

ITEM 4.16

CITY MANAGER'S REPORT DECEMBER 9, 2019, CITY COUNCIL REGULAR MEETING

ITEM: APPROVAL OF FINAL MAPS AND SUBDIVISION IMPROVEMENT AGREEMENT (SIA) FOR 418 SINGLE-FAMILY LOTS IN TRACTS 3808, 3809, 3810, 3811 AND 3812 WITHIN STANFORD CROSSING PHASE 1A OF CENTRAL LATHROP SPECIFIC PLAN, OFFERS OF DEDICATION AND RELEASE OF DEFERRED FRONTAGE IMPROVEMENT AGREEMENT (DFIA) 17-01

RECOMMENDATION: Adopt Resolution Approving Final Maps for Tracts 3808, 3809, 3810, 3811 and 3812 within Stanford Crossing Phase 1A, Totaling 418 Single-Family Lots, a Subdivision Improvement Agreement with Saybrook CLSP, LLC/Lathrop Land Acquisition, LLC, Offers of Dedication and Release of Deferred Frontage Improvement Agreement 17-01

SUMMARY:

On September 18, 2017, City Council approved a phased Large Lot Final Map to subdivide a 94.4-acre site within Central Lathrop Specific Plan (CLSP) Stanford Crossing Phase 1A into six large lots and Deferred Frontage Improvement Agreement (DFIA) 17-01.

The proposed Final Maps for Tracts 3808, 3809, 3810, 3811 and 3812 will be the first tract maps within Stanford Crossing Phase 1A of the CLSP. A total of 418 single-family lots will be established. Stanford Crossing Phase 1A is the triangular shaped site bound by Golden Valley Parkway, Spartan Way, and Stanford Crossing (Triangle Area). A vicinity map is included as Attachment "B".

Staff recommends that the City Council approve the proposed Final Maps for Tracts 3808, 3809, 3810, 3811 and 3812 within Stanford Crossing Phase 1A, totaling 418 Single-Family Lots, a Subdivision Improvement Agreement with Saybrook CLSP, LLC/Lathrop Land Acquisition, LLC (Saybrook), Offers of Dedication and release of DFIA 17-01.

BACKGROUND:

The Planning Commission approved Vesting Tentative Map (VTM) 3789 on December 18, 2013, and City Council affirmed the Planning Commission's decision on January 13, 2014, allowing Saybrook to subdivide the 94.4-acre Triangle Area site within the Stanford Crossing Phase 1A, of the CLSP, into 430 single-family residential lots.

DECEMBER 9, 2019, CITY COUNCIL REGULAR MEETING**FINAL MAPS AND SIA FOR TRACTS 3808, 3809, 3810, 3811 AND 3812 CLSP
STANFORD CROSSING PHASE 1A TOTALING 418 SINGLE-FAMILY LOTS**

On September 18, 2017, City Council approved a phased Large Lot Final Map to subdivide the Triangle Area site into six large lots and DFIA 17-01 consistent with its Conditions of Approval for VTM 3789.

The proposed Final Maps for Tracts 3808, 3809, 3810, 3811 and 3812 will be the first small lot tract maps within Stanford Crossing Phase 1A of the CLSP. A total of 418 single-family lots will be established. Tracts 3808, 3809, 3810, 3811 and 3812 as proposed by Saybrook, as the subdivider, complies with the most current conditions of approval.

As required by the City's subdivision ordinance, all final maps must include a Subdivision Improvement Agreement (SIA) to guarantee certain backbone and in-tract infrastructure improvements. The SIA for Tracts 3808, 3809, 3810, 3811 and 3812 required security (bonds, cash or equivalent) to guarantee completion of all unfinished infrastructure required for Stanford Crossing Phase 1A. As a result, a performance bond (Bond No. 4433492) in the amount of \$5,146,132 was posted, along with a labor and materials bond (Bond No. 4433492) in the amount of \$2,573,066. The SIA for Tracts 3808, 3809, 3810, 3811 and 3812 reaffirms these bonds as security for all unfinished improvements necessary for Stanford Crossing Phase 1A. The SIA is included as Attachment "C".

Saybrook is also required to construct a water tank and neighborhood park as required by the Development Agreement. Staff has agreed to allow Saybrook to delay completion of the water tank and neighborhood park until eighteen (18) months after the recordation of the first Residential Small Lot Final Subdivision Map as documented in the SIA. Saybrook has posted performance bonds and labor and materials bonds for the tank and neighborhood park as follows:

	<u>Bond No.</u>	<u>Performance Bond</u>	<u>Labor and Materials Bond</u>
Water Tank	4433493	\$5,416,509	\$2,708,254
Neighborhood Park	4433491	\$1,540,514	\$770,257

Since Saybrook has fulfilled its obligations by entering into a SIA with the City and has guaranteed completion of all unfinished infrastructure required for Stanford Crossing Phase 1A, staff recommends Council release the Deferred Frontage Improvement Agreement for Street Improvements on Golden Valley Parkway, Spartan Way and Land Park Drive (DFIA 17-01) with Saybrook dated September 18, 2017 (Attachment "D").

In addition, Saybrook has prepared Irrevocable Offers of Dedication for the future CLSP water tank and neighborhood park sites that are necessary for the City to control and operate once the tank and neighborhood park are constructed and accepted by the City (Attachments "E" and "F").

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FINAL MAPS AND SIA FOR TRACTS 3808, 3809, 3810, 3811 AND 3812 CLSP
STANFORD CROSSING PHASE 1A TOTALING 418 SINGLE-FAMILY LOTS

REASON FOR RECOMMENDATION:

Saybrook has nearly completed street and utility improvements within Stanford Crossing Phase 1A with some minor improvements left remaining. Saybrook has posted security with the City for the unfinished improvements including a future water tank and neighborhood park as required by the SIA. Acceptance of all public improvements will be processed by staff at a later date when the unfinished improvements are complete. At that time, Saybrook will be required to post one (1) year maintenance bonds as a warranty for the completed infrastructure.

Saybrook has provided the tract maps, the tract improvement plans, all required documents and all fees for Tracts 3808, 3809, 3810, 3811 and 3812, as required in VTM 3789 Conditions of Approval including but not limited to:

Documents	Status
1. Final Maps ready for signature	Completed
2. Subdivision Improvement Agreement	Completed
3. Performance Security – Uncompleted Landscaping, Miscellaneous Improvements, Water Tank & Neighborhood Park	Completed
4. Labor and Materials Security – Uncompleted Landscaping, Miscellaneous Improvements, Water Tank & Neighborhood Park	Completed
5. Improvement Plans- Backbone, In-tract, Water Tank, Neighborhood Park	Completed
6. Geotechnical Report	Completed
7. IOD for Recordation- Future Water Tank	Approval Pending with this item
8. IOD for Recordation- Future Neighborhood Park	Approval Pending with this item
9. Allocation of Water and Sewer capacity	Completed
10. Submitted Certificate of Insurance, Tax Letter	Completed
11. Submitted Preliminary Guarantee of Title	Completed
12. Escrow Instructions	Completed
13. Lathrop Community Facilities District (CFD 2019-02)	Completed
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

DECEMBER 9, 2019, CITY COUNCIL REGULAR MEETING

**FINAL MAPS AND SIA FOR TRACTS 3808, 3809, 3810, 3811 AND 3812 CLSP
STANFORD CROSSING PHASE 1A TOTALING 418 SINGLE-FAMILY LOTS**

4. Fund Proportionate Share of Traffic Signals (GVP/Spartan Way, GVP/Stanford Crossing, GVP/Locomotive Street, Spartan Way/Central Specific Street)	Paid
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The above-noted documents and fees are required by the VTM 3789 conditions of approval prior to approval of the Final Maps by City Council. The guarantee is in the form of the Subdivision Improvement Agreement with security and improvement plans.

Extensive off-site improvements to serve Tracts 3808, 3809, 3810, 3811 and 3812 have already been completed including a storm drain outfall structure, storm drain basin, construction of storm drain and sewer pump station, participation in construction of a Wastewater Treatment Plant (Consolidated Treatment Facility) and related storage ponds and sprayfields, purchase of SSJID surface water and construction of utility infrastructure to serve the proposed Tracts.

As a requirement of the Conditions of Approval (COA) for VTM 3789, Saybrook is obligated to fund their proportionate share of the future traffics signals at the intersections of Golden Valley Parkway (GVP)/Spartan Way, GVP/Stanford Crossing, GVP/Locomotive Street and Spartan Way/Central Specific Street. The traffic signal at GVP/Spartan Way has been designed and is scheduled to begin construction spring 2020. The traffic signals at GVP/Stanford Crossing, GVP/Locomotive Street and Spartan Way/Central Specific Street are not warranted at this time. Therefore, to comply with the COA, Saybrook will pay their proportionate share for the signals to be constructed at a later date.

Before the Final Maps are recorded, Saybrook must also satisfy the Escrow Instructions included as Attachment "G".

Staff recommends that the City Council approve the proposed Final Maps for Tracts 3808, 3809, 3810, 3811 and 3812 within Stanford Crossing Phase 1A, totaling 418 Single-Family Lots, a Subdivision Improvement Agreement with Saybrook CLSP, LLC/Lathrop Land Acquisition, LLC, release DFIA 17-01 and authorize recording of Irrevocable Offers of Dedication for the future water tank and neighborhood park.

FISCAL IMPACT:

There is no fiscal impact to the City. All City costs are covered by development fees, and any shortfalls in City maintenance and operating costs are covered by the CFD's for maintenance. Saybrook is also providing funds necessary to defray any staff time required to process their request.

DECEMBER 9, 2019, CITY COUNCIL REGULAR MEETING**FINAL MAPS AND SIA FOR TRACTS 3808, 3809, 3810, 3811 AND 3812 CLSP
STANFORD CROSSING PHASE 1A TOTALING 418 SINGLE-FAMILY LOTS****ATTACHMENTS:**

- A. Resolution Approving Final Maps for Tracts 3808, 3809, 3810, 3811 and 3812 within Stanford Crossing Phase 1A of CLSP, totaling 418 Single-Family Lots, a Subdivision Improvement Agreement with Saybrook CLSP, LLC/Lathrop Land Acquisition, LLC, release DFIA 17-01 and authorize recording of the Irrevocable Offers of Dedication for the future water tank and neighborhood park
- B. Stanford Crossing Phase 1A Vicinity Map
- C. Subdivision Improvement Agreement between the City of Lathrop and Saybrook CLSP, LLC/Lathrop Land Acquisition, LLC, for Tracts 3808, 3809, 3810, 3811 and 3812, Stanford Crossing Phase 1A
- D. DFIA 17-01, between the City of Lathrop and Lathrop Land Acquisition, LLC, for Street Improvements of Golden Valley Parkway, Spartan Way and Land Park Drive dated, September 18, 2017
- E. Irrevocable Offer of Dedication for Future Water Tank, a portion of APN 191-210-00
- F. Irrevocable Offer of Dedication for Future Neighborhood Park, APN 191-210-430
- G. Escrow Instructions for the Final Maps for Tracts 3808, 3809, 3810, 3811 and 3812

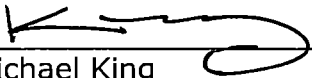
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FINAL MAPS AND SIA FOR TRACTS 3808, 3809, 3810, 3811 AND 3812 CLSP
STANFORD CROSSING PHASE 1A TOTALING 418 SINGLE-FAMILY LOTS

APPROVALS




Jay Davidsohn
Principal Engineer

11-20-19
Date



Michael King
Public Works Director

11-25-19
Date




Glenn Gebhardt
City Engineer

11-21-19
Date




Cari James
Finance & Administrative Services Director

11-25-19
Date



Salvador Navarrete
City Attorney

11-21-19
Date



Stephen J. Salvatore
City Manager

12-3-19
Date

RESOLUTION NO. 19-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING FINAL MAPS FOR TRACTS 3808, 3809, 3810, 3811 AND 3812 WITHIN STANFORD CROSSING PHASE 1A OF CLSP, TOTALING 418 SINGLE-FAMILY LOTS, A SUBDIVISION IMPROVEMENT AGREEMENT WITH SAYBROOK CLSP, LLC/LATHROP LAND ACQUISITION, LLC, RELEASE DFIA 17-01 AND AUTHORIZE RECORDING OF THE IRREVOCABLE OFFERS OF DEDICATION FOR THE FUTURE WATER TANK AND NEIGHBORHOOD PARK

WHEREAS, on September 18, 2017, City Council approved a phased Large Lot Final Map to subdivide a 94.4-acre site within Central Lathrop Specific Plan (CLSP) Stanford Crossing Phase 1A into six large lots and Deferred Frontage Improvement Agreement (DFIA) 17-01; and

WHEREAS, the proposed Final Maps for Tracts 3808, 3809, 3810, 3811 and 3812 will be the first tract maps within Stanford Crossing Phase 1A of the CLSP. A total of 418 single-family lots will be established; and

WHEREAS, Stanford Crossing Phase 1A is the triangular shaped site bound by Golden Valley Parkway, Spartan Way, and Stanford Crossing; and

WHEREAS, Saybrook CLSP, LLC/Lathrop Land Acquisition, LLC (Saybrook) has completed or has guaranteed completion of all public improvements on Tract Maps 3808, 3809, 3810, 3811 and 3812, as identified on the approved improvement plans, and has completed or guaranteed completion of all required documents and payment of all fees; and

WHEREAS, a Subdivision Improvement Agreement between the City and Saybrook CLSP, LLC/Lathrop Land Acquisition, LLC, and provision of security by Saybrook for unfinished and deferred improvements including the future water tank and neighborhood park, are required prior to final map approval per the Lathrop Municipal Code Section 16.16.190; and

WHEREAS, a Subdivision Improvement Agreement has been signed by Saybrook CLSP, LLC/Lathrop Land Acquisition, LLC and presented to the City for approval and signature; and

WHEREAS, upon acceptance of all improvements as complete, a one-year maintenance and repair bond will be required to secure Saybrook's obligation to maintain all improvements and repair or correct any defective work; and

WHEREAS, City staff has confirmed that all Conditions of Approval of VTM 3789 required for approval of Final Maps 3808, 3809, 3810, 3811 and 3812 have been met, including those Conditions of Approval satisfied under the Subdivision Improvement Agreement; and

WHEREAS, the City Engineer has confirmed that the Final Maps for Tracts 3808, 3809, 3810, 3811 and 3812 are substantially the same as they appeared on VTM No. 3789, are technically correct, and complies with the requirements of the Subdivision Map Act and Lathrop Municipal Code, Chapter 16.16; and

WHEREAS, Saybrook will satisfy the escrow requirements to fund any remaining fees prior to recordation of the Final Maps for Tracts 3808, 3809, 3810, 3811 and 3812, including proportionate share of traffic signals at the intersections of Golden Valley Parkway (GVP)/Spartan Way, GVP/Stanford Crossing, GVP/Locomotive Street and Spartan Way/Central Specific Street; and

WHEREAS, Saybrook has fulfilled its obligations by entering into a SIA with the City and has guaranteed completion of all unfinished infrastructure required for Stanford Crossing Phase 1A, and requests the Deferred Frontage Improvement Agreement for Street Improvements on Golden Valley Parkway, Spartan Way and Land Park Drive (DFIA 17-01) with Saybrook dated September 18, 2017, be released; and

WHEREAS, an Irrevocable Offer of Dedication for a future CLSP water tank site is necessary for the City to control and operate once the tank is constructed and accepted by the City; and

WHEREAS, an Irrevocable Offer of Dedication for a future CLSP neighborhood park site is necessary for the City to control and operate once the neighborhood park is constructed and accepted by the City; and

WHEREAS, Capital Facilities Fees are not required until such time as the builder applies for building permits.

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

1. That the Final Maps for Tracts 3808, 3809, 3810, 3811 and 3812 within Stanford Crossing Phase 1A of the Central Lathrop Specific Plan are hereby approved as submitted as part of the public record as has been filed with the City Clerk.
2. That the City Manager, or his designee, is authorized to execute and file with the City Clerk a Subdivision Improvement Agreement with Saybrook CLSP, LLC/Lathrop Land Acquisition, LLC.
3. That the City release DFIA 17-01 since Saybrook has fulfilled its obligations by entering into a SIA with the City and has guaranteed completion of all unfinished infrastructure and the City Manager or his designee is authorized to complete and record all documents necessary to effectuate this action.
4. Authorize recordation of an Irrevocable Offer of Dedication for a future CLSP water tank site for the City to accept once the tank is constructed and accepted by the City.

5. Authorize recordation of an Irrevocable Offer of Dedication for a future CLSP neighborhood park site for the City to accept once the neighborhood park is constructed and accepted by the City.
6. That the Escrow Instructions for the Final Maps for Tracts 3808, 3809, 3810, 3811 and 3812 are hereby approved as submitted.

PASSED AND ADOPTED by the City Council of the City of Lathrop this 9th day of December 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

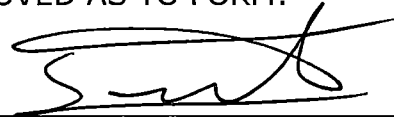
ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

VICINITY MAP
STANFORD CROSSING PHASE 1A



CITY OF LATHROP

SUBDIVISION IMPROVEMENT AGREEMENT

CLSP Stanford Crossing – Tracts 3808, 3809, 3810, 3811, and 3812

Saybrook CLSP, LLC / Lathrop Land Acquisition, LLC

RECITALS

A. This Agreement is made and entered into this **9th day of December 2019**, by and between the CITY OF LATHROP, a municipal corporation of the State of California (hereinafter “CITY”) and Saybrook CLSP, LLC / Lathrop Land Acquisition LLC (hereinafter “SUBDIVIDER”).

B. On October 5, 2006, CITY approved the Final Map for Tract 3533 and on December 18, 2013, CITY approved Vesting Tentative Map for Tract 3789, both of which serve as the basis for the Final Maps for Tracts 3808, 3809, 3810, 3811 and 3812.

C. CITY approved a request to commence at-risk construction of neighborhood improvements for Tract 3789 by agreement titled Request to Commence At-Risk Construction of Neighborhood Improvements for Tract 3789 Stanford Crossing (hereinafter “At-Risk Agreement”), dated April 4, 2019. Pursuant to aforementioned agreement, SUBDIVIDER agreed that all activities will commence “at-risk” since the City Council has not yet approved the neighborhood small lot Final Maps for Tracts 3808, 3809, 3810, 3811 and 3812.

D. Pursuant to Division 2 of Title 7 of the Government Code of the State of California and CITY’s Subdivision Regulations (City of Lathrop, Code of Ordinances, Chapter 16), SUBDIVIDER is required to make dedications and improvements to Tracts 3808, 3809, 3810, 3811 and 3812 in addition to completion of the water tank and boosters and neighborhood park as detailed in Exhibit D (hereinafter “Improvements”). However, SUBDIVIDER has completed a significant portion, but not all, of public infrastructure Improvements associated with Tracts 3808, 3809, 3810, 3811, and 3812 under the At-Risk Improvement Agreement, which also includes major streets necessary to access the site. The unfinished portion of improvements total \$11,002,868 and both performance and labor and materials security are required by the Lathrop Subdivision Ordinance and the Subdivision Map Act and will be posted as outlined in this Subdivision Improvement Agreement. The security amounts, total Improvement costs and unfinished Improvement costs are detailed in Exhibit D;

NOW THEREFORE, in consideration of CITY's anticipated 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 Tracts 3808, 3809, 3810, 3811 and 3812, to the limits identified on Exhibit B including the public landscaping, streetlight, and joint trench improvements. 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 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 in each individual Tract, including all deferred and unfinished Improvements, prior to December 1, 2020.
3. CITY, or its agent(s), shall at any time during the progress of the Improvements in each individual Tract 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 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 in each individual Tract 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 for any Tract, SUBDIVIDER shall deposit with the City Engineer a Maintenance Bond in the amount equal to 10% of performance bond $\{(Cost + 10\% Contingency) \times 10\%$ for the Improvements for Tracts 3808, 3809, 3810, 3811, and 3812 to insure SUBDIVIDER's repair and maintenance of the Improvements in accordance with the terms of this Agreement. The Maintenance Bond shall be released at the end of the one-year guarantee period provided no claims against it are then outstanding.

As an alternative, SUBDIVIDER can provide CITY with Maintenance Bonds from the contractor(s) if CITY is listed as a beneficiary to the bond.

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

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) is insufficient to pay such amounts. All administrative costs, including reasonable attorney's fees pursuant to Government Code Section 66499.4, incurred by 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, SUBDIVIDER is required to post Performance and Labor & Materials bonds to guarantee the unfinished Improvements associated with Tracts 3808, 3809, 3810, 3811, and 3812 as included and described in Exhibit D of this Agreement. The amount of performance security shall be equal to the unfinished Improvement cost plus a 10% contingency as shown in Exhibit D. The corresponding labor and materials bond amount shall be 50% of the performance bond amount as shown in Exhibit D (Performance Security x 50%). Further, SUBDIVIDER shall also comply with CITY's insurance requirements set forth on Exhibit C attached hereto and incorporated herein.

9. CITY has agreed to delay completion of the water tank, booster pumps, and neighborhood park as required by the Development Agreement dated December 6, 2016 until eighteen (18) months after the recordation of the first Residential Small Lot Final Subdivision Map. SUBDIVIDER is required to post Performance and Labor & Materials bonds to guarantee the construction of the aforementioned Improvements as included and described in Exhibit D. The amount of performance security for the water tank, booster pumps, and neighborhood park shall be equal to the Improvement cost plus a 10% contingency as shown in Exhibit D. The corresponding labor and materials bond amount shall be 50% of the performance bond amount as shown in Exhibit D (Performance Security x 50%).

10. 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.

11. Neither 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.

12. Neither CITY nor any of its officers, employees, or agents shall be liable to 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 except in the case of negligence.

13. 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 its duties and obligations under this Agreement or from the negligent act or omission of itself, its 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.

14. 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.

15. Prior to acceptance of the Improvements by the City Council, SUBDIVIDER shall be solely responsible for maintaining the quality of the Improvements and maintaining safety at the project site. 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, all outstanding fees and charges have been paid, and the City Council has accepted the Improvements as complete. CITY and SUBDIVIDER have formed Community Facilities Districts (CFDs) to finance maintenance and Improvements.

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 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 SUBDIVIDER and shall be jointly and severally liable hereunder.

SUBDIVIDER may otherwise assign this Agreement only with the prior written consent of the City, which consent shall not be unreasonably withheld. City need not approve a request to transfer this Agreement to an entity which lacks the financial and other resources to fulfill any then-unperformed obligations under this Agreement. No such transfer may accomplish the allocation of sewer service to land not owned by the assignee or in violation of the Sewer Service Transfer Policy defined within the Assignment and Amendment of Development Agreement, Doc No. 2017-007992.

18. SUBDIVIDER shall, at SUBDIVIDER's expense, obtain and maintain all necessary permits and licenses for construction of the Improvements. 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 Tracts 3808, 3809, 3810, 3811, and 3812.

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

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

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

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

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

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

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

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

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

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

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

EXHIBITS:

EXHIBIT A: FINAL MAPS - TRACTS 3808, 3809, 3810, 3811 AND 3812

EXHIBIT B: TRACT AREA MAP

EXHIBIT C: CITY INSURANCE REQUIREMENTS

EXHIBIT D: TABLE OF TOTAL COSTS, UNFINISHED IMPROVEMENT COST, AND BOND VALUES FOR NEIGHBORHOOD PARK, WATER TANK AND BOOSTER PUMP, AND TRACTS 3808, 3809, 3810, 3811 AND 3812

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this 9th day of December 2019, at Lathrop, California.

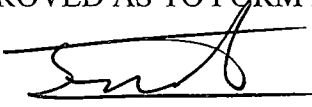
ATTEST: TERESA VARGAS
City Clerk of and for the City
of Lathrop, State of California

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

BY: _____
Teresa Vargas Date
City Clerk

BY: _____
Stephen J. Salvatore Date
City Manager

APPROVED AS TO FORM BY THE CITY OF LATHROP CITY ATTORNEY

BY:  _____ 12-4-19
Salvador Navarrete Date
City Attorney

Saybrook CLSP, LLC / Lathrop Land Acquisition, LLC
by Saybrook Fund Advisors, LLC

BY: _____
Jeffrey M. Wilson Date
Co-Portfolio Manager & Co-Managing Partner
"SUBDIVIDER"

EXHIBIT A

FINAL MAPS - TRACTS 3808, 3809, 3810, 3811 AND 3812

OWNER'S STATEMENT:


THE UNDERSIGNED, DOES HEREBY STATE THAT WE ARE THE OWNERS OF ALL THE LAND DELINEATED AND EMBRACED WITHIN THE DISTINCTIVE BORDER OF THE HEREIN EMBODIED FINAL MAP ENTITLED "TRACT NO. 3808 SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 1A" CONSISTING OF SEVEN (7) SHEETS, THAT WE HAVE CAUSED SAID MAP TO BE PREPARED FOR RECORD AND CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, THAT SAID MAP PARTICULARLY SETS FORTH AND DESCRIBES ALL THE LOTS INTENDED FOR SALE BY NUMBER WITH THEIR PRECISE LENGTH AND WIDTH.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF LATHROP IN FEE FOR LANDSCAPING AND PUBLIC UTILITY PURPOSES:

- 1. THE REAL PROPERTY DESIGNATED ON SAID MAP AS "PARCEL A".

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF LATHROP AS EASEMENTS FOR PUBLIC PURPOSES:

- 1. THE REAL PROPERTY DESIGNATED ON SAID MAP AS "ALBANY STREET, BACARRA STREET, CENTRAL PACIFIC STREET, CHIMES STREET, MADRONE STREET, LOCOMOTIVE STREET, AND SUNOL STREET"
- 2. A NON-EXCLUSIVE EASEMENT TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN SOUNDWALLS, OVER AND UNDER THE STRIPS OF LAND SHOWN UPON SAID MAP MARKED "WALL EASEMENT" (WE).
- 3. A NON-EXCLUSIVE EASEMENT TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN CABLES, PIPES, AND CONDUITS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND SHOWN UPON SAID MAP MARKED "PUBLIC UTILITY EASEMENT" (PUE).

THE UNDERSIGNED DOES HEREBY RELINQUISH ANY AND ALL RIGHTS OF INGRESS AND EGRESS TO VEHICULAR TRAFFIC (ABUTTERS RIGHTS) TO STANFORD CROSSING ALONG THE LOT LINES INDICATED BY THE SYMBOL .

THE UNDERSIGNED DOES HEREBY RELEASE, EXTINGUISH, QUITCLAIM, AND REMOVE THE PRIVATE ACCESS AND UTILITY EASEMENT OVER LOT 1 AS SHOWN ON TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS.

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

THIS MAP SHOWS ALL EASEMENTS OF RECORD ON THE PREMISES

OWNER: LATHROP LAND ACQUISITION LLC, A DELAWARE LIMITED LIABILITY COMPANY

PRINTED NAME: _____

SIGNATURE: _____

TITLE: _____

DATE: _____

OWNER'S ACKNOWLEDGEMENT:

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 } SS
COUNTY OF _____ }

ON _____ 2019, BEFORE ME _____ A NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR ENTITY UPON BEHALF OF WHICH THE PERSON 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: _____

PRINTED NAME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE _____

PRINCIPAL COUNTY OF BUSINESS: _____

COMMISSION EXPIRES: _____

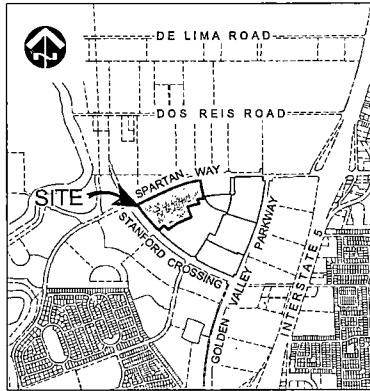
COMMISSION # OF NOTARY: _____

(D.D. SHEET NO. 48)

TRACT NO. 3808

SUBDIVISIONS OF SAN JOAQUIN COUNTY
STANFORD CROSSING - PHASE 1A
A SUBDIVISION OF LOT 1, OF TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN

CITY OF LATHROP
SAN JOAQUIN COUNTY, CALIFORNIA
Mackay & Somp
DRAFTERS PLANNERS SURVEYORS
51479 FRANKLIN DR., FOLSOM, CA 95630 (916) 755-9990
APRIL 2019



VICINITY MAP
NOT TO SCALE

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LATHROP LAND ACQUISITION, LLC, IN NOVEMBER, 2013. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED VESTING TENTATIVE MAP. I FURTHER STATE THAT ALL THE MONUMENTS SHOWN HEREON WILL BE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED BEFORE SAID FINAL MAP IMPROVEMENTS ARE ACCEPTED BY THE CITY OF LATHROP, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

DATED THIS _____ DAY OF _____, 2019.

IAN BRUCE MACDONALD
LS No. 8817,



RIGHT TO FARM STATEMENT:

PER CITY OF LATHROP CODE OF ORDINANCES, TITLE 15 CHAPTER 15.48.04, THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATION, CULTIVATION, FLOWING, SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DEPREDATION, AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, ODOR, RODENTS AND PESTS. BE AWARE ALSO, THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECTS OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.

STATEMENT OF SOILS REPORT:

A SOILS REPORT ENTITLED, "STANFORD CROSSING, LATHROP, CALIFORNIA, GEOTECHNICAL EXPLORATION, PROJECT NO. 5747.003.003 AND DATED OCTOBER 27, 2017, HAS BEEN PREPARED FOR THIS PROJECT BY ENCO INCORPORATED, STEVE HARRIS, P.E., G.E., AND IS ON FILE WITH THE CITY OF LATHROP.

CITY SURVEYOR'S STATEMENT:

I, ANNE-SOPHIE TRUONG, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT NO. 3808, SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 1A" AND THAT THE SUBDIVISION SHOWN HEREON COMPLIES WITH ALL THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2019,

ANNE-SOPHIE TRUONG, LS No. 8998
ACTING CITY SURVEYOR



CITY ENGINEER STATEMENT:

I, GLENN GEBHARDT, HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF "TRACT NO. 3808, SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 1A" AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLIES WITH ALL APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF THE VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2019.

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



CITY CLERK'S STATEMENT:

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT NO. 3808 SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 1A" CONSISTING OF SEVEN (7) SHEETS, WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 2019, AND THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. _____ GULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP, AND AUTHORIZED ITS RECORDATION AND DO HEREBY ACCEPT ON BEHALF OF THE CITY OF LATHROP, FOR PUBLIC USE, THE DEDICATION OF ALL EASEMENTS, PARCEL A, ABUTTERS RIGHTS OF ACCESS AND WATER RIGHTS, AND ACCEPTED THE OFFER OF DEDICATION OF ALL STREETS AS SHOWN ON SAID MAP SUBJECT TO THE IMPROVEMENTS BEING COMPLETED, IN ACCORDANCE WITH CHAPTER 16, TITLE 16.16 OF THE CITY OF LATHROP MUNICIPAL CODE.

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

DATED THIS _____ DAY OF _____, 2019,

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

SECRETARY OF THE PLANNING COMMISSION'S STATEMENT:

THIS MAP CONFORMS TO THE VESTING TENTATIVE TRACT MAP NO. 3789 APPROVED BY THE PLANNING COMMISSION ON THE 18TH DAY OF DECEMBER, 2013.

DATED _____ THIS DAY OF _____, 2019

MARK MEISSNER
SECRETARY OF THE PLANNING COMMISSION
COMMUNITY DEVELOPMENT DIRECTOR

COUNTY RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 2019, AT _____ M. IN BOOK _____ OF MAPS AND PLATS, AT PAGE _____, AT THE REQUEST OF _____

FEES: \$ _____

STEVE J. BESTOLARIDES
ASSESSOR-RECORDER - COUNTY CLERK
SAN JOAQUIN COUNTY, CALIFORNIA
SHEET 1 OF 7

BY: _____
ASSISTANT/DEPUTY RECORDER

CERTIFICATE OF DEDICATION:

THE CITY OF LATHROP SHALL RECONVEY PARCEL A TO THE BELOW-NAMED OWNER, OR SUCCESSOR IN INTEREST, IF THE CITY DETERMINES PURSUANT TO GOVERNMENT CODE SECTION 66477.5 THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES.

AS OWNER: LATHROP LAND ACQUISITION, LLC
 501 SANTA MONICA BLVD SUITE 607
 SANTA MONICA, CA 90401

REFERENCES:

- (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
- (R-2) TRACT NO. 3789 MAPS & PLATS BK. 42, PG. 99, S.J.C.R.

BASIS OF BEARINGS:

THE BEARING NORTH 64°56'12" EAST BETWEEN THE FOUND MONUMENTS ON SPARTAN WAY (FORMERLY LATHROP ROAD) AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

NOTES:

1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
2. TRACT 3808, STANFORD CROSSING PHASE 1A CONTAINS 91 RESIDENTIAL LOTS, AND 1 LETTERED PARCEL, CONTAINING 22.86 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP, ALL SHOWN HEREIN. (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW)

TRACT 3808 AREA SUMMARY	
91 RESIDENTIAL LOTS AND STREET DEDICATIONS	22.84± AC
PARCEL A	0.02± AC
TOTAL	22.86± AC

LEGEND

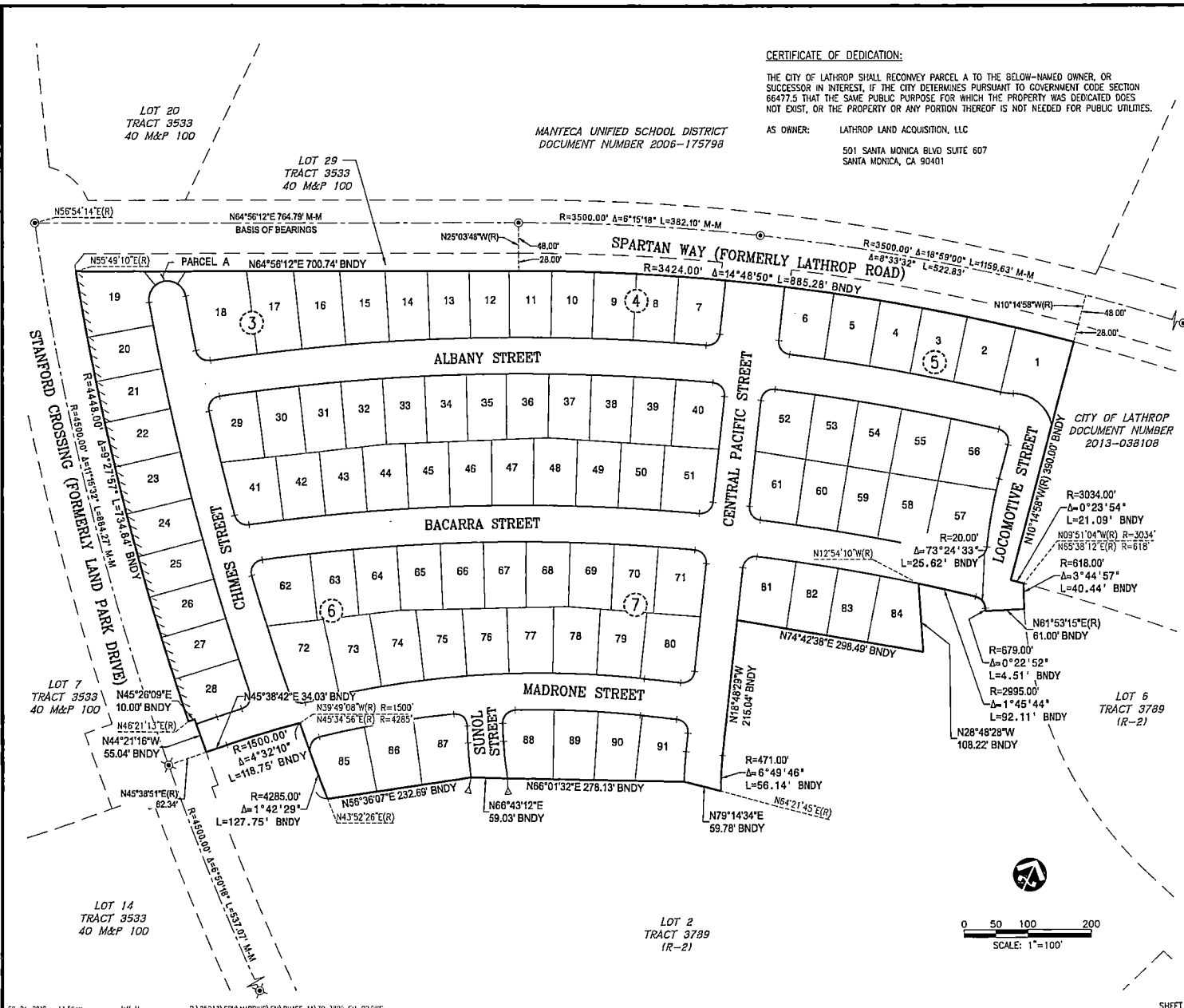
- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- RELINQUISHMENT OF ADJUTER'S RIGHTS
- FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
- SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
- MONUMENT OF RECORD TO BE SET PER TRACT 3789
- ANGLE POINT
- BOUNDARY
- CENTERLINE
- EXISTING
- MONUMENT TO MONUMENT
- MONUMENT TO PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- MAPS AND PLATS
- WALL EASEMENT
- WE
- RADIAL BEARING
- PULLBACK DISTANCE
- RECORD DISTANCE
- S.J.C.R.
- SAN JOAQUIN COUNTY RECORDS
- INDICATES SHEET NUMBER

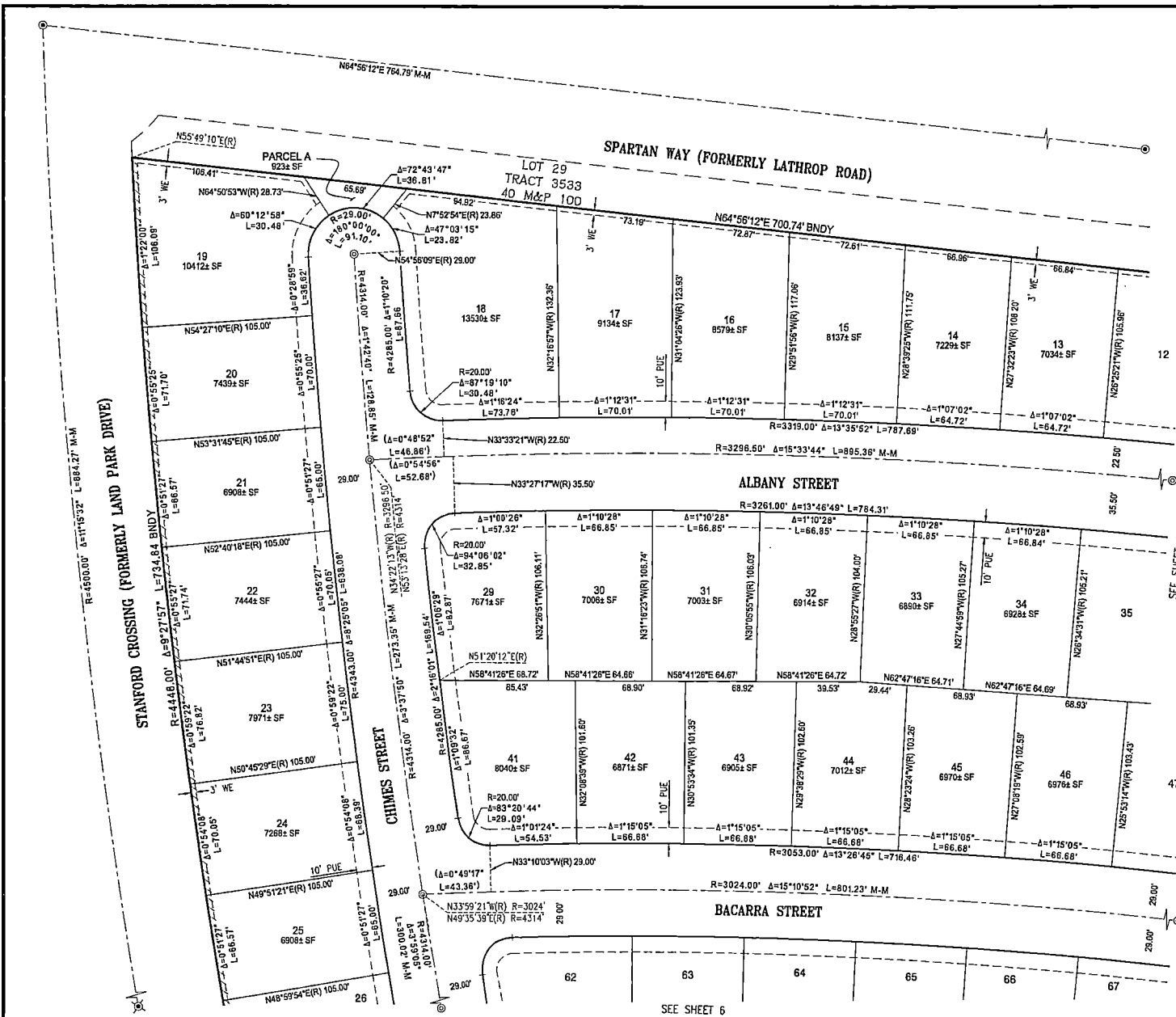
TRACT NO. 3808

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 1A
 A SUBDIVISION OF LOT 1, OF TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN
 CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA

Mackay & Soms

SURVEYORS
 51428 FRANKLIN DR., PLEASANTON, CA 94566 (925)225-0550





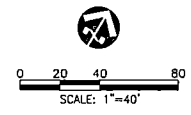
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 (R-2) TRACT NO. 3789 MAPS & PLATS BK. 42, PG. 99, S.J.C.R.

