'23"W	
R24	S51°49'15"E	
R25	S88°16'55"E	
R26	N1°02'48"W	
R27	S23°18'48"W	
R28	S19°05'41"W	
R29	S39°41'12"W	
R30	S47°11'38"E	
R31	S07°11'38"E	
R32	S98°43'31"W	
R33	S18°43'34"W	
R34	S48°46'29"E	
R35	S18°36'17"W	
R36	N19°41'47"E	
R37	N28°11'16"E	
R38	N30°18'57"E	
R39	N31°51'05"E	
R40	N42°12'57"E	

RADIAL BEARINGS		
LINE #	DIRECTION	LENGTH
R41	N39°54'16"E	
R42	N48°07'48"E	
R43	S43°59'01"W	
R44	S48°16'29"W	
R45	S45°48'01"W	
R46	S33°45'54"W	
R47	S33°38'09"W	
R48	S50°28'16"E	
R49	S49°34'37"E	
R50	N51°40'07"E	
R51	N48°08'54"E	
R52	N48°13'38"E	
R53	N45°24'25"E	
R54	N28°57'31"E	
R55	N27°36'26"E	
R56	N24°27'37"E	
R57	S24°27'37"W	
R58	N15°44'35"E	
R59	N43°52'03"E	
R60	S34°11'55"W	

RADIAL BEARINGS		
LINE #	DIRECTION	LENGTH
R61	S30°30'17"W	
R62	S48°48'19"E	
R63	N48°48'19"W	
R64	N20°34'15"E	
R65	S20°34'15"W	
R66	S56°18'35"E	
R67	N37°23'11"E	
R68	S38°56'09"E	
R69	N40°50'15"E	
R70	N48°36'05"E	
R71	S40°34'22"E	
R72	S17°42'27"E	
R73	S17°42'27"E	
R74	N34°15'37"E	
R75	S42°32'37"W	

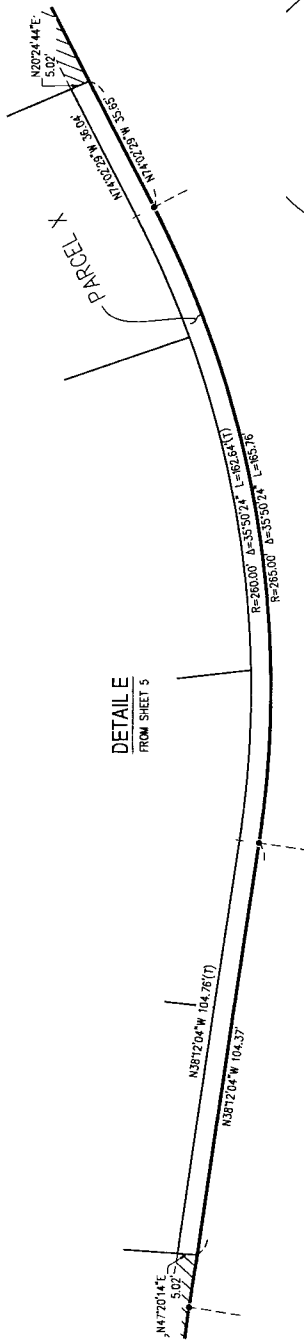
CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C41	330.00'	3°08'09"	18.06'
C42	50.00'	2°23'05"	18.66'
C43	17.00'	68°14'06"	19.65'
C44	30.00'	27°47'37"	14.55'
C45	330.00'	7°16'13"	41.87'
C46	330.00'	41°10'07"	24.11'
C47	330.00'	3°38'54"	21.01'
C48	330.00'	5°20'17"	31.61'
C49	885.00'	2°44'09"	42.26'
C50	885.00'	0°01'51"	0.47'
C51	440.00'	15°7'58"	15.10'
C52	440.00'	2°38'16"	20.32'
C53	330.00'	3°44'16"	21.53'
C54	330.00'	8°39'39"	48.91'
C55	330.00'	3°39'49"	21.10'
C56	260.00'	7°21'25"	33.38'
C57	260.00'	18°54'00"	85.77'
C58	330.00'	8°03'13"	46.39'
C59	330.00'	8°13'26"	47.37'
C60	260.00'	9°34'59"	43.49'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C61	330.00'	2°14'41"	12.93'
C62	270.00'	2°05'55"	9.89'
C63	270.00'	4°27'28"	21.01'
C64	335.00'	7°48'54"	45.69'
C65	270.00'	11°13'07"	52.87'
C66	265.00'	7°49'29"	36.19'
C67	330.00'	4°47'17"	27.58'
C68	270.00'	6°55'48"	32.66'
C69	270.00'	17°46'31"	83.76'
C70	270.00'	10°16'00"	46.38'
C71	17.00'	50°38'11"	15.02'
C72	990.00'	0°40'28"	11.65'
C73	50.00'	36°27'40"	31.82'
C74	880.00'	2°36'41"	40.11'
C75	885.00'	2°46'44"	35.02'
C76	340.00'	1°00'00"	6.92'
C78	335.00'	10°31'5"	6.16'
C79	280.00'	1°22'04"	6.68'
C80	210.00'	9°43'13"	35.63'

