

ITEM 2.4

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

ITEM: **APPROVE FINAL MAP, CFD ANNEXATION, AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 62 LOTS IN TRACT 4215 VILLAGE 22 WITHIN WOODLANDS EAST DISTRICT OF RIVER ISLANDS**

RECOMMENDATION: **Adopt Resolution Approving Final Map for Tract 4215 Village 22 within the Woodlands East District, Totaling 62 Residential Lots, Annexation into CFD 2023-1, and a Subdivision Improvement Agreement with Califa, LLC**

SUMMARY:

The proposed Final Map for Tract 4215 Village 22 (Tract 4215), included as Attachment "E", is within the Woodlands East District of Phase 2 for the River Islands Project. Califa, LLC (River Islands) is proposing sixty-two (62) 55' x 100' residential lots. A Vicinity Map is included as Attachment "B".

Staff recommends that the City Council approve the proposed Final Map for Tract 4215 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 by Resolution included as Attachment "A".

BACKGROUND:

On June 14, 2021 the City of Lathrop City Council adopted resolutions and ordinances approving the River Islands modified Phase 2 Project and Vesting Tentative Subdivision Map (VTM) 6716. On March 25, 2024 City Council approved Tract 4205 Woodlands East Large Lot Final Map (LLFM) to create 23 undevelopable parcels. On March 29, 2023, the City of Lathrop Planning Commission approved a Neighborhood Design Plan (NDP) and Architectural Guidelines and Design Standards (AG/DS) for the Woodlands East District. The land for the proposed Final Map for Tract 4215 is within the geographic boundaries of VTM 6716 and LLFM 4205.

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

The total cost of the improvements for Tract 4215 is \$2,400,000, however a large portion of the improvements have already been constructed and therefore do not need to be guaranteed. Performance and labor & material securities have been provided with the SIA for Tract 4215 that guarantees the unfinished improvements in the amount of:

CITY MANAGER’S REPORT **PAGE 2**
JUNE 3, 2024, CITY COUNCIL SPECIAL MEETING
APPROVE FINAL MAP, CFD ANNEXATION, AND SUBDIVISION IMPROVEMENT
AGREEMENT FOR 62 LOTS IN TRACT 4215 VILLAGE 22 WITHIN WOODLANDS
EAST DISTRICT OF RIVER ISLANDS

Unfinished Improvement Total:	\$628,200
Performance Security (110% of Unfinished Improvements) Bond No. 0844452	\$691,020
Labor & Materials Security (50% of Performance Security) Bond No. 0844452	\$345,510

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

Tract 4215 will need to be annexed into three different Community Facilities Districts (CFDs) for maintenance purposes. The CFDs are for the City, Island Reclamation District (RD) 2062, and River Islands Public Financing Authority (RIPFA). Approval of Annexation into City of Lathrop CFD 2023-1 is proposed with this Council item. Annexation into additional CFDs administered by RD 2062 and RIPFA is required as part of the escrow instructions prior to recording of the final map.

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:

Documents	Status
1. Final Map ready for signature	Completed
2. Subdivision Improvement Agreement	Completed
3. Performance Security – Uncompleted Landscaping and Miscellaneous Improvements	Received
4. Labor and Materials Security – Uncompleted Landscaping and Miscellaneous Improvements	Received
5. Street Improvement, Landscape, Light & Joint Trench	Completed
6. Geotechnical Report	Completed
7. Agreement for Backbone Improvements and Parks (Agreement for Dedication, Inspection and Guarantee of Streets and Public Improvements)	Completed
8. Approval of 3 rd Amendment to Development Agreement that guarantees creation of CFD for City Maintenance and Shortfalls, and Guarantee of Developer CFDs for Developer/other public agency Maintenance	Completed

JUNE 3, 2024, CITY COUNCIL SPECIAL MEETING

APPROVE FINAL MAP, CFD ANNEXATION, AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 62 LOTS IN TRACT 4215 VILLAGE 22 WITHIN WOODLANDS EAST DISTRICT OF RIVER ISLANDS

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 4215 Village 22 – City of Lathrop Community Facilities District No. 2023-1 Annexation	Approval pending with this item
Fees		Status
1.	Final Map plan check fee	Paid
2.	Improvement Plans - Plan check and inspection fees	Paid
3.	Sierra Club Settlement fee	To be paid in escrow

FISCAL IMPACT:

There is no 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 4215 Village 22 within the Woodlands East District, Totaling 62 Residential Lots, Annexation into CFD 2023-1, and a Subdivision Improvement Agreement with Califia, LLC
- B. Vicinity Map – Tract 4215 - Village 22
- C. Subdivision Improvement Agreement between the City of Lathrop and Califia, LLC, a California limited liability company, for Tract 4215, Village 22
- D. Escrow Instructions for Final Map Tract 4215 Village 22
 - Annexation into City of Lathrop CFD 2023-1 (B2 of Attachment “D”)
- E. Final Map – Tract 4215 – Village 22

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APPROVE FINAL MAP, CFD ANNEXATION, AND SUBDIVISION IMPROVEMENT
AGREEMENT FOR 62 LOTS IN TRACT 4215 VILLAGE 22 WITHIN WOODLANDS
EAST DISTRICT OF RIVER ISLANDS

APPROVALS



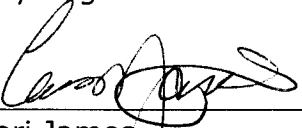
Veronica Albarran
Junior Engineer

05/20/2024
Date



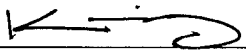
Brad Taylor
City Engineer

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

5.30.24
Date

RESOLUTION NO. 24-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING FINAL MAP FOR TRACT 4215 VILLAGE 22 WITHIN THE WOODLANDS EAST DISTRICT, TOTALING 62 RESIDENTIAL LOTS, ANNEXATION INTO CFD 2023-1, AND A SUBDIVISION IMPROVEMENT AGREEMENT WITH CALIFIA, LLC

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

WHEREAS, on March 25, 2024, the City of Lathrop City Council approved Woodlands East Large Lot Final Map (LLFM) 4205; and

WHEREAS, on March 29, 2023, the City of Lathrop Planning Commission approved a Neighborhood Design Plan (NDP) and Architectural Guidelines and Design Standards (AG/DS) for the Woodlands East District, within Phase 2 of the River Islands project; and

WHEREAS, the land for the proposed Final Map for Tract 4215 is within the geographic boundaries of VTM 6716 and LLFM 4205; and

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

WHEREAS, Califia, LLC, provided performance and labor & material securities with the SIA for Tract 4215 that guarantee the unfinished improvements in the amount as follows:

Unfinished Improvement Total:	\$628,200
Performance Security (110% of Unfinished Improvements) Bond No. 0844452	\$691,020
Labor & Materials Security (50% of Performance Security) Bond No. 0844452	\$345,510

; and

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

WHEREAS, Tract 4215 needs to be annexed into three different Community Facilities Districts (CFDs) for maintenance purposes. Staff recommends that Council approve Annexation into City of Lathrop CFD 2023-1. Additional CFDs administered by Island Reclamation District (RD) 2062, and River Islands Public Financing Authority (RIPFA) are recorded and included as part of the Escrow instructions; 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 and required security to guarantee execution of the documents related to the SIA.

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

1. The Final Map for Tract 4215 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 Califia, LLC in substantially the form as attached to the June 3, 2024 staff report.
3. Annexation into the City of Lathrop Community Facilities District No. 2023-1 (River Islands Public Services and Facilities) 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 3rd day of June 2024 by the following vote:

AYES:

NOES:

ABSTAIN:


ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

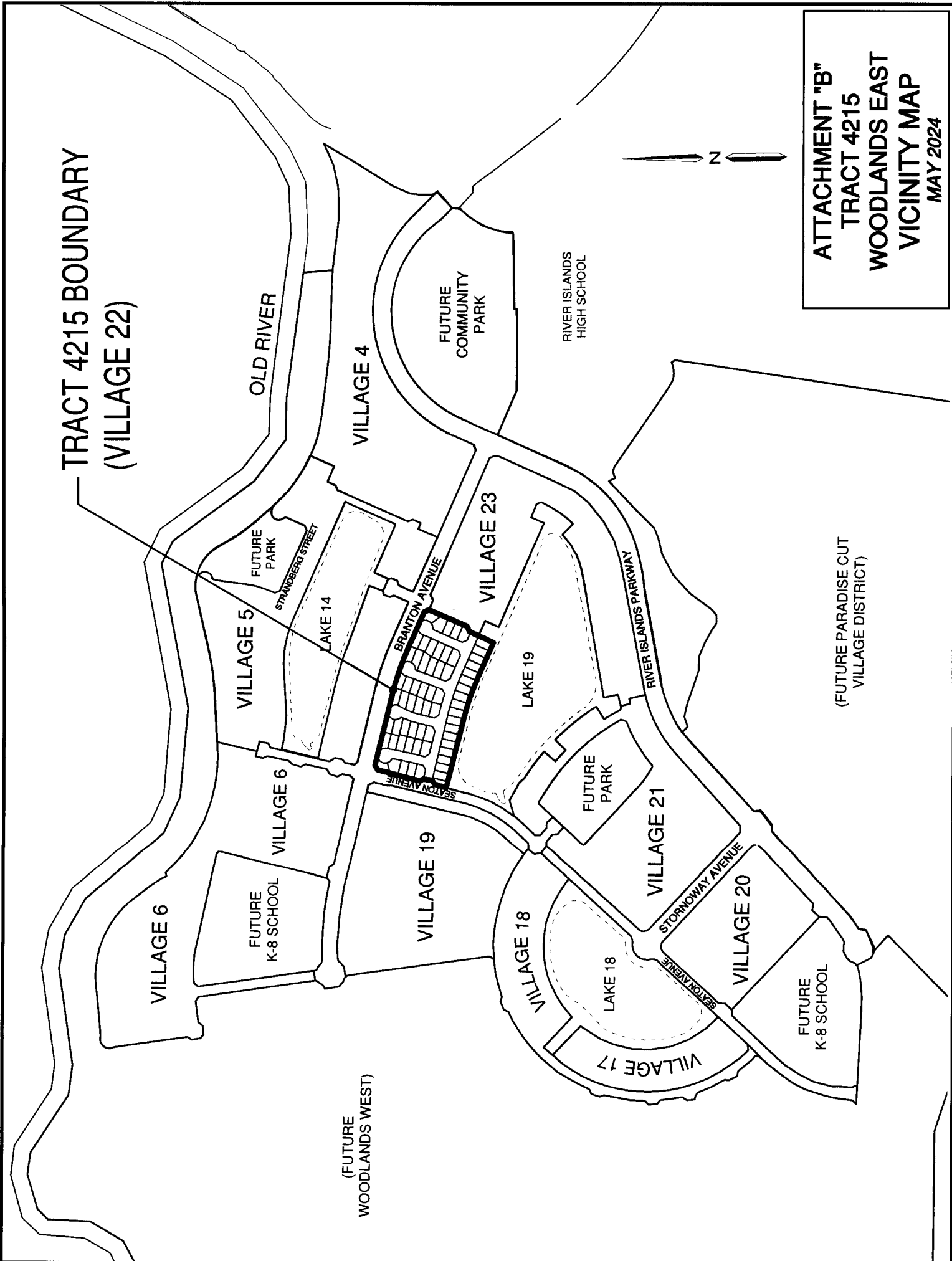
Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

TRACT 4215 BOUNDARY
(VILLAGE 22)



OLD RIVER

VILLAGE 4

FUTURE
COMMUNITY
PARK

RIVER ISLANDS
HIGH SCHOOL



ATTACHMENT "B"
TRACT 4215
WOODLANDS EAST
VICINITY MAP
MAY 2024

FUTURE
PARK

STRANDBERG STREET

VILLAGE 5

LAKE 14

BRANTON AVENUE

VILLAGE 23

LAKE 19

RIVER ISLANDS PARKWAY

(FUTURE PARADISE CUT
VILLAGE DISTRICT)

VILLAGE 6

FUTURE
K-8 SCHOOL

VILLAGE 6

VILLAGE 19

SEATON AVENUE

FUTURE
PARK

VILLAGE 21

VILLAGE 18

LAKE 18

STORNOWAY AVENUE

VILLAGE 20

FUTURE
K-8 SCHOOL

VILLAGE 17

(FUTURE
WOODLANDS WEST)

SUBDIVISION IMPROVEMENT AGREEMENT

BY AND BETWEEN THE CITY OF LATHROP AND

CALIFIA, LLC,

CALIFORNIA LIMITED LIABILITY COMPANY

FOR TRACT 4215 VILLAGE 22 62 RESIDENTIAL LOTS

RECITALS

A. This Agreement is made and entered into this **3rd day of June 2024**, by and between the **CITY OF LATHROP**, a municipal corporation of the State of California (hereinafter "CITY") and **Califia, LLC**, a California 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 4215 Woodlands East Village 22 (Tract 4215). However, SUBDIVIDER has completed a significant portion of public infrastructure improvements associated with Tract 4215 located within the Woodlands East District of River Islands Phase 2, which also includes major streets necessary to access the site. Performance and Labor & Material securities have been provided by SUBDIVIDER that guarantee the unfinished improvements for Tract 4215, in the amount shown in Section 8 of this agreement.

C. SUBDIVIDER has completed a portion of the joint trench improvements for Tract 4215 and as noted in Recital B, security shall be required for the unfinished portion of these improvements, along with other required infrastructure associated with Tract 4215. Improvement plans, and street light plans have already been approved by the City. The street, sidewalk, underground utility, storm drainage, streetlight and joint trench improvements (hereinafter "Improvements") are substantially completed and minor improvements not yet constructed as part of the required infrastructure for Tract 4215 are required security as outlined in this Agreement is required.

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

1. SUBDIVIDER shall complete construction of, or cause construction to be completed at its sole cost and expense, the Improvements for all of the lots within the Woodlands East Village 22

Subdivision Improvement Agreement (Califia, LLC)
Tract 4215 Woodlands East Village 22

neighborhood, to the limits identified in Exhibit "A", including the public landscaping, streetlight and joint trench improvements. A Vicinity Map is included as Exhibit "B".

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

2. SUBDIVIDER shall complete the Improvements, including all deferred and unfinished improvements as defined in this agreement, prior to issuance of certificate of occupancy of the last home constructed in Tract 4215, 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 in the amount of \$240,000, equal to 10% of the estimated cost of the Improvements for the Woodlands East Village 22 neighborhood (\$2,400,000) as included in the Engineer's estimate attached to this Agreement as Exhibit "D", to insure SUBDIVIDER'S repair and warranty of the Improvements in accordance with the terms of this Agreement. The Warranty Bond shall be released at the end of the one year guarantee period, provided there are no claims against it are then outstanding.

7. If SUBDIVIDER, in whole or in part, abandons the Improvements, or unnecessarily or unreasonably delays construction of the Improvements, 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.

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

8. Because the Improvements are not entirely complete, the SUBDIVIDER is required to only post Performance or Labor & Materials bonds to guarantee the unfinished improvements associated with Tract 4215 as included and described in Exhibit "D" of this Agreement. Performance and Labor & Material securities have been provided in the amount shown in Table 1 below. SUBDIVIDER shall also comply with CITY's insurance requirements set forth on Exhibit "C" attached hereto and incorporated herein.

Table 1 – Bond Values

Unfinished Improvement Total:	\$628,200
Performance Security (Bond No. 0844452)	\$691,020
Labor & Materials Security (Bond No. 0844452)	\$345,510

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

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

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

12. SUBDIVIDER hereby agrees to, and shall hold CITY, its elective and appointive boards, commissions, officers, agents and employees (collectively, "Indemnitees"), harmless from any liability for damage or claims which may arise from SUBDIVIDER and/or SUBDIVIDER'S contractors, subcontractors, agents, or employees' operations under this Agreement, whether such operations be by SUBDIVIDER or by any SUBDIVIDER contractors, subcontractors, or by any

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

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

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

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

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

Subdivision Improvement Agreement (Califia, LLC)
Tract 4215 Woodlands East Village 22

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

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

19. This Agreement and any amendments hereto comprise the entire understanding and agreement between the parties regarding the improvements to be constructed and dedications for Tract 4215.

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.

