

## ITEM 2.3

### **CITY MANAGER'S REPORT JUNE 3, 2024, CITY COUNCIL SPECIAL MEETING**

**ITEM:** **APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 30 LOTS IN TRACT 3795 VILLAGE "C6" AND "C7" WITHIN SOUTH RIVER BEND DISTRICT OF RIVER ISLANDS**

**RECOMMENDATION:** **Adopt Resolution Approving Final Map for Tract 3795 Village "C6" and "C7" within the South River bend District, Totaling 30 Single Family Lots and a Subdivision Improvement Agreement with River Islands Custom Homesites, LLC**

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#### **SUMMARY:**

The proposed Final Map for Tract 3795 Villages "C6" and "C7" (Tract 3795), included as Attachment "E", is within the South River Bend District of Phase 1 for the River Islands Project. River Islands Custom Homesites, LLC (River Islands) is proposing thirty (30) semi-custom home lots. A Vicinity Map is included as Attachment "B".

Staff recommends that the City Council approve the proposed Final Map for Tract 3795, to be recorded pursuant to the terms of the escrow instruction included as Attachment "D" and a Subdivision Improvement Agreement (SIA), included as Attachment "C", with River Islands Custom Homesites, LLC, by Resolution included as Attachment "A".

#### **BACKGROUND:**

The City of Lathrop City Council approved Vesting Tentative Map (VTM) 3694 on March 27, 2007 and an amended VTM 3694 with updated conditions of approval on June 1, 2015. On September 4, 2013, the City of Lathrop Planning Commission approved a Neighborhood Design Plan (NDP) and Architectural Guidelines and Design Standards (AG/DS) for the South River Bend District, known as Stage 1A, within Phase 1 of the project. The land for the proposed Final Map for Tract 3795 is within the geographic boundaries of VTM 3694 and Stage 1A.

As required by the Lathrop Municipal Code Chapter 16.16, all final maps must include a SIA to guarantee specific offsite and onsite improvements.

Construction of the public improvements associated with Villages "C6" and "C7" is complete and therefore no performance or labor & materials security for Tract 3795 is necessary. Potential acceptance of the public improvements will be processed by staff at a later date. Prior to acceptance, River Islands will be required to provide a one (1) year warranty bond.

**CITY MANAGER’S REPORT** **PAGE 2**  
**JUNE 3, 2024, CITY COUNCIL SPECIAL MEETING**  
**APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR**  
**30 LOTS IN TRACT 3795 VILLAGE “C6” AND “C7” WITHIN SOUTH RIVER**  
**BEND DISTRICT OF RIVER ISLANDS**

Villages “C6” and “C7” were annexed to Community Facilities Districts (CFDs) No. 2016-1 Annexation No. 10 for maintenance purposes in 2016. 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.

As a precondition to record the Final Map, River Islands must satisfy the Escrow Instructions by depositing necessary sums to guarantee the payment of all fees and providing required documents.

**REASON FOR RECOMMENDATION:**

River Islands has fulfilled all of the requirements of the City’s subdivision ordinance as listed below:

<b>Documents</b>	<b>Status</b>
1. Final Map ready for signature	Completed
2. Subdivision Improvement Agreement	Completed
3. Performance Security – Uncompleted Landscaping and Miscellaneous Improvements	Not Required
4. Labor and Materials Security – Uncompleted Landscaping and Miscellaneous Improvements	Not Required
5. Street Improvement, Landscape, Light & Joint Trench	Completed
6. Geotechnical Report	Completed
7. Agreement for Backbone Improvements and Parks (Agreement for Dedication, Inspection and Guarantee of Streets and Public Improvements)	Completed
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 3795 Villages “C6” and “C7” – City of Lathrop Community Facilities District No. 2016-1 Annexation No. 10	Annexed in 2016
<b>Fees</b>	<b>Status</b>
1. Final Map plan check fee	Paid

**CITY MANAGER'S REPORT** **PAGE 3**  
**JUNE 3, 2024, CITY COUNCIL SPECIAL MEETING**  
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**BEND DISTRICT OF RIVER ISLANDS**

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 3795 Village "C6" and "C7" within the South River Bend District, Totaling 30 Single Family Lots and a Subdivision Improvement Agreement with River Islands Custom Homesites, LLC
- B. Vicinity Map – Tract 3795 - Villages "C6" and "C7"
- C. Subdivision Improvement Agreement between the City of Lathrop and River Islands Custom Homesites, LLC, a Delaware limited liability company, for Tract 3795, Villages "C6" and "C7"
- D. Escrow Instructions for Final Map Tract 3795 Village "C6" and "C7"
- E. Final Map – Tract 3795 - Villages "C6" and "C7"

**CITY MANAGER'S REPORT**  
**JUNE 3, 2024, CITY COUNCIL SPECIAL MEETING**  
**APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR**  
**30 LOTS IN TRACT 3795 VILLAGE "C6" AND "C7" WITHIN SOUTH RIVER**  
**BEND DISTRICT OF RIVER ISLANDS**

**APPROVALS**

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

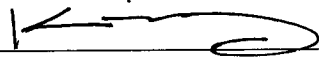
5/20/24  
Date

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

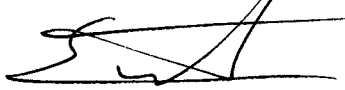
5/20/2024  
Date

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


5/23/2024  
Date

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

5.22.2024  
Date

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

5-22-2024  
Date

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

5.31.24  
Date

**RESOLUTION NO. 24-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING FINAL MAP FOR TRACT 3795 VILLAGE "C6" AND "C7" WITHIN THE SOUTH RIVER BEND DISTRICT, TOTALING 30 SINGLE FAMILY LOTS, AND A SUBDIVISION IMPROVEMENT AGREEMENT WITH RIVER ISLANDS CUSTOM HOMESITES, LLC**

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

**WHEREAS**, on September 4, 2013, the City of Lathrop Planning Commission approved a Neighborhood Design Plan (NDP) and Architectural Guidelines and Design Standards (AG/DS) for the South River Bend District, known as Stage 1A, within Phase 1 of the project; and

**WHEREAS**, the land for the proposed Final Map for Tract 3795 is within the geographic boundaries of VTM 3694 and Stage 1A; 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. Construction of the improvements associated with Villages "C6" and "C7" are complete and therefore no performance or labor & materials security is necessary; and

**WHEREAS**, Villages "C6" and "C7" were annexed to Community Facilities Districts (CFDs) No. 2016-1 Annexation No. 10 for maintenance purposes in 2016; and

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

**WHEREAS**, River Islands must satisfy the Escrow Instructions, included as Attachment D to the City Manager's Report that accompanies this Resolution, by depositing necessary sums to guarantee the payment of all fees and providing required documents.

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

1. The Final Map for Tract 3795 and is hereby approved as submitted and recordation with the San Joaquin County Assessor/Recorder/County Clerk Office is authorized once the terms and conditions of the escrow instructions are met.
2. The City Manager, or their designee, is authorized to execute a Subdivision Improvement Agreement with River Islands Custom Homesites, LLC in substantially the form as attached to the June 3, 2024 staff report.

**PASSED AND ADOPTED** by the City Council of the City of Lathrop this 3<sup>rd</sup> day of June 2024 by the following vote:

AYES:

NOES:

ABSTAIN:

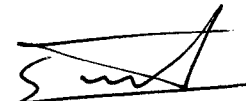
ABSENT:

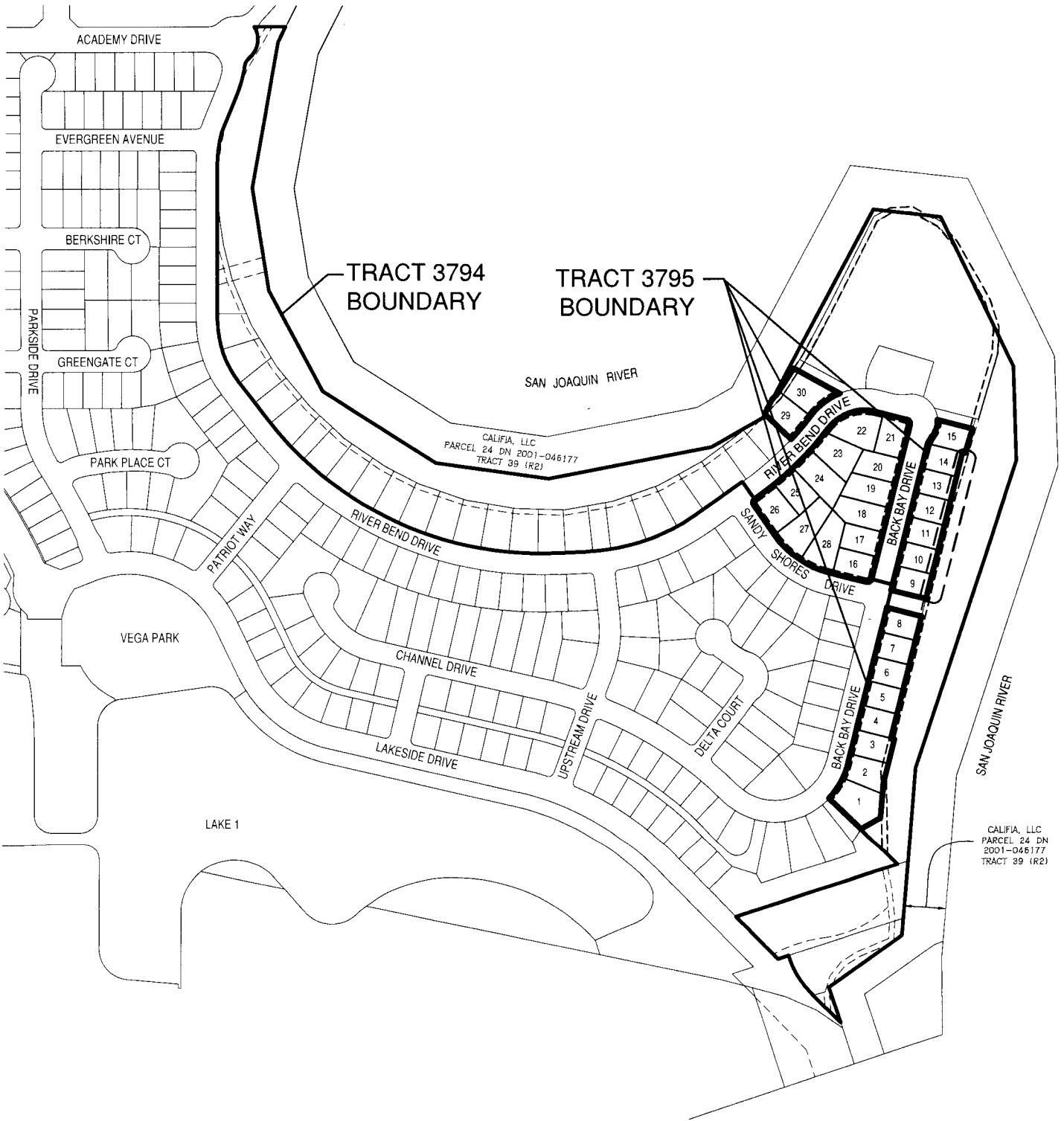
\_\_\_\_\_  
Sonny Dhaliwal, Mayor

**ATTEST:**

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

**APPROVED AS TO FORM:**

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



**ATTACHMENT "B"**  
**VILLAGE C - TRACT 3795**  
**VICINITY MAP**  
**APRIL 2024**



**SUBDIVISION IMPROVEMENT AGREEMENT**  
**BY AND BETWEEN THE CITY OF LATHROP AND**  
**RIVER ISLANDS CUSTOM HOMESITES, LLC,**  
**DELAWARE LIMITED LIABILITY COMPANY**  
**FOR TRACT 3795 VILLAGES "C6" & "C7" 30 RESIDENTIAL LOTS**

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**RECITALS**

A. This Agreement is made and entered into this **3<sup>rd</sup> day of June 2024**, by and between the **CITY OF LATHROP**, a municipal corporation of the State of California (hereinafter "CITY") and **River Islands Custom Homesites, 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 3795. However, SUBDIVIDER has completed all of public infrastructure improvements associated with Tract 3794 and Tract 3795 (Villages "C6" & "C7") located within the South River Bend District of River Islands Phase 1, which also includes major streets necessary to access the site and therefore Performance and Labor & Material securities are not required.

C. SUBDIVIDER has completed the joint trench improvements for Tract 3795 and as noted in Recital B. Improvement plans, and street light plans have already been approved by the City.

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

1. SUBDIVIDER shall complete construction of, or cause construction to be completed at its sole cost and expense, the Improvements for all of the lots within the South River Bend 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".

Subdivision Improvement Agreement (River Islands Custom Homesites, LLC)  
Tract 3795 Villages "C6" & "C7"

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

2. SUBDIVIDER shall complete the Improvements, including all deferred and unfinished improvements as defined in this agreement, prior to issuance of certificate of occupancy of the last home constructed in Tract 3794, or June 3, 2025, whichever comes first.

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

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

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

6. SUBDIVIDER guarantees and warrants that the Improvements shall be constructed in compliance with the standards set forth in Paragraph 1 above, free from any defects in work or labor done, and from any defects in materials furnished. Further, SUBDIVIDER shall repair and maintain the Improvements in good condition and in accordance with CITY specifications for one (1) year after CITY'S acceptance of the Improvements. As required by this Agreement, prior to acceptance of the Improvements, SUBDIVIDER shall deposit with the City Engineer a Warranty Bond equal to 10% of the estimated cost of the Improvements for the Villages "C6" and "C7" entire area to insure SUBDIVIDER'S repair and warranty of the Improvements in accordance with the terms of this Agreement. The Warranty Bond shall be released at the end of the one year guarantee period, provided there are no claims against it are then outstanding.

7. If SUBDIVIDER, in whole or in part, abandons the Improvements, or unnecessarily or unreasonably delays construction of the Improvements, or fails to complete construction of the Improvements within the time specified in this Agreement, or fails to repair, replace or reconstruct any defects, as set forth in Paragraph 6 above, CITY may, but is not required to, proceed to complete and/or repair, replace, or reconstruct the Improvements, either by itself or by contract for such service, and CITY may cause to be forfeited such portion of any security deposited therein as is necessary to cover the costs of completion, repair, replacement, or reconstruction incurred by CITY.

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

Subdivision Improvement Agreement (River Islands Custom Homesites, LLC)  
Tract 3795 Villages "C6" & "C7"

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

8. Because the Improvements are complete, the SUBDIVIDER is not required to post Performance or Labor & Materials bonds to guarantee the improvements associated with Tract 3795.

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

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

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

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

Subdivision Improvement Agreement (River Islands Custom Homesites, LLC)  
Tract 3795 Villages "C6" & "C7"

and shall not; waive any rights against SUBDIVIDER which it may have by reason of the aforesaid hold harmless agreement, because of the acceptance by CITY of any deposit with CITY by SUBDIVIDER. The aforesaid hold harmless agreement by SUBDIVIDER shall apply to all damages and claims for damages of every kind suffered, or alleged to have been suffered, by reason of any of the aforesaid operations referred to in this paragraph, regardless of whether or not CITY has prepared, supplied or approved of, plans and/or specifications for the subdivision.

