

ITEM 2.5

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

ITEM: APPROVE FINAL MAP, CFD ANNEXATION, AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 133 LOTS IN TRACT 4219 VILLAGE 21 WITHIN WOODLANDS EAST DISTRICT OF RIVER ISLANDS

RECOMMENDATION: Adopt Resolution Approving Final Map for Tract 4219 Village 21 within the Woodlands East District, Totaling 133 Residential Lots, Annexation into CFD 2023-1, and a Subdivision Improvement Agreement with Califia, LLC

SUMMARY:

The proposed Final Map for Tract 4219 Village 21 (Tract 4219), included as Attachment "E", is within the Woodlands East District of Phase 2 for the River Islands Project. Califia, LLC (River Islands) is proposing one hundred and thirty-three (133) 42' 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 4219 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 November 14, 2022 City Council approved Tract 4149 West Village Large Lot Final Map (LLFM) to create 34 undevelopable parcels. On March 25, 2024 City Council approved Tract 4205 Woodlands East 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 4219 is within the geographic boundaries of VTM 6716, LLFM 4149, 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 4219 is \$4,640,000, 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 4219 that guarantees the unfinished improvements in the amount of:

**JUNE 3, 2024, CITY COUNCIL SPECIAL MEETING
APPROVE FINAL MAP, CFD ANNEXATION, AND SUBDIVISION IMPROVEMENT
AGREEMENT FOR 133 LOTS IN TRACT 4219 VILLAGE 21 WITHIN
WOODLANDS EAST DISTRICT OF RIVER ISLANDS**

Unfinished Improvement Total:	\$961,900
Performance Security (110% of Unfinished Improvements) Bond No. 0844451	\$1,058,090
Labor & Materials Security (50% of Performance Security) Bond No. 0844451	\$529,045

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

Tract 4219 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

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8.	Approval of 3 rd Amendment to Development Agreement that guarantees creation of CFD for City Maintenance and Shortfalls, and Guarantee of Developer CFDs for Developer/other public agency Maintenance	Completed
9.	Allocation of Water and Sewer capacity	Completed
10.	Recommendation for approval from Stewart Tract Design Review Committee	Completed
11.	Submitted Certificate of Insurance, Tax Letter	Completed
12.	Submitted Preliminary Guarantee of Title	Completed
13.	Escrow Instructions	Completed
14.	Tract 4219 Village 21 – 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:

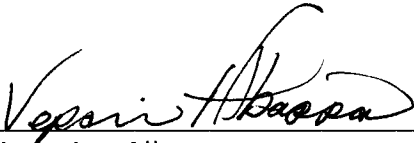
There is no fiscal impact to the City as all costs are covered by development fees and any shortfalls in the City’s maintenance and operating costs are covered by the CFDs.

ATTACHMENTS:

- A. Resolution Approving Final Map for Tract 4219 Village 21 within the Woodlands East District, Totaling 133 Residential Lots, Annexation into CFD 2023-1, and a Subdivision Improvement Agreement with Califia, LLC
- B. Vicinity Map – Tract 4219 - Village 21
- C. Subdivision Improvement Agreement between the City of Lathrop and Califia, LLC, a California limited liability company, for Tract 4219, Village 21
- D. Escrow Instructions for Final Map Tract 4219 Village 21
 - Annexation into City of Lathrop CFD 2023-1 (B2 of Attachment “D”)
- E. Final Map – Tract 4219 – Village 21

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JUNE 3, 2024, CITY COUNCIL SPECIAL MEETING
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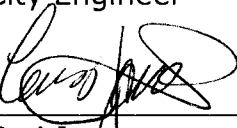
APPROVALS



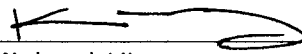
Veronica Albarran
Junior Engineer 05/20/2024
Date



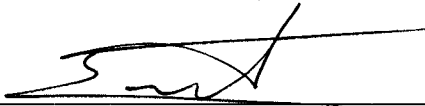
Brad Taylor
City Engineer 5/20/2024
Date



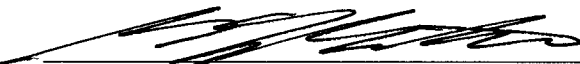
Cari James
Finance Director 5/23/2024
Date



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 4219 VILLAGE 21 WITHIN THE WOODLANDS EAST DISTRICT, TOTALING 133 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 November 14, 2022, the City of Lathrop City Council approved West Village Large Lot Final Map (LLFM) 4149; and

WHEREAS, on March 25, 2024, the City of Lathrop City Council approved Woodlands East 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 4219 is within the geographic boundaries of VTM 6716, LLFM 4149, 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 4219 that guarantee the unfinished improvements in the amount as follows:

Unfinished Improvement Total:	\$961,900
Performance Security (110% of Unfinished Improvements) Bond No. 0844451	\$1,058,090
Labor & Materials Security (50% of Performance Security) Bond No. 0844451	\$529,045

; 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 4219 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 4219 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:

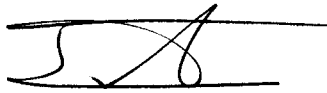
ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

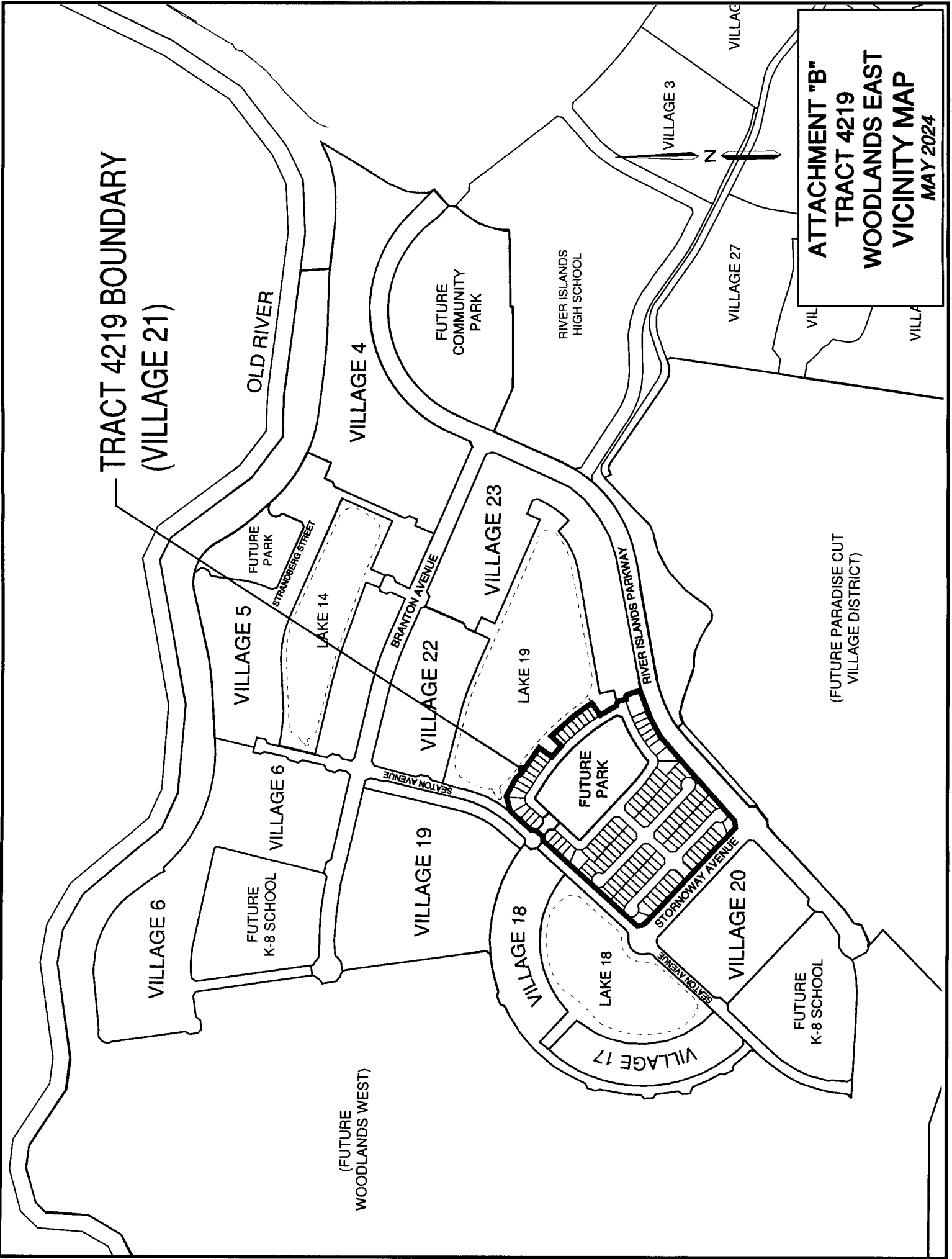
Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

**TRACT 4219 BOUNDARY
(VILLAGE 21)**



OLD RIVER

VILLAGE 4

FUTURE
COMMUNITY
PARK

RIVER ISLANDS
HIGH SCHOOL

VILLAGE 3

VILLAGE 27

VIL

VILLA

ATTACHMENT "B"
TRACT 4219
WOODLANDS EAST
VICINITY MAP
MAY 2024

FUTURE
PARK

STRANDSBERG STREET

LAKE 14

VILLAGE 5

BRANTON AVENUE

VILLAGE 23

LAKE 19

VILLAGE 22

RIVER ISLANDS PARKWAY

(FUTURE PARADISE CUT
VILLAGE DISTRICT)

VILLAGE 6

FUTURE
K-8 SCHOOL

VILLAGE 6

SEATON AVENUE

VILLAGE 19

FUTURE
PARK

VILLAGE 18

LAKE 18

VILLAGE 17

STORNOWAY AVENUE

VILLAGE 20

FUTURE
K-8 SCHOOL

(FUTURE
WOODLANDS WEST)

SUBDIVISION IMPROVEMENT AGREEMENT
BY AND BETWEEN THE CITY OF LATHROP AND
CALIFIA, LLC,
CALIFORNIA LIMITED LIABILITY COMPANY
FOR TRACT 4219 VILLAGE 21 133 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 4219 Woodlands East Village 21 (Tract 4219). However, SUBDIVIDER has completed a significant portion of public infrastructure improvements associated with Tract 4219 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 4219, in the amount shown in Section 8 of this agreement.
- C. SUBDIVIDER has completed a portion of the joint trench improvements for Tract 4219 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 4219. 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 4219 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 21

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 4219, 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 \$464,000, equal to 10% of the estimated cost of the Improvements for the Woodlands East Village 21 neighborhood (\$4,640,000) 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 4219 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:	\$961,900
Performance Security (Bond No. 0844451)	\$1,058,090
Labor & Materials Security (Bond No. 0844451)	\$529,045

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

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

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

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

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

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

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

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

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

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

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

19. This Agreement and any amendments hereto comprise the entire understanding and agreement between the parties regarding the improvements to be constructed and dedications for Tract 4219.

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 4219 Woodlands East Village 21

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 4219
- EXHIBIT B TRACT 4219 WOODLANDS EAST VILLAGE 21 AREA
- EXHIBIT C: CITY INSURANCE REQUIREMENTS
- EXHIBIT D: WOODLANDS EAST VILLAGE 21 UNFINISHED IMPROVEMENTS AND FULL IMPROVEMENTS COST ESTIMATE

Subdivision Improvement Agreement (Califia, LLC)
Tract 4219 Woodlands East Village 21

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

Subdivision Improvement Agreement (Califia, LLC)
Tract 4219 Woodlands East Village 21

SUBDIVIDER

Califia, LLC,
a California limited liability company

BY:

Susan Dell'Osso
President

Subdivision Improvement Agreement (Califia, LLC)
Tract 4219 Woodlands East Village 21

EXHIBIT "A"

FINAL MAP - TRACT 4219

OWNERS STATEMENT

THE UNDERSIGNED, DOES HEREBY STATE THAT THEY ARE THE OWNERS OR HAVE SOME RECORD TITLE INTEREST IN THE LAND DESIGNATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINE OF THE HEREBIN EMBODIED FINAL MAP ENTITLED, TRACT 4219, RIVER ISLANDS - PHASE 2, VILLAGE 21, CITY OF LATHROP, CALIFORNIA, CONSISTING OF SEVEN (7) PARCELS, TOGETHER WITH THE STRIPS OF LAND AND PLING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

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

- TO THE CITY OF LATHROP FOR PUBLIC RIGHT-OF-WAY PURPOSES, THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS COPPER MOUNTAIN COURT, DAYTONA COURT, BALD EAGLE COURT, BADGER CREEK COURT, AUGUST HILLS WAY, CONCORDIA AVENUE, BENTON OAKS STREET, BARNETT STREET AND CAUFIELD WAY, AS SHOWN ON THIS FINAL MAP.
- A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN POLES, WIRES, CABLES, PIPES, AND CONDUITS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "P.U.L.E." (PUBLIC UTILITY EASEMENT)
- 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:

- PARCELS A THROUGH I TO THE CITY OF LATHROP FOR PURPOSES OF OPEN SPACE, LANDSCAPING, PUBLIC UTILITIES, FENCE MAINTENANCE, AND APPURTENANCES THEREOF, FOR THE BENEFIT OF THE PUBLIC, AS SHOWN ON THIS FINAL MAP.

