

## ITEM 4.16

### **CITY MANAGER'S REPORT JUNE 8, 2020 CITY COUNCIL REGULAR MEETING**

**ITEM:** **APPROVAL OF A LARGE LOT FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 20 NON-BUILDABLE PARCELS (TRACT 4032) WITHIN LAKESIDE WEST DISTRICT OF RIVER ISLANDS**

**RECOMMENDATION:** **Adopt Resolution Approving a Large Lot Final Map for Tract 4032 within Lakeside West District, Totaling 20 Non-Buildable Parcels, a Subdivision Improvement Agreement with River Islands Stage 2B, LLC and Abandonment of a Portion of Paradise Road and Cohen Road**

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#### **SUMMARY:**

On June 1, 2015, the City approved an amendment to Vesting Tentative Map Tract 3694 (VTM 3694), Phase 1 of River Islands at Lathrop, which included a Neighborhood Design Plan (NDP), Architectural Guidelines, Design Standards (AG/DS) and Parks Master Plan for the East Village neighborhood located west of the Community South River Bend (CSRB) neighborhood, by Resolution No. 15-3912 and an Amendment to the West Lathrop Specific Plan and River Islands Urban Design Concept by Ordinance No. 15-344.

On October 2018, The Community Development Director approved a Finding of Substantial Conformance for the Stage 2B sub-planning area. This allowed minor changes in the land use pattern for VTM 3694 at River Islands Development, LLC's request. The City Planning Commission will be considering approval of an NDP for the Lakeside West District and an AG/DS document for the Lakeside West District. Approval of these plans are required before a small lot final map can be subsequently approved as a result of the Tract 4032 large lot map.

Tract 4032 (Attachment "B") is a large lot final map consistent with conditions of approval for VTM 3694. This large lot final map will create large "blocks" of land that are consistent with future proposed small lot final maps associated with the Lakeside West planning District. This will provide River Islands Stage 2B, LLC ("River Islands"), the ability to process small lot final maps in an orderly fashion where one small map does not depend on another. This provides River Islands with greater flexibility in the order in which they sell neighborhoods within Lakeside West District. The City approved Tract 3876, a large lot final map for the East Village District and Tract 3908, a large lot final map for the Lakeside East District (Stage 2A) for the same purpose.

In April of this year, the Council approved an amendment to the adopted Preliminary Development Plan (PDP) for the Stage 2B area, which reflects the lots that can be developed in Phase 1 of River Islands versus Phase 2. Since a large lot map creates unbuildable lots, the large lot map will divide both districts of Stage 2B (Lakeside West – Phase 1 and Old River – Phase 2 (Attachment "C")).

**JUNE 8, 2020 CITY COUNCIL REGULAR MEETING****FINAL MAP FOR TRACT 4032 TOTALING 20 PARCELS FOR THE LAKESIDE WEST DISTRICT**

Large lot final map 4032 includes both the Lakeside West and Old River Districts which are entirely within the physical limits of VTM 3694, but the Old River District exceeds the total number of lots allowed within VTM 3694. For that reason, non-buildable large lot parcels 12, 14, 15, 16, 17 and 19 within the Old River District cannot be further subdivided into buildable parcels until the Phase 2 entitlements (specifically CEQA project level review) is approved by City Council. The Lakeside West District portion can be developed with small lot maps at this time.

Security for the unfinished portion of River Islands Parkway from the Stage 2A boundary to its terminus at Paradise Road is required for this tract, since this section of River Islands Parkway will be required to be dedicated to the City and provide access to the proposed parcels. Security will also be necessary for Walera Drive, Irish Meadow Way and Bellaterra Drive, the collector roads in Stage 2B that will provide access to many of the proposed parcels created with Tract 4032; all proposed parcels will need access from a public street in accordance with the Subdivision Ordinance and River Islands Parkway and the collector roads will be necessary for this access. The balance of public improvements associated with the Lakeside West District will be dedicated and guaranteed with each small lot final map recorded in the future. The Subdivision Improvement Agreement (Attachment "D") associated with Tract 4032 is focused on the guarantee of this portion of River Islands Parkway and the collector roads as a result.

A portion of Paradise Road and Cohen Road within Tract 4032 are being replaced with River Islands Parkway. River Islands Parkway is dedicated on this map and its construction is guaranteed with the SIA, and so these portions of Paradise Road and Cohen Road are being abandoned on the Tract 4032 map.

Staff recommends that the City Council approve the proposed Final Map Tract 4032 as a large lot final map and the related Subdivision Improvement Agreement.

**BACKGROUND:**

On March 27, 2007, the City Council approved VTM 3694 and amended VTM 3694 on June 1, 2015, with updated conditions of approval. Further entitlements specific to the Stage 2A (Lakeside East District) planning area are proposed for Planning Commission Tract 3874 as proposed by River Islands Stage 2B, LLC, as the subdivider, complies with the most current conditions of approval.

A revised PDP was approved by the Council in March of this year. The PDP sets the boundary between those units that can be developed in Phase 1 of the project and those that will need further project level approvals with Phase 2. The PDP also shows the proposed circulation (streets) and open space area for Stage 2B.

An NDP and AG/DS will be pending Planning Commission approval and are required to be finalized prior to the approval of a small lot final map in Stage 2B.

**JUNE 8, 2020 CITY COUNCIL REGULAR MEETING****FINAL MAP FOR TRACT 4032 TOTALING 20 PARCELS FOR THE LAKESIDE WEST DISTRICT**

All subdivision maps are required by the City's subdivision ordinance to include a Subdivision Improvement Agreement (SIA) to guarantee certain off-site and on-site improvements. Tract 4032 also has an associated SIA for the guarantee of unfinished portions of River Islands Parkway, Walera Drive, Irish Meadow Way and Bellaterra Drive. A maintenance bond or similar guarantee will be required for these streets the future when they are accepted by the City. Prior to the recordation of the Tract 4032 Final Map, River Islands must also satisfy the Escrow Instructions (Attachment "E") that guarantee all required fees are paid prior to closing.

**REASON FOR RECOMMENDATION:**

The applicant and the City mutually agree that a large lot subdivision map for each new district within the River Islands project is beneficial, since it allows for the orderly recordation of small lot final maps that create buildable lots in the future. Since River Islands does not know which tracts (villages) with the Lakeside West District will record first, the large lot map allows for a small lot final map to be recorded in any order, with proper performance guarantees and security and any easements necessary for access. As stated, all final maps that create buildable lots will require an SIA and will require security for unfinished and/or deferred improvements associated with each tract/village. River Islands has also completed the following required items necessary for approval:

<b>Documents</b>		<b>Status</b>
1.	Final Map ready for signature	Completed
2.	Subdivision Improvement Agreement	Completed
3.	Performance Security – Uncompleted Landscaping and Miscellaneous Improvements provided with Tract 4032	Completed
4.	Labor and Materials Security – Uncompleted Landscaping and Miscellaneous Improvements provided with Tract 4032	Completed
5.	Street Improvement, Landscape Plans	Completed
6.	Street Light, Joint Trench Plans	Completed
7.	Geotechnical Report	Completed
8.	2013 Agreement for Backbone Improvements and Parks (Agreement for Dedication, Inspection and Guarantee of Streets and Public Improvements)	Completed
9.	Submitted Certificate of Insurance	Completed
10.	Submitted Preliminary Guarantee of Title	Completed
11.	Escrow Instructions	Completed
<b>Fees</b>		<b>Status</b>
1.	Final Map plan check fee	Paid

**CITY MANAGER'S REPORT** **Page 4**  
**JUNE 8, 2020 CITY COUNCIL REGULAR MEETING**  
**FINAL MAP FOR TRACT 4032 TOTALING 20 PARCELS FOR THE LAKESIDE WEST DISTRICT**

2.	Improvement Plans - Plan check and inspection fees	Paid
3.	Sierra Club Settlement fee	N/A

The above-noted documents and fees are required by the VTM 3694 conditions of approval prior to approval of the Final Map by City Council. The guarantee is in the form of the Subdivision Improvement Agreement with security and improvement plans.

Large lot Final Map 4032 includes both the Lakeside West and Old River Districts which are entirely within the physical limits of VTM 3694, but the Old River District exceeds the total number of lots allowed within VTM 3694. For that reason, non-buildable large lot parcels 12, 14, 15, 16, 17 and 19 within the Old River District cannot be further subdivided into buildable parcels until the Phase 2 entitlements (specifically CEQA project level review) is approved by City Council. The Lakeside West District portion can be developed with small lot maps at this time. However, an NDP and AG/DS are pending Planning Commission approval and are required to be finalized prior to the approval of a small lot final map in Stage 2B.

Extensive off-site improvements to serve Lakeside West District (Stage 2B) have already been completed; including construction of levees, participation in construction of a Wastewater Treatment Plant (Consolidated Treatment Facility) and related storage ponds and sprayfields, the purchase of SSJID surface water and construction of utility and roadway infrastructure to serve the proposed development area.

A portion of Paradise Road and Cohen Road within Tract 4032 are being replaced with River Islands Parkway. River Islands Parkway is dedicated on this map and its construction is guaranteed with the SIA, and so these portions of Paradise Road and Cohen Road are being abandoned on the Tract 4032 map. A quitclaim deed for these portions of roadways to be abandoned is included as Attachment "F".

Before the Tract 4032 Final Map is recorded, River Islands must also satisfy the Escrow Instructions.

**BUDGET IMPACT:**

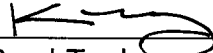
There is no budget impact to the City. All City costs are covered by development fees, and any shortfalls in City maintenance and operating costs are covered by the CFD's for maintenance. River Islands is also providing funds necessary to defray any staff time required to process their request.

**ATTACHMENTS:**

- A. Resolution Approving a Large Lot Final Map for Tract 4032 within Lakeside West District, Totaling 20 Non-Buildable Parcels, a Subdivision Improvement Agreement with River Islands Stage 2B, LLC and Abandonment of a Portion of Paradise Road and Cohen Road
- B. Large Lot Final Map for Tract 4032
- C. Stage 2B District Map
- D. Subdivision Improvement Agreement for Tract 4032
- E. Escrow Instructions for Final Map Tract 4032
- F. Quitclaim deed for portions of Paradise Road and Cohen Road as shown on Tract 4032

**CITY MANAGER'S REPORT**  
**JUNE 8, 2020 CITY COUNCIL REGULAR MEETING**  
**FINAL MAP FOR TRACT 4032 TOTALING 20 PARCELS FOR THE LAKESIDE WEST DISTRICT**

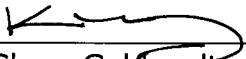
**APPROVALS:**

 FOR  
\_\_\_\_\_  
Brad Taylor  
Associate Engineer

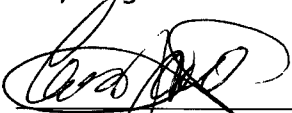
\_\_\_\_\_  
5-27-2020  
Date

\_\_\_\_\_  
Michael King  
Director of Public Works

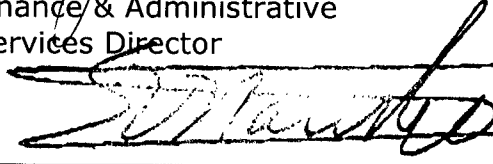
\_\_\_\_\_  
5-27-2020  
Date

 FOR  
\_\_\_\_\_  
Glenn Gebhardt  
City Engineer

\_\_\_\_\_  
5-27-2020  
Date

\_\_\_\_\_  
Cari James  
Finance & Administrative  
Services Director

\_\_\_\_\_  
5-29-2020  
Date

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

\_\_\_\_\_  
5/29/2020  
Date

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

\_\_\_\_\_  
6-3-2020  
Date

## RESOLUTION NO. 20-

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING A LARGE LOT FINAL MAP FOR TRACT 4032 WITHIN LAKESIDE WEST DISTRICT, TOTALING 20 NON-BUILDABLE PARCELS, AND A SUBDIVISION IMPROVEMENT AGREEMENT WITH RIVER ISLANDS STAGE 2B, LLC AND ABANDONMENT OF A PORTION OF PARADISE ROAD AND COHEN ROAD**

**WHEREAS**, on March 27, 2007, the City Council approved Vesting Tentative Map (VTM) No. 3694 with Conditions of Approval for a residential and commercial development that is consistent with the West Lathrop Specific Plan (WLSP) and the River Islands Urban Design Concept (UDC); and

**WHEREAS**, on June 1, 2015, the City Council approved amendments to the VTM, WLSP and UDC, with amended conditions of approval; and

**WHEREAS**, On April 13, 2020, the City Council approved an amendment to the Stage 2B Preliminary Development Plan (PDP) that shows the proposed lot program for both districts of Stage 2B; and

**WHEREAS**, Tract 4032, the proposed subdivision would create 20 non-buildable lots covered by the Stage 2B area of VTM No. 3694, located on the west side of the San Joaquin River, north of Union Pacific Railroad; and

**WHEREAS**, River Islands Stage 2B, LLC, has completed or has guaranteed completion of public improvements for a portion of River Islands Parkway from the Stage 2A boundary to its terminus and for proposed Orchid Ranch Road, a collector street in Stage 2B, with both roads required for access to proposed lots within Tract Map 4032, 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 River Islands Stage 2B, LLC, and provision of security by River Islands Stage 2B, LLC, for unfinished and deferred improvements for River Islands Parkway, Walera Drive, Irish Meadow Way and Bellaterra Drive 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 River Islands Stage 2B, 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 the River Islands Stage 2B, LLC, obligation to maintain all improvements and repair or correct any defective work; and

**WHEREAS**, large lot final map 4032 does not create buildable lots; it only configures them for future subdivisions and creates the backbone circulation elements (streets) for the planning area; and

**WHEREAS**, the large lot final map 4032 includes both the Lakeside West and Old River Districts which are entirely within the physical limits of VTM 3694, but the Old River District exceeds the total number of lots allowed within VTM 3694, and for that reason, non-buildable large lot parcels 12, 14, 15, 16, 17 and 19 within the Old River District cannot be further subdivided into buildable parcels until the Phase 2 entitlements (specifically CEQA project level review) is approved by City Council; and

**WHEREAS**, the proposed Neighborhood Design Plan and Architectural Guidelines/Design Standards must be approved concurrently or before the filing of the first small lot map in Lakeside West; and

**WHEREAS**, several conditions of approval of VTM 3694 are satisfied by the 3rd Amendment to the Development Agreement between the City and Califia, LLC, which the City Council approved on October 7, 2013; and

**WHEREAS**, off-site improvements were guaranteed with the Dedication, Inspection and Guarantee of Streets and Public Improvements (Off-site Agreement), approved by City Council on September 30, 2013; and

**WHEREAS**, City staff has confirmed that all Conditions of Approval of VTM 3694 required for approval of Final Map 4032 have been met, including those Conditions of Approval satisfied under the Subdivision Improvement Agreement and Off-Site Agreement; and

**WHEREAS**, the City Engineer has confirmed that the Final Map for Tract 4032 is in conformance with VTM No. 3694, is technically correct and complies with the requirements of the Subdivision Map Act and Lathrop Municipal Code, Chapter 16.16; and

**WHEREAS**, portions of Paradise Road and Cohen Road within Tract 4032 are being replaced with River Islands Parkway which is dedicated on this map and whose construction is guaranteed with the SIA, and so these portions of Paradise Road and Cohen Road are being abandoned on the Tract 4032 map; and

**WHEREAS**, River Islands Stage 2B, LLC, will satisfy the escrow requirements prior to recordation of the Final Map for Tract 4032; and

**WHEREAS**, Agricultural Mitigation Fees (Sierra Club Fees) are not required to be paid with Tract 4032, since it will not result in buildable lots; 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 approves the following actions:

1. The City Clerk is authorized to execute Large Lot Final Map for Tract 4032 and is hereby approved as submitted as part of the public record with the San Joaquin County Assessor/Recorder/County Clerk Office. The recorded executed copy will be filed with the City Clerk.

2. That the City Manager is authorized to execute a quitclaim deed for portions of Paradise Road and Cohen Road.

3. That the City Manager, or their designee, is authorized to execute a Subdivision Improvement Agreement with River Islands Development in substantially the form as attached to the June 8, 2020 staff report.

**PASSED AND ADOPTED** by the City Council of the City of Lathrop this 8<sup>th</sup> day of June 2020, by the following vote:

AYES:

NOES:

ABSENT:

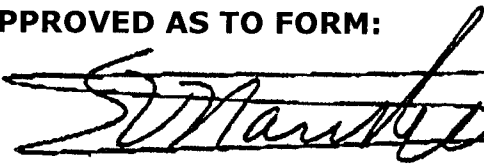
ABSTAIN:

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

# TRACT 4032 RIVER ISLANDS - STAGE 2B LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, BEING  
A SUBDIVISION OF PARCEL 16 OF TRACT 3008 (43 MAP 52),  
AND TRACTS 8, 9, 10, 11, 40, 41 AND A PORTION OF TRACTS 7, 12 AND 13  
AS SHOWN ON THE RECORD OF SURVEY (35 RS 142),  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA  
APRIL 2020



## OWNERS STATEMENT

THE UNDERSIGNED DOES HEREBY STATE THAT THEY ARE THE OWNERS OF ALL THE LAND, DELINEATED AND  
EMBRACED WITHIN THE EXTERIOR BOUNDARY LINE OF THE HEREIN EMBODIED FINAL MAP ENTITLED, "TRACT 4032,  
RIVER ISLANDS, STAGE 2A, LARGE LOT FINAL MAP", CITY OF LATHROP, CALIFORNIA, CONSISTING OF  
TWENTY-FIVE (25) SHEETS, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN  
THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

THE UNDERSIGNED DOES HEREBY DEDICATE AN EASEMENT TO THE CITY OF LATHROP FOR PUBLIC  
RIGHT-OF-WAY PURPOSES, THAT PORTION OF SAID LAND DESCRIBED ON SAID MAP AS RIVER ISLANDS  
PARKWAY, AS SHOWN ON THIS FINAL MAP.

THE UNDERSIGNED DOES HEREBY RESERVE PARCELS 1 THROUGH 20 FOR FUTURE DEVELOPMENT.

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

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
SUSAN DELL OSSO  
PRESIDENT

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

OLD REPUBLIC TITLE COMPANY, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED DECEMBER 22, 2016,  
AS DOCUMENT NUMBER 2016-160886, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, AND AMENDED BY  
DOCUMENT NUMBER 2017-150771 RECORDED DECEMBER 26, 2017, OFFICIAL RECORDS OF SAN JOAQUIN  
COUNTY.

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

## ACKNOWLEDGEMENT CERTIFICATE (OWNERS)

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

STATE OF CALIFORNIA }  
COUNTY OF SAN JOAQUIN }

ON \_\_\_\_\_, 2020 BEFORE ME, \_\_\_\_\_ WHO PROVED TO  
A NOTARY PUBLIC, PERSONALLY APPEARED,  
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/IT/HEY EXECUTED THE SAME IN HIS/HER/THEIR  
AUTHORIZED CAPACITIE(S) AND THAT HE/SHE/IT/HEY HAVE SIGNED AND AFFIXED THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR  
THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND:

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

## CITY CLERK'S STATEMENT

I, TERESA 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 4032, RIVER ISLANDS,  
STAGE 2B, LARGE LOT FINAL MAP", CITY OF LATHROP, CALIFORNIA, CONSISTING OF TWENTY-FIVE (25)  
SHEETS, THIS SAID MAP WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A REGULAR  
MEETING, HELD ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, AT SAID CITY  
COUNCIL DID THEREUPON, BY RESOLUTION NO. \_\_\_\_\_, DULY ASSESSED THE  
APPLICABLE ORDINANCES THEREOF, FURTHER STATE THAT THE SAID MAP  
AT SAID MEETING, APPROVE SAID MAP, AND AUTHORIZED ITS RECORDED, AND REJECTED THE OFFER OF  
DEDICATION OF ALL ROADWAYS AS SHOWN ON SAID MAP UNTIL THEIR IMPROVEMENTS HAVE BEEN  
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, IF APPLICABLE,  
HAVE BEEN APPROVED BY THE CITY COUNCIL OF LATHROP AND FILED IN MY OFFICE.

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

## ACKNOWLEDGEMENT CERTIFICATE (TRUSTEE)

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

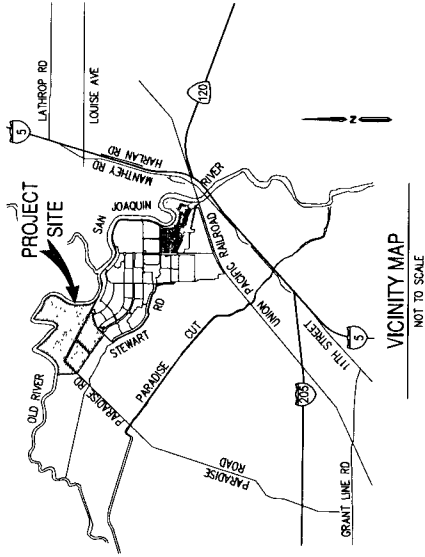
STATE OF CALIFORNIA }  
COUNTY OF SAN JOAQUIN }

ON \_\_\_\_\_, 2020 BEFORE ME, \_\_\_\_\_ WHO PROVED TO  
A NOTARY PUBLIC, PERSONALLY APPEARED,  
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/IT/HEY EXECUTED THE SAME IN HIS/HER/THEIR  
AUTHORIZED CAPACITIE(S) AND THAT HE/SHE/IT/HEY HAVE SIGNED AND AFFIXED THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR  
THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND:

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



## SECRETARY OF THE PLANNING COMMISSION'S STATEMENT

THIS MAP CONFORMS TO TENTATIVE MAP NO. 3694 APPROVED BY THE PLANNING COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

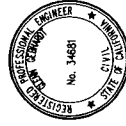
MARK WEISSNER, COMMUNITY DEVELOPMENT ASSISTANT DIRECTOR  
CITY OF LATHROP

## CITY ENGINEERS STATEMENT

I, GLENN GEBHARDT, HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF LATHROP,  
CALIFORNIA AND THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4032, RIVER ISLANDS, STAGE 2B,  
LARGE LOT FINAL MAP", CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON IS  
CONFORMANT WITH THE APPLICABLE ORDINANCES THEREOF. I AM NOT PROVIDING ANY  
APPROVED ALTERNATIVES THEREOF. FURTHER STATE THAT THE SAID MAP  
APPLICABLE ORDINANCES THEREOF, FURTHER STATE THAT THE SAID MAP  
AT THE TIME OF APPROVAL OF VESTING TENTATIVE MAP.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

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



## RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, AT \_\_\_\_\_ M  
IN BOOK \_\_\_\_\_ OF MAPS AND PLATS, AT PAGE \_\_\_\_\_, AT THE REQUEST OF OLD REPUBLIC  
TITLE COMPANY.