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

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

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

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

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

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

Subdivision Improvement Agreement (River Islands Custom Homesites, LLC)  
Tract 3795 Villages "C6" & "C7"

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 3794.
20. The following miscellaneous provisions are applicable to this Agreement:
  - a. **Controlling Law.** The parties agree that this Agreement shall be governed and construed by and in accordance with the laws of the State of California.
  - b. **Definitions.** The definitions and terms are as defined in this Agreement.
  - c. **Force Majeure.** Neither party shall be deemed to be in default on account of any delay or failure to perform its obligations under this Agreement, which directly results from an Act of God or an act of a superior governmental authority.
  - d. **Headings.** The paragraph headings are not a part of this Agreement and shall have no effect upon the construction or interpretation of any part of this Agreement.
  - e. **Incorporation of Documents.** All documents referred to herein and all documents which may, from time to time, be referred to in any duly executed amendment hereto are by such reference incorporated herein and shall be deemed to be part of this Agreement.
  - f. **Modification of Agreement.** This Agreement shall not be modified or be binding upon the parties unless such modification is agreed to in writing and signed by the parties.
  - g. **Severability.** If a court of competent jurisdiction finds or rules that any provision of this Agreement is void or unenforceable, the provisions of this Agreement not so affected shall remain in full force and effect.
  - h. **Successors and Assigns.** Except as otherwise expressly provided herein, the provisions of this Agreement shall inure to the benefit of, and shall apply to and bind, the successors and assigns of the parties.
  - i. **Time of the Essence.** Time is of the essence of this Agreement and each of its provisions. In the calculation of time hereunder, the time in which an act is to be performed shall be computed by excluding the first Day and including the last. If the time in which an act is to be performed falls on a Saturday, Sunday or any Day observed as a legal holiday by CITY, the time for performance shall be extended to the following Business Day.
  - j. **Venue.** In the event either party brings that suit hereunder, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of San Joaquin.

Subdivision Improvement Agreement (River Islands Custom Homesites, LLC)  
Tract 3795 Villages "C6" & "C7"

ATTACHMENTS:

EXHIBIT A FINAL MAP - TRACT 3795

EXHIBIT B TRACT 3795 VILLAGE "C6" and "C7" AREA

EXHIBIT C: CITY INSURANCE REQUIREMENTS

Subdivision Improvement Agreement (River Islands Custom Homesites, LLC)  
Tract 3795 Villages "C6" & "C7"

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IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this 3rd day of June 2024, at Lathrop, California.

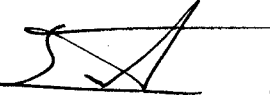
ATTEST: TERESA VARGAS  
City Clerk of and for the City  
of Lathrop, State of California

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              5.22.2024  
City Attorney                      Date

Subdivision Improvement Agreement (River Islands Custom Homesites, LLC)  
Tract 3795 Villages "C6" & "C7"

SUBDIVIDER

River Islands Custom Homesites, LLC,  
a Delaware limited liability company

BY:

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



Subdivision Improvement Agreement (River Islands Custom Homesites, LLC)  
Tract 3795 Villages "C6" & "C7"

**EXHIBIT "A"**

**FINAL MAP - TRACT 3795**

# TRACT 3795 RIVER ISLANDS - PHASE 1A VILLAGES C6 & C7

A PORTION OF SANJOAQUIN RIVER BEING A PORTION OF TOWNSHIP 14N RD 2 SOUTH, RANGE 6 EAST, N.W. 1/4 BEING A SUBDIVISION OF PARCELS 1, 2, 3 AND 6 OF TRACT 3794 (44 MAP 37) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2024



## OWNER'S STATEMENT

THE UNDERSIGNED, DOES HEREBY STATE THAT THEY ARE THE OWNERS OF ALL THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINE OF THE HEREIN EMBODIED FINAL MAP ENTITLED, "TRACT 3795, RIVER ISLANDS, PHASE 1A, VILLAGES C6 AND C7", CITY OF LATHROP, CALIFORNIA, CONSISTING OF NINE (9) SHEETS, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

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

THE UNDERSIGNED DOES HEREBY RELINQUISH TO THE CITY OF LATHROP ALL ABUTTERS RIGHTS OF ACCESS TO LOTS 16, 21 AND 26.

OWNER: RIVER ISLANDS CUSTOM HOMESITES, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY: SUSAN E. DELL'OSSO DATE \_\_\_\_\_  
ITS: PRESIDENT

## TRUSTEES STATEMENT

OLD REPUBLIC TITLE COMPANY, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED DECEMBER 22, 2016, AS DOCUMENT NUMBER 2016-160866, AND AS AMENDED IN DOCUMENT RECORDED DECEMBER 26, 2017 AS DOCUMENT NUMBER 2017-150771, AND AS AMENDED IN DOCUMENT RECORDED APRIL 15, 2020 AS DOCUMENT NUMBER 2020-046005 AND FURTHER AMENDED IN DOCUMENT RECORDED NOVEMBER 23, 2022 AS DOCUMENT NUMBER 2022-132046, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BY: \_\_\_\_\_  
ITS: \_\_\_\_\_

## ACKNOWLEDGEMENT CERTIFICATE (OWNERS)

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

STATE OF CALIFORNIA }  
COUNTY OF SAN JOAQUIN }

ON \_\_\_\_\_, 2024 BEFORE ME, \_\_\_\_\_ WHO  
A NOTARY PUBLIC, PERSONALLY APPEARED, \_\_\_\_\_ WHO  
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S)  
IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY  
EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR  
SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE  
PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

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

## CITY CLERK'S STATEMENT

I, TERESA WARGAS, 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 3795, RIVER ISLANDS, PHASE 1A, VILLAGES C6 AND C7", CITY OF LATHROP, CALIFORNIA, CONSISTING OF NINE (9) SHEETS, THIS STATEMENT WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A REGULAR MEETING THEREOF, HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, AND THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. \_\_\_\_\_ DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP, AND AUTHORIZED ITS RECORDEMENT AND ACCEPTED ON BEHALF OF THE CITY OF LATHROP, FOR PUBLIC USE, THE RELINQUISHMENT OF ACCESS RIGHTS TO LOTS 16, 21 AND 26, AND THE DEDICATION OF GROUND WATER RIGHTS.

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

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

## ACKNOWLEDGEMENT CERTIFICATE (TRUSTEE)

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

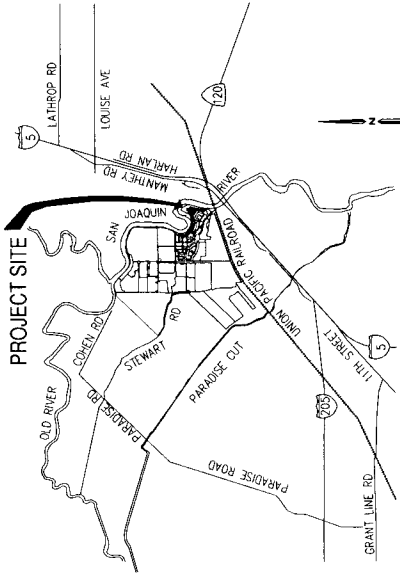
STATE OF CALIFORNIA }  
COUNTY OF SAN JOAQUIN }

ON \_\_\_\_\_, 2024 BEFORE ME, \_\_\_\_\_ WHO  
A NOTARY PUBLIC, PERSONALLY APPEARED, \_\_\_\_\_ WHO  
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S)  
IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY  
EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR  
SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE  
PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

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

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



VICINITY MAP  
NOT TO SCALE

## SECRETARY OF THE PLANNING COMMISSION'S STATEMENT

THIS MAP CONFORMS TO VESTING TENTATIVE MAP NO. 3894 RECOMMENDED BY THE PLANNING COMMISSION AND APPROVED BY THE CITY COUNCIL ON JUNE 11, 2015.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

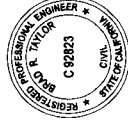
SILVANO CASALAT, COMMUNITY DEVELOPMENT DIRECTOR  
CITY OF LATHROP

## 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 3795, RIVER ISLANDS, PHASE 1A, VILLAGES C6 AND C7", CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS SHOWN ON THE VESTING TENTATIVE MAP NO. 3894 RECOMMENDED BY THE PLANNING COMMISSION AND APPROVED BY THE CITY COUNCIL ON JUNE 11, 2015. THE MAP COMPLES WITH ALL APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF THE VESTING TENTATIVE MAP.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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



## RECORDERS STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, AT \_\_\_\_\_ M.  
IN \_\_\_\_\_ COUNTY AND PLAYS, AT PAGE \_\_\_\_\_, AT THE REQUEST OF  
OLD REPUBLIC TITLE COMPANY.  
FEE: \$ \_\_\_\_\_

BY: \_\_\_\_\_ DEPUTY RECORDER  
STEVE J. RESTONARDIS, ASSESSOR-RECORDER-COUNTY CLERK  
SAN JOAQUIN COUNTY, CALIFORNIA

**CITY SURVEYOR'S STATEMENT**

I, DARRYL A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 3795, RIVER ISLANDS, PHASE 1A, RIVER ISLANDS - PHASE 1A, VILLAGES C6 & C7, A PORTION OF RANCHO EL PESCADERO, BEING A PORTION OF TOWNSHIPS 1 AND 2 SOUTH, RANGE 6 EAST, T.11N., R.6E., S.12E., COUNTY OF SACRAMENTO, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON COMPLES WITH ALL THE PROVISIONS OF CHAPTER 7 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED ON THIS MAP. I HAVE BEEN ADVISED THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED ON THIS MAP. I WILL BE SUFFICIENT TO ENABLE THIS SURVEY TO BE REPEATED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

DTLAN CRAWFORD, P.L.S. NO 7788



**RECITALS**

- RIGHT TO FARM STATEMENT  
PER CITY OF LATHROP MUNICIPAL CODE OF ORDINANCES, TITLE 15, CHAPTER 15.48.014, THE CITY OF LATHROP PERMITS OPERATION OF PROPERTY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO INCONVENIENCE OR INTERFERENCE FROM AGRICULTURAL OPERATIONS, INCLUDING WITHOUT LIMITATION, THE USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATION, THE USE OF AGRICULTURAL MACHINERY, PLANTING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM PREDATION, AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, ODOR, ROENTNS 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.
- A SOILS REPORT ENTITLED, "GEO-TECHNICAL EXPLORATION, RIVER ISLANDS PHASE 1, LATHROP, CALIFORNIA", REFERENCED AS PROJECT NO. 50445.001.01 AND DATED JULY 29, 2005, HAS BEEN PREPARED FOR THIS PROJECT BY ENGE CO, INCORPORATED, JOSEF J. TOOTLE, G.E. NO. 2677, AND IS ON FILE WITH THE CITY OF LATHROP.
- "TRACT 3795, RIVER ISLANDS, PHASE 1A, VILLAGES C6 AND C7", CONTAINS 30 RESIDENTIAL LOTS CONTAINING 5.95 ACRES, MORE OR LESS, ALL AS SHOWN ON THIS FINAL MAP. (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW).

TRACT 3795 AREA SUMMARY	
30 RESIDENTIAL LOTS	5.95 AC±
TOTAL	5.95 AC±

- BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT ORDER NUMBER 1214022736-1R (VERSION 8), DATED MARCH 20, 2024, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

**TRACT 3795  
RIVER ISLANDS - PHASE 1A  
VILLAGES C6 & C7**

A PORTION OF RANCHO EL PESCADERO, BEING A PORTION OF TOWNSHIPS 1 AND 2 SOUTH, RANGE 6 EAST, T.11N., R.6E., S.12E., COUNTY OF SACRAMENTO, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON COMPLES WITH ALL THE PROVISIONS OF CHAPTER 7 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

APRIL 2024



**SIGNATURE OMISSIONS**

- PURSUANT TO SECTION 86423 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:
- ACCOMMODATION FOR THE CITY OF LATHROP PER TRACT 3795, RIVER ISLANDS, PHASE 1A, VILLAGES C6 & C7, A PORTION OF RANCHO EL PESCADERO, BEING A PORTION OF TOWNSHIPS 1 AND 2 SOUTH, RANGE 6 EAST, T.11N., R.6E., S.12E., COUNTY OF SACRAMENTO, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON COMPLES WITH ALL THE PROVISIONS OF CHAPTER 7 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT. PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF LATHROP PER TRACT 3869 FILED OCTOBER 9, 2015, IN BOOK 42 OF MAPS AND PLATS, AT PAGE 46, S.J.C.R.
  - PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF LATHROP PER TRACT 3793 FILED MARCH 26, 2015, IN BOOK 42 OF MAPS AND PLATS, AT PAGE 33, S.J.C.R.
  - LEVEE EASEMENTS IN FAVOR OF SACRAMENTO-SAN JOAQUIN DRAINAGE DISTRICT PER DOCUMENT NUMBER 2015-111335, S.J.C.R. AT PAGE 37, S.J.C.R.
  - LEVEE EASEMENTS IN FAVOR OF THE CITY OF LATHROP PER TRACT 3794 FILED JUNE 17, 2022, IN BOOK 44 OF MAPS AND PLATS, AT PAGE 37, S.J.C.R.

**LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 4 AND 5 ONLY**

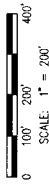
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N75°52'17"W	10.00'
L2	S68°31'36"E	62.26'
L3	N54°54'54"E	55.46'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	210.00	294°7'03"	109.16'
C2	172.00	29°53'25"	86.73'
C3	210.00	99°47'43"	332.78'
C4	87.00	231°8'08"	35.38'
C5	73.00	39°12'40"	49.96'
C6	12.00	90°00'00"	18.85'
C7	12.00	90°00'00"	18.85'
C8	12.00	90°00'00"	18.85'
C9	870.00	5°40'41"	86.22'
C10	190.00	31°03'43"	103.01'

# TRACT 3795 RIVER ISLANDS - PHASE 1A VILLAGES C6 & C7

A PORTION OF RANCHO EL PESCADERO, BEING A PORTION OF TOWNSHIPS 1 AND 2 SOUTH, RANGE 6 EAST, M.D.M., BEING A SUBDIVISION OF PARCELS 1, 2, 3 AND 6 OF TRACT 3794 (44 MAP 37) CITY OF LAHOP, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2024



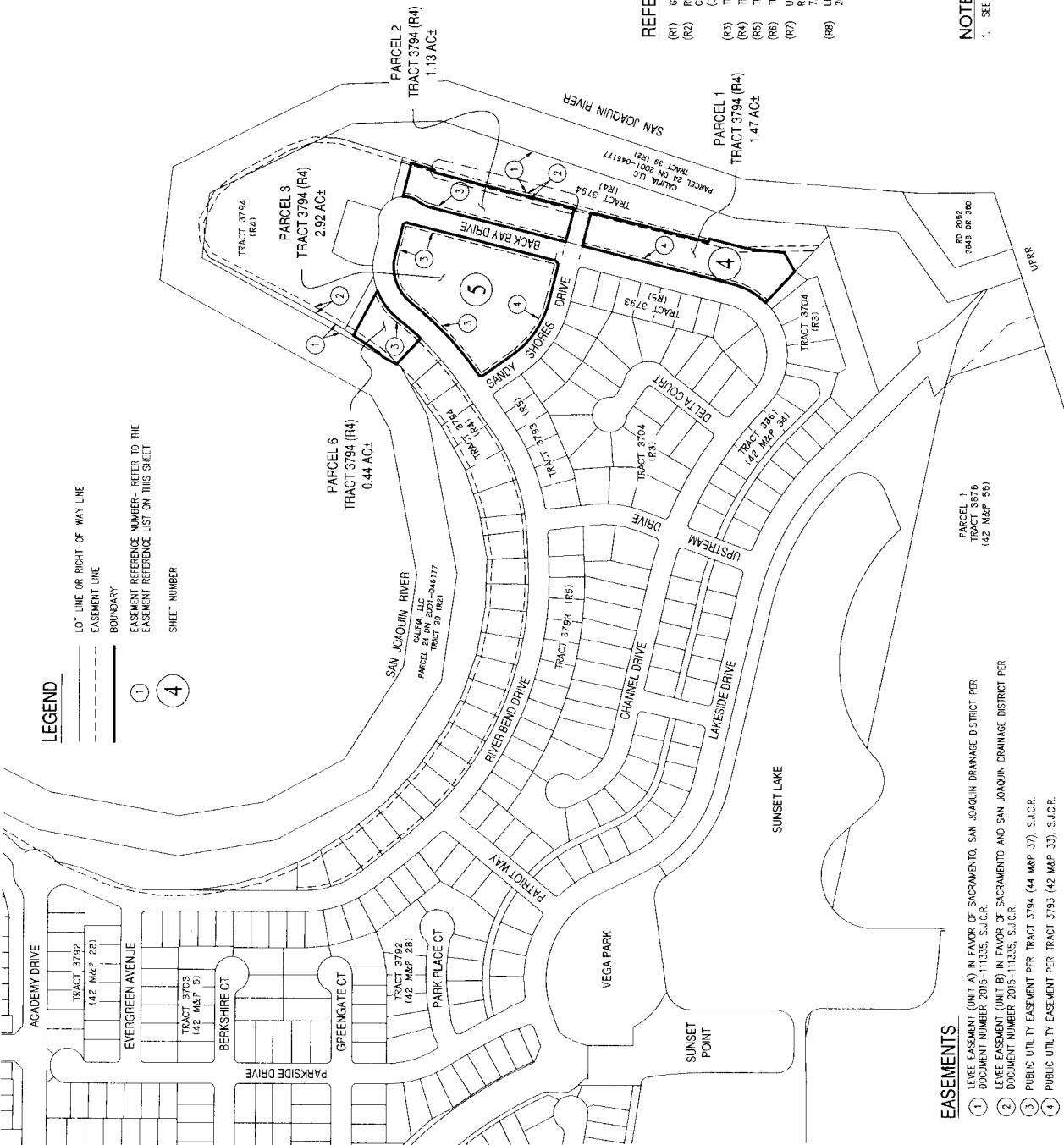
## BOUNDARY SHEET INDEX

SHEET NUMBER	DESCRIPTION
1	CERTIFICATE SHEET
2	CERTIFICATES AND NOTES
3	BOUNDARY SHEET INDEX, EXISTING EASEMENTS AND REFERENCES
4 THROUGH 5	BOUNDARY SHEET / COURSE TABLES FOR SHEETS 4 AND 5 / AND BASIS OF BEARINGS
6	SHEET INDEX - TRACT 3795
7 THROUGH 8	TRACT 3795 LOTTING
9	COURSE TABLES FOR SHEET 9 AND DETAILS