BASIS OF BEARINGS:
 THE BEARING NORTH 64°56'12" EAST BETWEEN THE FOUND MONUMENTS ON SPARTAN WAY (FORMERLY LATHROP ROAD) AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

NOTES:
 1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 2. TRACT 3808, STANFORD CROSSING PHASE 1A CONTAINS 91 RESIDENTIAL LOTS, AND 1 LETTERED PARCEL, CONTAINING 22.86 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP, ALL SHOWN HEREIN. (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW)

TRACT 3808 AREA SUMMARY	
91 RESIDENTIAL LOTS AND STREET DEDICATIONS	22.84± AC
PARCEL A	0.02± AC
TOTAL	22.86± AC

- LEGEND**
- DISTINCTIVE BORDER
 - RIGHT OF WAY LINE
 - LOT LINE/PARCEL LINE
 - EXISTING PROPERTY LINE
 - EASEMENT LINE
 - MONUMENT LINE
 - RELINQUISHMENT OF ADJUTER'S RIGHTS
 - FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
 - SET 2 1/2" BRASS DISK STANDARD "S 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
 - MONUMENT OF RECORD TO BE SET PER TRACT 3789
 - ANGLE POINT
 - BNDY
 - CL
 - EX
 - M-M
 - M-PL
 - PUE
 - M&P
 - WE
 - (R)
 - ()
 - ()
 - ()
 - S.J.C.R.
 - INDICATES SHEET NUMBER



TRACT NO. 3808
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 CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA
Mackay & Somps
 ENGINEERS PLANNERS SURVEYORS
 51428 FRAZIER BL., PLEASANTON, CA 94566 (916) 255-0620
 APRIL 2019

MANTECA UNIFIED SCHOOL DISTRICT
DOCUMENT NUMBER 2006-175798

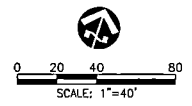
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- NOTES:**
1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES
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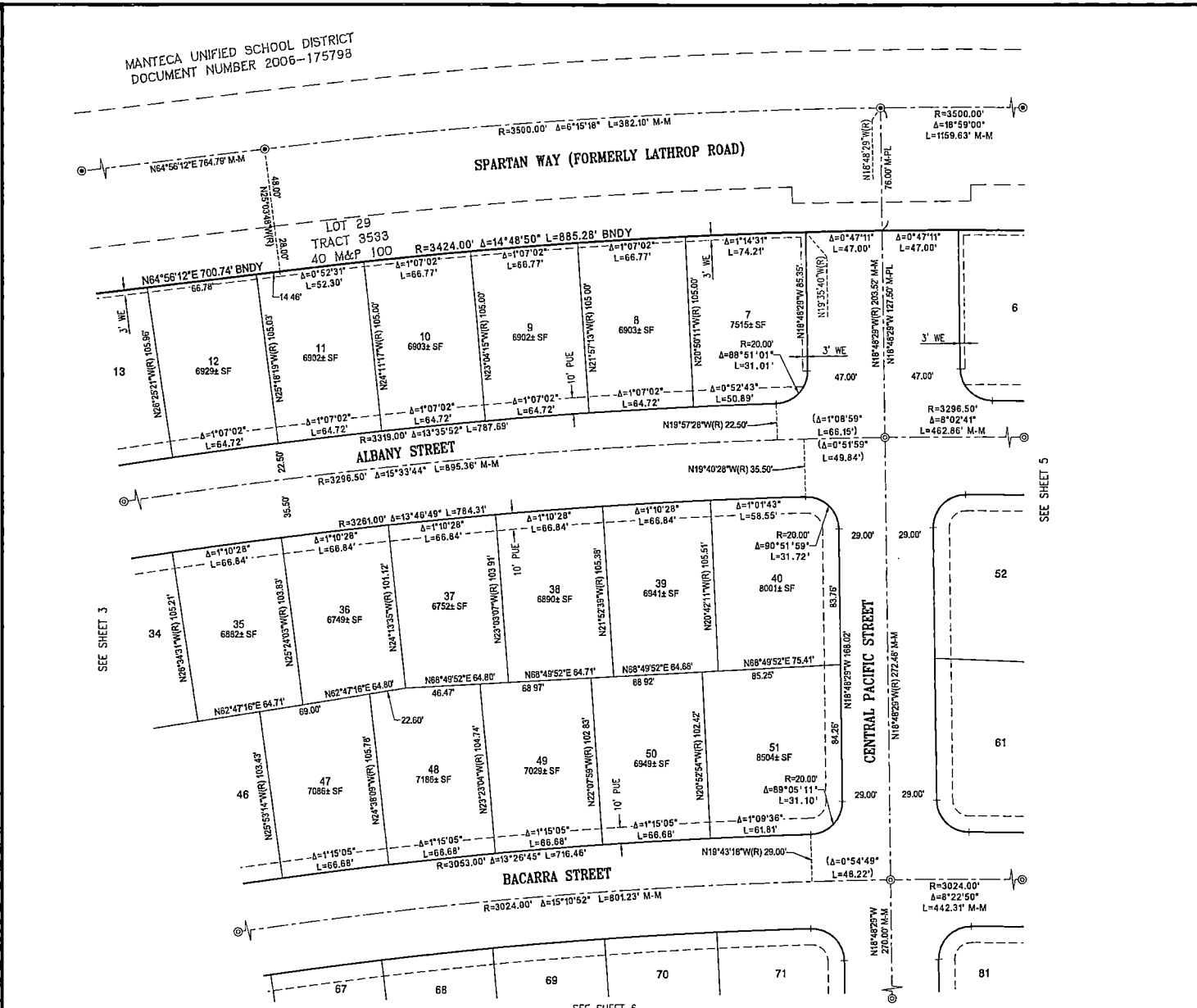
TRACT 3808 AREA SUMMARY	
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 - MONUMENT LINE
 - RELINQUISHMENT OF ABUTTER'S RIGHTS FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
 - ⊙ SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
 - ⊙ MONUMENT OF RECORD TO BE SET PER TRACT 3789
 - ▲ ANGLE POINT
 - BNDY
 - CL CENTERLINE
 - EX EXISTING
 - M-M MONUMENT TO MONUMENT
 - M-PL MONUMENT TO PROPERTY LINE
 - PUE PUBLIC UTILITY EASEMENT
 - M&P MAPS AND PLATS
 - WE WALL EASEMENT
 - (R) RADIAL BEARING
 - [] PULLBACK DISTANCE
 - () RECORD DISTANCE
 - S.J.C.R. SAN JOAQUIN COUNTY RECORDS
 - ③ INDICATES SHEET NUMBER



TRACT NO. 3808
SUBDIVISIONS OF SAN JOAQUIN COUNTY
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CITY OF LATHROP
SAN JOAQUIN COUNTY, CALIFORNIA

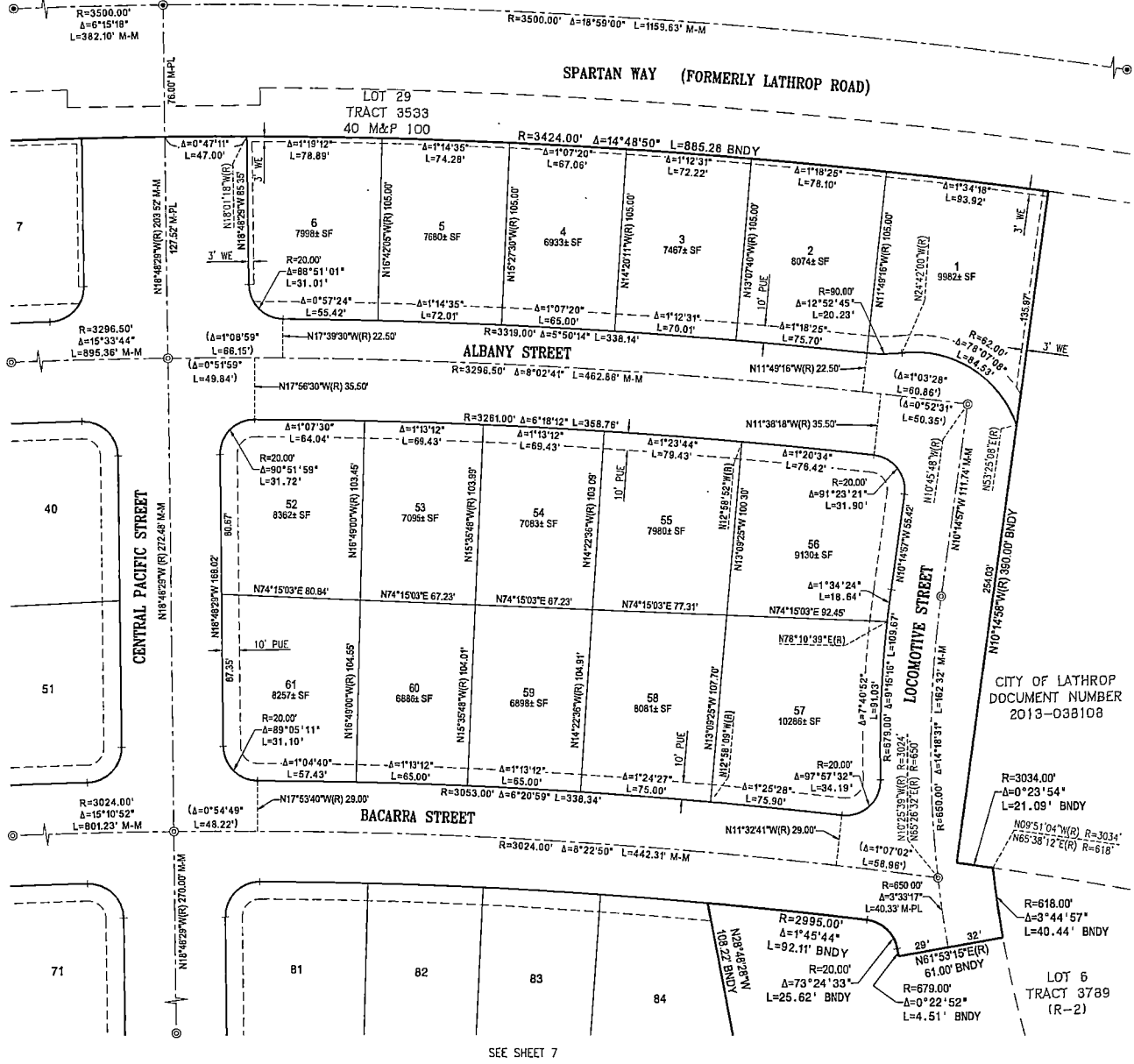
MACKAY & SOMPS
REGISTERED PROFESSIONAL LAND SURVEYORS
51425 FRANKLIN DR., PLEASANTON, CA 94558 (925) 225-0020



SEE SHEET 3

SEE SHEET 6

SEE SHEET 5



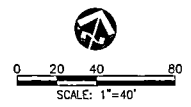
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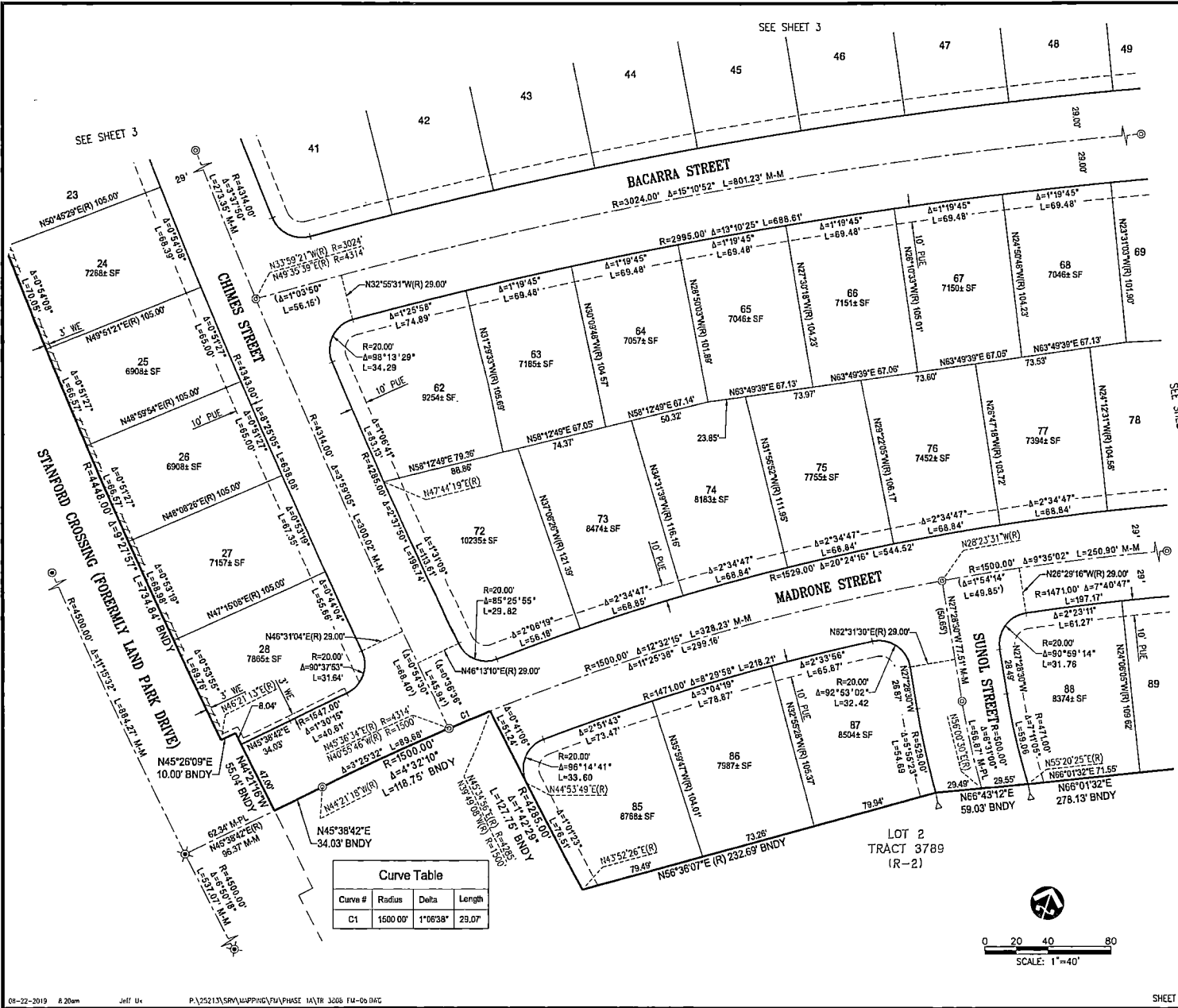
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 - ∇ ANGLE POINT
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 - EX EXISTING
 - M-M MONUMENT TO MONUMENT
 - M-PL MONUMENT TO PROPERTY LINE
 - PUE PUBLIC UTILITY EASEMENT
 - M&P MAPS AND PLATS
 - WE WALL EASEMENT
 - (R) RADIAL BEARING
 - { } PULLBACK DISTANCE
 - [] RECORD DISTANCE
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 - ③ INDICATES SHEET NUMBER



TRACT NO. 3808
 SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 1A
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 CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA

Mackay & Somps
 ENGINEERS PLANNERS SURVEYORS
 51476 PRAIRIE DR., PLEASANTON, CA 94566 (925)225-0020
 APRIL 2019



REFERENCES:
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 (R-2) TRACT NO. 3788 MAPS & PLATS BK. 42, PG. 99, S.J.C.R.

BASIS OF BEARINGS:
 THE BEARING NORTH 64°56'12" EAST BETWEEN THE FOUND MONUMENTS ON SPARTAN WAY (FORMERLY LATHROP ROAD) AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

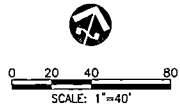
- NOTES:**
- ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 - TRACT 3808, STANFORD CROSSING PHASE 1A CONTAINS 91 RESIDENTIAL LOTS, AND 1 LETTERED PARCEL, CONTAINING 22.86 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP, ALL SHOWN HEREIN. (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW)

TRACT 3808 AREA SUMMARY	
91 RESIDENTIAL LOTS AND STREET DEDICATIONS	22.84± AC
PARCEL A	0.02± AC
TOTAL	22.86± AC

- LEGEND**
- DISTINCTIVE BORDER
 - RIGHT OF WAY LINE
 - LOT LINE/PARCEL LINE
 - EXISTING PROPERTY LINE
 - EASEMENT LINE
 - MONUMENT LINE
 - RELINQUISHMENT OF ADJUTER'S RIGHTS FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
 - SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
 - MONUMENT OF RECORD TO BE SET PER TRACT 3789
 - ANGLE POINT
 - BOUNDARY
 - CENTERLINE
 - EXISTING
 - MONUMENT TO MONUMENT
 - MONUMENT TO PROPERTY LINE
 - MAPS AND PLATS
 - PUBLIC UTILITY EASEMENT
 - WALL EASEMENT
 - RADIAL BEARING
 - PULLBACK DISTANCE
 - RECORD DISTANCE
 - SAN JOAQUIN COUNTY RECORDS
 - INDICATES SHEET NUMBER

Curve #	Radius	Delta	Length
C1	1500.00'	1°06'38"	29.07'

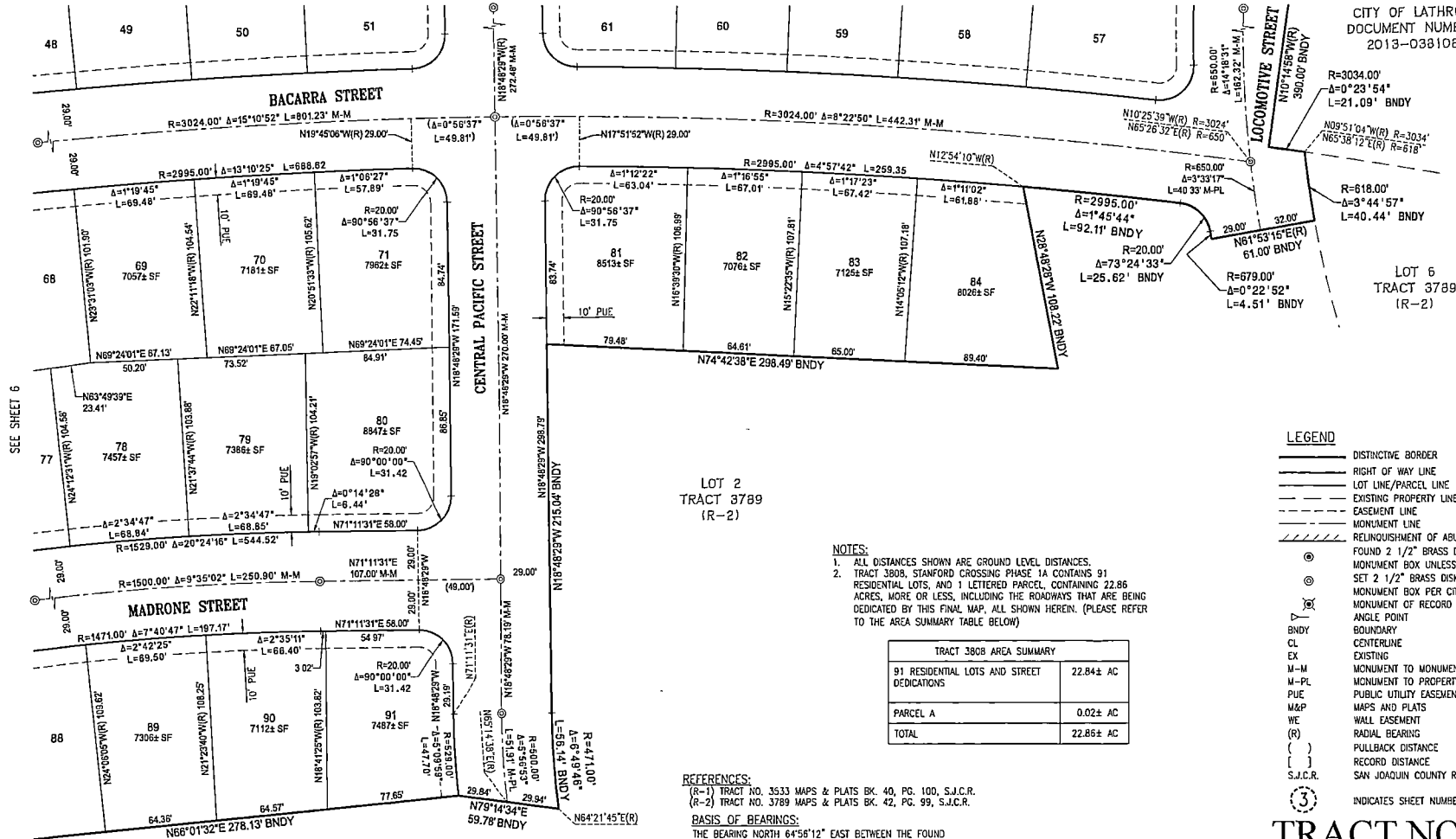
TRACT NO. 3808
 SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 1A
 A SUBDIVISION OF LOT 1, OF TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN
 CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA
MACKAY & SOMPS
 51428 FRANKLIN BLVD., SUITE 100, SACRAMENTO, CA 95828
 (916) 486-1000
 APRIL 2019



SEE SHEET 4

SEE SHEET 5

CITY OF LATHROP
DOCUMENT NUMBER
2013-038108



LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
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- S.J.C.R. SAN JOAQUIN COUNTY RECORDS
- ③ INDICATES SHEET NUMBER

NOTES:

1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
2. TRACT 3808, STANFORD CROSSING PHASE 1A CONTAINS 91 RESIDENTIAL LOTS, AND 1 LETTERED PARCEL, CONTAINING 22.86 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP, ALL SHOWN HEREIN. (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW)

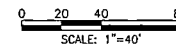
TRACT 3808 AREA SUMMARY	
91 RESIDENTIAL LOTS AND STREET DEDICATIONS	22.84± AC
PARCEL A	0.02± AC
TOTAL	22.85± AC

REFERENCES:

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BASIS OF BEARINGS:

THE BEARING NORTH 64°56'12" EAST BETWEEN THE FOUND MONUMENTS ON SPARTAN WAY (FORMERLY LATHROP ROAD) AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.



TRACT NO. 3808

SUBDIVISIONS OF SAN JOAQUIN COUNTY
STANFORD CROSSING - PHASE 1A
A SUBDIVISION OF LOT 1, OF TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN

CITY OF LATHROP
SAN JOAQUIN COUNTY, CALIFORNIA

Mackay & Somps

ENGINEERS PLANNERS SURVEYORS
51475 FRANKLIN DR., PUEBLO, CO 81008 (303)725-0050

OWNER'S STATEMENT:

THE UNDERSIGNED, DOES HEREBY STATE THAT WE ARE THE OWNERS OF ALL THE LAND DELINEATED AND EMBRACED WITHIN THE DISTINCTIVE BORDER OF THE HEREIN EMBODIED FINAL MAP ENTITLED "TRACT NO. 3809 SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 1B" CONSISTING OF EIGHT (8) SHEETS, THAT WE HAVE CAUSED SAID MAP TO BE PREPARED FOR RECORD AND CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, THAT SAID MAP PARTICULARLY SETS FORTH AND DESCRIBES ALL THE LOTS INTENDED FOR SALE BY NUMBER WITH THEIR PRECISE LENGTH AND WIDTH.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF LATHROP AS EASEMENTS FOR PUBLIC PURPOSES:

1. THE REAL PROPERTY DESIGNATED ON SAID MAP AS "BARBARA TERRY BOULEVARD, CHIMES STREET, CENTRAL PACIFIC STREET, MADRONE STREET, LOCOMOTIVE STREET, POST STREET, SUNOL STREET, AND TELEGRAPH STREET";
2. A NON-EXCLUSIVE EASEMENT TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN SOUNDWALLS, OVER AND UNDER THE STRIPS OF LAND SHOWN UPON SAID MAP MARKED "WALL EASEMENT" (WE);
3. A NON-EXCLUSIVE EASEMENT TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN CABLES, PIPES, AND CONDUITS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND SHOWN UPON SAID MAP MARKED "PUBLIC UTILITY EASEMENT" (PUE).

THE UNDERSIGNED DOES HEREBY RELINQUISH ANY AND ALL RIGHTS OF INGRESS AND EGRESS TO VEHICULAR TRAFFIC (ABUTTERS RIGHTS) TO STANFORD CROSSING AND PORTIONS OF BARBARA TERRY BOULEVARD ALONG THE LOT LINES INDICATED BY THE SYMBOL //////.

THE UNDERSIGNED DOES HEREBY RELEASE, EXTINGUISH, QUITCLAIM, AND REMOVE THE PRIVATE ACCESS AND UTILITY EASEMENT OVER LOT 2 AS SHOWN ON TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS.

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

THIS MAP SHOWS ALL EASEMENTS OF RECORD ON THE PREMISES.

OWNER: LATHROP LAND ACQUISITION LLC, A DELAWARE LIMITED LIABILITY COMPANY

PRINTED NAME: _____

SIGNATURE: _____

TITLE: _____

DATE: _____

OWNER'S ACKNOWLEDGEMENT:

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 } SS
COUNTY OF _____

ON _____, 2019, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR ENTITY UPON BEHALF OF WHICH THE PERSON 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: _____

PRINTED NAME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE _____

PRINCIPAL COUNTY OF BUSINESS: _____

COMMISSION EXPIRES: _____

COMMISSION # OF NOTARY: _____

STATEMENT OF SOILS REPORT:

A SOILS REPORT ENTITLED, "STANFORD CROSSING, LATHROP, CALIFORNIA, GEOTECHNICAL EXPLORATION, PROJECT NO. 5747.003.003 AND DATED OCTOBER 27, 2017, HAS BEEN PREPARED FOR THIS PROJECT BY ENGeo INCORPORATED, STEVE HARRIS, P.E., G.E., AND IS ON FILE WITH THE CITY OF LATHROP.

(D.D. SHEET NO. 48)

TRACT NO. 3809

SUBDIVISIONS OF SAN JOAQUIN COUNTY
STANFORD CROSSING - PHASE 1B
A SUBDIVISION OF LOT 2, OF TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN

CITY OF LATHROP
SAN JOAQUIN COUNTY, CALIFORNIA
Mackay & Somp
SURVEYORS
1547405
5147th FREDERICK OF, PLEASANTON, CA 94588 (925)225-0640
APRIL 2019



VICINITY MAP
NOT TO SCALE

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LATHROP LAND ACQUISITION, LLC, IN NOVEMBER, 2013. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED VESTING TENTATIVE MAP. I FURTHER STATE THAT ALL THE MONUMENTS SHOWN HEREON WILL BE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED BEFORE SAID FINAL MAP IMPROVEMENTS ARE ACCEPTED BY THE CITY OF LATHROP, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

DATED THIS _____ DAY OF _____, 2019.

IAN BRUCE MACDONALD
LS NO. 8817



RIGHT TO FARM STATEMENT:

PER CITY OF LATHROP CODE OF ORDINANCES, TITLE 15 CHAPTER 15.48.04, THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATION, CULTIVATIONS, PLOWING, SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DEPREDATION, AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, ODOR, RODENTS AND PESTS. BE AWARE ALSO, THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECTS OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.

CITY ENGINEER STATEMENT:

I, GLENN GEBHARDT, HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF "TRACT NO. 3809, SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 1B" AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLIES WITH ALL APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF THE VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2019.

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



CITY SURVEYOR'S STATEMENT:

I, ANNE-SOPHIE TRUONG, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT NO. 3809, SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 1B" AND THAT THE SUBDIVISION SHOWN HEREON COMPLIES WITH ALL THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2019.

ANNE-SOPHIE TRUONG, LS NO. 8998
ACTING CITY SURVEYOR



CITY CLERK'S STATEMENT:

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT NO. 3809 SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 1B" CONSISTING OF EIGHT (8) SHEETS, WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 2019, AND THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. _____ DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP, AND AUTHORIZED ITS RECORDATION AND DO HEREBY ACCEPT ON BEHALF OF THE CITY OF LATHROP, FOR PUBLIC USE, THE DEDICATION OF ALL EASEMENTS, ABUTTERS RIGHTS OF ACCESS AND WATER RIGHTS, AND ACCEPTED THE OFFER OF DEDICATION OF ALL BOULEVARDS AND STREETS AS SHOWN ON SAID MAP SUBJECT TO THE IMPROVEMENTS BEING COMPLETED, IN ACCORDANCE WITH CHAPTER 16, TITLE 16.16 OF THE CITY OF LATHROP MUNICIPAL CODE.

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

DATED THIS _____ DAY OF _____, 2019.

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

SECRETARY OF THE PLANNING COMMISSION'S STATEMENT:

THIS MAP CONFORMS TO THE VESTING TENTATIVE TRACT MAP NO. 3789 APPROVED BY THE PLANNING COMMISSION ON THE 18TH DAY OF DECEMBER, 2013.

DATED _____ THIS DAY OF _____, 2019

MARK WEISSNER
SECRETARY OF THE PLANNING COMMISSION
COMMUNITY DEVELOPMENT DIRECTOR

COUNTY RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 2019, AT _____ M. IN BOOK _____ OF MAPS AND PLATS, AT PAGE _____, AT THE REQUEST OF _____

FEES: \$ _____

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

BY: _____
ASSISTANT/DEPUTY RECORDER

Curve Table			
Curve #	Radius	Delta	Length
C1	2995.00'	1°45'44"	92.11'
C2	20.00'	73°24'33"	25.62'
C3	679.00'	0°22'52"	4.51'

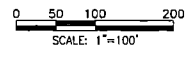
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TOTAL	22.72± AC

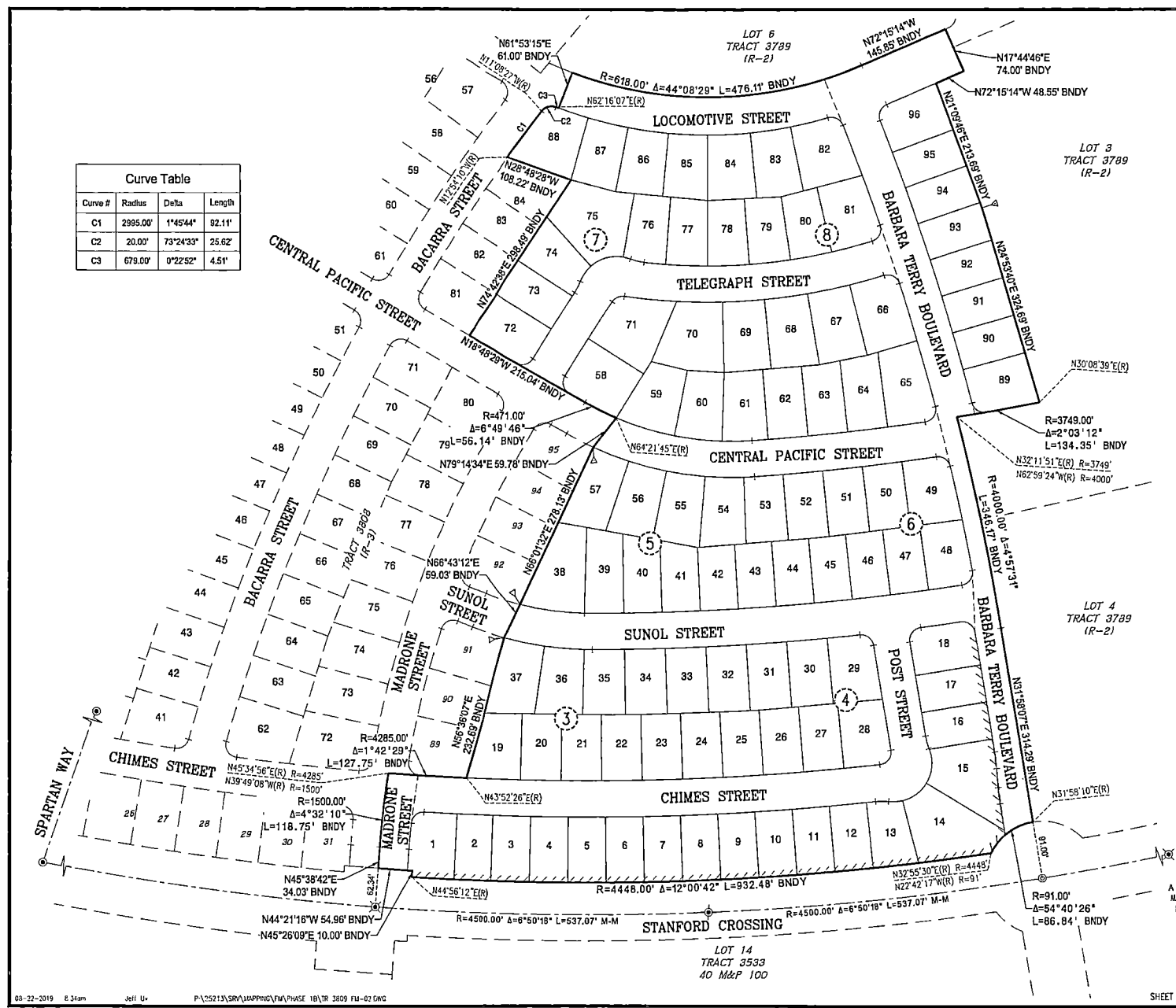
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 - PUE PUBLIC UTILITY EASEMENT
 - M&P MAPS AND PLATS
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 - (R) RADIAL BEARING
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 - ③ SHEET INDEX

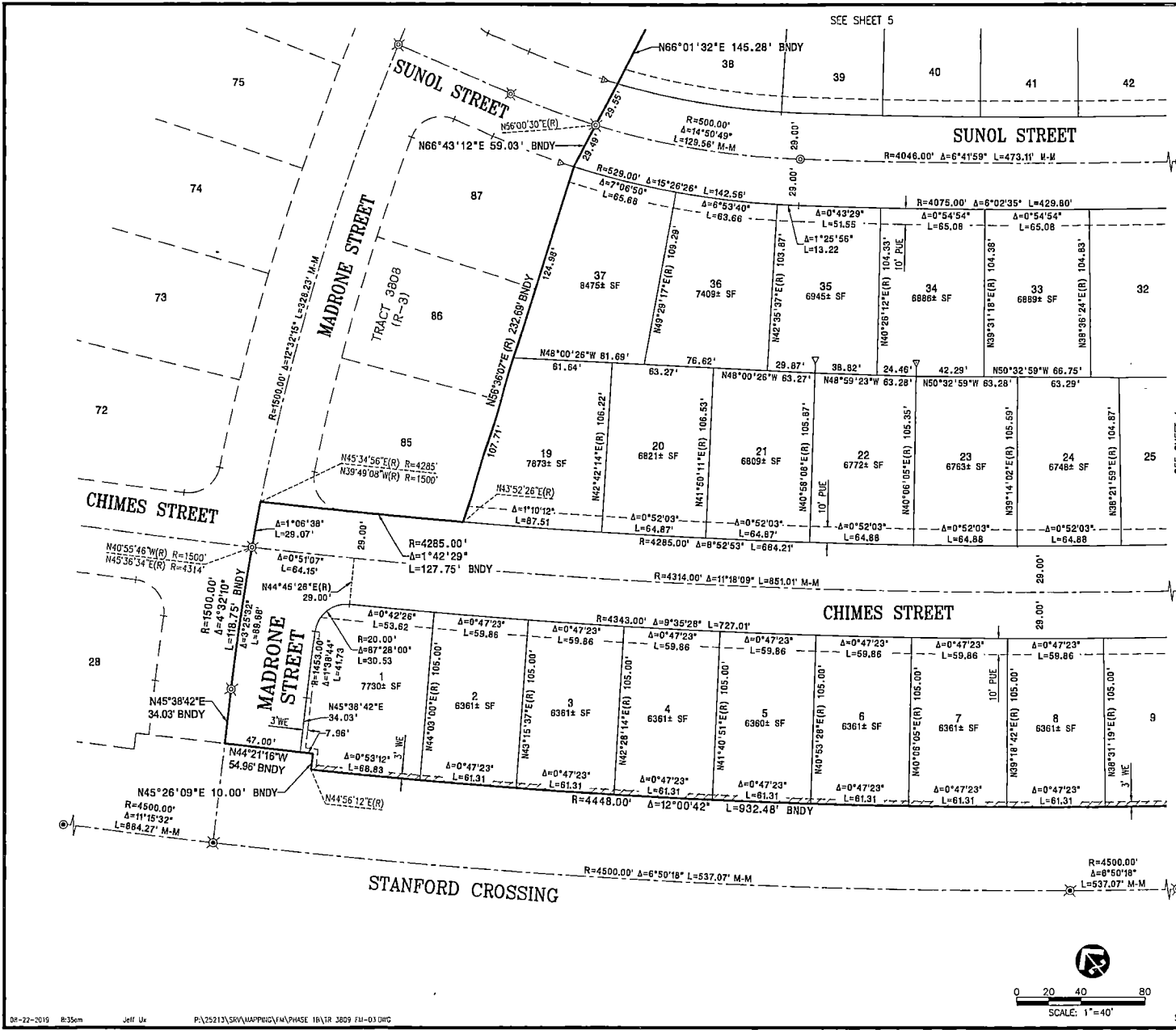


TRACT NO. 3809

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 1B
 A SUBDIVISION OF LOT 2, OF TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT Diablo Base & Meridian
 CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA

MACKAY & SOMPS
 ENGINEERS SURVEYORS
 51478 FIRST ST. PLEASANTON, CA 94566 (925)223-0230
 APRIL 2019





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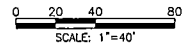
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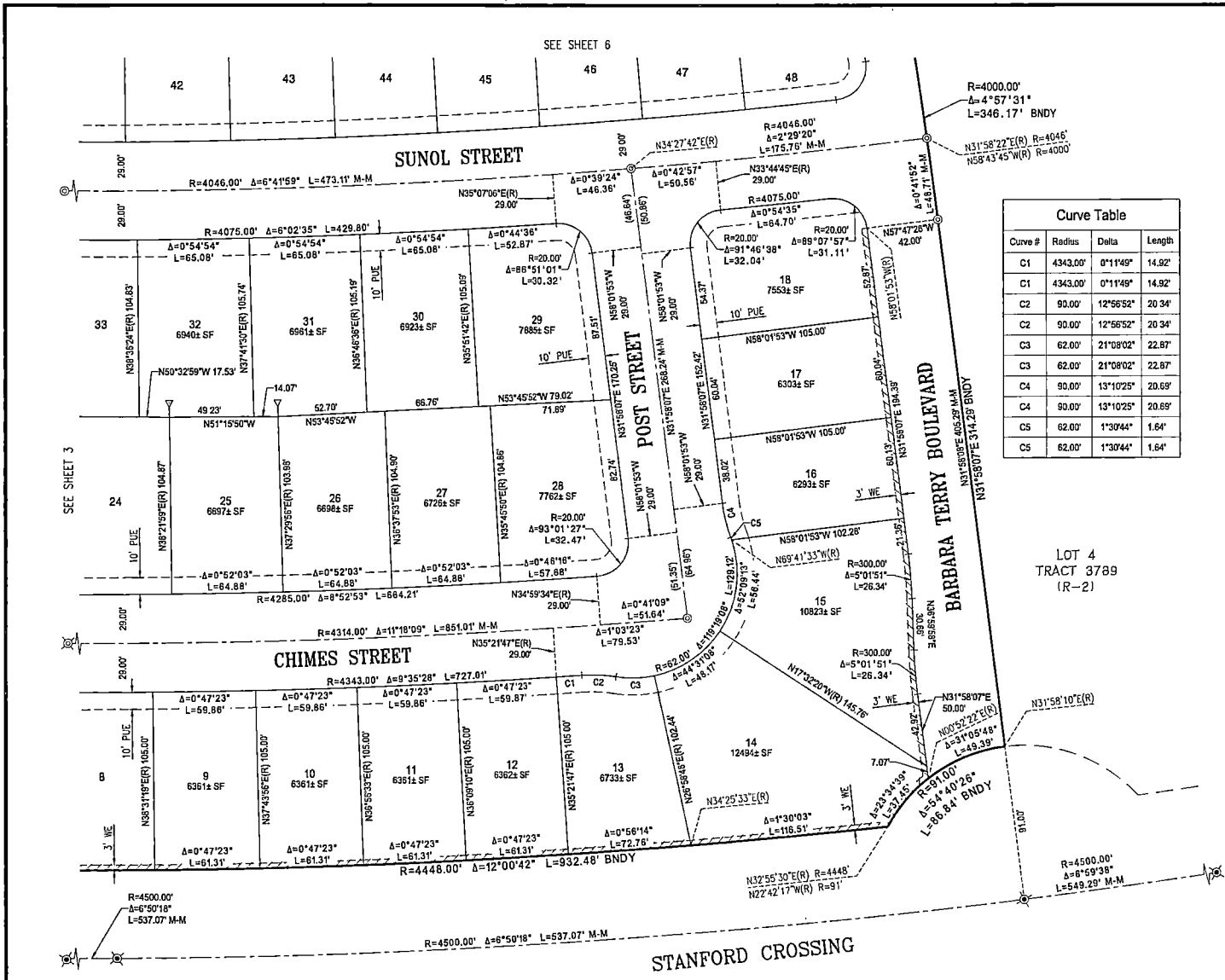
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CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA
Mackay & Somps

SHANEY
 51428 FROSTEN DR., PLEASANTON, CA 94566
 (925) 275-0620





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Curve Table			
Curve #	Radius	Delta	Length
C1	4343.00'	0°11'49"	14.92'
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C2	90.00'	12°56'52"	20.34'
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C3	62.00'	21°08'02"	22.87'
C3	62.00'	21°08'02"	22.87'
C4	90.00'	13°10'25"	20.69'
C4	90.00'	13°10'25"	20.69'
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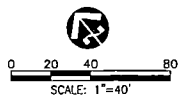
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 - ⊙ MONUMENT OF RECORD TO BE SET PER TRACT 3789
 - ⊙ MONUMENT OF RECORD TO BE SET PER TRACT 3808
 - ∠ ANGLE POINT
 - BOUNDARY
 - CL CENTERLINE
 - EX EXISTING
 - M-M MONUMENT TO MONUMENT
 - M-PL MONUMENT TO PROPERTY LINE
 - PUE PUBLIC UTILITY EASEMENT
 - M&P MAPS AND PLATS
 - WE WALL EASEMENT
 - (R) RADIAL BEARING
 - () PULLBACK DISTANCE
 - [] RECORD DISTANCE
 - S.J.C.R. SAN JOAQUIN COUNTY RECORDS
 - ③ SHEET INDEX

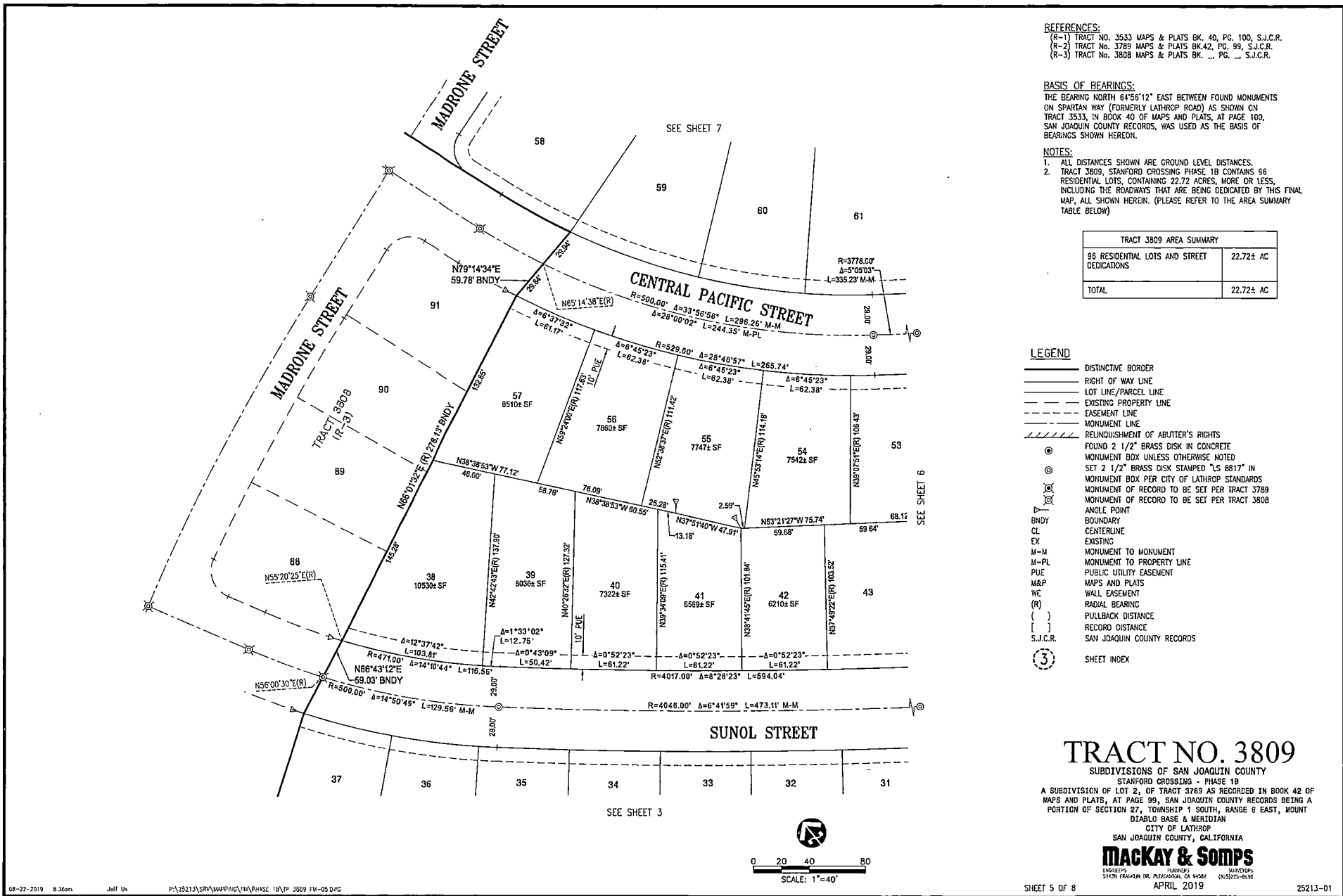
LOT 4
TRACT 3789
(R-2)

TRACT NO. 3809

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 1B
 A SUBDIVISION OF LOT 2, OF TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN
 CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA

Mackay & Soms
 ENGINEERS SURVEYORS
 51428 FRONTIER DR. PLEASANTON, CA 94566 (916)225-0620





REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) TRACT NO. 3789 MAPS & PLATS BK.42, PG. 99, S.J.C.R.
 (R-3) TRACT NO. 3808 MAPS & PLATS BK. PG. S.J.C.R.

BASIS OF BEARINGS:
 THE BEARING NORTH 64°55'12" EAST BETWEEN FOUND MONUMENTS ON SPARTAN WAY (FORMERLY LATHROP ROAD) AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

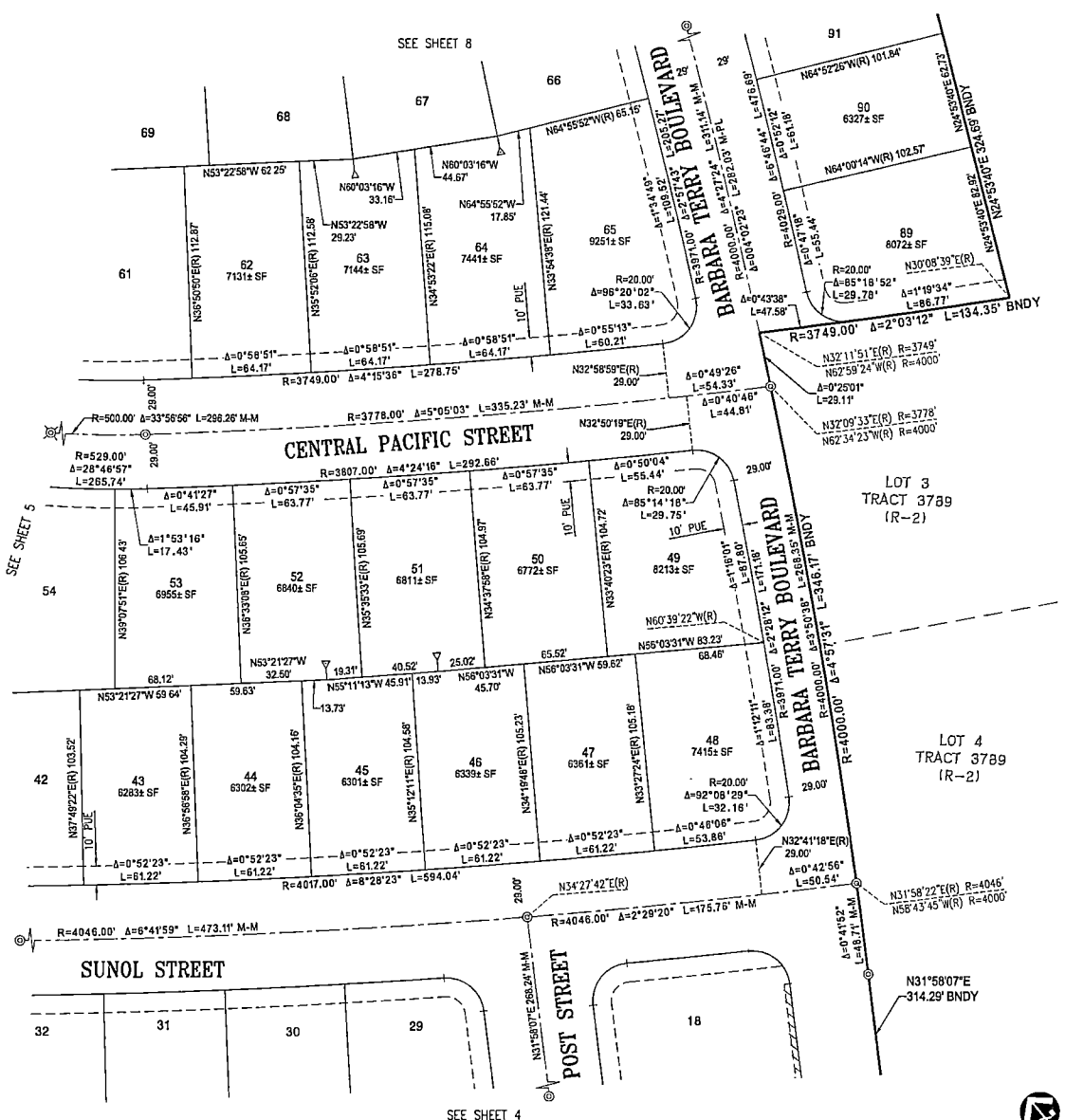
NOTES:
 1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 2. TRACT 3809, STANFORD CROSSING PHASE 1B CONTAINS 96 RESIDENTIAL LOTS, CONTAINING 22.72 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP, ALL SHOWN HEREIN. (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW)

LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- RELINQUISHMENT OF ABUTTER'S RIGHTS
- FOUND 2 1/2" BRASS DISK IN CONCRETE
- ⊙ MONUMENT BOX UNLESS OTHERWISE NOTED
- ⊙ SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
- ⊙ MONUMENT OF RECORD TO BE SET PER TRACT 3789
- ⊙ MONUMENT OF RECORD TO BE SET PER TRACT 3808
- ∠ ANGLE POINT
- BNDY BOUNDARY
- CL CENTERLINE
- EX EXISTING
- M-M MONUMENT TO MONUMENT
- M-PL MONUMENT TO PROPERTY LINE
- PUE PUBLIC UTILITY EASEMENT
- M&P MAPS AND PLATS
- WE WALL EASEMENT
- (R) RADIAL BEARING
- () PULLBACK DISTANCE
- [] RECORD DISTANCE
- S.J.C.R. SAN JOAQUIN COUNTY RECORDS
- ③ SHEET INDEX

TRACT NO. 3809

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 1B
 A SUBDIVISION OF LOT 2, OF TRACT 5769 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN
 CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA
MACKAY & SOMPS
 SURVEYORS
 51428 FRAVILEN DR. PLEASANTON, CA 94568 (925)725-6930
 APRIL 2019



REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) TRACT NO. 3789 MAPS & PLATS BK. 42, PG. 99, S.J.C.R.
 (R-3) TRACT NO. 3808 MAPS & PLATS BK. ..., PG. ..., S.J.C.R.

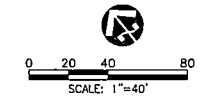
BASIS OF BEARINGS:
 THE BEARING NORTH 64°56'12" EAST BETWEEN FOUND MONUMENTS ON SPARTAN WAY (FORMERLY LATHROP ROAD) AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

NOTES:
 1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES
 2. TRACT 3809, STANFORD CROSSING PHASE 1B CONTAINS 96 RESIDENTIAL LOTS, CONTAINING 22.72 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP, ALL SHOWN HEREON. (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW)

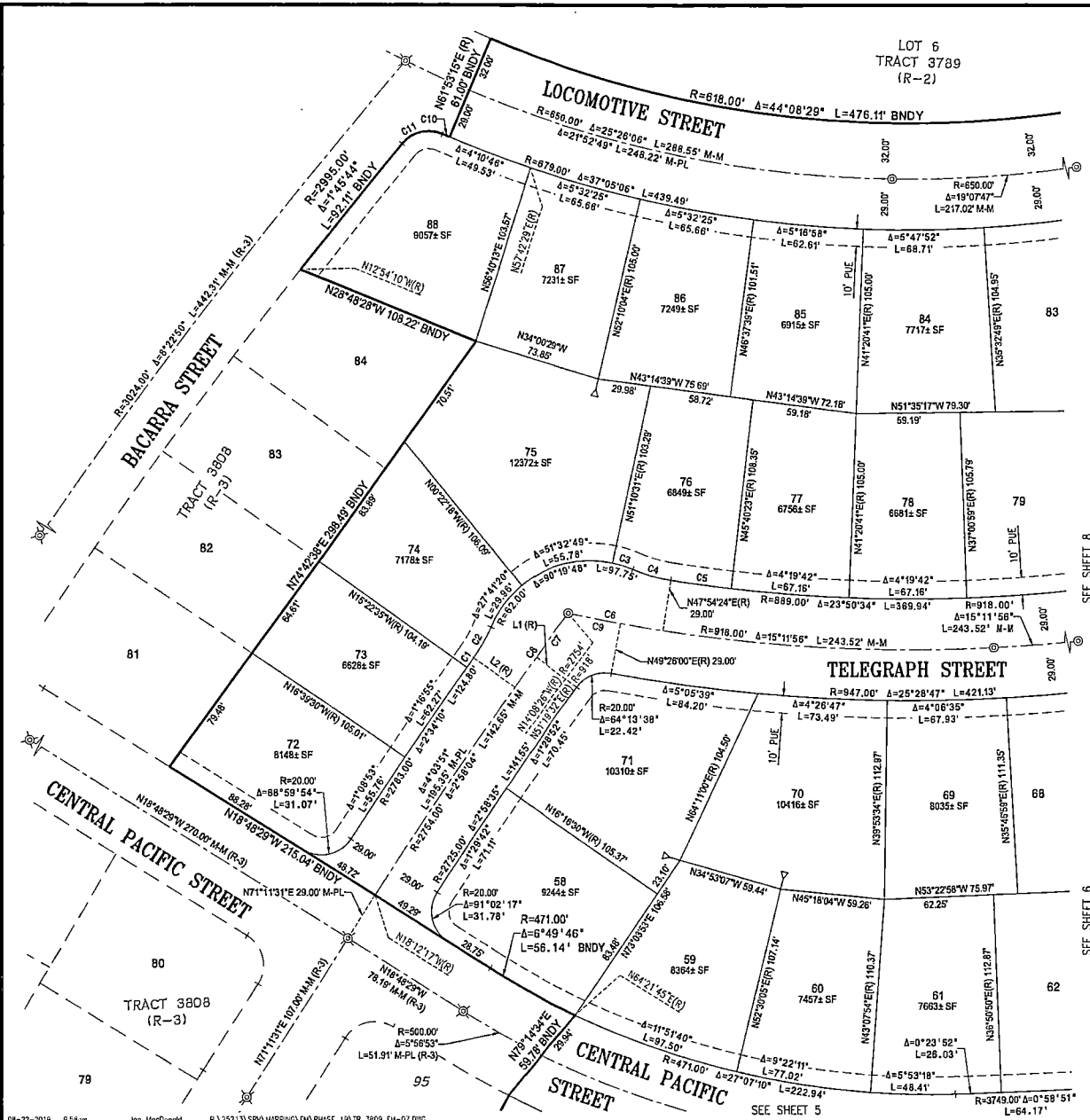
TRACT 3809 AREA SUMMARY	
96 RESIDENTIAL LOTS AND STREET DEDICATIONS	22.72± AC
TOTAL	22.72± AC

- LEGEND**
- DISTINCTIVE BORDER
 - RIGHT OF WAY LINE
 - LOT LINE/PARCEL LINE
 - EXISTING PROPERTY LINE
 - - - EASEMENT LINE
 - MONUMENT LINE
 - ////// RELINQUISHMENT OF ABUTTER'S RIGHTS
 - ⊙ FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
 - ⊙ SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
 - ⊙ MONUMENT OF RECORD TO BE SET PER TRACT 3789
 - ⊙ MONUMENT OF RECORD TO BE SET PER TRACT 3808
 - ▲ ANGLE POINT
 - BNDY BOUNDARY LINE
 - CL CENTERLINE
 - EX EXISTING MONUMENT TO MONUMENT
 - M-M MONUMENT TO PROPERTY LINE
 - P-UE PUBLIC UTILITY EASEMENT
 - M&P MAPS AND PLATS
 - WE WALL EASEMENT
 - (R) RADIAL BEARING
 - () PULLBACK DISTANCE
 - [] RECORD DISTANCE
 - S.J.C.R. SAN JOAQUIN COUNTY RECORDS
 - ③ SHEET INDEX

TRACT NO. 3809
 SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 1B
 A SUBDIVISION OF LOT 2, OF TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN
 CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA
MACKAY & SOMPS
 REGISTERED PLANNERS
 51428 FISH LANE DR., PLEASANTON, CA 94566
 (925) 225-6200
 APRIL 2019



LOT 6
TRACT 3789
(R-2)



Curve Table

Curve #	Radius	Delta	Length
C1	2783.00'	0°08'22"	6.77'
C2	90.00'	12°49'25"	20.14'
C3	82.00'	11°05'39"	12.01'
C4	90.00'	14°21'47"	22.56'
C5	889.00'	2°14'01"	34.66'
C6	918.00'	3°25'09"	54.78'
C7	2754.00'	1°05'47"	52.70'
C8	2754.00'	0°39'12"	31.40'
C9	918.00'	1°53'32"	30.32'
C10	678.00'	0°22'52"	4.51'
C11	20.00'	73°24'33"	25.62'

Line Table

Line #	Bearing	Length
L1	N14°47'38"W	29.00'
L2	N15°14'13"W	29.00'

REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) TRACT NO. 3789 MAPS & PLATS BK. 42, PG. 99, S.J.C.R.
 (R-3) TRACT NO. 3808 MAPS & PLATS BK. ..., PG. ..., S.J.C.R.

BASIS OF BEARINGS:
 THE BEARING NORTH 64°56'12" EAST BETWEEN FOUND MONUMENTS ON SPARTAN WAY (FORMERLY LATHROP ROAD) AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

- NOTES:**
- ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 - TRACT 3809, STANFORD CROSSING PHASE 1B CONTAINS 96 RESIDENTIAL LOTS, CONTAINING 22.72 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP, ALL SHOWN HEREIN. (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW)

TRACT 3809 AREA SUMMARY

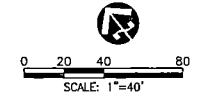
96 RESIDENTIAL LOTS AND STREET DEDICATIONS	22.72± AC
TOTAL	22.72± AC

- LEGEND**
- DISTINCTIVE BORDER
 - RIGHT OF WAY LINE
 - LOT LINE/PARCEL LINE
 - - - EXISTING PROPERTY LINE
 - - - EASEMENT LINE
 - MONUMENT LINE
 - RELINQUISHMENT OF ADJUTER'S RIGHTS
 - ⊙ FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
 - ⊙ SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
 - ⊙ MONUMENT OF RECORD TO BE SET PER TRACT 3789
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 - ⊙ ANGLE POINT
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 - ⊙ CL CENTERLINE
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 - ⊙ M-M MONUMENT TO MONUMENT
 - ⊙ M-PL MONUMENT TO PROPERTY LINE
 - ⊙ PUE PUBLIC UTILITY EASEMENT
 - ⊙ M&P MAPS AND PLATS
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 - ⊙ (R) RADIAL BEARING
 - ⊙ () PULLBACK DISTANCE
 - ⊙ [] RECORD DISTANCE
 - ⊙ S.J.C.R. SAN JOAQUIN COUNTY RECORDS
 - ⊙ (3) SHEET INDEX

TRACT NO. 3809

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 1B
 A SUBDIVISION OF LOT 2, OF TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 8 EAST, MOUNT DIABLO BASE & MERIDIAN
 CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA

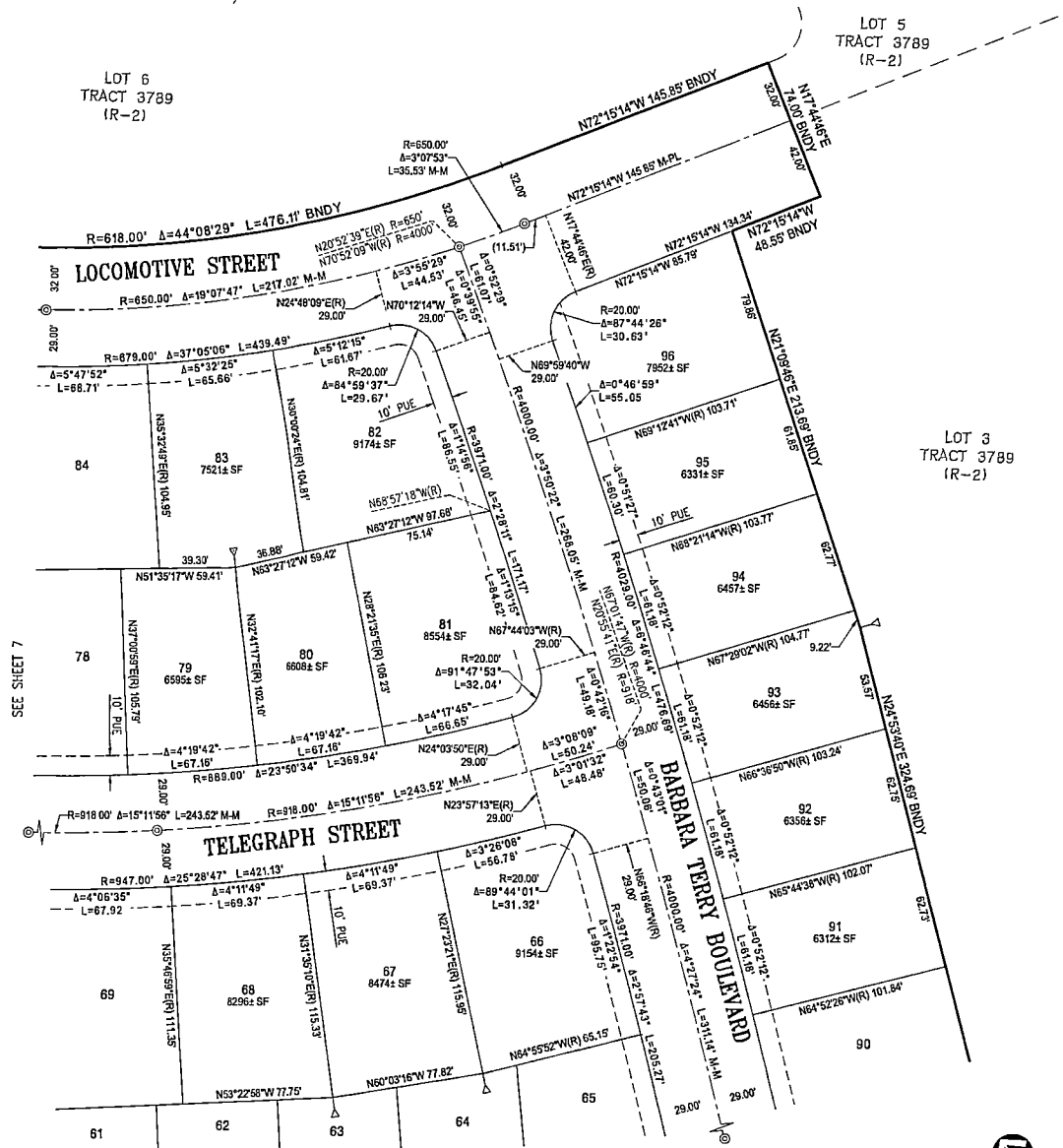
Mackay & Somps
 SURVEYORS
 51425 FRANKLIN DR. PLEASANTON, CA 94568
 (916) 225-0630



LOT 6
TRACT 3789
(R-2)

LOT 5
TRACT 3789
(R-2)

LOT 3
TRACT 3789
(R-2)



REFERENCES:
(R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
(R-2) TRACT NO. 3789 MAPS & PLATS BK. 42, PG. 99, S.J.C.R.
(R-3) TRACT NO. 3808 MAPS & PLATS BK. 42, PG. 100, S.J.C.R.

BASIS OF BEARINGS:
THE BEARING NORTH 64°56'12" EAST BETWEEN FOUND MONUMENTS ON SPARTAN WAY (FORMERLY LATHROP ROAD) AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

NOTES:
1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
2. TRACT 3809, STANFORD CROSSING PHASE 1B CONTAINS 96 RESIDENTIAL LOTS, CONTAINING 22.72 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP, ALL SHOWN HEREON. (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW)

TRACT 3809 AREA SUMMARY	
96 RESIDENTIAL LOTS AND STREET DEDICATIONS	22.72± AC
TOTAL	22.72± AC

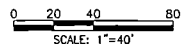
LEGEND

	DISTINCTIVE BORDER
	RIGHT OF WAY LINE
	LOT LINE/PARCEL LINE
	EXISTING PROPERTY LINE
	EASEMENT LINE
	MONUMENT LINE
	RELINQUISHMENT OF ABUTTER'S RIGHTS
	FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
	SET 2 1/2" BRASS DISK STAMPED "LS 6817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
	MONUMENT OF RECORD TO BE SET PER TRACT 3789
	MONUMENT OF RECORD TO BE SET PER TRACT 3809
	ANGLE POINT
	BOUNDARY
	CENTERLINE
	EXISTING
	MONUMENT TO MONUMENT
	MONUMENT TO PROPERTY LINE
	PUBLIC UTILITY EASEMENT
	MAPS AND PLATS
	WALL EASEMENT
	RADIAL BEARING
	PULLBACK DISTANCE
	RECORD DISTANCE
	SAN JOAQUIN COUNTY RECORDS
	SHEET INDEX

TRACT NO. 3809

SUBDIVISIONS OF SAN JOAQUIN COUNTY
STANFORD CROSSING - PHASE 1B
A SUBDIVISION OF LOT 2, OF TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN
CITY OF LATHROP
SAN JOAQUIN COUNTY, CALIFORNIA

Mackay & Somp
ENGINEERS PLANNERS SURVEYORS
51425 FRANKLIN DR. PLEASANTON, CA 94566 (925)225-0620



SHEET 8 OF 8

25213-01

OWNER'S STATEMENT:

THE UNDERSIGNED, DOES HEREBY STATE THAT WE ARE THE OWNERS OF ALL THE LAND DELINEATED AND EMBRACED WITHIN THE DISTINCTIVE BORDER OF THE HEREIN EMBODIED FINAL MAP ENTITLED "TRACT NO. 3810 SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 2A" CONSISTING OF SIX (6) SHEETS, THAT WE HAVE CAUSED SAID MAP TO BE PREPARED FOR RECORD AND CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, THAT SAID MAP PARTICULARLY SETS FORTH AND DESCRIBES ALL THE LOTS INTENDED FOR SALE BY NUMBER WITH THEIR PRECISE LENGTH AND WIDTH.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF LATHROP AS EASEMENTS FOR PUBLIC PURPOSES:

1. THE REAL PROPERTY DESIGNATED ON SAID MAP AS "ATHENA STREET, BARBARA TERRY BOULEVARD, CENTRAL PACIFIC STREET, GEORGE STREET, JEWELS STREET, LOCOMOTIVE STREET, AND PORT WASHINGTON STREET";
2. A NON-EXCLUSIVE EASEMENT TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN SOUNDWALLS, OVER AND UNDER THE STRIPS OF LAND SHOWN UPON SAID MAP MARKED "WALL EASEMENT" (WE);
3. A NON-EXCLUSIVE EASEMENT TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN CABLES, PIPES, AND CONDUITS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND SHOWN UPON SAID MAP MARKED "PUBLIC UTILITY EASEMENT" (PUE).

THE UNDERSIGNED DOES HEREBY RELEASE, EXTINGUISH, QUITCLAIM, AND REMOVE THE PRIVATE ACCESS AND UTILITY EASEMENT OVER LOT 3 AS SHOWN ON TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS.

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

THIS MAP SHOWS ALL EASEMENTS OF RECORD ON THE PREMISES

OWNER: LATHROP LAND ACQUISITION LLC, A DELAWARE LIMITED LIABILITY COMPANY

PRINTED NAME: _____

SIGNATURE: _____

TITLE: _____

DATE: _____

OWNER'S ACKNOWLEDGEMENT:

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 } SS
COUNTY OF _____ }

ON _____, 2019, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR ENTITY UPON BEHALF OF WHICH THE PERSON 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: _____

PRINTED NAME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE _____

PRINCIPAL COUNTY OF BUSINESS: _____

COMMISSION EXPIRES: _____

COMMISSION # OF NOTARY: _____

STATEMENT OF SOILS REPORT:

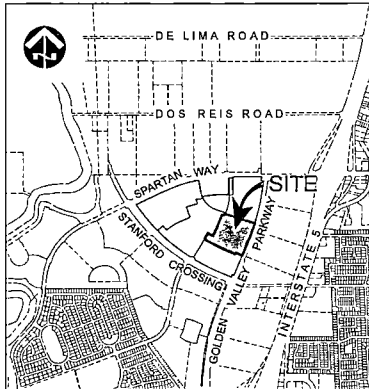
A SOILS REPORT ENTITLED, "STANFORD CROSSING, LATHROP, CALIFORNIA, GEOTECHNICAL EXPLORATION, PROJECT NO. 5747.003.003 AND DATED OCTOBER 27, 2017, HAS BEEN PREPARED FOR THIS PROJECT BY ENGED INCORPORATED, STEVE HARRIS, P.E., G.E., AND IS ON FILE WITH THE CITY OF LATHROP.

(D.D. SHEET NO. 48)

TRACT NO. 3810

SUBDIVISIONS OF SAN JOAQUIN COUNTY
STANFORD CROSSING - PHASE 2A
A SUBDIVISION OF LOT 3, OF TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN
CITY OF LATHROP
SAN JOAQUIN COUNTY, CALIFORNIA

MAGKAY & Soms
SURVEYORS
41420 FRANKLIN DR., PLACENTIA, CA 95852 (925)221-0030
APRIL 2019



VICINITY MAP
NOT TO SCALE

CITY ENGINEER STATEMENT:

I, GLENN GEBHARDT, HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF "TRACT NO. 3810, SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 2A" AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP 3789, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLIES WITH ALL APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF THE VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2019.

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



CITY SURVEYOR'S STATEMENT:

I, ANNE-SOPHIE TRUONG, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT NO. 3810, SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 2A" AND THAT THE SUBDIVISION SHOWN HEREON COMPLIES WITH ALL THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2019.

ANNE-SOPHIE TRUONG, LS NO. 8998
ACTING CITY SURVEYOR



CITY CLERK'S STATEMENT:

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT NO. 3810 SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 2A" CONSISTING OF SIX (6) SHEETS, WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 2019, AND THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. _____ DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP, AND AUTHORIZED ITS RECORDATION AND DO HEREBY ACCEPT ON BEHALF OF THE CITY OF LATHROP, FOR PUBLIC USE, THE DEDICATION OF ALL EASEMENTS, ABUTTERS RIGHTS OF ACCESS AND WATER RIGHTS, AND ACCEPTED THE OFFER OF DEDICATION OF ALL BOULEVARDS AND STREETS AS SHOWN ON SAID MAP SUBJECT TO THE IMPROVEMENTS BEING COMPLETED, IN ACCORDANCE WITH CHAPTER 16, TITLE 16.16 OF THE CITY OF LATHROP MUNICIPAL CODE.

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

DATED THIS _____ DAY OF _____, 2019.

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

SECRETARY OF THE PLANNING COMMISSION'S STATEMENT:

THIS MAP CONFORMS TO THE VESTING TENTATIVE TRACT MAP NO. 3789 APPROVED BY THE PLANNING COMMISSION ON THE 18TH DAY OF DECEMBER, 2013.

DATED _____ THIS DAY OF _____, 2019

MARK MEISSNER
SECRETARY OF THE PLANNING COMMISSION
COMMUNITY DEVELOPMENT DIRECTOR

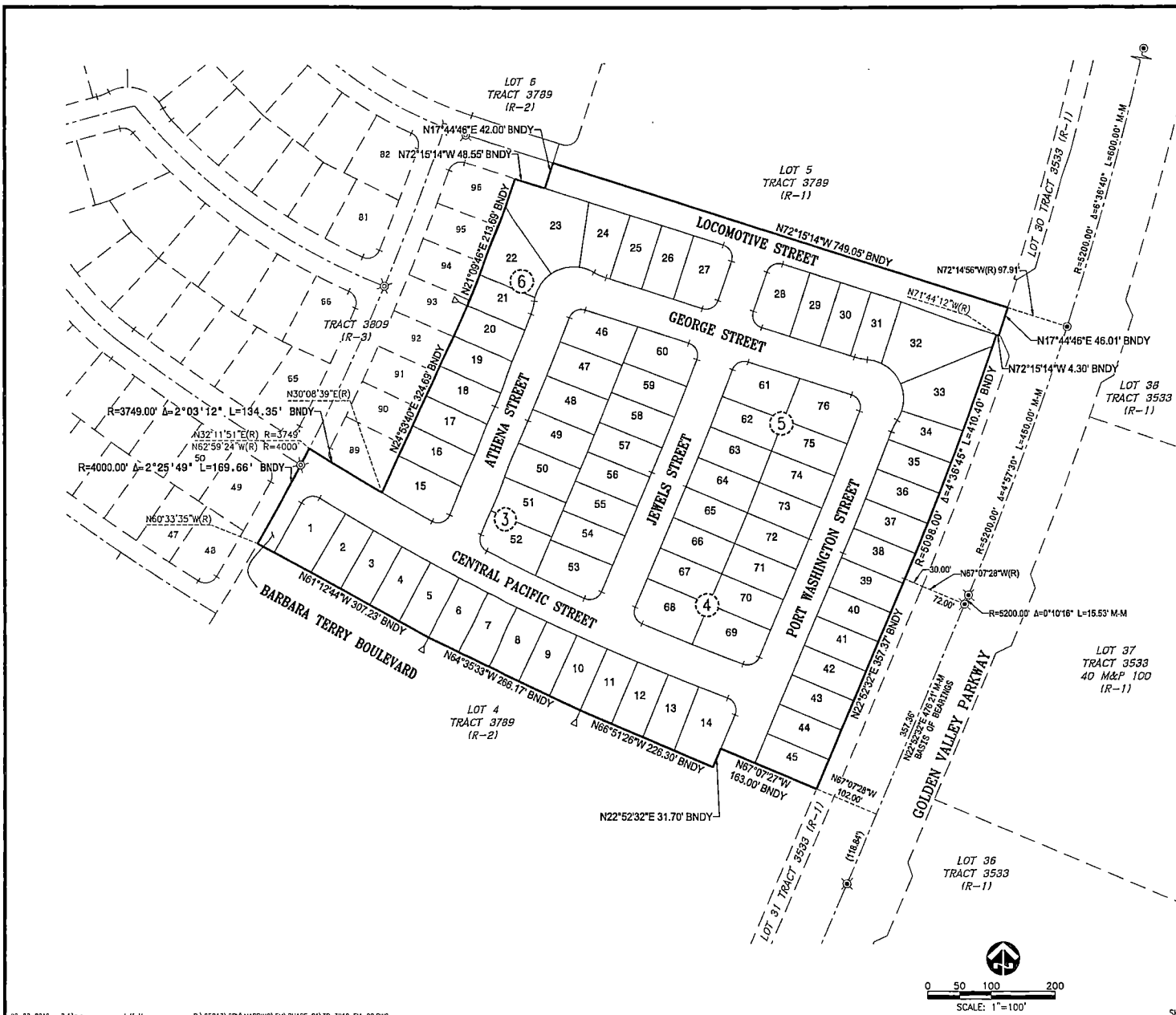
COUNTY RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 2019, AT _____ M. IN BOOK _____ OF MAPS AND PLATS, AT PAGE _____, AT THE REQUEST OF _____

FEES: \$ _____

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

By: _____
ASSISTANT/DEPUTY RECORDER



REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) TRACT NO. 3789 MAPS & PLATS BK 42 PG 99 S.J.C.R.
 (R-3) TRACT NO. 3809 MAPS & PLATS BK _ PG _ S.J.C.R.