Subdivision Improvement Agreement (Califia, LLC)
Tract 4215 Woodlands East Village 22

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

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

ATTACHMENTS:

EXHIBIT A FINAL MAP - TRACT 4215
EXHIBIT B TRACT 4215 WOODLANDS EAST VILLAGE 22 AREA
EXHIBIT C: CITY INSURANCE REQUIREMENTS
EXHIBIT D: WOODLANDS EAST VILLAGE 22 UNFINISHED IMPROVEMENTS AND
FULL IMPROVEMENTS COST ESTIMATE

Subdivision Improvement Agreement (Califia, LLC)
Tract 4215 Woodlands East Village 22

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

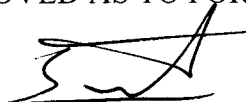
ATTEST: TERESA VARGAS
City Clerk of and for the City
of Lathrop, State of California

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 Date
City Attorney 5.22-2024

Subdivision Improvement Agreement (Califa, LLC)
Tract 4215 Woodlands East Village 22

SUBDIVIDER

Califa, LLC,
a California limited liability company

BY: _____
Susan Dell'Osso
President

Subdivision Improvement Agreement (Califia, LLC)
Tract 4215 Woodlands East Village 22

EXHIBIT "A"

FINAL MAP - TRACT 4215

OWNERS STATEMENT

THE UNDERSIGNED DOES HEREBY STATE THAT THEY ARE THE OWNERS OR HAVE SOME RECORD TITLE INTEREST IN THE LAND DESIGNATED AND HEREBY STATE THAT THEY ARE THE OWNERS OR HAVE SOME RECORD TITLE INTEREST IN THE LAND UNDEVELOPED WITHIN THE EXTERIOR BOUNDARY LINE OF THE HERIN EMBODIED FINAL MAP ENTITLED, "TRACT 4215, RIVER ISLANDS - PHASE 2, VILLAGE 22," CITY OF LATHROP, CALIFORNIA, CONSISTING OF EIGHT (8) SHEETS, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

THE REAL PROPERTY DESCRIBED BELOW IS AN EASEMENT FOR PUBLIC PURPOSES:

1. TO THE CITY OF LATHROP FOR PUBLIC RIGHT-OF-WAY PURPOSES; THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS EASEMENT WITH ESCALADE COURT, POLSON COURT, PURDY COURT AND CARTMAN COURT AS SHOWN ON THIS FINAL MAP.
2. A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN, PIPES, WIRES, CABLES, PIPES, AND CONDUITS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "P.U.E." (PUBLIC UTILITY EASEMENT).
3. A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN, PIPELINES, DRAINAGE SYSTEMS AND THEIR APPURTENANCES UPON, OVER, AND UNDER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "S.D.E." (STORM DRAIN EASEMENT).
4. A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN THE SOUND WALLS UPON AND OVER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "W.E." (WALL EASEMENT).

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

1. PARCELS A AND B TO THE CITY OF LATHROP FOR PURPOSES OF OPEN SPACE, LANDSCAPING, PUBLIC UTILITIES, FEE-OF-MANAGEMENT, AND APPURTENANCES HERETO, FOR THE BENEFIT OF THE PUBLIC, AS SHOWN ON THIS FINAL MAP.

THE UNDERSIGNED DOES HEREBY RELINQUISH TO THE CITY OF LATHROP ALL ABUTTERS RIGHT OF ACCESS TO LOTS 1, 10, 11, 22, 32, 33 AND 42 ALONG THE LOT LINES AS INDICATED BY THE SYMBOL: //, AS SHOWN ON THIS FINAL MAP.

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

THE UNDERSIGNED DOES HEREBY RESERVE THE DESIGNATED REMAINDER AS SHOWN ON THIS MAP FOR FUTURE DEVELOPMENT.

THE UNDERSIGNED DOES HEREBY RESERVE PARCELS C THROUGH M FOR LAKE PURPOSES, AS SHOWN ON THIS FINAL MAP SAID PARCELS C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AS SHOWN ON THIS FINAL MAP. A SEPARATE DOCUMENT SUBSEQUENT TO THE FILING OF THIS FINAL MAP SHALL BE FILED WITH THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA, AND SHALL BE SUBJECT TO A SLOPE EASEMENT AND SHARED DOCK ACCESS FOR THE BENEFIT OF ADJACENT LAKE FRONT LOTS, TO BE CONVEYED BY SEPARATE DOCUMENT SUBSEQUENT TO THE FILING OF THIS FINAL MAP.

THE UNDERSIGNED DOES HEREBY RESERVE THE NON-EXCLUSIVE "LAKE FILL PIPELINE EASEMENTS", THE "LAKE FILL PIPELINE EASEMENTS", TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN THE NON-EXCLUSIVE "LAKE FILL PIPELINE EASEMENTS" AND UNDER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "LAKE FILL PIPELINE EASEMENT". THESE EASEMENTS AND "LAKE CIRCULATION PIPELINE EASEMENT" THESE EASEMENTS ARE NOT DEDICATED HERON, BUT WILL BE CONVEYED TO RIVER ISLANDS PUBLIC FINANCE AUTHORITY BY A SEPARATE DOCUMENT SUBSEQUENT TO THE FILING OF THIS FINAL MAP.

OWNER INTENDS TO SUBMIT THE LAND SUBJECT TO THIS MAP WITH ANY AND ALL RIPARIAN RIGHTS OR OTHER WATER INTERESTS TO WHICH THE SUBJECT LAND IS ENTITLED. THEREIN, APPURTENANCE OR BELONGING TO THE SUBJECT LAND, SUCH WATER RIGHTS SHALL BE RIPARIAN, OVERLAYS LITTORAL, PRELATING, PREScriptive, ADJUDICATED, STATUTORY OR CONTRACTUAL. OWNER DOES NOT INTEND BY THE RECORDED OF THIS MAP TO SEVER THE RIPARIAN RIGHTS OF THE SUBJECT LANDS WITHIN THE BOUNDARIES OF THIS MAP OR THE SURROUNDING PROPERTIES.

OWNER: CAUTIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____ DATE _____
 ITS: SUSAN DELL'OSSO
 PRESIDENT

SEE SHEET 2 FOR TRUSTEE'S STATEMENT

EXEMPT FROM FEE PER GOVERNMENT CODE 273986.1; DOCUMENT RECORDED IN CONNECTION WITH A CONCURRENT TRANSFER SUBJECT TO THE IMPOSITION OF DOCUMENTARY TRANSFER TAX

**TRACT 4215
 RIVER ISLANDS - PHASE 2
 VILLAGE 22**

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 6

AND PARCEL 7 OF TRACT 4205 (44 MAP 95),

WOODLANDS EAST LARGE LOT FINAL MAP,

CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MAY 2024



CITY CLERK'S STATEMENT

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY EMBODIED MAP ENTITLED, "TRACT 4215, RIVER ISLANDS - PHASE 2, VILLAGE 22, FINAL MAP," CONSISTING OF EIGHT (8) SHEETS, THIS STATEMENT WAS PRESENTED TO SAID CITY COUNCIL AS PROVIDED BY THE CITY AT 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 RECORDED, AND ACCEPTED ON BEHALF OF THE CITY OF LATHROP, FOR PUBLIC USE, THE REINDEMENT OF ACCESS RIGHTS TO LOTS 1, 10, 11, 22, 32, 33 AND UTILITY EASEMENTS, STORM DRAIN EASEMENTS AND WALL EASEMENTS, THE DEDICATION OF ALL PUBLIC RIGHTS, THE DEDICATION IN FEE OF PARCELS A AND B, AND ACCEPTED THE OFFER OF DEDICATION OF ELLINGTON WAY, ESCALADE COURT, POLSON COURT, PURDY COURT AND CARTMAN COURT AS SHOWN ON SAID FINAL MAP SUBJECT TO THE IMPROVEMENTS BEING COMPLETED IN ACCORDANCE WITH CHAPTER 16, TITLE 16.16 OF THE CITY OF LATHROP MUNICIPAL CODE.

ALSO, PURSUANT TO SECTION 86454(G) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE CITY OF LATHROP HAS FILED WITH THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA, A PUBLIC PURPOSES DEPARTMENT PER TRACT 4205 FINAL MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER AND PLATS, PAGE 95, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN THE BOUNDARY OF THIS FINAL MAP.

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

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

ACKNOWLEDGEMENT CERTIFICATE (OWNER)

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

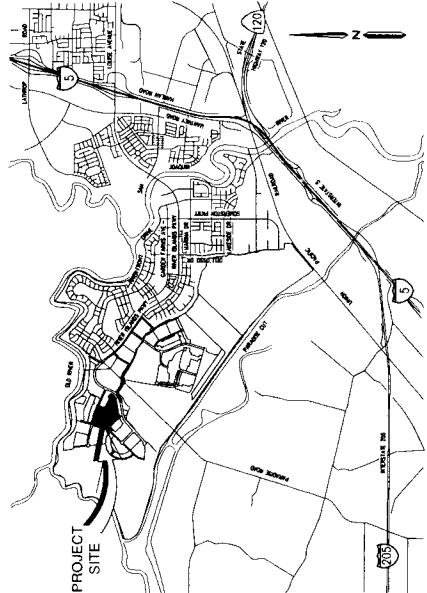
STATE OF CALIFORNIA }
 COUNTY OF SAN JOAQUIN }

ON _____, 2024 BEFORE ME, _____ WHO PROVED TO A NOTARY PUBLIC, PERSONALLY APPEARED, _____ WHO PROVED TO _____ ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, I ACKNOWLEDGE THAT HE/SHE/HIS/HER EXERCISED THE SAME IN HIS/HER/ THEIR AUTHORIZED CAPACITY(IES) AND THAT HE/SHE/HE/HER (NAME(S)) ON THE INSTRUMENT IS 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: _____



VICINITY MAP
 NOT TO SCALE

SECRETARY OF THE PLANNING COMMISSION'S STATEMENT

THIS MAP CONFORMS TO TESTING TENTATIVE MAP NO. 6716 RECOMMENDED BY THE PLANNING COMMISSION AND APPROVED BY THE CITY COUNCIL PER RESOLUTION NO. 21-4908.

DATED THIS _____ DAY OF _____, 2024.

RICARDO CAGUIAT, 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 4215, RIVER ISLANDS - PHASE 2, VILLAGE 22," CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TESTING TENTATIVE MAP NO. 6716, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLES ALL PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA STATE SUBDIVISION MAP ACT AND THAT I HAVE REVIEWED ALL PLATS, MAPS, RECORDS, AND ANY AMENDMENTS HERETO, APPLICABLE AT THE TIME OF APPROVAL OF TESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2024.

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



RECORDER'S STATEMENT

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

FEE: \$ _____

BY: _____
 ASSISTANT/DEPUTY RECORDER

STEVE BESTOLARIDES, COUNTY CLERK
 SAN JOAQUIN COUNTY, CALIFORNIA

TRUSTEES STATEMENT

OLD REPUBLIC TITLE COMPANY, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED AUGUST 29, 2003, AS DOCUMENT NUMBER 2003-197463, AND AMENDED IN DOCUMENT RECORDED FEBRUARY 4, 2014, AS DOCUMENT NUMBER 2014-079300; AND AMENDED IN DOCUMENT RECORDED JULY 26, 2019, AS DOCUMENT NUMBER 2019-079300; AND AMENDED IN DOCUMENT RECORDED OCTOBER 3, 2022, AS DOCUMENT NUMBER 2022-14642, AND FURTHER AMENDED IN DOCUMENT RECORDED OCTOBER 3, 2022, AS DOCUMENT NUMBER 2022-14642, AND FURTHER AMENDED IN DOCUMENT RECORDED OCTOBER 24, 2023, AS DOCUMENT NUMBER 2023-067141, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

DATED THIS _____ DAY OF _____, 2024.
NAME: _____
ITS: _____

ACKNOWLEDGEMENT CERTIFICATE (TRUSTEE)

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL(S) SIGNING THIS 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 PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THAT 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 CAPACITIES, AND THAT BY HIS/HER/HEIR SIGNATURE(S) ON THE INSTRUMENT, HE/SHE/HEY INTENDS/INTEND TO BE BOUND BY THE SAME, AND THAT HE/SHE/HEY HAS/HAS NOT BEEN UNDER THE INFLUENCE OF ANY DRUGS OR ALCOHOLIC BEVERAGES AT THE TIME HE/SHE/HEY EXECUTED THE INSTRUMENT, AND THAT HE/SHE/HEY HAS/HAS NOT BEEN UNDER THE INFLUENCE OF ANY DRUGS OR ALCOHOLIC BEVERAGES AT THE TIME HE/SHE/HEY 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: _____

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66438 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

- 1. RECLAIMED ISLANDS LAND COMPANY, RESERVATION FOR OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, PER DOCUMENT NUMBER 2001-07046177, S.J.C.R.

EASEMENT ABANDONMENT NOTE

THE FOLLOWING EASEMENT IS BEING ABANDONED BY THIS FINAL MAP. PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET 1.

- 1. THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (P.U.E.) FOR PUBLIC PURPOSES DEDICATED PER TRACT 4215 FINAL MAP RECORDED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 95, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN PARCEL 6 OF TRACT 4205.

CERTIFICATE OF DEDICATION

THE FOLLOWING REAL PROPERTY IS DEDICATED BY CALIFIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.

AS FOLLOWS:

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

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

CITY SURVEYORS STATEMENT

I, DARRYL A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF TRACT 4215, RIVER ISLANDS - PHASE 2, VILLAGE 22 FINAL MAP, CITY OF LATHROP, CALIFORNIA, AND I AM SATISFIED 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 CALIFIA, LLC, ON MARCH 15, 2024. I HEREBY STATE ALL THE MONUMENTS, BOUNDARIES, AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THESE POSITIONS BEFORE THIS SURVEY TO BE RETAINED PERMANENTLY AND THAT THEY WILL BE SUFFICIENT TO ENABLE THIS SURVEY TO BE REPRODUCED ACCURATELY AND THAT THE MONUMENTS SUBSTANTIALLY CONFORM TO THE CONDITIONALLY APPROVED VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2024.

DTLAIN GRANFORD, P.L.S. NO 7188



RECITALS

- 1. RIGHT TO FARM STATEMENT: THE CITY OF LATHROP MUNICIPAL CODE OF ORDINANCES, TITLE 15, CHAPTER 15.48.04, THE CITY OF LATHROP CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICALS. THE CITY OF LATHROP HAS DETERMINED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS, POTENTIALLY SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATIONS, CULTIVATION, PLANTING, SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DEPRECIATION, AND OTHER ACTIVITIES WHICH MAY BE NECESSARY TO AGRICULTURE, PREPARATION OF SOILS, AND OTHER ACTIVITIES WHICH MAY BE NECESSARY TO AGRICULTURE. YOU ARE ADVISED THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS AND THAT YOU MAY BE REQUIRED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.
- 2. A SOIL REPORT ENTITLED "GEOCHEMICAL EXPLORATION, RIVER ISLANDS PHASE 1, LATHROP, CALIFORNIA," DATED AS PROJECT NO. 5044-S-007-01 AND DATED JULY 29, 2005, HAS BEEN PREPARED FOR THIS PROJECT BY ENGEO, INCORPORATED, JOSEPH J. TOTTLE, C.E. NO. 2677, AND IS ON FILE WITH THE CITY OF LATHROP.
- 3. TRACT 4215, RIVER ISLANDS - PHASE 2, VILLAGE 22 FINAL MAP CONTAINS 57 RESIDENTIAL LOTS WITH A TOTAL OF 7,829 ACRES, MORE OR LESS, PARCELS A THROUGH M CONTAINING 27,800 ACRES, MORE OR LESS, AND ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP WHICH INCLUDE 3,588 ACRES, MORE OR LESS, AND A DESIGNATED REMAINDER OF 0.676 ACRES, MORE OR LESS, AS SHOWN ON THIS FINAL MAP (PLEASE REFER TO THE AREA TABLE BELOW).