### LEGEND

- LOT LINE OR RIGHT-OF-WAY LINE
- - - EASEMENT LINE
- BOUNDARY
- ① EASEMENT REFERENCE NUMBER—REFER TO THE EASEMENT REFERENCE LIST ON THIS SHEET
- ④ SHEET NUMBER



### REFERENCES

- (R1) GRANT DEED RECORDED AUGUST 30, 2013, AS DOCUMENT NUMBER 2013-111587, S.J.C.R.
- (R2) RECORD OF SURVEY FILED AUGUST 4, 2004, IN BOOK 35 OF SURVEYS, PAGE 142, AS CORRECTED BY CERTIFICATE OF CORRECTION RECORDED JULY 15, 2005 AS DOCUMENT NUMBER 2005-171264, S.J.C.R. (35 SURVEYS 142)
- (R3) TRACT 3704, FILED DECEMBER 20, 2013, IN BOOK 42 OF MAPS AND PLATS, PAGE 4, S.J.C.R. (42 MAP 4)
- (R4) TRACT 3794, FILED JUNE 17, 2022, IN BOOK 44 OF MAPS AND PLATS, PAGE 37, S.J.C.R. (44 MAP 37)
- (R5) TRACT 3793, FILED MARCH 26, 2015, IN BOOK 42 OF MAPS AND PLATS, PAGE 33, S.J.C.R. (42 MAP 33)
- (R6) TRACT 3858, FILED OCTOBER 9, 2015, IN BOOK 42 OF MAPS AND PLATS, PAGE 46, S.J.C.R. (42 MAP 46)
- (R7) UNFILED MAP ENTITLED "CALIFORNIA REGISTERS FARM UNIT NO. 3 PESCADERO COLONY BEING RECLAMATION DISTRICT NO. 2002, SUBMITTED PURSUANT TO THE ACT OF MAY 1929 BY AND FOR THE DISTRICT OF SACRAMENTO, CALIFORNIA, AND ROLL AND RABE, DATED NOVEMBER 7, 1929, FILED IN THE OFFICE OF THE SAN JOAQUIN COUNTY SURVEYOR
- (R8) LEVEE EASEMENT IN FAVOR OF SACRAMENTO-SAN JOAQUIN DRAINAGE DISTRICT, RECORDED SEPTEMBER 14, 2015, AS D.N. 2015-111335, S.J.C.R.

### NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES.

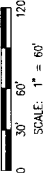
### EASEMENTS

- ① LEVEE EASEMENT (UNIT A) IN FAVOR OF SACRAMENTO, SAN JOAQUIN DRAINAGE DISTRICT PER DOCUMENT NUMBER 2015-111335, S.J.C.R.
- ② LEVEE EASEMENT (UNIT B) IN FAVOR OF SACRAMENTO AND SAN JOAQUIN DRAINAGE DISTRICT PER DOCUMENT NUMBER 2015-111335, S.J.C.R.
- ③ PUBLIC UTILITY EASEMENT PER TRACT 3794 (44 MAP 37), S.J.C.R.
- ④ PUBLIC UTILITY EASEMENT PER TRACT 3793 (42 MAP 33), S.J.C.R.

# TRACT 3795 RIVER ISLANDS - PHASE 1A VILLAGES C6 & C7

A PORTION OF RANCHO EL PESCADERO, BEING A PORTION OF TOWNSHIPS 1 AND 2 SOUTH, RANGE 8 EAST, M.D.M., BEING A SUBDIVISION OF PARCELS 1, 2, AND 3, TRACT 3794, (44 MAP 37) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2024



**BOUNDARY SHEET**

## NOTES

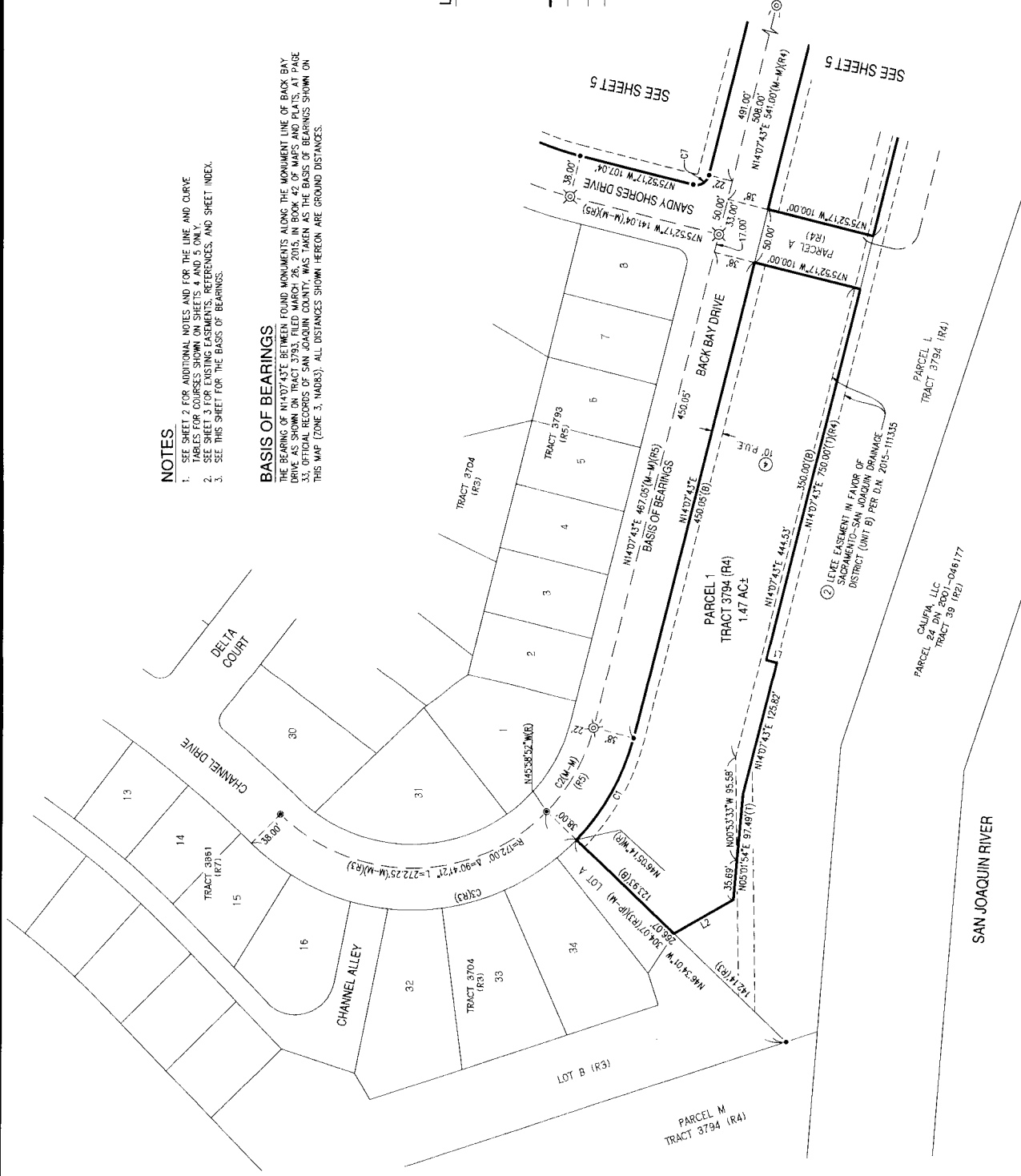
1. SEE SHEET 9 FOR ADDITIONAL NOTES AND FOR THE LINE AND CURVE TABULAR DATA COURSES SHOWN AND THE MONUMENT LIST FOR THIS SHEET.
2. SEE SHEET 3 FOR EXISTING EASEMENTS, REFERENCES, AND SHEET INDEX.
3. SEE THIS SHEET FOR THE BASIS OF BEARINGS.

## BASIS OF BEARINGS

THE BEARING OF N14°07'43"E BETWEEN FOUND MONUMENTS ALONG THE MONUMENT LINE OF BACK BAY DRIVE AS SHOWN ON TRACT 3793, FILED MARCH 26, 2015, IN BOOK 42 OF MAPS AND PLATS, AT PAGE 33, OFFICIAL 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.

## LEGEND

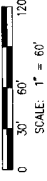
- ⊙ FOUND MONUMENT STAMPED "PLS 7788" PER (R3)
- ⊗ FOUND MONUMENT STAMPED "PLS 7788" PER (RS)
- ⊙ FOUND MONUMENT STAMPED "PLS 7788" PER (R4)
- FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" PER (R4), (RS) OR (R4), RESPECTIVELY
- BOUNDARY LINE
- LOT LINE OR RIGHT-OF-WAY LINE
- EASEMENT LINE
- MONUMENT LINE
- MEASURED AND RECORD DATA PER REFERENCE (R1)
- DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 3
- MONUMENT TO MONUMENT
- RADIAL BEARING
- TOTAL
- BOUNDARY
- DOCUMENT NUMBER
- PUBLIC UTILITY EASEMENT



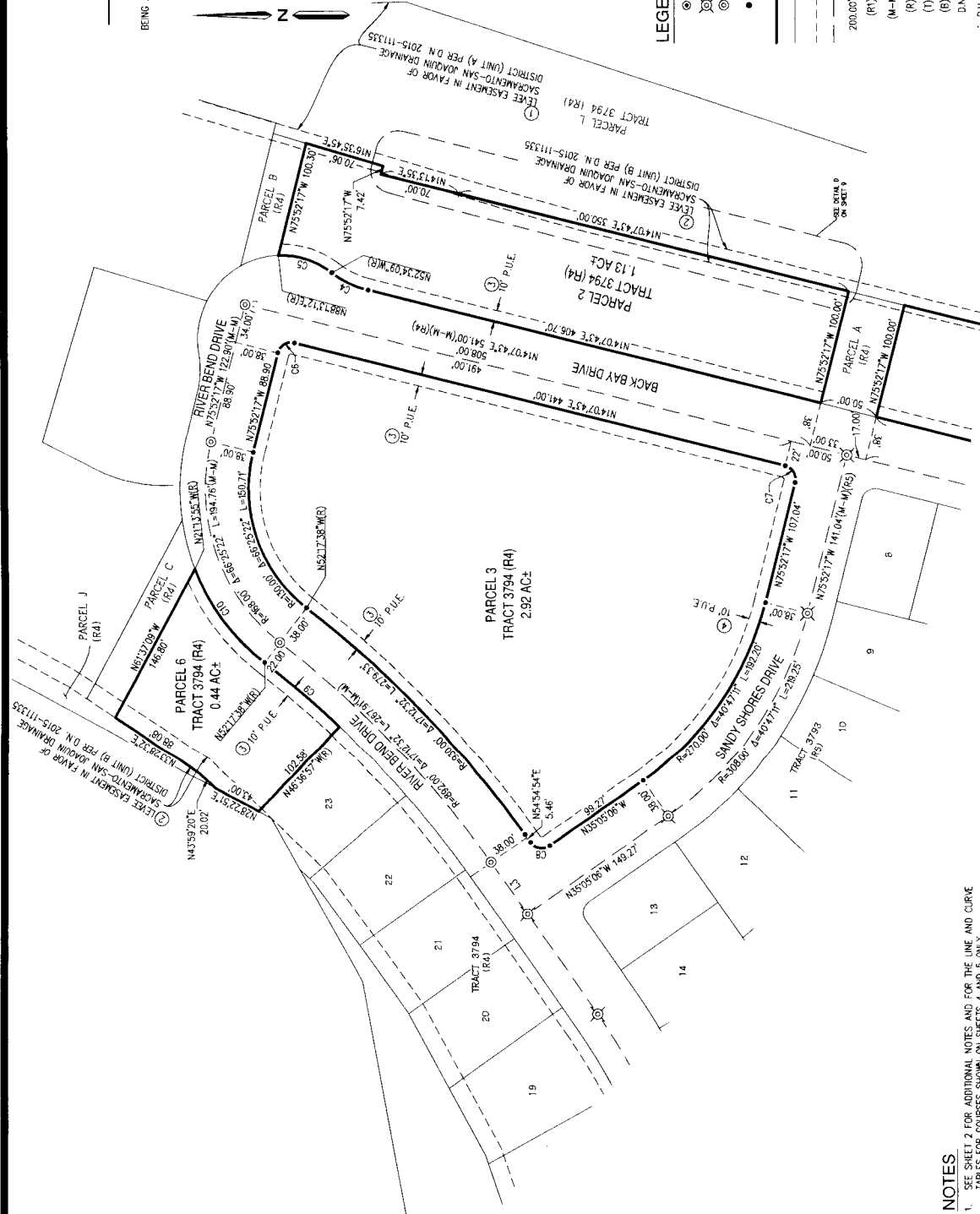
# TRACT 3795 RIVER ISLANDS - PHASE 1A VILLAGES C6 & C7

A PORTION OF RANCHO EL PESCADERO, BEING A PORTION OF TOWNSHIPS 1 AND 2 SOUTH, RANGE 6 EAST, M.D.M., BEING A SUBDIVISION OF PARCELS 1, 2, 3 AND 6 OF TRACT 3794 (44 MAP 37), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2024



**BOUNDARY SHEET**



### LEGEND

- FOUND MONUMENT STAMPED "PLS 7788" PER (R3)
- FOUND MONUMENT STAMPED "PLS 7788" PER (R6)
- FOUND MONUMENT STAMPED "PLS 7788" PER (R4)
- FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" PER (R4), (R5) OR (R4), RESPECTIVELY
- BOUNDARY LINE
- LOT LINE OR RIGHT-OF-WAY LINE
- EASEMENT LINE
- MONUMENT LINE
- 200.00' (R1)
- (R1) MEASURED AND RECORD DATA PER REFERENCE (R1)
- (M-M) MONUMENT TO MONUMENT
- (R) RADIAL BEARING
- (T) TOTAL
- (B) BOUNDARY
- D.N. DOCUMENT NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT

### NOTES

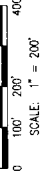
1. SEE SHEET 2 FOR ADDITIONAL NOTES AND FOR THE LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 4 AND 5 ONLY.
2. SEE SHEET 3 FOR EXISTING EASEMENTS, REFERENCES, AND SHEET INDEX.
3. SEE SHEET 4 FOR THE BASIS OF BEARINGS.