THE UNDERSIGNED DOES HEREBY RELINQUISH TO THE CITY OF LATHROP ALL ABUTTERS RIGHT OF ACCESS TO LOTS 37, 38, 59, 60, 97, 98, 119 AND 120 ALONG THE LOT LINES AS INDICATED BY THE SYMBOLS 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 DISTINCTIVE BORDER UPON THIS MAP, HEREBY ARE DEDICATED TO THE CITY OF LATHROP.

THE UNDERSIGNED DOES HEREBY RESERVE THE "NON-EXCLUSIVE LAKE FILL PIPELINE EASEMENTS", THE "LAKE CIRCULATION PIPELINE EASEMENTS" AND THE "RIVER FILL PIPELINE EASEMENTS", TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN, THE EASEMENTS AND THEIR APPURTENANCES, UPON, OVER AND UNDER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "LAKE FILL PIPELINE EASEMENT", "RIVER CIRCULATION PIPELINE EASEMENT" AND "LAKE FILL PIPELINE EASEMENT". SAID RIGHTS ARE NOT TO BE CONVEYED, 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 SUBDIVIDE THE LAND SUBJECT TO THIS MAP WITH ANY AND ALL RIPARIAN RIGHTS OR OTHER WATER INTERESTS TO WHICH THE SUBJECT LAND IS ENTITLED HEREIN APPURTENANT OR RELATING TO THE LANDS, WHETHER SUCH WATER RIGHTS SHALL BE RIPARIAN, OVERHUNG, FORMAL, PERCOLATING, PRESRIPTIVE, AUDDICATED, STATUTORY OR OTHERWISE, AND TO CONVEY SAID RIGHTS TO THE CITY OF LATHROP, TOGETHER WITH THE RIPARIAN RIGHTS OF THE SUBJECT LANDS WITHIN THE BOUNDARIES OF THIS MAP OR THE SURROUNDING PROPERTIES.

OWNER: CALIFIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: SUSAN DEL OSSO DATE: _____
 ITS: PRESIDENT

SEE SHEET 2 FOR TRUSTEE'S STATEMENT

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 ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBMITTED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/ THEIR IMPROVED CAPACITY(IES), AND THAT BY HIS/HER/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

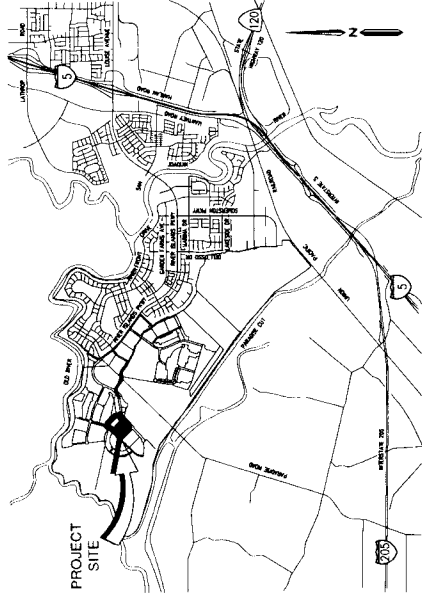
WITNESS MY HAND:

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

**TRACT 4219
 RIVER ISLANDS - PHASE 2
 VILLAGE 21**

A PORTION OF RAMON EL PESCADERO, BEING SUBDIVISION OF PARCEL 9 OF TRACT 4205 (LA MAP 95), WOODLANDS EAST LARGE LOT FINAL MAP, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MAY 2024



VICINITY MAP
 NOT TO SCALE

SECRETARY OF THE PLANNING COMMISSION'S STATEMENT

THIS MAP CONFORMS TO VESTING TENTATIVE MAP NO. 6716 RECOMMENDED BY THE PLANNING COMMISSION AND APPROVED BY THE CITY COUNCIL PER RESOLUTION NO. 21-680B.

DATED THIS _____ DAY OF _____, 2024.

RICHARD CASQUIT, 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 I HAVE EXAMINED THIS FINAL MAP AND THE SUBDIVISION MAP ENTITLED TRACT 4219, RIVER ISLANDS - PHASE 2, VILLAGE 21, CITY OF LATHROP, CALIFORNIA, CONSISTING OF SEVEN (7) PARCELS, TOGETHER WITH THE STRIPS OF LAND AND PLING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA. AS IT APPEARED ON THE VESTING TENTATIVE MAP NO. 6716 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 THEREOF, APPLICABLE AT THE TIME OF APPROVAL OF VESTING 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 BESTOLARDES
 ASSESSOR-RECORDER-COUNTY CLERK
 SAN JOAQUIN COUNTY, CALIFORNIA

ACKNOWLEDGEMENT CERTIFICATE (TRUSTEE)

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

STATE OF CALIFORNIA }
 COUNTY OF SAN JOAQUIN }

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

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

WITNESS MY HAND:

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

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

TRACT 4219 RIVER ISLANDS - PHASE 2 VILLAGE 21

A PORTION OF RANCHO EL PESCADERO, BEING SUBDIVISION OF PARCEL 9 OF TRACT 4205 (44 MAP 96), 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 2014-01174, AND FURTHER AMENDED IN DOCUMENT RECORDED JULY 28, 2019, AS DOCUMENT NUMBER 2019-079300, HAS RECEIVED FROM THE CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA, A LETTER OF REPLY TO COMMENTS DOCUMENT RECORDED OCTOBER 3, 2022, AS DOCUMENT NUMBER 2022-114642 AND FURTHER AMENDED IN DOCUMENT RECORDED AUGUST 24, 2023, AS DOCUMENT NUMBER 2023-067141, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

DATED THIS _____ DAY OF _____, 2024.
BY: _____
NAME: _____
TITLE: _____

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 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 2001-00046177, S.J.C.R.

EASEMENT ABANDONMENT NOTE

THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (P.U.E.) FOR PUBLIC PURPOSES DEDICATED PER TRACT 4219, RIVER ISLANDS - PHASE 2, VILLAGE 21, FINAL MAP, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA, AS SHOWN ON THE PRELIMINARY TITLE REPORT, ORDER NUMBER 1214023385-LP (VERSION 1), DATED APRIL 24, 2024, PROVIDED BY OLD REPUBLIC TITLE COMPANY, IS BEING ABANDONED BY THIS FINAL MAP. PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET 1.

CERTIFICATE OF DEDICATION

THE FOLLOWING REAL PROPERTY IS DEDICATED BY CALIFIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS FOLLOWS:

- 1) PARCELS A AND I 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 DEDICATION OF THE PROPERTY TO THE CITY UNDER THE CITY CODE SECTION 06477.5 THE SAME PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST.

CITY SURVEYOR'S STATEMENT

I, DARRYL A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4219, RIVER ISLANDS - PHASE 2, VILLAGE 21, 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 ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE MONUMENTS AND POSITIONS INDICATED ON THIS MAP. THIS MAP WILL BE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED AND THIS MAP WILL BE 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:
PERMITS OPERATION OF PROPERTY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING BUT NOT LIMITED TO, THE PLANTING, CULTIVATING, MAINTAINING, HARVESTING, AND MARKETING OF ANY CROP OR PRODUCT THAT 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, FLOWING, SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DEPRECIATION, AND OTHER ACTIVITIES WHICH MAY OCCUR. YOU SHOULD BE AWARE ALSO, THAT THIS PROPERTY MAY BE LOCATED CLOSE TO OR AMONG OTHER AGRICULTURAL OPERATIONS AND ACTIVITIES. YOU SHOULD ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL, AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.
2. A SOILS REPORT ENTITLED "GEO-TECHNICAL EXPLORATION, RIVER ISLANDS PHASE 1, LATHROP, CALIFORNIA," REFERENCED AS PROJECT NO. 50443.001.01 AND DATED JULY 29, 2005, HAS BEEN PREPARED FOR THIS PROPERTY BY ENGEO, INCORPORATED, JOSEF J. TOOLE, G.E. NO. 2677, AND IS ON FILE WITH THE CITY OF LATHROP.
3. TRACT 4219, RIVER ISLANDS - PHASE 2, VILLAGE 21 FINAL MAP, CONTAINS 112 RESIDENTIAL LOTS WITH A TOTAL OF 12,375 ACRES, MORE OR LESS. PARCELS A THROUGH I CONTAINING 1,364 ACRES, MORE OR LESS, AND ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP WHICH INCLUDE 7,295 ACRES, MORE OR LESS, AND A DESIGNATED REMAINDER OF 2,331 ACRES, MORE OR LESS, AS SHOWN ON THIS FINAL MAP (PLEASE REFER TO THE AREA TABLE BELOW):

TRACT 4219 AREA SUMMARY	
LOTS 1 THROUGH 112	12,375 AC.
PARCELS A THROUGH I	1,364 AC.
STREET DEDICATIONS	7,295 AC.
TOTAL	21,034 AC.
DESIGNATED REMAINDER	2,331 AC.

4. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 1214023385-LP (VERSION 1), DATED APRIL 24, 2024, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

LINE AND CURVE TABLES FOR SHEET 3 ONLY

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N46°33'50"W	60.00'
L2	N68°26'10"E	35.36'
L3	N46°33'50"W	63.00'
L4	N1°33'50"W	35.36'
L5	N58°37'06"W	44.87'
L6	N54°53'35"W	44.87'
L7	N33°22'01"W	44.87'
L8	N51°14'25"W	44.87'
L9	N30°06'54"W	44.87'
L10	N44°30'11"W	44.87'
L11	N42°52'36"W	44.87'
L12	N41°15'04"W	44.87'
L13	N39°37'30"W	44.87'
L14	N37°59'57"W	44.87'
L15	N36°22'23"W	44.87'
L16	N34°44'49"W	44.87'
L17	N33°07'16"W	44.87'
L18	N66°14'15"W	31.28'
L19	N14°58'04"W	60.00'
L20	N12°59'52"W	112.11'

LINE TABLE		
LINE	DIRECTION	LENGTH
L21	N88°26'10"E	35.36'
L22	N46°33'50"W	63.00'
L24	N46°33'50"W	60.00'

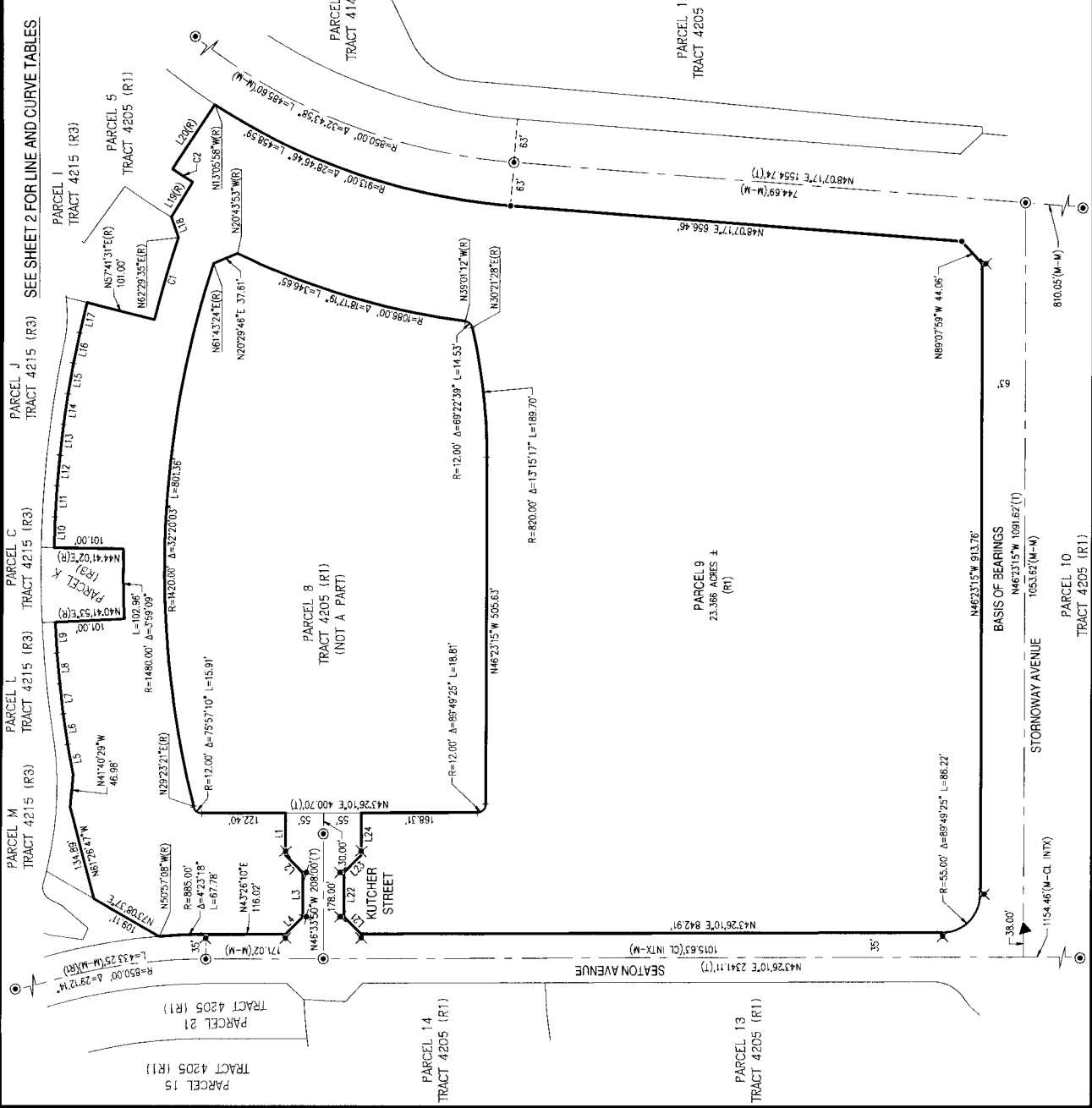
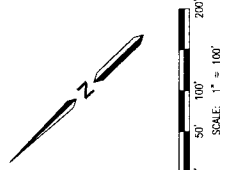
CURVE TABLE		
CURVE	RADIUS	DELTA
C1	1480.00'	446°04'
C2	1028.00'	175°13'