BASIS OF BEARINGS:
 THE BEARING NORTH 22°52'32" EAST BETWEEN THE FOUND MONUMENTS ON GOLDEN VALLEY PARKWAY AS SHOWN ON TRACT 3789, IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

NOTES:
 1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 2. TRACT 3810, STANFORD CROSSING PHASE 2A CONTAINS 76 RESIDENTIAL LOTS, CONTAINING 15.21 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP. ALL SHOWN HEREIN. (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW)

TRACT 3810 AREA SUMMARY	
76 RESIDENTIAL LOTS AND STREET DEDICATIONS	15.21± AC
TOTAL	15.21± AC

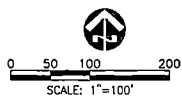
- LEGEND**
- DISTINCTIVE BORDER
 - RIGHT OF WAY LINE
 - LOT LINE/PARCEL LINE
 - EXISTING PROPERTY LINE
 - EASEMENT LINE
 - MONUMENT LINE
 - FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
 - ⊙ SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
 - ⊙ MONUMENT OF RECORD TO BE SET PER TRACT 3789
 - ⊙ MONUMENT OF RECORD TO BE SET PER TRACT 3809
 - ∠ ANGLE POINT
 - ▽ BNDY
 - CL CENTERLINE
 - EX EXISTING
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 - M-PL MONUMENT TO PROPERTY LINE
 - PUE PUBLIC UTILITY EASEMENT
 - M&P MAPS AND PLATS
 - WE WALL EASEMENT
 - (R) RADIAL BEARING
 - () PULLBACK DISTANCE
 - [] RECORD DISTANCE
 - S.J.C.R. SAN JOAQUIN COUNTY RECORDS
 - (3) INDICATES SHEET NUMBER

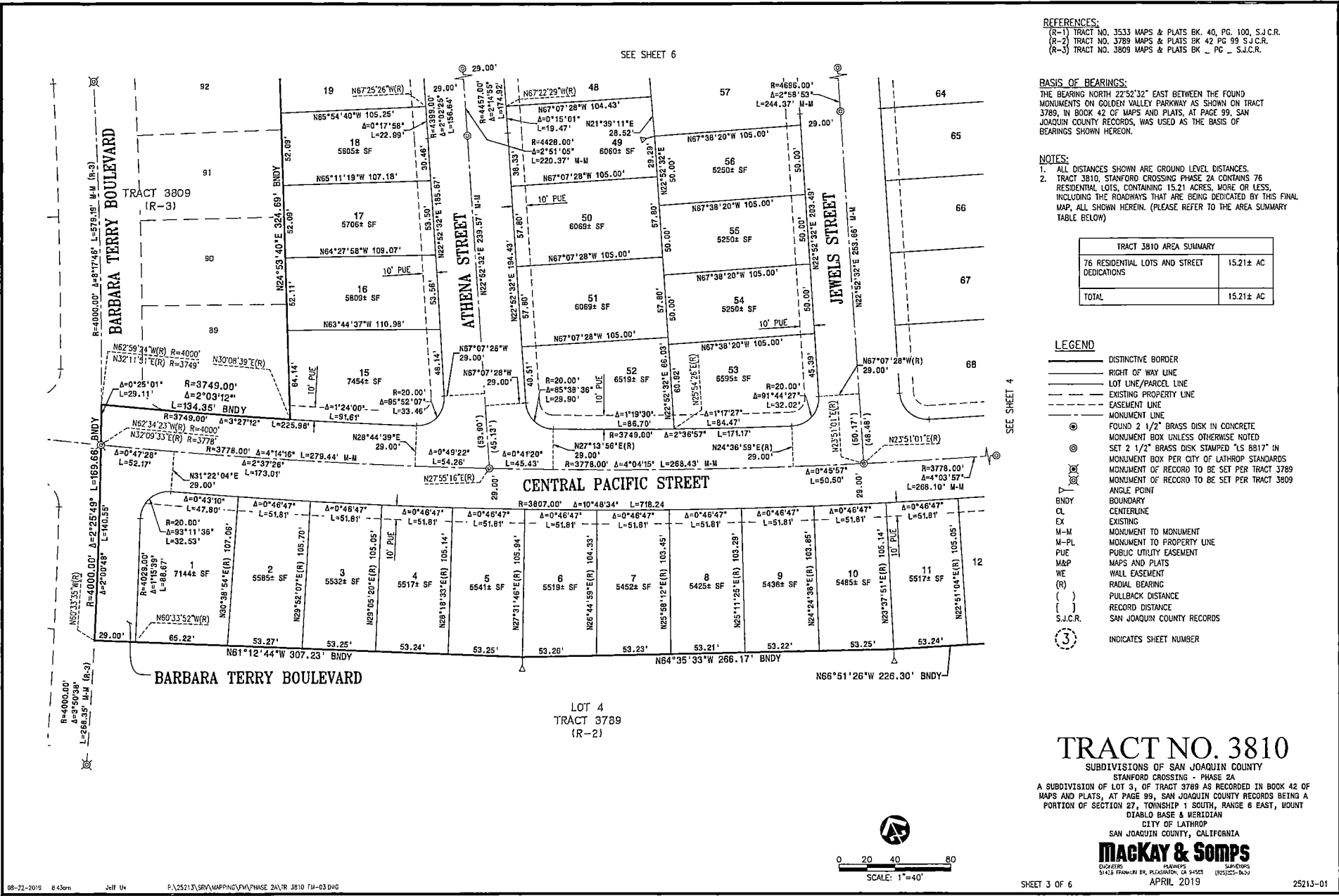
TRACT NO. 3810

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 2A
 A SUBDIVISION OF LOT 3, OF TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN
 CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA

Mackay & Sumps

REGISTERED PROFESSIONAL SURVEYORS
 5115 FRANKLIN DR., PLEASANTON, CA 94568 (925)261-2600





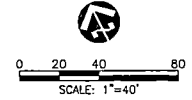
REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) TRACT NO. 3789 MAPS & PLATS BK 42 PG 99 S.J.C.R.
 (R-3) TRACT NO. 3809 MAPS & PLATS BK __ PG __ S.J.C.R.

BASIS OF BEARINGS:
 THE BEARING NORTH 22°52'32" EAST BETWEEN THE FOUND MONUMENTS ON GOLDEN VALLEY PARKWAY AS SHOWN ON TRACT 3789, IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

NOTES:
 1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 2. TRACT 3810, STANFORD CROSSING PHASE 2A CONTAINS 76 RESIDENTIAL LOTS, CONTAINING 15.21 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP, ALL SHOWN HEREIN. (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW)

TRACT 3810 AREA SUMMARY	
76 RESIDENTIAL LOTS AND STREET DEDICATIONS	15.21± AC
TOTAL	15.21± AC

- LEGEND**
- DISTINCTIVE BORDER
 - RIGHT OF WAY LINE
 - LOT LINE/PARCEL LINE
 - - - EXISTING PROPERTY LINE
 - - - EASEMENT LINE
 - MONUMENT LINE
 - FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
 - SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
 - MONUMENT OF RECORD TO BE SET PER TRACT 3789
 - MONUMENT OF RECORD TO BE SET PER TRACT 3809
 - ANGLE POINT
 - BOUNDARY
 - CENTERLINE
 - EX
 - M-M
 - M-PL
 - PUE
 - M&P
 - WE
 - (R)
 - ()
 - ()
 - S.J.C.R.
 - (3) INDICATES SHEET NUMBER

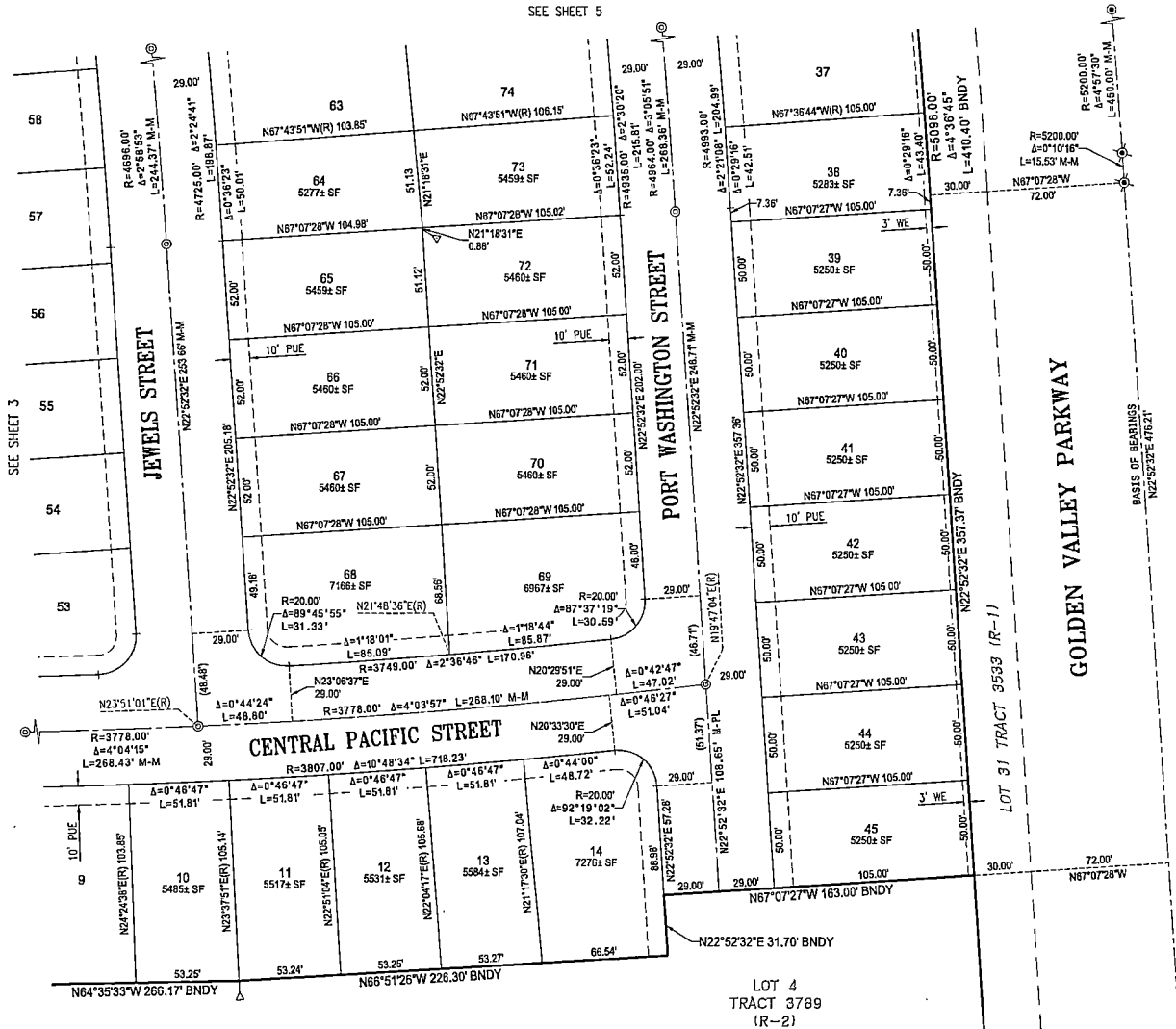


TRACT NO. 3810

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 2A
 A SUBDIVISION OF LOT 3, OF TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN

CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA
Mackay & Somp
 ENGINEERS PLANNERS SURVEYORS
 51415 FRANKLIN BLVD., PLEASANTON, CA 94588 (925)222-0600

SEE SHEET 5



REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) TRACT NO. 3789 MAPS & PLATS BK. 42 PG. 99 S.J.C.R.
 (R-3) TRACT NO. 3809 MAPS & PLATS BK. PG. S.J.C.R.

BASIS OF BEARINGS:
 THE BEARING NORTH 22°52'32" EAST BETWEEN THE FOUND MONUMENTS ON GOLDEN VALLEY PARKWAY AS SHOWN ON TRACT 3789, IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

NOTES:
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 2. TRACT 3810, STANFORD CROSSING PHASE 2A CONTAINS 76 RESIDENTIAL LOTS, CONTAINING 15.21 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP, ALL SHOWN HEREIN. (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW)

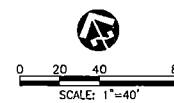
TRACT 3810 AREA SUMMARY	
76 RESIDENTIAL LOTS AND STREET DEDICATIONS	15.21± AC
TOTAL	15.21± AC

- LEGEND**
- DISTINCTIVE BORDER
 - RIGHT OF WAY LINE
 - LOT LINE/PARCEL LINE
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 - - - EASEMENT LINE
 - MONUMENT LINE
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 - ⊙ MONUMENT OF RECORD TO BE SET PER TRACT 3789
 - ⊙ MONUMENT OF RECORD TO BE SET PER TRACT 3809
 - ∇ ANGLE POINT
 - BNDY BOUNDARY
 - CL CENTERLINE
 - EX EXISTING
 - M-M MONUMENT TO MONUMENT
 - M-PL MONUMENT TO PROPERTY LINE
 - PUE PUBLIC UTILITY EASEMENT
 - M&P MAPS AND PLATS
 - WE WALL EASEMENT
 - (R) RADIAL BEARING
 - () PULLBACK DISTANCE
 - [] RECORD DISTANCE
 - S.J.C.R. SAN JOAQUIN COUNTY RECORDS
 - ⊙ INDICATES SHEET NUMBER

TRACT NO. 3810

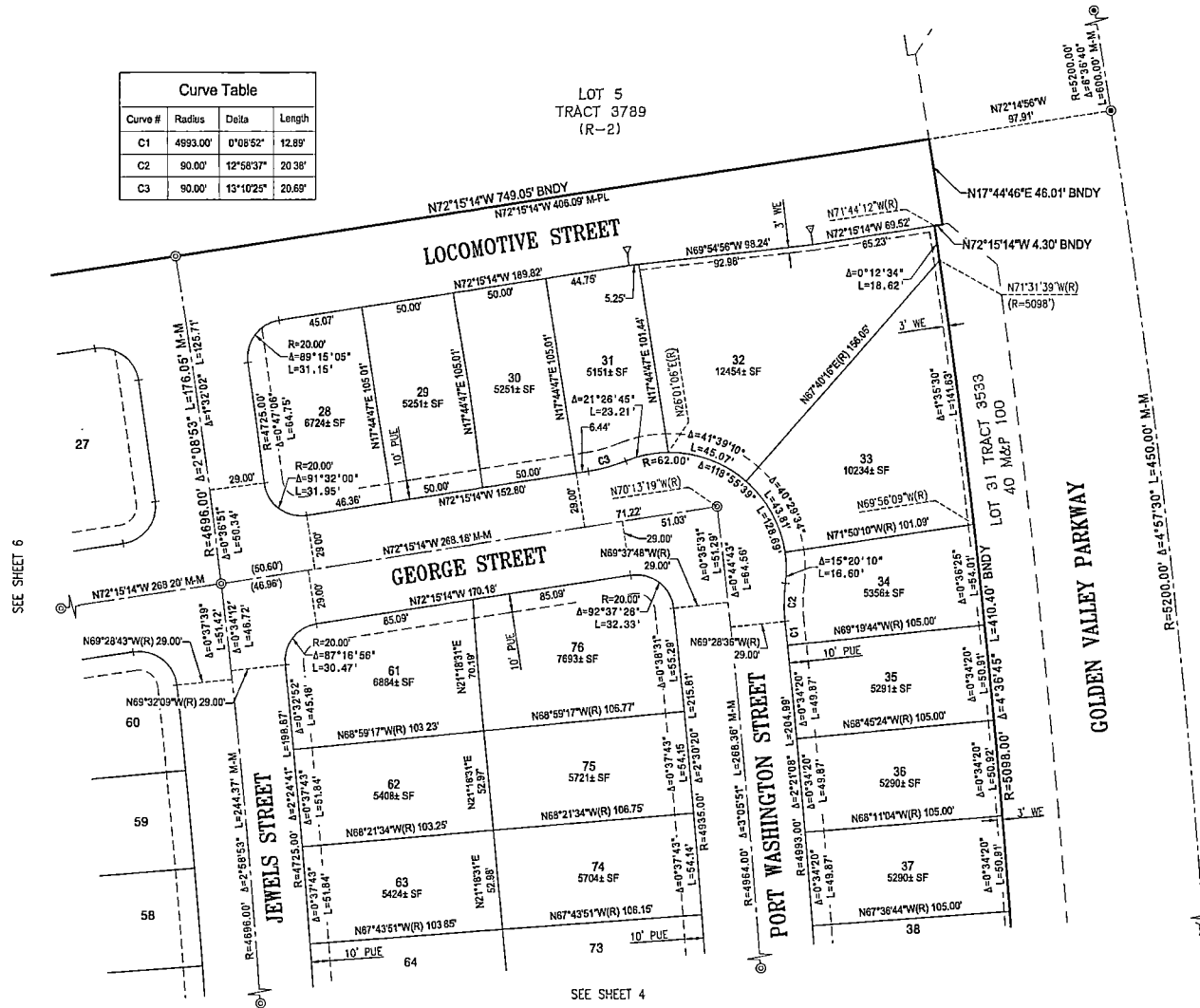
SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 2A
 A SUBDIVISION OF LOT 3, OF TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT Diablo Base & Meridian
 CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA

Mackay & Somps
 ENGINEERS
 51470 FRENCH DR., PLACERVILLE, CA 95667
 (916) 223-0050



Curve Table			
Curve #	Radius	Delta	Length
C1	4993.00'	0°08'52"	12.89'
C2	90.00'	12°58'37"	20.38'
C3	90.00'	13°10'25"	20.69'

LOT 5
TRACT 3789
(R-2)



REFERENCES:
(R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
(R-2) TRACT NO. 3789 MAPS & PLATS BK 42 PG 99 S.J.C.R.
(R-3) TRACT NO. 3809 MAPS & PLATS BK _ PG _ S.J.C.R.

BASIS OF BEARINGS:
THE BEARING NORTH 22°52'32" EAST BETWEEN THE FOUND MONUMENTS ON GOLDEN VALLEY PARKWAY AS SHOWN ON TRACT 3789, IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

- NOTES:**
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 - TRACT 3810, STANFORD CROSSING PHASE 2A CONTAINS 76 RESIDENTIAL LOTS, CONTAINING 15.21 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP, ALL SHOWN HEREIN. (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW)

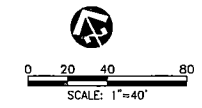
TRACT 3810 AREA SUMMARY	
76 RESIDENTIAL LOTS AND STREET DEDICATIONS	15.21± AC
TOTAL	15.21± AC

- LEGEND**
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 - M-M
 - M-PL
 - PUE
 - M&P
 - WE
 - WE
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 - S.J.C.R.
 - ③ INDICATES SHEET NUMBER

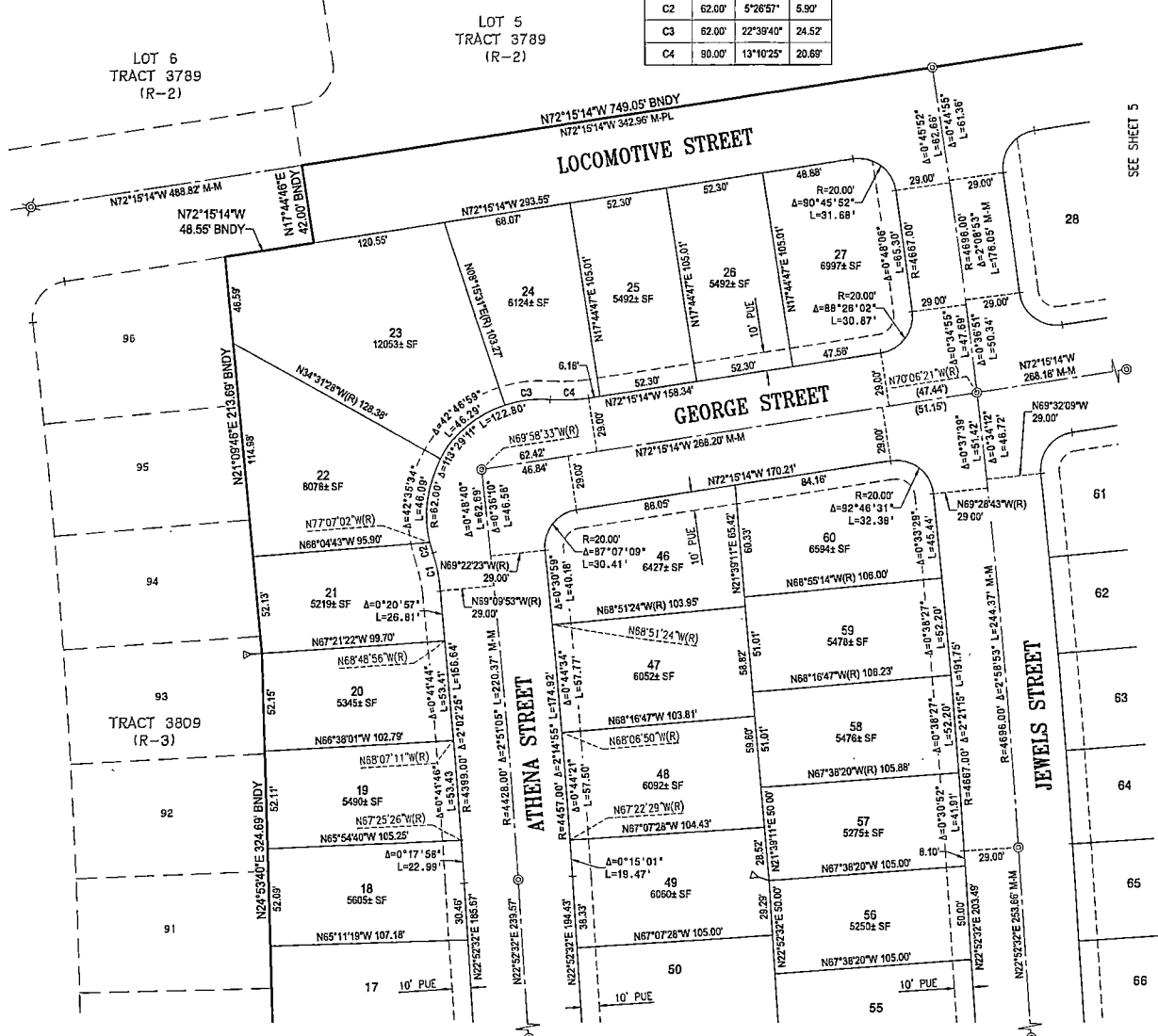
TRACT NO. 3810

SUBDIVISIONS OF SAN JOAQUIN COUNTY
STANFORD CROSSING - PHASE 2A
A SUBDIVISION OF LOT 3, OF TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN
CITY OF LATHROP
SAN JOAQUIN COUNTY, CALIFORNIA

MACKAY & SompS
SURVEYORS
51425 FRANKLIN DR., PLEASANTON, CA 94566 (916) 725-0020



Curve Table			
Curve #	Radius	Delta	Length
C1	90.00'	13°24'07"	21.05'
C2	62.00'	5°26'57"	5.90'
C3	62.00'	22°39'40"	24.52'
C4	90.00'	13°10'25"	20.69'



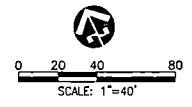
REFERENCES:
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 (R-2) TRACT NO. 3789 MAPS & PLATS BK. 42 PG. 99 S.J.C.R.
 (R-3) TRACT NO. 3809 MAPS & PLATS BK. PG. S.J.C.R.

BASIS OF BEARINGS:
 THE BEARING NORTH 22°52'32" EAST BETWEEN THE FOUND MONUMENTS ON GOLDEN VALLEY PARKWAY AS SHOWN ON TRACT 3789, IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

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TRACT 3810 AREA SUMMARY	
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 - ∠ ANGLE POINT
 - BOUNDARY
 - CENTERLINE
 - EXISTING
 - MONUMENT TO MONUMENT
 - MONUMENT TO PROPERTY LINE
 - PUBLIC UTILITY EASEMENT
 - MAPS AND PLATS
 - WALL EASEMENT
 - RADIAL BEARING
 - PULLBACK DISTANCE
 - RECORD DISTANCE
 - S.J.C.R.
 - ⊙ INDICATES SHEET NUMBER



TRACT NO. 3810
 SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 2A
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 CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA


Mackay & Soms
 ENGINEERS PLANNERS
 51425 FRANKLIN DR., PLEASANTON, CA 94566 (925)225-0600

OWNER'S STATEMENT:

THE UNDERSIGNED, DOES HEREBY STATE THAT WE ARE THE OWNERS OF ALL THE LAND DELINEATED AND EMBRACED WITHIN THE DISTINCTIVE BORDER OF THE HEREIN EMBODIED FINAL MAP ENTITLED "TRACT NO. 3811 SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 2B" CONSISTING OF SIX (6) SHEETS, THAT WE HAVE CAUSED SAID MAP TO BE PREPARED FOR RECORD AND CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, THAT SAID MAP PARTICULARLY SETS FORTH AND DESCRIBES ALL THE LOTS INTENDED FOR SALE BY NUMBER WITH THEIR PRECISE LENGTH AND WIDTH.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF LATHROP AS EASEMENTS FOR PUBLIC PURPOSES:

- 1. THE REAL PROPERTY DESIGNATED ON SAID MAP AS "BARBARA TERRY BOULEVARD, PORT WASHINGTON STREET, RAILWAY STREET, SACRAMENTO STREET, AND SUNOL STREET;"
- 2. A NON-EXCLUSIVE EASEMENT TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN SOUNDWALLS, OVER AND UNDER THE STRIPS OF LAND SHOWN UPON SAID MAP MARKED "WALL EASEMENT" (WE).
- 3. A NON-EXCLUSIVE EASEMENT TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN CABLES, PIPES, AND CONDUITS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND SHOWN UPON SAID MAP MARKED "PUBLIC UTILITY EASEMENT" (PUE).

THE UNDERSIGNED DOES HEREBY RELINQUISH ANY AND ALL RIGHTS OF INGRESS AND EGRESS TO VEHICULAR TRAFFIC (ABUTTERS RIGHTS) TO STANFORD CROSSING AND PORTION OF BARBARA TERRY BOULEVARD ALONG THE LOT LINES INDICATED BY THE SYMBOL .

THE UNDERSIGNED DOES HEREBY RELEASE, EXTINGUISH, QUITCLAIM, AND REMOVE THE PRIVATE ACCESS AND UTILITY EASEMENT OVER LOT 4 AS SHOWN ON TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS.

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

THIS MAP SHOWS ALL EASEMENTS OF RECORD ON THE PREMISES

OWNER: LATHROP LAND ACQUISITION LLC, A DELAWARE LIMITED LIABILITY COMPANY

PRINTED NAME: _____

SIGNATURE: _____

TITLE: _____

DATE: _____

OWNER'S ACKNOWLEDGEMENT:

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 } SS
COUNTY OF _____ }

ON _____ 2019, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR ENTITY UPON BEHALF OF WHICH THE PERSON 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: _____

PRINTED NAME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

PRINCIPAL COUNTY OF BUSINESS: _____

COMMISSION EXPIRES: _____

COMMISSION # OF NOTARY: _____

STATEMENT OF SOILS REPORT:

A SOILS REPORT ENTITLED, "STANFORD CROSSING, LATHROP, CALIFORNIA, GEOTECHNICAL EXPLORATION, PROJECT NO. 5747.003.003 AND DATED OCTOBER 27, 2017, HAS BEEN PREPARED FOR THIS PROJECT BY ENGEO INCORPORATED, STEVE HARRIS, P.E., G.E., AND IS ON FILE WITH THE CITY OF LATHROP.

(D.D. SHEET NO. 48)

TRACT NO. 3811

SUBDIVISIONS OF SAN JOAQUIN COUNTY
STANFORD CROSSING - PHASE 2B
A SUBDIVISION OF LOT 4, OF TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN
CITY OF LATHROP
SAN JOAQUIN COUNTY, CALIFORNIA

Mackay & Somp
LAND SURVEYORS
51425 FOREST DR. REDDING, CA 96003
APRIL 2019



VICINITY MAP
NOT TO SCALE

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LATHROP LAND ACQUISITION, LLC, IN NOVEMBER, 2013. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED VESTING TENTATIVE MAP. I FURTHER STATE THAT ALL THE MONUMENTS SHOWN HEREON WILL BE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED BEFORE SAID FINAL MAP IMPROVEMENTS ARE ACCEPTED BY THE CITY OF LATHROP, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

DATED THIS _____ DAY OF _____ 2019.

IAN BRUCE MACDONALD
LS NO. 8817



RIGHT TO FARM STATEMENT:

PER CITY OF LATHROP CODE OF ORDINANCES, TITLE 15 CHAPTER 15.48.04, THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATION, CULTIVATIONS, PLOWING, SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DEPREDATION, AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, ODOR, RODENTS AND PESTS. BE AWARE ALSO, THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECTS OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.

CITY ENGINEER STATEMENT:

I, GLENN GEBHARDT, HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF "TRACT NO. 3811, SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 2B" AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLIES WITH ALL APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF THE VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____ 2019.

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



CITY SURVEYOR'S STATEMENT:

I, ANNE-SOPHIE TRUONG, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT NO. 3811, SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 2B" AND THAT THE SUBDIVISIONS SHOWN HEREON COMPLIES WITH ALL THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____ 2019,

ANNE-SOPHIE TRUONG, LS NO. 8998
ACTING CITY SURVEYOR



CITY CLERK'S STATEMENT:

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT NO. 3811 SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 2B" CONSISTING OF SIX (6) SHEETS, WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____ 2019, AND THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. _____ DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP, AND AUTHORIZED ITS RECORDATION AND DO HEREBY ACCEPT ON BEHALF OF THE CITY OF LATHROP, FOR PUBLIC USE, THE DEDICATION OF ALL EASEMENTS, ABUTTERS RIGHTS OF ACCESS AND WATER RIGHTS, AND ACCEPTED THE OFFER OF DEDICATION OF ALL BOULEVARD AND STREETS AS SHOWN ON SAID MAP SUBJECT TO THE IMPROVEMENTS BEING COMPLETED, IN ACCORDANCE WITH CHAPTER 16, TITLE 16.16 OF THE CITY OF LATHROP MUNICIPAL CODE.

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

DATED THIS _____ DAY OF _____ 2019,

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

SECRETARY OF THE PLANNING COMMISSION'S STATEMENT:

THIS MAP CONFORMS TO THE VESTING TENTATIVE TRACT MAP NO. 3789 APPROVED BY THE PLANNING COMMISSION ON THE 18TH DAY OF DECEMBER, 2013.

DATED _____ THIS DAY OF _____ 2019

MARK WEISSNER
SECRETARY OF THE PLANNING COMMISSION
COMMUNITY DEVELOPMENT DIRECTOR

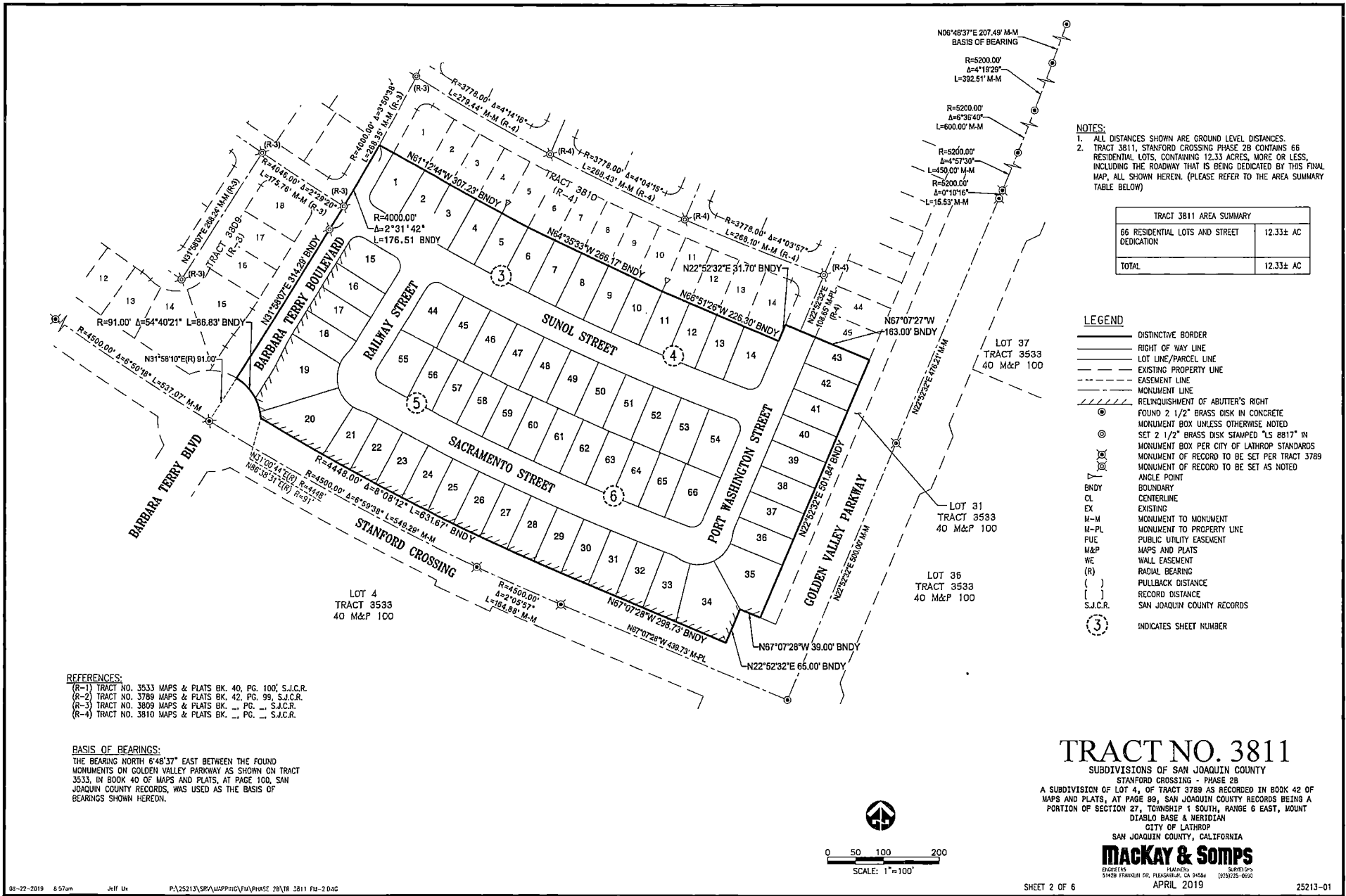
COUNTY RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____ 2019, AT _____ M. IN BOOK _____ OF MAPS AND PLATS, AT PAGE _____, AT THE REQUEST OF _____

FEES: \$ _____

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

BY: _____
ASSISTANT/DEPUTY RECORDER



NOTES:
 1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 2. TRACT 3811, STANFORD CROSSING PHASE 2B CONTAINS 66 RESIDENTIAL LOTS, CONTAINING 12.33 ACRES, MORE OR LESS, INCLUDING THE ROADWAY THAT IS BEING DEDICATED BY THIS FINAL MAP, ALL SHOWN HEREIN. (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW)

TRACT 3811 AREA SUMMARY	
66 RESIDENTIAL LOTS AND STREET DEDICATION	12.33± AC
TOTAL	12.33± AC

- LEGEND**
- DISTINCTIVE BORDER
 - RIGHT OF WAY LINE
 - LOT LINE/PARCEL LINE
 - EXISTING PROPERTY LINE
 - - - EASEMENT LINE
 - MONUMENT LINE
 - RELINQUISHMENT OF ABUTTER'S RIGHT
 - FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
 - ⊙ SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
 - ⊙ MONUMENT OF RECORD TO BE SET PER TRACT 3789
 - ⊙ MONUMENT OF RECORD TO BE SET AS NOTED
 - ∠ ANGLE POINT
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 - () PULLBACK DISTANCE
 - [] RECORD DISTANCE
 - S.J.C.R. SAN JOAQUIN COUNTY RECORDS
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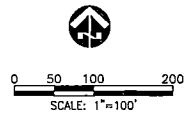
REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) TRACT NO. 3789 MAPS & PLATS BK. 42, PG. 99, S.J.C.R.
 (R-3) TRACT NO. 3809 MAPS & PLATS BK. — PG. —, S.J.C.R.
 (R-4) TRACT NO. 3810 MAPS & PLATS BK. — PG. —, S.J.C.R.

BASIS OF BEARINGS:
 THE BEARING NORTH 6°48'37" EAST BETWEEN THE FOUND MONUMENTS ON GOLDEN VALLEY PARKWAY AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

TRACT NO. 3811

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 2B
 A SUBDIVISION OF LOT 4, OF TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN
 CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA

Mackay & Somps
 ENGINEERS PLANNERS SURVEYORS
 51478 FRANKLIN DR. PLEASANTON, CA 94566 (925) 225-0050



REFERENCES:

- (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
- (R-2) TRACT NO. 3789 MAPS & PLATS BK. 42, PG. 99, S.J.C.R.
- (R-3) TRACT NO. 3809 MAPS & PLATS BK. 42, PG. 99, S.J.C.R.
- (R-4) TRACT NO. 3810 MAPS & PLATS BK. 42, PG. 99, S.J.C.R.

BASIS OF BEARINGS:

THE BEARING NORTH 6°48'37" EAST BETWEEN THE FOUND MONUMENTS ON GOLDEN VALLEY PARKWAY AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

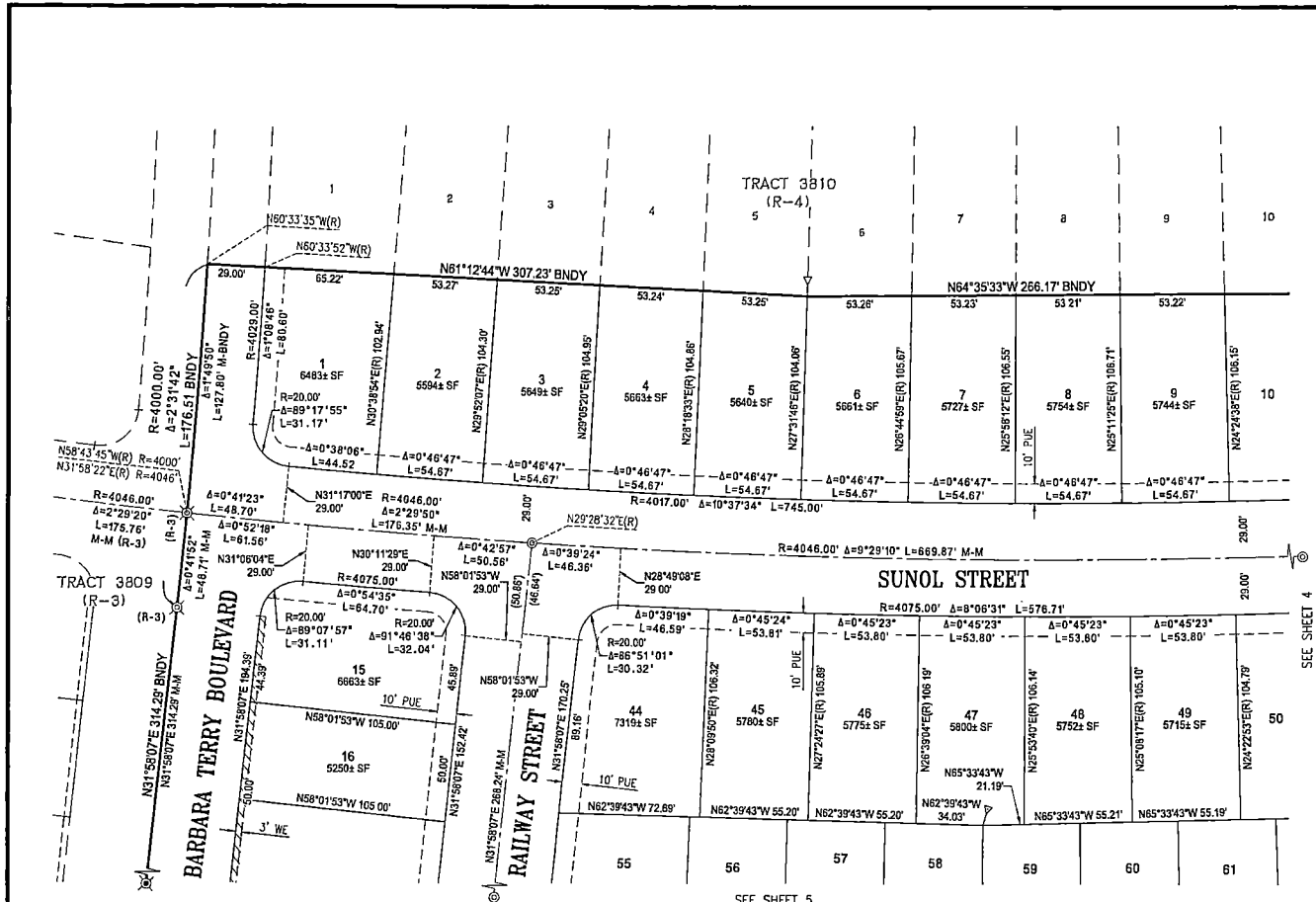
NOTES:

1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
2. TRACT 3811, STANFORD CROSSING PHASE 2B CONTAINS 65 RESIDENTIAL LOTS, CONTAINING 12.33 ACRES, MORE OR LESS, INCLUDING THE ROADWAY THAT IS BEING DEDICATED BY THIS FINAL MAP, ALL SHOWN HEREIN. (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW)

TRACT 3811 AREA SUMMARY	
66 RESIDENTIAL LOTS AND STREET DEDICATION	12.33± AC
TOTAL	12.33± AC

LEGEND

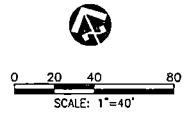
- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- ⊙ RELINQUISHMENT OF ABUTTER'S RIGHT
- ⊙ FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
- ⊙ SET 2 1/2" BRASS DISK STAMPED "LS 6817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
- ⊙ MONUMENT OF RECORD TO BE SET PER TRACT 3789
- ⊙ MONUMENT OF RECORD TO BE SET AS NOTED
- ▲ ANGLE POINT
- BNDY
- CL
- EX
- M-M
- M-PL
- PUE
- M&P
- W
- ()
- [] RECORD DISTANCE
- S.J.C.R. SAN JOAQUIN COUNTY RECORDS
- ③ INDICATES SHEET NUMBER



TRACT NO. 3811

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 2B
 A SUBDIVISION OF LOT 4, OF TRACT 3789 AS RECORDED IN BOOK 42 OF
 MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS BEING A
 PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT
 DIABLO BASE & MERIDIAN
 CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA

Mackay & Somps
 18450165
 51428 FRANKLIN DR., PLEASANTON, CA 94568 (925)275-0653



REFERENCES:

- (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
- (R-2) TRACT NO. 3789 MAPS & PLATS BK. 42, PG. 99, S.J.C.R.
- (R-3) TRACT NO. 3809 MAPS & PLATS BK. 41, PG. 1, S.J.C.R.
- (R-4) TRACT NO. 3810 MAPS & PLATS BK. 41, PG. 1, S.J.C.R.