TRACT 4215 AREA SUMMARY	
LOTS 1 THROUGH 57	7,829 AC
PARCELS A THROUGH M	27,800 AC
STREET DEDICATIONS	3,588 AC
TOTAL	39,217 AC
DESIGNATED REMAINDER	0.676 AC

4. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 1214023330-18 (VERSION 3), DATED MAY 10, 2024, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

TRACT 4215
RIVER ISLANDS - PHASE 2
VILLAGE 22

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 6 AND PARCEL 7 OF TRACT 4205 (44 MAP 95), WOODLANDS EAST LARGE LOT FINAL MAP, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MAY 2024



LINE AND CURVE TABLES FOR SHEET 3 ONLY

LINE	DIRECTION	LENGTH
L1	N14°15'58"E	75.00'
L2	N30°46'04"W	35.36'
L3	N14°13'56"E	75.00'
L4	N89°15'58"E	35.36'
L5	N24°35'05"E	100.00'
L6	N68°27'25"W	55.01'
L7	N68°27'18"W	55.00'
L8	N68°27'43"W	55.00'
L9	N70°32'12"W	55.00'
L10	N72°36'41"W	55.00'
L11	N74°41'10"W	55.00'
L12	N75°46'02"W	55.00'
L13	N74°43'34"W	55.01'
L14	N14°13'56"E	138.39'
L15	N65°24'55"W	97.88'
L16	N20°24'55"W	35.36'
L17	N24°35'05"E	19.33'
L18	N42°52'20"W	101.00'
L19	N50°09'55"E	55.00'
L20	N68°14'22"E	55.00'

LINE	DIRECTION	LENGTH
L21	N67°18'52"E	55.00'
L22	N68°23'21"E	55.00'
L23	N74°27'50"E	55.00'
L24	N79°55'42"E	55.00'
L25	N79°48'45"E	55.01'
L26	N81°53'44"E	55.01'
L27	N88°25'17"E	57.88'
L28	N10°40'04"W	101.00'
L29	N65°14'15"E	31.28'
L30	N57°41'31"E	101.00'
L31	N33°07'16"W	44.87'
L32	N34°44'49"W	44.87'
L33	N36°22'23"W	44.87'
L34	N37°59'57"W	44.87'
L35	N39°37'30"W	44.87'
L36	N41°15'04"W	44.87'
L37	N42°52'36"W	44.87'
L38	N44°30'11"W	44.87'
L39	N44°41'02"E	101.00'
L40	N40°41'53"E	101.00'

LINE	DIRECTION	LENGTH
L41	N50°06'54"W	44.87'
L42	N57°44'28"W	44.87'
L43	N53°22'01"W	44.87'
L44	N45°59'35"W	44.87'
L45	N56°37'09"W	44.87'
L46	N47°40'29"W	46.88'
L47	N73°08'37"E	109.11'

CURVE	RADIUS	DELTA	LENGTH
C1	83.00	14°04'12"	20.38'
C2	117.00	1°04'12"	28.73'
C3	1086.00	41°8'00"	81.51'
C4	1480.00	4°48'04"	124.02'
C5	1480.00	3°59'09"	102.96'

RADIAL BEARINGS	
LINE #	DIRECTION
(R1)	N61°41'52"W
(R2)	S62°29'35"W
(R3)	N50°57'08"W

TRACT 4215 RIVER ISLANDS - PHASE 2 VILLAGE 22

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 6 AND PARCEL 7 OF TRACT 4205 (44 MAP 95), MAP 95, AS SHOWN ON MAPS AND PLATS, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MAY 2024



EXISTING BOUNDARY SHEET

REFERENCES

- (R1) TRACT 4205 RIVER ISLANDS-PHASE 2, WOODLANDS EAST LARGE LOT FINAL MAP FILED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 95, S.J.C.R. (44 MAP 95)

EASEMENTS

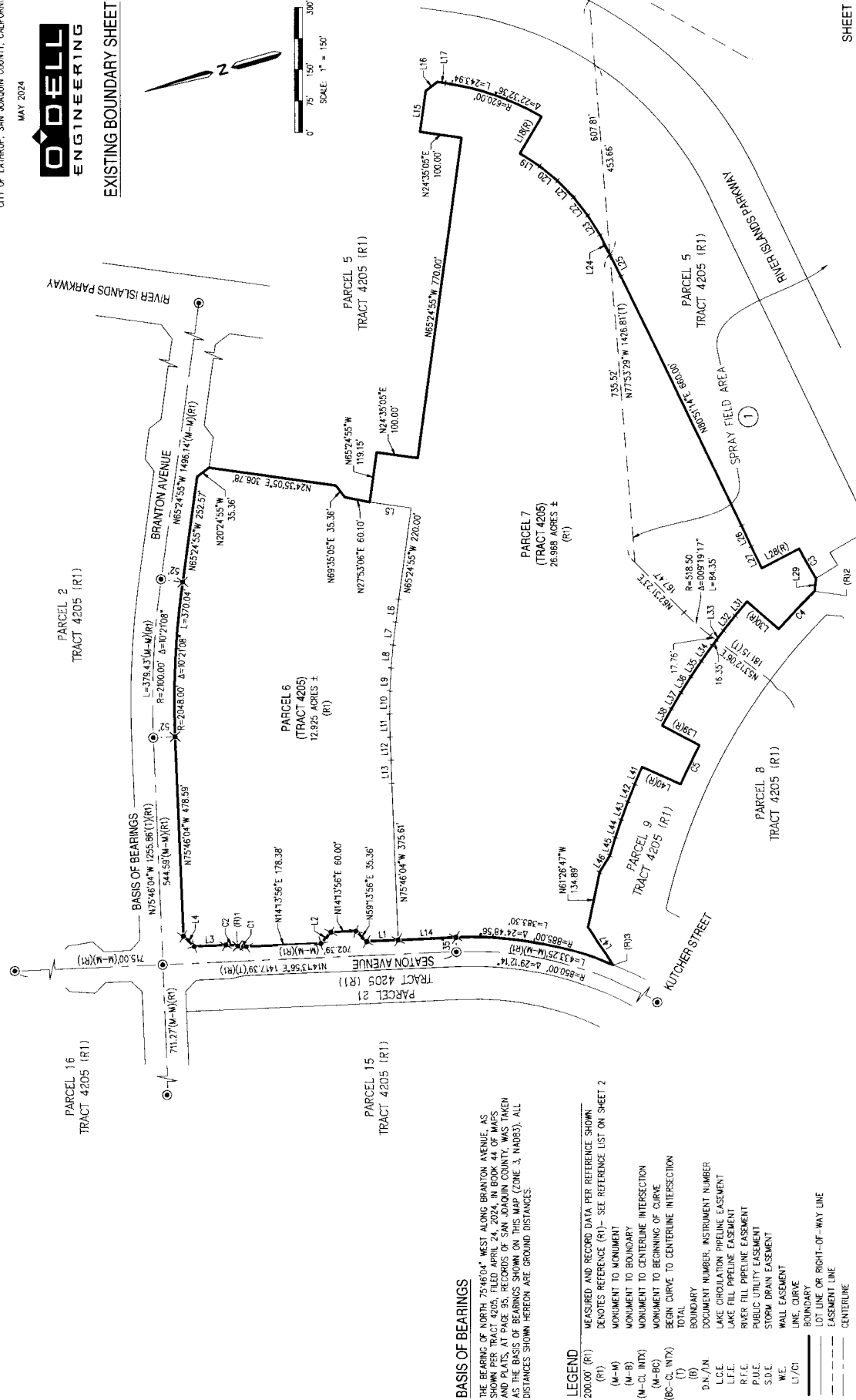
- (1) SPRAY FIELD LEASE AGREEMENT BETWEEN CALIPA, LLC AND THE CITY OF LATHROP, FILED UNDER 2253900 AND FURTHER AMENDED PER DOCUMENT NUMBERS 2206-119361, 2019-095234, AND 2022-068747

NOTES

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

MONUMENTATION NOTES

- ✕ FOUND 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ON ALONG PROPERTY LINE PROJECTIONS, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7798" PER (R1)
- FOUND MONUMENT PER (R1)



BASIS OF BEARINGS

THE BEARINGS OF NORTH 75°50'41" WEST ALONG BRANTON AVENUE AS SHOWN PER TRACT 4205, FILED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, AT PAGE 95, 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

- 200.00' (R1) MEASURED AND RECORD DATA PER REFERENCE SHOWN
- (R1) DENOTES REFERENCE (R1)- SEE REFERENCE LIST ON SHEET 2
- (M-W) MONUMENT TO MONUMENT
- (M-B) MONUMENT TO BOUNDARY
- (M-C INTX) MONUMENT TO CENTERLINE INTERSECTION
- (M-BC) MONUMENT TO BEGINNING OF CURVE
- (BC-CL INTX) BEGIN CURVE TO CENTERLINE INTERSECTION
- (I) TOTAL
- (D) BOUNDARY
- D.N./N DOCUMENT NUMBER, INSTRUMENT NUMBER
- L.C.E LAKE CIRCULATION PIPELINE EASEMENT
- L.F.E LAKE FILL PIPELINE EASEMENT
- R.F.E RIVER FILL PIPELINE EASEMENT
- P.U.E PUBLIC UTILITY EASEMENT
- S.D.L. STORM DRAIN EASEMENT
- W.E. WALL EASEMENT
- LINE, CURVE
- L1/D1 LOT LINE OR RIGHT-OF-WAY LINE
- BOUNDARY
- EASEMENT LINE
- CENTERLINE

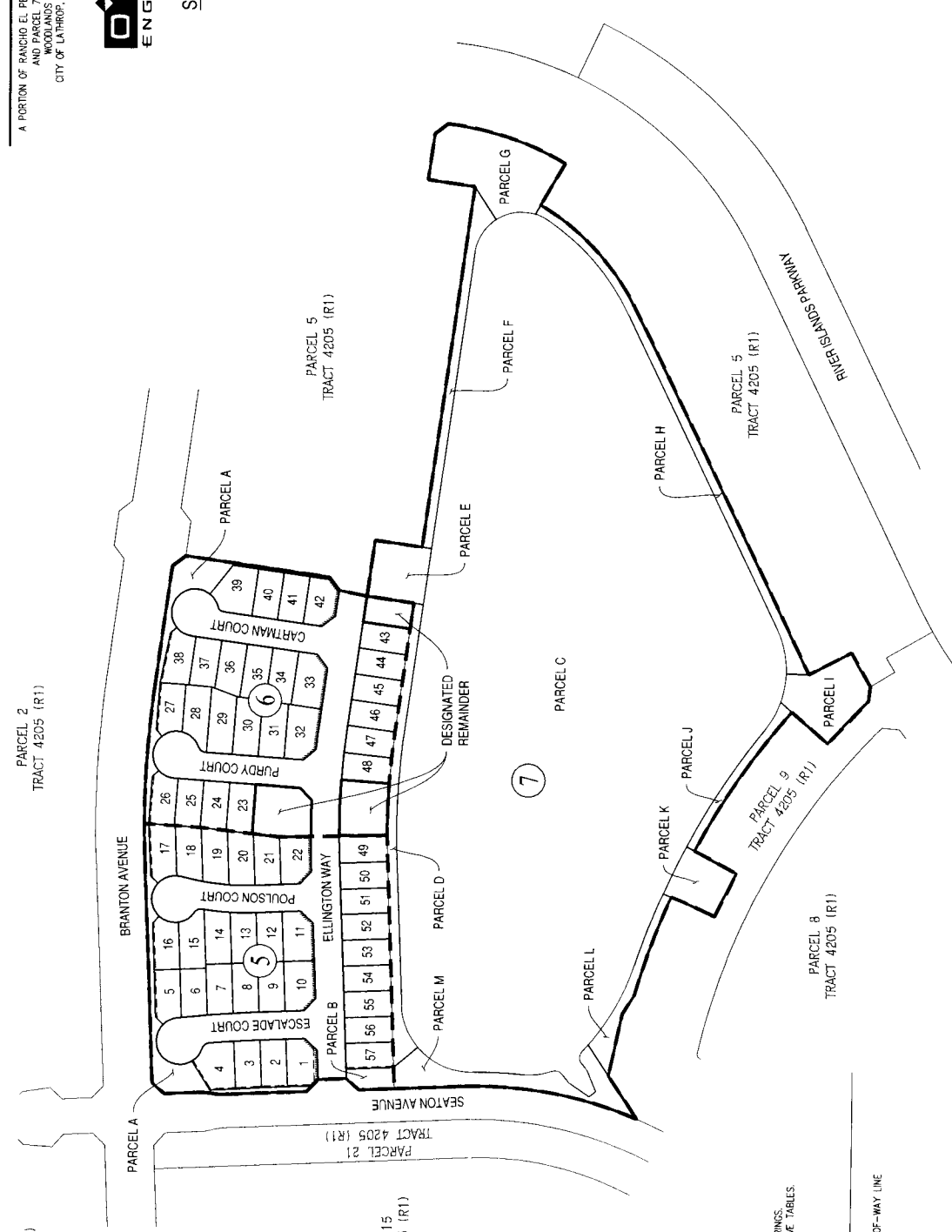
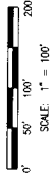
TRACT 4215 RIVER ISLANDS - PHASE 2 VILLAGE 22

A PORTION OF RANCHO EL PESQUERO, BEING A SUBDIVISION OF PARCEL 6 AND PARCEL 7 OF TRACT 4205 (R1), BEING (A.M. MAP 50), WOODLANDS EAST LARGE LOT FINAL MAP, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MAY 2024



SHEET INDEX



NOTES

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

LEGEND

- BOUNDARY
- LOT LINE OR RIGHT-OF-WAY LINE
- EASEMENT LINE
- SHEET LIMIT LINE
- 5 SHEET NUMBER
- //// RESTRICTED ACCESS

TRACT 4215 RIVER ISLANDS - PHASE 2 VILLAGE 22

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 6 AND PARCEL 7 OF TRACT 4205 (44 MAP 95), WOODLANDS EAST LARGE LOT FINAL MAP, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MAY 2024



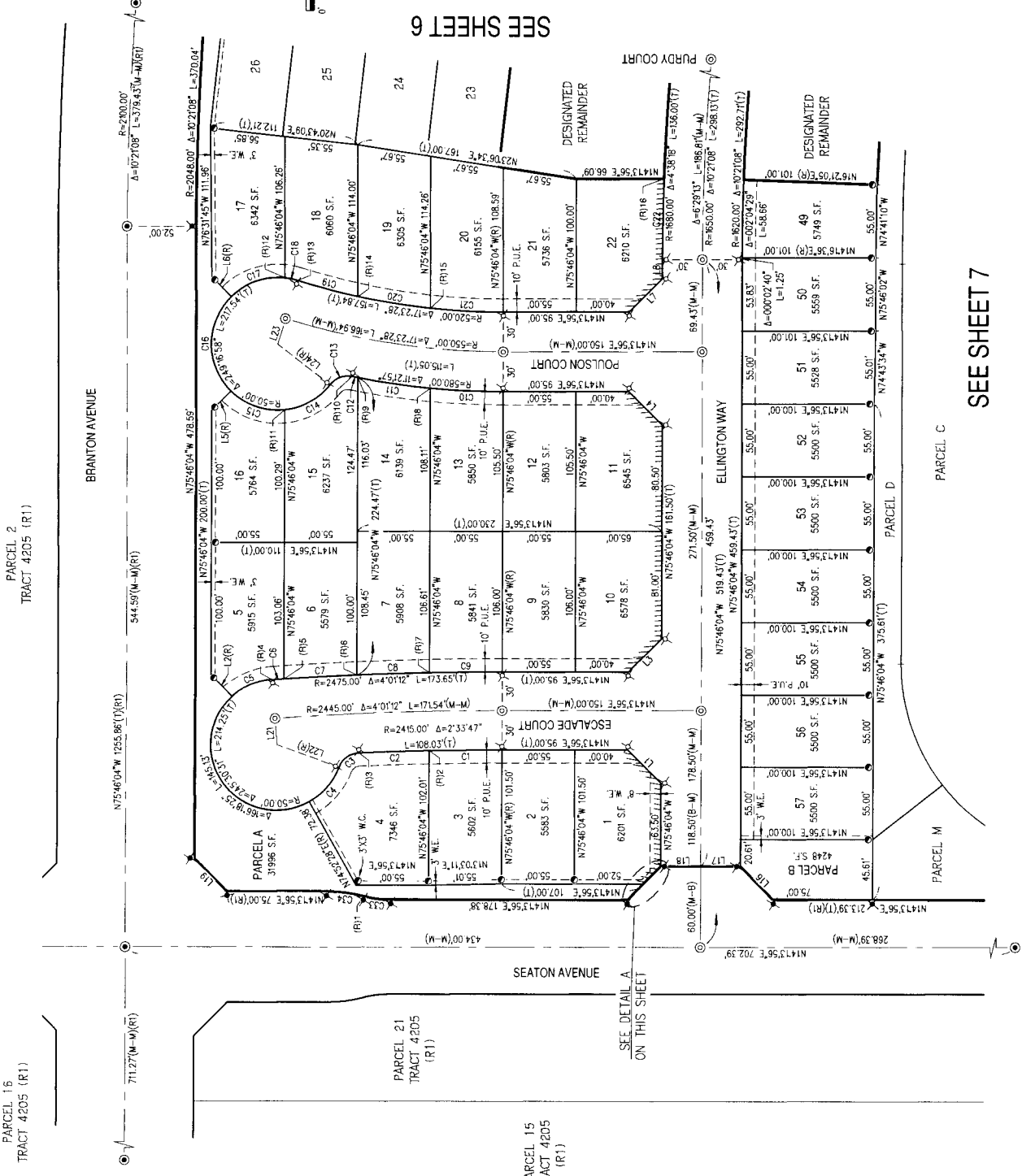
NOTES

1. SEE SHEET 3 FOR EASEMENT NOTES AND REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 8 FOR LINE & CURVE TABLES.

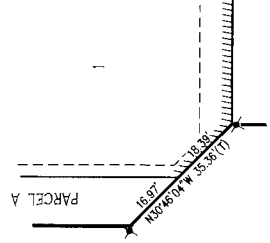
MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE WITH CAP STAMPED "PLS 7788"
- SET 3.00" WITNESS CORNER (W.C.) UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE. 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788"
- ⊙ FOUND MONUMENT PER (R)
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R)
- 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.
- ⊗ SET 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE. 1.17" BRASS DISK STAMPED "PLS 7788"
- ⊗ FOUND 1.00" WITNESS CORNER (W.C.) IN SIDEWALK OR ALONG PROPERTY LINE PROJECTION. RADIAL BEARING FROM PERPENDICULAR TO CENTERLINE. 1.17" BRASS DISK STAMPED "PLS 7788" PER (R)