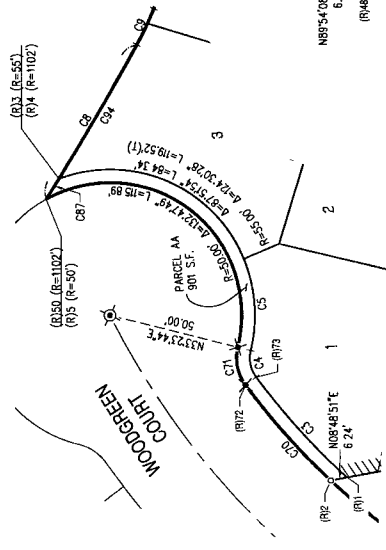
CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C81	188.00'	9°43'13"	32.06'
C82	270.00'	0°46'03"	3.62'
C83	300.00'	14°00'11"	73.32'
C84	300.00'	8°14'21"	43.14'
C85	300.00'	5°45'50"	30.18'
C86	300.00'	0°51'46"	4.52'
C87	1102.00'	0°28'20"	9.06'
C88	270.00'	12°29'42"	58.57'
C89	270.00'	10°32'09"	49.65'
C90	270.00'	4°09'39"	189.25'
C91	880.00'	0°58'47"	14.54'
C92	440.00'	4°36'44"	35.42'
C93	330.00'	2°34'44"	138.66'
C94	1102.00'	310°2'53"	58.63'

# TRACT 4131 RIVER ISLANDS - STAGE 2B VILLAGE KK

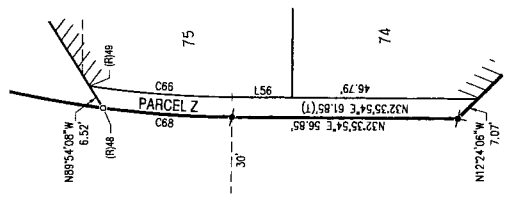
A PORTION OF RANCHO EL PESQUERO, BEING  
A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (C.S. M&P 142)  
CITY OF LATHROP, S.W. COUNTY, CALIFORNIA  
JUNE 2022