FEE: \$ \_\_\_\_\_

BY: \_\_\_\_\_ ASSISTANT/DEPUTY RECORDER  
STEVE BESTOURDES  
ASSESSOR-RECORDER-COUNTY CLERK  
SAN JOAQUIN COUNTY, CALIFORNIA

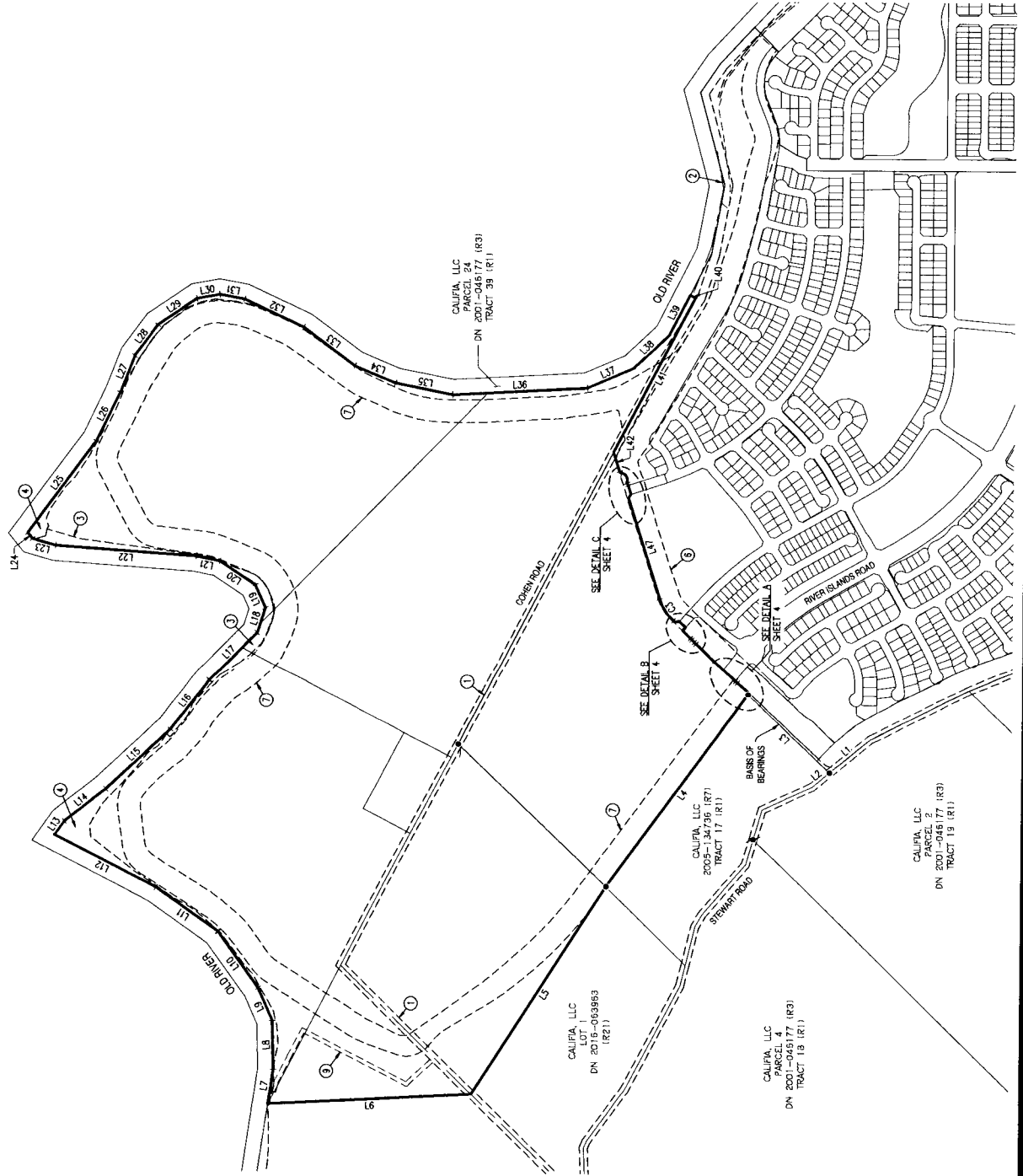
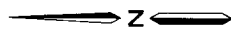


# TRACT 4032 RIVER ISLANDS - STAGE 2B LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESQUERO, BEING  
A SUBDIVISION OF PARCEL 18 OF TRACT 3991 (LSP# 63)  
AND TRACTS 8, 9, 10, 11, 40, 41 AND A PORTION OF TRACTS 7, 12 AND 13  
AS SHOWN ON THE RECORD OF SURVEY (35 RS 142),  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA  
APRIL 2020



0" = 250' 500' 1000'  
SCALE: 1" = 500'



## LEGEND

- FOUND MONUMENT STAMPED "PLS 7788" PER (R3)
- ⊗ FOUND MONUMENT STAMPED "PLS 7788" PER (R6)
- ⊗ MONUMENT TO BE SET PER (R1)
- ⊗ MONUMENT TO BE SET PER (R9)
- ⊗ MONUMENT TO BE SET PER (R3)
- BOUNDARY
- LOT LINE OR RIGHT-OF-WAY LINE
- EASEMENT LINE
- MONUMENT LINE
- CENTERLINE
- 200.00' (R1)
- (R1) MEASURED AND RECORD DATA PER REFERENCE (R1) ON THIS SHEET
- (M-M) MONUMENT TO MONUMENT
- (R) RADIAL BEARING
- (T) TOTAL
- (B) BOUNDARY
- CL CENTERLINE
- CL INTX CENTERLINE INTERSECTION TO CENTERLINE INTERSECTION
- M-CL INTX MONUMENT TO CENTERLINE INTERSECTION
- DN DOCUMENT NUMBER
- L.O.D. IRREVOCABLE OFFER OF DEDICATION
- P.A.E. PUBLIC ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- ① EASEMENT REFERENCE NUMBER

## NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES, AND FOR THE LINE TABLE
2. SEE SHEET 4 FOR REFERRANCES.

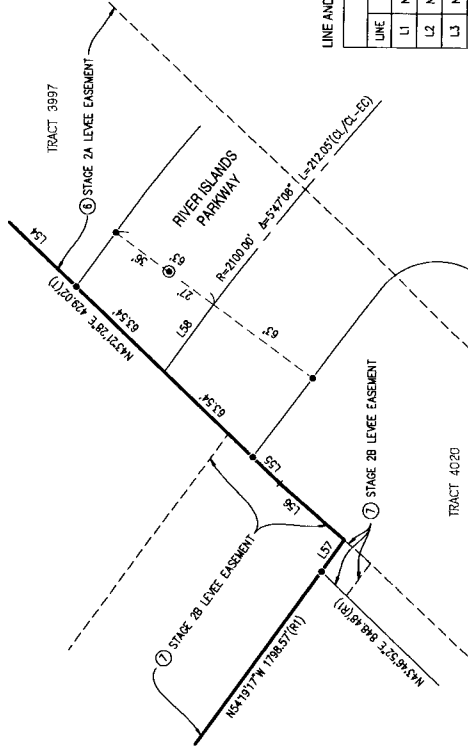
# TRACT 4032 RIVER ISLANDS - STAGE 2B LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, BEING  
A SUBDIVISION OF PARCEL 16 OF TRACT 3928 (AS MAP 53)  
AND TRACTS 8, 9, 10, 11, 40, 41 AND A PORTION OF TRACTS 7, 12 AND 13  
AS SHOWN ON THE RECORD OF SURVEY (35 RS 142)  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA  
APRIL 2020

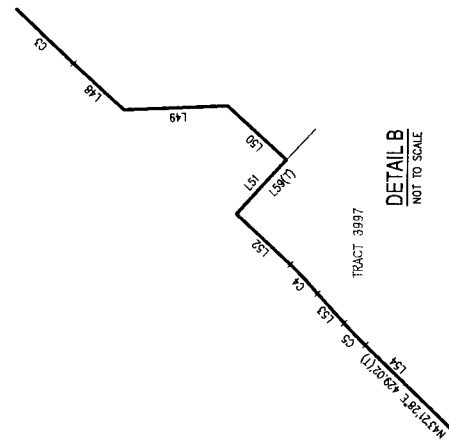


LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 3 THROUGH 5 ONLY

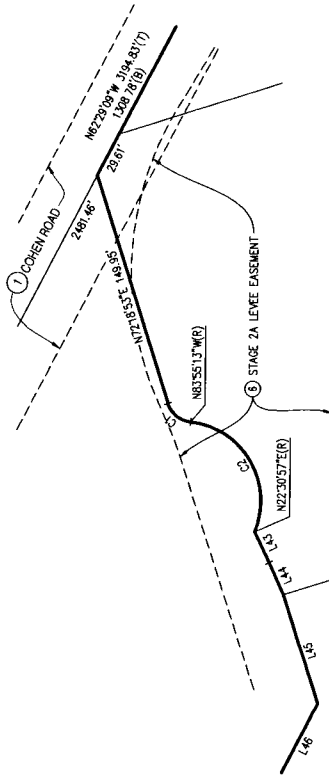
LINE TABLE		LINE TABLE		CURVE TABLE					
LINE	DIRECTION	LENGTH	LINE DIRECTION	LINE LENGTH	CURVE RADIUS	CURVE DELTA	CURVE LENGTH		
L1	N39°51'02"W	331.64'	L33	N36°30'51"E	481.17'	C1	17.00'	85°14'06"	19.65'
L2	N39°51'02"W	189.70'	L34	N22°20'51"E	329.01'	C2	50.00'	106°26'10"	92.88'
L3	N43°46'32"E	848.48'	L35	N11°05'51"E	439.05'	C3	359.00'	29°56'01"	192.78'
L4	N54°19'17"W	1798.57'	L36	N31°10'09"W	1012.45'	C4	230.00'	4°02'41"	16.24'
L5	N57°02'24"W	1834.67'	L37	N33°11'09"W	374.33'	C5	270.00'	4°02'41"	19.06'
L6	N37°07'38"W	1525.52'	L38	N43°11'09"W	364.33'				
L7	N81°49'09"W	261.07'	L39	N65°21'09"W	540.22'				
L8	N88°30'51"E	361.33'	L40	N27°30'51"E	46.88'				
L9	N65°30'51"E	262.39'	L41	N62°29'09"W	1308.78'				
L10	N53°30'51"E	511.08'	L42	N72°16'53"E	149.95'				
L11	N34°30'51"E	569.50'	L43	N64°33'00"E	5.44'				
L12	N27°00'51"E	857.30'	L44	N65°33'04"E	17.63'				
L13	N55°29'09"W	128.44'	L45	N72°16'53"E	70.00'				
L14	N39°29'09"W	395.54'	L46	N62°41'07"W	35.36'				
L15	N43°29'09"W	665.03'	L47	N72°16'53"E	788.16'				
L16	N52°29'09"W	472.77'	L48	N42°22'52"E	9.65'				
L17	N45°29'09"W	507.38'	L49	N23°07'09"W	35.36'				
L18	N72°29'09"W	195.07'	L50	N42°22'52"E	66.00'				
L19	N65°30'51"E	186.97'	L51	N47°37'08"W	33.27'				
L20	N33°30'51"E	319.41'	L52	N43°21'28"E	82.37'				
L21	N11°30'51"E	180.56'	L53	N47°24'09"E	24.88'				
L22	N3°30'51"E	1061.37'	L54	N43°21'28"E	282.37'				
L23	N15°30'51"E	183.36'	L55	N43°21'28"E	19.57'				
L24	N50°30'51"E	56.12'	L56	N40°39'30"E	117.83'				
L25	N33°29'09"W	862.90'	L57	N54°38'13"W	14.93'				
L26	N64°29'09"W	405.44'	L58	N54°05'19"W	43.17'				
L27	N68°29'09"W	296.20'	L59	N47°37'08"W	136.55'				
L28	N53°29'09"W	288.10'							
L29	N34°29'09"W	354.92'							
L30	N10°30'09"W	174.16'							
L31	N10°30'51"E	187.57'							
L32	N25°10'51"E	491.07'							



DETAIL A  
NOT TO SCALE



DETAIL B  
NOT TO SCALE



DETAIL C  
NOT TO SCALE

## BASIS OF BEARINGS

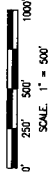
THE BEARING OF EAST BETWEEN FOUND MONUMENTS ALONG THE MONUMENT LINE OF ACADEMY DRIVE AS SHOWN ON TRACT 3791, FILED MAY 8, 2015, IN BOOK 42 OF MAPS AND PLATS, AT PAGE 36, OFFICIAL RECORDS OF THE COUNTY OF SAN JOAQUIN, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP (ZONE 3, NAD83). ALL DISTANCES SHOWN HEREIN ARE GROUND DISTANCES.

## EASEMENTS

- ROADWAY EASEMENT (CORNEN ROAD) IN FAVOR OF SAN JOAQUIN COUNTY PER BOOK 408, OFFICIAL RECORDS, PAGE 95, S.J.C.R.
- PACIFIC GAS & ELECTRIC COMPANY EASEMENT PER BOOK 533, OFFICIAL RECORDS, PAGE 10, S.J.C.R.
- SACRAMENTO AND SAN JOAQUIN DRAINAGE DISTRICT EASEMENT PER BOOK 2143, OFFICIAL RECORDS, PAGE 464, S.J.C.R.
- SACRAMENTO AND SAN JOAQUIN DRAINAGE DISTRICT EASEMENT PER BOOK 2720, OFFICIAL RECORDS, PAGE 483, S.J.C.R.
- LEVEE EASEMENT IN FAVOR OF SACRAMENTO & SAN JOAQUIN DRAINAGE DISTRICT PER 2084 OFFICIAL RECORDS 545, S.J.C.R. (EXACT LOCATION NOT DEFINED OF RECORD).
- STAGE 2A LEVEE EASEMENT IN FAVOR OF ISLAND RECLAMATION DISTRICT 2062 PER DN 2016-060092, S.J.C.R.
- STAGE 2B LEVEE EASEMENT IN FAVOR OF ISLAND RECLAMATION DISTRICT 2062 PER DN 2016-060095, S.J.C.R.
- COVENANTS AND CONDITIONS AS DISCLOSED PER DN 2001-046777, S.J.C.R.
- PACIFIC GAS & ELECTRIC COMPANY EASEMENT PER DN 2017-101819, S.J.C.R.

# TRACT 4032 RIVER ISLANDS - STAGE 2B LARGE LOT FINAL MAP

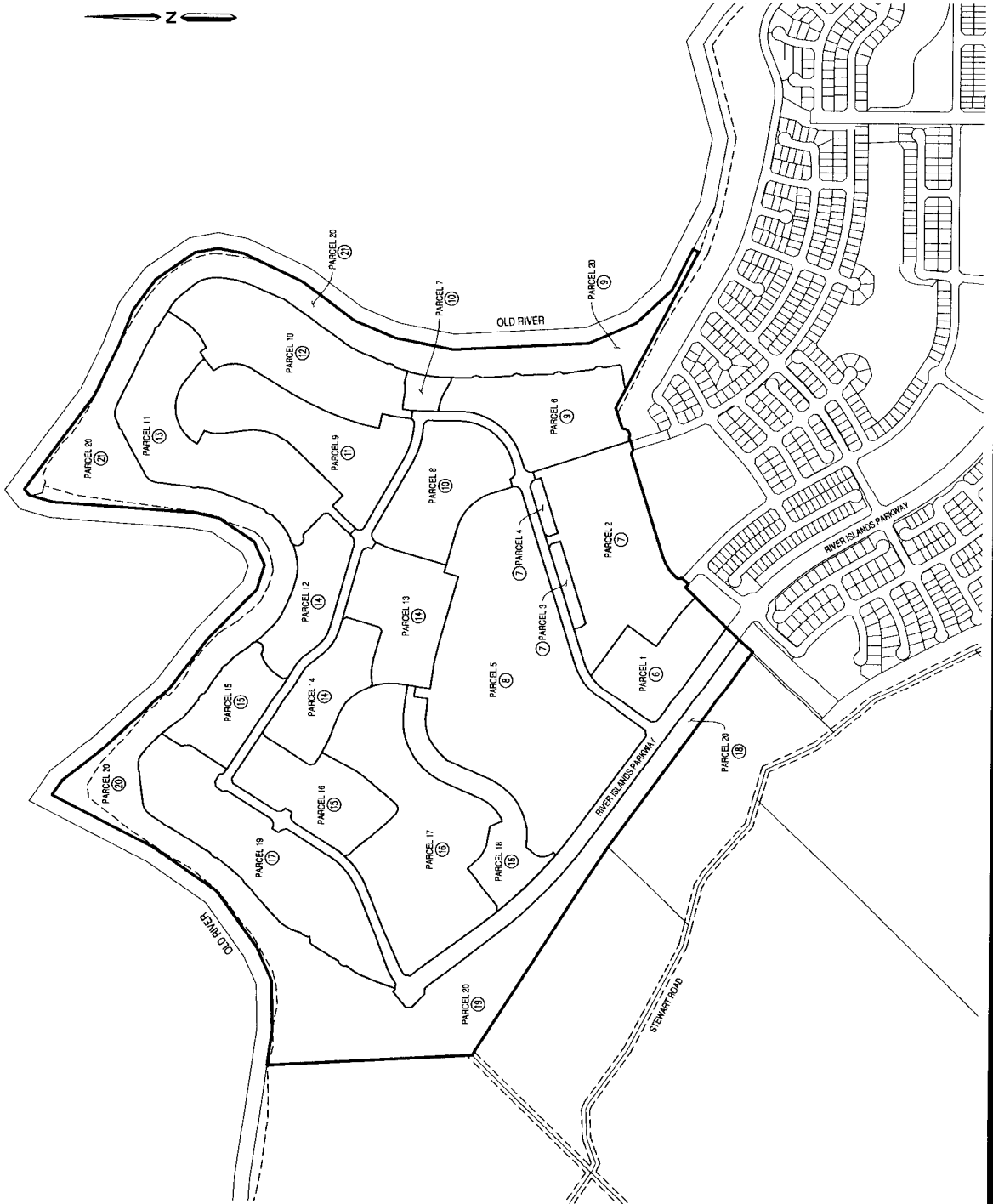
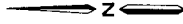
A PORTION OF RANCHO EL PESCADERO, BEING  
A SUBDIVISION OF PARCEL 16 OF TRACT 3908 (AS MAP 52)  
AND TRACTS 8, 9, 10, 11, 40, 41, AND A PORTION OF TRACTS 7, 12 AND 13  
AS SHOWN ON THE RECORD OF SURVEY (35 RS 142),  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA  
APRIL 2020



## SHEET INDEX

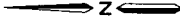
### LEGEND

- BOUNDARY
- LOT LINE
- EXISTING ROADWAY EASEMENT
- SHEET NUMBER



# TRACT 4032 RIVER ISLANDS - STAGE 2B LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, BEING  
A SUBDIVISION OF PARCEL 18 OF TRACT 3908 (AS MAP 52),  
AND TRACTS 8, 9, 10, 11, 40, 41 AND A PORTION OF TRACTS 7, 12 AND 13  
AS SHOWN ON THE RECORD OF SURVEY (35 RS 142),  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA  
APRIL 2020



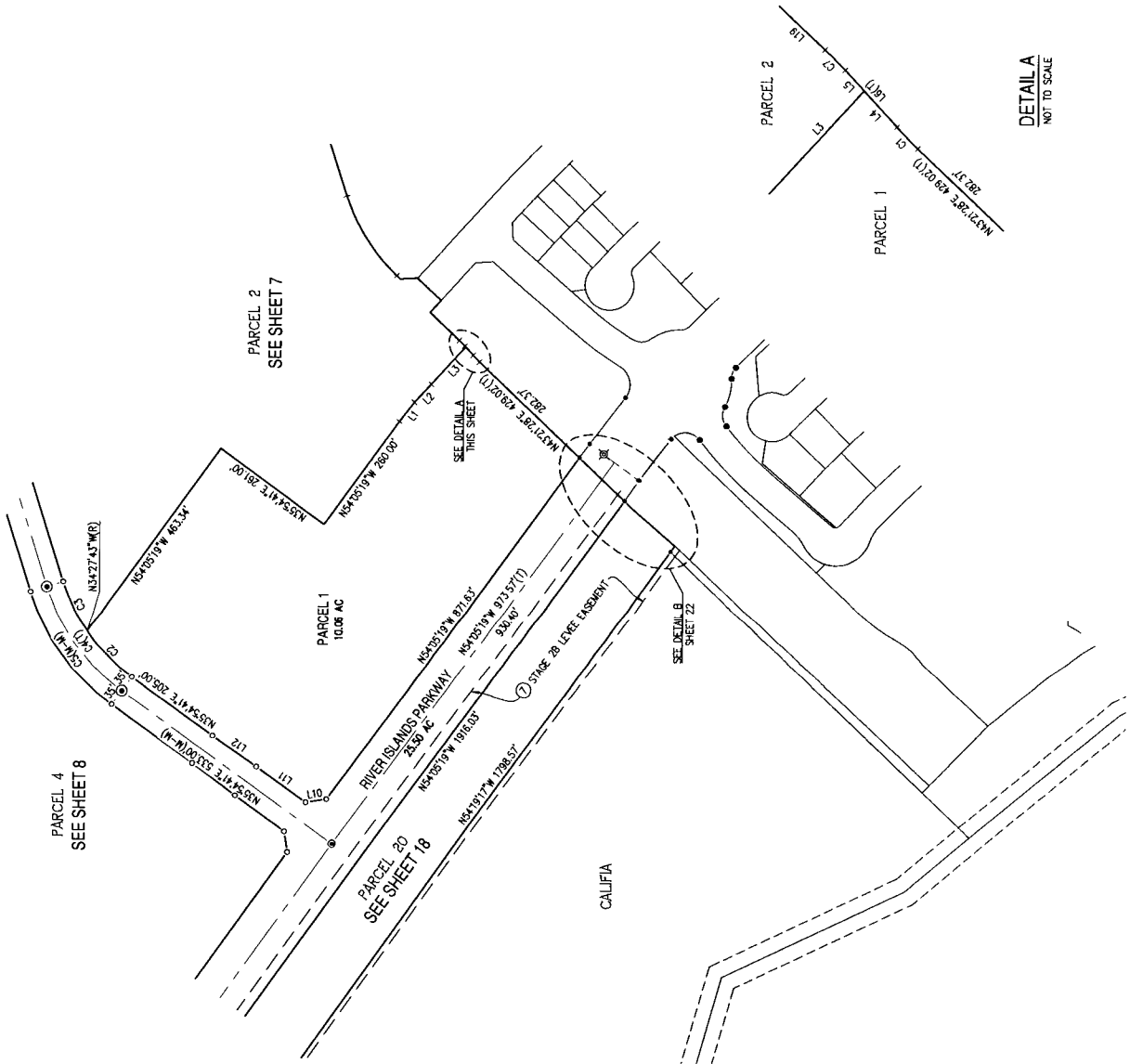
SCALE: 1" = 150'  
0 75 150 300'

## LEGEND

- SET 5/8" REBAR WITH CAP STAMPED "PLS 7788"
- △ SET 2-1/2" BRASS DISK STAMPED "PLS 7788"
- FOUND 5/8" REBAR WITH CAP STAMPED "PLS 7788" PER (R2), UNLESS OTHERWISE NOTED
- ⊗ 3/4" IRON PIPE TO BE SET PER (R9)
- ⊗ MONUMENT TO BE SET, STAMPED "PLS 7788" PER (R9)
- ⊗ MONUMENT TO BE SET PER (R17), UNLESS OTHERWISE NOTED
- ⊗ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- ⊗ MONUMENT TO BE SET, STAMPED "PLS 7788" PER (R11)
- ⊗ FOUND MONUMENT PER (R1) AS NOTED
- 200.00' (R1) MEASURED AND RECORD DATA PER REFERENCE (R1)
- (R1) DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 2
- (M-N) MONUMENT TO MONUMENT
- (R) RADIAL BEARING
- (R7) REFERENCE NUMBER
- (T) TOTAL
- (B) BOUNDARY
- CL CENTER LINE
- DN DOCUMENT NUMBER
- MON MONUMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- ① EASEMENT REFERENCE NUMBER - SEE SHEET 3 FOR REFERENCE LIST
- LOT LINE
- BOUNDARY
- - - EASEMENT LINE
- - - CENTERLINE
- - - MONUMENT LINE
- ① 1.17" BRASS DISK STAMPED "PLS 7788" ON 1 FOOT OFFSET PER (R17)
- ② 3/4" IRON PIPE WITH CAP "PLS 7788" PER (R17)
- ③ 5/8" REBAR WITH CAP "PLS 7788" PER (R17)

## NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES
2. SEE SHEET 3 FOR CURVE EASEMENTS, EASEMENT REFERENCE LIST AND BASIS OF BEARINGS
3. SEE SHEETS 24 AND 25 FOR LINE AND CURVE TABLES.