SEE SHEET 6

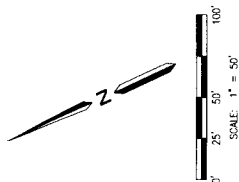


SEE SHEET 7



NOTES

1. SEE SHEET 3 FOR EASEMENT NOTES AND REFERENCES.
2. SEE SHEET 5 FOR DIMENSIONS OF BEGINNING AND LEGEND.
3. SEE SHEET 8 FOR LINE & CURVE TABLES.



TRACT 4215
RIVER ISLANDS - PHASE 2
VILLAGE 22

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 6 AND PARCEL 7 OF TRACT 4205 (44 MAP 95), WOODLANDS EAST LARGE LOT FINAL MAP, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
 MAY 2024



RIVER ISLANDS PARKWAY

BRANTON AVENUE

PARCEL 2
 TRACT 4205 (R1)



SEE SHEET 5

SEE SHEET 7

DETAIL B
 FROM THIS SHEET
 (1"=10')

DETAIL D
 FROM THIS SHEET
 (1"=10')

MONUMENTATION NOTES

- SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE WITH CAP STAMPED "PLS 7788"
- SET 3.00" WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE. 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788"
- FOUND MONUMENT PER (R1)
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1)
- SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1.17" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS.
- ⊗ SET 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE. 1.17" BRASS DISK STAMPED "PLS 7788"
- ⊗ FOUND 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ALONG PROPERTY LINE PROJECTION. RADIAL BEARING OR PERPENDICULAR TO CENTERLINE. 1.17" BRASS DISK STAMPED "PLS 7788" PER (R1)

DETAIL C
 FROM THIS SHEET
 (1"=10')

TRACT 4215 RIVER ISLANDS - PHASE 2 VILLAGE 22

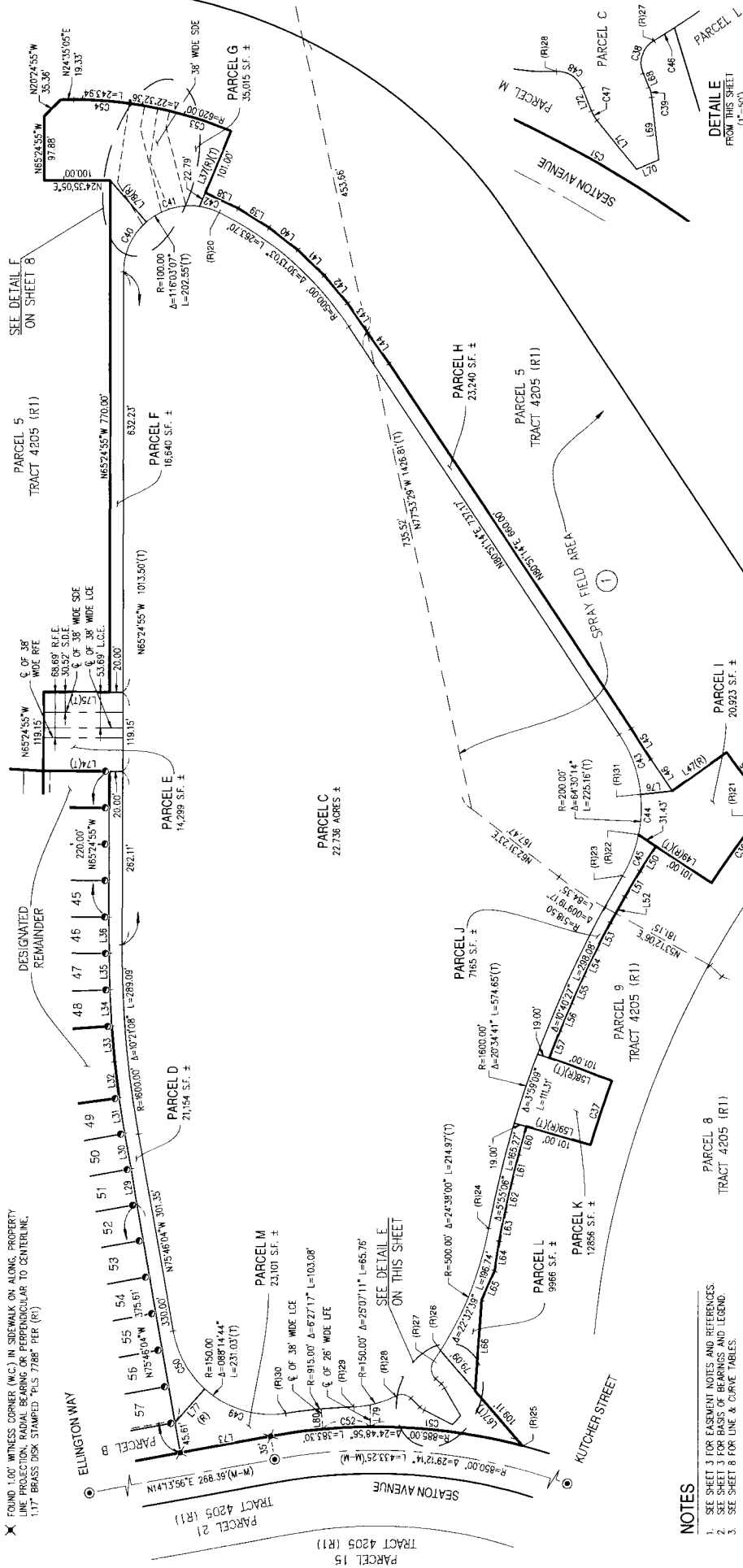
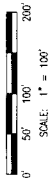
A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 6 AND PARCEL 7 OF TRACT 4205 (44 MAP 95), WOODLANDS EAST LARGE LOT FINAL MAP, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MAY 2024



MONUMENTATION NOTES

- SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE WITH CAP STAMPED "PLS 7788"
- SET 3/8" WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE, 3/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788"
- FOUND MONUMENT PER (R1)
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1)
- ⊥ SET 3/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED); SET 1/2" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS.
- ⊗ SET 1.00" WITNESS CORNER (W.C.), IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788"
- ⊗ FOUND 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ON ALONG PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788" PER (R1)



NOTES

1. SEE SHEET 3 FOR EASEMENT NOTES AND REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 8 FOR LINE & CURVE TABLES.

TRACT 4215 RIVER ISLANDS - PHASE 2 VILLAGE 22

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 6
AND PARCEL 7 OF TRACT 4205 (44 MAP 95),
WOODLANDS EAST LARGE LOT FINAL MAP,
CITY OF LAHROP, SAN JOAQUIN COUNTY, CALIFORNIA
MAY 2024



LINE TABLE		
LINE #	DIRECTION	LENGTH
L61	N61°44'28"W	44.87'
L62	N63°22'01"W	44.87'
L63	N64°59'35"W	44.87'
L64	N66°37'09"W	44.87'
L65	N41°40'29"W	46.98'
L66	N61°26'47"W	134.89'
L67	N73°08'37"E	186.20'
L68	N67°06'59"E	11.36'
L69	N83°51'28"E	48.03'
L70	N22°22'29"W	18.00'
L71	N51°23'35"E	48.03'
L72	N68°06'04"E	18.85'
L73	N14°13'56"E	138.39'
L74	N24°35'05"E	120.00'
L75	N24°35'05"E	120.00'
L76	N18°32'41"E	47.89'
L77	N23°48'43"W	67.18'
L78	N72°31'38"E	82.70'
L79	N65°58'13"W	32.47'
L80	N70°37'01"W	30.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L31	N72°41'10"W	55.00'
L32	N72°36'41"W	55.00'
L33	N70°32'12"W	55.00'
L34	N68°27'43"W	55.00'
L35	N66°23'18"W	55.00'
L36	N66°27'05"W	55.01'
L37	N42°52'00"W	122.79'
L38	N60°09'55"E	55.00'
L39	N56°14'23"E	55.00'
L40	N62°18'52"E	55.00'
L41	N68°23'21"E	55.00'
L42	N74°27'50"E	55.00'
L43	N79°55'42"E	55.00'
L44	N79°48'45"E	55.01'
L45	N81°53'44"E	55.01'
L46	N80°28'17"E	57.88'
L47	N10°40'04"W	101.00'
L48	N85°14'15"W	31.28'
L49	N57°41'31"E	132.43'
L50	N53°07'15"W	44.87'
L51	N84°44'49"W	44.87'
L52	N38°22'23"W	44.87'
L53	N37°59'57"W	44.87'
L54	N39°37'30"W	44.87'
L55	N41°15'04"W	44.87'
L56	N42°52'38"W	44.87'
L57	N44°30'11"W	44.87'
L58	N44°41'02"E	120.00'
L59	N40°41'53"E	120.00'
L60	N50°06'54"W	44.87'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N69°13'56"E	35.36'
L2	N61°10'53"E	23.24'
L3	N39°46'04"W	35.36'
L4	N39°13'56"E	35.36'
L5	N39°58'50"W	20.45'
L6	N59°41'44"E	20.76'
L7	N30°46'04"W	35.36'
L8	N35°46'04"W	14.43'
L9	N64°74'42"E	34.78'
L10	N26°12'09"W	18.45'
L11	N67°38'28"E	18.45'
L12	N22°21'23"W	34.78'
L13	N69°35'05"E	35.36'
L14	N28°17'24"W	17.41'
L15	N20°24'55"W	35.36'
L16	N59°13'56"E	35.36'
L17	N14°13'56"E	30.00'
L18	N14°13'56"E	30.00'
L19	N59°13'56"E	35.36'
L20	N20°24'55"W	35.36'
L21	N79°47'15"W	20.00'
L22	N34°42'13"E	50.00'
L23	N58°22'35"W	20.00'
L24	N52°20'27"E	50.00'
L25	N37°02'44"W	50.00'
L26	N69°16'51"W	20.00'
L27	N0°48'11"E	50.00'
L28	N65°24'55"W	20.00'
L29	N74°43'34"W	55.01'
L30	N75°46'02"W	55.00'

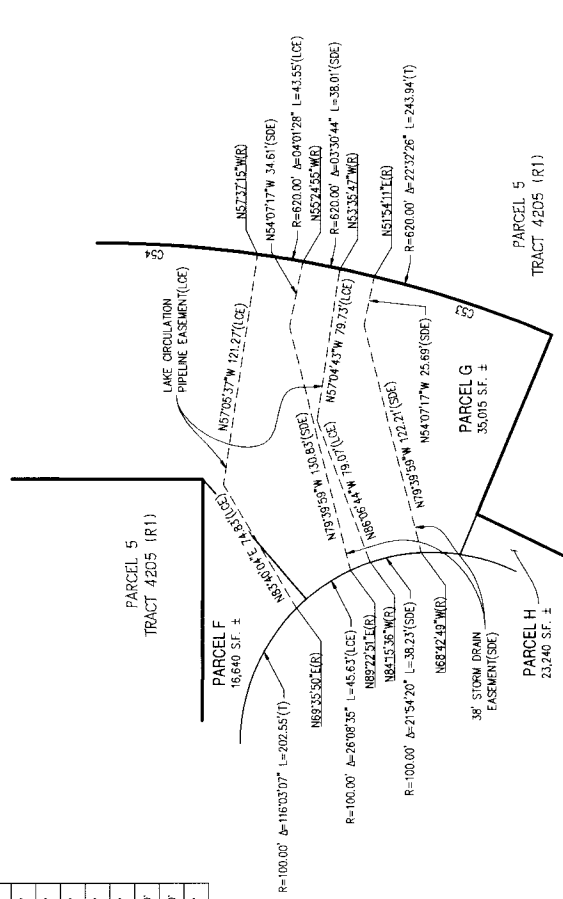
CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C31	50.00'	35°44'25"	31.19'
C32	17.00'	66°14'06"	19.65'
C33	63.00'	14°04'12"	20.38'
C34	117.00'	14°04'12"	28.73'
C35	1086.00'	41°18'00"	81.51'
C36	1480.00'	44°48'04"	124.02'
C37	1480.00'	5°59'09"	102.96'
C38	20.00'	82°15'48"	28.72'
C39	27.50'	16°42'29"	8.02'
C40	100.00'	48°56'34"	85.42'
C41	100.00'	49°25'51"	86.27'
C42	100.00'	17°40'42"	30.85'
C43	200.00'	27°41'27"	96.65'
C44	200.00'	17°38'43"	61.59'
C45	200.00'	19°10'04"	66.91'
C46	500.00'	2°05'21"	18.23'
C47	27.50'	16°42'29"	8.02'
C48	20.00'	70°46'44"	24.71'
C49	150.00'	50°11'04"	131.38'
C50	150.00'	38°03'40"	99.64'
C51	885.00'	15°02'05"	232.23'
C52	885.00'	4°37'48"	71.52'
C53	620.00'	10°43'28"	116.05'
C54	620.00'	7°47'40"	84.34'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	2415.00'	1°18'18"	55.00'
C2	2415.00'	1°15'29"	53.02'
C3	17.00'	66°57'56"	19.87'
C4	50.00'	40°10'14"	35.06'
C5	50.00'	38°01'52"	34.06'
C6	2475.00'	0°11'50"	8.53'
C7	2475.00'	1°16'21"	55.00'
C8	2475.00'	1°16'24"	55.00'
C9	2475.00'	1°16'24"	55.00'
C10	560.00'	5°28'29"	55.06'
C11	580.00'	5°29'29"	55.59'
C12	580.00'	5°25'59"	4.38'
C13	17.00'	63°15'28"	18.77'
C14	50.00'	45°43'33"	39.90'
C15	50.00'	50°57'10"	44.46'
C16	50.00'	50°40'34"	79.13'
C17	50.00'	50°42'08"	44.25'
C18	50.00'	11°14'37"	9.81'
C19	520.00'	5°10'37"	46.96'
C20	520.00'	6°08'28"	55.73'
C21	520.00'	6°04'17"	55.10'
C22	1680.00'	2°03'58"	60.58'
C23	1680.00'	2°34'20"	75.42'
C24	50.00'	43°04'43"	37.59'
C25	50.00'	52°34'17"	45.88'
C26	50.00'	52°34'17"	45.88'
C27	50.00'	56°44'30"	49.52'
C28	17.00'	66°14'06"	19.65'
C29	1680.00'	2°01'01"	59.14'
C30	50.00'	42°02'32"	36.76'