DETAIL E  
FROM SHEET 5



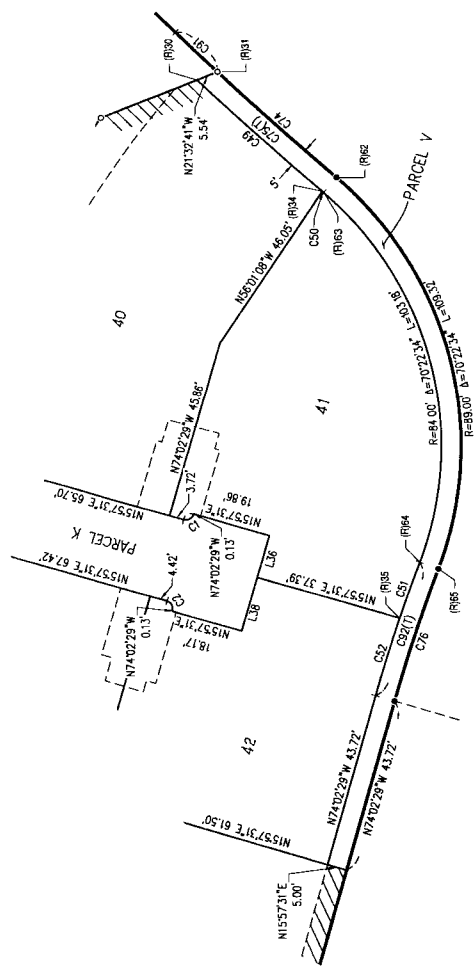
DETAIL B  
FROM SHEET 5



DETAIL C  
FROM SHEET 5

## NOTES

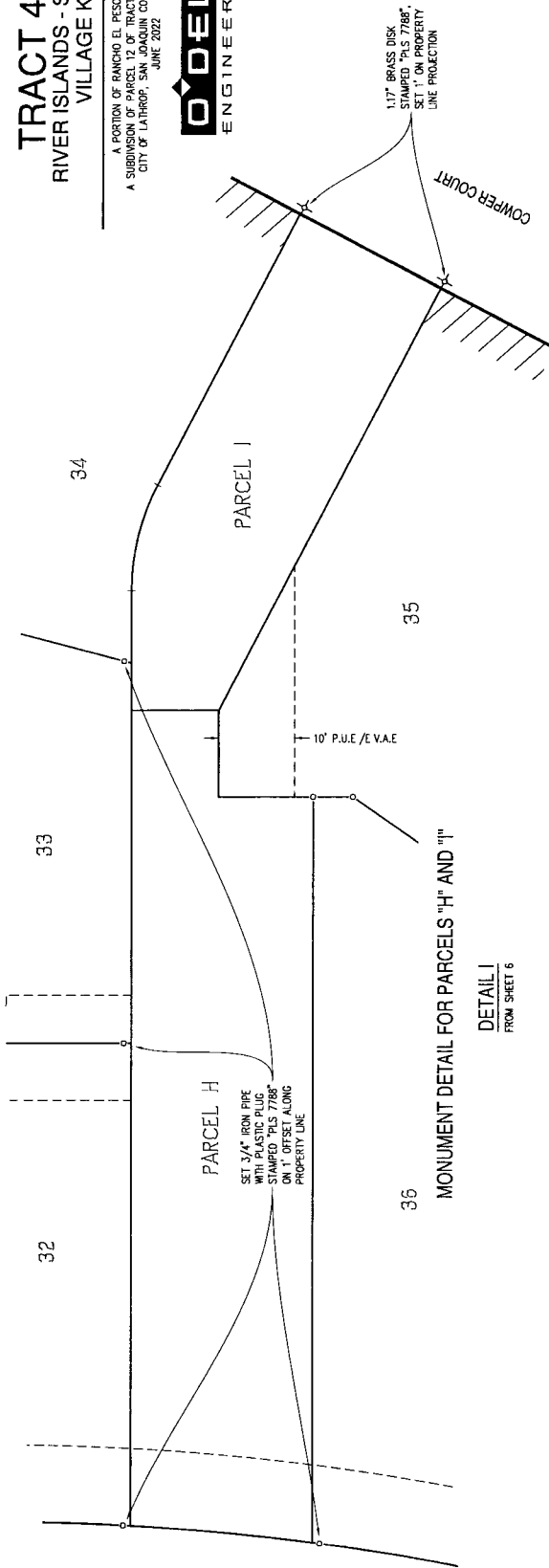
1. SEE SHEET 7 FOR LINE AND CURVE TABLES.