BASIS OF BEARINGS:

THE BEARING NORTH 6°48'37" EAST BETWEEN THE FOUND MONUMENTS ON GOLDEN VALLEY PARKWAY AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

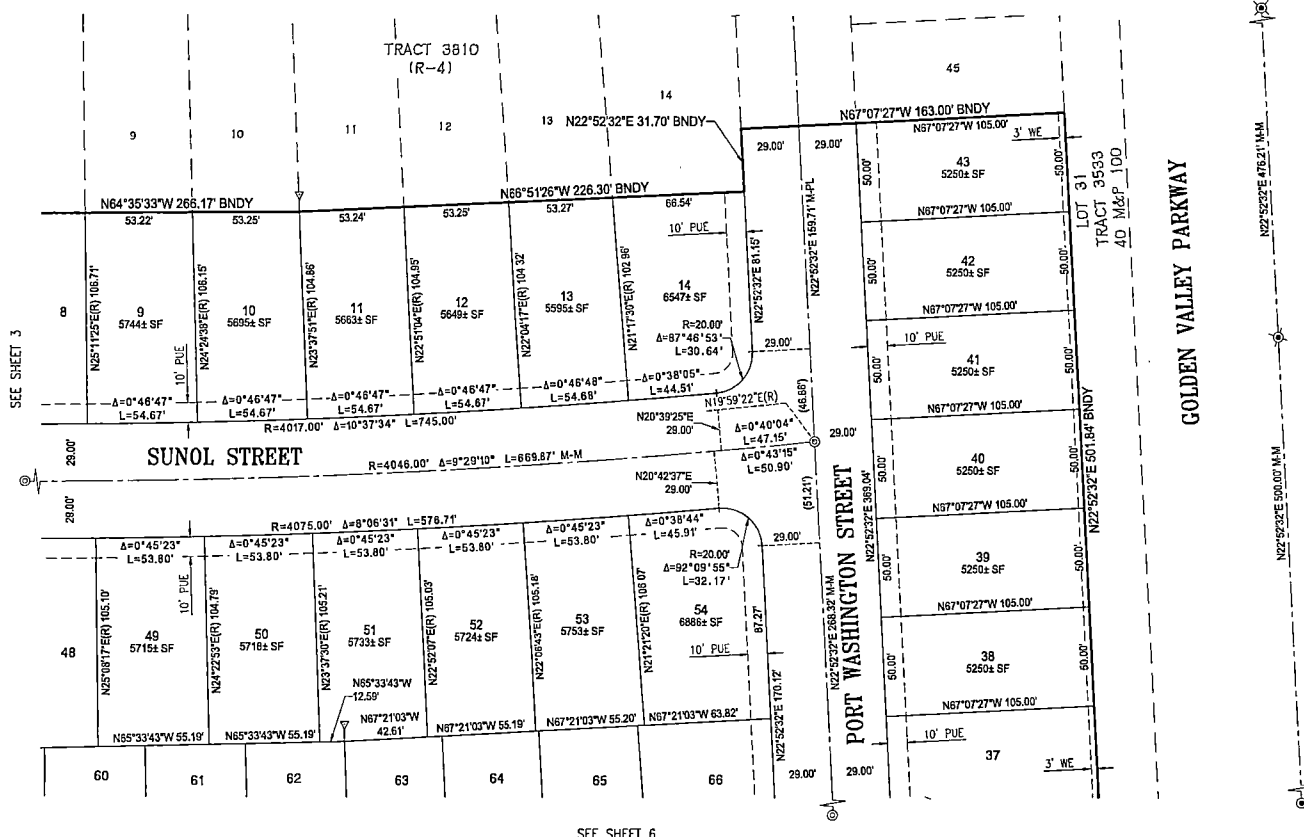
NOTES:

1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
2. TRACT 3811, STANFORD CROSSING PHASE 2B CONTAINS 66 RESIDENTIAL LOTS, CONTAINING 12.33 ACRES, MORE OR LESS, INCLUDING THE ROADWAY THAT IS BEING DEDICATED BY THIS FINAL MAP. ALL SHOWN HEREIN. (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW)

TRACT 3811 AREA SUMMARY	
66 RESIDENTIAL LOTS AND STREET DEDICATION	12.33± AC
TOTAL	12.33± AC

LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- - - EASEMENT LINE
- MONUMENT LINE
- ⊙ RELINQUISHMENT OF ABUTTER'S RIGHT FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS MONUMENT OF RECORD TO BE SET PER TRACT 3789 MONUMENT OF RECORD TO BE SET AS NOTED
- ⊙ ANGLE POINT
- ⊙ BNDY BOUNDARY
- ⊙ C/L CENTERLINE
- EX EXISTING
- M-M MONUMENT TO MONUMENT
- M-PL MONUMENT TO PROPERTY LINE
- PUE PUBLIC UTILITY EASEMENT
- M&P MAPS AND PLATS
- WE WALL EASEMENT
- (R) RADIAL BEARING
- () PULLBACK DISTANCE
- [] RECORD DISTANCE
- S.J.C.R. SAN JOAQUIN COUNTY RECORDS
- ③ INDICATES SHEET NUMBER



TRACT NO. 3811

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 2B
 A SUBDIVISION OF LOT 4, OF TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN
 CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA

Mackay & Somps
 ENGINEERS PLANNERS SURVEYORS
 11420 FRANKLIN DR. PLEASANTON, CA 94566 (925)223-0090

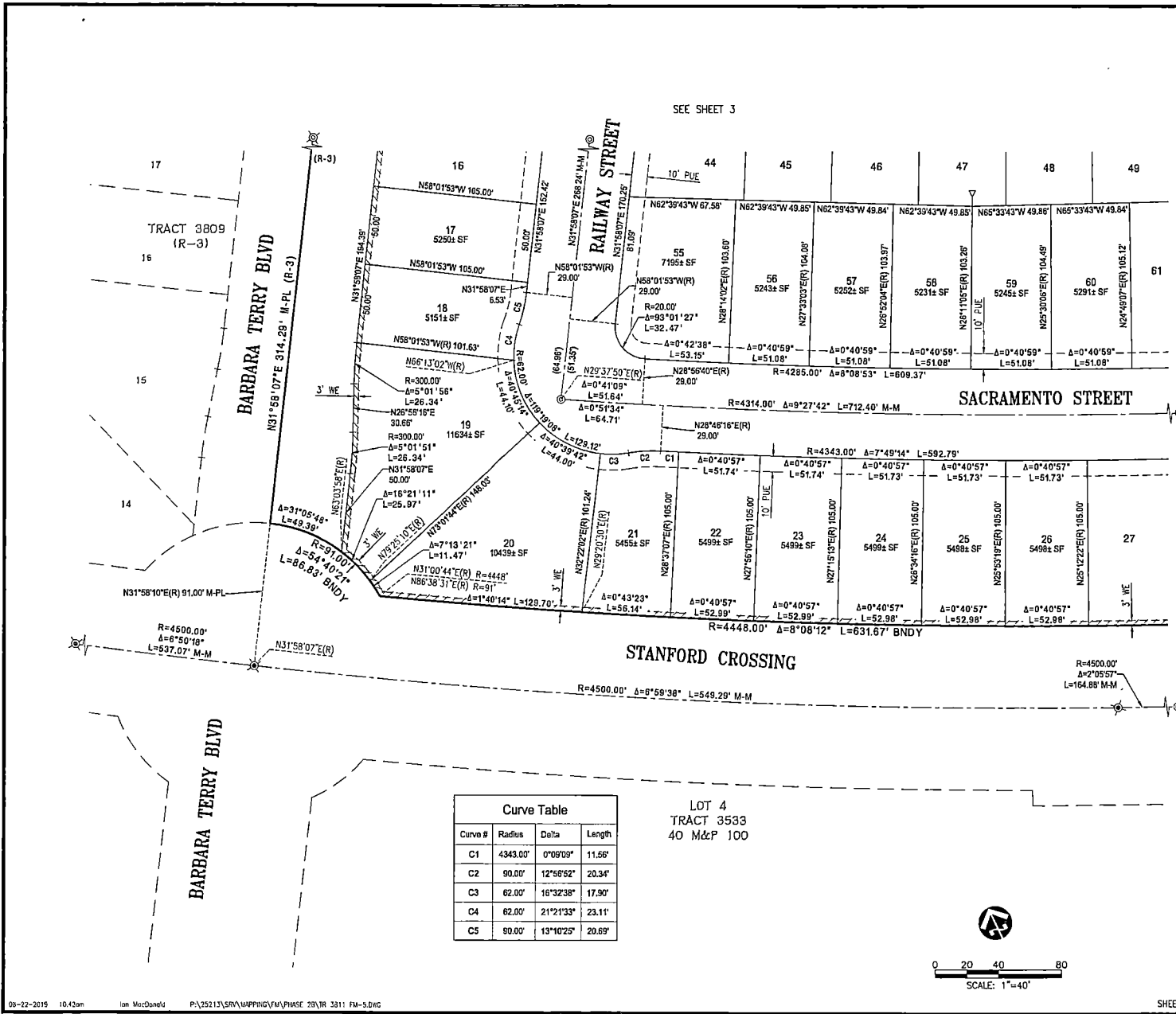
REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) TRACT NO. 3789 MAPS & PLATS BK. 42, PG. 99, S.J.C.R.
 (R-3) TRACT NO. 3809 MAPS & PLATS BK. 42, PG. 1, S.J.C.R.
 (R-4) TRACT NO. 3810 MAPS & PLATS BK. 42, PG. 1, S.J.C.R.

BASIS OF BEARINGS:
 THE BEARING NORTH 6°48'37" EAST FROM THE FOUND MONUMENTS ON GOLDEN VALLEY PARKWAY AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

NOTES:
 1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 2. TRACT 3811, STANFORD CROSSING PHASE 2B CONTAINS 66 RESIDENTIAL LOTS, CONTAINING 12.33± ACRES, MORE OR LESS, INCLUDING THE ROADWAY THAT IS BEING DEDICATED BY THIS FINAL MAP, ALL SHOWN HEREIN. (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW)

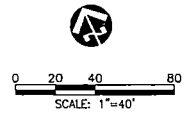
TRACT 3811 AREA SUMMARY	
66 RESIDENTIAL LOTS AND STREET DEDICATION	12.33± AC
TOTAL	12.33± AC

LEGEND	
	DISTINCTIVE BORDER
	RIGHT OF WAY LINE
	LOT LINE/PARCEL LINE
	EXISTING PROPERTY LINE
	EASEMENT LINE
	MONUMENT LINE
	RELINQUISHMENT OF ABUTTER'S RIGHT FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS MONUMENT OF RECORD TO BE SET PER TRACT 3789 MONUMENT OF RECORD TO BE SET AS NOTED
	ANGLE POINT
	BOUNDARY
	CENTERLINE
	EXISTING
	M-M MONUMENT TO MONUMENT
	M-PL MONUMENT TO PROPERTY LINE
	M&P MONUMENT TO EASEMENT
	MAPS AND PLATS
	WALL EASEMENT
	RADIAL BEARING
	PULLBACK DISTANCE
	RECORD DISTANCE
	S.J.C.R. SAN JOAQUIN COUNTY RECORDS
	INDICATES SHEET NUMBER



Curve #	Radius	Delta	Length
C1	4343.00'	0°09'09"	11.56'
C2	90.00'	12°56'52"	20.34'
C3	62.00'	16°32'38"	17.90'
C4	62.00'	21°21'33"	23.11'
C5	90.00'	13°10'25"	20.69'

LOT 4
 TRACT 3533
 40 M&P 100



TRACT NO. 3811
 SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 2B
 A SUBDIVISION OF LOT 4, OF TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN
 CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA
Mackay & Sumps
 1500 15th St., Lathrop, CA 95330
 (916) 335-8000
 APRIL 2019

REFERENCES:

- (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
- (R-2) TRACT NO. 3789 MAPS & PLATS BK. 42, PG. 99, S.J.C.R.
- (R-3) TRACT NO. 3809 MAPS & PLATS BK. 42, PG. 100, S.J.C.R.
- (R-4) TRACT NO. 3810 MAPS & PLATS BK. 42, PG. 100, S.J.C.R.

BASIS OF BEARINGS:

THE BEARING NORTH 6°48'37" EAST BETWEEN THE FOUND MONUMENTS ON GOLDEN VALLEY PARKWAY AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

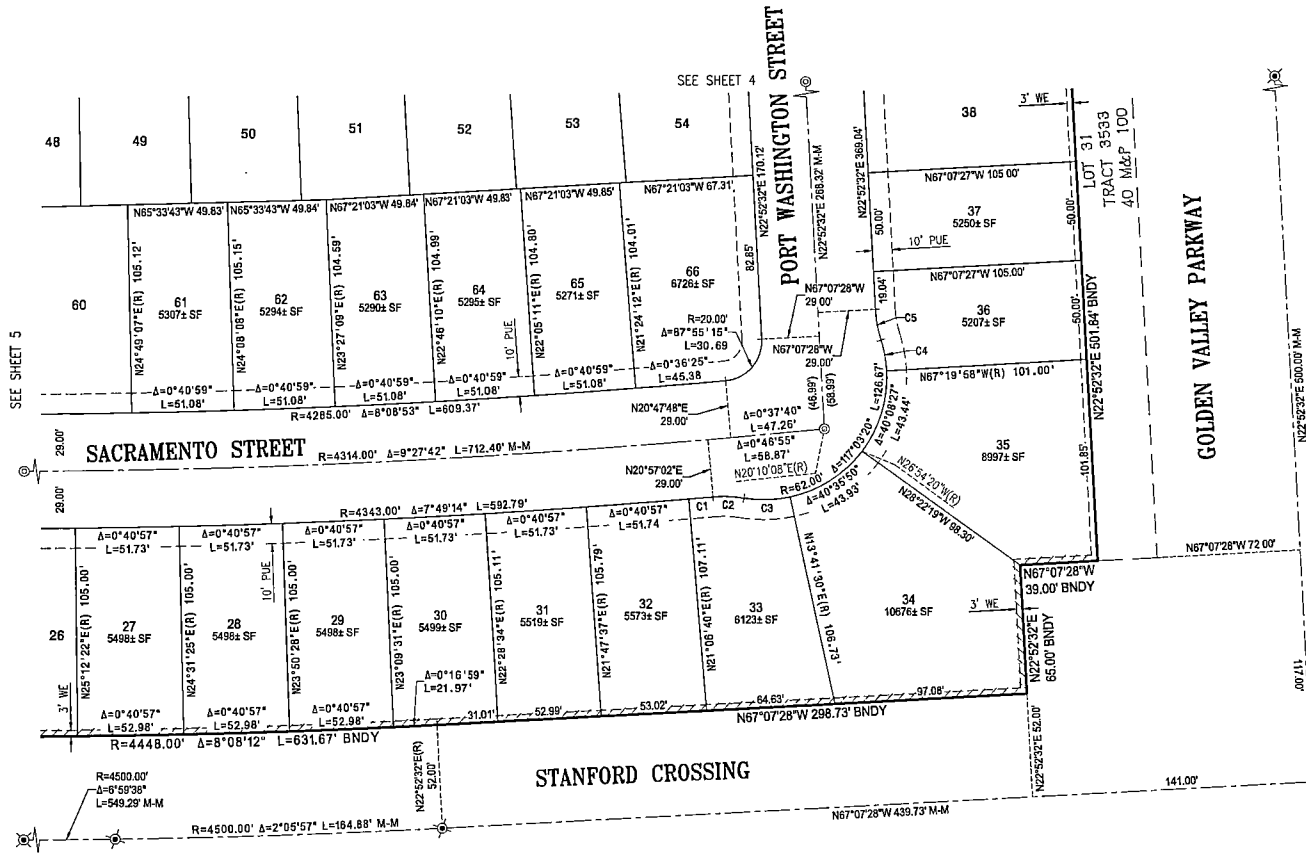
NOTES:

1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
2. TRACT 3811, STANFORD CROSSING PHASE 2B CONTAINS 66 RESIDENTIAL LOTS, CONTAINING 12.33 ACRES, MORE OR LESS, INCLUDING THE ROADWAY THAT IS BEING DEDICATED BY THIS FINAL MAP, ALL SHOWN HEREIN. (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW)

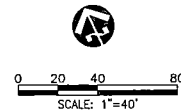
TRACT 3811 AREA SUMMARY	
66 RESIDENTIAL LOTS AND STREET DEDICATION	12.33± AC
TOTAL	12.33± AC

LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- RELINQUISHMENT OF ABUTTER'S RIGHT
- ⊙ FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
- ⊙ SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
- ⊙ MONUMENT OF RECORD TO BE SET PER TRACT 3789
- ⊙ MONUMENT OF RECORD TO BE SET AS NOTED
- ∠ ANGLE POINT
- BNDY BOUNDARY
- CL CENTERLINE
- EX EXISTING
- M-M MONUMENT TO MONUMENT
- M-PL MONUMENT TO PROPERTY LINE
- PUE PUBLIC UTILITY EASEMENT
- M&P MAPS AND PLATS
- WE WALL EASEMENT
- (R) RADIAL BEARING
- () PULLBACK DISTANCE
- [] RECORD DISTANCE
- S.J.C.R. SAN JOAQUIN COUNTY RECORDS
- ③ INDICATES SHEET NUMBER



Curve Table			
Curve #	Radius	Delta	Length
C1	4343.00'	0°09'38"	12.16'
C2	62.00'	14°23'17"	15.57'
C3	62.00'	21°38'49"	23.42'
C4	62.00'	14°40'14"	15.88'
C5	62.00'	14°35'33"	15.79'



TRACT NO. 3811

SUBDIVISIONS OF SAN JOAQUIN COUNTY
STANFORD CROSSING - PHASE 2B
A SUBDIVISION OF LOT 4, OF TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN
CITY OF LATHROP
SAN JOAQUIN COUNTY, CALIFORNIA

Mackay & Soms
ENGINEERS PLANNERS
51425 TRAVIS DR., PLEASANTON, CA 94566 (925)770-0095 (925)770-0099

OWNER'S STATEMENT:

THE UNDERSIGNED, DOES HEREBY STATE THAT WE ARE THE OWNERS OF ALL THE LAND DELINEATED AND EMBRACED WITHIN THE DISTINCTIVE BORDER OF THE HEREIN EMBODIED FINAL MAP ENTITLED "TRACT NO. 3812 SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 3" CONSISTING OF SIX (6) SHEETS, THAT WE HAVE CAUSED SAID MAP TO BE PREPARED FOR RECORD AND CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, THAT SAID MAP PARTICULARLY SETS FORTH AND DESCRIBES ALL THE LOTS INTENDED FOR SALE BY NUMBER WITH THEIR PRECISE LENGTH AND WIDTH.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF LATHROP IN FEE FOR LANDSCAPING AND PUBLIC UTILITY PURPOSES:

- 1. THE REAL PROPERTY DESIGNATED ON SAID MAP AS "PARCEL A".

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF LATHROP AS EASEMENT FOR PUBLIC PURPOSES:

- 1. THE REAL PROPERTY DESIGNATED ON SAID MAP AS "CRESPI STREET, LOCOMOTIVE STREET, LELAND STREET, MERCANTILE STREET, PANAMA STREET, PICO STREET, SAYBROOK STREET, SENATOR STREET".
- 2. A NON-EXCLUSIVE EASEMENT TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN SOUNDWALLS, OVER AND UNDER THE STRIPS OF LAND SHOWN UPON SAID MAP MARKED "WALL EASEMENT" (WE).
- 3. A NON-EXCLUSIVE EASEMENT TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN CABLES, PIPES, AND CONDUITS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND SHOWN UPON SAID MAP MARKED "PUBLIC UTILITY EASEMENT" (PUE).

THE UNDERSIGNED DOES HEREBY RELEASE, EXTINGUISH, QUITCLAIM, AND REMOVE THE PRIVATE ACCESS AND UTILITY EASEMENT OVER LOT 5 AS SHOWN ON TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS.

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

THIS MAP SHOWS ALL EASEMENTS OF RECORD ON THE PREMISES

OWNER: LATHROP LAND ACQUISITION LLC, A DELAWARE LIMITED LIABILITY COMPANY

PRINTED NAME: _____

SIGNATURE: _____

TITLE: _____

DATE: _____

OWNER'S ACKNOWLEDGEMENT:

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 } SS
COUNTY OF _____ }

ON _____ 2019, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR ENTITY UPON BEHALF OF WHICH THE PERSON 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: _____

PRINTED NAME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE _____

PRINCIPAL COUNTY OF BUSINESS: _____

COMMISSION EXPIRES: _____

COMMISSION # OF NOTARY: _____

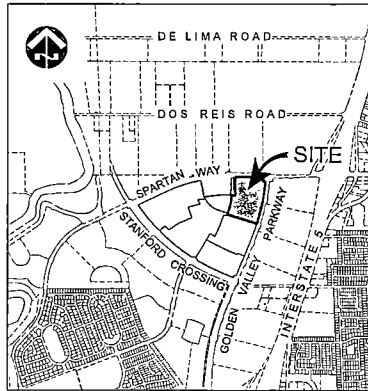
STATEMENT OF SOILS REPORT:

A SOILS REPORT ENTITLED, "STANFORD CROSSING, LATHROP, CALIFORNIA, GEOTECHNICAL EXPLORATION, PROJECT NO. 5747.003.003 AND DATED OCTOBER 27, 2017, HAS BEEN PREPARED FOR THIS PROJECT BY ENGEO INCORPORATED, STEVE HARRIS, P.E., G.E., AND IS ON FILE WITH THE CITY OF LATHROP.

(D.D. SHEET NO. 48)

TRACT NO. 3812

SUBDIVISIONS OF SAN JOAQUIN COUNTY
STANFORD CROSSING - PHASE 3
A SUBDIVISION OF LOT 5, OF TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN
CITY OF LATHROP
SAN JOAQUIN COUNTY, CALIFORNIA
MACKAY & SONGS
REGISTERED PROFESSIONAL ENGINEER
51478 FREDMAN DR., PLEASANTON, CA 94568 (925)228-1600
APRIL 2019



VICINITY MAP
NOT TO SCALE

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LATHROP LAND ACQUISITION, LLC, IN NOVEMBER, 2013. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED VESTING TENTATIVE MAP. I FURTHER STATE THAT ALL THE MONUMENTS SHOWN HEREON WILL BE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED BEFORE SAID FINAL MAP IMPROVEMENTS ARE ACCEPTED BY THE CITY OF LATHROP, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

DATED THIS _____ DAY OF _____ 2019.

IAN BRUCE MACDONALD
LS NO. 8817



RIGHT TO FARM STATEMENT:

PER CITY OF LATHROP CODE OF ORDINANCES, TITLE 15 CHAPTER 15.4B.04, THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATION, CULTIVATIONS, PLOWING, SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DEPREDATION, AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, ODOR, RODENTS AND PESTS. BE AWARE ALSO, THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECTS OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.

CITY ENGINEER STATEMENT:

I, GLENN GEBHARDT, HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF TRACT NO. 3812, SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 3 AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLIES WITH ALL APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF THE VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2019.

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



CITY SURVEYOR'S STATEMENT:

I, ANNE-SOPHIE TRUONG, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF TRACT NO. 3812, SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 3 AND THAT THE SUBDIVISIONS SHOWN HEREON COMPLIES WITH ALL THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2019.

ANNE-SOPHIE TRUONG, LS NO. 8998
ACTING CITY SURVEYOR



CITY CLERK'S STATEMENT:

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT NO. 3812 SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 3" CONSISTING OF SIX (6) SHEETS, THIS STATEMENT WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____ 2019, AND THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. _____ DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP, AND AUTHORIZED ITS RECORDATION AND DO HEREBY ACCEPT ON BEHALF OF THE CITY OF LATHROP, FOR PUBLIC USE, THE DEDICATION OF ALL EASEMENTS, PARCEL A, ABUTTERS RIGHTS OF ACCESS AND WATER RIGHTS, AND ACCEPTED THE OFFER OF DEDICATION OF ALL STREETS AS SHOWN ON SAID MAP SUBJECT TO THE IMPROVEMENTS BEING COMPLETED, IN ACCORDANCE WITH CHAPTER 16, TITLE 16.16 OF THE CITY OF LATHROP MUNICIPAL CODE.

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

DATED THIS _____ DAY OF _____, 2019.

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

SECRETARY OF THE PLANNING COMMISSION'S STATEMENT:

THIS MAP CONFORMS TO THE VESTING TENTATIVE TRACT MAP NO. 3789 APPROVED BY THE PLANNING COMMISSION ON THE 18TH DAY OF DECEMBER, 2013.

DATED _____ THIS DAY OF _____, 2019

MARK MEISSNER
SECRETARY OF THE PLANNING COMMISSION
COMMUNITY DEVELOPMENT DIRECTOR

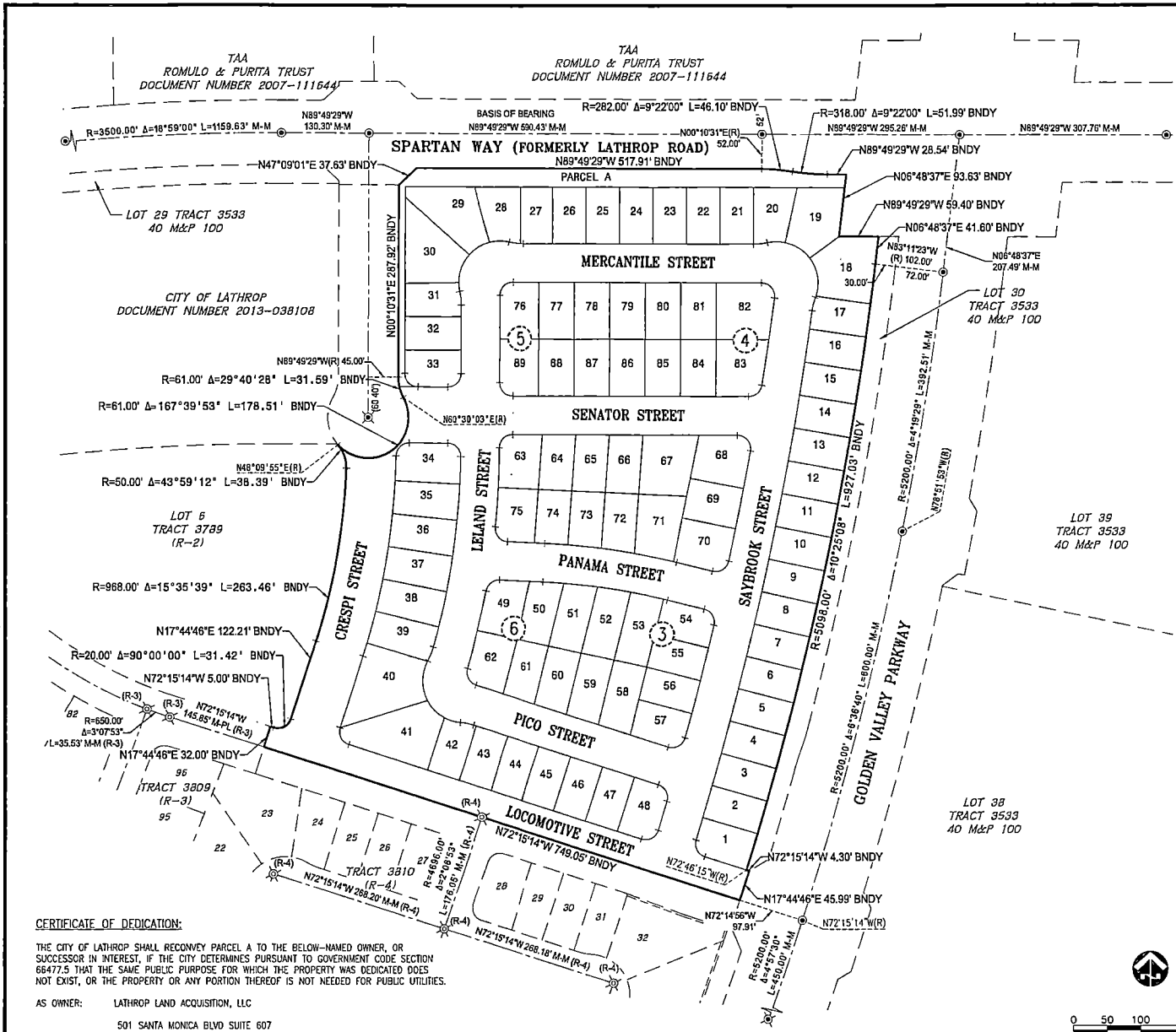
COUNTY RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 2019, AT _____ M. IN BOOK _____

OF MAPS AND PLATS, AT PAGE _____, AT THE REQUEST OF _____,

FOR: \$ _____

BY: _____
STEVIE J. RESTOLARIDES, ASSISTANT/DEPUTY RECORDER
ASSESSOR-RECORDER - COUNTY CLERK
SAN JOAQUIN COUNTY, CALIFORNIA



REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) TRACT NO. 3789 MAPS AND PLATS BK. 42, PG. 99, S.J.C.R.
 (R-3) TRACT NO. 3809 MAPS AND PLATS BK. PG. S.J.C.R.
 (R-4) TRACT NO. 3810 MAPS AND PLATS BK. PG. S.J.C.R.

BASIS OF BEARINGS:
 THE BEARING NORTH 89°49'29" WEST BETWEEN FOUND MONUMENTS ON SPARTAN WAY (FORMERLY LATHROP ROAD) AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

NOTES:
 1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 2. TRACT 3808, STANFORD CROSSING PHASE 3 CONTAINS 89 RESIDENTIAL LOTS, AND 1 LETTERED PARCEL, CONTAINING 16.25 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP, ALL SHOWN HEREIN. (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW)

TRACT 3812 AREA SUMMARY	
89 RESIDENTIAL LOTS AND STREET DEDICATIONS	15.77± AC
PARCEL A	0.48± AC
TOTAL	16.25± AC

- LEGEND**
- DISTINCTIVE BORDER
 - RIGHT OF WAY LINE
 - LOT LINE/PARCEL LINE
 - - - EXISTING PROPERTY LINE
 - - - EASEMENT LINE
 - MONUMENT LINE
 - ⊙ FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
 - ⊙ SET 2 1/2" BRASS DISK STAMPED "S 8917" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
 - ⊙ MONUMENT OF RECORD TO BE SET PER TRACT 3789
 - ⊙ MONUMENT OF RECORD TO BE SET AS NOTED
 - ∠ ANGLE POINT
 - BNDY BOUNDARY
 - CL CENTERLINE
 - EX EXISTING
 - M-M MONUMENT TO MONUMENT
 - M-PL MONUMENT TO PROPERTY LINE
 - M-TIE MONUMENT TO TIE
 - TIE-PL TIE TO PROPERTY LINE
 - PUE PUBLIC UTILITY EASEMENT
 - M&P MAPS AND PLATS
 - WE WALL EASEMENT
 - (R) RADIAL BEARING
 - () PULLBACK DISTANCE
 - [] RECORD DISTANCE
 - S.J.C.R. SAN JOAQUIN COUNTY RECORDS
 - ③ INDICATES SHEET NUMBER

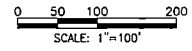
CERTIFICATE OF DEDICATION:
 THE CITY OF LATHROP SHALL RECONVEY PARCEL A TO THE BELOW-NAMED OWNER, OR SUCCESSOR IN INTEREST, IF THE CITY DETERMINES PURSUANT TO GOVERNMENT CODE SECTION 66477.5 THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES.

AS OWNER: LATHROP LAND ACQUISITION, LLC
 501 SANTA MONICA BLVD SUITE 607
 SANTA MONICA, CA 90401

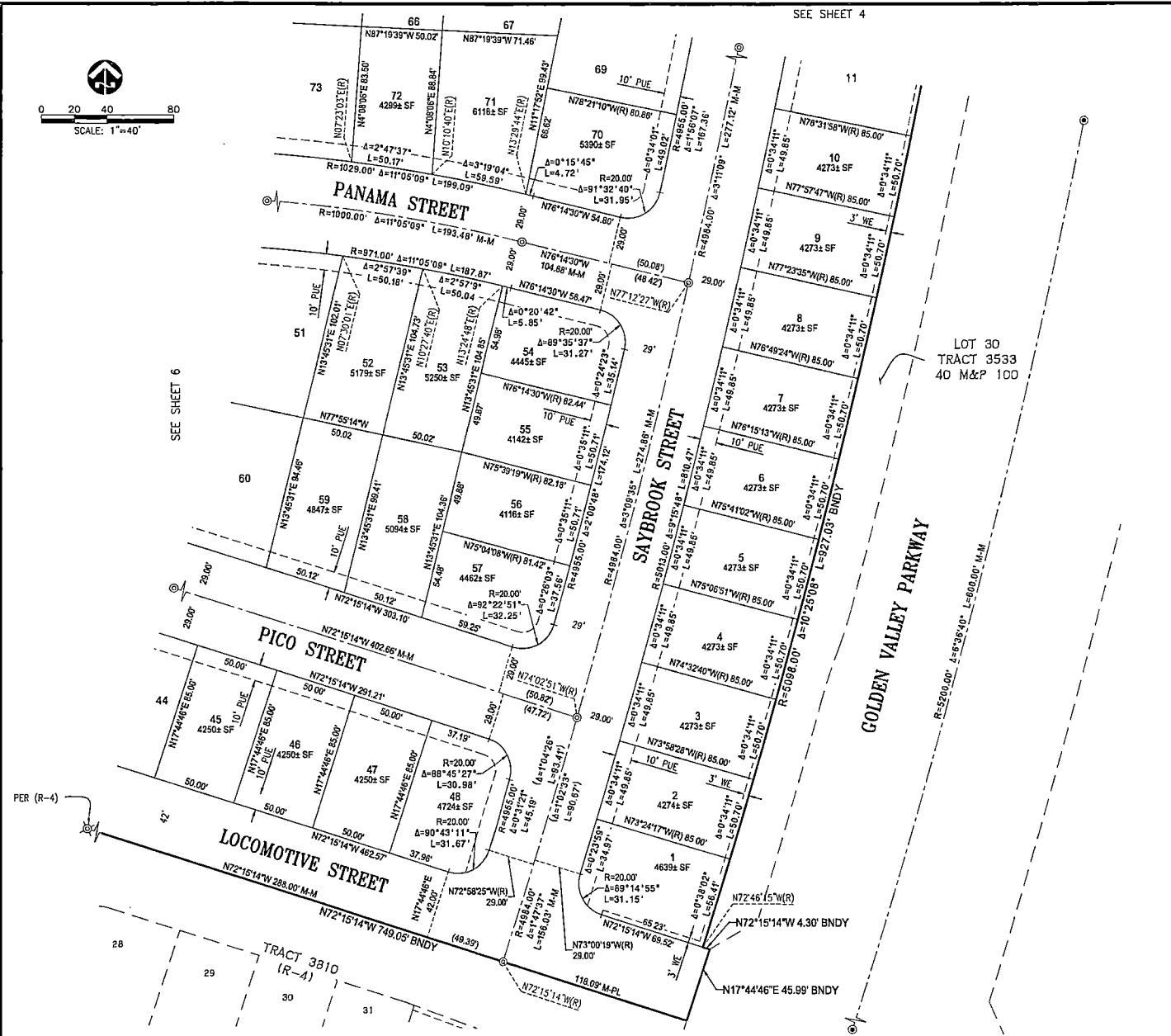
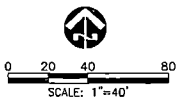
TRACT NO. 3812

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 3
 A SUBDIVISION OF LOT 5, OF TRACT 3789 AS RECORDED IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 8 EAST, MOUNT DIABLO BASE & MERIDIAN
 CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA

Mackay & Somps
 ENGINEERS PLANNERS SURVEYORS
 51420 PAVAN DR. PLEASANTON, CA 94568 (925)225-0850



SEE SHEET 4



REFERENCES:

- (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
- (R-2) TRACT NO. 3789 MAPS AND PLATS BK. 42, PG. 99, S.J.C.R.
- (R-3) TRACT NO. 3809 MAPS AND PLATS BK. PG. , S.J.C.R.
- (R-4) TRACT NO. 3810 MAPS AND PLATS BK. PG. , S.J.C.R.

BASIS OF BEARINGS:

THE BEARING NORTH 89°49'29" WEST FROM FOUND MONUMENTS ON SPARTAN WAY (FORMERLY LATHROP ROAD) AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

NOTES:

1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
2. TRACT 3808, STANFORD CROSSING PHASE 3 CONTAINS 89 RESIDENTIAL LOTS, AND 1 LETTERED PARCEL, CONTAINING 16.25 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP. ALL SHOWN HEREIN. (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW)

TRACT 3812 AREA SUMMARY	
89 RESIDENTIAL LOTS AND STREET DEDICATIONS	15.77± AC
PARCEL A	0.48± AC
TOTAL	16.25± AC

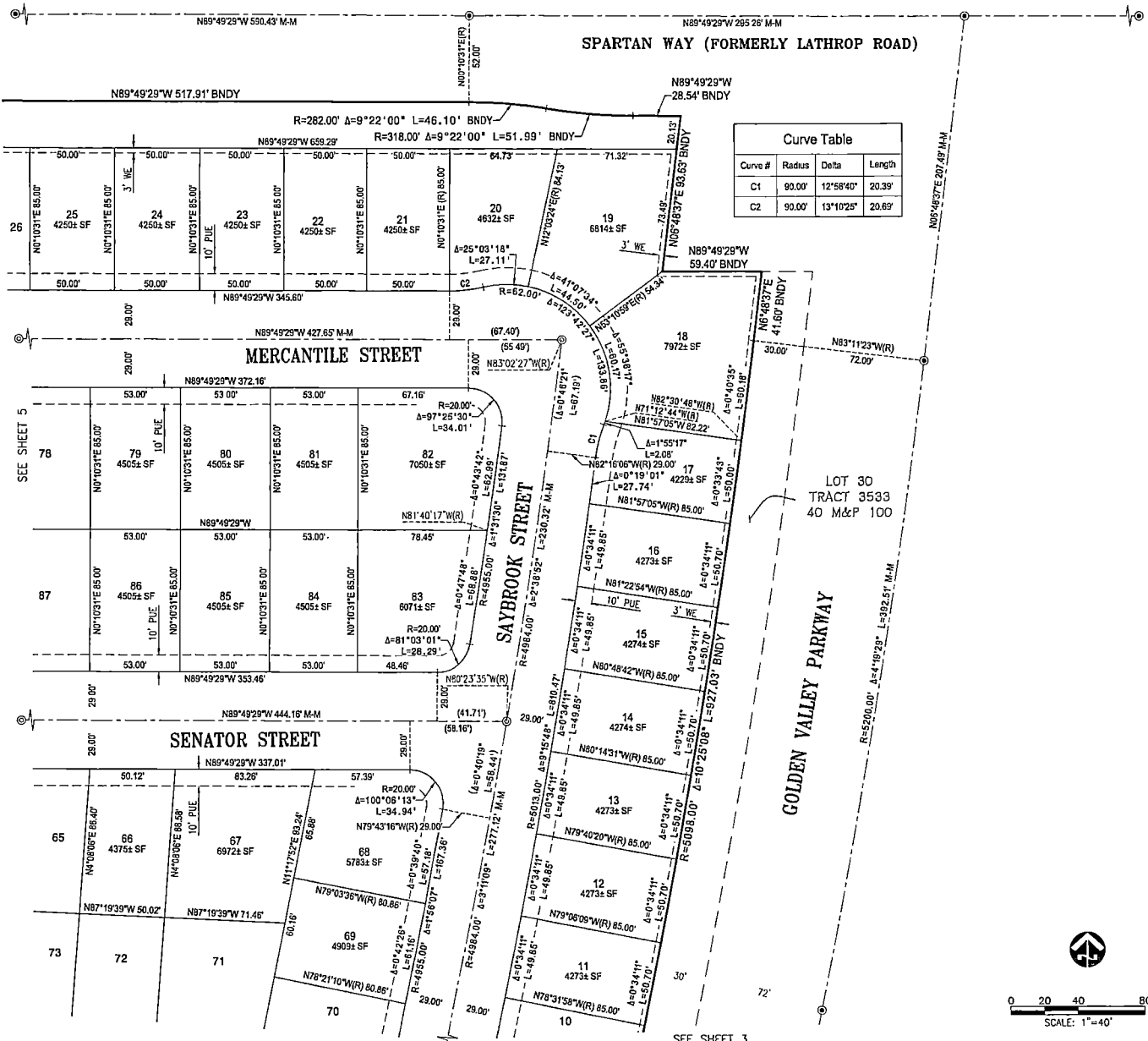
LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- - - EXISTING PROPERTY LINE
- - - EASEMENT LINE
- MONUMENT LINE
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TRACT NO. 3812

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 STANFORD CROSSING - PHASE 3
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 CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA

Mackay & Somps
 ENGINEERS SURVEYORS
 11470 FRANKLIN DR. PLACENTIA, CA 94666 (925) 923-0090



Curve Table			
Curve #	Radius	Delta	Length
C1	90.00'	12°58'40"	20.39'
C2	90.00'	13°10'25"	20.69'

REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) TRACT NO. 3789 MAPS AND PLATS BK. 42, PG. 99, S.J.C.R.
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 (R-4) TRACT NO. 3810 MAPS AND PLATS BK. PG. S.J.C.R.