SEE SHEET 4

# TRACT 3795 RIVER ISLANDS - PHASE 1A VILLAGES C6 & C7

A PORTION OF PLANS NO. EL. PRECEDING, BEING A PORTION OF TOWNSHIPS 14 AND 2 SOUTH, RANGE 6 EAST, M.D.W. BEING A SUBDIVISION OF PARCELS 1, 2, 3 AND 6 OF TRACT 3794 (44 MAP 377) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2024



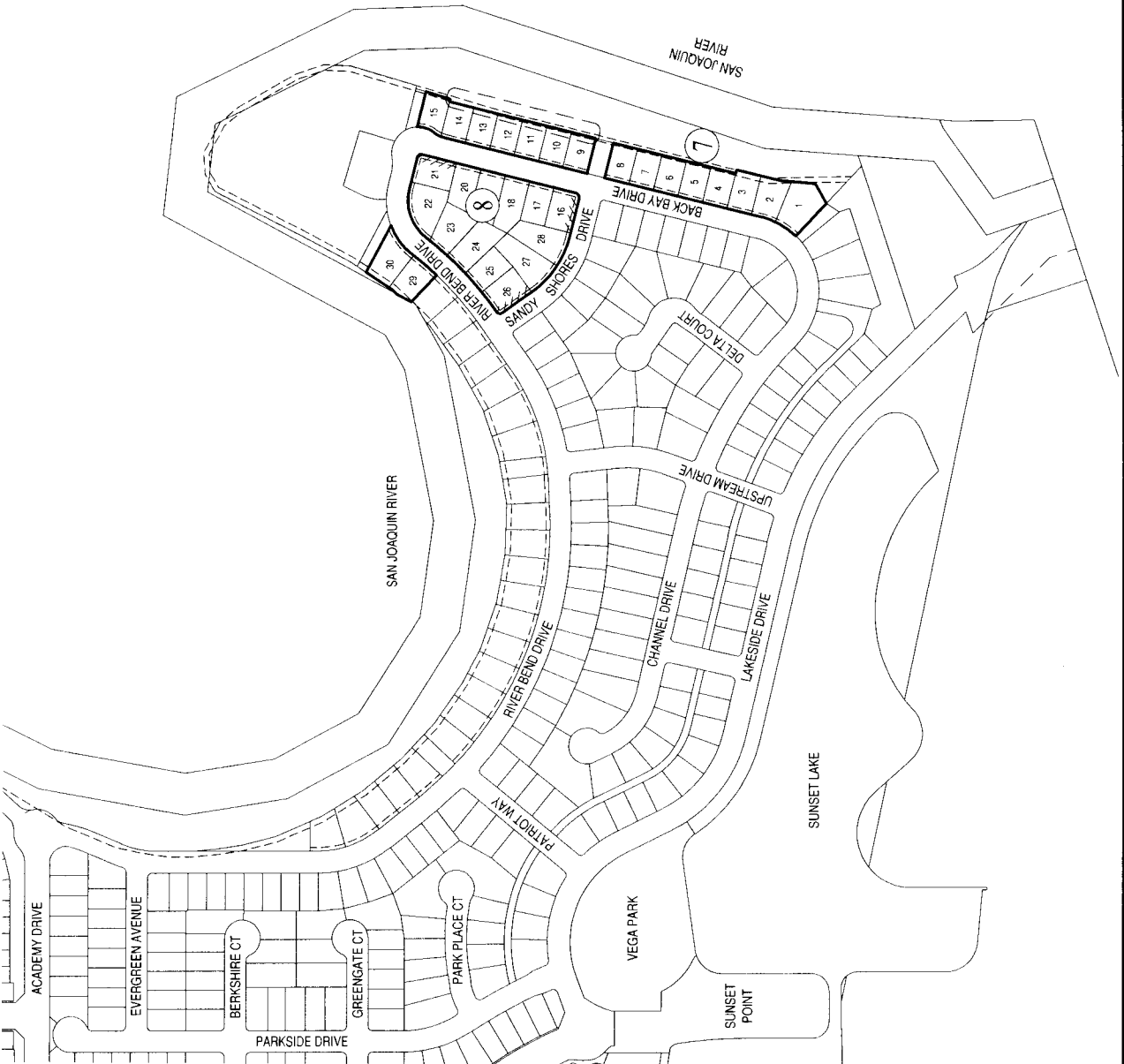
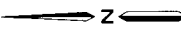
## SHEET INDEX

## LEGEND

- LOT LINE
- RIGHT-OF-WAY LINE
- BOUNDARY
- LOT NUMBER
- SHEET NUMBER
- RESTRICTED ACCESS

4

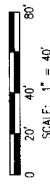
7



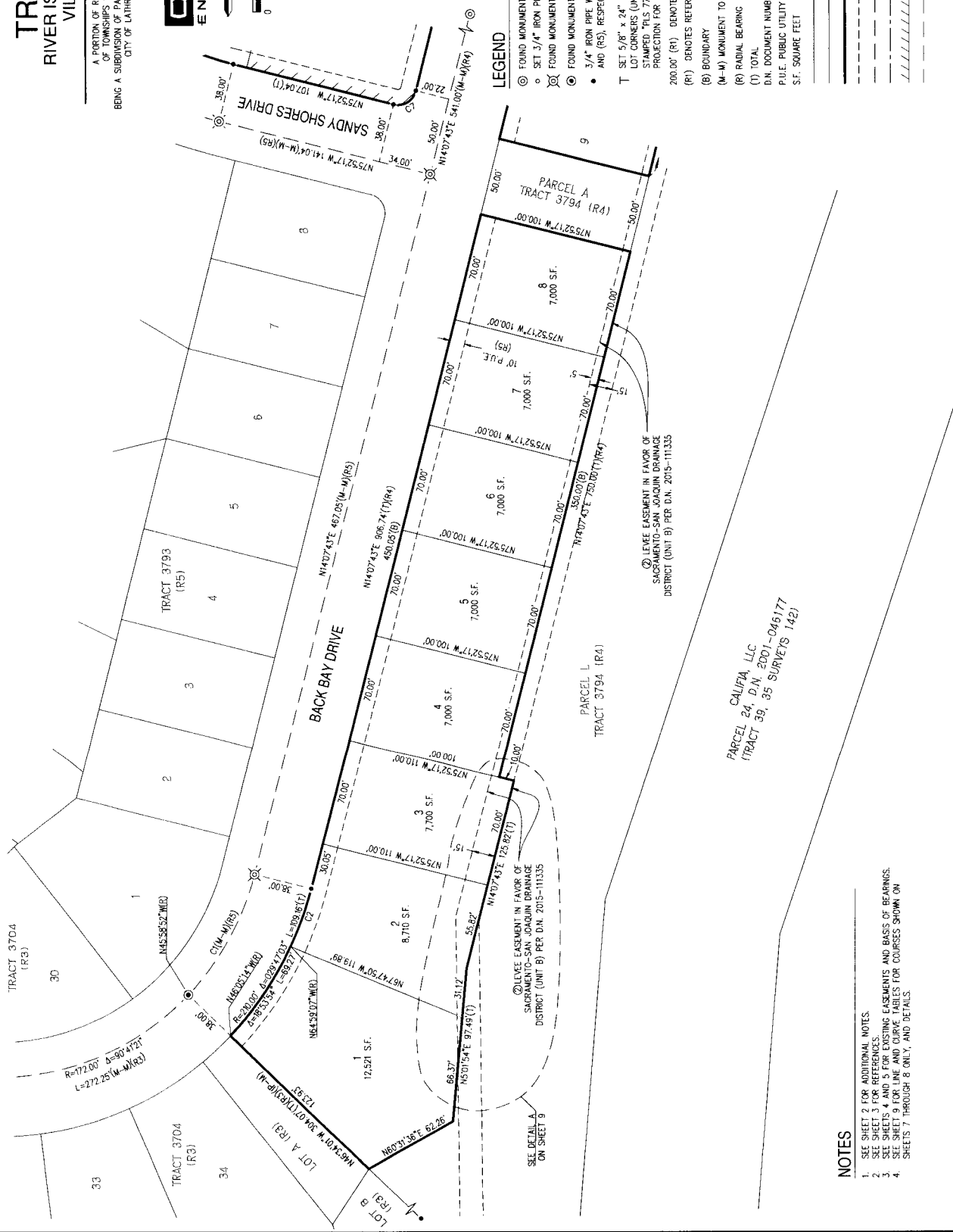
# TRACT 3795 RIVER ISLANDS - PHASE 1A VILLAGE C6 & C7

A PORTION OF RANCHO EL PESQUERO, BEING A PORTION OF TOWNSHIPS 1 AND 2 SOUTH, RANGE 6 EAST, M.D.M., BEING A SUBDIVISION OF PARCELS 1, 2, 3 AND 6 OF TRACT 3794 (44 MAP 37) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2024



SCALE: 1" = 40'



### LEGEND

- ⊙ FOUND MONUMENT STAMPED "PLS 7788" PER (R4)
- SET 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ⊗ FOUND MONUMENT STAMPED "PLS 7788" PER (R5)
- ⊙ FOUND MONUMENT STAMPED "PLS 7788" PER (R3)
- AND (R5), RESPECTIVELY, UNLESS OTHERWISE NOTED
- ⊕ SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1.17" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS
- 200.00' (R1) DENOTES MEASURED AND RECORD DATA PER REFERENCE (R1)
- (R1) DENOTES REFERENCE (R1)- SEE REFERENCE LIST ON SHEET 3
- (B) BOUNDARY
- (M-H) MONUMENT TO MONUMENT
- (R) RADIAL BEARING
- (T) TOTAL
- D.N. DOCUMENT NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT
- S.F. SQUARE FEET
- LOT LINE
- BOUNDARY LINE
- EASEMENT LINE
- MONUMENT LINE
- CENTERLINE
- ////// RESTRICTED ACCESS
- STREET TIES

### NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES.
2. SEE SHEET 3 FOR REFERENCES.
3. SEE SHEETS 4 AND 5 FOR EXISTING EASEMENTS AND BASIS OF BEARINGS.
4. SEE SHEET 9 FOR REBAR AND CURB TABLES FOR COURSES SHOWN ON SHEETS 7 THROUGH 9 ONLY, AND DETAILS.

⊙ LEVEE EASEMENT IN FAVOR OF SACRAMENTO-SAN JOAQUIN DRAINAGE DISTRICT (UNIT B) PER D.N. 2015-111335

⊙ LEVEE EASEMENT IN FAVOR OF SACRAMENTO-SAN JOAQUIN DRAINAGE DISTRICT (UNIT B) PER D.N. 2015-111335

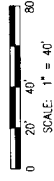
PARCEL CALIFIA, LLC  
TRACT 39, 35 SURVEYS 142



# TRACT 3795 RIVER ISLANDS - PHASE 1A VILLAGE C6 & C7

A PORTION OF RANCHO EL PESQUERO, BEING A PORTION OF TOWNSHIPS 1 AND 2 SOUTH, RANGE 6 EAST, M.D.M., BEING A SUBDIVISION OF PARCELS 1, 2, 3 AND 6 OF TRACT 3794 (44 MAR 37) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2024



## LEGEND

- ⊙ FOUND MONUMENT STAMPED "PLS 7788" PER (R4)
- SET 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ⊙ FOUND MONUMENT STAMPED "PLS 7788" PER (R5)
- ⊙ FOUND MONUMENT STAMPED "PLS 7788" PER (R3)
- ⊙ SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1.17" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS
- 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" TO BE SET PER (R4) AND (R5), RESPECTIVELY, UNLESS OTHERWISE NOTED
- T SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1.17" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS
- 200.00' (R1) DENOTES MEASURED AND RECORD DATA PER REFERENCE (R1)
- (R1) DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 3
- (B) BOUNDARY
- (M-M) MONUMENT TO MONUMENT
- (R) RADIAL BEARING
- (T) TOTAL
- D.N. DOCUMENT NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT
- S.F. SQUARE FEET
- LOT LINE
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- EASEMENT LINE
- MONUMENT LINE
- CENTERLINE
- RESTRICTED ACCESS
- STREET TIES

## NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES.
2. SEE SHEET 3 FOR REFERENCES.
3. SEE SHEETS 4 AND 5 FOR EXISTING EASEMENTS AND BASIS OF BEARINGS.
4. SEE SHEET 9 FOR LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 7 THROUGH 8 ONLY, AND DETAILS.



SEE SHEET 7

# TRACT 3795 RIVER ISLANDS - PHASE 1A VILLAGE C6 & C7

A PORTION OF RANCHO EL PESCADERO, BEING A PORTION OF TOWNSHIP 8 NORTH, RANGE 6 EAST, TRACT 3794 (44 MAR 37) BEING A SUBDIVISION OF PARCELS 2, 3, 4 AND 5 OF TRACT 3794, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA.

APRIL 2024



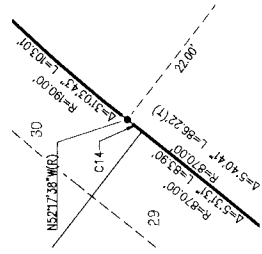
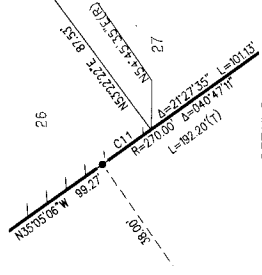
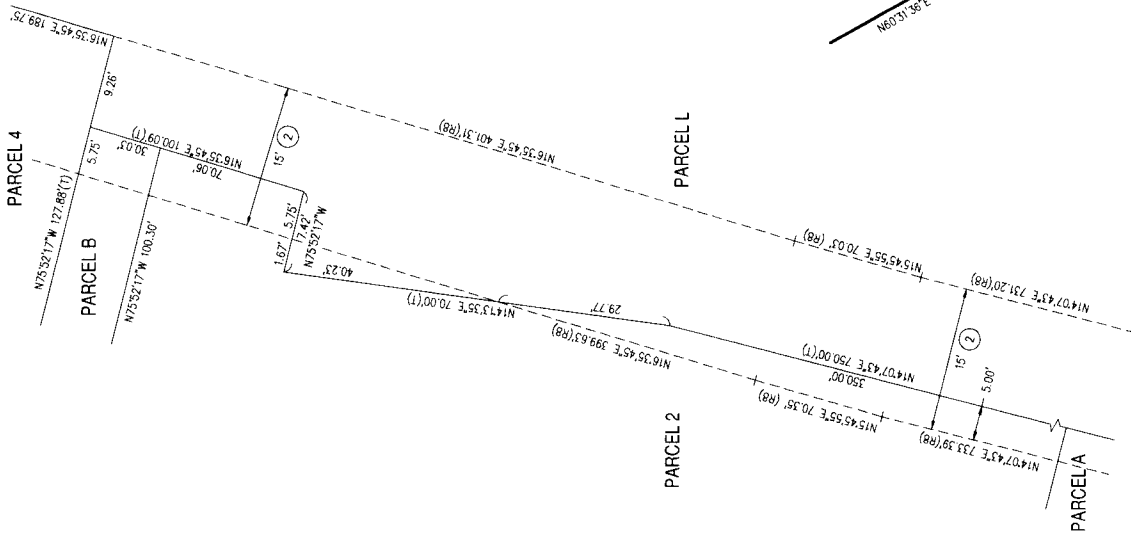
## NOTES

- SEE SHEET 2 FOR ADDITIONAL NOTES.
- SEE SHEET 3 FOR REFERENCES.
- SEE SHEETS 4 AND 5 FOR EXISTING EASEMENTS AND BASIS OF BEARINGS.
- SEE SHEET 9 FOR LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 7 THROUGH 8 ONLY, AND DETAILS.

LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 7 THROUGH 9 ONLY

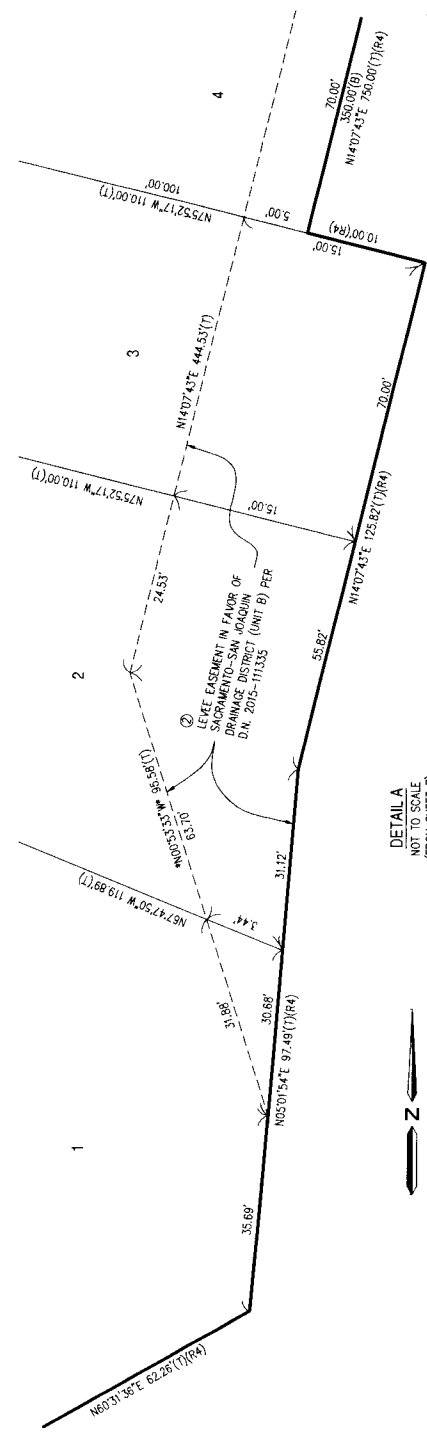
LINE	DIRECTION	LENGTH
L1	N54°54'54"E	5.46'
L2	N43°59'20"E	20.02'

CURVE	RADIUS	DELTA	LENGTH
C1	172.00	29°33'25"	89.73'
C2	210.00	10°53'10"	39.90'
C3	87.00	23°18'08"	35.36'
C4	97.00	8°47'43"	13.36'
C5	87.00	14°30'25"	22.03'
C6	73.00	39°12'40"	49.96'
C7	12.00	90°00'00"	18.85'
C8	12.00	90°00'00"	18.85'
C9	930.00	0°46'43"	12.64'
C10	12.00	90°00'00"	18.85'
C11	270.00	0°09'19"	0.73'
C12	870.00	5°40'41"	86.22'
C13	870.00	5°31'31"	83.90'
C14	870.00	0°09'10"	2.32'



DETAIL A  
NOT TO SCALE  
(FROM SHEET 8)

DETAIL B  
NOT TO SCALE  
(FROM SHEET 8)

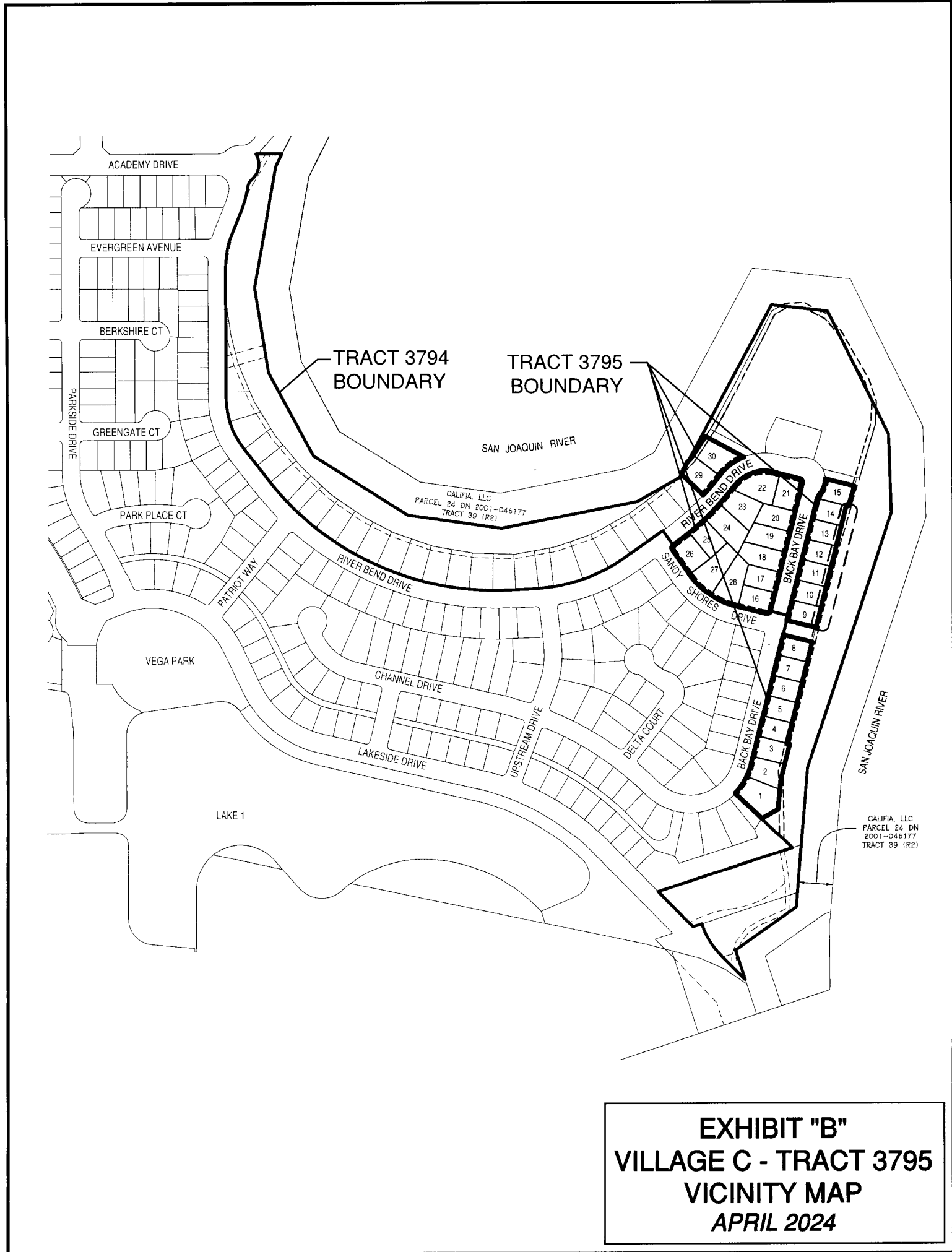


DETAIL A  
NOT TO SCALE  
(BEARINGS EXAGGERATED DUE TO SCALE)  
(FROM SHEET 8)

Subdivision Improvement Agreement (River Islands Custom Homesites, LLC)  
Tract 3795 Villages "C6" & "C7"

**EXHIBIT "B"**

**TRACT 3795 VILLAGE "C6" and "C7" AREA**



**EXHIBIT "B"**  
**VILLAGE C - TRACT 3795**  
**VICINITY MAP**  
**APRIL 2024**

## **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)  
4/29/2024

**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	<b>CONTACT NAME:</b> Gloria Gabriel <b>PHONE (A/C, No, Ext):</b> _____ <b>FAX (A/C, No):</b> _____ <b>E-MAIL ADDRESS:</b> Gloria.Gabriel@alliant.com  <table style="width: 100%; border: none;"> <tr> <td style="width: 80%; border: none; text-align: center;"><b>INSURER(S) AFFORDING COVERAGE</b></td> <td style="width: 20%; border: none; text-align: center;"><b>NAIC #</b></td> </tr> <tr> <td style="border: none;">INSURER A : United Specialty Insurance Co.</td> <td style="border: none; text-align: center;">12537</td> </tr> <tr> <td style="border: none;">INSURER B :</td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;">INSURER C :</td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;">INSURER D :</td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;">INSURER E :</td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;">INSURER F :</td> <td style="border: none;"></td> </tr> </table>	<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 :	
<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 :															
<b>INSURED</b> River Islands Custom Homesites, LLC. 73 W. Stewart Rd. Lathrop, CA 95330	License#: 0C36861 RIVEISL-01														

**COVERAGES**    **CERTIFICATE NUMBER:** 1947100971    **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y		ATN2036868	3/19/2024	3/19/2027	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 0 MED EXP (Any one person) \$ 0 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED    RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in Nh) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N	N / A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER 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 Tract 3795  
  
 City of Lathrop, its officers, City Council, boards and commissions and members thereof, its employees and agents are included as Additional Insureds as respects to General Liability. General Liability shall be Primary and Non-Contributory with any other insurance in force for or which may be purchased by City of Lathrop, its officers, employees and agents.  
 30 days advanced written notice to Certificate Holder in the event of cancellation, except 10 days for non-payment of premium.

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

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

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

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

**SCHEDULE**

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

**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.

**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: ATN2036868

**UNITED SPECIALTY INSURANCE COMPANY**

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

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

**THIRD PARTY CANCELLATION NOTICE ENDORSEMENT**

This endorsement modifies the Conditions provided under the following:

**COMMERCIAL GENERAL LIABILITY COVERAGE PART**

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

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

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

**SCHEDULE**

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

**Number of Days Notice**

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

**30**

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

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

June 3, 2024

**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 3795; Escrow No. 1214022738**

Dear Lori:

This letter constitutes the joint escrow instructions ("**Escrow Instructions**") of River Islands Custom Homesites, LLC, a Delaware limited liability company ("**RICH**") 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 RICH 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 July 31, 2024, at the time designated in writing by RICH, subject to satisfaction of the conditions set forth below (each a "**Closing**"). If the Final Map has not been recorded by December 31, 2024, ORTC will return the Final Map to the City.

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

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

- One original Final Map for Tract 3795, executed and acknowledged by the City (provided to title by City).

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

**C. Funds and Settlement Statement**

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

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

• Funds to be wire transferred directly to the entity set forth below, immediately upon recordation of the Final Map, in accordance with the wire transfer instructions for each entity are as follows: The amount of **\$22,455.30**, payable to the City pursuant to that certain Agreement to Settle Litigation Regarding River Islands at Lathrop (as amended "**Sierra Club Agreement**"), constituting the amount of **\$3,774.00** multiplied by **5.95** acres (or portion thereof) included in the Final Map, is to be transferred to the City upon recordation of the Final Map. The City's wire instructions are set forth below.

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

### **D. Closing Requirements**

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

D.1. You have delivered copies of your Settlement Statement by email transmission to: (a) Susan Dell'Osso ([sdelloso@riverislands.com](mailto:sdelloso@riverislands.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 Document and all other documents described herein as being held by you or delivered to you have been received by you and have been fully executed and, where applicable, acknowledged, and you have attached all legal descriptions or have confirmed that all exhibits and legal descriptions are attached;

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

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

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

### **E. Closing Process and Priorities**

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

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

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

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

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

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

River Islands Custom Homesites, LLC  
73 W. Stewart Road  
Lathrop, CA 95330  
Attn: Susan Dell'Osso

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

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

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

**F. Additional Instructions**

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

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

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 Custom Homesites, LLC

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

ESCROW INSTRUCTIONS  
ACKNOWLEDGEMENT AND AGREEMENT:

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

Old Republic Title Company

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

TRACT 3795
RIVER ISLANDS - PHASE 1A
VILLAGES C6 & C7



A PORTION OF PARADISE PL RESUBDIVISION, BEING A PORTION OF PARADISE TRACT, 200TH, KANE, & EAST 200TH, BEING A SUBDIVISION OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2024

OWNERS STATEMENT
THE UNDERSIGNED DOES HEREBY STATE THAT THEY ARE THE OWNERS OF ALL THE LAND DELINEATED AND ENCLOSED WITHIN THE EXTERIOR BOUNDARY LINE OF THE HEREIN EMBODIED FINAL MAP ENTITLED "TRACT 3795, RIVER ISLANDS, PHASE 1A, VILLAGES C6 AND C7", CITY OF LATHROP, CALIFORNIA, CONSISTING OF NINE (9) SHEETS, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

OWNER: RIVER ISLANDS CUSTOM HOMESITES, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY: STEVEN E. DELLORSO, PRESIDENT

TRUSTEES STATEMENT

OLD REPUBLIC TITLE COMPANY, AS TRUSTEE UNDER THE DEED OF TRUST RECORDED DECEMBER 22, 2016, AS DOCUMENT NUMBER 2016-160896, AND AS AMENDED IN DOCUMENT RECORDED DECEMBER 26, 2017 AS DOCUMENT NUMBER 2017-160771 AND AS AMENDED IN DOCUMENT RECORDED APRIL 15, 2020 AS DOCUMENT NUMBER 2020-049505 AND FURTHER AMENDED IN DOCUMENT RECORDED NOVEMBER 23, 2022 AS DOCUMENT NUMBER 2022-132046, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

DATED THIS DAY OF 2024

ACKNOWLEDGEMENT CERTIFICATE (OWNERS)

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

STATE OF CALIFORNIA, COUNTY OF SAN JOAQUIN

2024 BEFORE ME,

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

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

CITY CLERKS STATEMENT

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT 3795, RIVER ISLANDS, PHASE 1A, VILLAGES C6 AND C7", CITY OF LATHROP, CALIFORNIA, CONSISTING OF NINE (9) SHEETS, THIS STATEMENT WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A REGULAR MEETING THEREOF, HELD ON THE DAY OF 2024, AND THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. 2024, DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP, AND AUTHORIZED ITS RECORDBOOK, AND ACCEPTED ON BEHALF OF THE CITY OF LATHROP FOR PUBLIC USE, THE RELINQUISHMENT OF ACCESS RIGHTS TO LOTS 16, 21 AND 26, AND THE DEMONSTRATION OF GROUND WATER RIGHTS.

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.

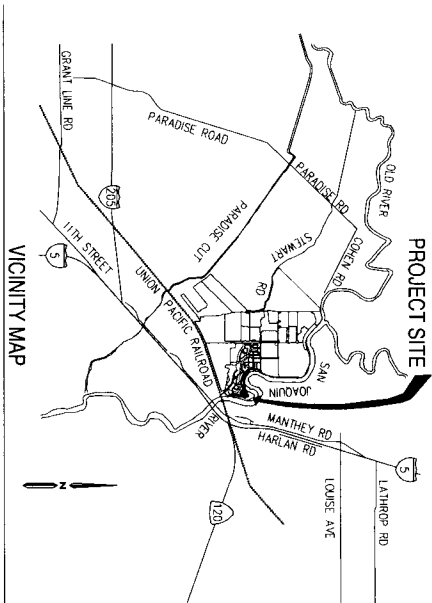
STATE OF CALIFORNIA, COUNTY OF SAN JOAQUIN

2024 BEFORE ME,

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

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

EXEMPT FROM FEE PER GOVERNMENT CODE 27398.1; DOCUMENT RECORDED IN CONNECTION WITH A CONCURRENT TRANSFER SUBJECT TO THE IMPOSITION OF DOCUMENTARY TRANSFER TAX



SECRETARY OF THE PLANNING COMMISSIONS STATEMENT

THIS MAP CONFORMS TO VESTING TENTATIVE MAP NO. 3594 RECOMMENDED BY THE PLANNING COMMISSION AND APPROVED BY THE CITY COUNCIL ON JUNE 1, 2015.