DETAIL G  
FROM SHEET 6

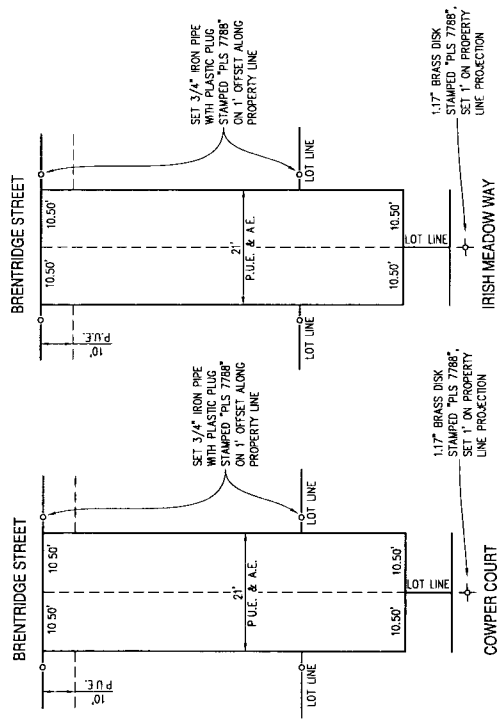
**TRACT 4131**  
**RIVER ISLANDS - STAGE 2B**  
**VILLAGE KK**

A PORTION OF RANCHO EL PESCADERO, BEING  
 A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142)  
 IN SAN DIEGO COUNTY, CALIFORNIA  
 JUNE 2022