TRACT 4219 RIVER ISLANDS - PHASE 2 VILLAGE 21

A PORTION OF RANCHO EL PESCADERO, BEING SUBDIVISION OF PARCEL 9 OF TRACT 4205 (44 MAP 95), WOODLANDS EAST LARGE LOT FINAL MAP, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
MAY 2024



EXISTING BOUNDARY SHEET



- 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
 - (I) TOTAL
 - (B) BOUNDARY
 - D.N./A.N. DOCUMENT NUMBER, INSTRUMENT NUMBER
 - P.U.E. PUBLIC UTILITY EASEMENT
 - W.E. WALL EASEMENT
 - U/CI LOT LINE OR RIGHT-OF-WAY LINE
 - BOUNDARY
 - EASEMENT LINE
 - CENTERLINE

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)
- ⊙ FOUND MONUMENT PER (R1)
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788" PER (R1)

BASIS OF BEARINGS

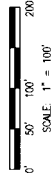
THE BEARING OF NORTH 46°23'15" WEST ALONG STORNOWAY AVENUE, AS SHOWN PER TRACT 4205, FILED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, AT PAGE 95, RECORDS OF SAN JOAQUIN COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP (ZONE 3, NAD83). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

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.I.C.R. (44 MAP 95)
- (R2) TRACT 4149, RIVER ISLANDS-PHASE 2, WEST VILLAGE LARGE LOT FINAL MAP, FILED DECEMBER 5, 2023, IN BOOK 44 OF MAPS AND PLATS, PAGE 52, S.I.C.R. (44 MAP 92)
- (R3) TRACT 4205, RIVER ISLANDS-PHASE 2, VILLAGE 22, FILED IN BOOK 44 OF MAPS AND PLATS, PAGE _____, S.I.C.R. (44 MAP _____) 2024.

TRACT 4219 RIVER ISLANDS - PHASE 2 VILLAGE 21

A PORTION OF RANCHO EL PESQUERO, BEING SUBDIVISION OF PARCEL 9 OF TRACT 4205 (14 MGS. ±), WOODLANDS EAST, LARGE LOT FINAL MAP, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
MAY 2024

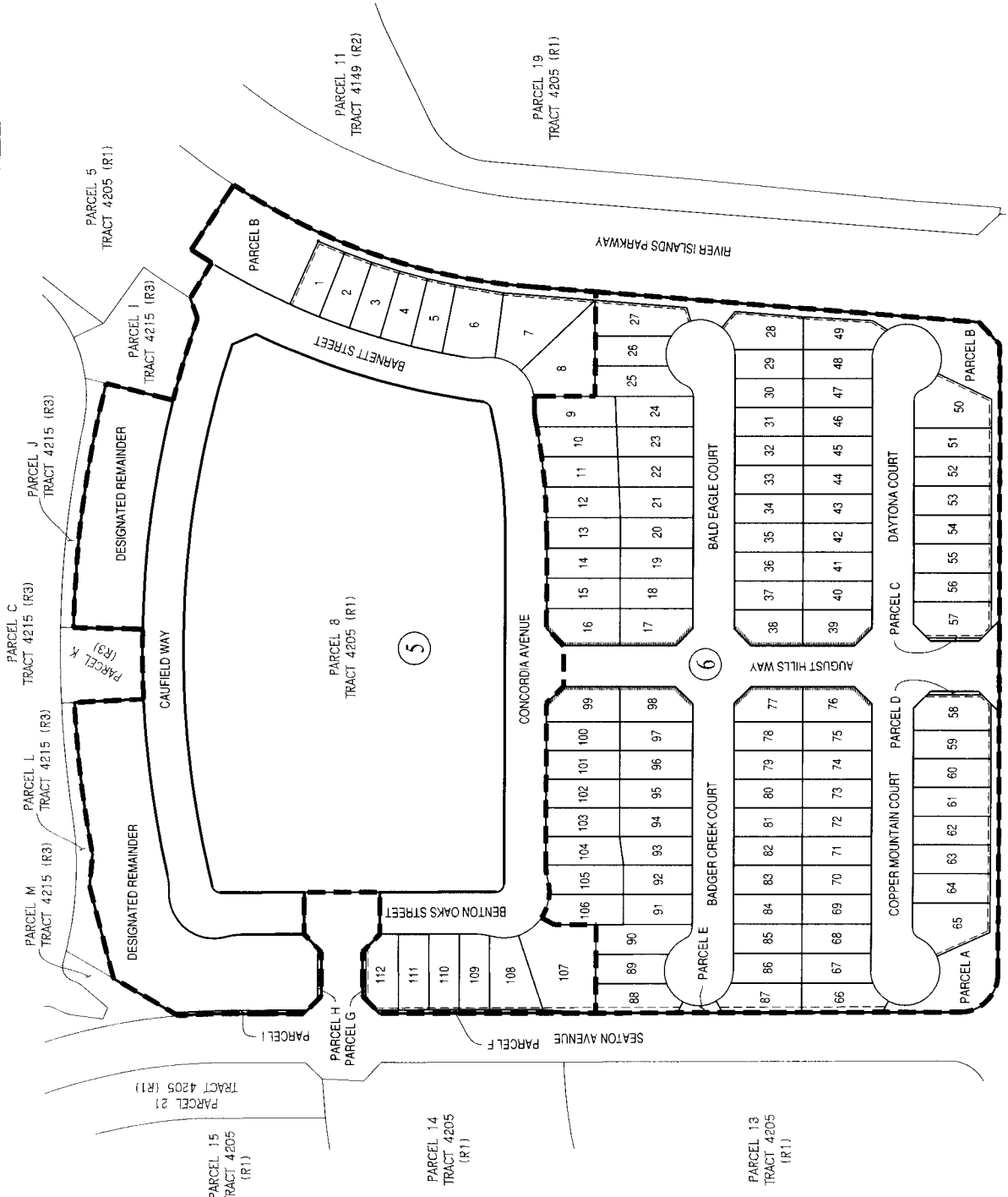


LEGEND

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

NOTES

1. SEE SHEET 3 FOR REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS.
3. SEE SHEET 7 FOR LINE AND CURVE TABLES.

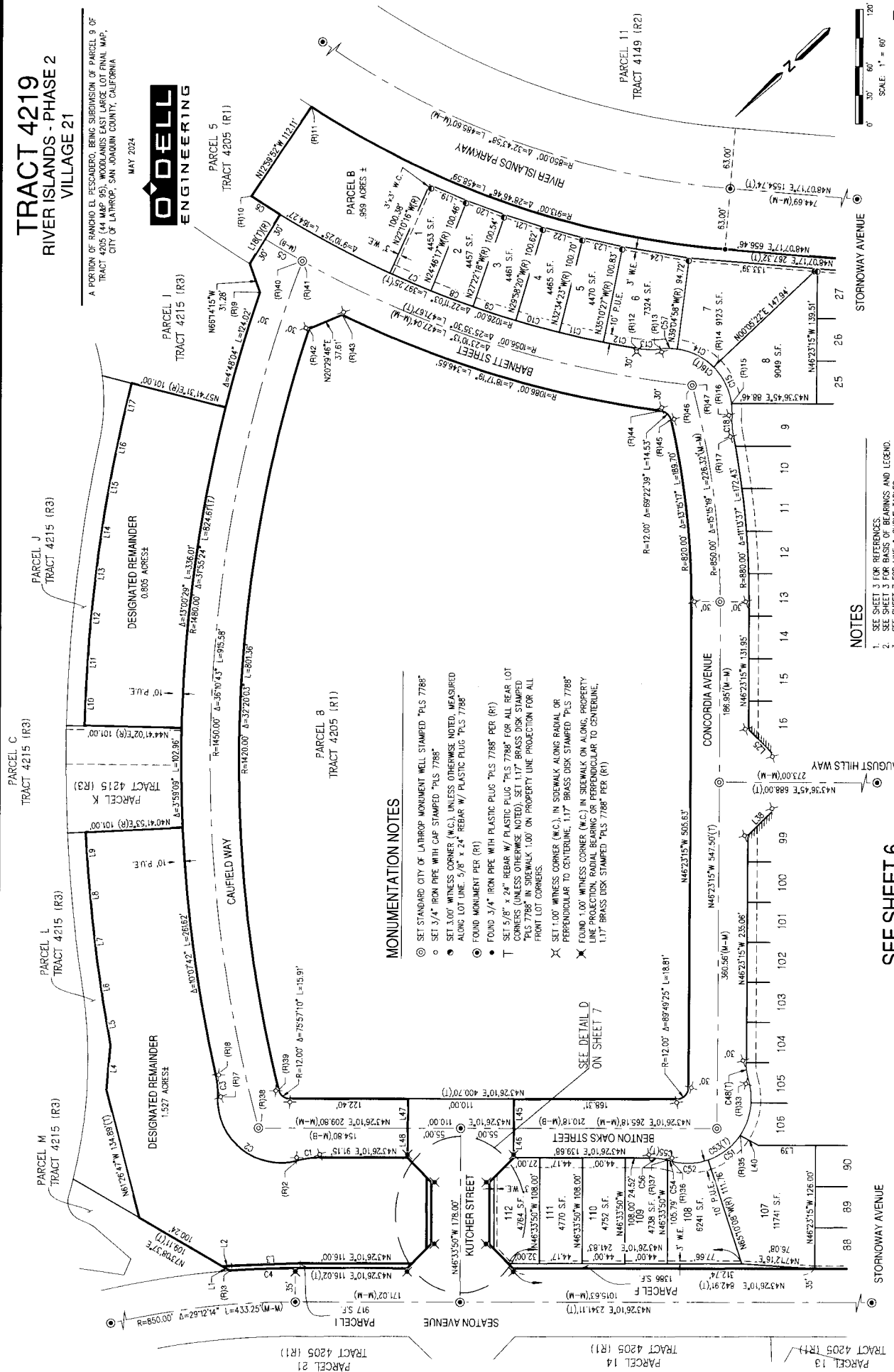


STORNOWAY AVENUE

TRACT 4219 RIVER ISLANDS - PHASE 2 VILLAGE 21

A PORTION OF RANCHO EL PESCARO, BEING SUBDIVISION OF PARCEL 9 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 3.00" 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" LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788" PER (R1)

SEE DETAIL D ON SHEET 7

NOTES

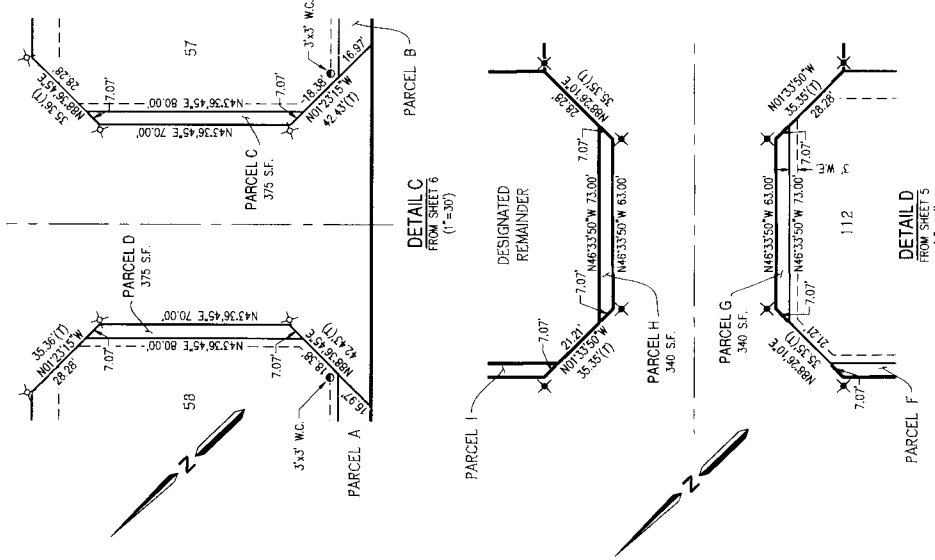
1. SEE SHEET 3 FOR REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 7 FOR LINE & CURVE TABLES.