RADIAL BEARINGS		
LINE #	DIRECTION	LENGTH
R123	N55°21'28"E	
R124	N84°46'47"E	
R125	N62°57'06"W	
R126	N57°19'28"E	
R127	N59°24'47"E	
R128	N67°19'19"E	
R129	N87°33'30"W	
R130	N74°00'47"W	
R131	N18°52'41"E	

RADIAL BEARINGS		
LINE #	DIRECTION	LENGTH
R12	N69°36'08"W	
R13	N58°22'41"W	
R14	N63°30'19"W	
R15	N69°41'46"W	
R16	N16°17'54"E	
R17	N18°52'41"E	
R18	N59°47'15"W	
R19	N22°34'04"E	
R20	N59°27'16"W	
R21	N62°29'35"E	
R22	N36°11'24"E	

RADIAL BEARINGS		
LINE #	DIRECTION	LENGTH
R11	N61°41'52"W	
R12	N77°44'22"W	
R13	N78°19'50"W	
R14	N79°47'15"W	
R15	N79°25'25"W	
R16	N78°18'54"W	
R17	N77°42'28"W	
R18	N70°19'35"W	
R19	N64°50'06"W	
R20	N64°24'07"W	
R21	N81°56'00"W	



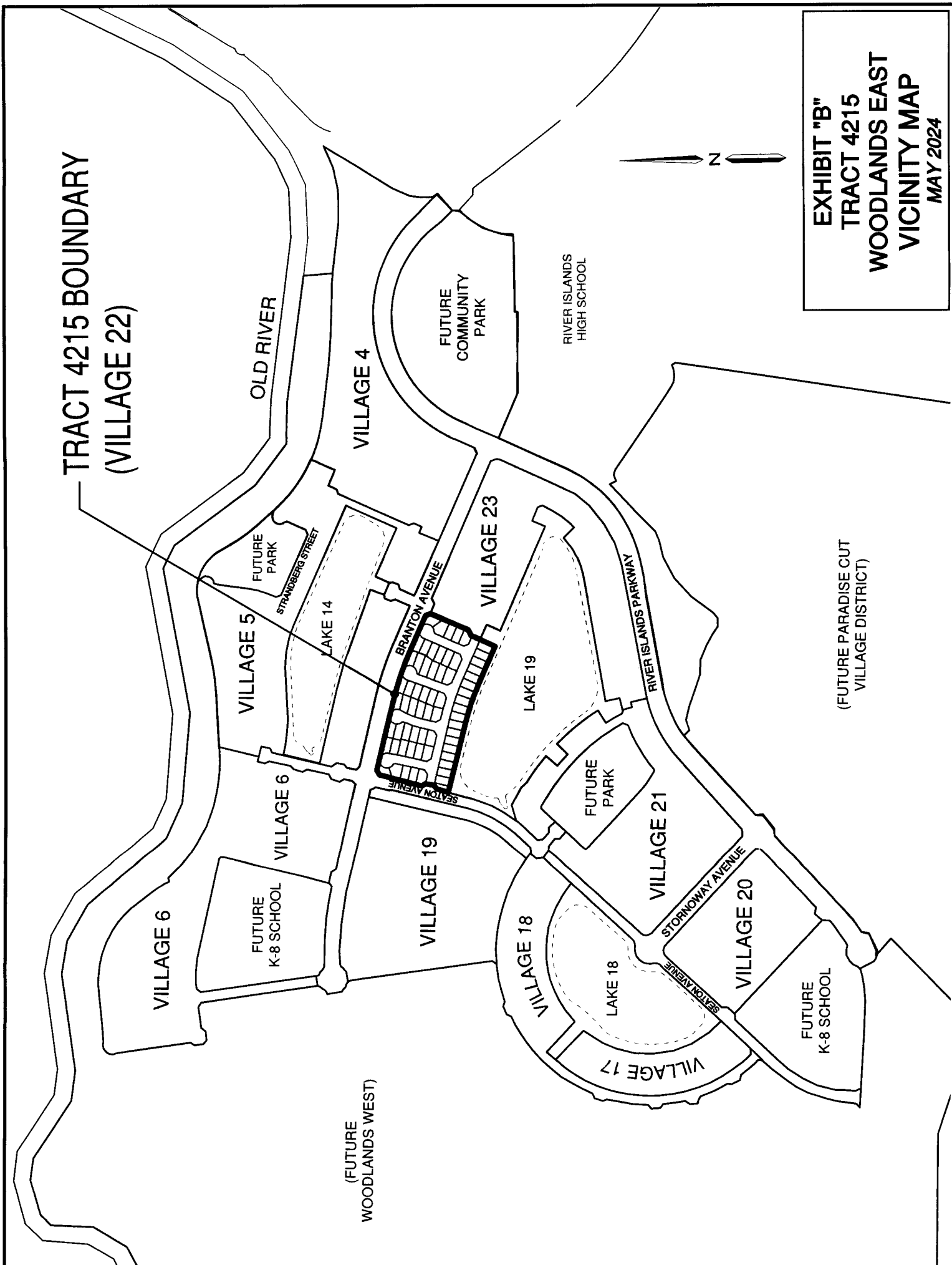
DETAIL F
FROM SHEET
(NOT TO SCALE)

Subdivision Improvement Agreement (Califa, LLC)
Tract 4215 Woodlands East Village 22

EXHIBIT "B"

TRACT 4215 WOODLANDS EAST VILLAGE 22 AREA

TRACT 4215 BOUNDARY
(VILLAGE 22)



OLD RIVER

VILLAGE 4

FUTURE
COMMUNITY
PARK

RIVER ISLANDS
HIGH SCHOOL

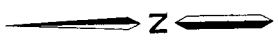


EXHIBIT "B"
TRACT 4215
WOODLANDS EAST
VICINITY MAP
MAY 2024

FUTURE
PARK

STRANBERG STREET

VILLAGE 5

LAKE 14

BRANTON AVENUE

VILLAGE 23

LAKE 19

RIVER ISLANDS PARKWAY

(FUTURE PARADISE CUT
VILLAGE DISTRICT)

VILLAGE 6

FUTURE
K-8 SCHOOL

VILLAGE 6

VILLAGE 19

FUTURE
PARK

VILLAGE 21

STORNOWAY AVENUE

VILLAGE 20

FUTURE
K-8 SCHOOL

VILLAGE 18

LAKE 18

VILLAGE 17

(FUTURE
WOODLANDS WEST)

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.

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
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.

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

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

Policy: ATN2418343P

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.

Subdivision Improvement Agreement (Califia, LLC)
Tract 4215 Woodlands East Village 22

EXHIBIT "D"

WOODLANDS EAST VILLAGE 22

UNFINISHED IMPROVEMENTS AND FULL IMPROVEMENTS COST ESTIMATE



ENGINEER'S BOND ESTIMATE
COST TO COMPLETE
RIVER ISLANDS - PHASE 2
VILLAGE 22

May 13, 2024
Job No.: 25505-31

CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

Item	Description	Quantity	Unit	Unit Price	Amount
1	Wet Utilities (95% Completion)	1	LS	\$ 14,000.00	\$ 14,000.00
2	Joint Trench (60% Completion)	1	LS	\$ 319,800.00	\$ 319,800.00
3	AC Paving (0% Completion)	1	LS	\$ 294,400.00	\$ 294,400.00
TOTAL COST TO COMPLETE					\$ 628,200.00

Notes:

- 1) Estimate for cost to complete based on contractor's note for Village 22 dated 5/13/2024

DRAFT ENGINEER'S OPINION OF PROBABLE COST
RIVER ISLANDS - PHASE 2
VILLAGE 22 (62 UNITS)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

May 13, 2024
Job No.: 25505-31

Item	Description	Quantity	Unit	Unit Price	Amount
<u>STREET WORK</u>					
1	Fine Grading	193,400	SF	\$ 0.45	\$ 87,030.00
2	3" AC Paving	51,900	SF	\$ 1.50	\$ 77,850.00
3	4.5" AC Paving	56,800	SF	\$ 2.25	\$ 127,800.00
4	6" Aggregate Base	51,900	SF	\$ 0.90	\$ 46,710.00
5	8" Aggregate Base	56,800	SF	\$ 1.20	\$ 68,160.00
6	Vertical Curb and Gutter (with AB cushion)	1,810	LF	\$ 15.00	\$ 27,150.00
7	Rolled Curb and Gutter (with AB cushion)	4,030	LF	\$ 15.00	\$ 60,450.00
8	Type F Median Curb (with AB cushion)	350	LF	\$ 18.00	\$ 6,300.00
9	Concrete Sidewalk	29,060	SF	\$ 5.00	\$ 145,300.00
10	Handicap Ramps	10	EA	\$ 2,500.00	\$ 25,000.00
11	Survey Monuments	9	EA	\$ 300.00	\$ 2,700.00
12	Traffic Striping & Signage	2,900	LF	\$ 5.00	\$ 14,500.00
13	Dewatering (budget)	2,900	LF	\$ 100.00	\$ 290,000.00
Subtotal Street Work					\$ 978,950.00
<u>STORM DRAIN</u>					
14	Catch Basins (type I inlet over type I manhole base)	15	EA	\$ 2,800.00	\$ 42,000.00
15	Catch Basins (type I inlet over type II manhole base)	3	EA	\$ 5,000.00	\$ 15,000.00
16	Catch Basins (type I inlet over type III manhole base)	2	EA	\$ 7,500.00	\$ 15,000.00
17	15" Storm Drain Pipe (polypropylene)	450	LF	\$ 18.00	\$ 8,100.00
18	18" Storm Drain Pipe (polypropylene)	790	LF	\$ 20.00	\$ 15,800.00
19	24" Storm Drain Pipe (polypropylene)	290	LF	\$ 31.00	\$ 8,990.00
20	30" Storm Drain Pipe (polypropylene)	430	LF	\$ 45.00	\$ 19,350.00
21	36" Storm Drain Pipe (polypropylene)	180	LF	\$ 60.00	\$ 10,800.00
22	48" Storm Drain Pipe (RCP)	430	LF	\$ 125.00	\$ 53,750.00
23	Manholes (type I)	2	EA	\$ 3,000.00	\$ 6,000.00
24	Manholes (type II)	2	EA	\$ 5,000.00	\$ 10,000.00
25	Manholes (type III)	1	EA	\$ 7,500.00	\$ 7,500.00
26	Connect to Existing	2	EA	\$ 1,700.00	\$ 3,400.00
27	Storm Drain Stub & Plug	1	EA	\$ 1,000.00	\$ 1,000.00
Subtotal Storm Drain					\$ 216,690.00
<u>SANITARY SEWER</u>					
28	8" Sanitary Sewer Pipe (PVC)	2,790	LF	\$ 28.00	\$ 78,120.00
29	Manholes (type I)	9	EA	\$ 4,000.00	\$ 36,000.00
30	Manholes (type I w/ 60" Barrel)	2	EA	\$ 4,000.00	\$ 8,000.00
31	Sewer Service	62	EA	\$ 600.00	\$ 37,200.00
32	Connect to Existing	2	EA	\$ 3,000.00	\$ 6,000.00
33	Sanitary Sewer Stub & Plug	1	EA	\$ 1,000.00	\$ 1,000.00
Subtotal Sanitary Sewer					\$ 166,320.00

Item	Description	Quantity	Unit	Unit Price	Amount
<u>WATER SUPPLY</u>					
34	8" Water Line (including all appurtenances) (PVC)	2,870	LF	\$ 32.00	\$ 91,840.00
35	Water Service	62	EA	\$ 2,000.00	\$ 124,000.00
36	Fire Hydrants	7	EA	\$ 4,000.00	\$ 28,000.00
37	Temporary Blow Off Valve	1	EA	\$ 1,000.00	\$ 1,000.00
38	8" Resilient Gate Valve	16	EA	\$ 1,550.00	\$ 24,800.00
39	Connect to Existing	2	EA	\$ 4,000.00	\$ 8,000.00
40	Water Stub & Plug	1	EA	\$ 1,000.00	\$ 1,000.00
Subtotal Water Supply					\$ 278,640.00
<u>RIVER FILL LINE</u>					
41	24" River Fill Line (including all appurtenances) (PVC)	410	LF	\$ 85.00	\$ 34,850.00
42	Connect to Existing	2	EA	\$ 4,000.00	\$ 8,000.00
Subtotal River Fill Line					\$ 42,850.00
<u>JOINT TRENCH & STREET LIGHTING</u>					
42	Joint Trench and Street Lighting (including all appurtenances - lump sum)	1	EA	\$ 800,000.00	\$ 800,000.00
Subtotal Joint Trench & Street Lighting					\$ 800,000.00
TOTAL CONSTRUCTION COST (nearest \$1,000)					\$ 2,400,000.00
COST PER LOT					\$ 38,700.00

Notes:

- 1) This estimate does not include surveying, engineering, landscaping, irrigation, or street trees.
- 2) Unit prices are based on estimated current construction costs and no provision for inflation is included.
- 3) Joint trench and street lighting based on Power Systems Design estimate to O'Dell Engineering.

**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 4215; Escrow No. 1214023330

Dear Lori:

This letter constitutes the joint escrow instructions ("**Escrow Instructions**") of River Islands Development Area 1, LLC, a Delaware limited liability company ("**RIDA1**") 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 RIDA1 as set forth below. The Final Map can only be recorded after the City has approved the map in writing. The closing date for the Transaction is intended to occur by December 31, 2024, at the time designated in writing by RIDA1, subject to satisfaction of the conditions set forth below (each a "**Closing**"). If the Final Map has not been recorded by June 30, 2025, ORTC will return the Final Map to the City.

B. Documents to be Delivered and Recordation Documents

In connection with the Transaction, you have in your possession or will receive the following documents from City and RIDA1 for recordation in the Official Records of San Joaquin County, California ("**Official Records**").

B.1. One original Final Map for Tract 4215, executed and acknowledged by the City (provided to title by City).

B.2. A fully executed and acknowledged Amendment to Notice of Special Tax Lien for the City of Lathrop Community Facilities District No. 2023-1 (River Islands Public Services and Facilities) Annexation No. ____ (provided to title by City).

B.3. A fully executed and acknowledged Amendment to Notice of Special Tax Lien for Island Reclamation District 2062 Community Facilities District No. 2013-1 (Levee and Lake Maintenance Services) (provided to title by RIDA1).

B.4. A fully executed and acknowledged Amendment to Notice of Special Tax Lien for River Islands Public Financing Authority Community Facilities District No. 2013-1 (River Islands Public Services) (provided to title by RIDA1).

B.5A fully executed and acknowledged Amendment to Notice of Special Tax Lien for River Islands Public Financing Authority Community Facilities District No. 2023-1 (Public Facilities) (provided to title by RIDA1).

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

B.6. A fully executed and acknowledged Amendment to Notice of Special Tax Lien for River Islands Public Financing Authority Community Facilities District No. 2023-2 (Public Facilities Supplemental) (provided to title by RIDA3).

The documents listed in Items B.1, B.2, B.3, B.4, B.5 and B.6 above are referred to as the "**Recordation Documents**." The Recordation Documents shall be recorded in the order referred to above. The date on which the Recordation Documents are recorded in the Official Records is the Recordation Date.

Prior to recording the Recordation Documents, please confirm that you have received copies or originals of the following documents: (i) Unanimous Approval of Annexation to a Community Facilities District and Related Matters, City of Lathrop Community Facilities District No. 2023-1 (River Islands Public Services and Facilities); (ii) Consent to, and Ballot in favor of, Annexation of Real Property to Island Reclamation District No. 2062 Community Facilities District No. 2013-1 (Levee and Lake Maintenance) and (iii) Consent to, and Ballot in favor of, Annexation of Real Property to the River Islands Public Financing Authority Community Facilities District No. 2013-1 (River Islands Public Services). The original City of Lathrop Unanimous Approval must be delivered to the City of Lathrop. The original Consents and Ballots for River Islands Public Financing Authority CFD Nos. 2013-1 and Island Reclamation District No. 2013-1 must be delivered to Jeanne Zolezzi at Herum\Crabtree\Suntag, 5757 Pacific Ave., Suite 222, Stockton, CA 95207. Copies should be sent via email to Cari James (cjames@ci.lathrop.ca.us), Cindy Yan at Goodwin Consulting Group, cindy@goodwinconsultinggroup.net, Susan Dell'Osso (sdelloso@riverislands.com) and Debbie Belmar (dbelmar@riverislands.com) together with conformed copies of the amendments to notices of special tax that are recorded as part of the Recordation Documents.