DETAIL A  
NOT TO SCALE

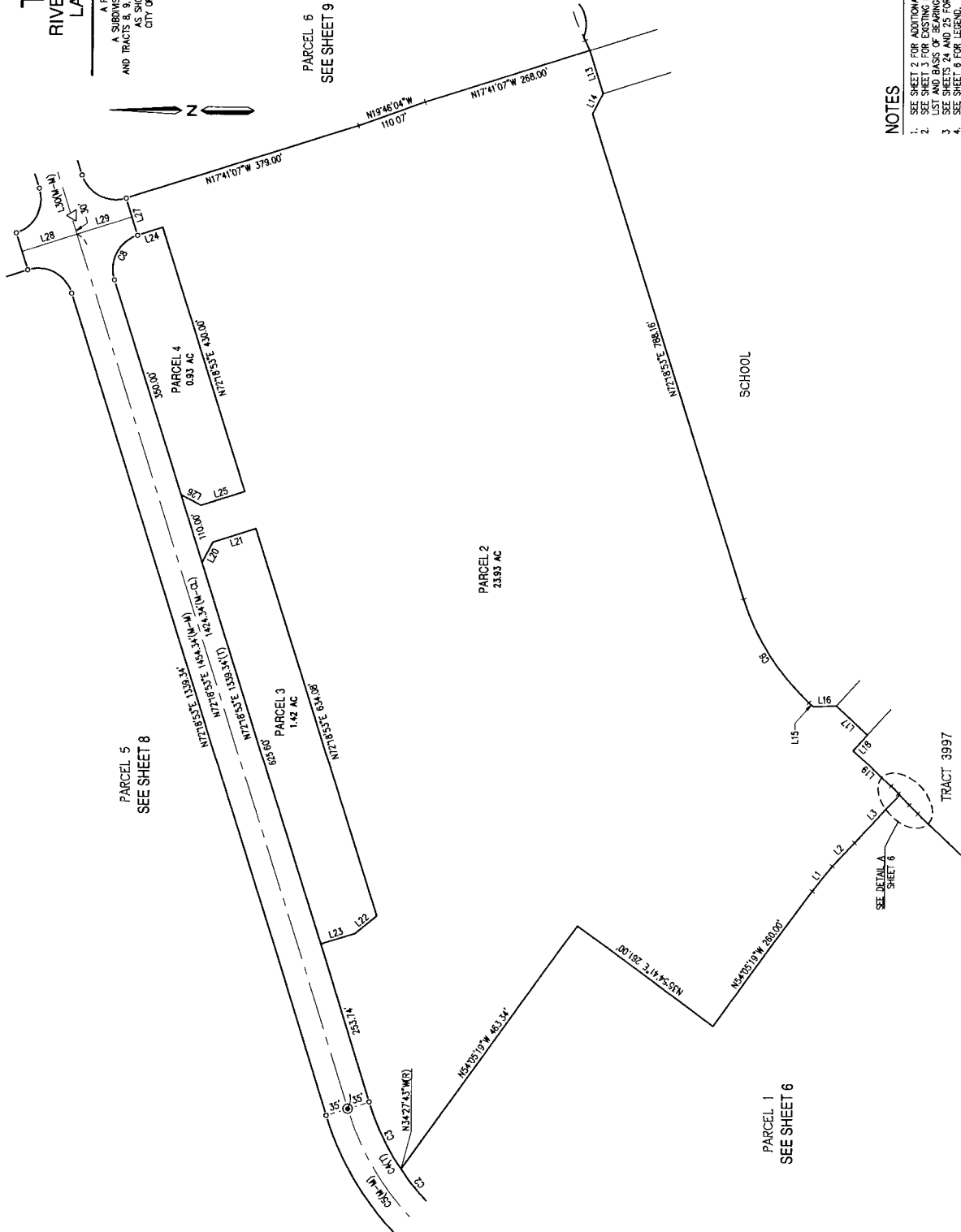
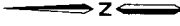


# TRACT 4032 RIVER ISLANDS - STAGE 2B LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, BEING  
A SUBDIVISION OF PARCEL 18 OF TRACT 3908 (AS MAP 52)  
AND TRACTS 8, 9, 10, 11, 40, 41 AND A PORTION OF TRACTS 7, 12, AND 13  
AS SHOWN ON THE RECORD OF SURVEY (35 RS 142),  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA  
APRIL 2020



SCALE: 1" = 100'



### NOTES

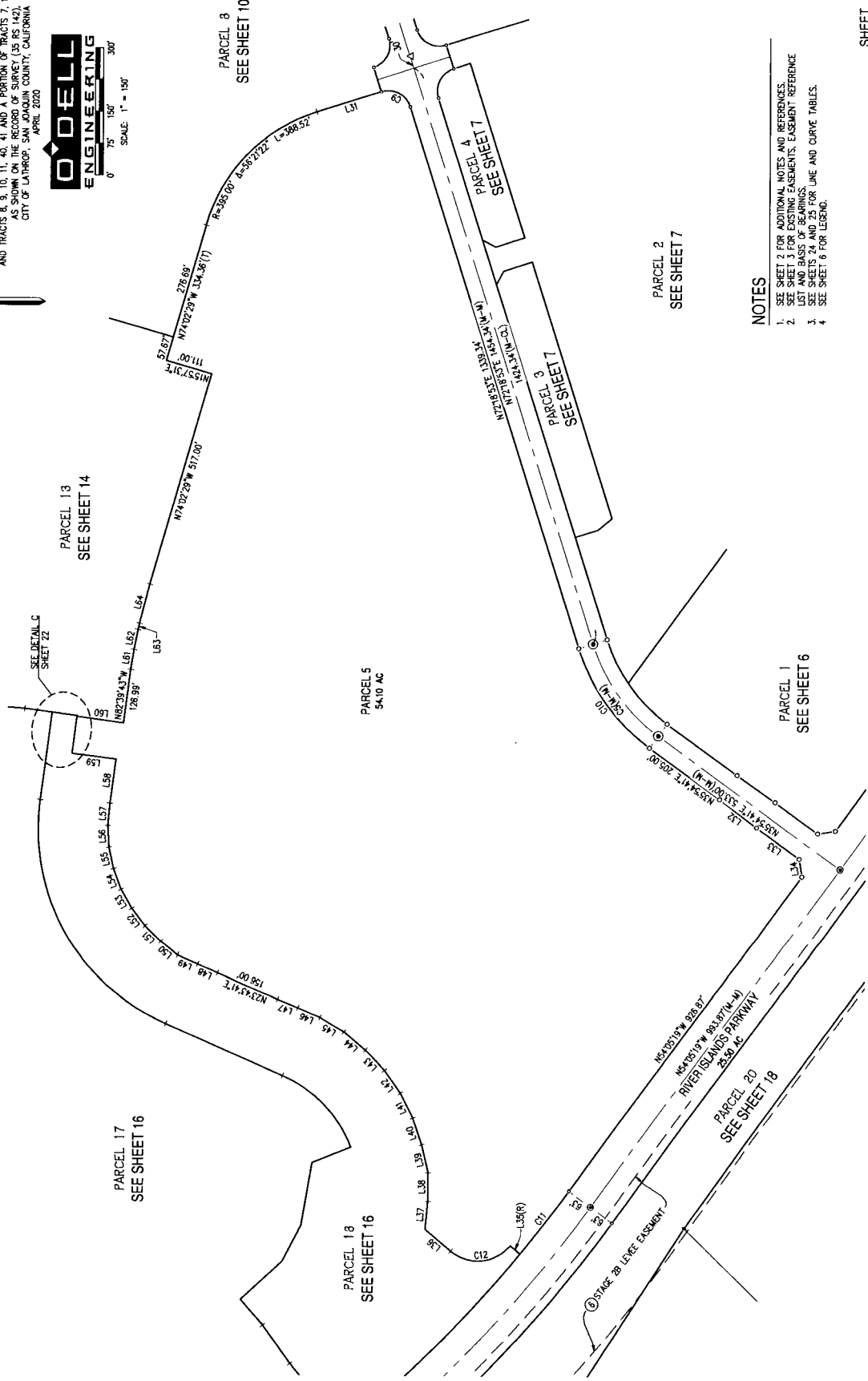
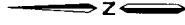
1. SEE SHEET 6 FOR ADDITIONAL NOTES AND REFERENCES.
2. SEE SHEET 1 FOR EASEMENT CALCULATIONS, EASEMENT REFERENCE LIST AND BASIS OF BEARINGS.
3. SEE SHEETS 24 AND 25 FOR LINE AND CURVE TABLES.
4. SEE SHEET 6 FOR LEGEND.

**TRACT 4032**  
**RIVER ISLANDS - STAGE 2B**  
**LARGE LOT FINAL MAP**

A PORTION OF RANCHO EL PESQUERO, BEING  
 A SUBMISSION OF PARCEL 16 OF TRACT 3908 (43 MAP 52)  
 AND TRACTS 8, 9, 10, 11, 40, 41 AND A PORTION OF TRACTS 7, 12 AND 13  
 AS SHOWN ON THE RECORD OF SURVEY (35 RS 142),  
 CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA  
 APRIL 2020



0 75 150 300  
 SCALE: 1" = 150'



**NOTES**

1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES.
2. SEE SHEET 2 FOR POINT ELEVATIONS, ELEVATION REFERENCE LIST AND BASIS OF BEARINGS.
3. SEE SHEETS 24 AND 25 FOR LINE AND CURVE TABLES.
4. SEE SHEET 6 FOR LEGEND.

# TRACT 4032 RIVER ISLANDS - STAGE 2B LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, BEING  
A SUBDIVISION OF PARCEL 18 OF TRACT 3908 (AS MAP 52),  
AND TRACTS 8, 9, 10, 11, 40, 41 AND A PORTION OF TRACTS 7, 12 AND 13  
AS SHOWN ON THE RECORD OF SURVEY (SS RS 142),  
CITY OF LAHROP, SAN JOAQUIN COUNTY, CALIFORNIA  
APRIL 2020

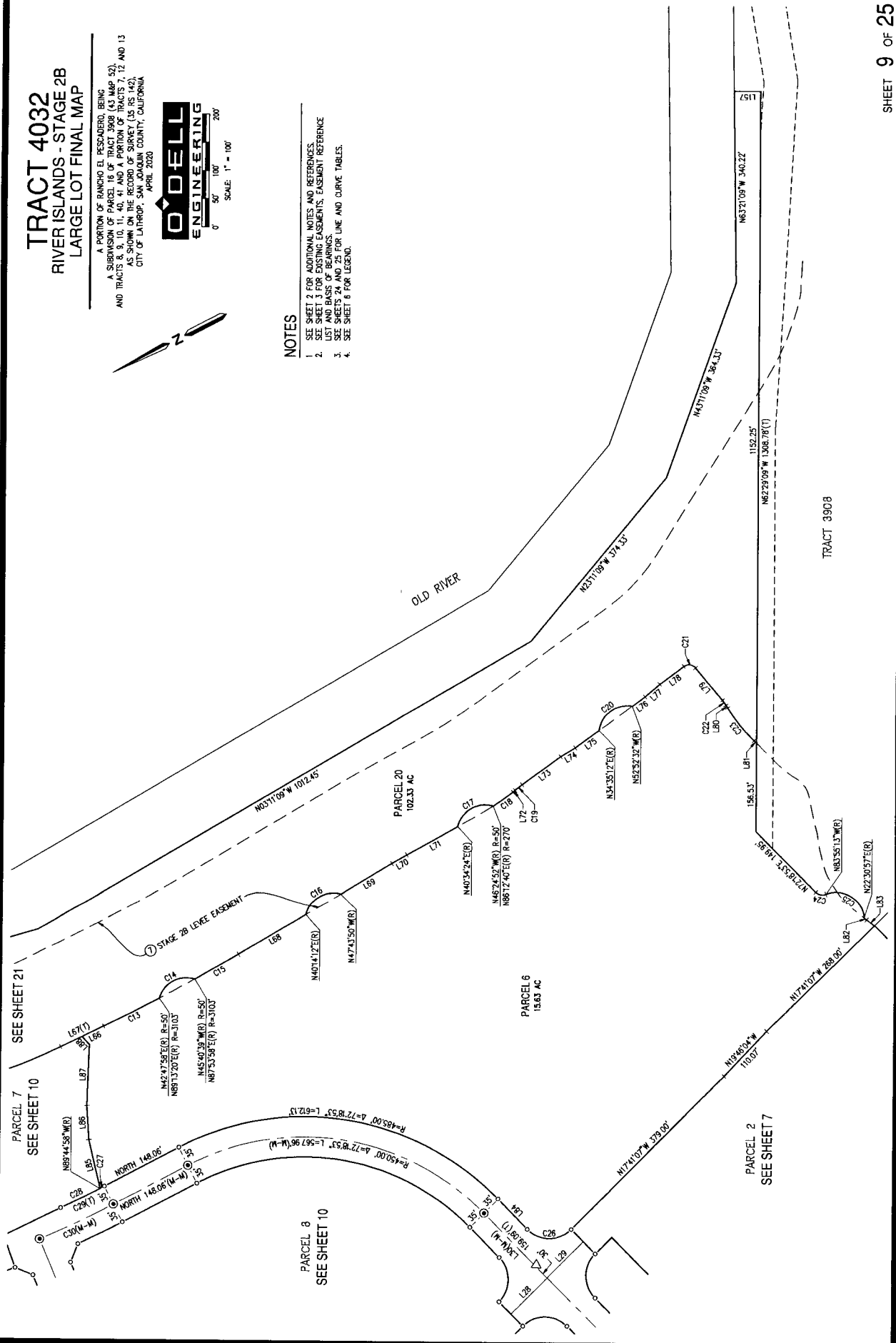


0 50 100 200  
SCALE: 1" = 100'



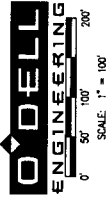
## NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES.
2. SEE SHEET 3 FOR EXISTING EASEMENTS, EASEMENT REFERENCE LINES AND BEARINGS.
3. SEE SHEET 4 FOR LINE AND CURVE TABLES.
4. SEE SHEET 6 FOR LEGEND.

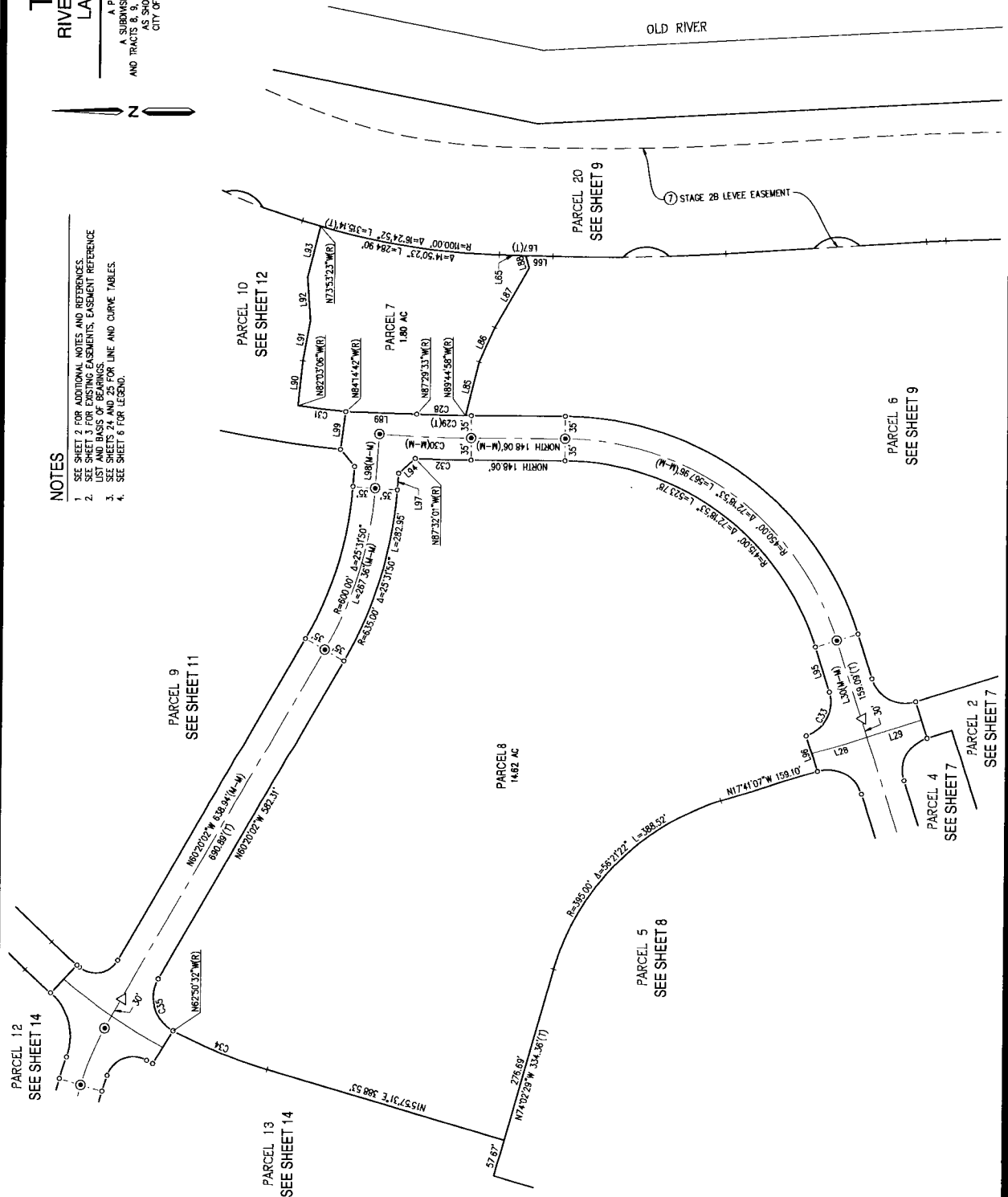


# TRACT 4032 RIVER ISLANDS - STAGE 2B LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 18 OF TRACT 3908 (43 MAP 52) AND TRACTS 8, 9, 10, 11, 40, 41 AND A PORTION OF TRACTS 7, 12 AND 13 AS SHOWN ON THE RECORD OF SURVEY (SRS RS 142), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA, APRIL 2020



- ### NOTES
1. SEE SHEET 4 FOR ADDITIONAL NOTES AND REFERENCES.
  2. SEE SHEET 4 FOR DIMENSIONS, EASEMENT REFERENCE LIST AND BASIS OF BEARINGS.
  3. SEE SHEETS 24 AND 25 FOR LINE AND CURVE TABLES.
  4. SEE SHEET 6 FOR LEGEND.