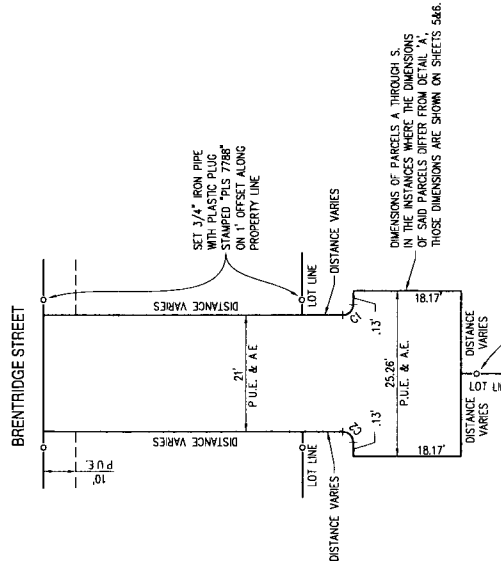


**MONUMENT DETAIL FOR PARCELS "H" AND "I"**

**DETAIL I**  
 FROM SHEET 6



**DETAIL H**  
 NOT TO SCALE



**DETAIL A**  
 NOT TO SCALE

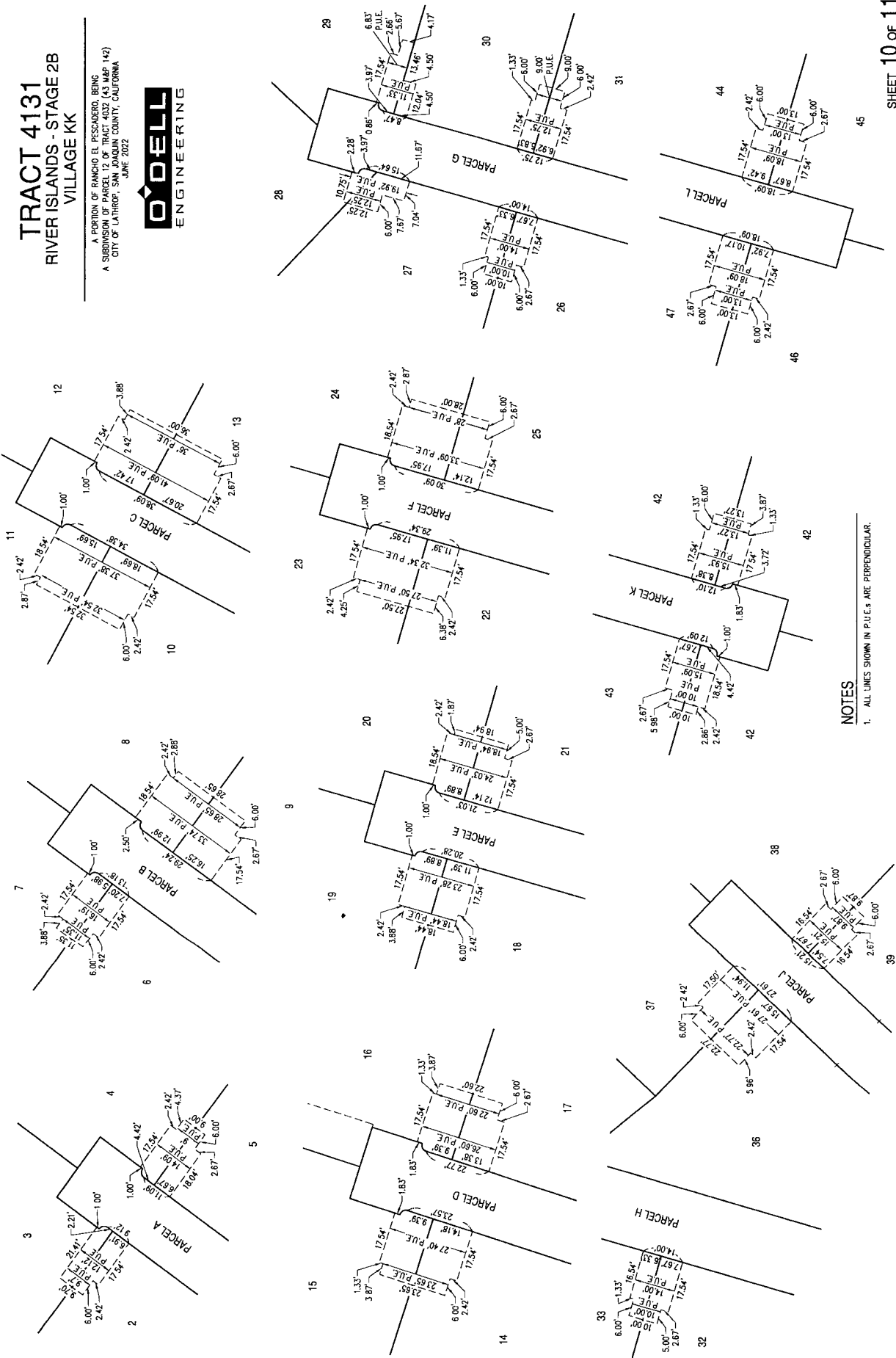
**NOTES**

- ALL LINES SHOWN IN "DETAIL A" and "DETAIL H" ARE PERPENDICULAR

**MONUMENT DETAILS FOR ACCESS PARCELS**

# TRACT 4131 RIVER ISLANDS - STAGE 2B VILLAGE KK

A PORTION OF RANCHO EL PESADERO, BEING  
A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (43 MAP 142)  
CITY OF LATHROP, S.W. WASHINGTON COUNTY, OREGON  
JUNE 2022