SEE SHEET 6



TRACT 4219 RIVER ISLANDS - PHASE 2 VILLAGE 21

A PORTION OF RANCHO EL PESCADERO, BEING SUBDIVISION OF PARCEL 9 OF TRACT 4205 (44 MAP 95), WOODLANDS EAST LARGE LOT FINAL MAP, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
MAY 2024



CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C31	50.00'	43°16'43"	37.77'
C32	50.00'	8°02'52"	7.02'
C33	50.00'	15°34'03"	13.59'
C34	50.00'	40°58'29"	35.76'
C35	50.00'	40°46'05"	35.58'
C36	17.00'	66°14'06"	19.65'
C37	17.00'	66°14'08"	19.65'
C38	50.00'	42°33'52"	37.14'
C39	50.00'	39°56'15"	34.85'
C40	50.00'	21°12'03"	18.50'
C41	50.00'	20°13'14"	17.65'
C42	50.00'	40°58'29"	35.76'
C43	50.00'	49°46'51"	43.44'
C44	50.00'	37°48'23"	32.99'
C45	17.00'	66°14'06"	19.65'
C46	87.00'	1°16'30"	1.94'
C47	87.00'	14°09'34"	21.50'
C48	87.00'	15°26'05"	23.44'
C49	65.50'	18°21'58"	21.00'
C50	65.50'	31°20'20"	35.83'
C51	65.50'	36°56'53"	42.24'
C52	65.50'	34°02'23"	38.91'
C53	65.50'	120°41'35"	137.88'
C54	87.00'	2°29'36"	3.79'
C55	87.00'	15°26'05"	23.44'
C56	87.00'	12°56'29"	19.85'
C57	65.50'	14°41'50"	16.80'
C58	50.00'	39°36'55"	34.57'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	87.00'	15°26'05"	23.44'
C2	65.50'	107°14'33"	122.80'
C3	87.00'	14°40'28"	22.28'
C4	865.00'	4°23'18"	67.78'
C5	1056.00'	2°25'17"	44.63'
C6	1026.00'	1°58'10"	35.28'
C7	1026.00'	2°36'00"	46.56'
C8	1026.00'	2°36'01"	46.56'
C9	1026.00'	2°36'02"	46.57'
C10	1026.00'	2°36'03"	46.57'
C11	1026.00'	2°36'04"	46.58'
C12	1026.00'	1°58'41"	35.42'
C13	87.00'	16°37'41"	25.25'
C14	65.50'	37°23'59"	42.76'
C15	65.50'	37°26'06"	42.83'
C16	65.50'	100°20'54"	114.72'
C17	65.50'	10°46'59"	12.30'
C18	87.00'	14°10'58"	21.54'
C19	880.00'	0°40'53"	16.47'
C20	880.00'	2°54'06"	44.56'
C21	880.00'	2°52'55"	44.26'
C22	880.00'	2°52'12"	44.08'
C23	880.00'	1°33'31"	29.06'
C24	17.00'	1°04'28"	0.32'
C25	17.00'	65°09'38"	19.33'
C26	17.00'	66°14'06"	19.65'
C27	50.00'	46°21'30"	40.46'
C28	50.00'	52°33'38"	45.87'
C29	50.00'	40°58'29"	35.76'
C30	50.00'	55°00'55"	46.01'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L01	N75°01'55"E	26.29'
L02	N36°52'22"E	9.25'
L03	N88°36'45"E	35.36'
L04	N1°23'15"W	35.36'
L05	N76°33'05"W	19.34'
L06	N18°42'51"W	17.93'
L07	N88°36'45"E	35.36'
L08	N1°23'15"W	35.36'
L09	N43°26'10"E	60.00'
L10	N71°16'35"E	21.31'
L11	N54°31'03"W	42.43'
L12	N46°33'50"W	30.00'
L13	N46°33'50"W	30.00'
L14	N46°33'50"W	30.00'
L15	N43°36'45"E	20.00'
L16	N70°09'08"W	50.00'
L17	N22°37'21"W	50.00'
L18	N43°36'45"E	20.00'
L19	N43°36'45"E	20.00'
L20	N43°36'45"E	20.00'
L21	N61°25'58"E	42.00'
L22	N58°36'53"E	42.00'
L23	N55°57'31"E	42.00'
L24	N55°09'05"E	70.17'
L25	N88°36'45"E	35.36'
L26	N1°23'15"W	35.36'
L27	N62°43'45"W	20.85'
L28	N7°42'50"W	30.02'
L29	N88°36'45"E	35.36'
L30	N1°23'15"W	35.36'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L01	N22°08'37"E	8.87'
L02	N36°52'22"E	9.25'
L03	N41°27'19"E	71.26'
L04	N41°40'29"W	46.98'
L05	N65°37'09"W	44.87'
L06	N54°58'35"W	44.87'
L07	N65°22'01"W	44.87'
L08	N51°44'28"W	44.87'
L09	N65°06'54"W	44.87'
L10	N44°30'11"W	44.87'
L11	N42°52'38"W	44.87'
L12	N41°15'04"W	44.87'
L13	N39°37'30"W	44.87'
L14	N37°58'57"W	44.87'
L15	N34°44'49"W	44.87'
L16	N33°07'16"W	44.87'
L17	N68°22'23"W	44.87'
L18	N68°22'23"W	44.87'
L19	N68°22'23"W	44.87'
L20	N68°22'23"W	44.87'
L21	N61°25'58"E	42.00'
L22	N58°36'53"E	42.00'
L23	N55°57'31"E	42.00'
L24	N55°09'05"E	70.17'
L25	N88°36'45"E	35.36'
L26	N1°23'15"W	35.36'
L27	N7°42'50"W	30.02'
L28	N88°36'45"E	35.36'
L29	N1°23'15"W	35.36'

RADIAL BEARINGS	
LINE #	DIRECTION
(R41)	N64°16'06"E
(R42)	N61°43'24"E
(R43)	N20°43'53"W
(R44)	N38°01'12"W
(R45)	N30°21'28"E
(R46)	N28°21'26"E
(R47)	N40°33'34"W

RADIAL BEARINGS	
LINE #	DIRECTION
(R02)	N63°49'59"E
(R03)	N22°15'37"E
(R04)	N72°02'29"E
(R05)	N42°20'15"E
(R06)	N28°10'40"E
(R07)	N46°32'38"E
(R08)	N77°52'59"E
(R09)	N31°07'45"W
(R10)	N28°35'29"E
(R11)	N29°23'21"E
(R12)	N17°23'21"W

RADIAL BEARINGS	
LINE #	DIRECTION
(R18)	N33°04'01"E
(R19)	N35°58'07"E
(R20)	N88°51'02"E
(R21)	N41°43'14"E
(R22)	N42°32'17"E
(R23)	N23°44'09"E
(R24)	N76°17'46"E
(R25)	N35°33'53"E
(R26)	N89°10'46"E
(R27)	N79°50'43"W
(R28)	N22°24'42"E

RADIAL BEARINGS	
LINE #	DIRECTION
(R01)	N61°59'54"W
(R02)	N50°57'08"W
(R03)	N45°14'39"E
(R04)	N30°34'11"E
(R05)	N62°29'35"E
(R06)	N12°59'52"W
(R07)	N37°05'58"W
(R08)	N37°03'08"W
(R09)	N53°46'48"W
(R10)	N1°40'59"W
(R11)	N35°47'07"E
(R12)	N45°34'09"E

- NOTES**
- SEE SHEET 3 FOR REFERENCES.
 - SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.

Subdivision Improvement Agreement (Califia, LLC)
Tract 4219 Woodlands East Village 21

EXHIBIT "B"

TRACT 4219 WOODLANDS EAST VILLAGE 21 AREA

TRACT 4219 BOUNDARY
(VILLAGE 21)

OLD RIVER

VILLAGE 4

FUTURE
COMMUNITY
PARK

RIVER ISLANDS
HIGH SCHOOL

VILLAGE 3

VILLAGE 27

EXHIBIT "B"
TRACT 4219
WOODLANDS EAST
VICINITY MAP
MAY 2024

VILLAGE 5

FUTURE
PARK

STRANDBERG STREET

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

VILLAGE 18

FUTURE
PARK

LAKE 18

STORMOWAY AVENUE

VILLAGE 20

FUTURE
K-8 SCHOOL

(FUTURE
WOODLANDS WEST)

VILLAGE 17

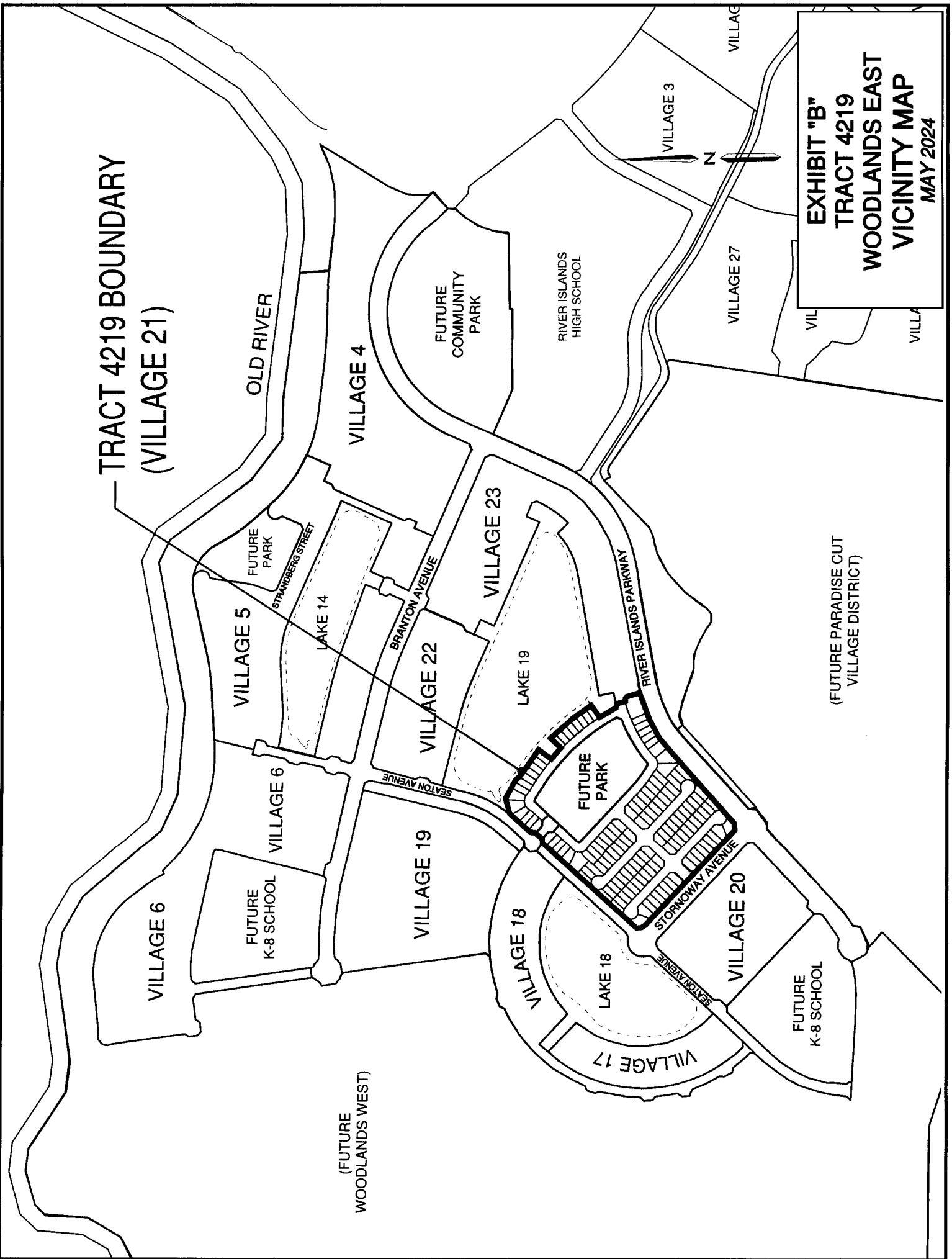


EXHIBIT "C"

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.