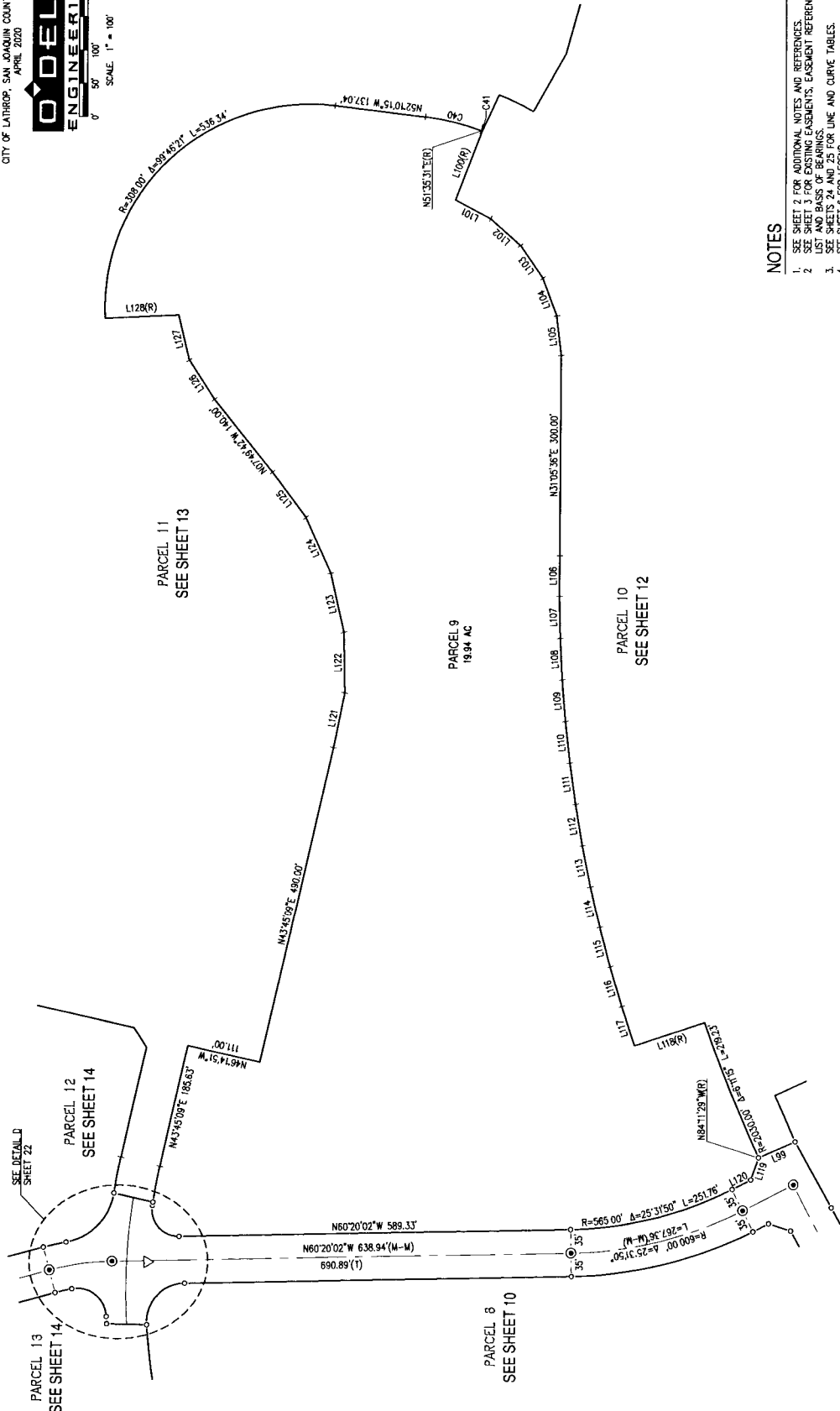


# TRACT 4032 RIVER ISLANDS - STAGE 2B LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, BEING  
A SUBDIVISION OF PARCEL 18 OF TRACT 3908 (AS MAP 52),  
AND TRACTS 8, 9, 10, 11, 40, 41, AND A PORTION OF TRACTS 7, 12 AND 13  
AS SHOWN ON THE RECORD OF SURVEY (S5 RS 142),  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA  
APRIL 2020



0 50' 100' 200'  
SCALE: 1" = 100'



## NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES.
2. SEE SHEET 3 FOR CURVE DATA, EASEMENTS, EASEMENT REFERENCE LIST AND BASIS OF BEARINGS.
3. SEE SHEETS 24 AND 25 FOR LINE AND CURVE TABLES.
4. SEE SHEET 6 FOR LEGEND.

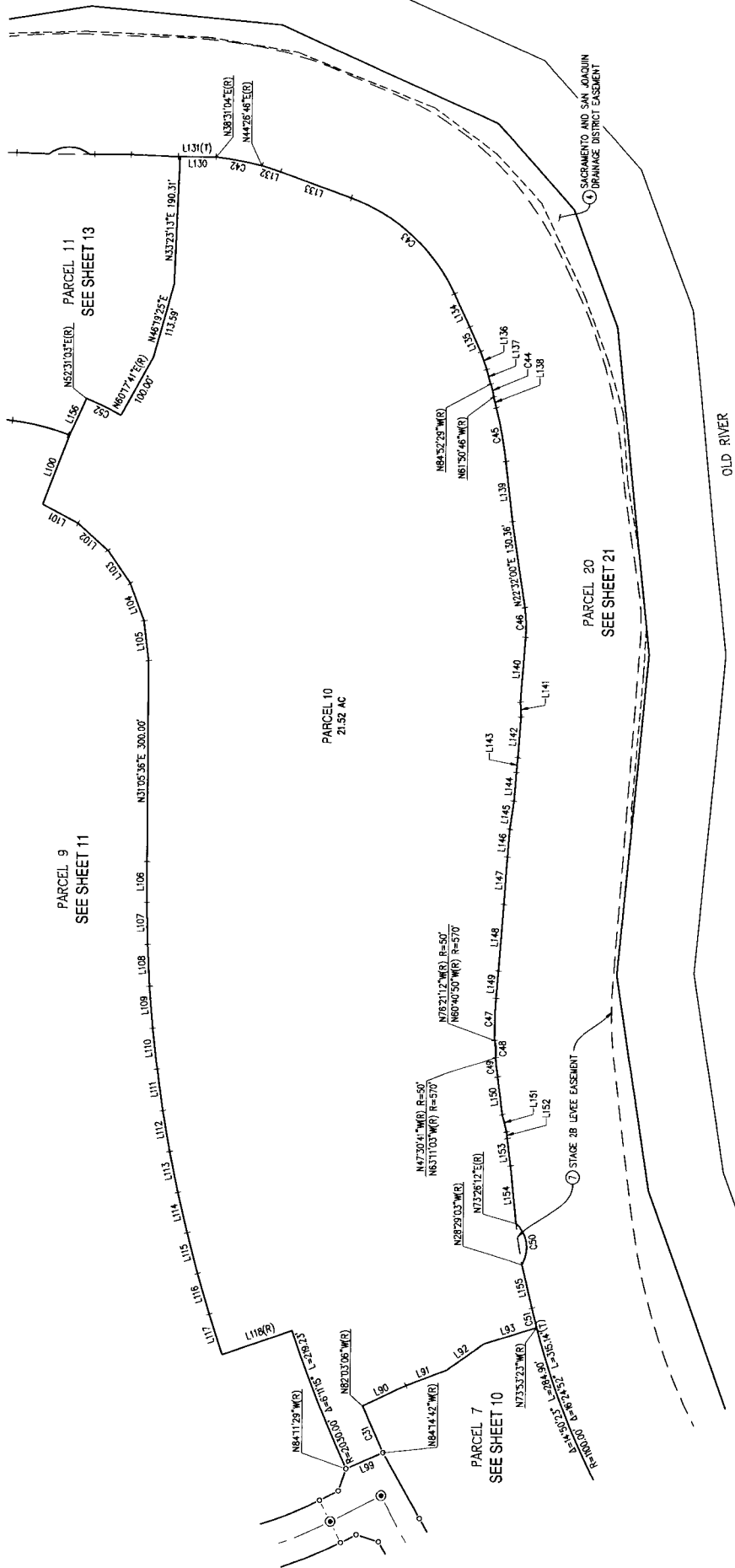
# TRACT 4032 RIVER ISLANDS - STAGE 2B LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, BEING  
A SUBDIVISION OF PARCEL 16 OF TRACT 3908 (43 MAP 52),  
AND TRACTS 8, 9, 10, 11, 40, 41 AND A PORTION OF TRACTS 7, 12 AND 13  
AS SHOWN ON THE RECORD OF SURVEY (S5 RS 142),  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA  
APRIL 2020



## NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES.
2. SEE SHEET 1 FOR EXISTING EASEMENTS, EASEMENT REFERENCE LIST AND BASIS OF BEARINGS.
3. SEE SHEETS 24 AND 25 FOR LINE AND CURVE TABLES.
4. SEE SHEET 6 FOR LEGEND.



# TRACT 4032 RIVER ISLANDS - STAGE 2B LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, BEING  
A SUBDIVISION OF PARCEL 16 OF TRACT 3508 (43 MAP 52)  
AND TRACTS 8, 9, 10, 11, 40, 41 AND A PORTION OF TRACTS 7, 12 AND 13  
AS SHOWN ON THE RECORD OF SURVEY (35 RS 142),  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA  
APRIL 2020

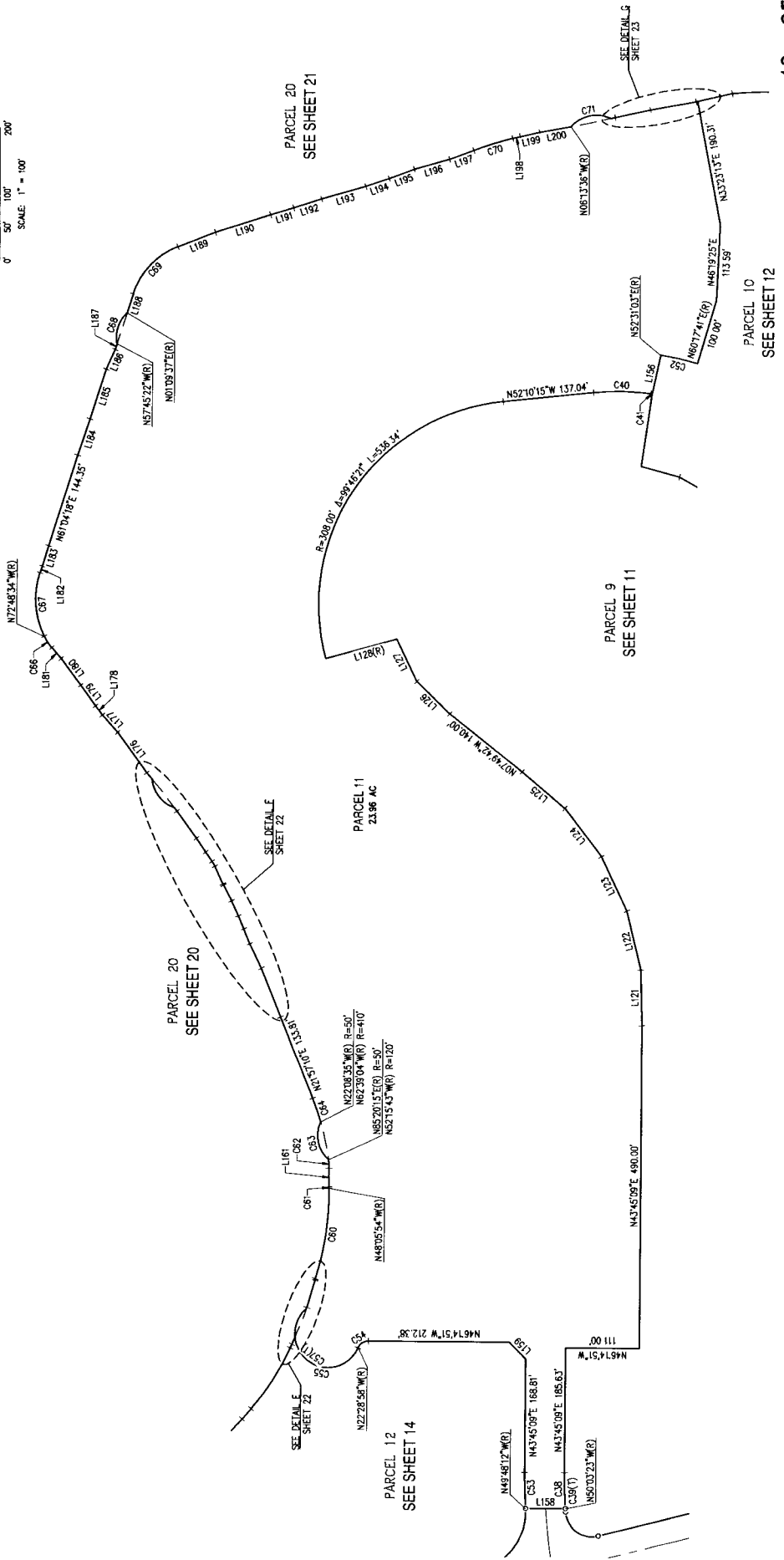


0 50' 100' 200'  
SCALE: 1" = 100'



## NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES.
2. SEE SHEET 2 FOR EASEMENTS, EASEMENT REFERENCE LIST AND BASIS OF BEING AS.
3. SEE SHEETS 24 AND 25 FOR LINE AND CURVE TABLES.
4. SEE SHEET 6 FOR LEGEND.

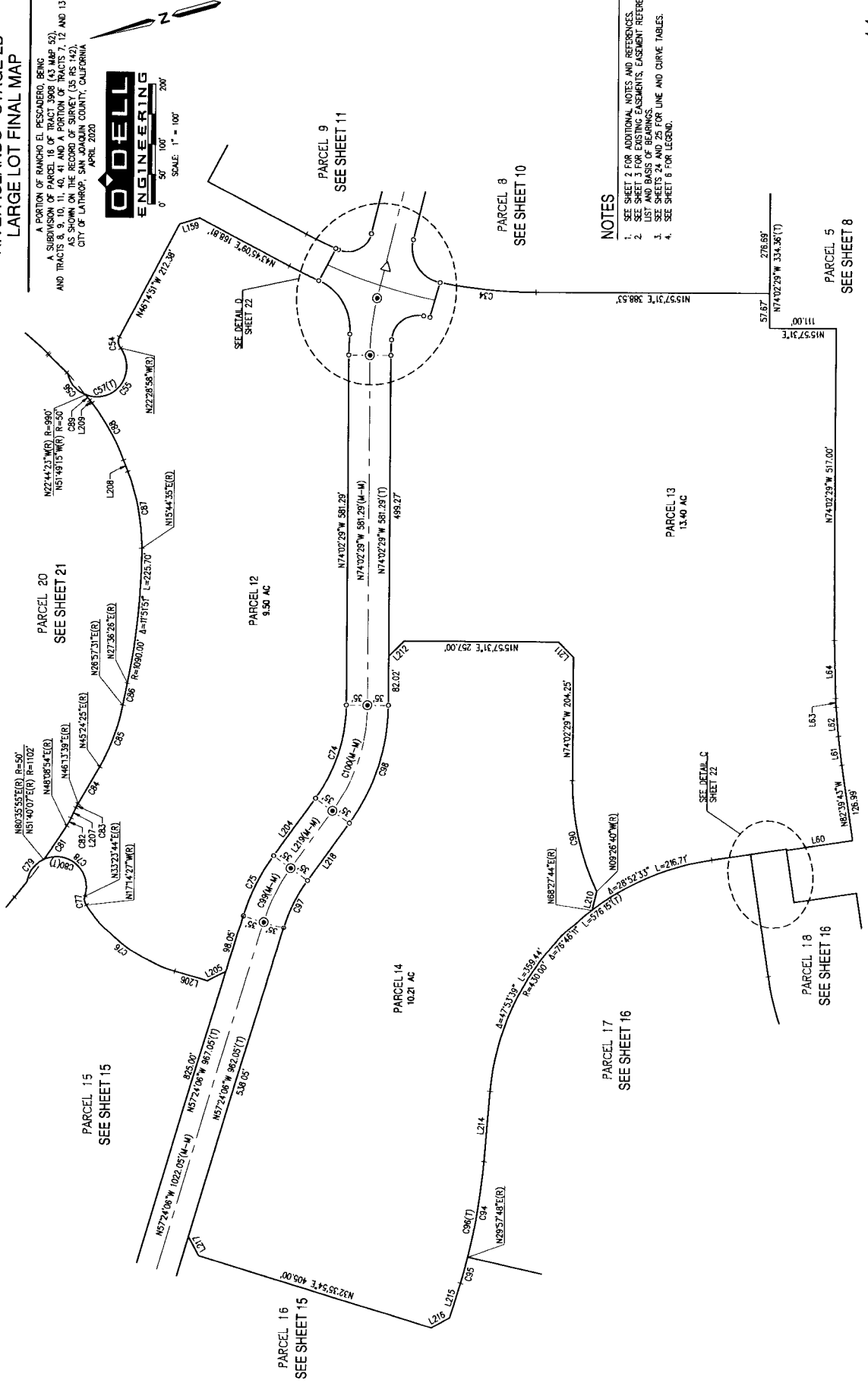


# TRACT 4032 RIVER ISLANDS - STAGE 2B LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, BEING  
A SUBDIVISION OF PARCEL 18 OF TRACT 3908 (AS MAP 52),  
AND TRACTS 8, 9, 10, 11, 40, 41 AND A PORTION OF TRACTS 7, 12 AND 13  
AS SHOWN ON THE RECORD OF SURVEY (S.R.S. 142),  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA  
APRIL 2020



SCALE: 1" = 100'



## NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES.
2. SEE SHEET 3 FOR EXISTING EASEMENTS, EASEMENT REFERENCE LIST AND BASIS OF BEARINGS.
3. SEE SHEETS 24 AND 25 FOR LINE AND CURVE TABLES.
4. SEE SHEET 6 FOR LEGEND.

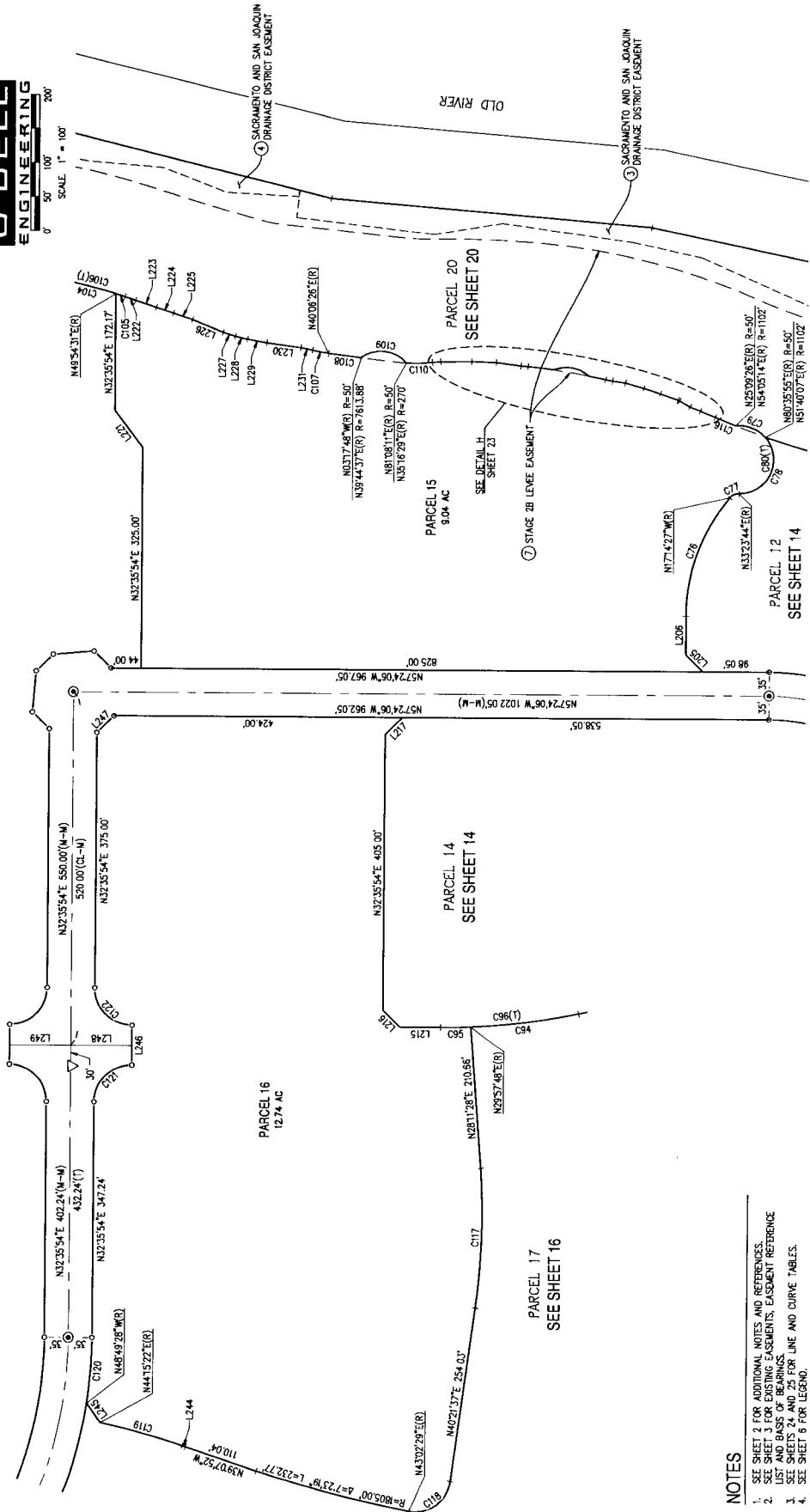


# TRACT 4032 RIVER ISLANDS - STAGE 2B LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, BEING  
A SUBDIVISION OF PARCEL 16 OF TRACT 3508 (43 MAP 52),  
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AS SHOWN ON THE RECORD OF SURVEY (35 RS 142),  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA  
APRIL 2020



SCALE 1" = 100'  
0 50 100 200'



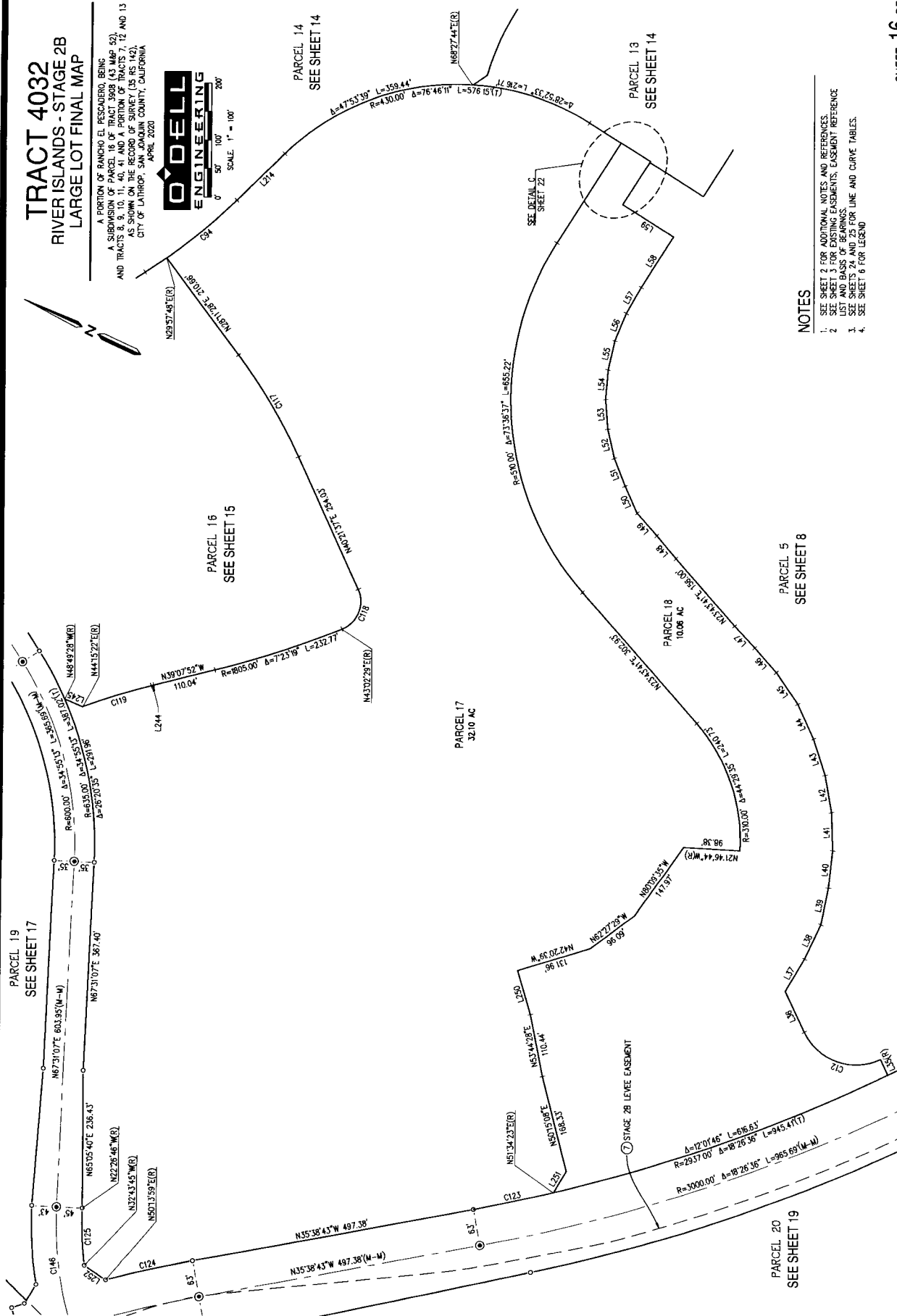
- NOTES**
1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES.
  2. SEE SHEET 3 FOR EXISTING EASEMENTS, EASEMENT REFERENCE LINES, AND BEARINGS.
  3. SEE SHEET 4 FOR CURVE DATA AND CURVE TABLES.
  4. SEE SHEET 6 FOR LEGEND.