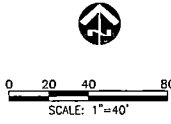
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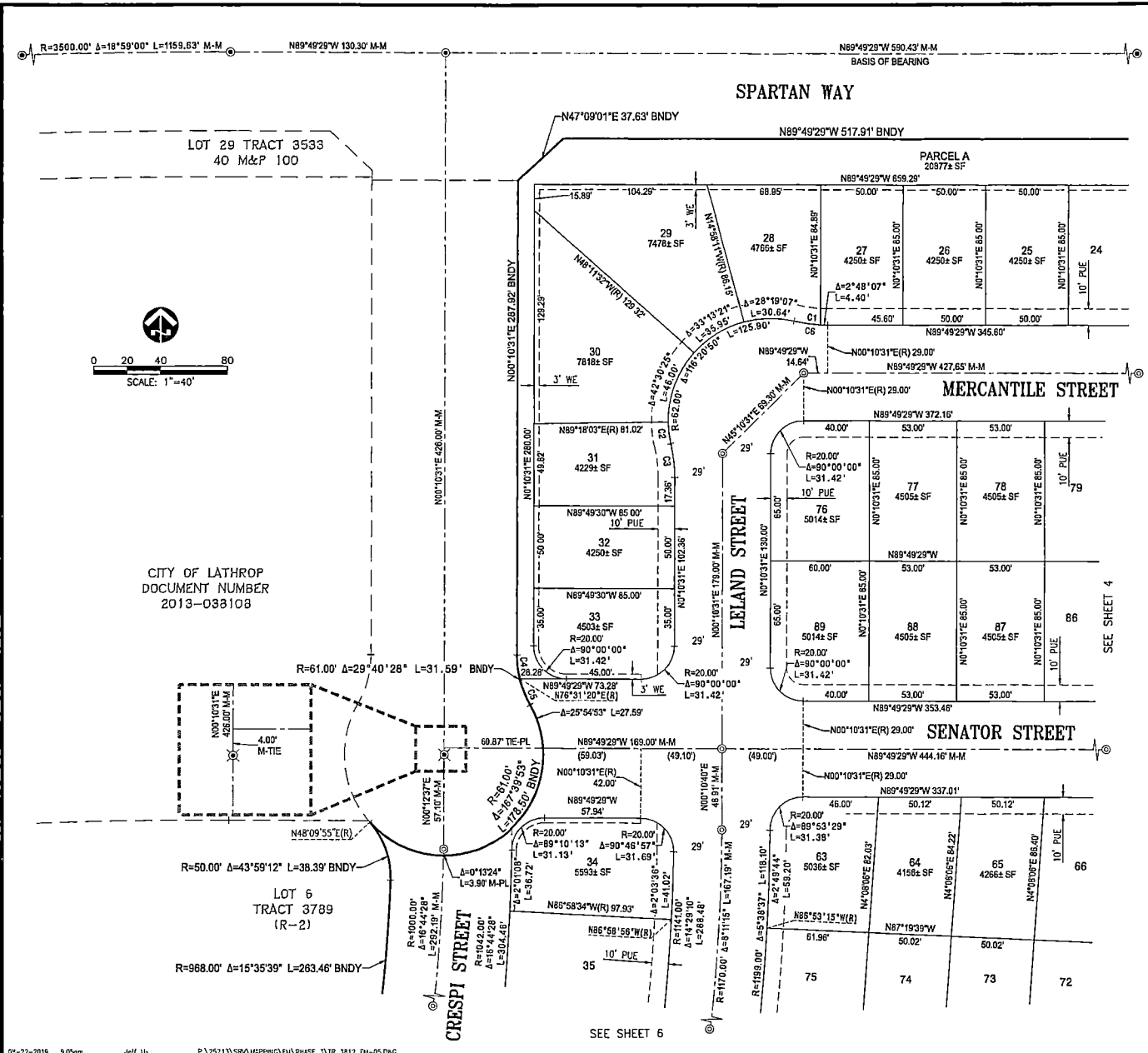
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TOTAL	16.25± AC

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Mackay & Somps
 ENGINEERS PLANNERS SURVEYORS
 51426 FRANKLIN DR. PLEASANTON, CA 94566 (925)225-0290
 APRIL 2019





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BASIS OF BEARINGS:
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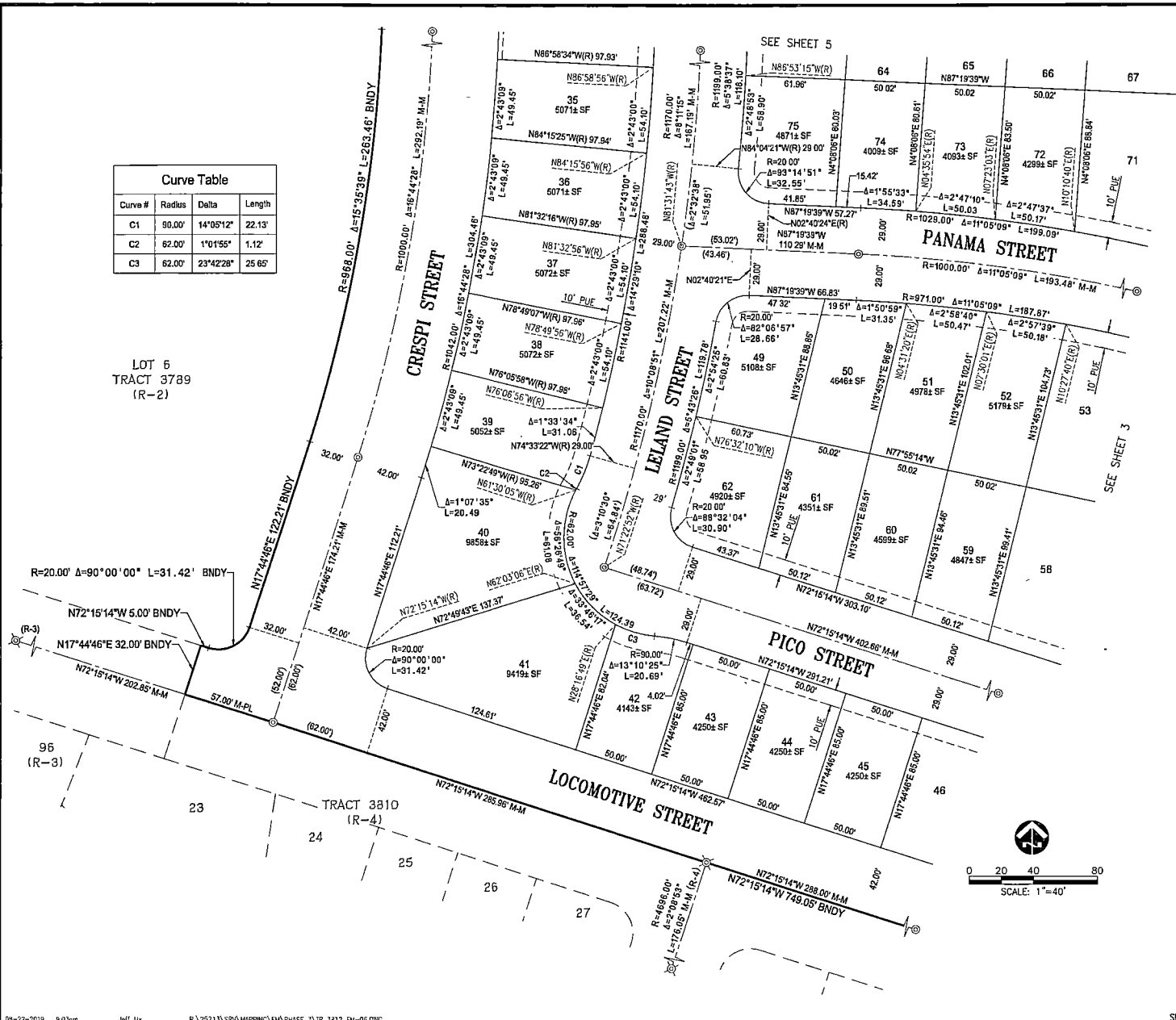
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 CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA
Mackay & Samps
 ENGINEERS PLACERS SURVEYORS
 51420 FRANKLIN DR., PLACERVILLE, CA 95667 (925) 225-0000
 APRIL 2019

Curve Table			
Curve #	Radius	Delta	Length
C1	90.00'	14°05'12"	22.13'
C2	62.00'	1°01'55"	1.12'
C3	62.00'	23°42'28"	25.65'

LOT 5
TRACT 3789
(R-2)



REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) TRACT NO. 3789 MAPS AND PLATS BK. 42, PG. 99, S.J.C.R.
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 (R-4) TRACT NO. 3810 MAPS AND PLATS BK. PG. S.J.C.R.

BASIS OF BEARINGS:
 THE BEARING NORTH 89°49'28" WEST BETWEEN FOUND MONUMENTS ON SPARTAN WAY (FORMERLY ROAD) AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

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 CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA
MACKEY & SOMPS
 SURVEYORS
 51426 FINLAYSON DR., FIDELGUTIERI, CA 94528 (916) 332-6699
 SHEET 6 OF 6 APRIL 2019 25213-01

EXHIBIT B
TRACT AREA MAP

EXHIBIT "B"



TRACT AREA MAP

STANFORD CROSSING PHASE 1A

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.

EXHIBIT D

**TABLE OF TOTAL COSTS, UNFINISHED IMPROVEMENT COST, AND BOND
VALUES FOR NEIGHBORHOOD PARK, WATER TANK AND BOOSTER PUMP,
BACKBONE STREET FRONTAGE IMPROVEMENTS, AND TRACTS 3808, 3809, 3810,
3811 AND 3812**

Description	Current Contract	Cost to Complete	Percentage Complete	Status / Remaining Work to be Completed	Performance Bond (Cost + 10%)	Labor & Materials Bond (Performance Bond X 50%)	Bond Provider and Number
BACKBONE							
David Hall -Sound Walls	\$ 2,509,670	\$ 101,288	96%	Stanford Crossing -returns at Barbara Terry (2) and Madrone (1), Golden Valley - Entry and Wall from Locomotive to Stanford Crossing, and Stanford Crossing Entry, Install Pilasters and complete wall changes mostly at GVP entries	\$ 111,417	\$ 55,708	
Odyssey -Landscaping	\$ 3,050,023	\$ 1,396,042	54%	Spartan Way -landscaping needs to be completed once PG&E tie-ins are completed; Stanford Crossing -still needs irrigation runs, controller, planting, DE and Bark; GVP- needs 2/3 irrigation runs, controller, planting, DE and Bark	\$ 1,535,646	\$ 767,823	
Teichert -Backbone Ph1 & 2	\$ 1,334,829	\$ 291,662	78%	Need to pave, raise iron, sign and stripe. Miscellaneous concrete repairs on GVP :	\$ 320,828	\$ 160,414	
Teichert -Miscellaneous Civil Work	\$ 882,912	\$ 145,178	84%	Need to complete 6% of Misc concrete and sidewalks, 30% of electrical trench patching, and 100% of Spartan Way extension sidewalks, berms and wattle	\$ 159,695	\$ 79,848	
Smith Denison -Barbara Terry Joint Trench	\$ 532,169	\$ -	100%	Completed -gas tie-in is paid for and PG&E to complete	\$ -	\$ -	
Smith Denison -Golden Valley Pkwy Joint Trench	\$ 785,413	\$ -	100%	Completed -gas tie-in is paid for and PG&E to complete	\$ -	\$ -	
Smith Denison -Land Park Drive Joint Trench	\$ 932,178	\$ -	100%	Completed -gas tie-in is paid for and PG&E to complete	\$ -	\$ -	
TOTALS - BACKBONE	\$ 10,027,193	\$ 1,934,170	81%		\$ 2,127,587	\$ 1,063,793	
NEIGHBORHOOD 1A -Tract 3808							
Teichert	\$ 3,792,231	\$ 72,268	98%	Need to raise iron, sign, stripe and miscellaneous concrete repair	\$ 79,495	\$ 39,748	
Smith Denison	\$ 828,423	\$ 350,873	58%	Install street lights	\$ 385,960	\$ 192,980	
TOTALS - NEIGHBORHOOD 1A	\$ 4,620,654	\$ 423,141	91%		\$ 465,455	\$ 232,727	
NEIGHBORHOOD 1B -Tract 3809							
Teichert	\$ 2,430,625	\$ 83,400	97%	Need to raise iron, sign, stripe and miscellaneous concrete repair	\$ 91,739	\$ 45,870	
Smith Denison	\$ 945,700	\$ 384,243	59%	Install street lights	\$ 422,667	\$ 211,334	
TOTALS - NEIGHBORHOOD 1B	\$ 3,376,325	\$ 467,643	86%		\$ 514,407	\$ 257,203	
NEIGHBORHOOD 2A -Tract 3810							
Teichert	\$ 1,858,544	\$ 374,346	80%	Complete paving, raise iron, sign, stripe, miscellaneous concrete repair	\$ 411,781	\$ 205,890	
Smith Denison	\$ 573,657	\$ 299,607	48%	Transformers, Cable, Set boxes and Install Streetlights	\$ 329,568	\$ 164,784	
TOTALS - NEIGHBORHOOD 2A	\$ 2,432,201	\$ 673,953	72%		\$ 741,348	\$ 370,674	
NEIGHBORHOOD 2B -Tract 3811							
Teichert - Neighborhood 2B	\$ 1,360,996	\$ 57,050	96%	Complete paving, raise iron, sign, stripe, miscellaneous concrete repair	\$ 62,755	\$ 31,378	
Smith Denison - Neighborhood 2B	\$ 423,289	\$ 202,305	52%	Cable, Set boxes and Install Streetlights	\$ 222,536	\$ 111,268	
TOTALS - NEIGHBORHOOD 2B	\$ 1,784,285	\$ 259,355	85%		\$ 285,291	\$ 142,645	
NEIGHBORHOOD 3 -Tract 3812							
Teichert - Neighborhood 3	\$ 2,106,330	\$ 595,133	72%	Complete paving, raise iron, sign, stripe, miscellaneous concrete repair	\$ 654,647	\$ 327,323	
Smith Denison - Neighborhood 3	\$ 651,479	\$ 324,907	50%	Transformers, Cable, Set boxes and Install Streetlights	\$ 357,398	\$ 178,699	
TOTALS - NEIGHBORHOOD 3	\$ 2,757,809	\$ 920,040	67%		\$ 1,012,044	\$ 506,022	
NEIGHBORHOOD PARK							
Estimate	\$ 1,400,467	\$ 1,400,467	0%		\$ 1,540,514	\$ 770,257	
TOTALS - NEIGHBORHOOD PARK	\$ 1,400,467	\$ 1,400,467	0%		\$ 1,540,514	\$ 770,257	
WATER TANK							
Estimate	\$ 4,924,099	\$ 4,924,099	0%		\$ 5,416,509	\$ 2,708,254	
TOTALS - WATER TANK	\$ 4,924,099	\$ 4,924,099	0%		\$ 5,416,509	\$ 2,708,254	
GRAND TOTALS	\$ 31,323,033	\$ 11,002,868			\$ 12,103,154	\$ 6,051,577	

EXHIBIT D

Doc #: 2017-108414
09/19/2017 01:16:30 PM
Page: 1 of 22 Fee: \$0
Steve J. Bestolarides
San Joaquin County Recorders
Paid By: SHOWN ON DOCUMENT



After recording, return to
City of Lathrop
City Clerk
390 Towne Centre Drive
Lathrop, CA 95330

DFIA 17-01

DEFERRED FRONTAGE IMPROVEMENT AGREEMENT FOR STREET IMPROVEMENTS ON GOLDEN VALLEY PARKWAY, SPARTAN WAY AND LAND PARK DRIVE (APN 191-210-13, 191-210-16, 191-210-24, 191-210-25, 191-210-37)

THIS AGREEMENT, dated this 18th day of September, 2017, by and between the CITY OF LATHROP, a political subdivision of the State of California, hereinafter referred to as "CITY," and LATHROP LAND ACQUISITION, LLC, hereinafter referred to as "OWNER" or "APPLICANT".

WITNESSETH

WHEREAS, application for Vesting Tentative Map #3789 (Stanford Crossing) was approved by the Planning Commission on December 18, 2013 (Resolution No. 13-15) and affirmed by the City Council on January 13, 2014 (Resolution No. 14-3707) with certain Conditions of Approval dated December 18, 2013 (Attachment "B") that required OWNER to construct street frontage improvements along Golden Valley Parkway, Spartan Way and Land Park Drive; and

WHEREAS, OWNER intends to record the large lot final map for the Tract 3789 (Stanford Crossing), and therefore wishes to identify street frontage construction requirements of the OWNER which result from approval of the applications noted above; and

WHEREAS, Condition of Approval Number 1A requires that:

1. The applicant shall comply with all conditions of approval adopted by the City Council in approving this Small Lot Vesting Tentative Subdivision Map as well as all applicable conditions of approval for Large Lot Vesting Map 3533

A. Completion of street frontage improvements adjacent to VTM 3789 including:

- i. Golden Valley Parkway: West side only from Land Park Dive to Spartan Way:
 - Sidewalk and curb returns
 - Landscape and irrigation
 - Joint Trench

- ii. Spartan Way: South side only from Golden Valley Parkway to Land Park Drive excluding Community Center frontage
 - Sidewalk and curb returns
 - Landscape and irrigation
 - Joint Trench
- iii. Land Park Drive: North side only from Golden Valley Parkway to Spartan Way
 - Sidewalk and curb returns
 - Landscape and irrigation
 - Joint Trench
 - Street Lights (both sides of street) ; and

WHEREAS, the parties hereto mutually desire to defer the construction of Golden Valley Parkway, Spartan Way and Land Park Drive frontage improvements to a later date as determined by the CITY; and

NOW, THEREFORE, it is agreed by and between the parties hereto as follows:

1. OWNER represents and warrants that they are the fee title owners of the real property described in Attachment "A" attached hereto and herein incorporated by this reference. OWNER acknowledges that the development of Tract 3789 is subject to a condition of constructing frontage improvements. Vesting Tentative Map #3789 (Stanford Crossing) approved by the Planning Commission on December 18, 2013 (Resolution No. 13-15) and affirmed by the City Council on January 13, 2014 (Resolution No. 14-3707) are expressly incorporated by reference and made a part of this Agreement together with their Conditions of Approval (Attachment "B"). The parties hereto agree that the actual construction of the required improvements may be delayed as provided herein. Failure to provide for the construction of these improvements shall constitute not only a failure of condition as to OWNER's applications for Vesting Tentative Map #3789 (Stanford Crossing) approved by the Planning Commission on December 18, 2013 (Resolution No. 13-15) and affirmed by the City Council on January 13, 2014 (Resolution No. 14-3707), but also a breach of this Agreement for which additional legal remedies may be pursued.

2. OWNER agrees to provide for the construction of certain frontage improvements along the frontage on said real property at the sole cost and expense of OWNER.

Said frontage improvements shall be consistent with the standards set forth by the Condition of Approval Number IA.

Said frontage improvements shall include but not be limited to those listed in Attachment "C" (Engineer's Estimate for Improvements), and are estimated as \$2,934,000 (120% of \$2,445,000). Determination of when the required improvements are to be constructed shall be within the sole discretion of the City Engineer for the CITY (hereinafter "City Engineer"), subject to the terms of this Agreement. However, it is understood that the reasons to defer construction of these improvements include:

Street improvements were required per previous Large Lot map, but Development Agreement and VTM conditions allowed deferring the improvements until a Final Map is filed.

3. Upon written notification by the CITY to proceed, OWNER shall engage a Civil Engineer, licensed in the State of California, to design and prepare construction drawings for the required improvements. The design of said improvements shall be in accordance with the latest City of Lathrop Design and Construction Standards in effect at the time of approval of the improvement plans. The improvement plans shall be submitted to the City Engineer for approval within ninety (90) days of written notification from CITY and construction shall commence within ninety (90) days after approval of the construction drawings. Conditions of when the CITY would call for the frontage improvement to be built are noted in Chapter 12.12.050 of the Lathrop Municipal Code.

4. The City Engineer may choose to have the CITY or other interested parties perform the design engineering and construction of these improvements as an alternate to paragraph 3 above. If the CITY or other interested parties perform the design and construction work, OWNER will reimburse the CITY within 30 days of written notification of the CITY's request for reimbursement for all costs of the design and construction of these improvements. The cost of these improvements shall be the actual design and construction costs. The construction costs are estimated in Attachments "C" and "D" (Engineer's Estimate for Improvements). The construction costs shall be adjusted by the Engineering Construction Cost Index, as published by the *Engineering News Record*.

5. In any event, if there is a default of Paragraph 2 or 3 above by OWNER, the CITY may proceed to cause said construction to be performed and charge the entire cost and expense to the

OWNER, including interest thereon at the maximum legal rate from the date of written notice of said cost and expense, until paid.

6. This agreement is intended to run with the land described in Attachment "A" and is binding on the heirs, successors and assignees of OWNER and the benefit is to run to the successors and assignees of CITY. OWNER hereby expressly agrees that any costs incurred by CITY in its performance under Paragraphs 2, 3, 4 or 5 of this agreement shall constitute a lien upon the property described in Attachment "A". OWNER consents to said lien and agrees the such lien is collectable by the CITY in the same manner as unpaid secured taxes, together with cost of collection.

7. OWNER shall include in any sales agreement or transfer of any interest in any part or the whole of the property which is covered by this Deferred Improvement Agreement, the requirement that the Buyer/Transferee assume the responsibilities set forth in this Agreement, as to the property and agrees to be subject to the terms and conditions herein, as an heir, successor or assignee of OWNER. OWNER shall require the Buyer/Transferee to sign an acknowledged and notarized statement substantially in the following form:

"Buyer/Transferee hereby acknowledges and assumes all responsibility for the construction of frontage improvements related to the property for which Buyer/Transferee is acquiring an interest, in accordance with the terms and conditions of Agreement DFIA 17-01 between the City of Lathrop and OWNER recorded as part of the Official Records of San Joaquin County.

8. Miscellaneous Provisions:

- a. Consent. Whenever in this Agreement the approval or consent of a party is required, such approval or consent shall be in writing and shall be executed by a person having the express authority to grant such approval or consent.
- b. 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.
- c. Definitions. The definitions and terms are as defined in this Agreement.
- d. 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 that directly results from an Act of God or an act of a superior governmental authority.

- e. 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.
- f. Incorporation of Documents. All documents constituting the Agreement documents as described herein and all documents which may, from time to time, be referred to in any duly executed amendment hereto are by such reference incorporated in the Agreement and shall be deemed to be part of this Agreement.
- g. Integration. This Agreement and any amendments hereto between the parties constitute the entire agreement between the parties concerning the deferral of the frontage improvements. There are no other prior oral or written agreements between the parties that are not incorporated in this Agreement regarding the timing of such frontage improvements.
- h. 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.
- i. Provision. Any agreement, covenant, condition, clause, qualification, restriction, reservation, term or other stipulation in the Agreement shall define or otherwise control, establish or limit the performance required or permitted or to be required of or permitted by either party. All provisions, whether covenants or conditions, shall be deemed to be both covenants and conditions.
- j. Time is of the Essence. Time is of the essence of this Agreement and each of its provisions, in the calculation of time hereunder, the time in which an act is to be performed shall be computed by excluding the first Day and including the last. If the time in which an act is to be performed falls on a Saturday, Sunday or any Day observed as a legal holiday by CITY, the time for performance shall be extended to the following Business Day.
- k. Venue. In the event that suit is brought by either party 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 or in the United States District Court for the Eastern District of California.

9. In the event that there are any changes to the law that make any part of this Agreement invalid, that portion of the Agreement shall be severed from the Agreement and the remaining portions of the Agreement shall remain in full force and effect.

10. In the event of any controversy, claim or dispute relating to this instrument or the breach thereof, the prevailing party shall be entitled to recover from the losing party reasonable expenses, attorney's fees and costs.

ATTACHMENTS:

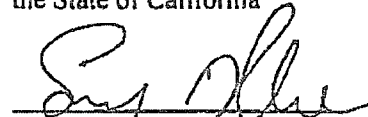
- A. Legal Description of Tract 3789, dated August 18, 2017
- B. City Council Resolution No. 14-3707 & Planning Commission Resolution No. 13-15 with Conditions of Approval
- C. Tract 3789 Engineer's Estimate for Improvements

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on
the date first written above.


ATTEST: Teresa Vargas
City Clerk of and for the City
of Lathrop, State of California


Teresa Vargas, City Clerk

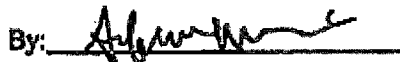
CITY OF LATHROP, a
political subdivision of
the State of California


Sonny Dhaliwal, Mayor

APPROVED AS TO FORM:


Salvador Navarrete, City Attorney

PROPERTY OWNER: LATHROP LAND AQUISITION, LLC
By: Saybrook Fund Investors, LLC,
its managing member

By: 
JEFFREY M. WILSON
OFFICER

Notary Acknowledgment Form Attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Los Angeles)

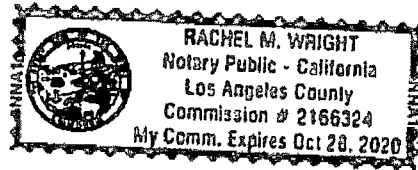
On 05/22/2017 before me, Rachel M. Wright, Notary Public

Date Here Insert Name and Title of the Officer
personally appeared Jeffrey M. Wilson
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they 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 and official seal.



Signature Rachel M. Wright
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document "Original document embossed"
Title or Type of Document:
Document Date:
Number of Pages:
Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)
Signer's Name:
[] Corporate Officer - Title(s):
[] Partner - [] Limited [] General
[] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator
[] Other:
Signer Is Representing:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

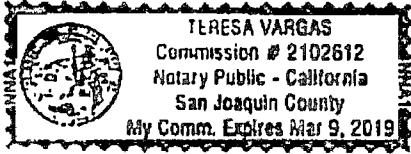
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Joaquin)
On September 18, 2017 before me, Teresa Vargas, City Clerk
Date Here Insert Name and Title of the Officer
personally appeared Sukminder Sonny Dhalwal
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they 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 and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: DEIA 17-01 Document Date: 9/18/17
Number of Pages: 22 Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)
Signer's Name:
[] Corporate Officer - Title(s):
[] Partner - [] Limited [] General
[] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator
[X] Other: Mayor
Signer Is Representing: City of Lathrop

EXHIBIT "A"

**LEGAL DESCRIPTION
LANDS OF LATHROP LAND ACQUISITION, LLC**

REAL PROPERTY SITUATE IN THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE:

LOTS 21, 22, 23, 24, 25 AND 26, AS SHOWN ON TRACT NUMBER 3533, RECORDED IN THE OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, STATE OF CALIFORNIA, ON OCTOBER 5, 2006, IN BOOK 40 OF MAPS AND PLATS PAGE 100.

EXCEPTING THEREFROM A PORTION OF LOT 26, BEING ALL THAT CERTAIN PORTION OF LAND QUITCLAIMED TO THE CITY OF LATHROP, A MUNICIPAL CORPORATION, MORE PARTICULARLY DESCRIBED AS PARCEL A IN THE DOCUMENT RECORDED MARCH 22, 2013, DOCUMENT NO. 2013-038108, SAN JOAQUIN COUNTY RECORDS.

CONTAINING 94.37 ACRES, MORE OR LESS

PARCEL TWO:

A NON-EXCLUSIVE EASEMENT FOR CONSTRUCTION, RECONSTRUCTION, INSTALLATION, PLACEMENT, INSPECTION, OPERATION, USE, MAINTENANCE, REPAIR AND REPLACEMENT OF (i) POLES, WIRES, CABLES, PIPES, CONDUITS AND APPURTENANCES THERETO AND (ii) A STORM DRAIN DETENTION BASIN AND ALL APPURTENANCES THERETO AS GRANTED TO SCL LATHROP INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DOCUMENT ENTITLED GRANT OF EASEMENT AND RIGHT OF ENTRY AGREEMENT RECORDED AUGUST 11, 2006, INSTRUMENT NO. 2006-172190 OF OFFICIAL RECORDS DESCRIBED AS FOLLOWS:

A PORTION OF SECTION TWENTY-TWO (22) AND A PORTION OF SECTION TWENTY-SEVEN (27) TOWNSHIP ONE (1) SOUTH, RANGE SIX (6) EAST, MOUNT DIABLO BASE AND MERIDIAN, BEING A PORTION OF THE LANDS GRANTED TO ROI LATHROP INVESTORS, LLC, BY DEED RECORDED OCTOBER 28, 2005 IN DOCUMENT NUMBER 2005-271190 OFFICIAL RECORDS, COUNTY OF SAN JOAQUIN, ALSO BEING A PORTION OF THE LANDS GRANTED TO RICHLAND PLANNED COMMUNITIES, INC., BY DEED RECORDED JUNE 19, 2006 IN DOCUMENT NUMBER 2006-133192, OFFICIAL RECORDS, COUNTY OF SAN JOAQUIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTHERLY LINE OF DOS REIS ROAD (COUNTY ROAD 1127) (50.00 FEET WIDE) SAID POINT BEING AT THE NORTHWEST CORNER OF THE ABOVEMENTIONED LANDS GRANTED TO RICHLAND PLANNED COMMUNITIES;

THENCE FROM SAID POINT OF COMMENCEMENT ALONG SAID SOUTHERLY LINE OF DOS REIS ROAD COINCIDENT WITH THE NORTHERLY LINE OF SAID LANDS OF RICHLAND PLANNED COMMUNITIES, SOUTH 89°49'29" EAST 86.15 FEET;

THENCE ENTERING SAID LANDS OF RICHLAND PLANNED COMMUNITIES AT RIGHT ANGLES FROM SAID SOUTHERLY LINE OF DOS REIS ROAD AND CONTINUING THROUGH SAID LANDS OF ROI LATHROP INVESTORS, SOUTH 00°10'31" WEST, 1917.23 FEET TO THE TRUE POINT OF BEGINNING;

THENCE FROM SAID POINT OF BEGINNING, THE FOLLOWING ELEVEN (11) COURSES:

1. NORTH 64°56'12" EAST, 60.44 FEET;

2. NORTH 25°03'48" WEST, 100.16 FEET;
3. SOUTH 88°05'41" EAST, 41.73 FEET;
4. NORTH 47°17'12" EAST, 89.72 FEET;
5. NORTH 00°00'00" EAST, 188.76 FEET;
6. NORTH 49°47'13" WEST, 95.77 FEET;
7. NORTH 00°00'00" EAST, 72.59 FEET;
8. NORTH 18°26'06" WEST, 79.06 FEET;
9. NORTH 00°00'00" EAST, 234.54 FEET;
10. NORTH 90°00'00" WEST, 19.34 FEET;
11. SOUTH 00°10'31" WEST, 808.53 FEET TO THE POINT OF BEGINNING.

PARCEL THREE:

A NON-EXCLUSIVE EASEMENT FOR CONSTRUCTION, RECONSTRUCTION, INSTALLATION, PLACEMENT, INSPECTION, OPERATION, USE, MAINTENANCE, REPAIR AND REPLACEMENT OF (i) POLES, WIRES, CABLES, PIPES, CONDUITS AND APPURTENANCE THERETO AND (ii) ACCESS FACILITIES, INGRESS AND EGRESS, TRAILS, LANDSCAPING AND ALL RELATED APPURTENANT FACILITIES AS GRANTED TO SCL LATHROP INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DOCUMENT ENTITLED GRANT OF EASEMENT AND RIGHT OF ENTRY AGREEMENT RECORDED AUGUST 11, 2006, INSTRUMENT NO. 2006-172191 OF OFFICIAL RECORDS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, BEING A PORTION OF SECTION TWENTY-SEVEN (27) TOWNSHIP ONE (1) SOUTH, RANGE SIX (6) EAST, MOUNT DIABLO BASE AND MERIDIAN, BEING A PORTION OF THE LANDS GRANTED TO ROI LATHROP INVESTORS, LLC BY DEED RECORDED OCTOBER 28, 2005 IN DOCUMENT NUMBER 2005-271190, OFFICIAL RECORDS, COUNTY OF SAN JOAQUIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTHERLY LINE OF DOS REIS ROAD (COUNTY ROAD 1127) (50.00 FEET WIDE) SAID POINT BEING AT THE NORTHWEST CORNER OF THE LANDS GRANTED TO RICHLAND PLANNED COMMUNITIES BY DEED RECORDED JUNE 19, 2006 IN DOCUMENT NO. 2006-133192, OFFICIAL RECORDS, COUNTY OF SAN JOAQUIN;

THENCE FROM SAID POINT OF COMMENCEMENT ALONG SAID SOUTHERLY LINE OF DOS REIS ROAD COINCIDENT WITH THE NORTHERLY LINE OF SAID LANDS OF RICHLAND PLANNED COMMUNITIES, SOUTH 89°49'29" EAST 86.15 FEET;

THENCE LEAVING SAID LINE AND ENTERING SAID LANDS OF RICHLAND PLANNED COMMUNITIES AND ALSO ENTERING ABOVE MENTIONED LANDS OF ROI LATHROP INVESTORS, LLC AT RIGHT ANGLES FROM SAID SOUTHERLY LINE OF DOS REIS ROAD, SOUTH 00°10'31" WEST 1917.23 FEET TO THE TRUE POINT OF BEGINNING;

THENCE FROM SAID POINT OF BEGINNING NORTH 64°56'12" EAST 529.27 FEET;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 3536.00 FEET A CENTRAL ANGLE OF 14°55'34" AND AN ARC LENGTH OF 921.16 FEET TO A

POINT ON THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF THE LANDS GRANTED TO WARM SPRINGS INVESTMENTS, LTD BY DEED RECORDED DECEMBER 14, 2004 IN DOCUMENT NUMBER 2004-285024, OFFICIAL RECORDS, COUNTY OF SAN JOAQUIN;

THENCE ALONG SAID LINE OF PROLONGATION, NORTH 00°17'29" WEST 8.12 FEET TO A POINT OF CUSP;

THENCE LEAVING SAID LINE OF PROLONGATION ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE BEING PARALLEL WITH AND NORTHERLY 8.00 FEET RADIALLY FROM THE LAST SAID TANGENT CURVE, A RADIAL LINE TO WHICH CURVE BEARS SOUTH 10°06'53" EAST AT SAID POINT OF CUSP, SAID CURVE HAVING A RADIUS OF 3544.00 FEET, A CENTRAL ANGLE OF 02°36'26" AND AN ARC LENGTH OF 161.26 FEET;

THENCE ALONG A RADIAL LINE TO LAST SAID CURVE, NORTH 12°43'19" WEST, 2.00 FEET;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, A RADIAL LINE TO WHICH CURVE BEARS SOUTH 12°43'19" EAST AT POINT OF CURVE, SAID CURVE HAVING A RADIUS OF 3546.00 FEET, A CENTRAL ANGLE OF 03°51'53" AND AN ARC LENGTH OF 239.19 FEET;

THENCE ALONG A RADIAL LINE TO LAST SAID CURVE, SOUTH 16°35'12" EAST. 2.00 FEET;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, A RADIAL LINE TO WHICH CURVE BEARS SOUTH 16°35'12" EAST AT POINT OF CURVE, SAID CURVE HAVING A RADIUS OF 3544.00 FEET, A CENTRAL ANGLE OF 08°28'36" AND AN ARC LENGTH OF 524.31 FEET;

THENCE, SOUTH 64°56'12" WEST 525.50 FEET;

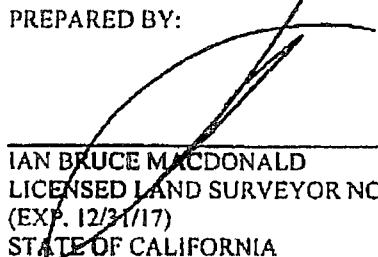
THENCE SOUTH 00°10'31" WEST 8.84 FEET TO THE POINT OF BEGINNING.