DATED THIS DAY OF 2024

CITY ENGINEERS STATEMENT

I, BRAD R. TAYLOR, HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA AND THAT I HAVE EXAMINED THIS FINAL MAP OF TRACT 3795, RIVER ISLANDS, PHASE 1A, VILLAGES C6 AND C7, CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP NO. 3594, AND AM APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP CONFORMS TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS OF THE CITY OF LATHROP, CALIFORNIA, AND THAT ALL AMENDMENTS HERETO, APPLICABLE AT THE TIME OF APPROVAL OF THE VESTING TENTATIVE MAP.

DATED THIS DAY OF 2024
BRAD R. TAYLOR, R.C.E. 92823
CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA



RECORDERS STATEMENT

FILED THIS DAY OF 2024, AT M. IN BOOK OF MAPS AND PLATS, AT PAGE AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY.

STEVE J. BESTOLARIDES, ASSESSOR-RECORDER-COUNTY CLERK, SAN JOAQUIN COUNTY, CALIFORNIA

**CITY SURVEYORS STATEMENT**

I, DARRYL A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF TRACT 3795, RIVER ISLANDS, PHASE 1A, VILLAGES C6 AND C7, CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON CONFORMS WITH ALL THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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. THE FIELD SURVEY WAS CONDUCTED ON APRIL 30, 2024, AND THE MONUMENTS ARE OF SUCH SIZE AND POSITION THAT THEY WILL BE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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



**RECI-TALS**

- RIGHT TO FARM STATEMENT:  
PER CITY OF LATHROP MUNICIPAL CODE OF ORDINANCES, TITLE 15, CHAPTER 15.48.04, THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL PESTICIDES AND PESTICIDES. YOU ARE HEREBY NOTICED THAT THE PROPERTY YOU ARE PURCHASING OR ACQUIRING IS LOCATED WITHIN AN AGRICULTURAL ZONING DISTRICT AND IS SUBJECT TO THE CITY'S AGRICULTURE ORDINANCES. YOU ARE ADVISED THAT THE CITY'S AGRICULTURE ORDINANCES PROHIBIT THE DISPOSITION ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATIONS, CULTIVATION, PLANTING, SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DISEASE, AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, ODOUR, 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 PERMITTED ACCESS, SPECIAL PRIVILEGES OR DISCRETION AS NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.
- A SOILS REPORT ENTITLED "GEOCHEMICAL EXPLORATION, RIVER ISLANDS PHASE 1, LATHROP, CALIFORNIA," REFERENCED AS PROJECT NO. S04445.001.01 AND DATED JULY 29, 2005, HAS BEEN PREPARED FOR THIS PROJECT BY ENGEO. INCORPORATED, 3055F J. TOOTLE, G.E. NO. 2677, AND IS ON FILE WITH THE CITY OF LATHROP.
- TRACT 3795, RIVER ISLANDS, PHASE 1A, VILLAGES C6 AND C7, CONTAINS 30 RESIDENTIAL LOTS CONTAINING 5.95 ACRES, MORE OR LESS, ALL AS SHOWN ON THIS FINAL MAP. (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW):

TRACT 3795 AREA SUMMARY	
30 RESIDENTIAL LOTS	5.95 AC±
TOTAL	5.95 AC±

4. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT ORDER NUMBER 1214022739-1R (VERSION 8), DATED MARCH 20, 2024, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

**TRACT 3795  
RIVER ISLANDS - PHASE 1A  
VILLAGES C6 & C7**

A PORTION OF PARCEL B1 RECORDED BEING A PORTION OF PARCELS 1, 2, 3 AND 6 OF TRACT 3794 (44 MAP 37) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA.

APRIL 2024



**SIGNATURE OMISSIONS**

- RECLAIMED ISLANDS LAND COMPANY, RESERVATION FOR OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, PER DOCUMENT NUMBER 2001-046177, S.L.C.R.
- PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF LATHROP PER TRACT 3659 FILED OCTOBER 9, 2015, IN BOOK 42 OF MAPS AND PLATS, AT PAGE 46, S.L.C.R.
- PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF LATHROP PER TRACT 3793 FILED MARCH 26, 2015, IN BOOK 42 OF MAPS AND PLATS, AT PAGE 37, S.L.C.R.
- LEVEE EASEMENTS IN FAVOR OF SACRAMENTO- SAN JOAQUIN DRAINAGE DISTRICT PER DOCUMENT NUMBER 2015-11135, S.L.C.R.
- PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF LATHROP PER TRACT 3794 FILED JUNE 17, 2022, IN BOOK 44 OF MAPS AND PLATS, AT PAGE 37, S.L.C.R.

LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 4 AND 5 ONLY.

LINE #	DIRECTION	LENGTH
L1	N55°21'7" W	10.00'
L2	N60°31'34"E	62.26'
L3	N54°54'54"E	55.46'

CURVE	RADIUS	DELTA	LENGTH
C1	210.00	29°47'03"	109.31'
C2	172.00	29°32'26"	89.23'
C3	210.00	90°47'43"	332.28'
C4	87.00	231°8'08"	35.38'
C5	73.00	391°24'40"	49.96'
C6	12.00	90°00'00"	18.85'
C7	12.00	90°00'00"	18.85'
C8	12.00	90°00'00"	18.85'
C9	870.00	5°40'41"	86.22'
C10	190.00	37°03'43"	103.01'

# TRACT 3795 RIVER ISLANDS - PHASE 1A VILLAGES C6 & C7

A PORTION OF PARCEL 51, RESCADERO, BEING A PORTION OF PARCELS 1, 2, 3, 4 AND 5 OF TRACT 3794 (44 MAP 37) BEING A SUBDIVISION OF PARCELS 1, 2, 3 AND 5 OF TRACT 3794 (44 MAP 37) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

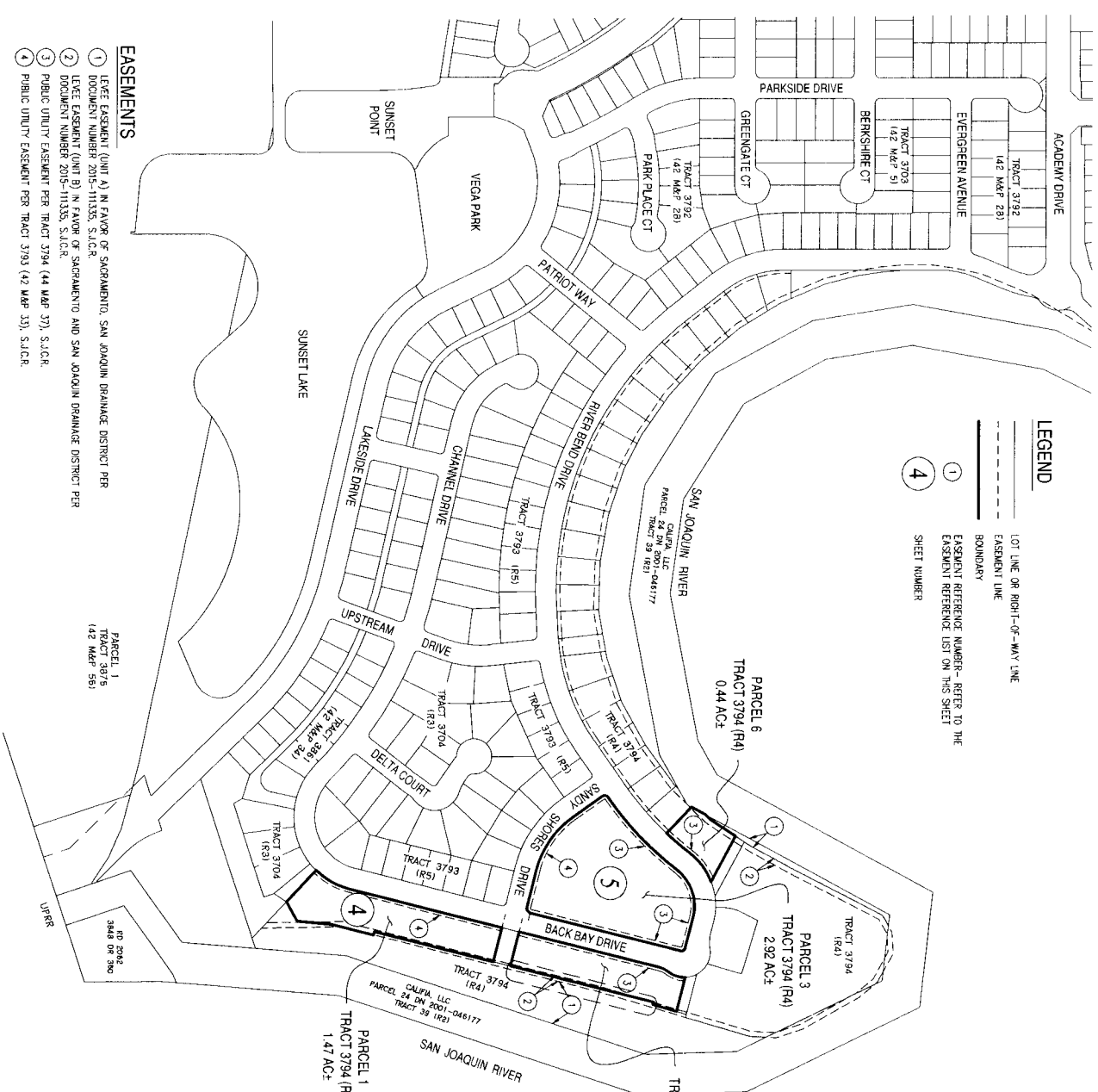
APRIL, 2024



0 100' 200' 400'  
SCALE: 1" = 200'

## BOUNDARY SHEET INDEX

SHEET NUMBER	DESCRIPTION
1	CERTIFICATE SHEET
2	GENERICATS AND NOTES
3	BOUNDARY SHEET INDEX, EXISTING EASEMENTS AND REFERENCES
4 THROUGH 5	BOUNDARY SHEET/COURSE TABLES FOR SHEETS 4 AND 5 / AND BASIS OF BEARINGS
6	SHEET INDEX - TRACT 3795
7 THROUGH 8	TRACT 3795 LOTTING
9	COURSE TABLES FOR SHEET 9 AND DETAILS



- ### LEGEND
- LOT LINE OR RIGHT-OF-WAY LINE
  - EASEMENT LINE
  - BOUNDARY
  - EASEMENT REFERENCE NUMBER - REFER TO THE EASEMENT REFERENCE LIST ON THIS SHEET
  - SHEET NUMBER

- ### EASEMENTS
- 1 LEVEE EASEMENT (UNIT A) IN FAVOR OF SACRAMENTO, SAN JOAQUIN DRAINAGE DISTRICT PER DOCUMENT NUMBER 2015-11335, S.I.C.R.
  - 2 LEVEE EASEMENT (UNIT B) IN FAVOR OF SACRAMENTO AND SAN JOAQUIN DRAINAGE DISTRICT PER DOCUMENT NUMBER 2015-11335, S.I.C.R.
  - 3 PUBLIC UTILITY EASEMENT PER TRACT 3794 (44 MAP 37), S.I.C.R.
  - 4 PUBLIC UTILITY EASEMENT PER TRACT 3793 (42 MAP 33), S.I.C.R.

- ### NOTES
- 1. SEE SEE SHEET 2 FOR ADDITIONAL NOTES.

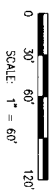
- ### REFERENCES
- (R1) GRANT BEED RECORDED AUGUST 30, 2013, AS DOCUMENT NUMBER 2013-11097, S.I.C.R.
  - (R2) RECORD OF SURVEY FILED AUGUST 14, 2004, IN BOOK 33 OF SURVEYS, PAGE 142, AS CORRECTED BY RECORD OF SURVEY RECORDED JULY 15, 2009, AS DOCUMENT NUMBER 2009-17294, S.I.C.R. (35 SURVEYS 142)
  - (R3) TRACT 3704, FILED DECEMBER 20, 2013, IN BOOK 42 OF MAPS AND PLATS, PAGE 4, S.I.C.R. (42 MAP 4)
  - (R4) TRACT 3794, FILED JUNE 17, 2022, IN BOOK 44 OF MAPS AND PLATS, PAGE 37, S.I.C.R. (44 MAP 37)
  - (R5) TRACT 3793, FILED MARCH 26, 2015, IN BOOK 42 OF MAPS AND PLATS, PAGE 31, S.I.C.R. (42 MAP 33)
  - (R6) TRACT 3869, FILED OCTOBER 9, 2015, IN BOOK 42 OF MAPS AND PLATS, PAGE 46, S.I.C.R. (42 MAP 46)
  - (R7) UNFILED MAP ENTITLED "CALIFORNIA IRRIGATED FARMS, UNIT NO. 3, RESCADERO COLONY BEING RECLAMATION DISTRICT NO. 2092, SURVEYED APRIL AND MAY 1929 BY OAH AND PAH, DATED NOVEMBER 7, 1929, FILED IN THE OFFICE OF THE SAN JOAQUIN COUNTY SURVEYOR.
  - (R8) LEVEE EASEMENT IN FAVOR OF SACRAMENTO-SAN JOAQUIN DRAINAGE DISTRICT, RECORDED SEPTEMBER 14, 2015, AS D.N. 2015-11335, S.I.C.R.



# TRACT 3795 RIVER ISLANDS - PHASE 1A VILLAGES C6 & C7

A PORTION OF PARCEL 11, RECORDING BEING A PORTION OF PARCEL 11, TRACT 3794 (4 MAP 37) BEING A SUBDIVISION OF PARCELS 1, 2, 3, AND 5 OF TRACT 3794 (4 MAP 37) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2024



**BOUNDARY SHEET**

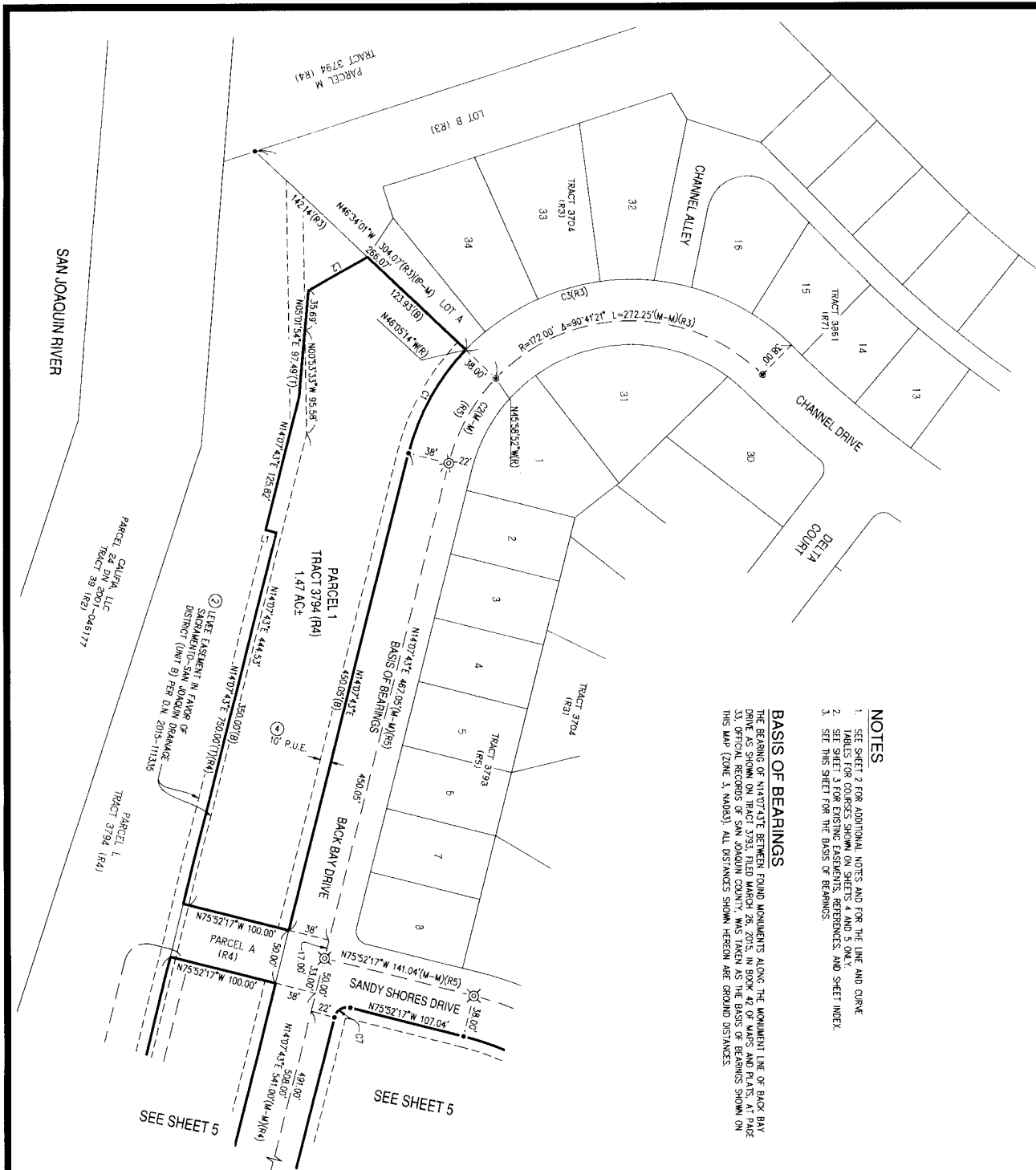
- NOTES**
1. SEE SHEET 2 FOR ADDITIONAL NOTES AND FOR THE LINE AND CURVE TABLES FOR CURVES SHOWN ON SHEETS 4 AND 5 ONLY.
  2. SEE SHEET 3 FOR EXISTING EASEMENTS, REFERENCES, AND SHEET INDEX.
  3. SEE THIS SHEET FOR THE BASIS OF BEARINGS.