RIVEISL-01

ENGLISH

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
5/6/2024

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

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


PRODUCER License # 0C36861 Los Angeles-Alliant Insurance Services, Inc. 333 S Hope St Ste 3700 Los Angeles, CA 90071	CONTACT NAME: PHONE (A/C, No, Ext): _____ FAX (A/C, No): _____ E-MAIL ADDRESS: _____	
	INSURER(S) AFFORDING COVERAGE	
INSURED Califia, LLC. 73 W. Stewart Rd. Lathrop, CA 95330	INSURER A : United Specialty Insurance Company	
	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

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

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X		ATN2418343P	3/19/2024	3/19/2027	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 0 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						EACH OCCURRENCE \$ AGGREGATE \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Tract 4219
 City of Lathrop, its officers, City Council, boards and commissions and members thereof, its employees and agents are included as Additional Insureds as respects to General Liability. General Liability shall be Primary and Non-Contributory with any other insurance in force for or which may be purchased by City of Lathrop, its officers, employees and agents. 30 days advanced written notice to Certificate Holder in the event of cancellation, except 10 days for non-payment of premium.

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

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

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

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	Location(s) Of Covered Operations
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 4219 Woodlands East Village 21

EXHIBIT "D"

WOODLANDS EAST VILLAGE 21

UNFINISHED IMPROVEMENTS AND FULL IMPROVEMENTS COST ESTIMATE



**ENGINEER'S BOND ESTIMATE
COST TO COMPLETE
RIVER ISLANDS - PHASE 2
VILLAGE 21**

May 13, 2024
Job No.: 25505-30

CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

Item Description	Quantity	Unit	Unit Price	Amount
1 Wet Utilities (95% Completion)	1	LS	\$ 24,300.00	\$ 24,300.00
2 Joint Trench (60% Completion)	1	LS	\$ 433,000.00	\$ 433,000.00
3 AC Paving (0% Completion)	1	LS	\$ 504,600.00	\$ 504,600.00
TOTAL COST TO COMPLETE				\$ 961,900.00

Notes:

- 1) Estimate for cost to complete based on contractor's note for Village 21 dated 5/13/2024

DRAFT ENGINEER'S OPINION OF PROBABLE COST
RIVER ISLANDS - PHASE 2
VILLAGE 21 (133 UNITS)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

May 13, 2024
Job No.: 25505-30

Item	Description	Quantity	Unit	Unit Price	Amount
<u>STREET WORK</u>					
1	Fine Grading	331,500	SF	\$ 0.45	\$ 149,175.00
2	3" AC Paving	66,600	SF	\$ 1.50	\$ 99,900.00
3	4.5" AC Paving	114,200	SF	\$ 2.25	\$ 256,950.00
4	6" Aggregate Base	66,600	SF	\$ 0.90	\$ 59,940.00
5	8" Aggregate Base	114,200	SF	\$ 1.20	\$ 137,040.00
6	Vertical Curb and Gutter <i>(with AB cushion)</i>	4,300	LF	\$ 15.00	\$ 64,500.00
7	Rolled Curb and Gutter <i>(with AB cushion)</i>	6,150	LF	\$ 15.00	\$ 92,250.00
8	Type F Median Curb <i>(with AB cushion)</i>	230	LF	\$ 18.00	\$ 4,140.00
9	Concrete Sidewalk	40,100	SF	\$ 5.00	\$ 200,500.00
10	Driveway Approach	134	EA	\$ 600.00	\$ 80,400.00
11	Handicap Ramps	14	EA	\$ 2,500.00	\$ 35,000.00
12	Survey Monuments	13	EA	\$ 300.00	\$ 3,900.00
13	Traffic Striping & Signage	5,400	LF	\$ 5.00	\$ 27,000.00
14	Dewatering <i>(budget)</i>	5,400	LF	\$ 100.00	\$ 540,000.00
Subtotal Street Work					\$ 1,750,695.00
<u>STORM DRAIN</u>					
15	Catch Basins <i>(type I inlet over type I manhole base)</i>	26	EA	\$ 2,800.00	\$ 72,800.00
16	Catch Basins <i>(type I inlet over type II manhole base)</i>	7	EA	\$ 5,000.00	\$ 35,000.00
17	Catch Basins <i>(type I inlet over type III manhole base)</i>	3	EA	\$ 7,500.00	\$ 22,500.00
18	Catch Basins <i>(type C inlet over type I manhole base)</i>	7	EA	\$ 2,800.00	\$ 19,600.00
19	15" Storm Drain Pipe <i>(polypropylene)</i>	1,610	LF	\$ 18.00	\$ 28,980.00
20	18" Storm Drain Pipe <i>(polypropylene)</i>	440	LF	\$ 20.00	\$ 8,800.00
21	24" Storm Drain Pipe <i>(polypropylene)</i>	1,290	LF	\$ 31.00	\$ 39,990.00
22	30" Storm Drain Pipe <i>(polypropylene)</i>	430	LF	\$ 45.00	\$ 19,350.00
23	36" Storm Drain Pipe <i>(polypropylene)</i>	1,060	LF	\$ 60.00	\$ 63,600.00
24	42" Storm Drain Pipe <i>(RCP)</i>	140	LF	\$ 120.00	\$ 16,800.00
25	48" Storm Drain Pipe <i>(RCP)</i>	560	LF	\$ 125.00	\$ 70,000.00
26	Manholes <i>(type I)</i>	2	EA	\$ 3,000.00	\$ 6,000.00
27	Manholes <i>(type II)</i>	2	EA	\$ 5,000.00	\$ 10,000.00
28	Manholes <i>(type III)</i>	1	EA	\$ 1,700.00	\$ 1,700.00
29	Connect to Existing	3	EA	\$ 1,700.00	\$ 5,100.00
Subtotal Storm Drain					\$ 420,220.00
<u>SANITARY SEWER</u>					
30	8" Sanitary Sewer Pipe <i>(PVC)</i>	5,150	LF	\$ 28.00	\$ 144,200.00
31	Manholes <i>(type I)</i>	11	EA	\$ 4,000.00	\$ 44,000.00
32	Manholes <i>(type I w/ 60" Barrel)</i>	5	EA	\$ 4,000.00	\$ 20,000.00
33	Sewer Service	133	EA	\$ 600.00	\$ 79,800.00
34	Connect to Existing	2	EA	\$ 3,000.00	\$ 6,000.00
35	Sanitary Sewer Stub & Plug	2	EA	\$ 1,000.00	\$ 2,000.00
Subtotal Sanitary Sewer					\$ 296,000.00



Item	Description	Quantity	Unit	Unit Price	Amount
<u>WATER SUPPLY</u>					
36	8" Water Line (including all appurtenances) (PVC)	5,430	LF	\$ 32.00	\$ 173,760.00
37	Water Service	133	EA	\$ 2,000.00	\$ 266,000.00
38	Fire Hydrants	13	EA	\$ 4,000.00	\$ 52,000.00
39	Temporary Blow Off Valve	3	EA	\$ 1,000.00	\$ 3,000.00
40	8" Resilient Gate Valve	32	EA	\$ 1,550.00	\$ 49,600.00
41	Connect to Existing	4	EA	\$ 4,000.00	\$ 16,000.00
Subtotal Water Supply					\$ 560,360.00
<u>NON-POTABLE WATER</u>					
42	8" Non-potable Water Line (including all appurtenances) (PVC)	130	LF	\$ 35.00	\$ 4,550.00
43	Blow Off Valve	1	EA	\$ 4,000.00	\$ 4,000.00
44	Temporary Blow Off Valve	1	EA	\$ 1,000.00	\$ 1,000.00
45	Connect to Existing	1	EA	\$ 3,000.00	\$ 3,000.00
Subtotal Water Supply					\$ 12,550.00
<u>JOINT TRENCH & STREET LIGHTING</u>					
46	Joint Trench and Street Lighting (including all appurtenances - lump sum)	1	EA	\$ 1,600,000.00	\$ 1,600,000.00
Subtotal Joint Trench & Street Lighting					\$ 1,600,000.00
TOTAL CONSTRUCTION COST (nearest \$1,000)					\$ 4,640,000.00
COST PER LOT					\$ 34,900.00

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 4219; Escrow No. 1214023385

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 4219, 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 RIDA1).

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 RIDA1, 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 RIDA1 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 RIDA1.

- 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 **\$88,183.28**, 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 **23.366** acres (or portion thereof) included in the Final Map, is to be transferred to the City upon recordation of the Final Map. The City’s wire instructions are set forth below.

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

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

D. Closing Requirements

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

D.1. You have delivered copies of your Settlement Statement by email transmission to: (a) Susan Dell'Osso (sdelloso@riverslands.com); (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

EIGHTH 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 Eighth 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 Eighth 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 9 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 GENERAL BOUNDARY OF TRACT 4219, RIVER ISLANDS - PHASE 2, VILLAGE 21, CITY OF LATHROP, CALIFORNIA, CONSISTING OF SEVEN (7) SHEETS, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

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

- 1. TO THE CITY OF LATHROP FOR PUBLIC RIGHT-OF-WAY PURPOSES, THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS CORNER MOUNTAIN COURT, DAYTONA COURT, BRAD EAGLE COURT, BRODER GREEN COURT, AUGUST STREET, AND CONCORDIA AVENUE, BERTON OAKS STREET, BARKLEY STREET AND CARPENT WALK, 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, POLES, WIRES, CABLES, PIPES, AND CONDUITS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE PARCELS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "PILE" (PUBLIC UTILITY EASEMENT) UNDER THE PARCELS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "PILE" (PUBLIC UTILITY EASEMENT).

THE UNDERSIGNED DOES HEREBY RESERVE THE NON-EXCLUSIVE TAKE-FILL PRELIMINARY EASEMENTS, THE TAKE-AND-REPLACE EASEMENTS AND THE TAKE-FILL PRELIMINARY EASEMENTS, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN, POLES, WIRES, CABLES, PIPES, AND CONDUITS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS TAKE-FILL PRELIMINARY EASEMENT, TAKE-FILL PRELIMINARY EASEMENT AND TAKE-AND-REPLACE EASEMENT. THESE EASEMENTS ARE NOT DEDICATED HERETO, BUT WILL BE CONVEYED TO RIVER ISLANDS PUBLIC FINANCE AUTHORITY BY A SEPARATE DOCUMENT SUBSEQUENT TO THE FILING OF THIS FINAL MAP.

THE UNDERSIGNED DOES HEREBY RESERVE THE NON-EXCLUSIVE TAKE-FILL PRELIMINARY EASEMENTS, THE TAKE-AND-REPLACE EASEMENTS AND THE TAKE-FILL PRELIMINARY EASEMENTS, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN, POLES, WIRES, CABLES, PIPES, AND CONDUITS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS TAKE-FILL PRELIMINARY EASEMENT, TAKE-FILL PRELIMINARY EASEMENT AND TAKE-AND-REPLACE EASEMENT. THESE EASEMENTS ARE NOT DEDICATED HERETO, BUT WILL BE CONVEYED TO RIVER ISLANDS PUBLIC FINANCE AUTHORITY BY A SEPARATE DOCUMENT SUBSEQUENT TO THE FILING OF THIS FINAL MAP.

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THE UNDERSIGNED DOES HEREBY RESERVE THE NON-EXCLUSIVE TAKE-FILL PRELIMINARY EASEMENTS, THE TAKE-AND-REPLACE EASEMENTS AND THE TAKE-FILL PRELIMINARY EASEMENTS, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN, POLES, WIRES, CABLES, PIPES, AND CONDUITS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS TAKE-FILL PRELIMINARY EASEMENT, TAKE-FILL PRELIMINARY EASEMENT AND TAKE-AND-REPLACE EASEMENT. THESE EASEMENTS ARE NOT DEDICATED HERETO, BUT WILL BE CONVEYED TO RIVER ISLANDS PUBLIC FINANCE AUTHORITY BY A SEPARATE DOCUMENT SUBSEQUENT TO THE FILING OF THIS FINAL MAP.

THE UNDERSIGNED DOES HEREBY RESERVE THE NON-EXCLUSIVE TAKE-FILL PRELIMINARY EASEMENTS, THE TAKE-AND-REPLACE EASEMENTS AND THE TAKE-FILL PRELIMINARY EASEMENTS, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN, POLES, WIRES, CABLES, PIPES, AND CONDUITS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS TAKE-FILL PRELIMINARY EASEMENT, TAKE-FILL PRELIMINARY EASEMENT AND TAKE-AND-REPLACE EASEMENT. THESE EASEMENTS ARE NOT DEDICATED HERETO, BUT WILL BE CONVEYED TO RIVER ISLANDS PUBLIC FINANCE AUTHORITY BY A SEPARATE DOCUMENT SUBSEQUENT TO THE FILING OF THIS FINAL MAP.

THE UNDERSIGNED DOES HEREBY RESERVE THE NON-EXCLUSIVE TAKE-FILL PRELIMINARY EASEMENTS, THE TAKE-AND-REPLACE EASEMENTS AND THE TAKE-FILL PRELIMINARY EASEMENTS, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN, POLES, WIRES, CABLES, PIPES, AND CONDUITS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS TAKE-FILL PRELIMINARY EASEMENT, TAKE-FILL PRELIMINARY EASEMENT AND TAKE-AND-REPLACE EASEMENT. THESE EASEMENTS ARE NOT DEDICATED HERETO, BUT WILL BE CONVEYED TO RIVER ISLANDS PUBLIC FINANCE AUTHORITY BY A SEPARATE DOCUMENT SUBSEQUENT TO THE FILING OF THIS FINAL MAP.