A PORTION OF APN 191-210-370, APN'S 191-210-130, 191-210-150, 191-210-160, 191-210-240, AND 191-210-250

A PLAT, EXHIBIT "B", IS ATTACHED HERETO, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

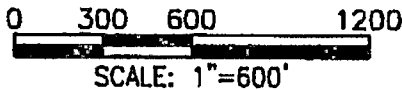
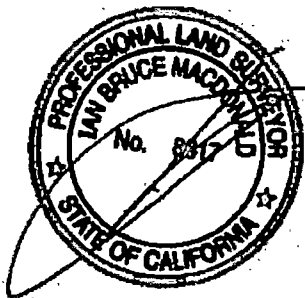
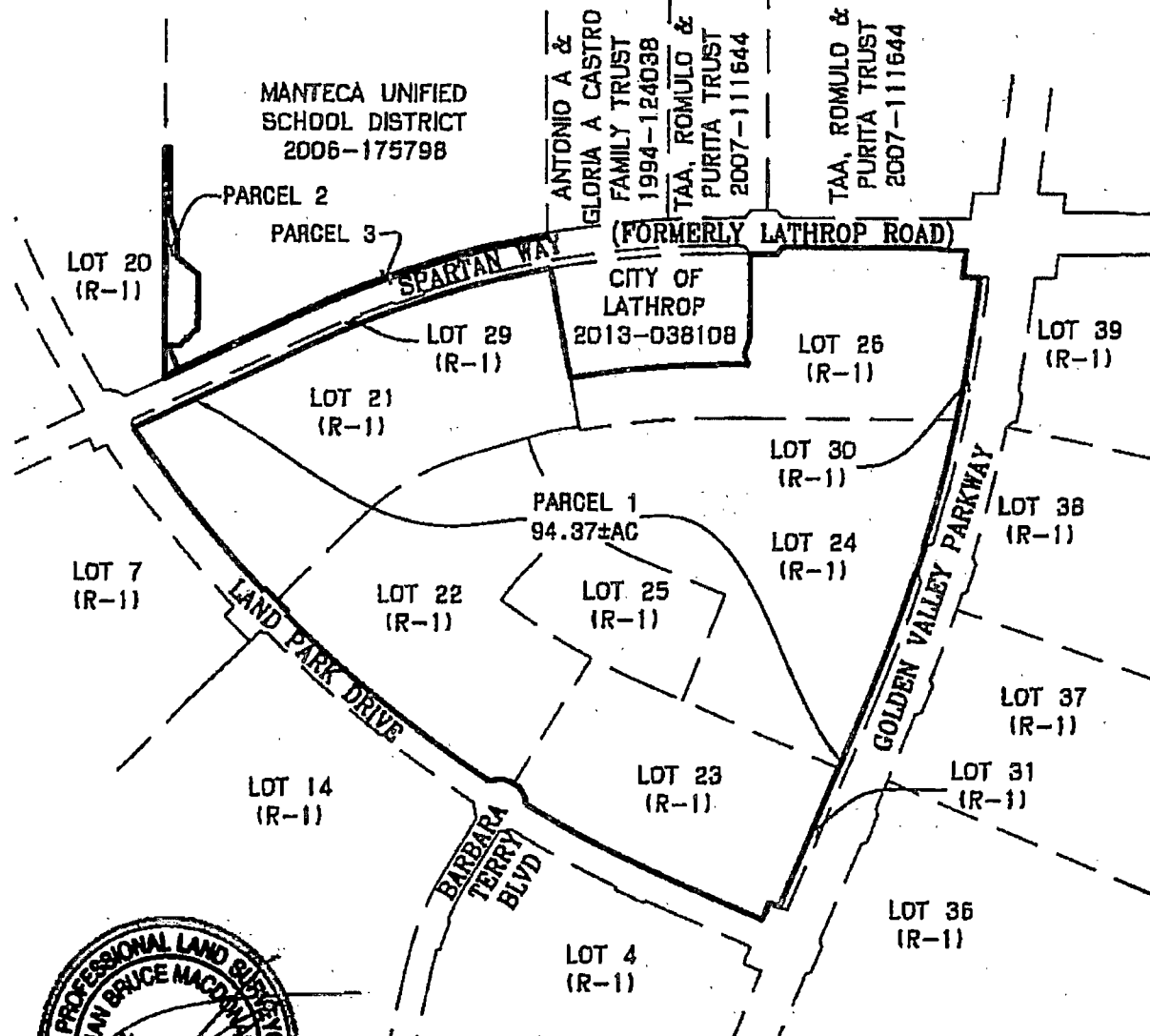
PREPARED BY:


IAN BRUCE MACDONALD
LICENSED LAND SURVEYOR NO. 8817
(EXP. 12/31/17)
STATE OF CALIFORNIA



8/18/17
DATE

MACKAY & SOMPS
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
5142 Franklin Drive Suite B, Pleasanton, CA. 94568-3355
19251 225-0690



LEGEND

———— BOUNDARY OF DESCRIPTION

- - - - - EXISTING PARCEL

(R-1) TRACT 3533, BK 40, PG 100, SAN JOAQUIN COUNTY RECORD

PLAT TO ACCOMPANY DESCRIPTION			
LANDS OF LATHROP LAND ACQUISITION, LLC			
LATHROP			CALIFORNIA
MACKAY & SOMPS			
ENGINEERS	PLANNERS	SURVEYORS	
5142B FRANKLIN DR., PLEASANTON, CA 94588 (925)225-0690			
DRAWN	DATE	SCALE	JOB NO.
LL	AUGUST 2017	1"=600	25213.01

ATTACHMENT 'C'

25212.000
 2017.05.09
 CMG-JDB
 Date- May 8, 2017

Tract 3789
 Vesting Tentative Map
 Deferred Improvement Agreement Estimates

Item #	Improvements	Estimated Cost	Contingency To Be Included (%)	Estimated Cost with Contingency	Finished (%) ^a	Unfinished (%) ^b	Performance Bond Amount ^c	Labor and Material Bond ^d	Amount of Payment to Date	Item Release ^e	Maintenance Bond Amount ^f	Estimated Completion Date	Notes
1A1	Golden Valley Parkway (West Side) Land Park Drive to Spartan Way ^h	\$ 755,000	20%	\$ 906,000	0%	100%	\$ 755,000	\$ 377,500			\$ 75,500		
1A2	Spartan Way (South Side) Golden Valley Parkway to Land Park Drive ^h	\$ 485,000	20%	\$ 582,000	0%	100%	\$ 485,000	\$ 242,500			\$ 48,500		
1A3	Land Park Drive (North Side) Golden Valley Parkway to Spartan Way ^h	\$ 1,305,000	20%	\$ 1,566,000	0%	100%	\$ 1,205,000	\$ 602,500			\$ 120,500		
Totals =		\$ 2,445,000		\$ 2,934,000			\$ 2,445,000	\$ 1,222,500			\$ 244,500		

Notes:

- a) Item number taken from Tract 3789 Conditions of Approval
- b) Percentage complete to be provided by the City's construction inspector with input from developer
- c) Security representing one hundred percent (100%) of the estimated cost of the Unfinished Improvements.
- d) Security representing fifty percent (50%) of the estimated cost of the Unfinished Improvements.
- e) Payments made by developer to contractor
- f) Lien release provided by contractor
- g) Assumed maintenance bond amount is 10% of the total improvement cost.
- h) Estimate includes cost to complete remaining work, pavement, median, street lights have already been accepted by the City.
- i) Estimate includes cost to complete remaining work, pavement not previously accepted by the City.

ITEM 1A.I - GOLDEN VALLEY - WEST SIDE (LAND PARK DRIVE TO SPARTANWAY)					
ITEM	UNIT	UNIT COST	QTY	ITEM TOTAL	ASSUMPTIONS
A. Street and Concrete Work					
Rough grading behind curb	CY	\$6 00	2,041	\$12,246 00	See Note 3
Finish grading behind curb	SF	\$0 50	55,113	\$27,556 50	
Sidewalk	SF	\$5 00	21,517	\$107,585 00	6" on Native
Curb Return / Handicap Ramp	EA	\$5,000 00	4	\$20,000 00	
Signing, Striping and Monuments - Collector	LF	\$5 00	2,425	\$12,125 00	See Note 4
Subtotal Street and Concrete Work				\$179,513	
B. Storm Drain Work					
Subtotal Storm Drain Work				\$0	
C. Water System Work					
Subtotal Water System Work				\$0.00	
D. Recycled Water System Work					
2" Irrigation Service	EA	\$2,000 00	1	\$2,000 00	See Note 6
Subtotal Rec. Water System Work				\$2,000 00	
E. Sanitary Sewer Work					
Subtotal Sanitary Sewer Work				\$0.00	
F. Dewatering Work					
Subtotal Dewatering Work				\$0.00	
G. Miscellaneous Work					
Subtotal Miscellaneous Work				\$0.00	
H. Erosion Control Work					
Erosion Control - Straw Wattles & Inlet Protection	LF	\$3 00	2,425	\$7,275 00	See Note 7
Subtotal Erosion Control Work				\$7,275 00	
I. Electrical Work					
Street Lighting	EA	\$5,000 00		\$0 00	See Note 8
Joint Trench (excluding conduit)	LF	\$160 00	2,425	\$388,000 00	See Note 9
Subtotal Electrical Work				\$388,000 00	
J. Landscape Work					
Landscape & Irrigation	SF	\$5 00	33,596	\$167,980 00	
Street Furniture	LS	\$10,000 00	1	\$10,000 00	See Note 10
Subtotal Landscape Work				\$177,980 00	
ITEM 1A.I - CONSTRUCTION TOTAL:				\$754,768	
				\$755,000	(Rounded up to \$1k)

ITEM 1A.i - GOLDEN VALLEY WEST SIDE (LAND PARK DRIVE TO SPARTAN WAY) (cont'd)**Item 1A.i Notes:**

1. Improvements assumed to be limited to the western right-of-way between back of curb and right-of-way, costs for improvements to lots 30&31 are included in the Open Space and Landscaping section of this estimate. No improvements are anticipated to the east side of the road (landscaping or sidewalk) as part of this estimate.
2. Intentionally left blank.
3. Rough Grading is assumed to be 1 cubic yard for every 27 square feet of development (1' of depth).
4. Although Golden Valley Parkway is currently striped and open to the public, a budget has been included for striping to accommodate revisions to the striping (additional turn lanes) signage (street signs, no parking signs) and other signage.
5. It is anticipated that some rehabilitation will be required within each street section to clean and maintain the existing structures and pipe systems. These costs are included within the Underground Pipeline Inspection, Testing and Repair section of this estimate.
6. The proposed Irrigation services were anticipated with the master electrical design and development and it is therefore assumed that by completing the electrical system, the electrical service at each irrigation meter will be completed and be available for use.
7. The erosion control budget assumes that the scope of work is limited to the summer months when rainfall is not expected. Should construction occur over the winter, this cost should be revised accordingly.
8. Street lights were installed for this section of street by the City of Lathrop.
9. PG&E, Cable and Telephone per estimate by Giacalone Design Services dated 11/7/2011.
10. Street Furniture (incl Benches, Architectural Elements, Bus Shelters, etc.) has been included as a budget item under each roadway.

ITEM 1A.ii - SPARTAN WAY - SOUTH SIDE (GOLDEN VALLEY PARKWAY TO LAND PARK DRIVE)					
ITEM	UNIT	UNIT COST	QTY	ITEM TOTAL	ASSUMPTIONS
A. Street and Concrete Work					
Rough grading behind curb	CY	\$6 00	2,462	\$14,769.33	See Note 3
Finish grading behind curb	SF	\$9 50	68,482	\$33,231.00	
Sidewalk	SF	\$5 00	10,275	\$51,375.00	6" on Native
Curb Return / Handicap Ramp	EA	\$5,000 00	4	\$20,000 00	
Signing, Striping and Monuments - Collector	LF	\$5 00	3,150	\$15,750 00	See Note 4
Subtotal Street and Concrete Work				\$135,125	
B. Storm Drain Work					
Subtotal Storm Drain Work				\$0	
C. Water System Work					
Subtotal Water System Work				\$0.00	
D. Recycled Water System Work					
2" Irrigation Service	EA	\$2,000 00	1	\$2,000 00	See Note 6
Subtotal Rec. Water System Work				\$2,000.00	
E. Sanitary Sewer Work					
Subtotal Sanitary Sewer Work				\$0.00	
F. Dewatering Work					
Subtotal Dewatering Work				\$0.00	
G. Miscellaneous Work					
Subtotal Miscellaneous Work				\$0.00	
H. Erosion Control Work					
Erosion Control - Straw Wattles & Inlet Protection	LF	\$3 00	3,150	\$9,450 00	See Note 7
Subtotal Erosion Control Work				\$9,450.00	
I. Electrical Work					
Street Lighting	EA	\$5,000 00		\$0.00	See Note 8
Joint Trench (excluding conduit)	LF	\$15 00	3,150	\$47,250.00	See Note 9
Subtotal Electrical Work				\$47,250.00	
J. Landscape Work					
Landscape & Irrigation	SF	\$5 00	56,187	\$280,935 00	
Street Furniture	LS	\$10,000 00	1	\$10,000 00	See Note 10
Subtotal Landscape Work				\$290,935.00	
ITEM 1A.ii - CONSTRUCTION TOTAL:				\$484,760	
				\$485,000	(Rounded up to \$1k)

ITEM 1A.ii - SPARTAN WAY, SOUTH SIDE (GOLDEN VALLEY PARKWAY TO LAND PARK DRIVE) (cont'd)**Item 1A.ii Notes:**

1. Improvements assumed to be limited to the median , southern right-of-way between back of curb and right-of-way. The improvements the Lot 29 open space area are included in the park and open space sections of this estimate. No improvements are anticipated to the north side of the road (landscaping or sidewalk) as part of this estimate.
2. The landscaping and sidewalk frontage to the City of Lathrop's "Generations Center" is assumed to be constructed as part of that development. No costs are included for the landscaping frontage and the sidewalk from the Lathrop generations Center to the high school crossing.
3. Rough Grading is assumed to be 1 cubic yard for every 27 square feet of development (1' of depth).
4. Although the roadway is generally striped, it was left in an interim configuration without pedestrian crossings, street signs, no parking signs, etc.
5. It is anticipated that some rehabilitation will be required within each street section to clean and maintain the existing structures and pipe systems. These costs are included within the Underground Pipeline Inspection, Testing and Repair section of this estimate.
6. The proposed irrigation services were previously designed in conjunction with the master electrical design and development and it is therefore assumed that by completing the electrical system within the joint trench line items the electrical service at the Irrigation meter will be completed and be available for use.
7. The erosion control budget assumes that the scope of work is limited to the summer months when rainfall is not expected. Should construction occur over the winter, this cost should be revised accordingly.
8. Street lights were installed for this section of street by the City of Lathrop.
9. Although discussions with the previous contractor, joint trench designer and City have indicated that the joint trench along this section of Lathrop Road has been installed, only PG&E installed their facilities in the trench, it is assumed that conduit was installed in the trench to accommodate Cable TV and Telephone, these costs provide a budget to install wire, vaults and splice boxes as needed.
10. Street Furniture (incl Benches, Architectural Elements, Bus Shelters, etc.) has been included as a budget item under each roadway.

ITEM 1A.iii - LAND PARK DRIVE - NORTH SIDE (SPARTAN WAY TO GOLDEN VALLEY PARKWAY)					
ITEM	UNIT	UNIT COST	QTY	ITEM TOTAL	ASSUMPTIONS
A. Street and Concrete Work					
Rough grading behind curb	CY	\$6.00	3,654	\$21,924.89	See Note 3
Finish grading behind curb	SF	\$0.50	98,662	\$49,331.00	
Sidewalk	SF	\$5.00	22,416	\$112,080.00	6" on Native
Curb Return / Handicap Ramp	EA	\$5,000.00	6	\$30,000.00	
Signing, Striping and Monuments - Collector	LF	\$12.50	2,890	\$36,125.00	See Note 4
Subtotal Street and Concrete Work				\$249,461	
B. Storm Drain Work					
Subtotal Storm Drain Work				\$0	
C. Water System Work					
Subtotal Water System Work				\$0.00	
D. Recycled Water System Work					
Subtotal Rec. Water System Work				\$0.00	
E. Sanitary Sewer Work					
Subtotal Sanitary Sewer Work				\$0.00	
F. Dewatering Work					
Subtotal Dewatering Work				\$0.00	
G. Miscellaneous Work					
Subtotal Miscellaneous Work				\$0.00	
H. Erosion Control Work					
Erosion Control - Straw Wattles & Inlet Protection	LF	\$3.00	2,890	\$8,670.00	See Note 7
Subtotal Erosion Control Work				\$8,670.00	
I. Electrical Work					
Street Lighting	EA	\$4,000.00	23	\$92,480.00	See Note 8
Joint Trench (excluding conduit)	LF	\$160.00	2,890	\$462,400.00	See Note 9
Subtotal Electrical Work				\$554,880.00	
J. Landscape Work					
Landscape & Irrigation	SF	\$5.00	76,246	\$381,230.00	
Street Furniture	LS	\$10,000.00	1	\$10,000.00	See Note 10
Subtotal Landscape Work				\$391,230.00	
ITEM 1A.III - CONSTRUCTION TOTAL:				\$1,204,241	
				\$1,205,000	(Rounded up to \$1k)

ITEM 1A.iii - LAND PARK DRIVE - NORTH SIDE (SPARTAN WAY TO GOLDEN VALLEY PARKWAY) (cont'd)

Item 1A.iii Notes:

1. Improvements assumed to be limited to the northern right-of-way between back of curb and right-of-way and the two roundabouts located along Land Park Drive. No improvements are anticipated to the south side of the road (landscaping or sidewalk) as part of this estimate.
2. Intentionally left blank.
3. Rough Grading is assumed to be 1 cubic yard for every 27 square feet of development (1' of depth).
4. No striping has been installed to date on Land Park Drive and it is currently closed off with no public access.
5. It is anticipated that some rehabilitation will be required within each street section to clean and maintain the existing structures and pipe systems. These costs are included within the Underground Pipeline Inspection, Testing and Repair section of this estimate.
6. Intentionally left blank.
7. The erosion control budget assumes that the scope of work is limited to the summer months when rainfall is not expected. Should construction occur over the winter, this cost should be revised accordingly.
8. Assumes one street light every 125 feet, alternating sides of the street.
9. PG&E, Cable and Telephone per estimate by Giacalone Design Services dated 11/7/2011.
10. Street Furniture (incl Benches, Architectural Elements, Bus Shelters, etc.) has been included as a budget item under each roadway.

Bond Estimate
 Recycled Water Disposal, Stage1
 Saybrook CLSP, LLC
 Based on Recycled Water Disposal Report Stage 1, Dated Dec. 6, 2013

25201.000
 2017.05.08
 GJ-JDB

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	AMOUNT
PART A - LAND APPLICATION SITES					
1.	35	AC	Site Clearing	870.00	\$30,450
2.	17,650	CY	Rough Grade	3.75	\$66,190
3.	2	EA	Standpipe incl. Valves and Air Gap	7,500.00	\$15,000
4.	3,100	LF	12" Irrigation Pipe incl Bubble-Up Irrigation Risers	25.00	\$77,500
5.	1,500	LF	6" Tallwater Return Pipe (See note 5)	25.00	\$37,500
6.	3,025	LF	Earth V-Ditch	3.75	\$11,340
7.	121,500	SF	Finish Grade Road (Perimeter Access Roads)	0.20	\$24,300
8.	0	SF	Finish Grade Field (See Note 6)	0.20	\$0
9.	2	EA	Paved Driveway Approach and Staging Area	8,000.00	\$16,000
10.	8,400	LF	8' Chainlink Fence & Gates (Gavanized Steel)	16.00	\$134,400
11.	1	LS	SWPPP/Erosion/Dust Control (Assume Construction occurs during Summer)	25,000.00	\$25,000
ESTIMATED SUB-TOTAL - LAND APPLICATION SITES:					\$437,680
PART B - RW BASIN (SITE WORK)					
(Per cost estimate provided by PACE 12/20/2013)					
1.	90,000	CY	Rough Grade	3.75	\$337,500
2.	13	AC	Site Clearing	870.00	\$11,310
3.	575,000	SF	Finish Grade	0.20	\$115,000
4.	50,000	SF	6" Thick AB Access Road	1.20	\$60,000
5.	1	EA	Paved Driveway Approach	5,000.00	\$5,000
6.	3,200	LF	8' Chainlink Fence & Gates	18.00	\$57,600
7.	410,000	SF	Basin Liner Material (40 mil)	0.55	\$225,500
8.	1	LS	Trenching (Basin Liner anchor trench at top of slope)	25,000.00	\$25,000
9.	23	EA	Basin Safety Equipment	800.00	\$18,400
10.	1	LS	SWPPP/Erosion/Dust Control (Assume Construction occurs during Summer)	25,000.00	\$25,000
ESTIMATED SUB-TOTAL - RW BASIN (SITE WORK):					\$880,310
PART C - RW PUMP STATION AT BASIN G					
(Per cost estimate provided by PACE 12/20/2013)					
1.	1	LS	Block Wall, Gates, Doors	60,000.00	\$60,000
2.	1	LS	Mechanical Piping and Valve Sets	135,000.00	\$135,000
3.	1	LS	Pumps	165,000.00	\$165,000
4.	1	LS	Aeration	25,000.00	\$25,000
5.	1	LS	Flow Meter	15,000.00	\$15,000
6.	1	LS	Level Sensor	10,000.00	\$10,000
7.	1	LS	Control Valve w/ Solenoid	35,000.00	\$35,000
8.	1	LS	MCC Control Panel	70,000.00	\$70,000
9.	1	LS	Service Entrance Section	50,000.00	\$50,000
10.	1	LS	Metering and Control Wire	30,000.00	\$30,000
11.	1	LS	Service Elctrical Wire	45,000.00	\$45,000
12.	1	LS	Radio Control Equipment	65,000.00	\$65,000
ESTIMATED SUB-TOTAL - RW PUMP STATION AT BASIN G:					\$705,000

Bond Estimate
Recycled Water Disposal, Stage 1
Saybrook CLSP, LLC

25201.000
2017.05.08
GJ-JDB

Based on Recycled Water Disposal Report Stage 1, Dated Dec. 6, 2013

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	AMOUNT
PART D - RW PIPE-GOLDEN VALLEY PARKWAY					
1.	1	EA	Remove Blowoff and Connect	1,000.00	\$1,000
2.	250	LF	12" Recycled Water Main including fittings	52.00	\$13,000
3.	1,660	LF	20" Recycled Water Main including fittings	210.00	\$182,600
4.	3	EA	12" Valves	1,800.00	\$5,400
5.	6	EA	20" Valves	5,000.00	\$30,000
6.	1	EA	2" Blowoff Assembly	1,500.00	\$1,500
7.	2	EA	2" Air Relief Valve	2,000.00	\$4,000
ESTIMATED SUB-TOTAL - RW PIPE-GVP:					\$237,500
PART E - RW PIPE INTERTIE					
1.	2	EA	Cut Into Existing RW Main and Connect	7,500.00	\$15,000
2.	35	LF	18" Recycled Water Main Incl. fittings	200.00	\$7,000
3.	1	EA	24" Tee	4,500.00	\$4,500
4.	1	EA	18" Tee	2,500.00	\$2,500
5.	2	EA	18"x12" Reducer	750.00	\$1,500
6.	1	EA	24"x18" Reducer	1,000.00	\$1,000
7.	3	EA	18" Butterfly Valves	3,500.00	\$10,500
8.	3	EA	24" Butterfly Valves	6,500.00	\$19,500
9.	1	BDGT	Pavement Repair	2,500.00	\$2,500
ESTIMATED SUB-TOTAL - RW PIPE INTERTIE:					\$64,000

SUMMARY

PART A - LAND APPLICATION SITES	\$437,680
PART B - RW BASIN (SITE WORK)	\$880,310
PART C - RW PUMP STATION AT BASIN G	\$705,000
PART D - RW PIPE-GOLDEN VALLEY PARKWAY	\$237,500
PART E - RW PIPE INTERTIE	\$64,000

ESTIMATED CONSTRUCTION TOTAL: \$2,324,490

NOTES

- This estimate is prepared as a guide only and is subject to possible change. It has been prepared to a standard of accuracy, which to the best of our knowledge and judgment is sufficient to satisfy our understanding of the purposes of this estimate. Macka
- This estimate is based on the 30% drawings provided in the Recycled Water Disposal Report Stage 1, Dated Dec. 6, 2013
- Costs presented herein represent an opinion based on historical information from other projects in San Joaquin County and the San Francisco Bay Area. No provision has been made for inflation. It is recommended that the users of this estimate review the un
- Costs for the SWPPP Erosion Control and Dust Control are based on summer construction in one construction season.
- The pump for tail water return is anticipated to be provided by the farmer via a trailer mounted unit.
- It is anticipated that finish grading within the irrigation field area is not required as the farmer will plow and shape the field to his needs.
- Cost to bring electricity to the pump station is not included.
- Earthwork quantities do not include factors for shrinkage or swell.

Prepared by
MACKAY & SOMPS

**RECORDING REQUESTED BY, AND
WHEN RECORDED MAIL TO:**

CITY OF LATHROP
ATTN: CITY CLERK
390 TOWNE CENTRE DRIVE
LATHROP, CA 95330
Exempt from payment of recording fees (GC 27383)



SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Irrevocable Offer of Dedication
for Public Water Tank Site
(Central Lathrop Specific Plan)**

THIS INSTRUMENT BENEFITS THE CITY ONLY. NO FEE REQUIRED.

THE UNDERSIGNED GRANTOR(S) DECLARE(S): DOCUMENTARY TRANSFER TAX IS \$ 0.00 R&TC Transfer to Government Agency
() computed on full value of property conveyed, or
() computed on full value less liens and encumbrances remaining at time of sale.
() Unincorporated area (X) City of Lathrop

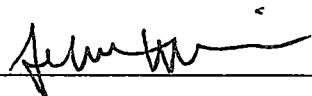
For a valuable consideration, receipt of which is hereby acknowledged,
LATHROP LAND ACQUISITION, LLC, a Delaware limited liability, legal landowner "Grantor(s)",
hereby grants to CITY OF LATHROP, a California municipal corporation "Grantee",
real property in City of Lathrop, San Joaquin County, State of California, described as:

See attached Exhibit "A" and Exhibit "B" attached hereto and made a part hereof

In witness whereof the undersigned have executed this instrument on this 2ND day of DECEMBER 2019

Grantor(s): LATHROP LAND ACQUISITION, LLC,
a Delaware limited liability company

By: Saybrook Fund Investors, LLC
Its: Managing Member

By: 
Jeffrey M. Wilson, Officer

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 MATEO

On DECEMBER 2, 2019 before me, Rachel M. Wright, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared JEFFREY M. WILSON
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they 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 and official seal.



Place Notary Seal and/or Stamp Above

Signature Rachel M. Wright
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____

EXHIBIT "A"

LEGAL DESCRIPTION

WATER TANK SITE

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF LATHROP, SAN JOAQUIN COUNTY, STATE OF CALIFORNIA, BEING A PORTION OF LOT 20 OF TRACT 9533, FILED FOR RECORD IN BOOK 49 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF SAID LOT 20, THENCE ALONG THE EASTERLY LINE OF SAID LOT 20, ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 4563.00 FEET, FROM WHICH THE RADIUS POINT BEARS NORTH 66°52'00" EAST, HAVING A CENTRAL ANGLE OF 42°23'47" AND AN ARC LENGTH OF 190.84 FEET;

THENCE LEAVING SAID EASTERLY LINE AND ENTERING SAID LOT 20 THE FOLLOWING TWO (2) COURSES:

1. SOUTH 64°39'32" WEST, 150.78 FEET;
2. NORTH 89°49'34" WEST, 205.96 FEET, TO THE WESTERLY LINE OF SAID LOT 20;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING FOUR (4) COURSES:

1. NORTH 12°00'00" WEST, 88.75 FEET;
2. ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 160.00 FEET, HAVING A CENTRAL ANGLE OF 12°27'00" AND AN ARC LENGTH OF 34.77 FEET;
3. NORTH 00°27'00" EAST, 46.34 FEET;
4. ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 150.00 FEET, FROM WHICH THE RADIUS POINT BEARS NORTH 32°58'33" WEST, HAVING A CENTRAL ANGLE OF 35°30'00" AND AN ARC LENGTH OF 92.94 FEET, TO THE NORTHWESTERLY CORNER OF SAID LOT 20;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 20 SOUTH 89°49'29" EAST, 227.29 FEET, TO THE POINT OF BEGINNING;


CONTAINING 1.65 ACRES MORE OR LESS.

PORTION OF APN 191-210-300

A PLAT, EXHIBIT "B", IS ATTACHED HERETO, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

PREPARED BY


IAN BRUCE MACDONALD
LICENSED LAND SURVEYOR NO. 8817
STATE OF CALIFORNIA

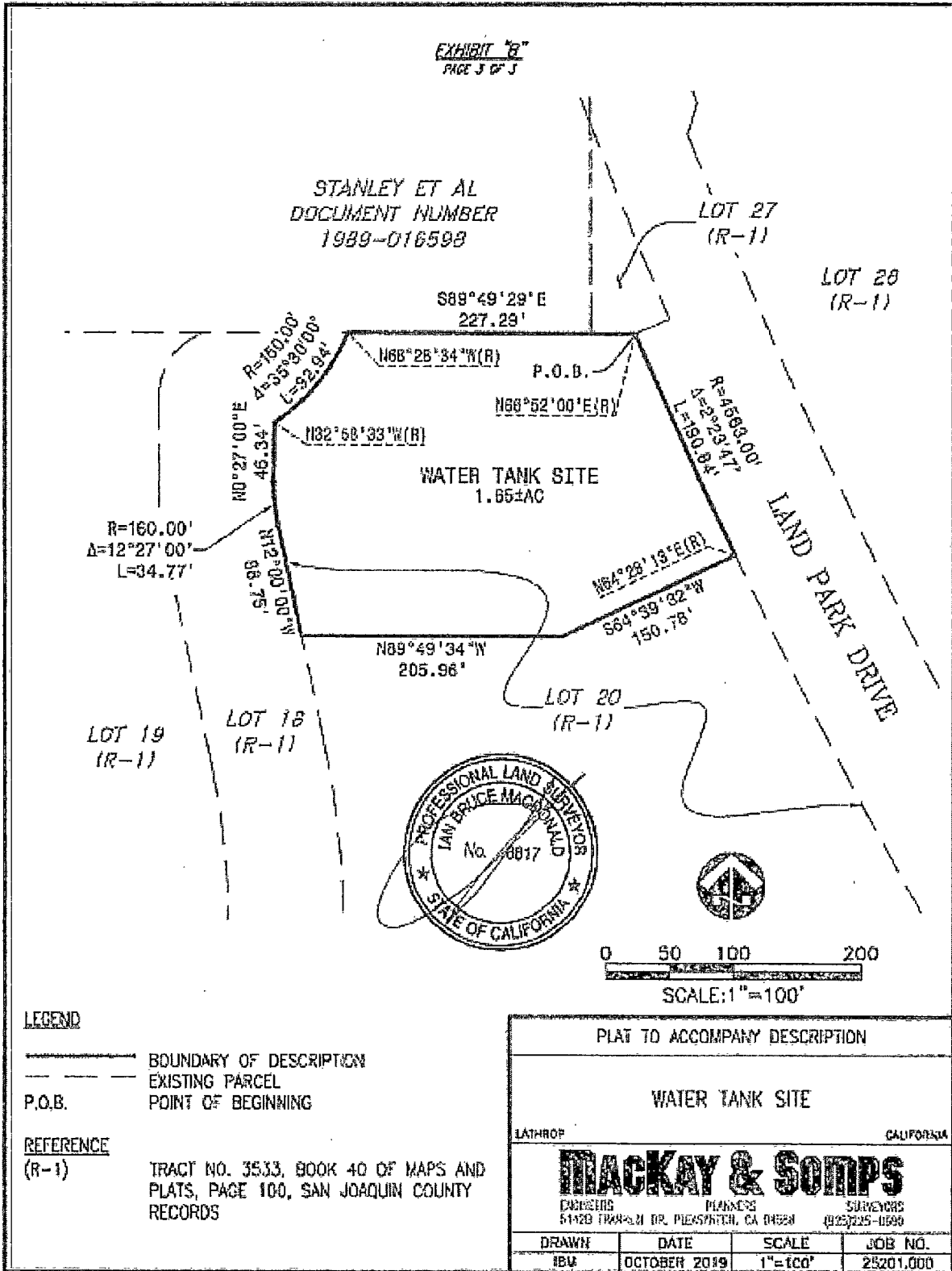


10/16/19
DATE

MACKAY & SONS
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
5142 BARNES DRIVE SUITE B, PESADERA, CA 94064-3322
(925) 225-0200

EXHIBIT "B"

DEPICTION OF WATER TANK SITE



**RECORDING REQUESTED BY, AND
WHEN RECORDED MAIL TO:**

CITY OF LATHROP
ATTN: CITY CLERK
390 TOWNE CENTRE DRIVE
LATHROP, CA 95330
Exempt from payment of recording fees (GC 27383)

ATTACHMENT F



SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Irrevocable Offer of Dedication
for Public Neighborhood Parkland
Central Lathrop Specific Plan**

THIS INSTRUMENT BENEFITS THE CITY ONLY. NO FEE REQUIRED.

THE UNDERSIGNED GRANTOR(S) DECLARE(S): DOCUMENTARY TRANSFER TAX IS \$ 0.00 R&TC Transfer to Government Agency
() computed on full value of property conveyed, or
() computed on full value less liens and encumbrances remaining at time of sale.
() Unincorporated area (X) City of Lathrop

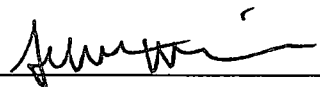
For a valuable consideration, receipt of which is hereby acknowledged,
LATHROP LAND ACQUISITION, LLC, a Delaware limited liability company, legal landowner "Grantor(s)",
hereby grants to CITY OF LATHROP, a California municipal corporation "Grantee",
real property in City of Lathrop, San Joaquin County, State of California, described as:

See attached Exhibit "A" and Exhibit "B" attached hereto and made a part hereof

In witness whereof the undersigned have executed this instrument on this 2ND day of DECEMBER, 2019

Grantor(s): LATHROP LAND ACQUISITION, LLC,
a Delaware limited liability company

By: Saybrook Fund Investors, LLC
Its: Managing Member

By: 
Jeffrey M. Wilson, Officer

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 MATEO

On DECEMBER 2, 2019 before me, Rachel M. Wright, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared JEFFREY M. WILSON
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they 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.



Place Notary Seal and/or Stamp Above

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 and official seal.

Signature Rachel M. Wright
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____

EXHIBIT "A"

LEGAL DESCRIPTION

PUBLIC NEIGHBORHOOD PARKLAND

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF LATHROP, SAN JOAQUIN COUNTY, STATE OF CALIFORNIA, BEING LOT 6 OF TRACT 3789, FILED FOR RECORD IN BOOK 42 OF MAPS AND PLATS, AT PAGE 99, SAN JOAQUIN COUNTY RECORDS

END OF DESCRIPTION

PREPARED BY:



IAN BRUCE MACDONALD
LICENSED LAND SURVEYOR NO. 8817
STATE OF CALIFORNIA



11/18/19
DATE

MAGKAY & SOMPS
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
5142 Franklin Drive Suite B, Pleasanton, CA, 94568-3356
(925) 225-0690

42-99

53134.00001132519879.2

Ex. B-1

OWNER'S STATEMENT:

THE UNDERSIGNED, DO HEREBY STATE THAT WE ARE THE OWNERS OF ALL THE LAND DELINEATED AND EMBRACED WITHIN THE DISTINCTIVE BORDER LINE OF THE HEREIN EMBODIED FINAL MAP ENTITLED "TRACT NO. 3789 SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING"

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF LATHROP IN FEE FOR PUBLIC RIGHT OF WAY PURPOSES:

- 1. THE REAL PROPERTY DESIGNATED ON SAID MAP AS "LOT A":

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE CITY OF LATHROP AS EASEMENTS FOR PUBLIC PURPOSES:

- 1. A NON-EXCLUSIVE EASEMENT 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 SHOWN UPON SAID MAP MARKED "PUBLIC UTILITY EASEMENT" (PAUE).

THE UNDERSIGNED DOES HEREBY RELEASE, EXTINGUISH, QUITCLAIM AND REMOVE THE 20' PRIVATE ACCESS AND UTILITY EASEMENT OVER LOT 22 FOR THE BENEFIT OF LOT 25 AS SHOWN ON TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS.

THE AREAS DESIGNATED AS "PRIVATE ACCESS AND UTILITY EASEMENT" (PAUE) AS SHOWN UPON SAID MAP ARE NOT HEREBY DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT ARE RESERVED FOR THE PURPOSE OF PRIVATE INGRESS AND EGRESS AND ALL PRIVATE UTILITIES, INCLUDING ALL RELATED APPURTENANCES THERETO FOR THE BENEFIT OF THE ADJACENT LOTS. SAID "PRIVATE ACCESS AND UTILITY EASEMENT" (PAUE) SHALL AUTOMATICALLY TERMINATE UPON THE ACCEPTANCE BY THE CITY OF LATHROP OF A FUTURE DEDICATION OF PUBLIC STREET OVER THAT AREA COINCIDENT WITH THE "PRIVATE ACCESS AND UTILITY EASEMENT" (PAUE).

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

THIS MAP SHOWS ALL EASEMENTS OF RECORD ON THE PREMISES

OWNER: LATHROP LAND ACQUISITION LLC, A DELAWARE LIMITED LIABILITY COMPANY

PRINTED NAME: Jeffrey M. Wilson

SIGNATURE: [Signature]

TITLE: OFFICER

DATE: 8-11-2017

OWNER'S ACKNOWLEDGEMENT:

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 Alameda

ON August 11, 2017, BEFORE ME, Kelly A. Reyes, A NOTARY PUBLIC, PERSONALLY APPEARED, Jeffrey M. Wilson

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR ENTITY UPON BEHALF OF WHICH THE PERSON 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: Kelly A. Reyes

PRINTED NAME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE: Kelly A. Reyes

PRINCIPAL PLACE OF BUSINESS: 5142 Franklin Dr # B Pleasanton, CA 94568

COMMISSION EXPIRES: October 11, 2019

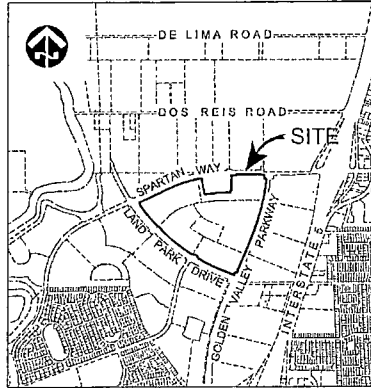
COMMISSION # OF NOTARY: 2130477

TRACT 3789

SUBDIVISIONS OF SAN JOAQUIN COUNTY STANFORD CROSSING A SUBDIVISION OF LOTS 21 THROUGH 25, AND A PORTION OF LOT 26, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MACKAY & SOMPS

REGISTERED PROFESSIONAL LAND SURVEYORS No. 34681 JULY, 2017



VICINITY MAP NOT TO SCALE

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LATHROP LAND ACQUISITION, LLC, IN NOVEMBER, 2013. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED VESTING TENTATIVE MAP. I FURTHER STATE THAT ALL THE MONUMENTS SHOWN HEREON WILL BE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED BEFORE SAID FINAL MAP IMPROVEMENTS ARE ACCEPTED BY THE CITY OF LATHROP, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

DATED THIS 10th DAY OF AUGUST, 2017.

IAN BRUCE MACDONALD LS No. 8817 REGISTRATION EXPIRES: 12-31-2017



RIGHT TO FARM STATEMENT:

PER CITY OF LATHROP CODE OF ORDINANCES, TITLE 15 CHAPTER 15.48.04, THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATION, CULTIVATIONS, PLOWING, SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DEPRECIATION, AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, ODOR, RODENTS AND PESTS. BE AWARE ALSO, THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECTS OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.

STATEMENT OF SOILS REPORT:

A SOILS REPORT ENTITLED, "GEO-TECHNICAL SERVICES REPORT, CENTRAL LATHROP SPECIFIC PLAN PHASE 1 INFRASTRUCTURE LATHROP, CALIFORNIA PROJECT NO. 5747.5.003.02 AND DATED OCTOBER 24, 2005, HAS BEEN PREPARED FOR THIS PROJECT BY ENCO INCORPORATED, MARK M. GILBERT, P.E., G.E., AND IS ON FILE WITH THE CITY OF LATHROP.

CITY ENGINEER STATEMENT:

I, GLENN GEBHARDT, HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF TRACT NO. 3789, SUBDIVISIONS OF SAN JOAQUIN COUNTY STANFORD CROSSING AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLIES WITH ALL APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP.

DATED THIS 13th DAY OF September, 2017.

Glenn Gebhardt, City Engineer of the City of Lathrop, California



CITY SURVEYOR'S STATEMENT:

I, ANNE-SOPHIE TRUONG, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF TRACT NO. 3789, SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING AND THAT THE SUBDIVISION SHOWN HEREON COMPLIES WITH ALL THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS 23rd DAY OF August, 2017.

Anne-Sophie Truong, Acting City Surveyor



CITY CLERK'S STATEMENT:

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT NO. 3789 SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING" CONSISTING OF SIX (6) SHEETS, WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A REGULAR MEETING HEREBY HELD ON THE 15th DAY OF September, 2017, AND THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. 17-42211, DULY PASSED AND ADOPTED AT SAID MEETING, APPROVED SAID MAP, AND AUTHORIZED ITS RECORDATION AND ACCEPTED ON BEHALF OF THE CITY OF LATHROP, ALL WATER RIGHTS, AND REJECTED THE OFFER OF DEDICATION OF ALL PROPERTY AS SHOWN ON SAID MAP UNTIL THEIR IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH CHAPTER 16, TITLE 16.16 OF THE LATHROP CODE OF ORDINANCES.