C. Funds and Settlement Statement

You also have received, or will receive from RIDA3, prior to the recordation of the Recordation Documents, in immediately available funds, the following amounts, in accordance with the settlement statement prepared by you and approved in writing by both RIDA3 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 RIDA3.

- 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 **\$147,967.21**, 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 **39.207** acres (or portion thereof) included in the Final Map, is to be transferred to the City upon recordation of the Final Map. The City's wire instructions are set forth below.

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

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

D. Closing Requirements

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

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

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

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

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

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

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

E. Closing Process and Priorities

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

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

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

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

E.4. Refund any funds delivered to you by RIDA1 that are not disbursed at the time of the final Closing pursuant to these Escrow Instructions to the following entity and address:

River Islands Development Area 1, LLC
73 W. Stewart Road
Lathrop, CA 95330
Attn: Susan Dell'Osso

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

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

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

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

F. Additional Instructions

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

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

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

Very truly yours,

Stephen J. Salvatore Date
City Manager
City of Lathrop

Susan Dell’Osso Date
President
River Islands Development Area 1, LLC

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

ESCROW INSTRUCTIONS

ACKNOWLEDGEMENT AND AGREEMENT:

Receipt of the foregoing Escrow Instructions from RIDA1 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 RIDA1 and the City that the undersigned is authorized to execute this Acknowledgement and Agreement, for itself, and on behalf of ORTC.

Old Republic Title Company

By: _____

Its: _____

Date: _____

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

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

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

SIXTH AMENDMENT TO NOTICE OF SPECIAL TAX LIEN

City of Lathrop
Community Facilities District No. 2023-1
(River Islands Public Services and Facilities #2)
Annexation No. __

Pursuant to the requirements of Section 3117.5 of the Streets and Highways Code of California and the Mello-Roos Community Facilities Act of 1982, as amended, Section 53311, *et. seq.*, of the California Government Code (the "Act"), the undersigned City Clerk of the City of Lathrop (the "City"), County of San Joaquin, State of California, hereby gives notice that a lien to secure payment of a special tax is hereby imposed by the City Council of the City on the property described in Exhibit A hereto. The special tax secured by this lien is authorized to be levied for the purpose of paying principal and interest on bonds, the proceeds of which are being used to finance the acquisition and construction of all or a portion of the public facilities authorized to be funded by the City of Lathrop Community Facilities District No. 2023-1 (River Islands Public Services and Facilities #2) (the "CFD"), and to pay costs of the public services and facilities authorized to be funded by the CFD, both as described in Exhibit A to the Notice of Special Tax Lien heretofore recorded in the Office of the County Recorder for the County of San Joaquin, State of California (the "County Recorder") on June 28, 2023 as Document No. 2023-050810 (the "Original Notice"), and said special tax is to be levied according to the Rate and Method of Apportionment of Special Tax set forth in Exhibit B to the Notice of Special Tax Lien, to which recorded Notice of Special Tax Lien reference is hereby made and the provisions of which are hereby incorporated herein in full by this reference.

This Sixth Amendment to Notice of Special Tax Lien amends the Notice of Special Tax Lien to add to the territory within the City of Lathrop Community Facilities District No. 2023-1 (River Islands Public Services and Facilities #2) certain real property identified in Exhibit A hereto (the "Property") and shown within the future annexation area on the boundary map of the community facilities district recorded on April 19, 2023, in Book 7 of Maps of Assessment and Community Facilities Districts at Page 55 (Document No. 2023-030264), in the Office of the County Recorder, which map is the final boundary map of the community facilities district. The Property is being annexed into Tax Zone 1 of the community facilities district, as described in the

Rate and Method of Apportionment of Special Tax attached as Exhibit B to the Notice of Special Tax Lien, with the maximum special tax rates identified in Exhibit B hereto.

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

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

Dated: _____, 2024.

By: _____
Teresa Vargas, City Clerk,
City of Lathrop

EXHIBIT A

**CITY OF LATHROP
COMMUNITY FACILITIES DISTRICT NO. 2023-1
(RIVER ISLANDS PUBLIC SERVICES AND FACILITIES #2)
ANNEXATION NO. __
ASSESSOR'S PARCEL NUMBER(S) AND OWNER(S) OF LAND
WITHIN ANNEXATION NO. __ TO CITY OF LATHROP
COMMUNITY FACILITIES DISTRICT NO. 2023-1
(RIVER ISLANDS PUBLIC SERVICES AND FACILITIES #2)**

Name(s) of Property Owner(s)	San Joaquin County Assessor's Parcel No.	Legal Description of Property
CALIFIA, LLC 73 W. STEWART RD., LATHROP, CA 95330	213-630-01 (Por.)	Parcel 6 of Tract 4205 as shown in the Large Lot Final Map recorded in the office of the San Joaquin County Recorder on April 24, 2024, in Book 44 of Maps and Plats, at Page 95 as Document Number 2024-033794.

EXHIBIT B
CITY OF LATHROP
COMMUNITY FACILITIES DISTRICT NO. 2023-1
(RIVER ISLANDS PUBLIC SERVICES AND FACILITIES #2)
ANNEXATION NO. __

MAXIMUM SERVICES SPECIAL TAX FOR ZONE 1 OF THE CFD

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

Type of Property	Lot Size	Maximum Services Special Tax in Tax Zone 1 Prior to the Trigger Event (Fiscal Year 2022-23)*	Maximum Services Special Tax in Tax Zone 1 After the Trigger Event (Fiscal Year 2022-23)*
<u>Residential Property:</u>			
Single Family Detached Property	Greater than 7,000 SqFt	\$432.29 per SFD Lot	\$205.02 per SFD Lot
Single Family Detached Property	5,801 to 7,000 SqFt	\$349.02 per SFD Lot	\$165.53 per SFD Lot
Single Family Detached Property	4,801 to 5,800 SqFt	\$320.21 per SFD Lot	\$151.87 per SFD Lot
Single Family Detached Property	4,000 to 4,800 SqFt	\$272.18 per SFD Lot	\$129.09 per SFD Lot
Single Family Detached Property	Less Than 4,000 SqFt	\$252.96 per SFD Lot	\$119.97 per SFD Lot
Single Family Attached Property	Not Applicable	\$0.00 per Unit	\$0.00 per Unit
Multi-Family Property	Not Applicable	\$0.00 per Unit	\$0.00 per Unit
Non-Residential Property	Not Applicable	\$0.00 per Non-Residential Square Foot	\$0.00 per Non-Residential Square Foot

** On July 1, 2023, and on each July 1 thereafter, all figures shown in the table above shall be increased by the Escalation Factor.*

MAXIMUM FACILITIES SPECIAL TAX FOR ZONE 1 OF THE CFD

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

Type of Property	Lot Size	Maximum Facilities Special Tax in Tax Zone 1 Prior to the Trigger Event (Fiscal Year 2022-23)*	Maximum Facilities Special Tax in Tax Zone 1 After the Trigger Event (Fiscal Year 2022-23)*
Residential Property:			
Single Family Detached Property	Greater than 7,000 SqFt	\$0.00 per SFD Lot	\$227.27 per SFD Lot
Single Family Detached Property	5,801 to 7,000 SqFt	\$0.00 per SFD Lot	\$183.49 per SFD Lot
Single Family Detached Property	4,801 to 5,800 SqFt	\$0.00 per SFD Lot	\$168.34 per SFD Lot
Single Family Detached Property	4,000 to 4,800 SqFt	\$0.00 per SFD Lot	\$143.09 per SFD Lot
Single Family Detached Property	Less Than 4,000 SqFt	\$0.00 per SFD Lot	\$132.99 per SFD Lot
Single Family Attached Property	Not Applicable	\$0.00 per Unit	\$0.00 per Unit
Multi-Family Property	Not Applicable	\$0.00 per Unit	\$0.00 per Unit
Non-Residential Property	Not Applicable	\$0.00 per Non-Residential Square Foot	\$0.00 per Non-Residential Square Foot

** On July 1, 2023, and on each July 1 thereafter until the first Fiscal Year after the Trigger Event, all figures shown in the table above shall be increased by the Escalation Factor. On July 1 of the first Fiscal Year after the Trigger Event, and on each July 1 thereafter, the Maximum Facilities Special Taxes shall increase by two percent (2%) of the amount in effect in the prior Fiscal Year.*

OWNERS STATEMENT

THE UNDERSIGNED DOES HEREBY STATE THAT THEY ARE THE OWNERS OR HAVE SOME RECORD TITLE INTEREST IN THE LAND DESCRIBED AND EMPLOYED WITHIN THE EXTERIOR BOUNDARY LINE OF THE HEREBY EMBODED FINAL MAP ENTITLED, TRACT 4215, RIVER ISLANDS - PHASE 2, VILLAGE 22, CITY OF LATHROP, CALIFORNIA, CONSISTING OF EIGHT (8) SHEETS, AND HEREBY CERTIFY TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

- 1. TO THE CITY OF LATHROP FOR PUBLIC RIGHT-OF-WAY PURPOSES, THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS ELUNGTION WAY, ESCALADE COURT, POLLISON COURT, PERRY COURT AND CARLINA COURT AS SHOWN ON THIS FINAL MAP.
2. A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN, PAVES, COALES, PIPES, AND CONDUITS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS 'P.U.L.E.' (PUBLIC UTILITY EASEMENT).
3. A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN, PIPES, DRAINS, DRAINAGE SYSTEMS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS 'S.O.E.' (STORM DRAIN EASEMENT).
4. A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN THE SOUND WALLS UPON AND OVER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS 'M.E.' (WALL EASEMENT).

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:
1. PARCELS A AND B TO THE CITY OF LATHROP FOR PURPOSES OF OPEN SPACE, LANDSCAPING, PUBLIC UTILITIES, FUTURE MAINTENANCE, AND APPURTENANCES HERETO, FOR THE BENEFIT OF THE PUBLIC, AS SHOWN ON THIS FINAL MAP.
2. THE UNDERSIGNED DOES HEREBY RELINQUISH TO THE CITY OF LATHROP ALL ADJUTERS RIGHT OF ACCESS TO LOTS 1, 10, 11, 22, 32, 33 AND 42 ALONG THE LOT LINES AS INDICATED BY THE SYMBOL '//////', AS SHOWN ON THIS FINAL MAP.
3. THE UNDERSIGNED DOES HEREBY RESERVE THE DESIGNATED REMAINDER AS SHOWN ON THIS MAP FOR FUTURE DEVELOPMENT.

SEE SHEET 2 FOR TRUSTEES STATEMENT

EXEMPT FROM FEE PER GOVERNMENT CODE 27398.1, DOCUMENT PREPARED BY AN ATTORNEY OR AN AGENT TRANSFER SUBJECT TO THE IMPOSITION OF DOCUMENTARY TRANSFER TAX

TRACT 4215 RIVER ISLANDS - PHASE 2 VILLAGE 22

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 6 AND PORTION OF PARCEL 403 (LA MAP 95) AND PORTION OF PARCEL 404 (LA MAP 95) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA MAY 2024



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 HEREBY EMBODED MAP ENTITLED "TRACT 4215, RIVER ISLANDS - PHASE 2, VILLAGE 22 FINAL MAP," CITY OF LATHROP, CALIFORNIA, CONSISTING OF EIGHT (8) SHEETS, THIS STATEMENT WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A MEETING HEREBY HELD ON THE _____ DAY OF _____, 2024, AND THAT SAID CITY COUNCIL DID HEREBY PASS RESOLUTION NO. _____ AND ADOPTED AT SAID MEETING THE RESOLUTION AND AUTHORIZED ITS REGISTRATION OF SAID MAP AND THE CITY OF LATHROP FOR PUBLIC USE OF THE DEDICATION OF ACCESS RIGHTS TO LOTS 1, 10, 11, 22, 32, 33 AND 42 ALONG THE LOT LINES AS INDICATED BY THE SYMBOL '//////', THE DEDICATION OF ALL PUBLIC UTILITY EASEMENTS, STORM DRAIN EASEMENTS AND WALL EASEMENTS, THE DEDICATION OF GROUND WATER RIGHTS, THE DEDICATION IN FEE OF PARCELS A AND B, AND ACCEPTED THE OFFER OF DEDICATION OF ELUNGTION WAY, ESCALADE COURT, POLLISON COURT, PERRY COURT AND CARLINA COURT AS SHOWN ON SAID FINAL MAP SUBJECT TO THE IMPROVEMENTS BEING COMPLETED WITHIN CHAPTER 16, TITLE 16B OF THE CITY OF LATHROP MUNICIPAL CODE.

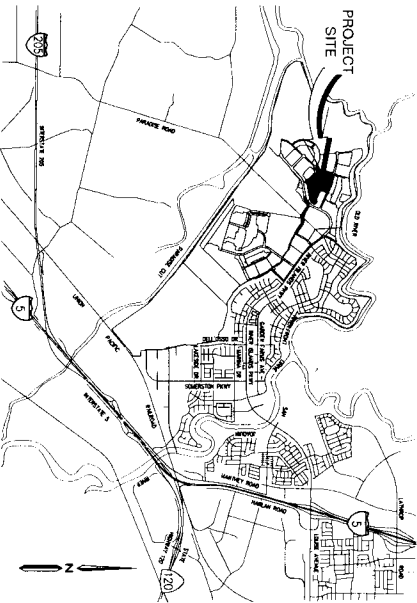
ALSO, PURSUANT TO SECTION 66444(6) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE CITY OF LATHROP DOES HEREBY ABANDON THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (P.U.E.) FOR PUBLIC PURPOSES DEDICATED PER TRACT 4205 MAP RECORDED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 95, ORIGINAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN THE BOUNDARY OF THIS FINAL MAP. I FURTHER STATE THAT ALL BONDING AS REQUIRED BY LAW TO ACCOMPANY THE MAP, IF APPLICABLE, HAS BEEN APPROVED BY THE CITY COUNCIL OF LATHROP AND FILED IN MY OFFICE.

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

ACKNOWLEDGEMENT CERTIFICATE (OWNER)

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE VALIDITY, ACCURACY, OR VALIDITY OF THAT DOCUMENT. STATE OF CALIFORNIA COUNTY OF SAN JOAQUIN) 2024, BEFORE ME,) 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/HER AUTHORIZED CAPACITY(ITIES), 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: _____



VICINITY MAP NOT TO SCALE

SECRETARY OF THE PLANNING COMMISSIONS STATEMENT

THIS MAP CONFORMS TO VESTING TENTATIVE MAP NO. 6476 RECOMMENDED BY THE PLANNING COMMISSION AND APPROVED BY THE CITY COUNCIL PER RESOLUTION NO. 21-4988. DATED THIS _____ DAY OF _____, 2024.

REASONS COUNCIL COMMUNITY DEVELOPMENT DIRECTOR CITY OF LATHROP

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 4215, RIVER ISLANDS - PHASE 2, VILLAGE 22, CITY OF LATHROP, CALIFORNIA, CONSISTING OF EIGHT (8) SHEETS, AND THAT THE MAP IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE VESTING TENTATIVE MAP NO. 6476, AND ANY APPROVED AMENDMENTS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLIES WITH ALL PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA STATE SUBDIVISION MAP ACT AND APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF VESTING TENTATIVE MAP. DATED THIS _____ DAY OF _____, 2024.