**BASIS OF BEARINGS**

THE BEARING OF N14°07'43"E BETWEEN FOUND MONUMENTS ALONG THE MONUMENT LINE OF BACK BAY DRIVE AS SHOWN ON TRACT 3793, FILED MARCH 26, 2015, IN BOOK 42 OF MAPS AND PLATS, AT PAGE 33, OFFICIAL 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.

**LEGEND**

- FOUND MONUMENT STAMPED "1/5 7788" PER (R3)
- ⊗ FOUND MONUMENT STAMPED "1/5 7788" PER (R5)
- ⊙ FOUND MONUMENT STAMPED "1/5 7788" PER (R4)
- FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "1/5 7788" PER (R4), (R5) OR (R4), RESPECTIVELY
- BOUNDARY LINE
- LOT LINE OR RIGHT-OF-WAY LINE
- EASEMENT LINE
- MONUMENT LINE
- MEASURED AND RECORD DATA PER REFERENCE (R1)
- (R1) DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 3
- (M-M) MONUMENT TO MONUMENT
- (R) RADIAL BEARING
- (T) TOTAL
- (B) BOUNDARY
- DN DOCUMENT NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT



# TRACT 3795 RIVER ISLANDS - PHASE 1A VILLAGES C6 & C7

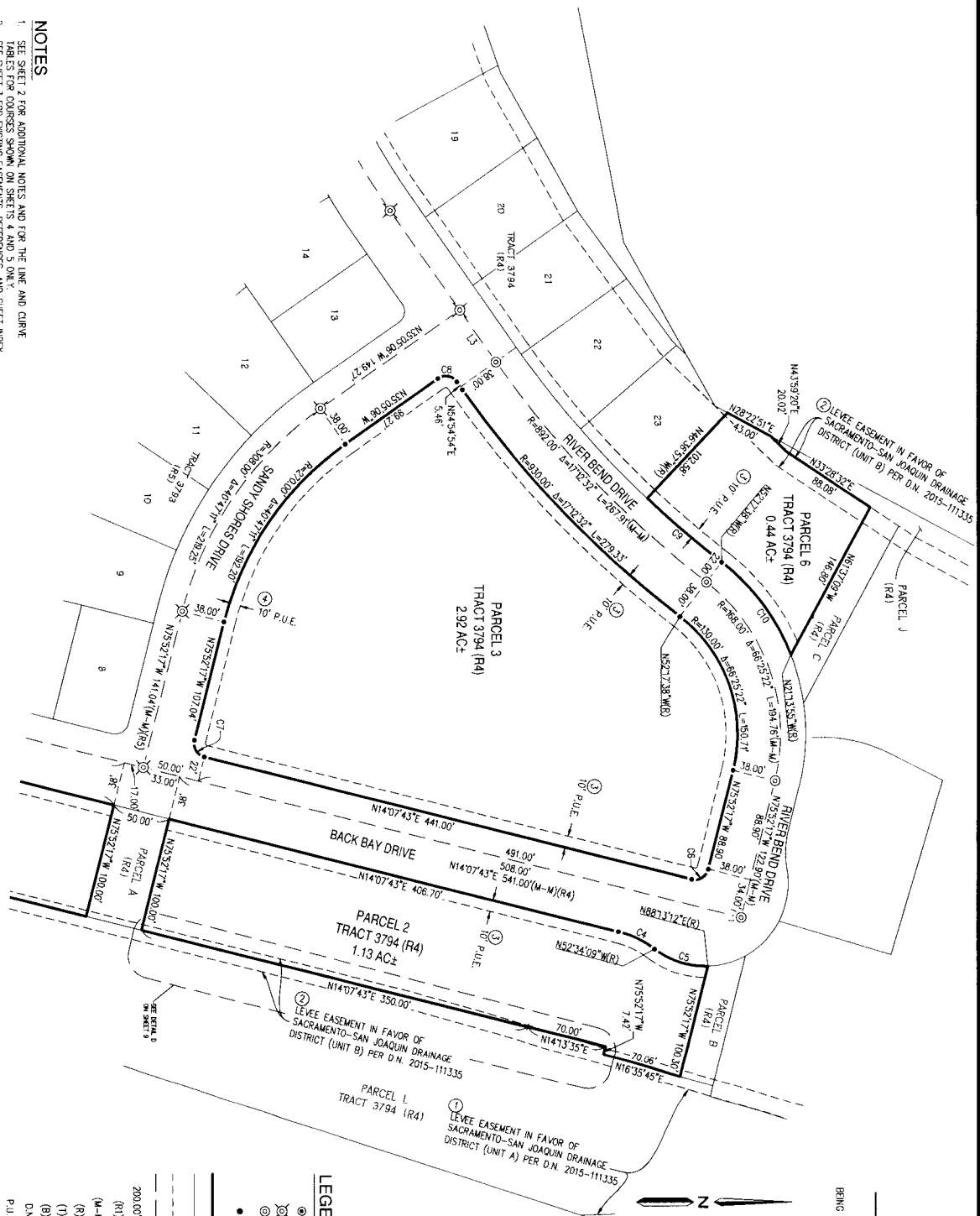
A PORTION OF RANCHO EL PESCADERO, BEING A PORTION OF TOWNSHIPS 1 AND 2 SOUTH, RANGE 6 EAST, M.D.M., BEING A SUBDIVISION OF PARCELS 1, 2, 3 AND 5 OF TRACT 3794 (44 MAP 37) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2024



SCALE: 1" = 60'

BOUNDARY SHEET

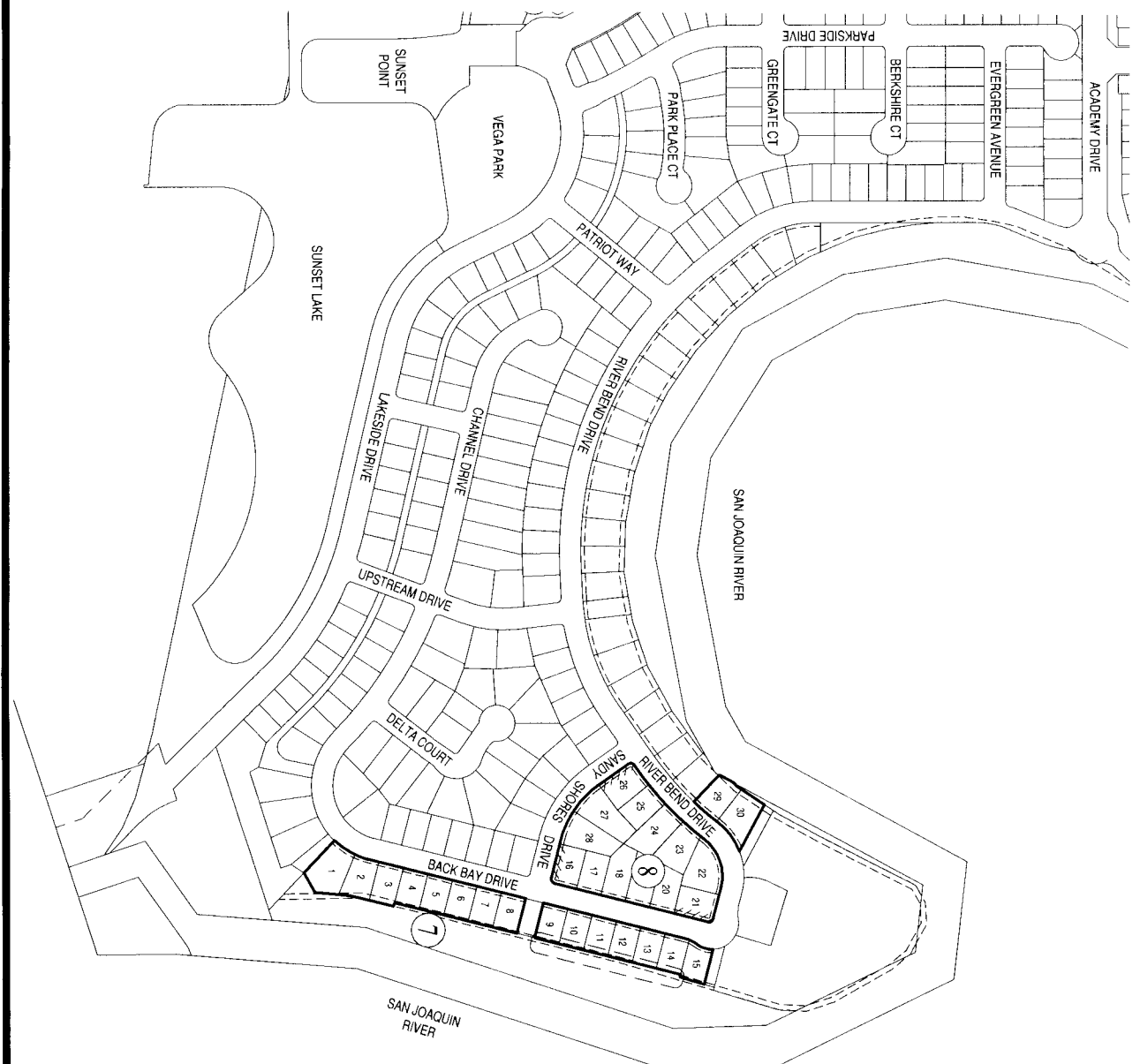


- NOTES**
- SEE SHEET 2 FOR ADDITIONAL NOTES AND FOR THE LINE AND CURVE TABLES FOR CURVES SHOWN ON SHEETS 4 AND 5 ONLY.
  - SEE SHEET 3 FOR EXISTING EASEMENTS, REFERENCES, AND SHEET INDEX.
  - SEE SHEET 4 FOR THE BASIS OF BEARINGS.

SEE SHEET 4

**LEGEND**

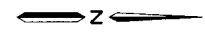
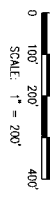
	FOUND MONUMENT STAMPED "PLS 7788" PER (R3)
	FOUND MONUMENT STAMPED "PLS 7788" PER (R5)
	FOUND MONUMENT STAMPED "PLS 7788" PER (R4)
	FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" PER (R4), (R5) OR (R4), RESPECTIVELY
	BOUNDARY LINE
	LOT LINE OR RIGHT-OF-WAY LINE
	EASEMENT LINE
	MONUMENT LINE
	MEASURED AND RECORD DATA PER REFERENCE (R1)
	DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 3
	MONUMENT TO MONUMENT
	RADIAL BEARING
	TOTAL
	BOUNDARY NUMBER
	DOCUMENT NUMBER
	PUBLIC UTILITY EASEMENT



**TRACT 3795**  
**RIVER ISLANDS - PHASE 1A**  
**VILLAGES C6 & C7**

A PORTION OF FRANCO EL PESCADERO, BEING A PORTION OF TOMKINS ISLAND, 2 SOUTH, RANGE 6 EAST, M20N, BEING A SUBDIVISION OF LOTS 1, 2, 3 AND 5 OF MAP 2594 (44 MAP 37) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2024



**SHEET INDEX**

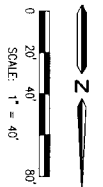
- LEGEND**
- LOT LINE
  - RIGHT-OF-WAY LINE
  - BOUNDARY
  - 4 LOT NUMBER
  - (7) SHEET NUMBER
  - //// RESTRICTED ACCESS

# TRACT 3795 RIVER ISLANDS - PHASE 1A VILLAGE C6 & C7

A PORTION OF RANCHO EL PESQUERO, BEING A PORTION OF TOMPKINS' 1 AND 2 SOUTH, RANGE 6 EAST, T10N, BEING A SUBDIVISION OF LOTS 1, 2, 3 AND 4 OF TRACT 3794 (44 MAP 37) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2024

**ODELL**  
ENGINEERING



## LEGEND

- ⊙ FOUND MONUMENT STAMPED "P.S. 7788" PER (R4)
- SET 3/4" IRON PIPE W/ PLASTIC PLUG "P.S. 7788"
- ⊗ FOUND MONUMENT STAMPED "P.S. 7788" PER (R5)
- ⊙ FOUND MONUMENT STAMPED "P.S. 7788" PER (R3)
- 3/4" IRON PIPE W/ PLASTIC PLUG "P.S. 7788" TO BE SET PER (R4) AND (R5), RESPECTIVELY, UNLESS OTHERWISE NOTED
- T SET 5/8" x 24" BEAR W/ PLASTIC PLUG "P.S. 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1.17" BRASS DISK STAMPED "P.S. 7788" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS
- 200.00' (R1) DENOTES MEASURED AND RECORD DATA PER REFERENCE (R1)
- (R0) DENOTES REFERENCE (R0) - SEE REFERENCE LIST ON SHEET 3
- (R) BOUNDARY
- (M-M) MONUMENT TO MONUMENT
- (R) RADIAL BEARING
- (T) TOTAL
- D.N. DOCUMENT NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT
- S.F. SQUARE FEET
- LOT LINE
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- EASEMENT LINE
- MONUMENT LINE
- CENTERLINE
- ////// RESTRICTED ACCESS
- STREET TIES