SAID COUNCIL ALSO, PURSUANT TO SECTION 6643(c) OF THE SUBDIVISION MAP ACT THE CITY OF LATHROP DOES HEREBY ABANDON AND VACATE IN ITS ENTIRETY THE FOLLOWING:

- 1. THE ACCESS EASEMENT DESCRIBED AS PARCEL B IN DOCUMENT NUMBER 2013-038108, SAN JOAQUIN COUNTY RECORDS.

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

DATED THIS 19th DAY OF September, 2017.

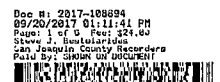
Teresa Vargas, City Clerk and Clerk of the City Council of the City of Lathrop, County of San Joaquin, State of California

SECRETARY OF THE PLANNING COMMISSION'S STATEMENT:

THIS MAP CONFORMS TO THE VESTING TENTATIVE TRACT MAP NO. 3789 APPROVED BY THE PLANNING COMMISSION ON THE 18TH DAY OF DECEMBER, 2013.

DATED 18th THIS DAY OF September, 2017

R. Schnidt, Secretary of the Planning Commission



COUNTY RECORDER'S STATEMENT:

FILED THIS 20th DAY OF SEP, 2017, AT 1:11pm IN BOOK 422 OF MAPS AND PLATS, AT PAGE 497, AT THE REQUEST OF

FEES: \$24.00

* First American Title Co.

Steve J. Destolardes, Assessor-Recorder, San Joaquin County, California

Patricia Arambon, Assistant/Deputy Recorder

EXHIBIT "B" DEPICTION OF NEIGHBORHOOD PARKLAND

42-99

65134.00001132519879.2

Ex. B-2

REFERENCES:
(R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.

BASIS OF BEARINGS:
THE BEARING NORTH 89°49'29" WEST FOUND MONUMENTS ON SPARTAN WAY (FORMERLY LATHROP ROAD) AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

NOTES:
1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
2. STREET MONUMENTS DESIGNATED ON THIS MAP TO BE SET ALONG LAND PARK DRIVE AND GOLDEN VALLEY PARKWAY WERE NEVER INSTALLED PER TRACT NO. 3533 FILED IN BOOK 40 OF MAPS PAGE 100. MONUMENTS TO BE SET WITH BRASS DISK STAMPED LS 8817.
3. THIS SUBDIVISION CONTAINS A TOTAL AREA OF 94.37 ACRES MORE OR LESS.

ABANDONMENT NOTE:
PURSUANT TO ARTICLE 2, SECTION 6643(g) OF THE SUBMISSION MAP ACT, THIS MAP SHALL CONSTITUTE THE ABANDONMENT IN ITS ENTIRETY, WITHIN THE BOUNDARIES OF THIS MAP:

1. THE ACCESS EASEMENT AS DESCRIBED AS PARCEL B, RECORDED IN DOCUMENT NUMBER 2013-03108, SAN JOAQUIN COUNTY RECORDS

TITLE NOTES:
1. AN EASEMENT FOR PUMPING PLANT AND IRRIGATION AND INCIDENTAL PURPOSES, RECORDED IN BOOK 413, PAGE 393 OF OFFICIAL RECORDS, IN FAVOR OF MANUEL DOS REIS, MANUEL DOS REIS SR., AND DEOLINDA DOS REIS, THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
2. AN EASEMENT FOR PUMPING PLANT AND IRRIGATION AND INCIDENTAL PURPOSES, RECORDED IN BOOK 1338, PAGE 479 OF OFFICIAL RECORDS, IN FAVOR OF LY RODRIGUES JR., JOHN I. DOMAYDO, AND ALBERT COMES, THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
3. AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED JULY 18, 1953 IN BOOK 1546, PAGE 321 OF OFFICIAL RECORDS, IN FAVOR OF BENNY AMAYA, ET AL., THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

LEGEND
 ——— BOUNDARY LINE
 - - - LOT LINE/PARCEL LINE
 - - - EXISTING PROPERTY LINE
 - - - EASEMENT LINE
 - - - MONUMENT LINE
 ⊙ FOUND 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
 ⊙ SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
 ∇ ANGLE POINT
 BNDY BOUNDARY
 CL CENTERLINE
 EX EXISTING
 M-M MONUMENT TO MONUMENT
 M-PL MONUMENT TO PROPERTY LINE
 PAUE PRIVATE ACCESS AND UTILITY EASEMENT
 PUE PUBLIC UTILITY EASEMENT
 M&P MAPS AND PLATS
 (R) RADIAL BEARING
 () PULLBACK DISTANCE
 [] RECORD DISTANCE
 S.J.C.R. SAN JOAQUIN COUNTY RECORDS
 INDICATES SHEET NUMBER
 DETAIL LINE

TRACT 3789

SUBDIVISIONS OF SAN JOAQUIN COUNTY
STANFORD CROSSING

A SUBDIVISION OF LOTS 21 THROUGH 25, AND A PORTION OF LOT 26, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN

CITY OF LATHROP
SAN JOAQUIN COUNTY, CALIFORNIA

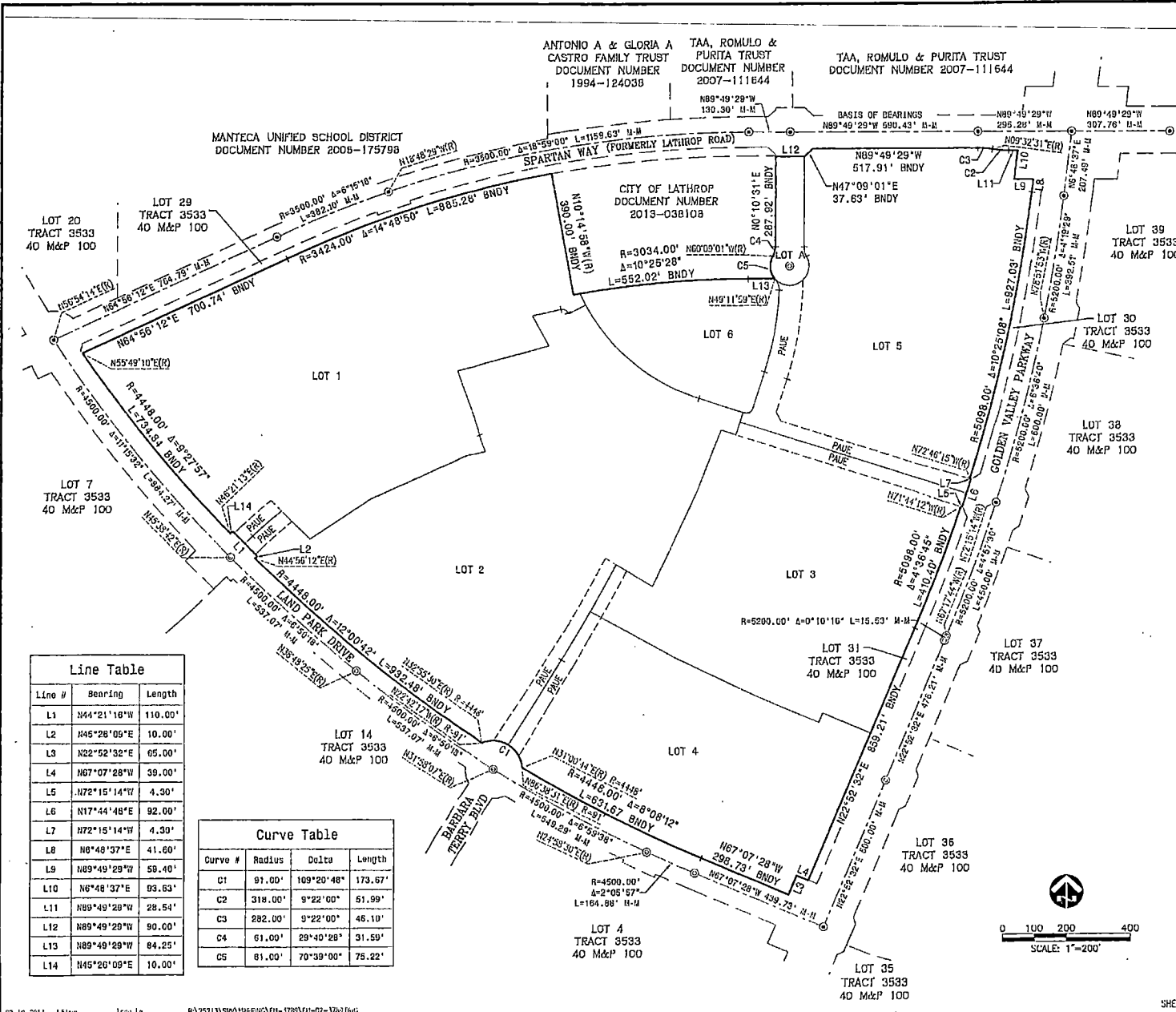
MACKAY & SOMPS

1114 F STREET, SUITE 200, LATHROP, CA 95248
TEL: 530-942-1114 FAX: 530-942-1114

SHEET 2 OF 6

JULY, 2017

25213.010



Line #	Bearing	Length
L1	S44°21'18"W	110.00'
L2	N45°28'09"E	10.00'
L3	N22°52'32"E	65.00'
L4	N67°07'28"W	39.00'
L5	N72°15'14"W	4.30'
L6	N17°44'48"E	92.00'
L7	N72°15'14"W	4.30'
L8	N6°48'37"E	41.60'
L9	N89°49'29"W	59.40'
L10	N6°48'37"E	93.63'
L11	N89°49'29"W	28.54'
L12	N89°49'29"W	90.00'
L13	N89°49'29"W	84.25'
L14	N45°20'09"E	10.00'

Curve #	Radius	Delta	Length
C1	91.00'	109°20'48"	173.67'
C2	318.00'	9°22'00"	51.99'
C3	282.00'	9°22'00"	46.10'
C4	61.00'	29°40'28"	31.55'
C5	81.00'	70°39'00"	75.22'

42-99B

65134.0000132319879.2

Ex. B-3

MANTECA UNIFIED SCHOOL DISTRICT
DOCUMENT NUMBER 2008-17579B

REFERENCES:
(R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.

BASIS OF BEARINGS:
THE BEARING NORTH 89°49'29" WEST BETWEEN FOUND MONUMENTS ON SPARTAN WAY (FORMERLY LATHROP ROAD) AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

NOTES:
1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
2. STREET MONUMENTS DESIGNATED ON THIS MAP TO BE SET ALONG LAND PARK DRIVE AND GOLDEN VALLEY PARKWAY WERE NEVER INSTALLED PER TRACT NO. 3533 FILED IN BOOK 40 OF MAPS PAGE 100. MONUMENTS TO BE SET WITH BRASS DISK STAMPED LS 8817.
3. THIS SUBDIVISION CONTAINS A TOTAL AREA OF 94.37 ACRES MORE OR LESS.

ABANDONMENT NOTE:
PURSUANT TO ARTICLE 2, SECTION 6643(g) OF THE SUBDIVISION MAP ACT, THIS MAP SHALL CONSTITUTE THE ABANDONMENT IN ITS ENTIRETY, WITHIN THE BOUNDARIES OF THIS MAP:

1. THE ACCESS EASEMENT AS DESCRIBED AS PARCEL B, RECORDED IN DOCUMENT NUMBER 2013-038108, SAN JOAQUIN COUNTY RECORDS

SEE SHEET G

LEGEND

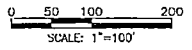
- BOUNDARY LINE
- - - LOT LINE/PARCEL LINE
- - - EXISTING PROPERTY LINE
- - - EASEMENT LINE
- - - MONUMENT LINE
- ⊙ FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
- ⊙ SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
- ∠ ANGLE POINT
- BNDY BOUNDARY
- CL CENTERLINE
- EX EXISTING
- M-M MONUMENT TO MONUMENT
- M-PL MONUMENT TO PROPERTY LINE
- PALE PRIVATE ACCESS AND UTILITY EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- M&P MAPS AND PLATS
- (R) RADIAL BEARING
- () PULLBACK DISTANCE
- [] RECORD DISTANCE
- S.J.C.R. SAN JOAQUIN COUNTY RECORDS
- INDICATES SHEET NUMBER
- DETAIL LINE

Line Table

Line #	Bearing	Length
L1	N44°21'16"W	110.00'
L2	N01°53'15"E	61.00'
L3	N45°28'09"E	10.00'
L4	N45°20'09"E	10.00'

Curve Table

Curve #	Radius	Delta	Length
C1	3034.00'	0°23'54"	21.09'
C2	818.00'	3°41'57"	40.44'



TRACT 3789

SUBDIVISIONS OF SAN JOAQUIN COUNTY

STANFORD CROSSING
A SUBDIVISION OF LOTS 21 THROUGH 25, AND A PORTION OF LOT 26, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN

CITY OF LATHROP
SAN JOAQUIN COUNTY, CALIFORNIA

MACKAY & SOMPS

REGISTERED PROFESSIONAL SURVEYORS
1112 B HANCOCK DR. FRESNO, CA 93721
TEL: 558-1111 FAX: 558-1121

SHEET J OF G

JULY, 2017

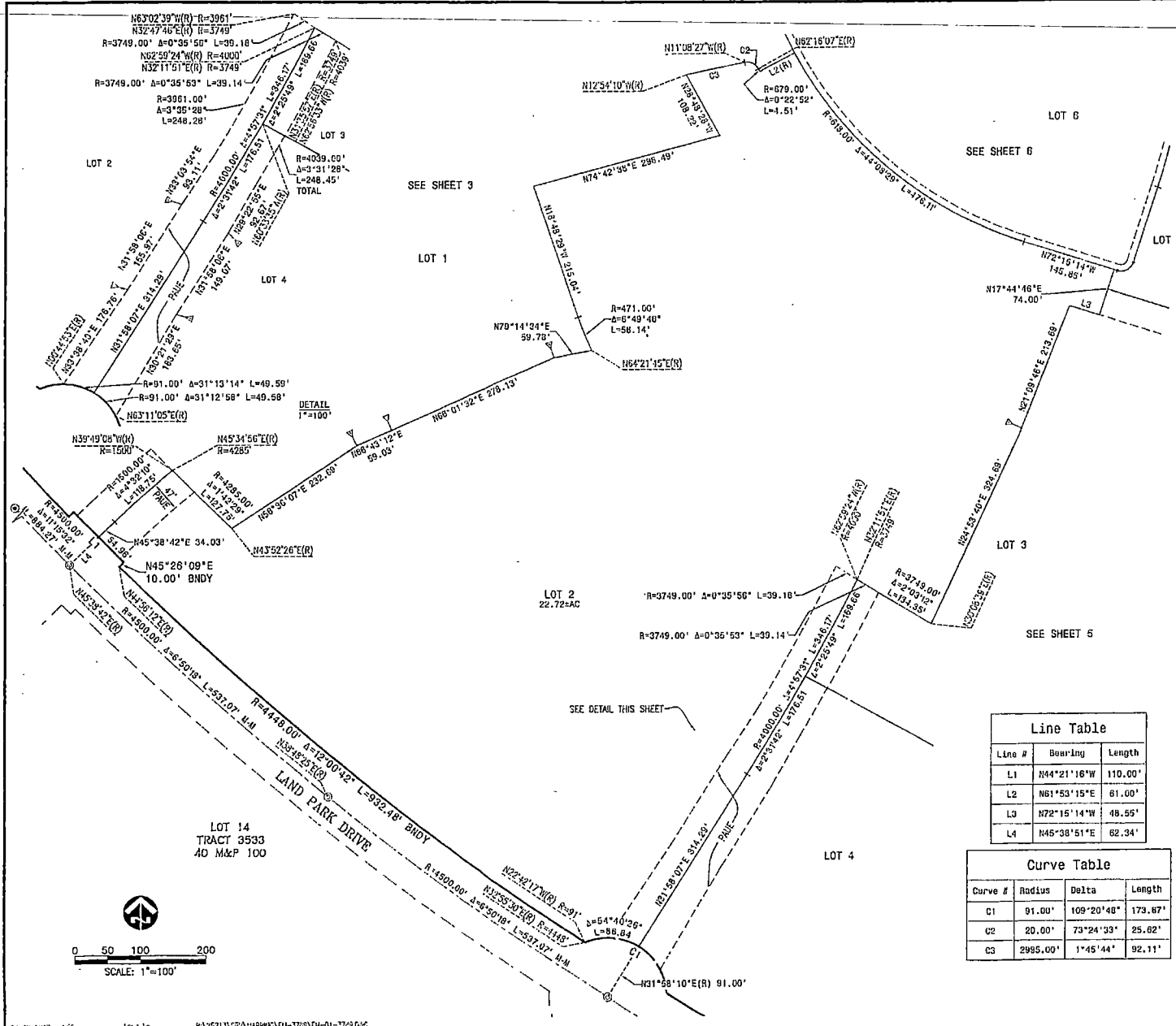
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42-990

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Ex. B-4



REFERENCES:
(R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.

BASIS OF BEARINGS:
THE BEARINGS NORTH 89°49'29" WEST BETWEEN FOUND MONUMENTS ON SPARTAN WAY (FORMERLY LATHROP ROAD) AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

NOTES:
1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
2. STREET MONUMENTS DESIGNATED ON THIS MAP TO BE SET ALONG LAND PARK DRIVE AND GOLDEN VALLEY PARKWAY WERE NEVER INSTALLED PER TRACT No. 3533 FILED IN BOOK 40 OF MAPS PAGE 100. MONUMENTS TO BE SET WITH BRASS DISK STAMPED 'LS 8817'. THIS SUBDIVISION CONTAINS A TOTAL AREA OF 94.37 ACRES MORE OR LESS.

ABANDONMENT NOTE:
PURSUANT TO ARTICLE 2, SECTION 66434(g) OF THE SUBDIVISION MAP ACT, THIS MAP SHALL CONSTITUTE THE ABANDONMENT IN ITS ENTIRETY, WITHIN THE BOUNDARIES OF THIS MAP.

1. THE ACCESS EASEMENT AS DESCRIBED AS PARCEL B, RECORDED IN DOCUMENT NUMBER 2013-03108, SAN JOAQUIN COUNTY RECORDS

LEGEND

- BOUNDARY LINE
- LOT LINE/PARCEL LINE
- - - EXISTING PROPERTY LINE
- - - EASEMENT LINE
- MONUMENT LINE
- ⊙ FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
- ⊙ SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
- ∠ ANGLE POINT
- ENDY BOUNDARY
- CL CENTERLINE
- EX EXISTING
- M-M MONUMENT TO MONUMENT
- M-PL MONUMENT TO PROPERTY LINE
- PAUC PRIVATE ACCESS AND UTILITY EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- M&P MAPS AND PLATS
- (R) RADIAL BEARING
- () PULLBACK DISTANCE
- [] RECORD DISTANCE
- S.J.C.R. SAN JOAQUIN COUNTY RECORDS
- INDICATES SHEET NUMBER
- DETAIL LINE

Line #	Bearing	Length
L1	N44°21'16"W	110.00'
L2	N61°53'15"E	81.00'
L3	N72°15'14"W	48.55'
L4	N45°38'51"E	62.34'

Curve #	Radius	Delta	Length
C1	91.00'	109°20'40"	173.67'
C2	20.00'	73°24'33"	25.62'
C3	2955.00'	1°45'44"	92.11'

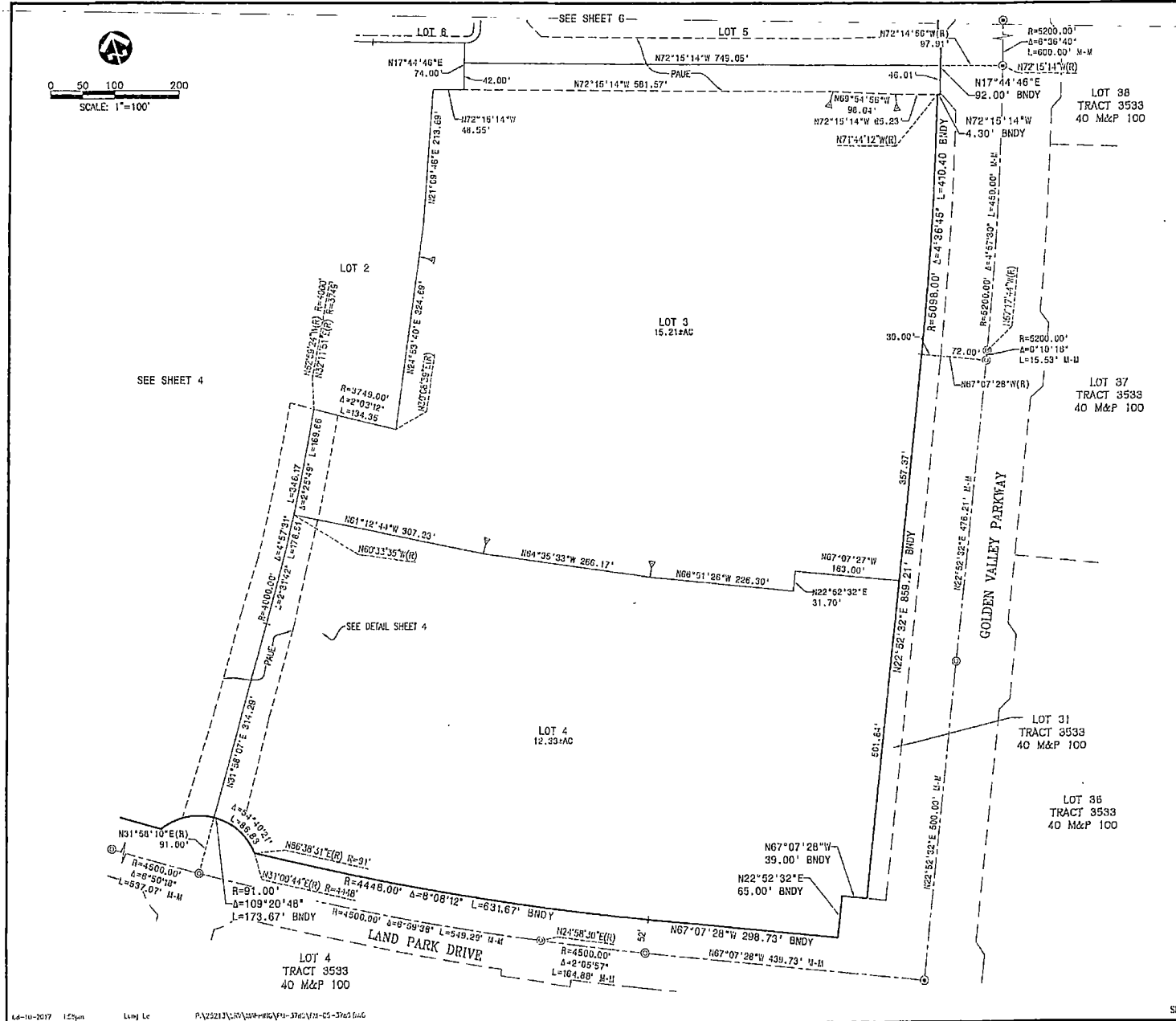
TRACT 3789

SUBDIVISIONS OF SAN JOAQUIN COUNTY
STANFORD CROSSING
A SUBDIVISION OF LOTS 21 THROUGH 25, AND A PORTION OF LOT 26, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 8 EAST, MOUNT Diablo BASE & MERIDIAN
CITY OF LATHROP
SAN JOAQUIN COUNTY, CALIFORNIA
MACKAY & SOMPS
REGISTERED PROFESSIONAL LAND SURVEYORS
11000 FARM ROAD, FIDELITY, CA 95625
JULY, 2017

42-990

42-99D

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REFERENCES:
(R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.

BASIS OF BEARINGS:
THE BEARING NORTH 89°49'29" WEST BETWEEN FOUND MONUMENTS ON SPARTAN WAY (FORMERLY LATHROP ROAD) AS SHOWN ON TRACT 3533, 34 BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

- NOTES:**
1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 2. STREET MONUMENTS DESIGNATED ON THIS MAP TO BE SET ALONG LAND PARK DRIVE AND GOLDEN VALLEY PARKWAY WERE NEVER INSTALLED PER TRACT NO. 3533 FILED IN BOOK 40 OF MAPS PAGE 100. MONUMENTS TO BE SET WITH BRASS DISK STAMPED LS 8817.
 3. THIS SUBDIVISION CONTAINS A TOTAL AREA OF 94.37 ACRES MORE OR LESS.

ABANDONMENT NOTE:
PURSUANT TO ARTICLE 2, SECTION 66-43(g) OF THE SUBDIVISION MAP ACT, THIS MAP SHALL CONSTITUTE THE ABANDONMENT IN ITS ENTIRETY, WITHIN THE BOUNDARIES OF THIS MAP:

1. THE ACCESS EASEMENT AS DESCRIBED AS PARCEL D, RECORDED IN DOCUMENT NUMBER 2013-038108, SAN JOAQUIN COUNTY RECORDS

LEGEND

- BOUNDARY LINE
- LOT LINE/PARCEL LINE
- - - EXISTING PROPERTY LINE
- - - EASEMENT LINE
- - - MONUMENT LINE
- ⊙ FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
- ⊙ SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
- ∇ ANGLE POINT
- ▽ BOUNDARY
- CL CENTERLINE
- EX EXISTING
- M-M MONUMENT TO MONUMENT
- M-PL MONUMENT TO PROPERTY LINE
- PAUE PRIVATE ACCESS AND UTILITY EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- M&P MAPS AND PLATS
- (R) RADIAL BEARING
- () PULLBACK DISTANCE
- [] RECORD DISTANCE
- S.J.C.R. SAN JOAQUIN COUNTY RECORDS
- INDICATES SHEET NUMBER
- DETAIL LINE

TRACT 3789

SUBDIVISIONS OF SAN JOAQUIN COUNTY
STANFORD CROSSING
A SUBDIVISION OF LOTS 21 THROUGH 25, AND A PORTION OF LOT 28, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT Diablo BASE & MERIDIAN
CITY OF LATHROP
SAN JOAQUIN COUNTY, CALIFORNIA

MAGKAY & SOMPS

122411-3 JULY, 2017

SHEET 5 OF 6

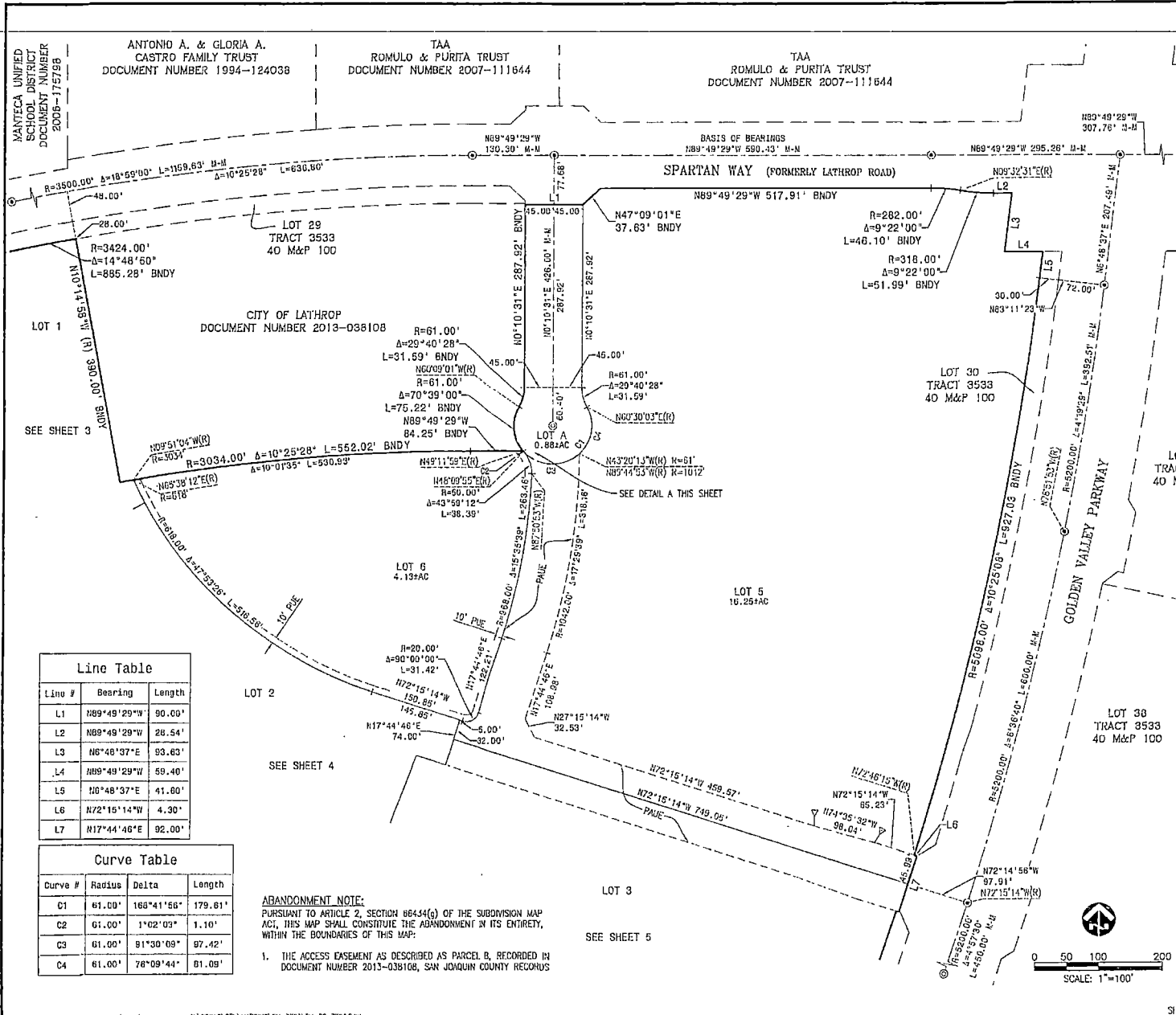
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EX B-5

42-99E

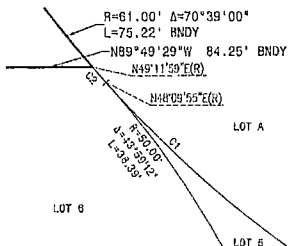
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REFERENCES:
(R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.

BASIS OF BEARINGS:
THE BEARING NORTH 89°49'29" WEST BETWEEN FOUND MONUMENTS ON SPARTAN WAY (FORMERLY LATHROP ROAD) AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

NOTES:
1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
2. STREET MONUMENTS DESIGNATED ON THIS MAP TO BE SET ALONG LAND PARK DRIVE AND GOLDEN VALLEY PARKWAY WERE NEVER INSTALLED PER TRACT No. 3533 FILED IN BOOK 40 OF MAPS & PLATS, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, MONUMENTS TO BE SET WITH BRASS DISK STAMPED 'LS 8817'.
3. THIS SUBDIVISION CONTAINS A TOTAL AREA OF 94.37 ACRES MORE OR LESS.



LEGEND
 --- BOUNDARY LINE
 --- LOT LINE/PARCEL LINE
 --- EXISTING PROPERTY LINE
 --- EASEMENT LINE
 --- MONUMENT LINE
 ⊕ FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
 ⊙ SET 2 1/2" BRASS DISK STAMPED 'LS 8817' IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
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 --- BNDY BOUNDARY
 CL CENTERLINE
 EX EXISTING
 M-M MONUMENT TO MONUMENT
 M-PL MONUMENT TO PROPERTY LINE
 PAUE PRIVATE ACCESS AND UTILITY EASEMENT
 PUE PUBLIC UTILITY EASEMENT
 M&P MAPS AND PLATS
 (R) RADIAL BEARING
 () PULLBACK DISTANCE
 [] RECORD DISTANCE
 S.J.C.R. SAN JOAQUIN COUNTY RECORDS

INDICATES SHEET NUMBER
 DETAIL LINE

TRACT 3789

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING
 A SUBDIVISION OF LOTS 21 THROUGH 25, AND A PORTION OF LOT 26, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA
MACKAY & SOMPS
 ENGINEERS
 5400 MIDLAND AVE., FRESNO, CALIF. 93725
 JULY, 2017

Line Table

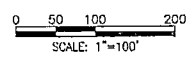
Line #	Bearing	Length
L1	N89°49'29"W	90.00'
L2	N89°49'29"W	28.54'
L3	N6°48'37"E	93.63'
L4	N89°49'29"W	59.40'
L5	N0°48'37"E	41.00'
L6	N72°15'14"W	4.30'
L7	N17°44'46"E	92.00'

Curve Table

Curve #	Radius	Delta	Length
C1	61.00'	166°41'56"	179.61'
C2	61.00'	1°02'03"	1.10'
C3	61.00'	81°30'09"	97.42'
C4	61.00'	78°09'44"	81.09'

ABANDONMENT NOTE:
 PURSUANT TO ARTICLE 2, SECTION 66444(g) OF THE SUBDIVISION MAP ACT, THIS MAP SHALL CONSTITUTE THE ABANDONMENT IN ITS ENTIRETY, WITHIN THE BOUNDARIES OF THIS MAP:

1. THE ACCESS EASEMENT AS DESCRIBED AS PARCEL B, RECORDED IN DOCUMENT NUMBER 2013-036108, SAN JOAQUIN COUNTY RECORDS



42-99E

**JOINT ESCROW INSTRUCTIONS
RECORDATION OF 5 FINAL MAPS
(STANFORD CROSSING)**

December 9, 2019

Via Email and First Class Mail

First American Title Company
4750 Willow Road, Suite 100
Pleasanton, CA 94588
Attn: Tammi Buna

Re: Recordation of 5 Final Maps:

Tract 3808; Escrow No. 3808MAP

Tract 3809; Escrow No. 3809MAP

Tract 3810; Escrow No. 3810MAP

Tract 3811 Escrow No. 3811MAP

Tract 3812 Escrow No. 3812MAP

Dear Tammi:

This letter constitutes the joint escrow instructions ("***Escrow Instructions***") of Lathrop Land Acquisition, LLC, a Delaware limited liability company and Saybrook CLSP, LLC, a Delaware limited liability company (collectively "Developer"), and the City of Lathrop ("***City***") in connection with the above-referenced escrow (the "***Escrow***"). The Escrow was opened in connection with recordation of the above-referenced final maps (the "***Final Maps***"). Recordation of the Final Maps is subject to the conditions set forth below. The transactions described in these Escrow Instructions are referred to as the "***Transaction***." First American Title Company is referred to as "you" or "***FATCo***."

A. Date for Closings

The Final Maps will be recorded at the time designated by Developer as set forth below. The Final Maps can only be recorded after the City has approved the maps in writing. The closing date for the Transaction is intended to occur by January 31, 2020, at the time designated in writing by Developer, subject to satisfaction of the conditions set forth below (each, a "***Closing***"). If the Final Maps have not been recorded by January 31, 2020, FATCo will return the Final Maps to the City.

B. Recordation Documents

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

B1. Five original Final Maps for Tract 3808, 3809, 3810, 3811, and 3812, executed and acknowledged by the City.

B2. Development Agreement Partial Termination Notice for each Final Map

**JOINT ESCROW INSTRUCTIONS
RECORDATION OF 5 FINAL MAPS
(STANFORD CROSSING)**

B3. Termination Notice of DFIA 17-01: Deferred Frontage Improvement Agreement for Street Improvements on Golden Valley Parkway, Spartan Way, and Land Park Drive (APN 191-210-13, 191-210-16, 191-210-24, 191-210-25, 191-210-37)

B4. Irrevocable Offer of Dedication for Public Neighborhood Parkland Central Lathrop Specific Plan

B5. Irrevocable Offer of Dedication for Public Water Tank Site (Central Lathrop Specific Plan)

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

C. Funds and Settlement Statement

You also have received, or will receive from Developer, 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 Developer and City (the "**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 Developer.

C.1 Funds to be wire transferred directly to the entity set forth below, immediately upon recordation of the Final Maps, in accordance with the wire transfer instructions for each entity attached hereto:

a. The amount payable to the City pursuant to that certain Agreement to Settle Threatened Litigation Regarding the Central Lathrop Specific Plan (as amended, the "**Sierra Club Agreement**"), outlined in the table below, is to be transferred to the City upon recordation of the Final Maps. The City's wire instructions are attached.

Tract	Acreage	Cost/Acre	Total Fee
3808	22.86	\$4,342.00	\$99,258.12
3809	22.72	\$4,342.00	\$98,650.24
3810	15.21	\$4,342.00	\$66,041.82
3811	12.33	\$4,342.00	\$53,536.86
3812	16.25	\$4,342.00	\$70,557.50
Totals			\$388,044.54

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

D. Closing Requirements

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

D.1. You have delivered copies of your Settlement Statement by email transmission to (a) Jeff Wilson (jwilson@saybrookfundadvisors.com); (b) Scott Bayliss (sbayliss@saybrookfundadvisors.com); (c) Seth Merewitz (seth.merewitz@bbklaw.com)

**JOINT ESCROW INSTRUCTIONS
RECORDATION OF 5 FINAL MAPS
(STANFORD CROSSING)**

(d) Stephen Salvatore (ssalvatore@ci.lathrop.ca.us); (e) Salvador Navarrete (snavarrete@ci.lathrop.ca.us); (f) Cari James (cjames@ci.lathrop.ca.us); and (g) Glenn Gebhardt (ggehardt@ci.lathrop.ca.us), and have confirmation (by telephone or email) from Jeff Wilson and Stephen Salvatore or Glenn Gebhardt 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, 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 FATCo with authority to bind FATCo, and initialed all pages, by email transmission (with original hard copy to follow by U.S. Mail) to Jeff Wilson, Seth Merewitz and Glenn Gebhardt at the email addresses set forth above.

D.6. You have received confirmation (by email or other writing) from Jeff Wilson and Stephen Salvatore or Glenn Gebhardt to record the Recordation Documents and complete the Transaction.

E. Closing Process and Priorities

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

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

E.2. Record the 5 Final Maps in the Official Records.

E.3. Record the Development Agreement Partial Termination Notice for all 5 Final Maps.

E.4. Record the Termination Notice of DFIA 17-01: Deferred Frontage Improvement Agreement for Street Improvements on Golden Valley Parkway, Spartan Way, and Land Park Drive (APN 191-210-13, 191-210-16, 191-210-24, 191-210-25, 191-210-37)

E.5. Record the Irrevocable Offer of Dedication for Public Neighborhood Parkland Central Lathrop Specific Plan

E.6. Record the Irrevocable Offer of Dedication for Public Water Tank Site (Central Lathrop Specific Plan)

E.7. Pay the costs associated with the Transaction.

**JOINT ESCROW INSTRUCTIONS
RECORDATION OF 5 FINAL MAPS
(STANFORD CROSSING)**

E.8. Refund any funds delivered to you by Developer that are not disbursed at the time of the final Closing pursuant to these Escrow Instructions to the following entity and address:

Lathrop Land Acquisition, LLC
303 Twin Dolphin Dr., Suite 600
Redwood Shores, CA 94065
Attn: Jeff Wilson

E.9. Notify Jeff Wilson, Scott Bayliss, Seth Merewitz, and Stephen Salvatore and Glenn Gebhardt of the completion of the Transaction;

E.10. Within five (5) business days after each Recordation Date, deliver by overnight delivery via recognized, national, overnight delivery carrier, to (1) Jeff Wilson, Lathrop Land Acquisition, LLC, 303 Twin Dolphin Dr., Suite 600, Redwood Shores, CA 94065; and (2) Sal Navarrete, 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 an electronic copy 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,

**JOINT ESCROW INSTRUCTIONS
RECORDATION OF 5 FINAL MAPS
(STANFORD CROSSING)**

**Owner: LATHROP LAND ACQUISITION, LLC
By: SAYBROOK FUND INVESTORS, LLC
Its: MANAGING MEMBER**

Jeffrey M. Wilson
Officer

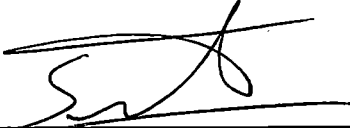
**Owner: SAYBROOK CLSP, LLC
By: SAYBROOK FUND INVESTORS, LLC
Its: MANAGING MEMBER**

Jeffrey M. Wilson
Officer

CITY OF LATHROP

APPROVED AS TO FORM:

Stephen J. Salvatore
City Manager



Salvador V. Navarrete
City Attorney

**ESCROW INSTRUCTIONS
ACKNOWLEDGEMENT AND AGREEMENT:**

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

First American Title Company

By: _____
Its: _____
Date: _____

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