RECORDERS STATEMENT

FILED THIS _____ DAY OF _____, 2024, AT _____ M OF MAPS AND PLATS, AT PAGE _____ AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY, FEE: \$ _____

STEVE RESTO, ARRIAS ASSESSOR-RECORDER-COUNTY CLERK SAN JOAQUIN COUNTY, CALIFORNIA BY: _____ ASSISTANT/DEPUTY RECORDER

TRACT 4215 RIVER ISLANDS - PHASE 2 VILLAGE 22

A PORTION OF RANCHO EL PESCADEO, BEING A SUBDIVISION OF PARCEL 6 AND PARCEL 7 OF TRACT 4205 (44 MAP 95), WOODLANDS EAST LARGE LOT FINAL MAP, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MAY 2024



TRUSTEES STATEMENT

OLD REPUBLIC TITLE COMPANY, AS TRUSTEE UNDER THE DEED OF TRUST RECORDED AUGUST 29, 2003, AS DOCUMENT NUMBER 2003-197463, AND AMENDED IN DOCUMENT RECORDED FEBRUARY 4, 2014, AS DOCUMENT NUMBER 2014-011474, AND FURTHER AMENDED IN DOCUMENT RECORDED JULY 26, 2019, AS DOCUMENT NUMBER 2019-079300, THE DEED OF TRUST RECORDED APRIL 16, 2020, AS DOCUMENT NUMBER 2020-046455, AND AS AMENDED IN DOCUMENT RECORDED OCTOBER 3, 2022, AS DOCUMENT NUMBER 2022-114642, AND FURTHER AMENDED IN DOCUMENT RECORDED AUGUST 24, 2023, AS DOCUMENT NUMBER 2023-167141, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, DATED THIS _____ DAY OF _____, 2024.

BY: _____
NAME: _____
ITS: _____

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, _____, 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/HEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/HEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND:

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

SIGNATURE OMISSIONS

PURSUANT TO SECTION 6648 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

1. RECLAIM ISLANDS LAND COMPANY, RESERVATION FOR OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES, LING-BELOW A DEPTH OF 900 FEET, PER DOCUMENT NUMBER 2009-01046377, S.I.C.R.

EASEMENT ABANDONMENT NOTE

THE FOLLOWING EASEMENT IS BEING ABANDONED BY THIS FINAL MAP. PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET _____.

1. DESIGNATED FEES TRACT 4205 FINAL MAP RECORDED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 95, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN PARCEL 6 OF TRACT 4205.

CERTIFICATE OF DEDICATION

THE FOLLOWING REAL PROPERTY IS DEDICATED BY CAUFA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.

AS FOLLOWS:

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

THE CITY OF LATHROP SHALL RECOVER THE PROPERTY TO THE SUBDMBER IF THE CITY OF LATHROP DETERMINES THAT THE PROPERTY DOES NOT EXIST FOR THE SAME PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED.

CITY SURVEYOR'S STATEMENT

I, DARRYL A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4215, RIVER ISLANDS - PHASE 2, VILLAGE 22 FINAL MAP", CITY OF LATHROP, CALIFORNIA, AND I AM SATISFIED 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 AS THE REQUEST OF CAUFA, LLC, ON MARCH 15, 2024. I HEREBY STATE ALL THE MONUMENTS ARE CORRECTLY LOCATED AND IDENTIFIED, AND THAT THE MONUMENTS ARE SET IN THOSE POSITIONS BEFORE JUNE 1, 2025, AND THAT THE MONUMENTS ARE, OR THAT THEY WILL BE, SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2024.

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



RECITALS

1. RIGHT TO FARM STATEMENT: LOCAL CODE OF ORDINANCES, TITLE 15, CHAPTER 15.46 OF THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY OF LATHROP. YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATIONS, CULTIVATION, PLUMING, SPRINKLING, IRRIGATION, FLOWING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, AND OTHER AGRICULTURAL OPERATIONS. YOU ARE ADVISED THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.
2. GEOTECHNICAL INVESTIGATION: RIVER ISLANDS PHASE 1, LATHROP, CALIFORNIA, REFERENCE REPORT DATED FEBRUARY 25, 2024, BY GEOTECHNICAL ENGINEERING, INC., A PROFESSIONAL CORPORATION, JOSEF J. TOOTLE, G.E. NO. 26777, AND IS ON FILE WITH THE CITY OF LATHROP.
3. TRACT 4215, RIVER ISLANDS - PHASE 2, VILLAGE 22 FINAL MAP, CONTAINS 57 RESIDENTIAL LOTS WITH A TOTAL OF 7,829 ACRES, MORE OR LESS; PARCELS A THROUGH M CONTAINING 27,800 ACRES, MORE OR LESS, AND ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP WHICH INCLUDE 3,588 ACRES, MORE OR LESS. THE TOTAL DEDICATED AREA IS 31,388 ACRES, MORE OR LESS. THE REMAINING 4,041 ACRES OF TRACT 4215 (PLEASE REFER TO THE AREA TABLE BELOW).

TRACT 4215 AREA SUMMARY	
LOTS 1 THROUGH 57	7,829 AC±
PARCELS A THROUGH M	27,800 AC±
STREET DEDICATIONS	3,588 AC±
TOTAL	39,217 AC±
DESIGNATED REMAINDER	0,676 AC±

4. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 12H022330-LR (VERSION 3), DATED MAY 10, 2024, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

LINE AND CURVE TABLES FOR SHEET 3 ONLY

LINE	DIRECTION	LENGTH
L1	N141°3'56"E	75.00'
L2	N30°46'04"W	35.36'
L3	N141°3'56"E	75.00'
L4	N89°13'56"E	35.36'
L5	N24°35'05"E	100.00'
L6	N66°27'25"W	55.01'
L7	N66°23'18"W	55.00'
L8	N68°27'43"W	55.00'
L9	N70°32'12"W	55.00'
L10	N72°36'41"W	55.00'
L11	N74°41'10"W	55.00'
L12	N75°46'02"W	55.00'
L13	N74°43'34"W	55.01'
L14	N141°3'56"E	138.39'
L15	N65°24'55"W	97.88'
L16	N20°24'55"W	35.36'
L17	N42°52'20"W	19.33'
L18	N42°52'20"W	101.00'
L19	N50°09'55"E	55.00'
L20	N50°14'23"E	55.00'

LINE	DIRECTION	LENGTH
L21	N62°18'52"E	55.00'
L22	N68°23'21"E	55.00'
L23	N74°27'50"E	55.00'
L24	N79°55'42"E	55.00'
L25	N79°48'45"E	55.01'
L26	N81°53'44"E	55.01'
L27	N80°25'17"E	57.68'
L28	N10°40'04"W	101.00'
L29	N61°41'15"W	31.28'
L30	N57°41'31"E	101.00'
L31	N33°07'16"W	44.87'
L32	N34°44'49"W	44.87'
L33	N38°22'23"W	44.87'
L34	N37°59'57"W	44.87'
L35	N39°27'30"W	44.87'
L36	N41°15'04"W	44.87'
L37	N42°52'38"W	44.87'
L38	N44°30'11"W	44.87'
L39	N44°41'02"E	101.00'
L40	N40°41'53"E	101.00'

LINE	DIRECTION	LENGTH
L41	N50°06'54"W	44.87'
L42	N51°44'28"W	44.87'
L43	N53°22'01"W	44.87'
L44	N54°59'35"W	44.87'
L45	N56°37'09"W	44.87'
L46	N41°40'29"W	46.98'
L47	N73°08'37"E	109.11'

CURVE	RADIUS	DELTA	LENGTH
C1	83.00'	141°14'12"	20.38'
C2	117.00'	141°14'12"	28.73'
C3	1086.00'	419°00"	81.51'
C4	1480.00'	448°04"	124.02'
C5	1480.00'	359°09"	102.96'

RADIAL BEARINGS	
LINE #	DIRECTION
(R1)	N61°41'52"W
(R2)	S82°29'35"W
(R3)	N60°15'08"W

TRACT 4215 RIVER ISLANDS - PHASE 2 VILLAGE 22

A PORTION OF RANCHO EL PESCARO, BEING A SUBDIVISION OF PARCEL 6 AND PARCEL 7 OF THE TRACT BEING (44 MAP 95), WOODLANDS EAST LARGE LOT FINAL MAP, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
MAY 2024



EXISTING BOUNDARY SHEET

REFERENCES

- (R1) TRACT 4205, RIVER ISLANDS-PHASE 2, WOODLANDS EAST LARGE LOT FINAL MAP, FILED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 95, S.J.C.R. (44 MAP 95)

EASEMENTS

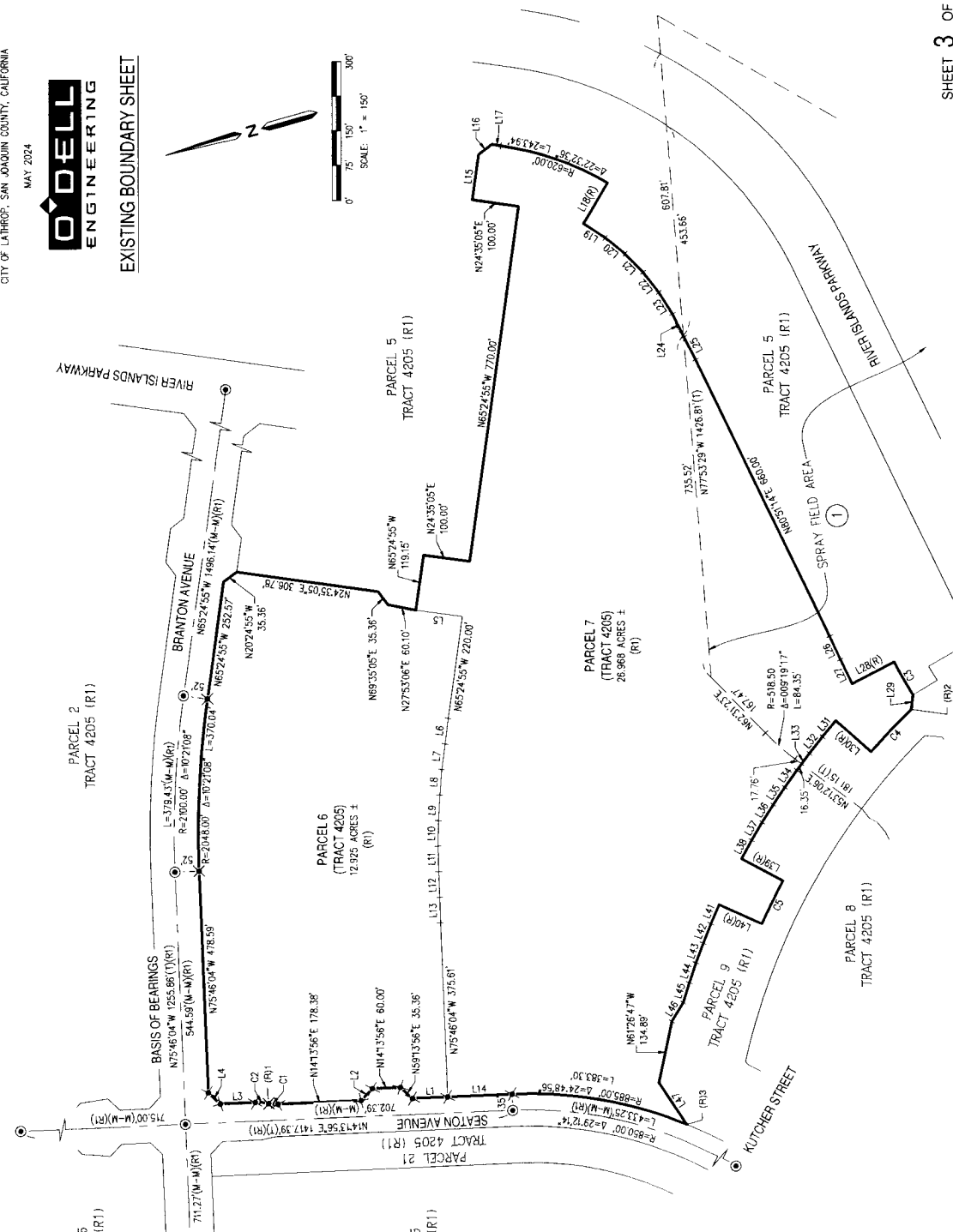
- ① SPRAY FIELD LEASE AGREEMENT BETWEEN CAUSA, LLC AND THE CITY OF LATHROP BEGINS, 2006-225700 AND FURTHER AMENDED PER DOCUMENT NUMBERS 2006-119381, 2019-095234, AND 2022-098747

MONUMENTATION NOTES

- ✕ FOUND 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ON ALONG PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788" PER (R1)
- ⊙ FOUND MONUMENT PER (R1)

NOTES

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



BASIS OF BEARINGS

THE BEARING OF NORTH 75°46'04" WEST ALONG BRANTON AVENUE AS SHOWN PER TRACT 4205, FILED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, AT PAGE 95, 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

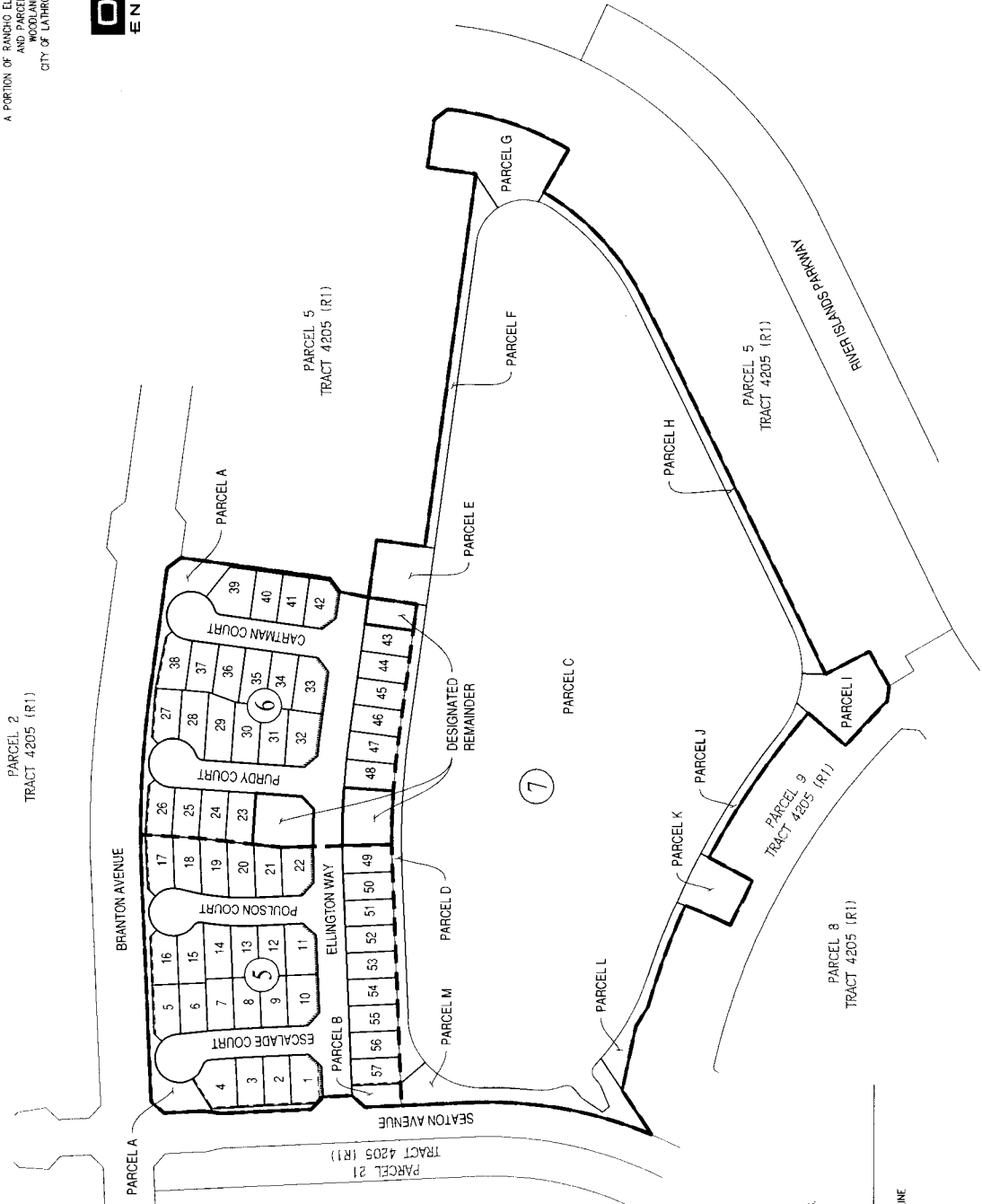
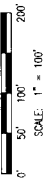
- 200.00' (R1) MEASURED AND RECORD DATA PER REFERENCE SHOWN
- (R1) DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 2
- (M-M) MONUMENT TO MONUMENT
- (M-B) MONUMENT TO BOUNDARY
- (M-CL INTX) MONUMENT TO CENTERLINE INTERSECTION
- (M-BC) MONUMENT TO BEGINNING OF CURVE
- (BC-CL INTX) BEGIN CURVE TO CENTERLINE INTERSECTION
- (T) TOTAL
- (B) BOUNDARY
- D.N./N. DOCUMENT NUMBER, INSTRUMENT NUMBER
- L.C.E. LAKE CIRCULATION PIPELINE EASEMENT
- L.F.E. LAKE FILL PIPELINE EASEMENT
- P.F.E. POWER FILL PIPELINE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.O.E. STORM DRAIN EASEMENT
- W.E. WALL EASEMENT
- E/W/CH LINE, CURVE
- BOUNDARY
- LOT LINE OR RIGHT-OF-WAY LINE
- EASEMENT LINE
- CENTERLINE

TRACT 4215 RIVER ISLANDS - PHASE 2 VILLAGE 22

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 6 AND PARCEL 7 OF TRACT 4205 (44 MAP 95), MAP 95, PART 1, EAST 1/4 SECTION 10, TOWNSHIP 10 NORTH, RANGE 10 WEST, COUNTY OF SAN GABRIEL, SAN GABRIEL COUNTY, CALIFORNIA
MAY 2024



SHEET INDEX



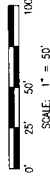
- NOTES**
- SEE SHEET 3 FOR REFERENCES.
 - SEE SHEET 3 FOR BASIS OF BEARINGS.
 - SEE SHEET 6 FOR LINE AND CURVE TABLES.