# TRACT 4032 RIVER ISLANDS - STAGE 2B LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, BEING  
A SUBDIVISION OF PARCEL 16 OF TRACT 3808 (43 MAP 52)  
AND TRACTS 8, 9, 10, 11, 40, 41 AND A PORTION OF TRACTS 7, 12 AND 13  
AS SHOWN ON THE RECORD OF SURVEY (38 RS 142),  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA  
APRIL 2020



SCALE: 1" = 100'



## NOTES

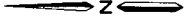
1. SEE SHEET 8 FOR ADDITIONAL NOTES AND REFERENCES.
2. SEE SHEET 3 FOR EXISTING EASEMENTS, EASEMENT REFERENCE LIST AND BASIS OF BEARINGS.
3. SEE SHEETS 24 AND 25 FOR LINE AND CURVE TABLES.
4. SEE SHEET 6 FOR LEGEND.

# TRACT 4032 RIVER ISLANDS - STAGE 2B LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, BEING  
A SUBDIVISION OF PARCEL 16 OF TRACT 3808 (AS MAP 52),  
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CITY OF LAHOBOP, SAN JOAQUIN COUNTY, CALIFORNIA  
APRIL 2020

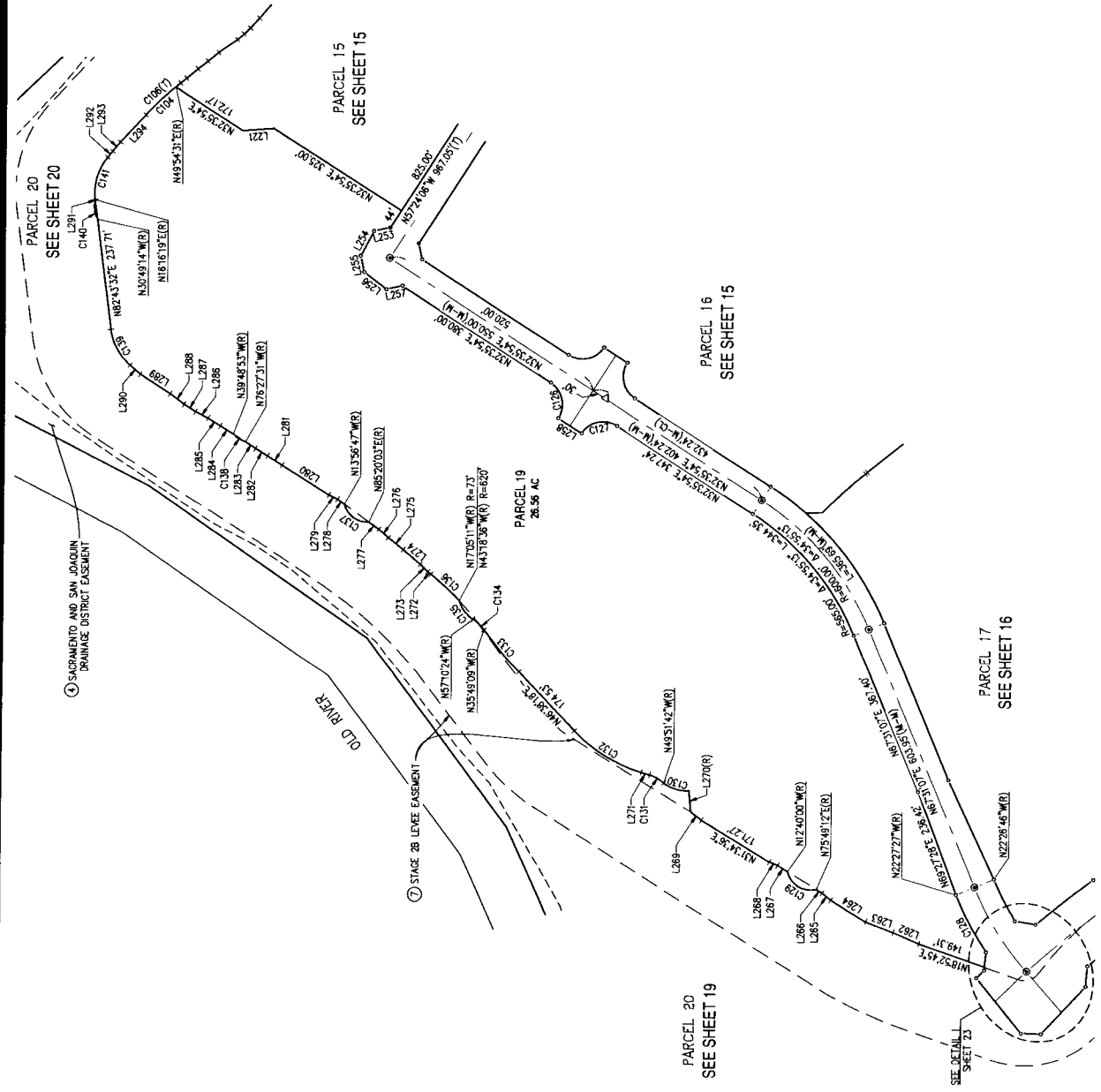


SCALE: 1" = 150'



## NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES.
2. SEE SHEET 3 FOR EXISTING EASEMENTS, EASEMENT REFERENCE LIST AND BASIS OF BEARINGS.
3. SEE SHEETS 24 AND 25 FOR LINE AND CURVE TABLES.
4. SEE SHEET 6 FOR LEGEND.



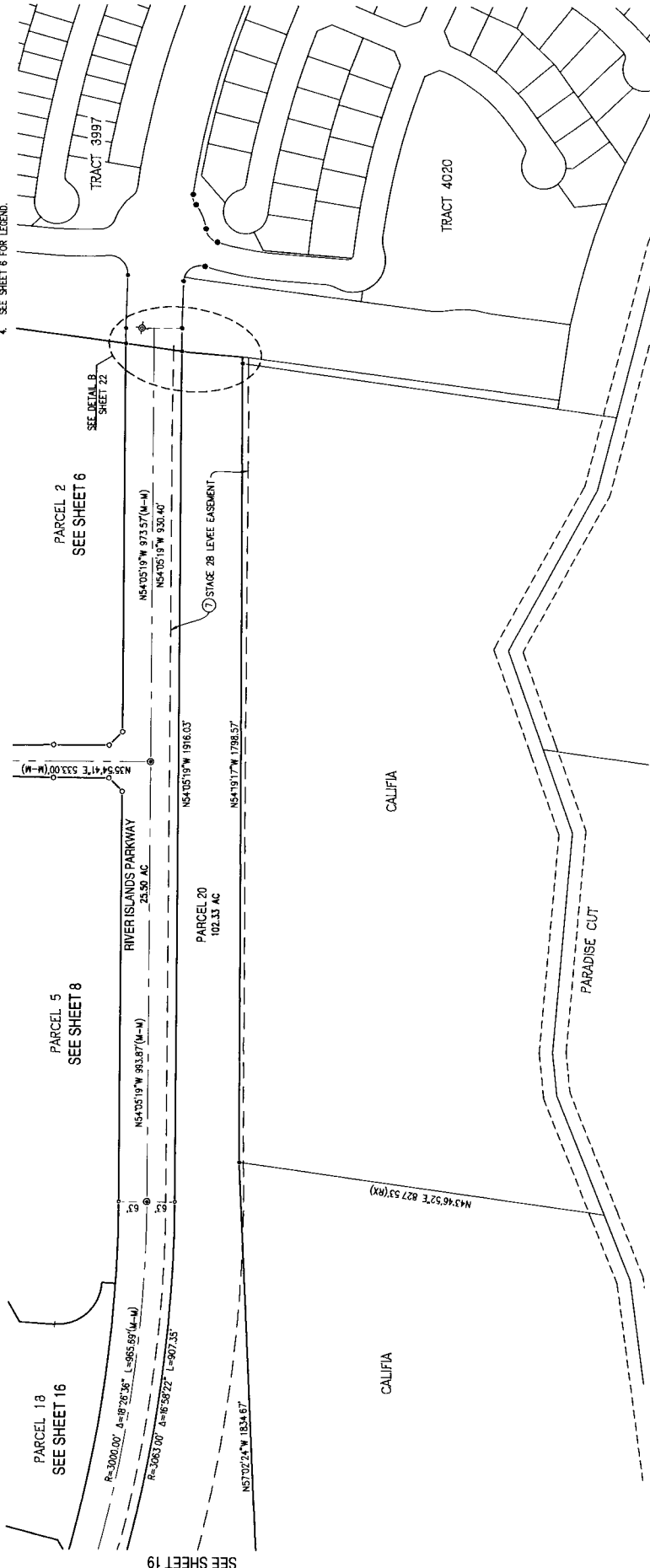
# TRACT 4032 RIVER ISLANDS - STAGE 2B LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, BEING  
A SUBDIVISION OF PARCEL 18 OF TRACT 3908 (AS MAP 52),  
AND TRACTS 8, 9, 10, 11, 40, 41 AND A PORTION OF TRACTS 7, 12 AND 13  
AS SHOWN ON THE RECORD OF SURVEY (35 RS 142),  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA  
APRIL 2020



## NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES.
2. SEE SHEET 3 FOR EXISTING EASEMENTS, EASEMENT REFERENCE DATES AND CURVE DATA.
3. SEE SHEETS 24 AND 25 FOR LINE AND CURVE TABLES.
4. SEE SHEET 6 FOR LEGEND.

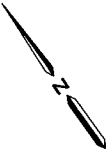


# TRACT 4032 RIVER ISLANDS - STAGE 2B LARGE LOT FINAL MAP

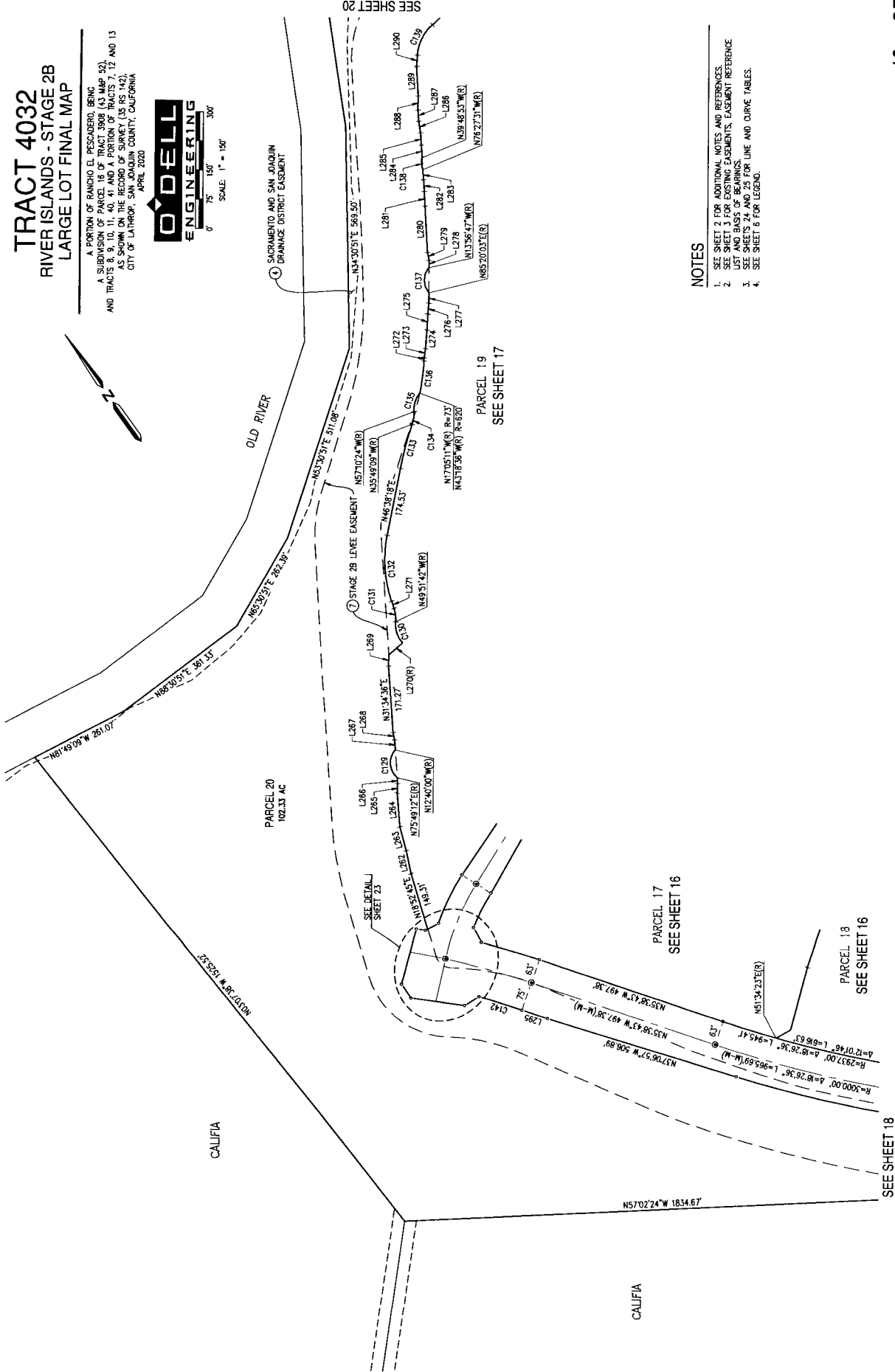
A PORTION OF RANCHO EL PESCADERO, BEING  
A SUBDIVISION OF PARCEL 18 OF TRACT 3908 (43 MAP 32)  
AND TRACTS 8, 9, 10, 11, 40, 41 AND A PORTION OF TRACTS 7, 12 AND 13  
AS SHOWN ON THE RECORD OF SURVEY (SRS RS 142),  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA  
APRIL 2020



0 75 150 300'  
SCALE: 1" = 150'



① SACRAMENTO AND SAN JOAQUIN  
DRAINAGE DISTRICT EASEMENT



### NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES.
2. SEE SHEET 3 FOR EXISTING EASEMENTS, EASEMENT REFERENCE LIST AND BASIS OF BEARINGS.
3. SEE SHEETS 24 AND 25 FOR LINE AND CURVE TABLES.
4. SEE SHEET 6 FOR LEGEND.

# TRACT 4032 RIVER ISLANDS - STAGE 2B LARGE LOT FINAL MAP

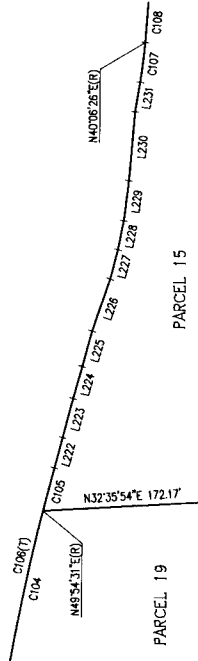
A PORTION OF RANCHO EL PESCADERO, BEING  
A SUBDIVISION OF PARCEL 16 OF TRACT 3908 (43 MAP 52),  
AND TRACTS 8, 9, 10, 11, 40, 41 AND A PORTION OF TRACTS 7, 12 AND 13  
AS SHOWN ON THE RECORD OF SURVEY (35 RS 142),  
CITY OF LAHOP, SAN JOAQUIN COUNTY, CALIFORNIA  
APRIL 2020



SCALE: 1" = 150'

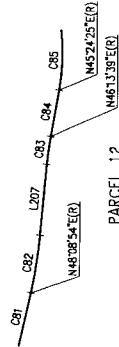
### NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES.
2. SEE SHEET 3 FOR EXISTING EASEMENTS, EASEMENT REFERENCE
3. SEE SHEETS 24 AND 25 FOR LINE AND CURVE TABLES.
4. SEE SHEET 6 FOR LEGEND.