THE UNDERSIGNED DOES HEREBY RESERVE THE NON-EXCLUSIVE TAKE-FILL PRELIMINARY EASEMENTS, THE TAKE-AND-REPLACE EASEMENTS AND THE TAKE-FILL PRELIMINARY EASEMENTS, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN, POLES, WIRES, CABLES, PIPES, AND CONDUITS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS TAKE-FILL PRELIMINARY EASEMENT, TAKE-FILL PRELIMINARY EASEMENT AND TAKE-AND-REPLACE EASEMENT. THESE EASEMENTS ARE NOT DEDICATED HERETO, BUT WILL BE CONVEYED TO RIVER ISLANDS PUBLIC FINANCE AUTHORITY BY A SEPARATE DOCUMENT SUBSEQUENT TO THE FILING OF THIS FINAL MAP.

THE UNDERSIGNED DOES HEREBY RESERVE THE NON-EXCLUSIVE TAKE-FILL PRELIMINARY EASEMENTS, THE TAKE-AND-REPLACE EASEMENTS AND THE TAKE-FILL PRELIMINARY EASEMENTS, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN, POLES, WIRES, CABLES, PIPES, AND CONDUITS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS TAKE-FILL PRELIMINARY EASEMENT, TAKE-FILL PRELIMINARY EASEMENT AND TAKE-AND-REPLACE EASEMENT. THESE EASEMENTS ARE NOT DEDICATED HERETO, BUT WILL BE CONVEYED TO RIVER ISLANDS PUBLIC FINANCE AUTHORITY BY A SEPARATE DOCUMENT SUBSEQUENT TO THE FILING OF THIS FINAL MAP.

TRACT 4219 RIVER ISLANDS - PHASE 2 VILLAGE 21



A PORTION OF PARCEL EL PESQUERO, BEING SUBDIVISION OF PARCEL 9 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 STATE THAT THE HEREIN EMPLOYED MAP ENTITLED "TRACT 4219, RIVER ISLANDS - PHASE 2, VILLAGE 21 FINAL MAP", CITY OF LATHROP, CALIFORNIA, CONSISTING OF SEVEN (7) SHEETS, THIS STATEMENT WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A MEETING HELD ON THE _____ DAY OF _____, 2024, AND THAT SAID CITY COUNCIL DID MEETING APPROVED SAID MAP AND AUTHORIZED ITS RECOGNITION AND ACCEPTANCE AS A FINAL MAP SUBJECT TO THE APPROVING BEING COMPLETED IN ACCORDANCE WITH CHAPTER 65, TITLE 16.16 OF THE CITY OF LATHROP MUNICIPAL CODE.

ALSO, PURSUANT TO SECTION 66434(d) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE CITY OF LATHROP DOES HEREBY ABANDON THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (PILE) FOR PUBLIC PURPOSES DEDICATED PER TRACT 4205 FINAL 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 BODIES 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.

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

ACKNOWLEDGEMENT CERTIFICATE (TRUSTEE)

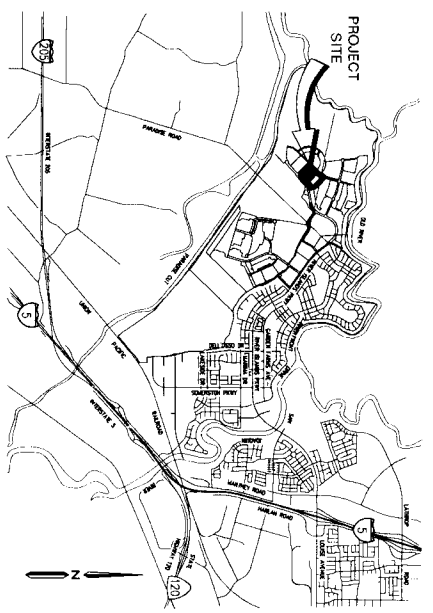
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA COUNTY OF SAN JOAQUIN

2024, BEFORE ME, _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/ THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

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



VICINITY MAP NOT TO SCALE

SECRETARY OF THE PLANNING COMMISSIONS STATEMENT

THIS MAP CONFORMS TO VESTING TENTATIVE MAP NO. 6718 RECOMMENDED BY THE PLANNING COMMISSION AND APPROVED BY THE CITY COUNCIL PER RESOLUTION NO. 21-4908.

DATED THIS _____ DAY OF _____, 2024.

RICHARD CAGLIARI, COMMUNITY DEVELOPMENT DIRECTOR CITY OF LATHROP

CITY ENGINEER'S STATEMENT

I, BRAD R. TAYLOR, ENGINEER HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA AND THAT I HAVE EXAMINED THIS FINAL MAP OF TRACT 4219, RIVER ISLANDS - PHASE 2, VILLAGE 21, CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP NO. 6718, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLETES WITH ALL PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA STATE SUBDIVISION MAP ACT AND APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THEREOF, APPLICABLE AT THE TIME OF APPROVAL OF VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2024.



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

RECORDERS STATEMENT

FILED THIS _____ DAY OF _____, 2024, AT _____ IN BOOK _____ OF MAPS AND PLATS, AT PAGE _____ AT THE REQUEST OF _____

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

CITY SUREVEYORS STATEMENT

I, GARRYL A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF TRACT 4219, LATHROP ISLANDS, PHASE 2, AND I AM SURE THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____ 2024



SURVEYORS STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTOR AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CAUTRA, LLC. ON MARCH 15, 2024. I HEREBY STATE ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED ON THAT THEY WILL BE 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 COMPLETES TO THE CONDITIONALLY APPROVED VESTING MAP.

DATED THIS _____ DAY OF _____ 2024.

DITAN GRANADOS, P.L.S. NO. 7188



RECITALS

- RIGHT TO FARM STATUTE. PER CITY OF LATHROP MUNICIPAL CODE OR ORDINANCES, TITLE 15, CHAPTER 15.48.04, THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTICED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO AGRICULTURAL OPERATIONS THAT INVOLVE THE USE OF CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING BUT NOT LIMITED TO, CULTIVATION, FLOWING, SPRAYING, IRRIGATION, FERTILIZING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM PREDATION, AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, ODOR, ROCKETTS AND PESTS. BE AWARE ALSO THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT THE ADVERSE IMPACTS OF SUCH OPERATIONS AS NORMAL AND NECESSARY ASPECTS OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.
- A SOUS REPORT ENTITLED "GEOLOGICAL EVALUATION, RIVER ISLANDS PHASE 1, LATHROP, CALIFORNIA," REFERENCED AS PROJECT NO. 5044.5.001.01 AND DATED JULY 29, 2005, HAS BEEN PREPARED FOR THIS PROJECT BY ENGEL, INCORPORATED, JOSEF J. TOUTLE, C.E. NO. 2677, AND IS ON FILE WITH THE CITY OF LATHROP.
- LATHROP RIVER ISLANDS - PHASE 2, VILLAGE 21 FINAL MAP CONTAINS 112 RESUBDIVISION LOTS WITH A TOTAL OF 12,375 ACRES, MORE OR LESS. PARCELS A THROUGH I CONTAIN 1,364 ACRES, MORE OR LESS, AND A DESIGNATED REMAINDER OF 2.331 ACRES, MORE OR LESS, AS SHOWN ON THIS FINAL MAP (PLEASE REFER TO THE AREA TABLE BELOW).

TRACT 4219 AREA SUMMARY	
LOTS 1 THROUGH I12	12,375 AC±
PARCELS A THROUGH I	1,364 AC±
STREET DEDICATIONS	7,295 AC±
TOTAL	21,034 AC±
DESIGNATED REMAINDER	2.331 AC±

4. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 1214023385-1P (VERSION 1), DATED APRIL 24, 2024, PROVIDED BY QLD REPUBLIC TITLE COMPANY.

TRUSTEES STATEMENT

OLD REPUBLIC TITLE COMPANY, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED AUGUST 29, 2002, 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 2019-073300, AND 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 2022-114842, AND FURTHER AMENDED IN DOCUMENT RECORDED AUGUST 24, 2023, AS DOCUMENT NUMBER 2023-081941, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

DATED THIS _____ DAY OF _____ 2024.

BY: _____
ITS: _____

SIGNATURE OMISSIONS

PURSUANT TO SECTION 68438 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

- REMANENT ISLANDS LAND COMPANY, RESERVATION FOR OIL, GAS, MINERALS AND OTHER SUBSURFACE INTERESTS, DEPTH BELOW A DEPTH OF 500 FEET, PER DOCUMENT NUMBER 2001-01066171, SJLCAH.

EASEMENT ABANDONMENT NOTE

THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (P.U.E.) FOR PUBLIC PURPOSES DEDICATED PER TRACT 4205 FINAL MAP RECORDED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 35, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN PARCEL 9 OF TRACT 4205 IS BEING ABANDONED BY THIS FINAL MAP. PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET 1.

CERTIFICATE OF DEDICATION

THE FOLLOWING REAL PROPERTY IS DEDICATED BY CAUTRA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS FOLLOWS:

- PARCELS A AND I FOR PURPOSES OF LANDSCAPE OPEN SPACES INCLUDING PUBLIC UTILITIES AND STORM DRAIN FACILITIES, AND PEDESTRIAN INGRESS AND EGRESS.
- THE CITY OF LATHROP SHALL RECOVERY THE PROPERTY TO THE SUBDIVIDER IF THE CITY MAKES A DETERMINATION PURSUANT TO GOVERNMENT CODE SECTION 65477.5 THE SAME PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST.

TRACT 4219
RIVER ISLANDS - PHASE 2
VILLAGE 21

A PORTION OF PARCEL 9, RESUBDIVISION, BEING SUBDIVISION OF PARCEL 9 OF TRACT 4205 (44 MAPS 85), AND PARCELS EAST LARGELY IDENTICAL MAP, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
MAY 2024

ODELL ENGINEERING

LINE AND CURVE TABLES FOR SHEET 3 ONLY

LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	N46°33'50"W	60.00'	L21	N88°26'10"E	35.36'
L2	N88°26'10"E	35.36'	L22	N46°33'50"W	63.00'
L3	N46°33'50"W	63.00'	L23	N1°33'50"W	35.36'
L4	N1°33'50"W	35.36'	L24	N46°33'50"W	60.00'
L5	N05°37'09"W	44.87'			
L6	N54°59'35"W	44.87'			
L7	N53°22'01"W	44.87'			
L8	N51°44'28"W	44.87'			
L9	N50°05'54"W	44.87'			
L10	N44°30'11"W	44.87'			
L11	N42°52'38"W	44.87'			
L12	N41°15'04"W	44.87'			
L13	N39°37'30"W	44.87'			
L14	N37°59'57"W	44.87'			
L15	N36°22'23"W	44.87'			
L16	N34°44'49"W	44.87'			
L17	N33°07'16"W	44.87'			
L18	N66°14'15"W	31.28'			
L19	N14°58'04"W	60.00'			
L20	N12°59'52"W	112.11'			

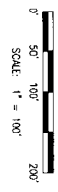
CURVE	RADIUS	DELTA	LENGTH
C1	1460.00'	448°04'	124.02'
C2	1026.00'	158°15'	35.28'

TRACT 4219 RIVER ISLANDS - PHASE 2 VILLAGE 21

A PORTION OF PARCEL 41, RESUBDIVISION, BEING SUBDIVISION OF PARCEL 9 OF TRACT 4205 (44 MAP 45), WOODLANDS EAST PROJECT LOT FINAL MAP, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
MAY 2024



EXISTING BOUNDARY SHEET



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 BOUNDARY
- (M-B) MONUMENT TO BOUNDARY INTERSECTION
- (M-CL-INTX) MONUMENT TO BEGINNING OF CURVE
- (B-C-CL-INTX) BEGIN CURVE TO CENTERLINE INTERSECTION TOTAL
- (B) BOUNDARY
- D.N./M. DOCUMENT NUMBER, INSTRUMENT NUMBER
- FILE PUBLIC UTILITY EASEMENT
- WE. WALL EASEMENT
- L1/C1 LOT LINE OR RIGHT-OF-WAY LINE
- EASEMENT LINE
- CENTERLINE