SHEET 7 OF 9

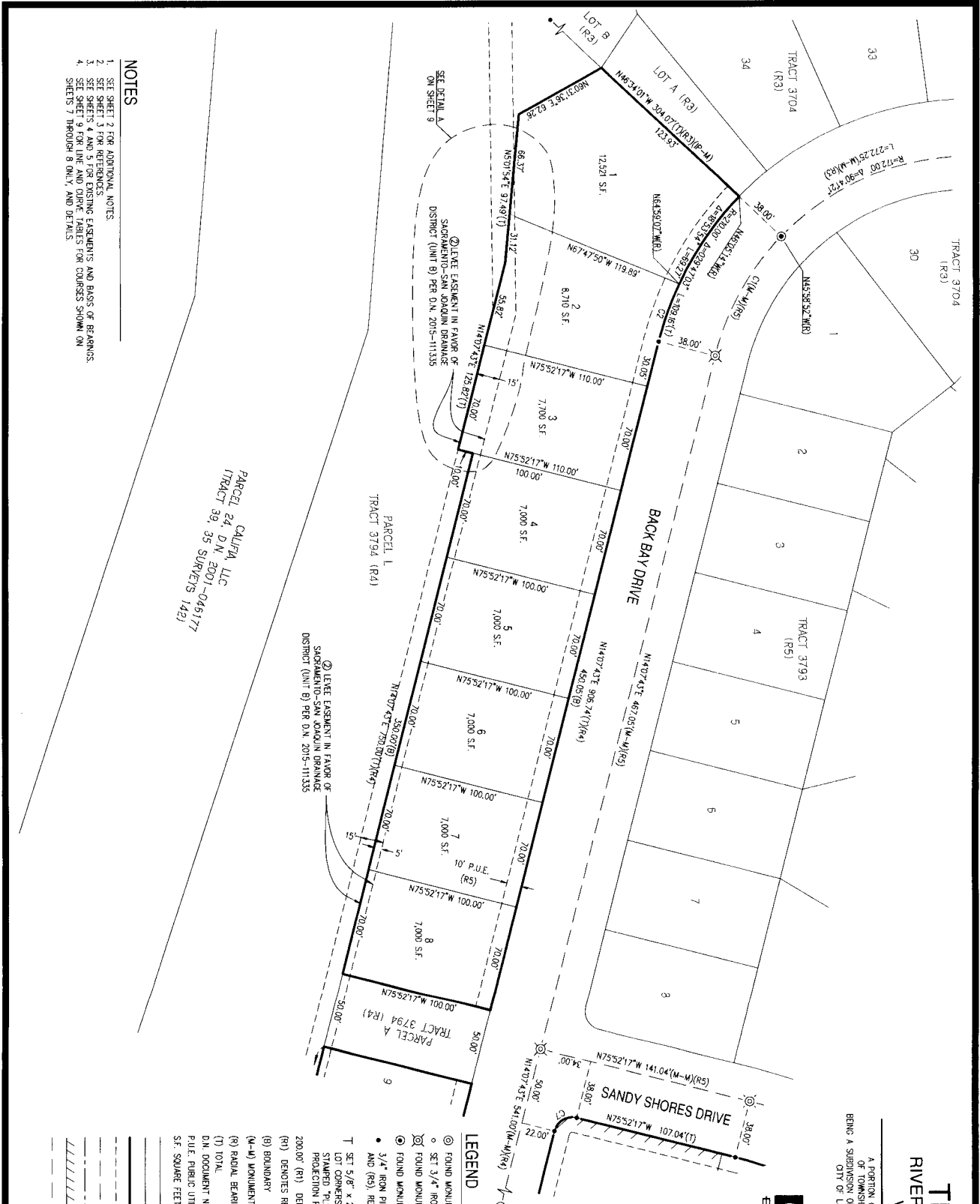
- ## NOTES
1. SEE SHEET 2 FOR ADDITIONAL NOTES.
  2. SEE SHEET 3 FOR REFERENCES.
  3. SEE SHEETS 4 AND 5 FOR EXISTING EASEMENTS AND BASIS OF BEARINGS.
  4. SEE SHEET 9 FOR LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 7 THROUGH 9 ONLY, AND DETAILS.

PARCEL CALIFORNIA, LLC  
TRACT 39, 35 SURVEYS 1421

② LEVEE EASEMENT IN FAVOR OF SACRAMENTO-SAN JOAQUIN DRAINAGE DISTRICT (UNIT B) PER D.N. 2015-11335

② LEVEE EASEMENT IN FAVOR OF SACRAMENTO-SAN JOAQUIN DRAINAGE DISTRICT (UNIT B) PER D.N. 2015-11335

② LEVEE EASEMENT IN FAVOR OF SACRAMENTO-SAN JOAQUIN DRAINAGE DISTRICT (UNIT B) PER D.N. 2015-11335



# TRACT 3795 RIVER ISLANDS - PHASE 1A VILLAGE C6 & C7

A PORTION OF RANCHO EL DESAMPARADO, BEING A PORTION OF THE LANDS OF THE PUBLIC DOMAIN, BEING A PORTION BEING A SUBDIVISION OF PARCELS 1, 2, 3 AND 5 OF TRACT 3794 (44 MAP 37) CITY OF LAHORE, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2024



SCALE: 1" = 40'

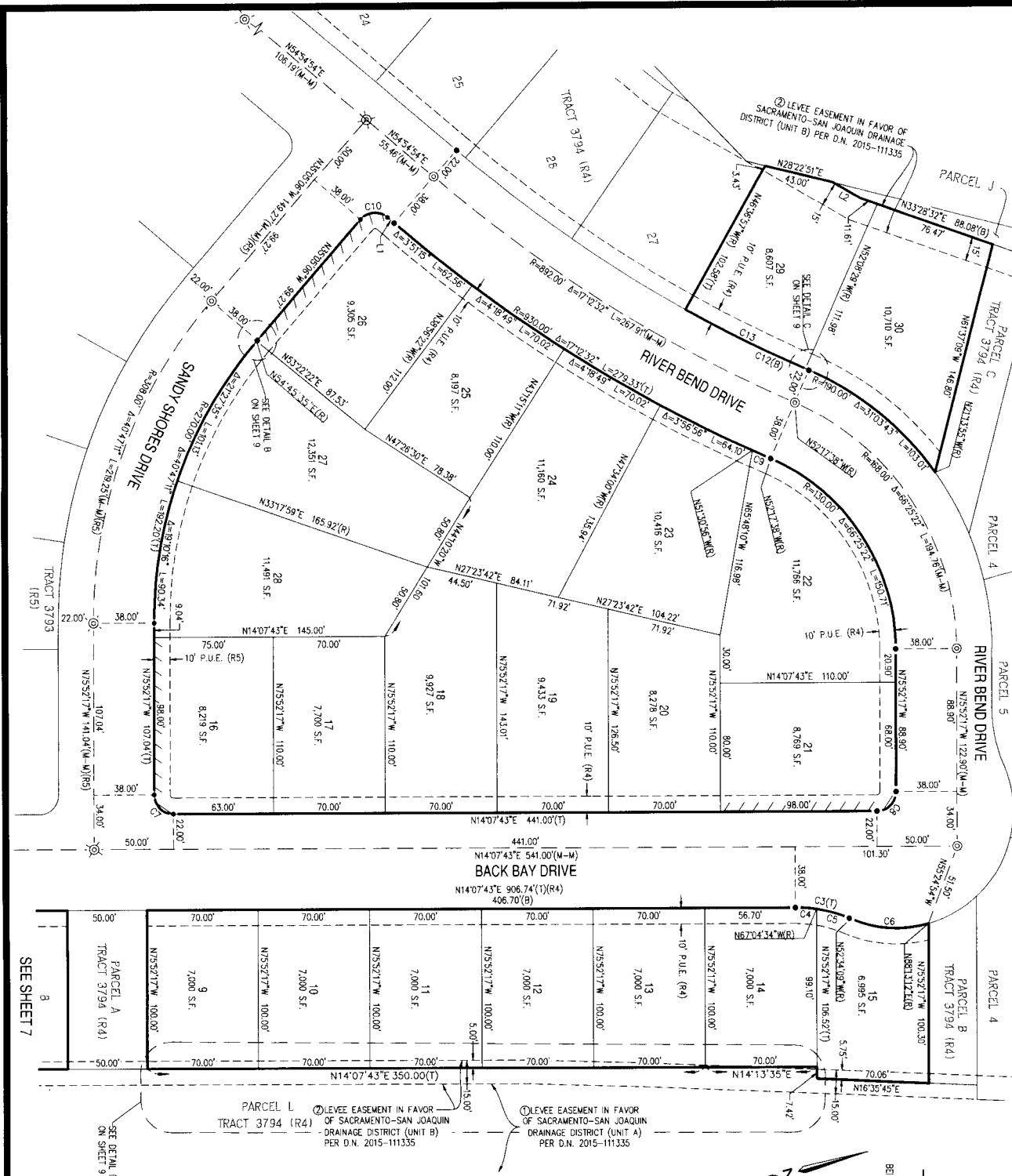
## LEGEND

- ⊙ FOUND MONUMENT STAMPED "S 7798" PER (R4)
- SET 3/4" IRON PIPE W/ PLASTIC PLUG "S 7788"
- ⊗ FOUND MONUMENT STAMPED "S 7788" PER (R3)
- ⊙ FOUND MONUMENT STAMPED "S 7798" PER (R3)
- 3/4" IRON PIPE W/ PLASTIC PLUG "S 7788" TO BE SET PER (R4) AND (R5), RESPECTIVELY, UNLESS OTHERWISE NOTED
- T SET 5/8" x 24" REBAR W/ PLASTIC PLUG "S 7788" FOR ALL BEAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1.17" BRASS DISK STAMPED "S 7788" IN SINKHOLE 1.00' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS
- 200.00' (R1) DENOTES MEASURED AND RECORD DATA PER REFERENCE (R1)
- (R1) DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 3
- (R) DENOTES REFERENCE (R) - SEE REFERENCE LIST ON SHEET 3
- (M-W) MONUMENT TO MONUMENT
- (R) RADIAL BEARING
- (T) TOTAL
- D.N. DOCUMENT NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT
- S.F. SQUARE FEET

- LOT LINE
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- EASEMENT LINE
- MONUMENT LINE
- CENTERLINE
- RESTRICTED ACCESS
- STREET TIES

## NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES
2. SEE SHEET 3 FOR REFERENCES
3. SEE SHEETS 4 AND 5 FOR EXISTING EASEMENTS AND BASIS OF BEARINGS
4. SEE SHEET 9 FOR LINE AND CURVE TABLES FOR CURVES SHOWN ON SHEETS 7 THROUGH 8 ONLY, AND DETAILS



SEE SHEET 7

# TRACT 3795 RIVER ISLANDS - PHASE 1A VILLAGE C6 & C7

A PORTION OF RANCHO EL PESCADERO, BEING A PORTION OF TOWNSHIPS 1 AND 2 SOUTH, RANGE 6 EAST, M.D.M., BEING A SUBDIVISION OF PARCELS 1, 2, 3 AND 6 OF TRACT 3794 (44 MAP 37) CITY OF LAHARBOR, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2024



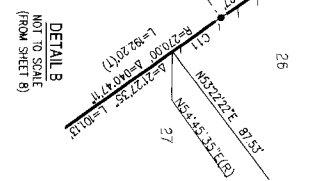
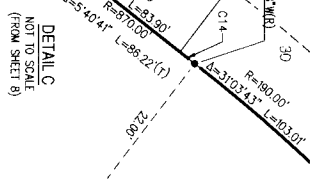
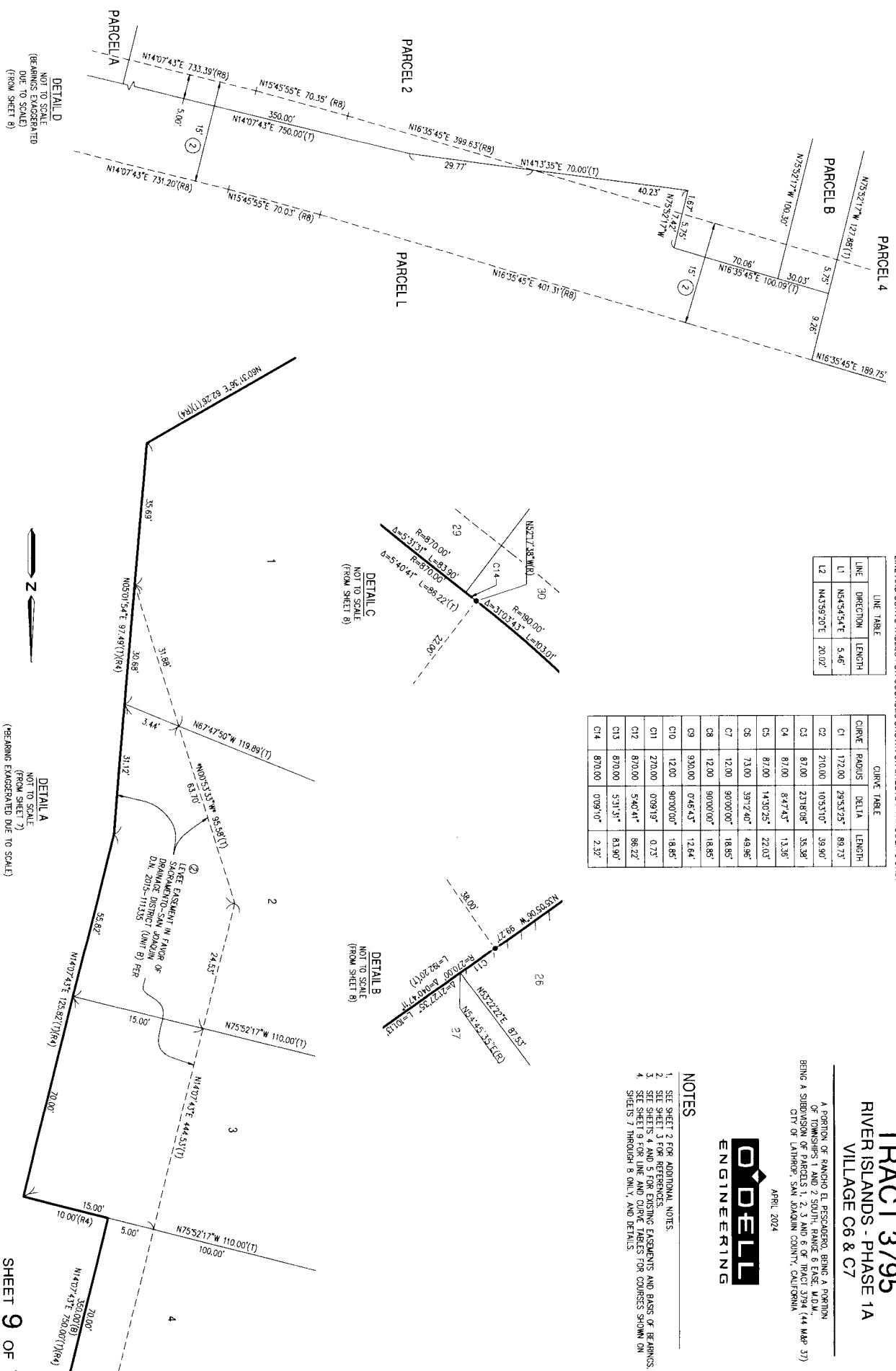
### NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES.
2. SEE SHEET 3 FOR REFERENCES TO CURVE DATA, BEARING, DISTANCE AND BASIS OF BEARINGS.
3. SEE SHEET 4 FOR PLANNING AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 7 THROUGH 8 ONLY, AND DETAILS.

LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 7 THROUGH 9 ONLY

LINE	DIRECTION	LENGTH
L1	N64°54'54"E	5.46'
L2	N43°59'20"E	20.02'

CURVE	RADIUS	DELTA	LENGTH
C1	172.00	295°5'25"	89.73'
C2	210.00	103°5'10"	39.90'
C3	87.00	231°8'08"	35.38'
C4	87.00	87°4'45"	13.35'
C5	87.00	143°0'25"	22.03'
C6	73.00	391°2'40"	49.96'
C7	12.00	90°00'00"	18.85'
C8	12.00	90°00'00"	18.85'
C9	930.00	0°46'45"	12.64'
C10	12.00	90°00'00"	18.85'
C11	270.00	0°09'19"	0.73'
C12	870.00	5°40'44"	86.22'
C13	870.00	5°31'31"	83.90'
C14	870.00	0°09'40"	2.32'



DETAIL D  
NOT TO SCALE  
(BEARINGS EXAGGERATED  
DUE TO SCALE)  
(FROM SHEET 8)

DETAIL C  
NOT TO SCALE  
(FROM SHEET 8)

DETAIL B  
NOT TO SCALE  
(FROM SHEET 8)

DETAIL A  
NOT TO SCALE  
(FROM SHEET 7)  
(\*BEARING EXAGGERATED DUE TO SCALE)