LEGEND

	BOUNDARY
	LOT LINE OR RIGHT-OF-WAY LINE
	EASEMENT LINE
	SHEET UNIT LINE
	SHEET NUMBER
	RESTRICTED ACCESS

TRACT 4215 RIVER ISLANDS - PHASE 2 VILLAGE 22

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 6 AND PARCEL 7 OF TRACT 4205 (44 MAP 95), WOODLANDS EAST LARGE LOT FINAL MAP, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
MAY 2024

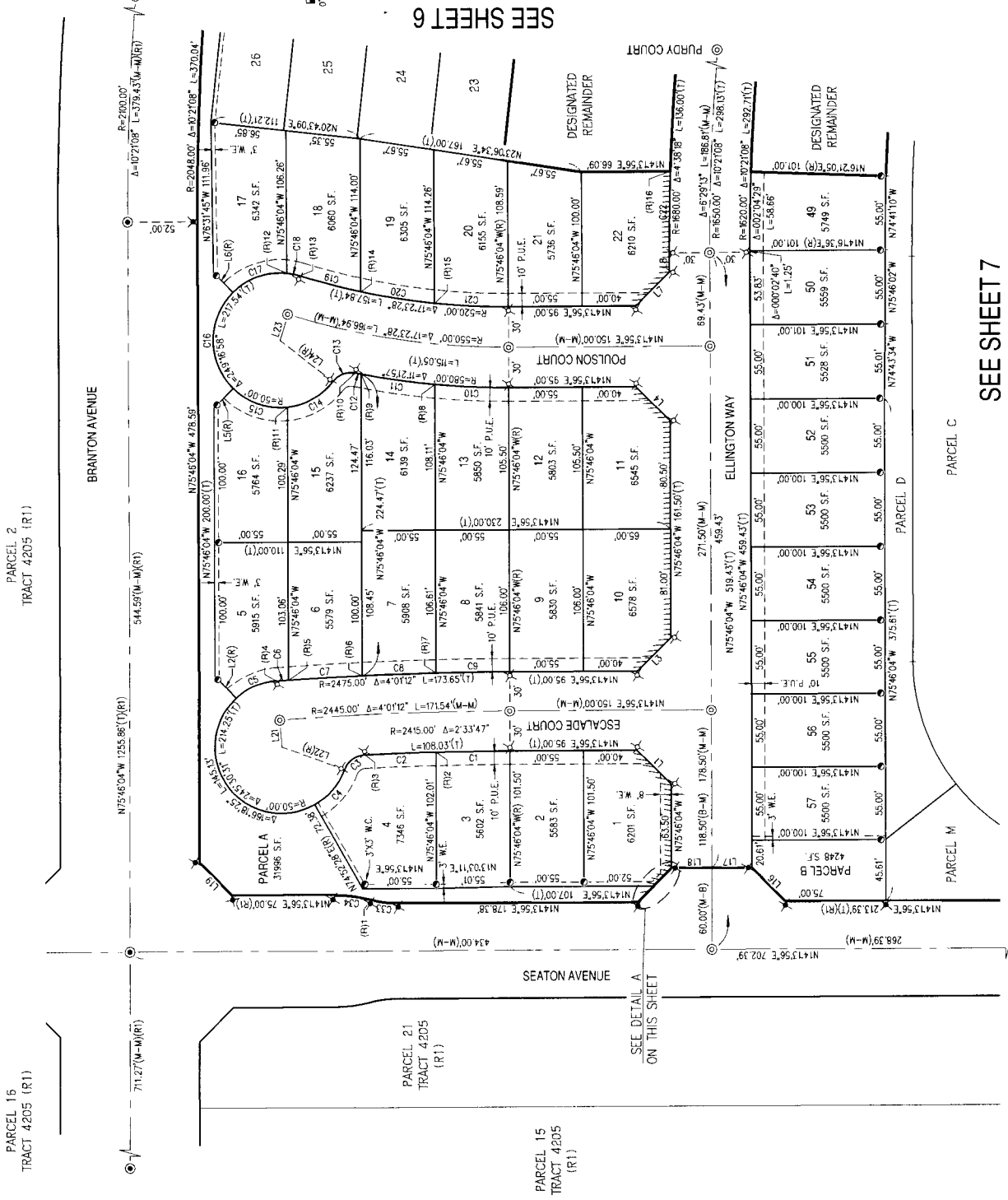


NOTES

1. SEE SHEET 3 FOR EASIMENT NOTES AND REFERENCES.
2. SEE SHEET 4 FOR EASIMENT NOTES AND REFERENCES.
3. SEE SHEET 8 FOR LINE & CURVE TABLES.

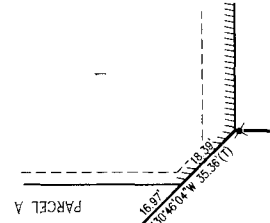
MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE WITH CAP STAMPED "PLS 7788"
- SET 3.00" WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE, 3/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788"
- ⊙ FOUND MONUMENT PER (R)
- SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" PER (R)
- ⊙ SET 1.00" WITNESS CORNER (W.C.), IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788"
- ⊙ SET 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ON ALONG, PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788" PER (R)



SEE SHEET 6

SEE SHEET 7



NOTES

1. SEE SHEET 3 FOR EASEMENT NOTES AND REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 8 FOR LINE & CURVE TABLES.

TRACT 4215
RIVER ISLANDS - PHASE 2
VILLAGE 22

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 6 AND PARCEL 7 OF TRACT 4205 (44 MAP 95), WOODLANDS EAST LARGE LOT FINAL MAP, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

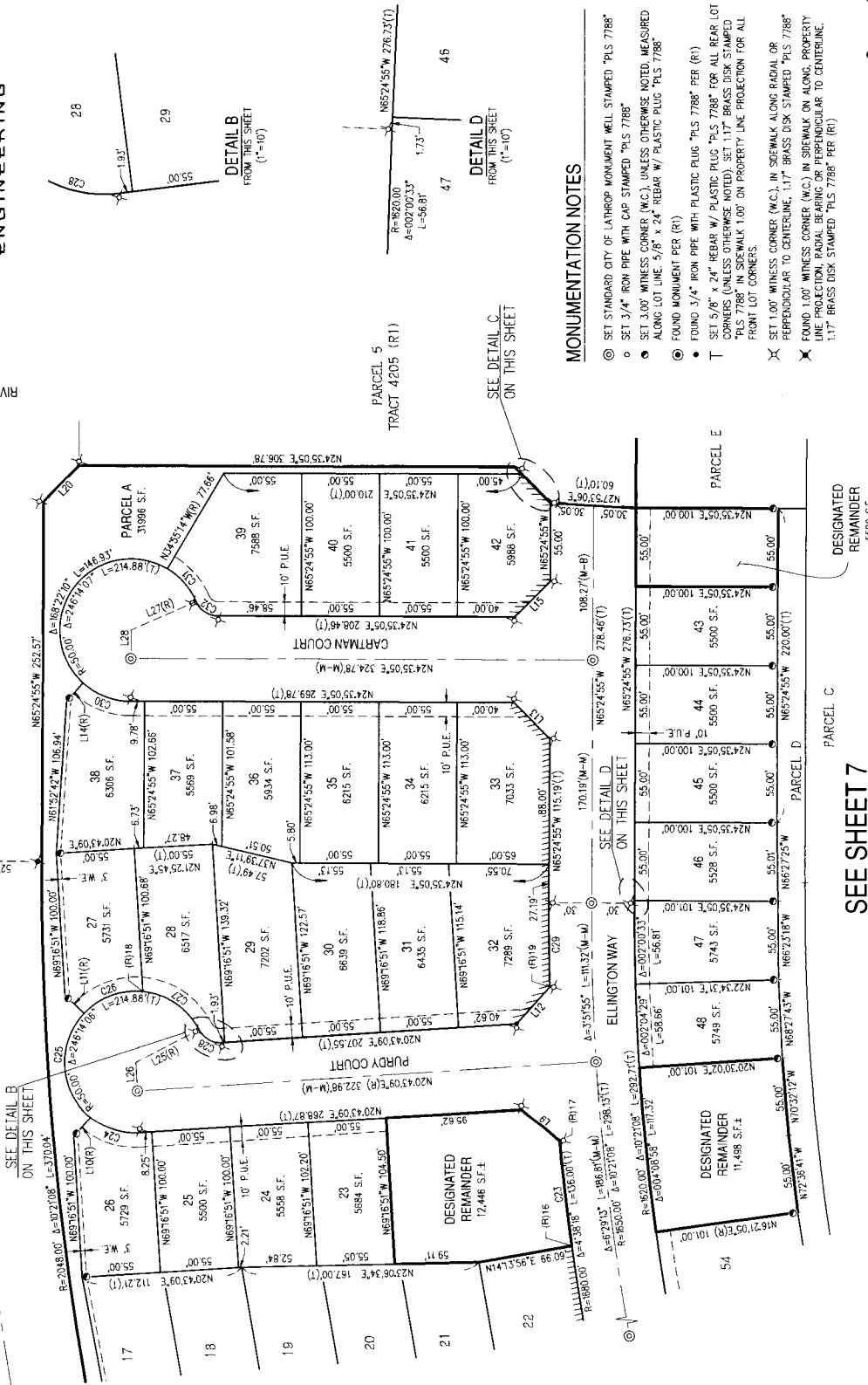
MAY 2024



RIVER ISLANDS PARKWAY

PARCEL 2
 TRACT 4205 (R1)

BRANTON AVENUE



SEE SHEET 5

SEE SHEET 7

MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE WITH CAP STAMPED "PLS 7788"
- SET 3.00" WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE, 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788"
- ⊙ FOUND MONUMENT PER (R1)
- ⊙ FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1)
- T SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1.17" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS.
- ⊗ SET 1.00" WITNESS CORNER (W.C.), IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788"
- ⊗ FOUND 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ALONG, PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788" PER (R1)

TRACT 4215 RIVER ISLANDS - PHASE 2 VILLAGE 22

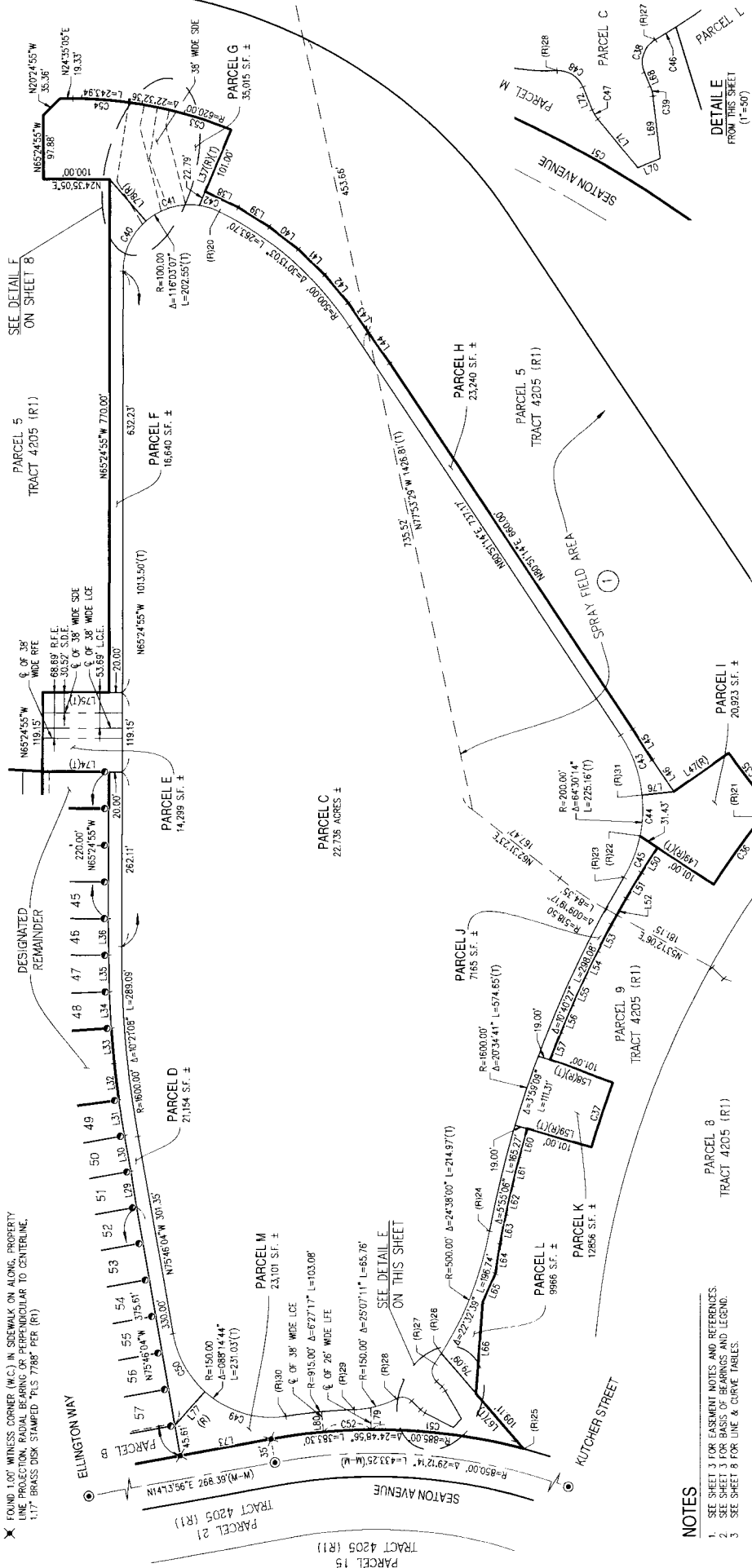
A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 6 AND PARCEL 7 OF TRACT 4205 (44 MAP 85), WOODLANDS EAST LARGE LOT FINAL MAP, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MAY 2024



MONUMENTATION NOTES

- SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE WITH CAP STAMPED "PLS 7788"
- SET 3.00" WIRESS CORNER (W.C.) UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE. 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788"
- FOUND MONUMENT PER (R1)
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1)
- † SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1.17" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS.
- ✕ SET 1.00" WIRESS CORNER (W.C.) IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788" PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788" PER (R1)
- ✕ FOUND 1.00" WIRESS CORNER (W.C.) IN SIDEWALK ON ALONG PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788" PER (R1)



NOTES

1. SEE SHEET 3 FOR EASEMENT NOTES AND REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LENGTHS.
3. SEE SHEET 8 FOR LINE & CURVE TABLES.