MONUMENTATION NOTES

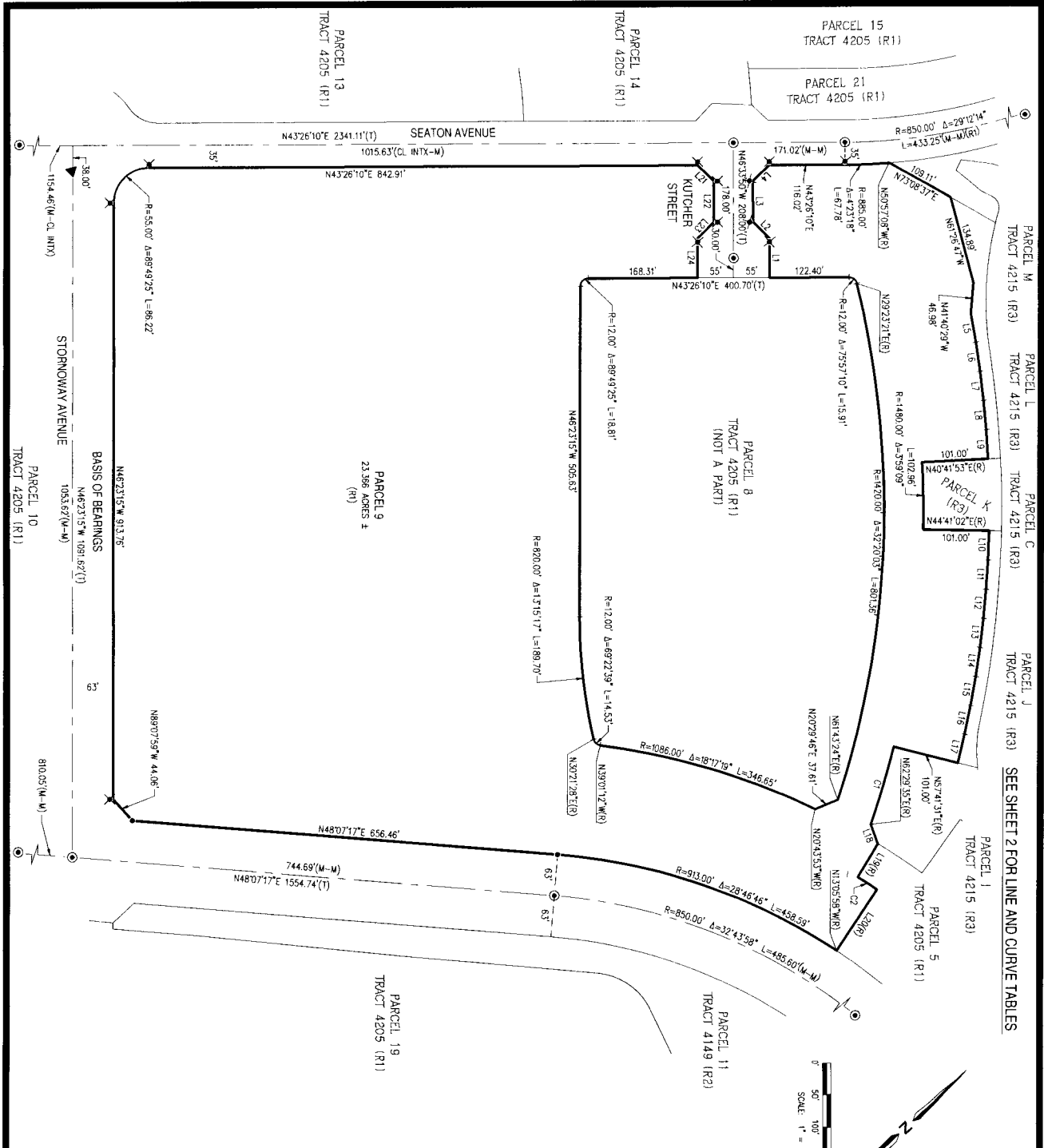
- ✕ FOUND LOT WIRELESS CORNER (W/C) IN SIDEWALK ON ALONG PROPERTY LINE AT INTERSECTION OF PARCEL 19 AND PARCEL 11.
- FOUND BRASS DISK STAMPED "PLS 7788" PER (R1)
- FOUND MONUMENT PER (R1)
- FOUND MONUMENT PER (R1)
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788" PER (R1)

BASIS OF BEARINGS

THE BEARINGS OF NORTH 45°23'15" WEST ALONG STORMWAY AVENUE, AS SHOWN PER THIS MAP, ARE BASED ON THE 1983 NAD 83 DATUM. THE BEARINGS OF PARCELS 9, 10, 11, 13, 14, 15, 19, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

REFERENCES

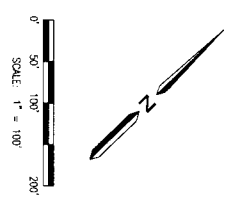
- (R1) TRACT 4205, RIVER ISLANDS-PHASE 2, WOODLANDS EAST LARGE LOT FINAL MAP, FILED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 95, S.L.C.R. (44 MAP 95)
- (R2) TRACT 4149, RIVER ISLANDS-PHASE 2, WEST VILLAGE LARGE LOT FINAL MAP, FILED DECEMBER 5, 2022, IN BOOK 44 OF MAPS AND PLATS, PAGE 52, S.L.C.R. (44 MAP 52)
- (R3) TRACT 4215, RIVER ISLANDS-PHASE 2, VILLAGE 22, FILED _____, _____, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE _____, S.L.C.R. (44 MAP _____)



SEE SHEET 2 FOR LINE AND CURVE TABLES

TRACT 4219 RIVER ISLANDS - PHASE 2 VILLAGE 21

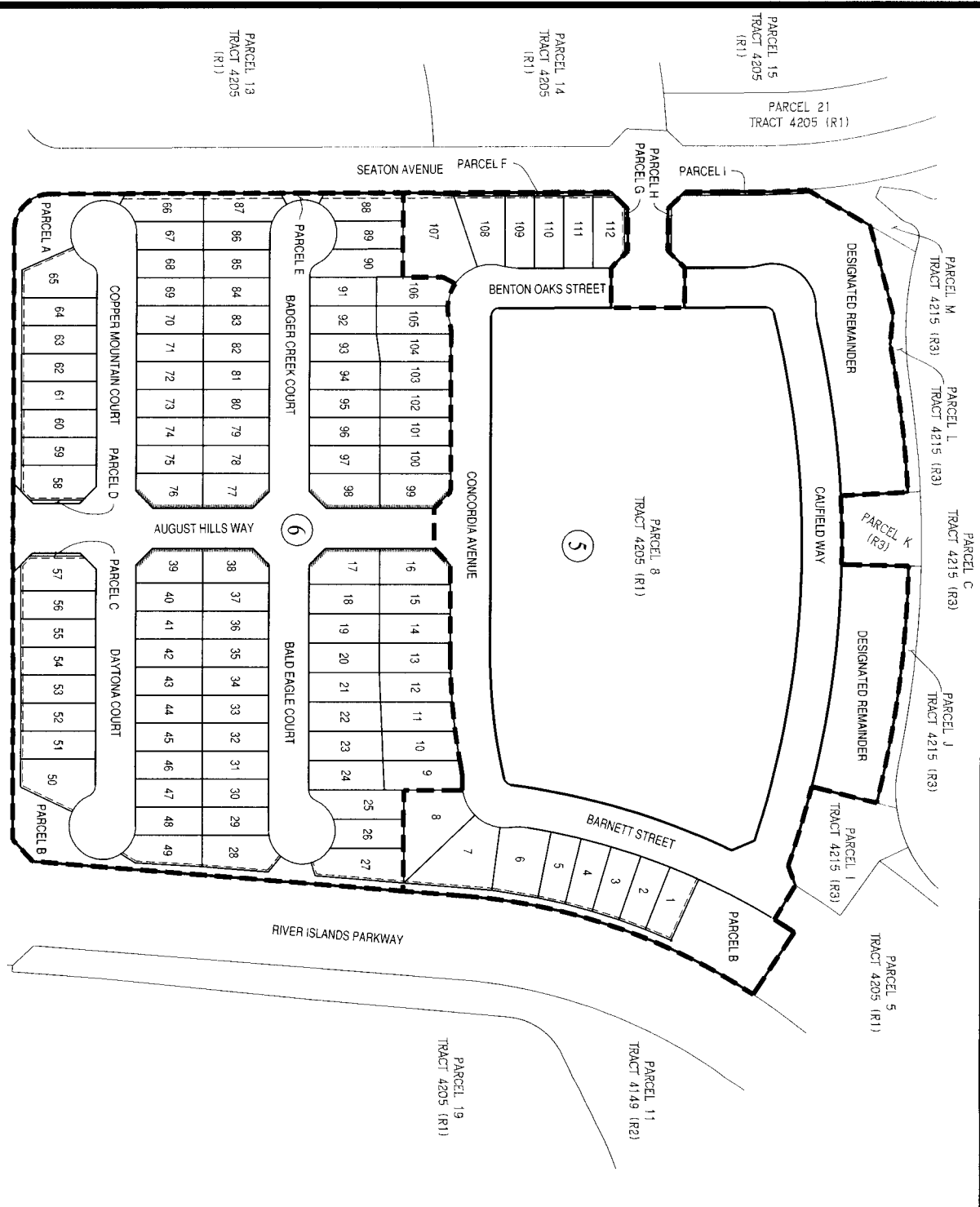
A PORTION OF RANCHO EL PESQUERO, BEING SUBDIVISION OF PARCEL 9 OF TRACT 4205 (44 MAP 95), MORGANLANDS EAST LARGO LOT FINAL MAP, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
MAY 2024

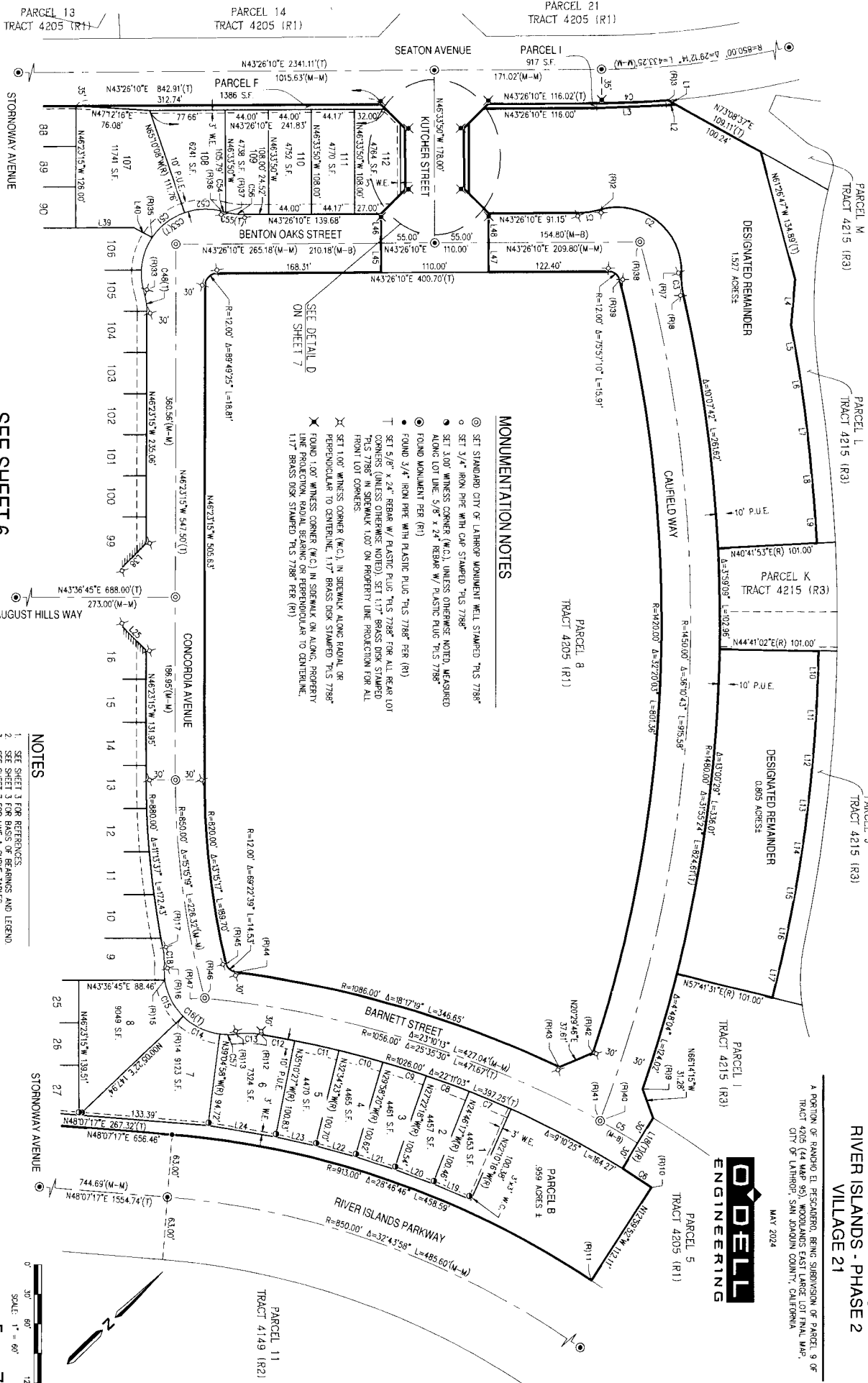


LEGEND

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

- NOTES**
1. SEE SHEET 3 FOR REFERENCES.
 2. SEE SHEET 3 FOR BASIS OF BEARINGS.
 3. SEE SHEET 7 FOR LINE AND CURVE TABLES.