### NOTES

1. ALL LINES SHOWN IN P.U.E.'S ARE PERPENDICULAR.

# TRACT 4131

## RIVER ISLANDS - STAGE 2B

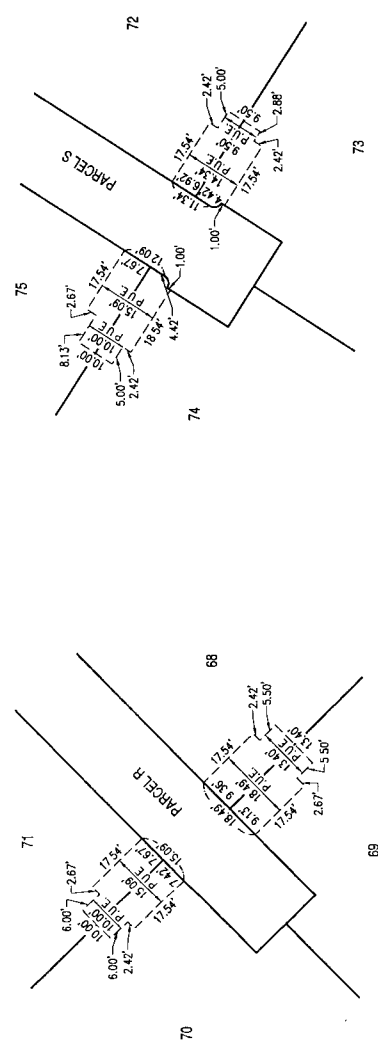
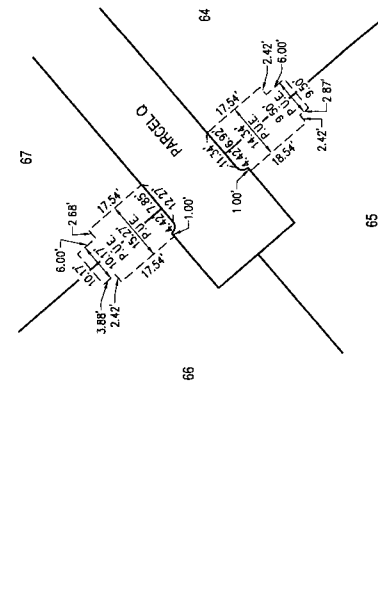
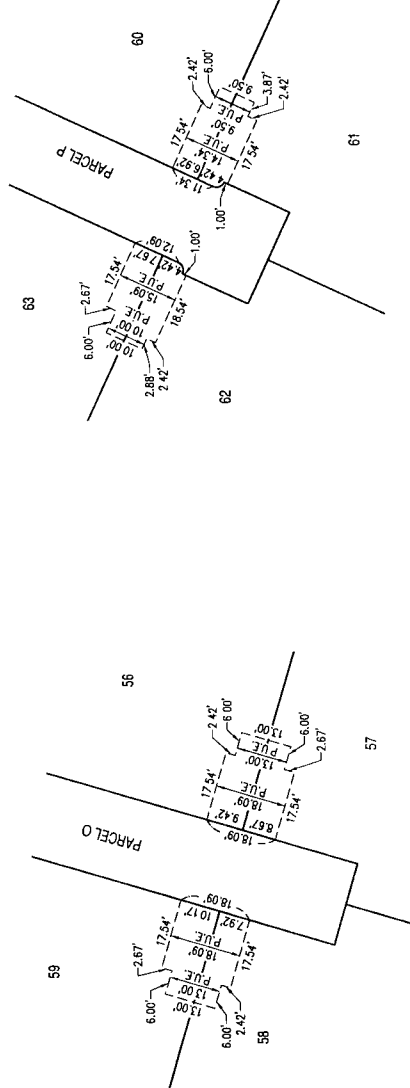
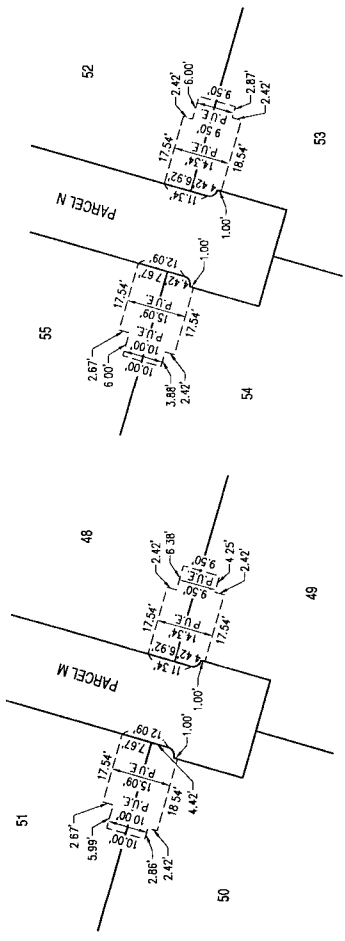
### VILLAGE KK

A PORTION OF RANCHO EL PESQUERO, BEING  
 A SUBDIVISION OF PARCEL 12 OF TRACT 4032 (4.5 MAP 142)  
 CITY OF LATHROP, SAN JUAN COUNTY, CALIFORNIA  
 JUNE 2022



#### NOTES

1. ALL LINES SHOWN IN P.U.E.'S ARE PERPENDICULAR.



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