MONUMENTATION NOTES

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

NOTES

1. SEE SHEET 3 FOR REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 7 FOR LINE & CURVE TABLES.

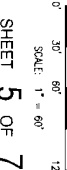
SCALE: 1" = 60'
SHEET 5 OF 7



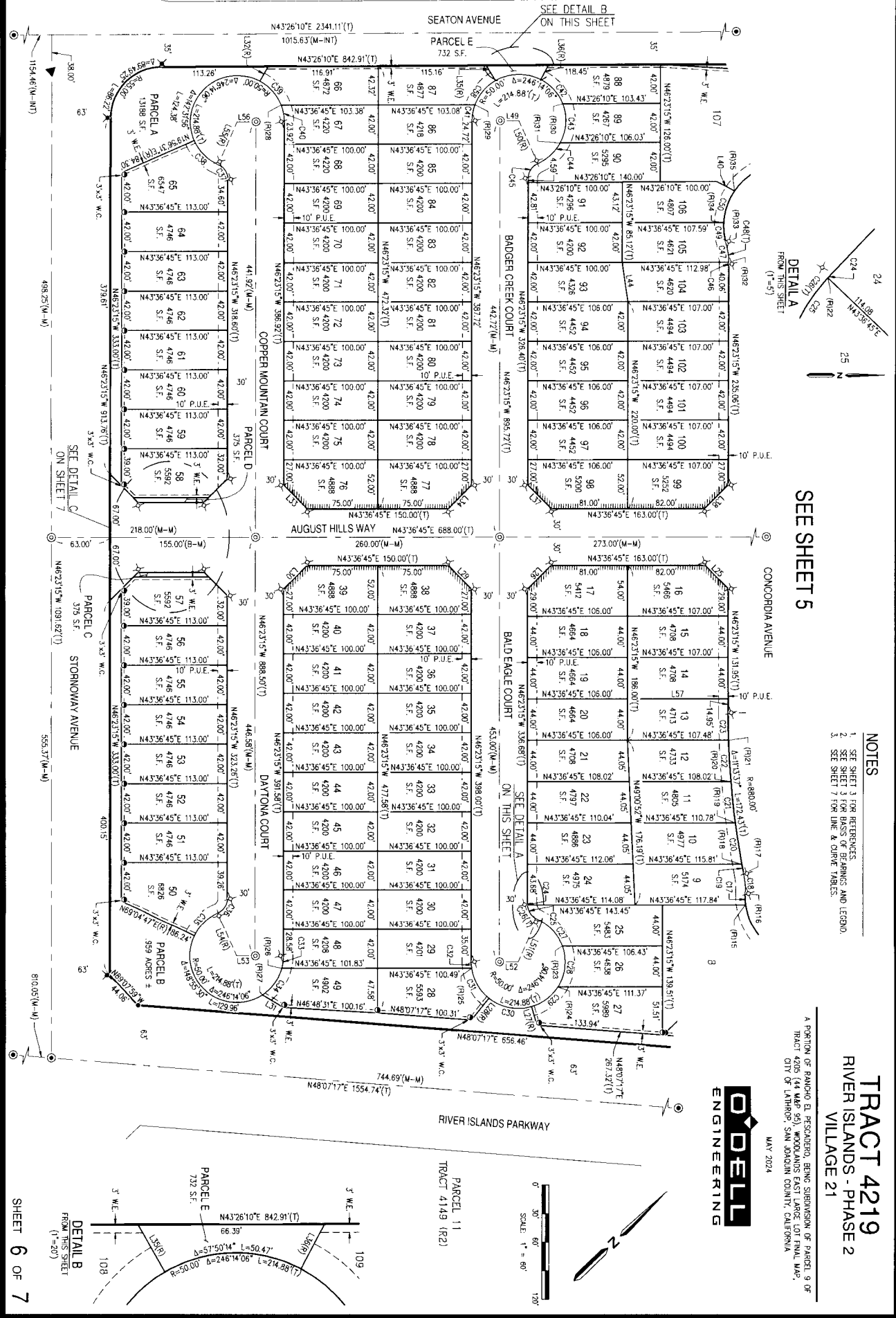
MAY 2024

**TRACT 4219
RIVER ISLANDS - PHASE 2
VILLAGE 21**

A PORTION OF RANCHO EL PESCADOR, BEING SUBDIVISION OF PARCEL 9 OF TRACT 4205 (44 MAP 85), WOODLANDS EAST LARGE LOT FINAL MAP, CITY OF LAHORE, SAN JOAQUIN COUNTY, CALIFORNIA



PARCEL 13
TRACT 4205 (R1)

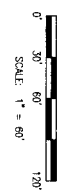


SEE SHEET 5

- NOTES**
1. SEE SHEET 3 FOR REFERENCES.
 2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
 3. SEE SHEET 7 FOR LINES & CURVE TABLES.

TRACT 4219
RIVER ISLANDS - PHASE 2
VILLAGE 21

A PORTION OF RANCHO EL PESQUERO, BEING SUBDIVISION OF PARCEL 9 OF TRACT 4205 (44 MAP 95), WOODLANDS EAST LARGE LOT FINAL MAP, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
MAY 2024



DETAIL B
FROM THIS SHEET
(1"=20')

SHEET 6 OF 7

TRACT 4219 RIVER ISLANDS - PHASE 2 VILLAGE 21

A PORTION OF RANCHO EL PESQUERO, BEING SUBDIVISION OF PARCEL 9 OF TRACT 4205 (44 MAP 95), WOODLAND EAST LARGE LOT FINAL MAP, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
MAY 2024



LINE TABLE			CURVE TABLE			
LINE #	DIRECTION	LENGTH	CURVE #	RADIUS	DELTA	LENGTH
L1	N20°08'37"E	8.87	C1	87.00'	15°26'05"	23.44'
L2	N88°42'27"E	9.25'	C2	65.50'	107°14'33"	122.80'
L3	N41°27'13"E	71.26'	C3	87.00'	14°40'28"	22.28'
L4	N41°40'29"W	46.98'	C4	888.00'	4°23'18"	67.78'
L5	N65°37'09"W	44.87'	C5	1056.00'	2°25'17"	44.63'
L6	N65°59'35"W	44.87'	C6	1026.00'	1°58'19"	35.28'
L7	N63°22'01"W	44.87'	C7	1026.00'	2°38'01"	46.56'
L8	N61°44'29"W	44.87'	C8	1026.00'	2°36'02"	46.57'
L9	N65°06'54"W	44.87'	C9	1026.00'	2°36'02"	46.57'
L10	N44°30'11"W	44.87'	C10	1026.00'	2°36'03"	46.57'
L11	N42°52'38"W	44.87'	C11	1026.00'	2°36'04"	46.58'
L12	N41°15'09"W	44.87'	C12	1026.00'	1°58'41"	35.42'
L13	N39°37'29"W	44.87'	C13	87.00'	16°37'41"	25.25'
L14	N37°59'37"W	44.87'	C14	65.50'	37°23'59"	42.76'
L15	N35°22'21"W	44.87'	C15	65.50'	37°28'03"	42.83'
L16	N33°44'43"W	44.87'	C16	65.50'	100°20'54"	114.72'
L17	N33°07'15"W	44.87'	C17	65.50'	10°46'59"	12.33'
L19	N26°25'12"E	42.00'	C18	87.00'	14°10'58"	21.54'
L20	N63°49'08"E	42.00'	C19	880.00'	0°40'55"	10.47'
L21	N61°12'59"E	42.00'	C20	880.00'	2°54'08"	44.56'
L22	N58°56'37"E	42.00'	C21	880.00'	2°52'55"	44.26'
L23	N56°57'31"E	42.00'	C22	880.00'	2°52'12"	44.08'
L24	N53°09'05"E	70.17'	C23	880.00'	1°53'31"	29.06'
L25	N88°46'45"E	35.36'	C24	17.00'	1°04'28"	0.32'
L26	N1°23'15"W	35.36'	C26	17.00'	66°14'06"	19.65'
L28	N1°42'50"W	30.02'	C27	50.00'	48°21'30"	40.46'
L29	N88°46'45"E	35.36'	C28	50.00'	52°33'38"	45.97'
L30	N1°23'15"W	35.36'	C29	50.00'	40°58'29"	35.76'
L30	N1°23'15"W	35.36'	C30	50.00'	55°00'55"	48.01'

LINE TABLE			CURVE TABLE			
LINE #	DIRECTION	LENGTH	CURVE #	RADIUS	DELTA	LENGTH
L31	N37°01'55"E	28.28'	C31	50.00'	43°16'43"	37.77'
L32	N1°27'13"W	18.56'	C32	50.00'	80°255"	7.02'
L33	N88°36'45"E	35.36'	C33	50.00'	15°34'03"	13.59'
L34	N1°23'15"W	35.36'	C34	50.00'	40°58'29"	35.76'
L35	N76°33'05"W	19.34'	C35	50.00'	40°46'05"	35.58'
L36	N18°42'51"W	17.93'	C36	17.00'	66°14'06"	19.65'
L37	N88°36'45"E	35.36'	C37	17.00'	66°14'06"	19.65'
L38	N1°23'15"W	35.36'	C38	50.00'	42°33'52"	37.14'
L39	N43°26'10"E	60.00'	C39	50.00'	39°56'15"	34.65'
L40	N7°16'35"E	21.31'	C40	50.00'	21°12'03"	18.50'
L41	N64°31'03"W	42.43'	C41	50.00'	20°13'14"	17.65'
L42	N63°35'00"W	30.00'	C42	50.00'	40°58'29"	35.76'
L43	N46°33'50"W	30.00'	C43	50.00'	48°46'51"	43.44'
L44	N46°33'50"W	30.00'	C44	50.00'	37°48'23"	32.99'
L45	N43°36'45"E	80.00'	C45	17.00'	66°14'06"	19.65'
L46	N43°36'45"E	80.00'	C46	87.00'	1°16'30"	1.94'
L47	N43°36'45"E	80.00'	C47	87.00'	14°03'34"	21.50'
L48	N43°36'45"E	80.00'	C48	87.00'	15°28'05"	23.44'
L49	N43°36'45"E	80.00'	C49	65.50'	18°27'58"	21.00'
L50	N43°36'45"E	20.00'	C50	65.50'	31°24'20"	35.83'
L51	N27°37'21"W	20.00'	C51	65.50'	36°56'53"	42.24'
L52	N43°36'45"E	20.00'	C52	65.50'	34°02'23"	38.91'
L53	N43°36'45"E	20.00'	C53	65.50'	120°41'35"	137.88'
L54	N70°09'08"W	50.00'	C54	87.00'	2°29'36"	3.79'
L55	N27°37'21"W	50.00'	C55	87.00'	15°28'05"	23.44'
L56	N43°36'45"E	20.00'	C56	87.00'	15°28'05"	19.65'
L57	N43°36'45"E	107.00'	C57	65.50'	14°41'50"	16.80'
L57	N43°36'45"E	107.00'	C58	50.00'	38°35'55"	34.57'

RADIAL BEARINGS			RADIAL BEARINGS			RADIAL BEARINGS			RADIAL BEARINGS		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
(R)1	N61°59'54"W		(R)17	N62°23'08"E		(R)29	N69°48'59"E		(R)41	N64°16'00"E	
(R)2	N65°57'08"W		(R)18	N33°04'01"E		(R)30	N22°15'37"E		(R)42	N61°44'24"E	
(R)3	N45°14'38"E		(R)19	N35°58'07"E		(R)31	N72°02'28"E		(R)43	N67°43'53"W	
(R)4	N62°34'11"E		(R)20	N38°51'02"E		(R)32	N42°20'15"E		(R)44	N89°01'12"W	
(R)5	N67°29'38"E		(R)21	N41°43'14"E		(R)33	N28°10'40"E		(R)45	N80°21'28"E	
(R)6	N17°55'52"W		(R)22	N42°32'17"E		(R)34	N46°32'38"E		(R)46	N28°21'26"E	
(R)7	N37°09'08"W		(R)24	N76°17'46"E		(R)35	N11°07'45"W		(R)47	N60°33'34"W	
(R)8	N57°46'48"W		(R)25	N35°33'53"E		(R)36	N27°02'59"E				
(R)9	N1°40'59"W		(R)26	N59°10'48"E		(R)37	N23°37'21"W				
(R)10	N35°47'07"E		(R)27	N79°50'43"W		(R)38	N28°05'23"E				
(R)11	N45°34'06"E		(R)28	N27°24'42"E		(R)39	N29°23'21"E				
(R)12	N45°34'06"E					(R)40	N17°23'21"W				

NOTES
1. SEE SHEET 3 FOR REFERENCES
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND