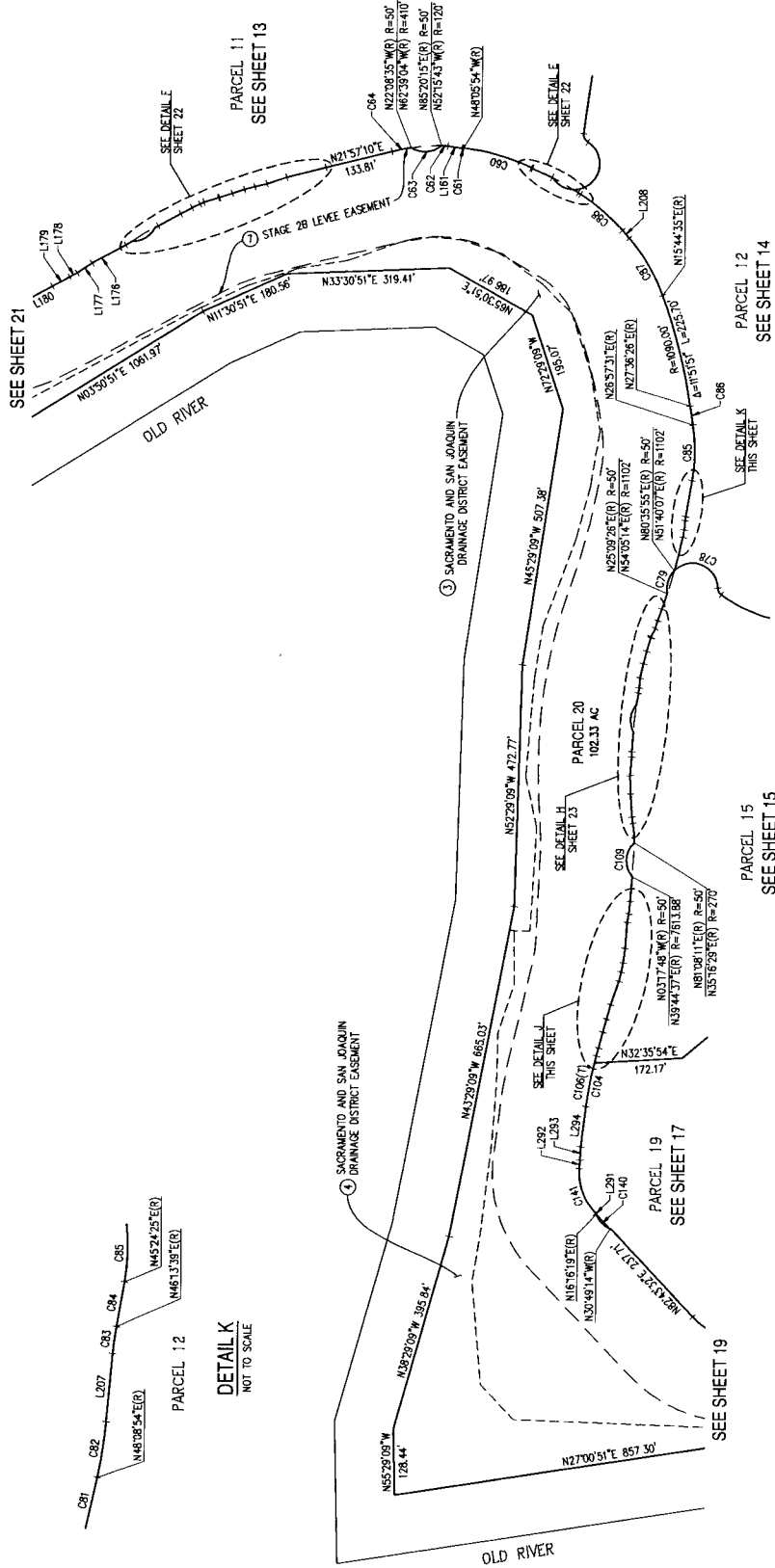
PARCEL 19

DETAIL J  
NOT TO SCALE



PARCEL 12

DETAIL K  
NOT TO SCALE



# TRACT 4032 RIVER ISLANDS - STAGE 2B LARGE LOT FINAL MAP

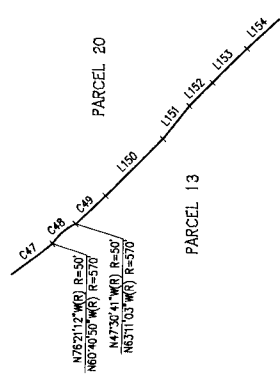
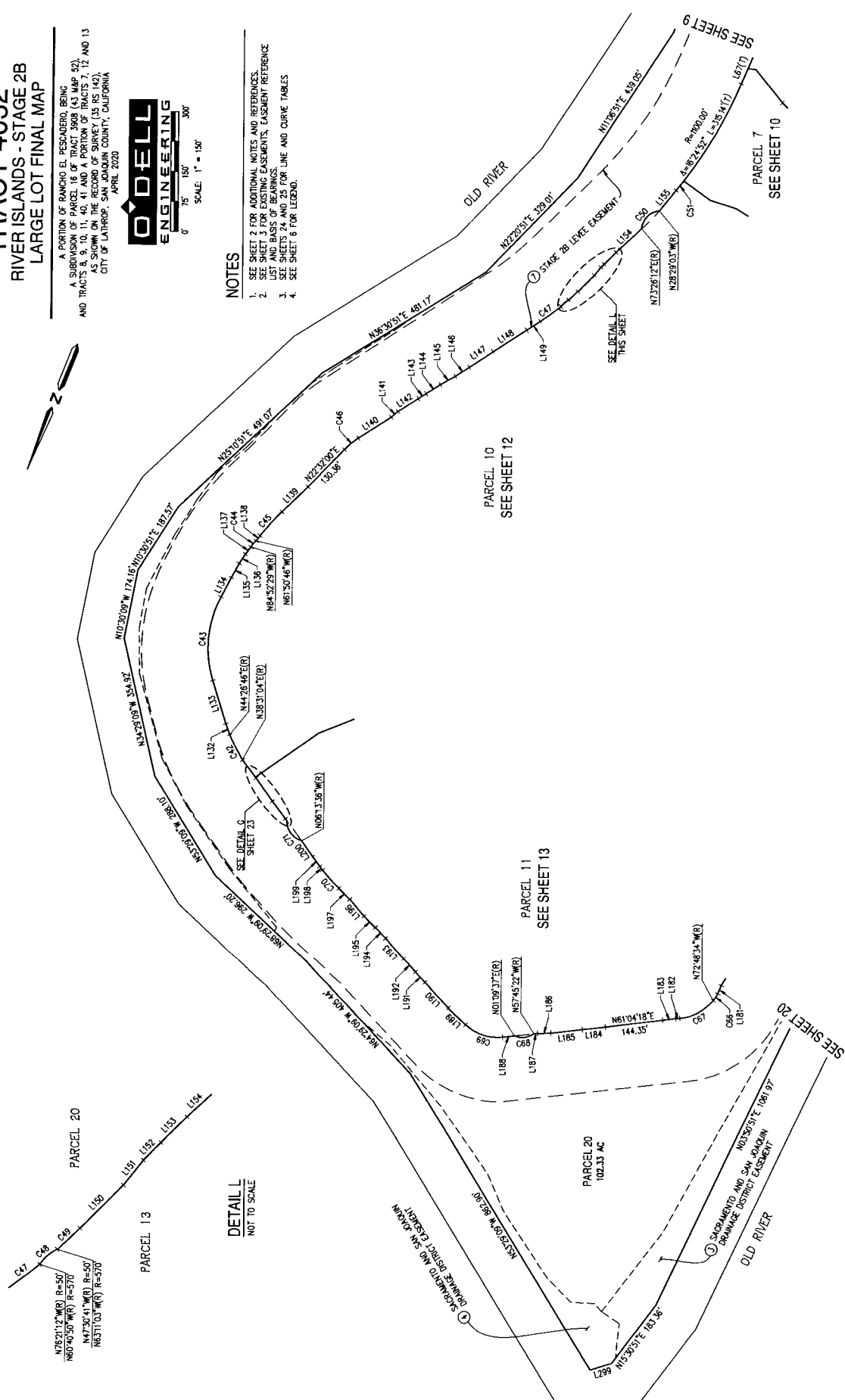
A PORTION OF RANCHO EL PESCADERO, BEING  
A SUBDIVISION OF PARCEL 16 OF TRACT 3808 (43 MAP 52)  
AND TRACTS 8, 9, 10, 11, 40, 41 AND A PORTION OF TRACTS 7, 12, AND 13  
AS SHOWN ON THE RECORD OF SURVEY (35 RS 142),  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA  
APRIL 2020



SCALE: 1" = 150'

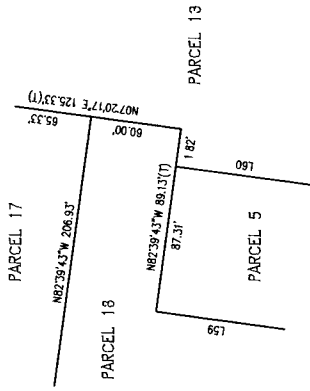
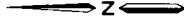
## NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES.
2. SEE SHEET 3 FOR EXISTING EASEMENTS, EASEMENT REFERENCE LIST AND BASIS OF BEARINGS.
3. SEE SHEETS 24 AND 25 FOR LINE AND CURVE TABLES
4. SEE SHEET 6 FOR LEGEND.

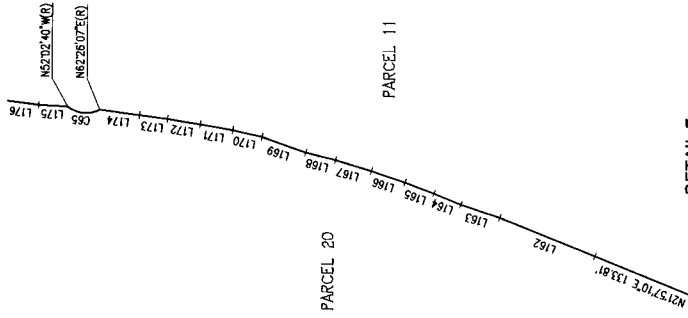


# TRACT 4032 RIVER ISLANDS - STAGE 2B LARGE LOT FINAL MAP

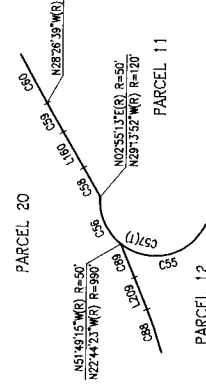
A PORTION OF RANCHO EL PESCADERO, BEING  
A SUBDIVISION OF PARCEL 16 OF TRACT 3808 (43 MAP 52)  
AND TRACTS 8, 9, 10, 11, 40, 41 AND A PORTION OF TRACTS 7, 12 AND 13  
AS SHOWN ON THE RECORD OF SURVEY (35 RS 142),  
CITY OF LAHOP, SAN JOAQUIN COUNTY, CALIFORNIA  
APRIL 2020



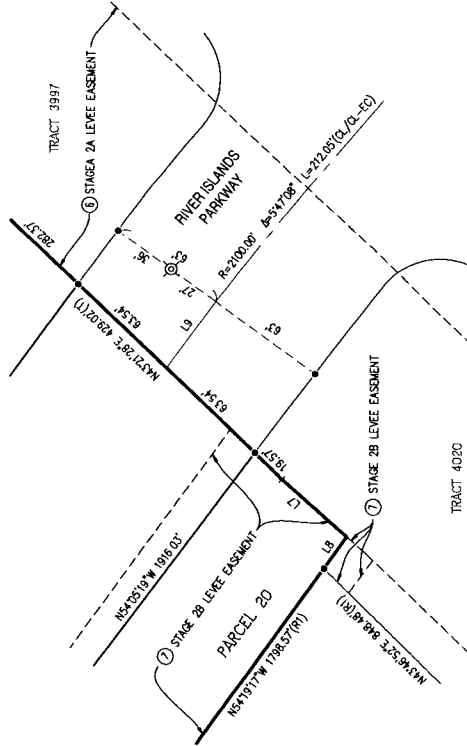
**DETAIL A**  
(FROM SHEETS 14 & 16)  
NOT TO SCALE



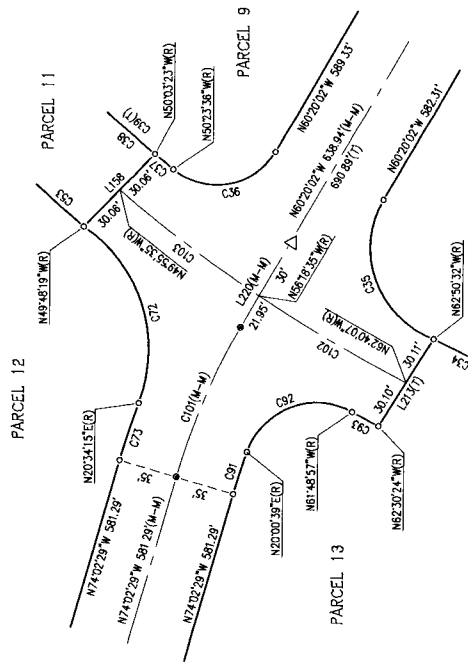
**DETAIL B**  
(FROM SHEETS 13 & 20)  
NOT TO SCALE



**DETAIL C**  
(FROM SHEETS 13 & 20)  
NOT TO SCALE



**DETAIL D**  
(FROM SHEETS 6 & 18)  
NOT TO SCALE



**DETAIL E**  
(FROM SHEETS 11 & 14)  
NOT TO SCALE

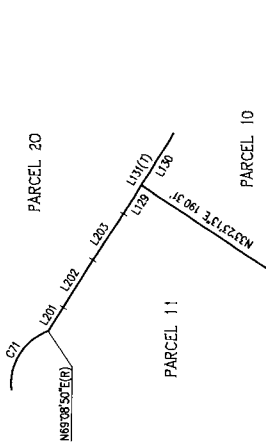
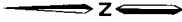
## NOTES

1. SEE SHEET 9 FOR ADDITIONAL NOTES AND REFERENCES.
2. SEE SHEET 1 FOR POSITIVE EASEMENTS, EASEMENT REFERENCE LIST AND BASIS OF BEARINGS.
3. SEE SHEETS 24 AND 25 FOR LINE AND CURVE TABLES.
4. SEE SHEET 6 FOR LEGEND.

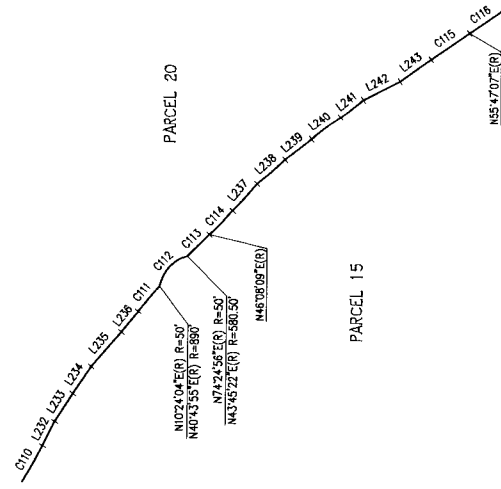


# TRACT 4032 RIVER ISLANDS - STAGE 2B LARGE LOT FINAL MAP

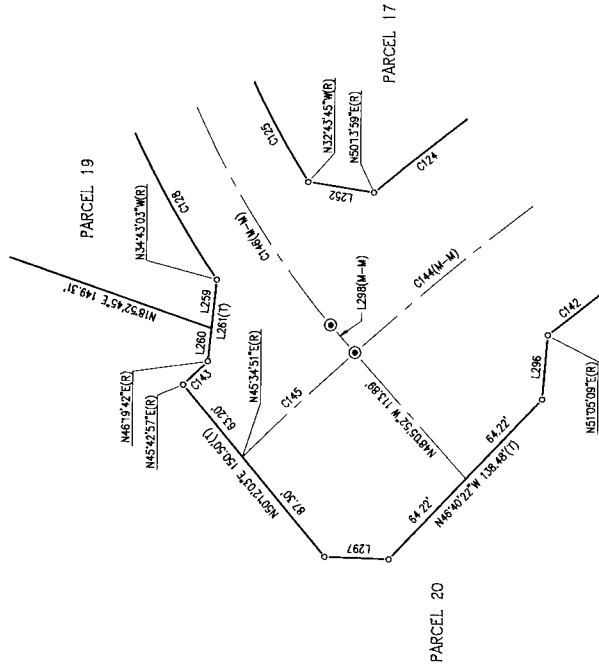
A PORTION OF RANCHO EL PESCADERO, BEING  
A SUBDIVISION OF PARCEL 16 OF TRACT 3809 (43 MAP 52)  
AND TRACTS 8, 9, 10, 11, 40, 41 AND A PORTION OF TRACTS 7, 12 AND 13  
AS SHOWN ON THE RECORD OF SURVEY (35 RS 142),  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA  
APRIL 2020



**DETAIL G**  
(FROM SHEETS 13 & 21)  
NOT TO SCALE



**DETAIL H**  
(FROM SHEETS 15 & 20)  
NOT TO SCALE



**DETAIL I**  
(FROM SHEETS 17 & 19)  
NOT TO SCALE

**NOTES**

1. SEE SHEET 7 FOR ADDITIONAL NOTES AND REFERENCES.
2. LIST AND BASIS OF BEARINGS, EASEMENT REFERENCE
3. SEE SHEETS 24 AND 25 FOR LINE AND CURVE TABLES.
4. SEE SHEET 6 FOR LEGEND.



# TRACT 4032 RIVER ISLANDS - STAGE 2B LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, BEING  
A SUBDIVISION OF PARCEL 16 OF TRACT 3908 (13 MAP 52)  
AND TRACTS 8, 9, 10, 11, 40, 41 AND A PORTION OF TRACTS 7, 12 AND 13  
AS SHOWN ON THE RECORD OF SURVEY (35 RS 142)  
CITY OF LAHROP, SAN JOAQUIN COUNTY, CALIFORNIA  
APRIL 2020

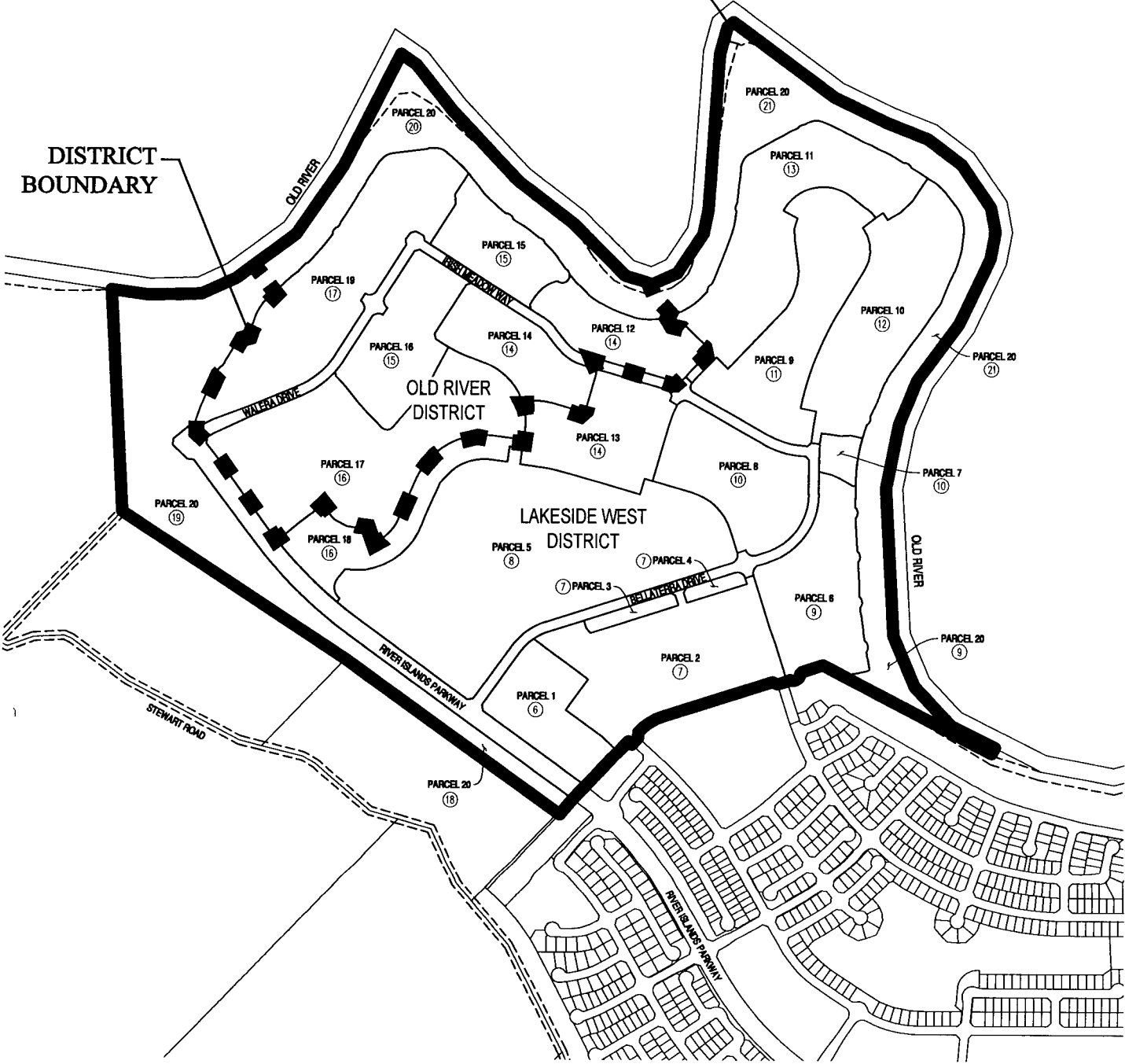


CURVE TABLES FOR COURSES SHOWN ON SHEETS X THROUGH XX ONLY

CURVE TABLE				CURVE TABLE				CURVE TABLE				CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH	CURVE	RADIUS	DELTA	LENGTH	CURVE	RADIUS	DELTA	LENGTH	CURVE	RADIUS	DELTA	LENGTH
C1	270.00	4'02'41"	19.06'	C46	200.00	12'49'45"	44.78'	C91	365.00	4'03'08"	25.81'	C137	50.00	80'43'10"	70.44'
C2	390.00	19'37'36"	133.59'	C47	570.00	6'22'10"	63.36'	C92	44.00	88'10'23"	75.39'	C138	50.00	36'38'38"	31.98'
C3	390.00	16'46'36"	114.20'	C48	570.00	28'50'32"	23.17'	C93	880.00	0'41'27"	10.81'	C139	120.00	4'23'33"	88.14'
C4	390.00	36'24'12"	247.79'	C49	570.00	3'09'41"	31.45'	C94	970.00	9'13'42"	159.06'	C140	50.00	4'05'33"	41.10'
C5	425.00	36'24'12"	270.03'	C50	50.00	78'04'44"	68.14'	C95	970.00	2'38'06"	44.61'	C141	120.00	46'53'58"	98.23'
C6	369.00	29'36'01"	192.76'	C51	1100.00	1'34'30"	30.24'	C96	970.00	12'01'48"	203.67'	C142	2025.00	3'16'08"	115.53'
C7	230.00	4'02'41"	16.24'	C52	420.00	7'46'38"	57.01'	C97	265.00	19'12'02"	88.80'	C143	2163.00	0'36'43"	23.13'
C8	55.00	90'00'00"	86.39'	C53	880.00	3'33'28"	54.64'	C98	335.00	35'50'24"	209.55'	C144	2100.00	6'15'25"	229.33'
C9	55.00	90'00'00"	86.39'	C54	17.00	66'14'06"	19.65'	C99	300.00	19'12'02"	100.53'	C145	2100.00	2'31'01"	92.25'
C10	460.00	36'24'12"	292.26'	C55	50.00	150'39'42"	131.48'	C100	300.00	35'50'24"	187.86'	C146	600.00	19'25'15"	203.38'
C11	2937.00	3'37'56"	186.19'	C56	50.00	54'14'28"	47.77'	C101	400.00	15'42'26"	95.69'				
C12	100.00	90'05'53"	157.25'	C57	50.00	205'24'11"	179.25'	C102	850.00	8'21'32"	94.34'				
C13	3103.00	2'02'54"	110.93'	C58	120.00	0'50'41"	1.77'	C103	850.00	8'23'00"	94.70'				
C14	50.00	91'31'23"	79.87'	C59	80.00	1'37'54"	2.26'	C104	730.00	6'50'44"	87.22'				
C15	3103.00	1'38'47"	88.16'	C60	405.00	19'39'15"	138.93'	C105	700.00	10'27'26"	14.32'				
C16	50.00	92'01'38"	80.31'	C61	80.00	1'46'48"	2.49'	C106	730.00	7'58'10"	101.54'				
C17	50.00	93'00'44"	81.17'	C62	120.00	5'56'37"	12.45'	C107	270.00	5'08'37"	24.00'				
C18	270.00	9'08'43"	43.10'	C63	50.00	72'31'01"	63.29'	C108	7613.88	0'21'56"	48.35'				
C19	230.00	3'59'22"	16.01'	C64	410.00	5'23'46"	38.61'	C109	50.00	84'25'59"	73.68'				
C20	50.00	92'32'16"	80.75'	C65	50.00	65'31'14"	57.18'	C110	270.00	8'06'13"	38.19'				
C21	15.00	86'35'24"	22.67'	C66	80.00	14'52'51"	20.78'	C111	890.00	2'27'00"	38.06'				
C22	80.00	7'41'41"	10.74'	C67	125.00	45'07'50"	99.48'	C112	50.00	64'00'51"	56.86'				
C23	320.00	13'25'39"	74.99'	C68	50.00	58'55'00"	51.41'	C113	580.50	2'22'48"	24.11'				
C24	17.00	66'14'06"	19.65'	C69	115.00	50'26'18"	101.24'	C114	120.00	5'04'44"	10.64'				
C25	50.00	108'26'10"	92.88'	C70	570.00	6'10'10"	61.38'	C115	300.00	12'70'5"	23.56'				
C26	55.00	90'00'00"	86.39'	C71	50.00	75'22'26"	65.76'	C116	1102.00	1'41'53"	32.86'				
C27	1965.00	0'15'02"	8.59'	C72	89.00	70'22'34"	109.32'	C117	970.00	12'10'09"	206.02'				
C28	1965.00	2'15'25"	77.41'	C73	435.00	4'36'44"	35.02'	C118	52.00	92'40'52"	84.11'				
C29	1965.00	2'30'27"	86.00'	C74	285.00	35'50'24"	165.76'	C119	1080.00	6'39'32"	125.21'				
C30	2000.00	4'38'07"	144.35'	C75	335.00	19'12'02"	112.26'	C120	635.00	8'34'38"	95.06'				
C31	1970.00	2'11'35"	75.41'	C76	270.00	40'09'38"	180.25'	C121	55.00	90'00'00"	86.39'				
C32	2035.00	2'27'59"	87.60'	C77	17.00	50'38'11"	15.02'	C122	55.00	90'00'00"	86.39'				
C33	55.00	90'00'00"	86.39'	C78	50.00	132'47'46"	115.88'	C123	2937.00	2'46'54"	142.80'				
C34	620.00	11'11'56"	160.28'	C79	50.00	55'28'29"	48.38'	C124	2163.00	4'07'18"	155.60'				
C35	580.00	92'30'30"	93.65'	C80	50.00	186'7'48"	164.27'	C125	555.00	10'16'58"	99.61'				
C36	40.00	99'56'27"	69.77'	C81	1102.00	3'31'13"	67.71'	C126	55.00	90'00'00"	86.39'				
C37	820.00	0'20'12"	4.82'	C82	120.00	7'10'16"	15.02'	C127	55.00	90'00'00"	86.39'				
C38	820.00	3'48'32"	54.51'	C83	80.00	5'19'01"	7.33'	C128	643.00	12'15'36"	137.59'				
C39	820.00	4'08'44"	59.33'	C84	5020.00	0'49'13"	71.88'	C129	50.00	91'30'49"	79.86'				
C40	360.00	13'45'46"	86.47'	C85	340.00	18'26'35"	109.48'	C130	73.00	45'39'42"	56.16'				
C41	360.00	0'21'54"	2.26'	C86	3315.00	0'38'55"	37.53'	C131	87.00	2'15'22"	35.31'				
C42	680.00	5'55'41"	70.36'	C87	355.00	21'02'24"	130.36'	C132	330.00	29'45'22"	171.38'				
C43	275.00	45'02'32"	218.19'	C88	370.00	16'46'08"	108.28'	C133	903.00	7'32'33"	118.87'				
C44	50.00	23'01'42"	20.10'	C89	990.00	0'40'28"	11.65'	C134	87.00	21'20'15"	32.42'				
C45	600.00	7'46'15"	81.37'	C90	430.00	25'24'12"	190.65'	C135	73.00	40'05'13"	51.07'				

STAGE 2B  
BOUNDARY

DISTRICT  
BOUNDARY



**STAGE 2B AREA**  
**LAKESIDE WEST/OLD RIVER**  
**DISTRICTS**  
*JUNE 2020*

**SUBDIVISION IMPROVEMENT AGREEMENT  
BETWEEN THE CITY OF LATHROP AND  
RIVER ISLANDS STAGE 2B, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY, FOR  
20 LARGE LOTS IN TRACT 4032  
(LAKESIDE WEST AND OLD RIVER DISTRICTS)**

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**RECITALS**

A. This Agreement is made and entered into this **8<sup>th</sup> day of June, 2020**, by and between the CITY OF LATHROP, a municipal corporation of the State of California (“CITY”), and River Islands Stage 2B, LLC, a Delaware limited liability company (“SUBDIVIDER”).

B. 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 improve Tract 4032. However, SUBDIVIDER has completed a significant portion of public infrastructure improvements associated with River Islands Parkway from the Stage 2A boundary to its terminus and for the backbone collector streets within the Stage 2B development area, both of which are required to provide public roadway access to Tract 4032 of the Lakeside West and Old River Districts of River Islands. The unfinished portion of improvements total \$5,427,750 and security in the form of performance bonds have been provided to the City and will be required to be held by CITY as outlined in this Tract 4032 Subdivision Improvement Agreement unless otherwise substituted with other security as outlined in this Agreement.

C. SUBDIVIDER has completed the entirety of underground utilities and joint trench improvements for River Islands Parkway and backbone collector roads in accordance with the plans from O’Dell Engineering (underground utilities) and Power Systems Design (joint trench and street light plans). The River Islands Parkway and backbone collector streets (Walera Drive, Irish Meadow Way and Bellaterra Drive) improvements in total, include street, sidewalk, underground utility, storm drainage, streetlight, and joint trench improvements (hereinafter “Improvements”) are required to be constructed as part of the required infrastructure for Tract 4032. Since not all of the Improvements are completed, security in the form of performance and labor and materials bonds shall be required for Tract 4032. The performance bonds shall equal 110% of the amount of the unfinished improvements as shown in Exhibit D ( $\$5,427,750 \times 110\% = \$5,970,525$ ) and the labor and materials bond shall equal 50% of the performance bond amount ( $\$5,970,525 \times 50\% = \$2,985,263$ ).

D. The term “Improvements” as used in this Agreement means all improvements necessary for River Islands Parkway and the backbone collector roads associated with Tract 4032. As a result, the total value of public improvements for Tract 4032, as River Islands Parkway and backbone collector roads, is \$10,293,000 as shown in Exhibit E to this Agreement. The required Maintenance

Bond for Tract 4032 shall be equal to 10% of the cost of Improvements as shown in Exhibit E; \$10,293,000X 10% = \$1,029,300 – maintenance bond amount). The maintenance bond shall be posted to guarantee maintenance of all improvements for a full year following acceptance by CITY.

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

1. SUBDIVIDER shall complete construction of, or cause construction to be completed at its sole cost and expense, the Improvements described herein for Tract 4032, to the limits identified on Exhibit A. 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, including all deferred and unfinished improvements, prior to occupancy of the first home occupied associated with the first small lot final map recorded in the Lakeside West District. Such occupancy shall be documented by CITY in the form of a Certificate of Occupancy or Final Building Permit.
3. CITY or its agents shall, at any time during the progress of the Improvements, have free access thereto and shall be allowed to examine the same and all material to be used therein. If the Improvements or any part thereof are not completed in strict compliance with the standards set forth in Paragraph 1 above, CITY may refuse to accept and may reject the defective Improvements and/or materials therein.
4. SUBDIVIDER shall secure the services of skilled personnel necessary to construct the Improvements. CITY is not skilled in these matters and relies upon the skill of SUBDIVIDER to ensure that the construction of the Improvements is in the most skillful and durable manner.
5. CITY'S acceptance of the Improvements does not operate as a release of SUBDIVIDER from any guarantee hereunder.
6. SUBDIVIDER guarantees and warrants that the Improvements shall be constructed in compliance with the standards set forth in Paragraph 1 above, free from any defects in work or labor done and from any defects in materials furnished. Further, SUBDIVIDER shall repair and maintain the Improvements in good condition and in accordance with CITY specifications for one (1) year after CITY'S acceptance of the Improvements. Prior to acceptance of the Improvements, SUBDIVIDER shall deposit with the City Engineer a Maintenance Bond in the amount of \$1,029,300 equal to 10% of the estimated cost of the Improvements for the entire area as summarized in Recital E, 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 (1) year guarantee period, provided there are no claims against it are then outstanding.

7. Because some of the backbone improvements referenced in Recital "C" were required to provide access and required utilities to Tract 4032 and are associated with adjacent tracts as otherwise described in this Agreement, as well as backbone roads associated with the Agreement for Dedication, Inspection and Guarantee of Public Streets and Improvements referenced in Recital "C", the security required by the Agreement for Dedication, Inspection and Guarantee of Public Streets and Improvements shall remain in place until the backbone improvements associated with that agreement are complete and accepted by CITY or as is further described by the conditions below:

a. Rehabilitation of the pavement on Stewart/Cohen and Paradise Roads within the limits of Stewart Tract, as detailed on the attached Exhibit C are required, and rehabilitation is guaranteed by a performance bond. Full improvement and acceptance of these streets shall be completed prior to release of security previously posted by SUBDIVIDER.

8. 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, repair and maintenance, letter of credit or cash deposit) therefore is insufficient to pay such amounts. All administrative costs, including reasonable attorney's fees pursuant to Government Code Section 66499.4, incurred by 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.

9. Because the Improvements are partially complete, SUBDIVIDER is required to only post security to guarantee the deferred and unfinished improvements associated with Tract 4032 as included and described in Exhibit D of this Agreement. The amount of security, as evidenced by performance bonds provided by SUBDIVIDER are as included as Exhibit D and as indicated in

Recital E shall be \$5,970,525 for the performance bond and \$2,985,263 for the labor and materials bond. Further, SUBDIVIDER shall also comply with CITY'S insurance requirements set forth on Exhibit B attached hereto and incorporated herein with a new certificate of insurance required.

10. Any alterations 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 hereof. 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.

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 ("CFD") to finance maintenance and improvements. CITY expects to preserve the ability to use future special taxes of the CFD for payment of the cost of acquisition of the Improvements which may require that acceptance of improvements by CITY be subject to the provisions of an acquisition agreement to be entered into by CITY and SUBDIVIDER providing that CITY expects to be paid or reimbursed acquisition costs through future CFD special taxes. SUBDIVIDER shall cooperate to facilitate such method of acquisition.

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

17. 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.

18. 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.

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

20. This Agreement and any amendments hereto comprise the entire understanding and agreement between the parties regarding the improvements to be constructed and dedications for Tract 4023.

21. 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 day. 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 suit hereunder, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of San Joaquin.

**ATTACHMENTS:**

- EXHIBIT A: FINAL MAP - TRACT 4032
- EXHIBIT B: CITY INSURANCE REQUIREMENTS
- EXHIBIT C: COHEN/PARADISE/STEWART REHABILITATION MAP
- EXHIBIT D: TRACT 4032 ENGINEER'S ESTIMATE FOR UNFINISHED PORTIONS OF RIVER ISLANDS PARKWAY AND BACKBONE COLLECTOR ROADS
- EXHIBIT E: TRACT 4032 ENGINEER'S ESTIMATE FOR RIVER ISLANDS PARKWAY AND BACKBONE COLLECTOR ROADS

**IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this  
8<sup>th</sup> day of June, 2020, 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: \_\_\_\_\_  
Salvador Navarrete Date  
City Attorney

5/20/2020

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

BY: \_\_\_\_\_  
Susan Dell'Osso, Date  
President  
"SUBDIVIDER"

**EXHIBIT A**

**FINAL MAP - TRACT 4032**

# TRACT 4032 RIVER ISLANDS - STAGE 2B LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 16 OF TRACT 3988 (43 MAP 52), AND TRACTS 8, 9, 10, 11, 40, 41 AND A PORTION OF TRACTS 7, 12 AND 13 AS SHOWN ON THE RECORD OF SURVEY (35 RS 142), CITY OF LATHROP, SANGRA COUNTY, CALIFORNIA, APRIL 2020



**OWNERS STATEMENT**  
THE UNDERSIGNED, DOES HEREBY STATE THAT THEY ARE THE OWNERS OF ALL THE LAND DESCRIBED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINE OF THE HERIN EMBODIED FINAL MAP ENTITLED, "TRACT 4032, RIVER ISLANDS STAGE 2A, LARGE LOT FINAL MAP", CITY OF LATHROP, CALIFORNIA, CONSISTING OF TWENTY-FIVE (25) SHEETS, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.  
THE UNDERSIGNED DOES HEREBY DEDICATE AN EASEMENT TO THE CITY OF LATHROP FOR PUBLIC RIGHT-OF-WAY PURPOSES, THAT PORTION OF SAID LAND DESIGNATED ON SAID MAP AS RIVER ISLANDS PARKWAY, AS SHOWN ON THIS FINAL MAP  
THE UNDERSIGNED DOES HEREBY RESERVE PARCELS 1 THROUGH 20 FOR FUTURE DEVELOPMENT.

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

BY NAME \_\_\_\_\_ DATE \_\_\_\_\_  
ITS SUSAN DELL'OSSO PRESIDENT

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020

OLD REPUBLIC TITLE COMPANY, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED DECEMBER 22, 2016, AS DOCUMENT NUMBER 2016-160886, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, AND AMENDED BY INSTRUMENT NUMBER 2017-150771 RECORDED DECEMBER 26, 2017, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

BY NAME \_\_\_\_\_  
ITS \_\_\_\_\_

### ACKNOWLEDGEMENT CERTIFICATE (OWNERS)

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

STATE OF CALIFORNIA }  
COUNTY OF SAN JOAQUIN }  
ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 BEFORE ME, \_\_\_\_\_ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE \_\_\_\_\_ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO ME THAT HE/SHE/HEY EXECUTED THE SAME AND HAS/HAVE THE AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT  
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT  
WITNESS MY HAND

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

### CITY CLERKS STATEMENT

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HERIN EMBODIED MAP ENTITLED "TRACT 4032, RIVER ISLANDS, STAGE 2B, LARGE LOT FINAL MAP" OF THE CITY OF LATHROP, CALIFORNIA, CONSISTING OF TWENTY-FIVE (25) SHEETS, THIS STATEMENT WAS PRESENTED TO THE CITY COUNCIL, AS PROVIDED BY THE CITY CHARTER, MEETING THEREOF, HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, AND THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. \_\_\_\_\_ DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP, AND AUTHORIZED ITS RECORDEMENT, AND REJECTED THE OFFER OF DEDICATION OF ALL ROADWAYS AS SHOWN ON SAID MAP UNTIL THEIR IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH CHAPTER 16, TITLE 16.16 OF THE CITY OF LATHROP MUNICIPAL CODE  
I FURTHER STATE THAT ALL BONDAS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP, IF APPLICABLE, HAVE BEEN APPROVED BY THE CITY COUNCIL OF LATHROP AND FILED IN MY OFFICE.

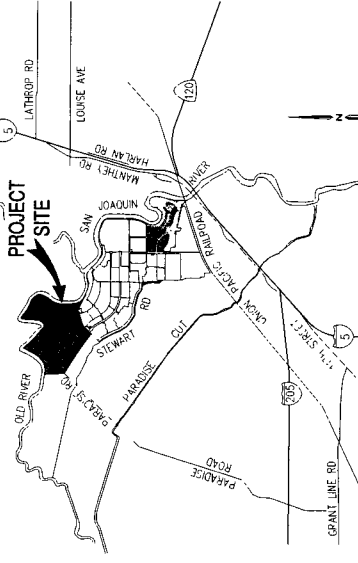
TERESA VARGAS, \_\_\_\_\_  
CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

### ACKNOWLEDGEMENT CERTIFICATE (TRUSTEE)

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

STATE OF CALIFORNIA }  
COUNTY OF SAN JOAQUIN }  
ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 BEFORE ME, \_\_\_\_\_ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE \_\_\_\_\_ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO ME THAT HE/SHE/HEY EXECUTED THE SAME AND HAS/HAVE THE AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT  
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT  
WITNESS MY HAND

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



VICINITY MAP  
NOT TO SCALE

### SECRETARY OF THE PLANNING COMMISSIONS STATEMENT

THIS MAP CONFORMS TO TENTATIVE MAP NO. 3684 APPROVED BY THE PLANNING COMMISSION

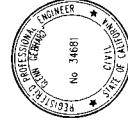
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020

MARK MESSNER, COMMUNITY DEVELOPMENT ASSISTANT DIRECTOR  
CITY OF LATHROP

### CITY ENGINEERS STATEMENT

I, GLENN GERHARDT, HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF LATHROP. THIS MAP ENTITLED "TRACT 4032, RIVER ISLANDS, STAGE 2B, LARGE LOT FINAL MAP" OF THE CITY OF LATHROP, CALIFORNIA, CONSISTING OF TWENTY-FIVE (25) SHEETS, THIS STATEMENT WAS PRESENTED TO THE CITY ENGINEERING BOARD, MEETING THEREOF, HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, AND THAT SAID CITY ENGINEERING BOARD DID THEREUPON BY RESOLUTION NO. \_\_\_\_\_ DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP, AND AUTHORIZED ITS RECORDEMENT, AND REJECTED THE OFFER OF DEDICATION OF ALL ROADWAYS AS SHOWN ON SAID MAP UNTIL THEIR IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH CHAPTER 16, TITLE 16.16 OF THE CITY OF LATHROP MUNICIPAL CODE  
I FURTHER STATE THAT ALL BONDAS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP, IF APPLICABLE, HAVE BEEN APPROVED BY THE CITY COUNCIL OF LATHROP AND FILED IN MY OFFICE.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020



GLENN GERHARDT, P.E. #34681  
CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA

### RECORDERS STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, AT \_\_\_\_\_ M  
IN BOOK \_\_\_\_\_ OF MAPS AND PLATS, AT PAGE \_\_\_\_\_ AT THE REQUEST OF OLD REPUBLIC  
TITLE COMPANY  
FEE \$ \_\_\_\_\_

STEVE BERTS, CLERK  
ASSASSIS-RECORDER COUNTY CLERK  
SAN JOAQUIN COUNTY, CALIFORNIA  
BY \_\_\_\_\_ ASSISTANT/DEPUTY RECORDER

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND 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 \_\_\_\_\_, 2020

OTYLAN CRAWFORD, P.L.S. NO. 7188



**CITY SURVEYOR'S STATEMENT**

I, LAWRENCE GOSSETT, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4032, RIVER ISLANDS, STAGE 2B, LARGE LOT FINAL MAP", CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

LAWRENCE GOSSETT, P.E. 31685



**NOTES**

1. RIGHT TO FARM STATEMENT PER CITY OF LATHROP MUNICIPAL CODE OF ORDINANCES, TITLE 15, CHAPTER 15.48.04. THE CITY OF LATHROP PERMITS AGRICULTURE AND RELATED ACTIVITIES WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICALS AND PESTICIDES. THE CITY OF LATHROP DOES NOT REGULATE THE PURCHASING OR USE OF CHEMICALS OR PESTICIDES. THE CITY OF LATHROP DOES NOT REGULATE THE PURCHASING OR USE OF CHEMICALS OR PESTICIDES LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO INCREASED DISCOMFORT ARISING FROM THE LAWN AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATIONS, CULTIVATION, FLOWING, SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DEPREDAATION, AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, ODOR, ROENTENS AND PESTS. BE AWARE ALSO, THAT THIS PROJECT IS LOCATED IN AN AGRICULTURAL AREA. THE CITY OF LATHROP DOES NOT REGULATE AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, THE CITY OF LATHROP DOES NOT REGULATE THE AGRICULTURAL OPERATIONS OR THE AGRICULTURAL ACTIVE ZONING INCOMPLENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURAL ACTIVE ZONING DISTRICT.
2. A SOILS REPORT ENTITLED "GEO-TECHNICAL EXPLORATION, RIVER ISLANDS PHASE 1, LATHROP, CALIFORNIA", REFERENCED AS PROJECT NO. 5044-S-001.01 AND DATED JULY 29, 2005, HAS BEEN PREPARED FOR THIS PROJECT BY ENGO, INCORPORATED, JOSEF J. TROUBLE, C.E. NO. 2677, AND IS ON FILE WITH THE CITY OF LATHROP.
3. TRACT 4032, RIVER ISLANDS, STAGE 2B, LARGE LOT FINAL MAP, CONTAINS PARCELS 1 THROUGH 19 AND STREET DEDICATION, COORDINATES.
4. BASED ON INFORMATION PROVIDED BY OLD REPUBLIC TITILE COMPANY.
5. DATED MARCH 13, 2020, PROVIDED BY OLD REPUBLIC TITILE COMPANY.
6. THE PURPOSE OF TRACT 4032, RIVER ISLANDS - STAGE 2B, LARGE LOT FINAL MAP IS TO FACILITATE THE ORDERLY DEVELOPMENT OF THE RIVER ISLANDS PROJECT, AND IS SUBJECT TO SUBSEQUENT SUBDIVISION IN ACCORDANCE WITH THE APPROVED VESTING TENTATIVE MAP.

**SIGNATURE OMISSIONS**

PURSUANT TO SECTION 66436 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED

1. RECLAIMED ISLANDS LAND COMPANY, RESERVATION FOR OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, PER DOCUMENT NUMBER 2001-046177, S.J.C.R. 2740, OR 485.
2. PUBLIC UTILITY EASEMENT IN FAVOR OF SACRAMENTO-SAN JOAQUIN DRAINAGE DISTRICT PER 2094 OR 565, 2143 OR 464 AND 2740, OR 485.
3. ROADWAY EASEMENT IN FAVOR OF CITY OF LATHROP PER 408 OR 95, S.J.C.R. 408.
4. GRADE POLE LINE EASEMENT PER 326 OR 293, S.J.C.R. 326.
5. GRADE POLE LINE EASEMENT PER 533 OR 202, S.J.C.R. 533.
6. PUBLIC UTILITY EASEMENT IN FAVOR OF RECLAMATION DISTRICT 2062 PER DOCUMENT NUMBERS 2018-060092, 2018-060093, 2018-060094, 2018-060095, 2018-060096, 2018-060097, 2018-060098, 2018-060099, 2018-060100, 2018-060101, 2018-060102, 2018-060103, 2018-060104, 2018-060105, 2018-060106, 2018-060107, 2018-060108, 2018-060109, 2018-060110, 2018-060111, 2018-060112, AND 13.
7. PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF LATHROP PER TRACT 3908, FILED SEPTEMBER 20, 2018, IN BOOK 43 OF MAPS AND PLATS, AT PAGE 52, S.J.C.R.
8. MAPS AND PLATS, AT PAGE 52, S.J.C.R.

**TRACT 4032  
RIVER ISLANDS - STAGE 2B  
LARGE LOT FINAL MAP**

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 16 OF TRACT 3908 (43 MAP 52), AS SHOWN ON THE RECORD OF SURVEY (RS 142), AS SHOWN ON THE RECORD OF SURVEY (RS 142), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA, APRIL 2020



**REFERENCES**

- (R1) RECORD OF SURVEY FILED AUGUST 4, 2004, IN BOOK 35 OF SURVEYS, PAGE 142, AS CORRECTED BY CERTIFICATE OF CORRECTION RECORDED JULY 15, 2005 AS DOCUMENT NUMBER 2005-17264, S.J.C.R. (35 SURVEYS 142)
- (R2) TRACT 3876, FILED MARCH 31, 2016, IN BOOK 42 OF MAPS AND PLATS, PAGE 56, S.J.C.R. (42 MAP 56)
- (R3) GRANT DEED RECORDED MARCH 30, 2001, AS DOCUMENT NUMBER 2001-046177, S.J.C.R.
- (R4) GRANT DEED RECORDED JANUARY 11, 2016, AS DOCUMENT NUMBER 2016-064077, S.J.C.R.
- (R5) GRANT DEED RECORDED JUNE 3, 2016, AS DOCUMENT NUMBER 2016-063962, S.J.C.R.
- (R6) GRANT DEED RECORDED JUNE 3, 2016, AS DOCUMENT NUMBER 2016-064006, S.J.C.R.
- (R7) GRANT DEED RECORDED JUNE 6, 2005, AS DOCUMENT NUMBER 2005-134736, S.J.C.R.
- (R8) TRACT 3828, FILED SEPTEMBER 1, 2016, IN BOOK 42 OF MAPS AND PLATS, PAGE 67, S.J.C.R. (42 MAP 67)
- (R9) TRACT 3828, FILED AUGUST 24, 2016, IN BOOK 42 OF MAPS AND PLATS, PAGE 65, AS CORRECTED BY CERTIFICATE OF CORRECTION RECORDED AUGUST 31, 2016, AS DOCUMENT NUMBER 2016-102979, S.J.C.R. (42 MAP 65)
- (R10) TRACT 3832, FILED AUGUST 24, 2016, IN BOOK 42 OF MAPS AND PLATS, PAGE 72, S.J.C.R. (42 MAP 72)
- (R11) UNFILED MAP ENTITLED "CALIFORNIA IRRIGATED FARMS, UNIT NO. 3 PESCADERO COLONY BEING RECLAMATION DISTRICT NO. 2062, SURVEYED APRIL AND MAY 1929 BY OHM AND RAAB, DATED NOVEMBER 7, 1929, FILED IN THE OFFICE OF THE SAN JOAQUIN COUNTY SURVEYOR
- (R12) PARCEL MAP 06-03-PM, FILED OCTOBER 23, 2008, IN BOOK 24 OF PARCEL MAPS, PAGE 51, S.J.C.R. (24 PM 51)
- (R13) TRACT 3838, FILED MARCH 15, 2017, IN BOOK 42 OF MAPS AND PLATS, PAGE 84, S.J.C.R. (42 MAP 84)
- (R14) TRACT 3893, FILED JUNE 1, 2017, IN BOOK 42 OF MAPS AND PLATS, PAGE 86, S.J.C.R. (42 MAP 86)
- (R15) TRACT 3893, FILED JUNE 20, 2017, IN BOOK 42 OF MAPS AND PLATS, PAGE 89, S.J.C.R. (42 MAP 89)
- (R16) TRACT 3838, FILED NOVEMBER 30, 2017, IN BOOK 43 OF MAPS AND PLATS, PAGE 12, S.J.C.R. (43 MAP 12)
- (R17) TRACT 3875, FILED SEPTEMBER 22, 2017, IN BOOK 43 OF MAPS AND PLATS, PAGE 100, S.J.C.R. (43 MAP 100)
- (R18) TRACT 3831, FILED JANUARY 23, 2018, IN BOOK 43 OF MAPS AND PLATS, PAGE 16, S.J.C.R. (43 MAP 16)
- (R19) TRACT 3912, FILED FEBRUARY 7, 2018, IN BOOK 43 OF MAPS AND PLATS, PAGE 19, S.J.C.R. (43 MAP 19)
- (R20) GRANT DEED RECORDED JUNE 3, 2016, AS DOCUMENT NUMBER 2016-063963, S.J.C.R.
- (R21)

# TRACT 4032 RIVER ISLANDS - STAGE 2B LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, BEING  
A SUBDIVISION OF PARCEL 16 OF TRACT 3888 (43 MAP 52),  
AND TRACTS 8, 9, 10, 11, 40, 41 AND A PORTION OF TRACTS 7, 12 AND 13  
AS SHOWN ON THE RECORD OF SURVEY (OS RS 142),  
CITY OF LATHROP, SHERMAN COUNTY, CALIFORNIA  
APRIL 2020

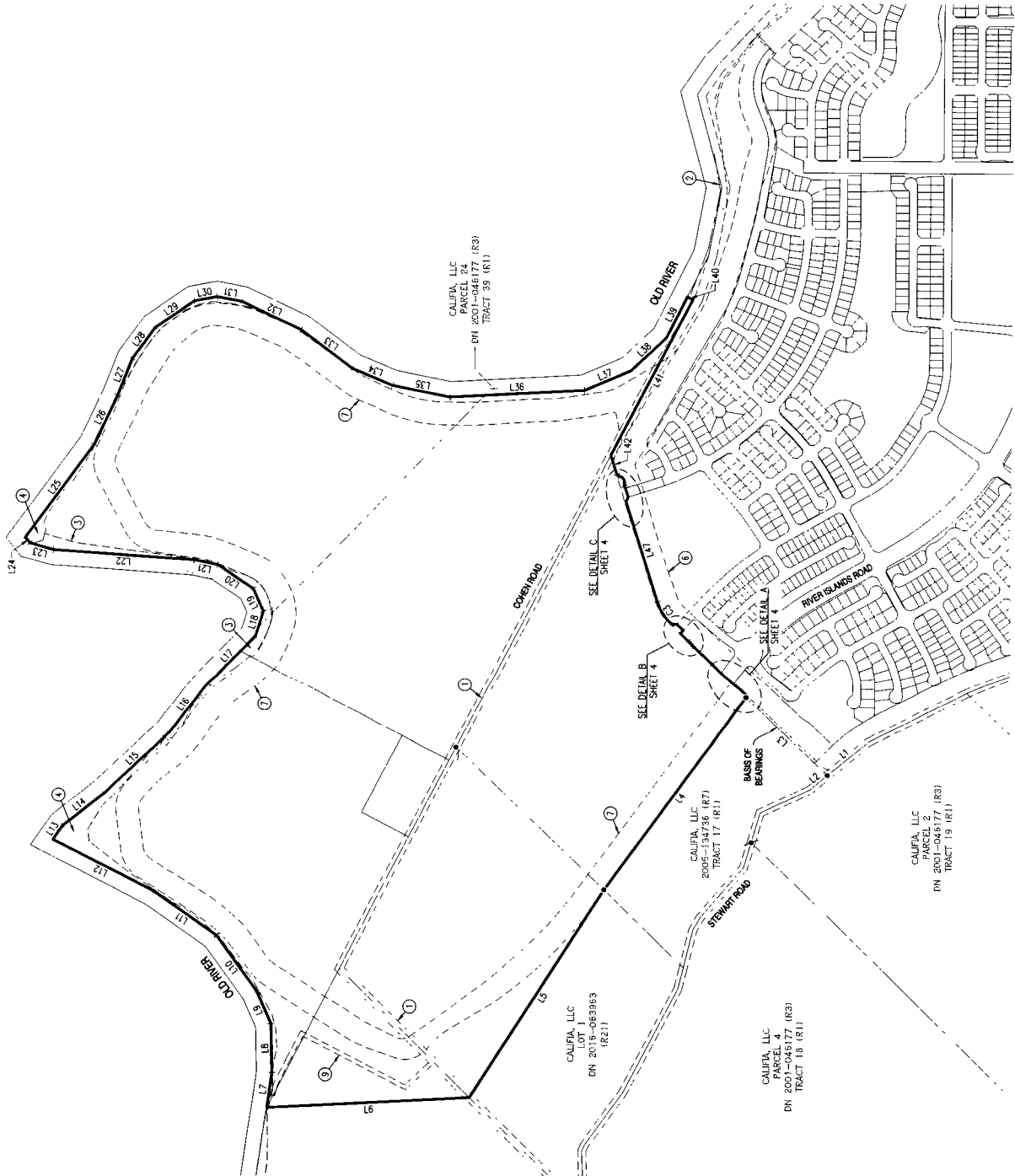


## LEGEND

- FOUND MONUMENT STAMPED "PLS 7788" PER (R3)
- ⊗ FOUND MONUMENT STAMPED "PLS 7788" PER (R5)
- ⊗ MONUMENT TO BE SET PER (R1)
- ⊗ MONUMENT TO BE SET PER (R9)
- ⊗ MONUMENT TO BE SET PER (R3)
- BOUNDARY
- LOT LINE OR RIGHT-OF-WAY LINE
- EASEMENT LINE
- MONUMENT LINE
- CENTERLINE
- 200.00' (R1)
- (R1) MEASURED AND RECORD DATA PER REFERENCE (R1)
- (M-4) MONUMENT TO MONUMENT
- (R) RADIAL BEARING
- (1) TOTAL
- (B) BOUNDARY
- CL CENTERLINE
- CL INTX-CL INTX CENTERLINE INTERSECTION TO CENTERLINE INTERSECTION
- M-CL INTX MONUMENT TO CENTERLINE INTERSECTION
- DN DOCUMENT NUMBER
- 100 IRREVOCABLE OFFER OF DEDICATION
- P.A.E PUBLIC ACCESS EASEMENT
- P.U.E PUBLIC UTILITY EASEMENT
- ① EASEMENT REFERENCE NUMBER

## NOTES

- 1 SEE SHEET 2 FOR ADDITIONAL NOTES, AND FOR THE LINE TABLE AND CURVE TABLE OF COURSES SHOWN ON THIS SHEET ONLY.
- 2 SEE SHEET 4 FOR REFERENCES.



**TRACT 4032**  
**RIVER ISLANDS - STAGE 2B**  
**LARGE LOT FINAL MAP**

A PORTION OF RANCHO EL PESQUERO, BEING A SUBDIVISION OF PARCEL 16 OF TRACT 3908 (43 MAP 52), AND TRACTS 8, 9, 10, 11, 40, 41 AND A PORTION OF TRACTS 7, 12 AND 13 AS SHOWN ON THE RECORD OF SURVEY (05 RS 142), SAN JOAQUIN COUNTY, CALIFORNIA, APRIL 2020

**BASES OF BEARINGS**

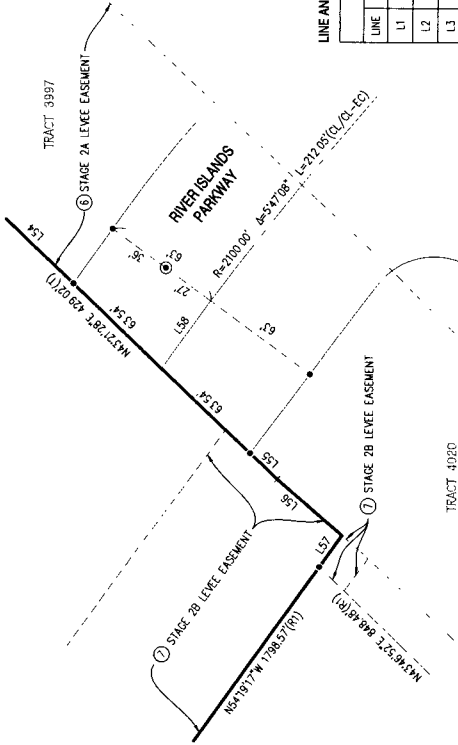
- ① ROADWAY EASEMENT (COHEN ROAD) IN FAVOR OF SAN JOAQUIN COUNTY PER BOOK 408, OFFICIAL RECORDS, PAGE 95, S.J.C.R.
- ② PACIFIC GAS & ELECTRIC COMPANY EASEMENT PER BOOK 533, OFFICIAL RECORDS, PAGE 203, S.J.C.R.
- ③ SACRAMENTO AND SAN JOAQUIN DRAINAGE DISTRICT EASEMENT PER BOOK 2143, OFFICIAL RECORDS, PAGE 464, S.J.C.R.
- ④ SACRAMENTO AND SAN JOAQUIN DRAINAGE DISTRICT EASEMENT PER BOOK 2720, OFFICIAL RECORDS, PAGE 483, S.J.C.R.
- ⑤ LEVEE EASEMENT IN FAVOR OF SACRAMENTO & SAN JOAQUIN DRAINAGE DISTRICT PER 2094 OFFICIAL RECORDS 565, S.J.C.R. (EXACT LOCATION NOT DEFINED OF RECORD)
- ⑥ STAGE 2A LEVEE EASEMENT IN FAVOR OF ISLAND RECLAMATION DISTRICT 2082 PER DN 2018-060092, S.J.C.R.
- ⑦ STAGE 2B LEVEE EASEMENT IN FAVOR OF ISLAND RECLAMATION DISTRICT 2082 PER DN 2018-060095, S.J.C.R.
- ⑧ COVENANTS AND CONDITIONS AS DISCLOSED PER DN 2001-046177, S.J.C.R.
- ⑨ PACIFIC GAS & ELECTRIC COMPANY EASEMENT PER DN 2017-101819, S.J.C.R.

**EASEMENTS**

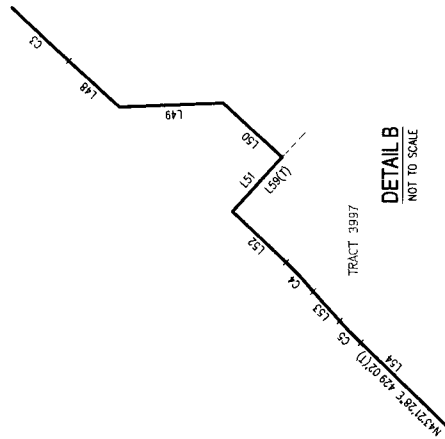
- ① ROADWAY EASEMENT (COHEN ROAD) IN FAVOR OF SAN JOAQUIN COUNTY PER BOOK 408, OFFICIAL RECORDS, PAGE 95, S.J.C.R.
- ② PACIFIC GAS & ELECTRIC COMPANY EASEMENT PER BOOK 533, OFFICIAL RECORDS, PAGE 203, S.J.C.R.
- ③ SACRAMENTO AND SAN JOAQUIN DRAINAGE DISTRICT EASEMENT PER BOOK 2143, OFFICIAL RECORDS, PAGE 464, S.J.C.R.
- ④ SACRAMENTO AND SAN JOAQUIN DRAINAGE DISTRICT EASEMENT PER BOOK 2720, OFFICIAL RECORDS, PAGE 483, S.J.C.R.
- ⑤ LEVEE EASEMENT IN FAVOR OF SACRAMENTO & SAN JOAQUIN DRAINAGE DISTRICT PER 2094 OFFICIAL RECORDS 565, S.J.C.R. (EXACT LOCATION NOT DEFINED OF RECORD)
- ⑥ STAGE 2A LEVEE EASEMENT IN FAVOR OF ISLAND RECLAMATION DISTRICT 2082 PER DN 2018-060092, S.J.C.R.
- ⑦ STAGE 2B LEVEE EASEMENT IN FAVOR OF ISLAND RECLAMATION DISTRICT 2082 PER DN 2018-060095, S.J.C.R.
- ⑧ COVENANTS AND CONDITIONS AS DISCLOSED PER DN 2001-046177, S.J.C.R.
- ⑨ PACIFIC GAS & ELECTRIC COMPANY EASEMENT PER DN 2017-101819, S.J.C.R.

**ODDELL**  
**ENGINEERING**

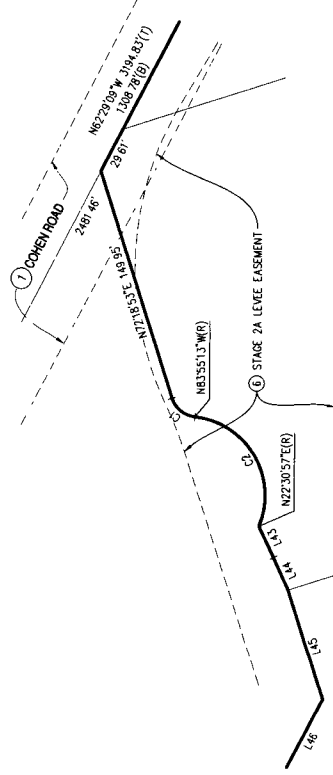
APRIL 2020



**DETAIL A**  
 NOT TO SCALE



**DETAIL B**  
 NOT TO SCALE



**DETAIL C**  
 NOT TO SCALE

**LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 3 THROUGH 5 ONLY**

LINE TABLE			LINE TABLE			CURVE TABLE			
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	CURVE	RADIUS	DELTA	LENGTH
L1	N39°51'02"W	331.64'	L33	N36°20'51"E	481.17'	C1	17.00	6614.06°	19.65'
L2	N39°51'02"W	169.70'	L34	N22°20'51"E	328.01'	C2	50.00	106°26'10"	92.88'
L3	N43°46'52"E	848.48'	L35	N11°06'51"E	439.05'	C3	369.00	29°56'01"	192.78'
L4	N54°19'17"W	1798.57'	L36	N31°108"W	1012.45'	C4	230.00	4°02'41"	16.24'
L5	N57°02'24"W	1834.67'	L37	N23°11'09"W	374.33'	C5	270.00	4°02'41"	19.06'
L6	N307°38"W	1525.52'	L38	N43°11'09"W	364.33'				
L7	N81°49'09"W	261.07'	L39	N63°11'09"W	340.22'				
L8	N88°30'51"E	361.33'	L40	N27°30'51"E	46.89'				
L9	N85°30'51"E	262.39'	L41	N62°29'09"W	1308.78'				
L10	N53°30'51"E	511.08'	L42	N72°16'53"E	149.95'				
L11	N44°30'51"E	569.50'	L43	N64°33'00"E	5.44'				
L12	N27°00'51"E	857.30'	L44	N65°33'04"E	17.63'				
L13	N55°29'09"W	128.44'	L45	N72°16'53"E	70.00'				
L14	N38°29'09"W	395.84'	L46	N62°41'07"W	35.36'				
L15	N43°29'09"W	665.03'	L47	N72°16'53"E	788.16'				
L16	N52°29'09"W	472.77'	L48	N42°22'52"E	9.65'				
L17	N45°29'09"W	507.38'	L49	N23°11'09"W	35.36'				
L18	N72°29'09"W	195.07'	L50	N42°22'52"E	66.00'				
L19	N65°30'51"E	186.97'	L51	N47°37'08"W	33.27'				
L20	N33°30'51"E	319.41'	L52	N43°21'28"E	82.37'				
L21	N11°30'51"E	180.56'	L53	N47°24'09"E	24.88'				
L22	N35°05'1"E	1081.97'	L54	N43°21'28"E	288.37'				
L23	N15°30'51"E	183.36'	L55	N43°21'28"E	19.57'				
L24	N50°30'51"E	56.12'	L56	N40°39'30"E	117.83'				
L25	N53°29'09"W	862.90'	L57	N54°38'13"W	14.93'				
L26	N62°29'09"W	405.44'	L58	N54°05'19"W	43.17'				
L27	N62°29'09"W	296.20'	L59	N47°37'08"W	136.55'				
L28	N53°29'09"W	288.10'							
L29	N34°29'09"W	354.92'							
L30	N10°30'09"W	174.16'							
L31	N10°30'51"E	187.57'							
L32	N25°10'51"E	491.07'							



# TRACT 4032 RIVER ISLANDS - STAGE 2B LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADEIRO, BEING  
A SUBDIVISION OF PARCEL 16 OF TRACT 3808 (43 MAP 52),  
AND TRACTS 8, 9, 10, 11, 40, 41 AND A PORTION OF TRACTS 7, 12 AND 13  
AS SHOWN ON THE RECORD OF SURVEY (35 RS 142),  
CITY OF LATHROP, SHERMAN COUNTY, CALIFORNIA  
APRIL 2020

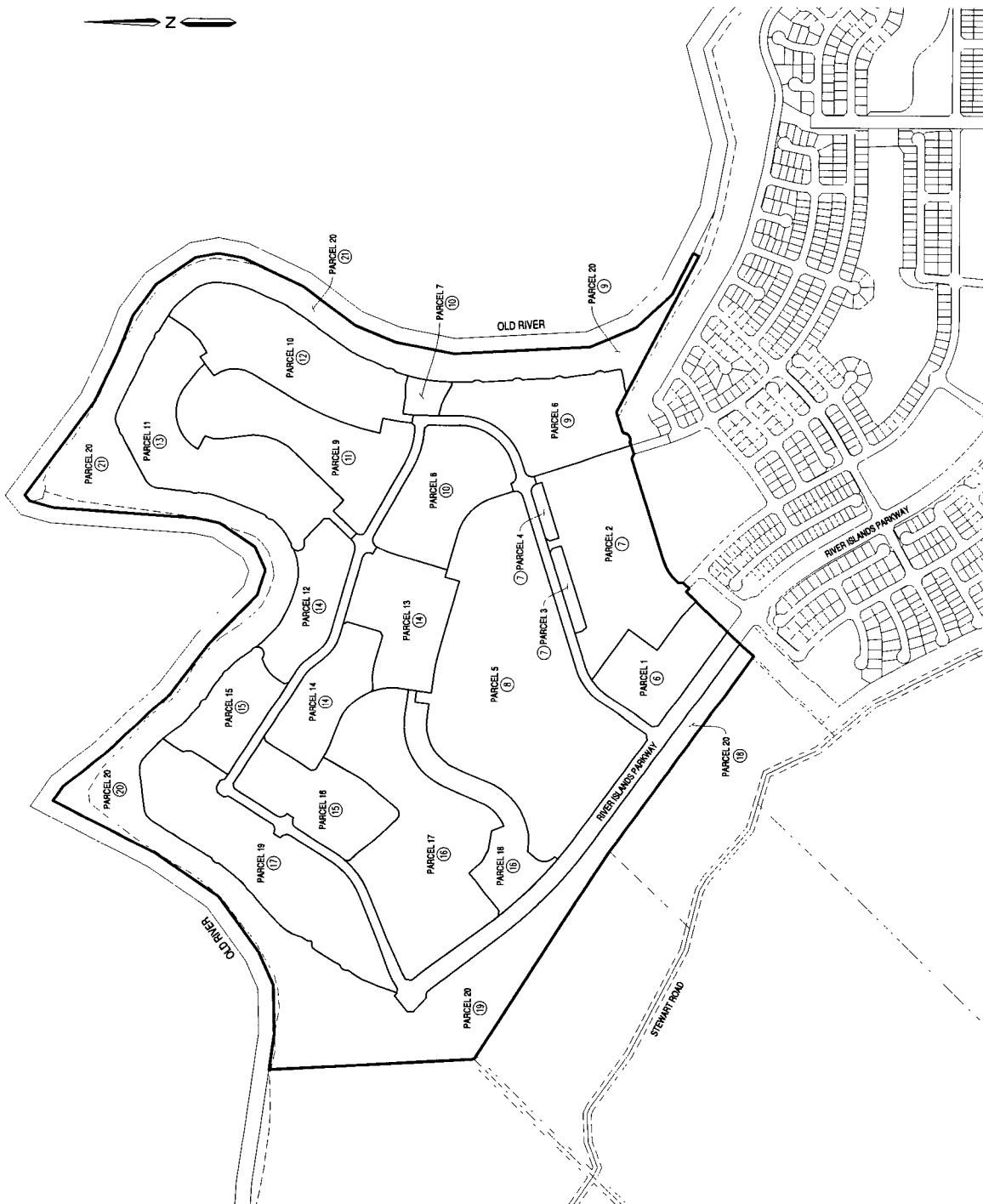
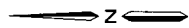


0 750' 500' 1000'  
SCALE 1" = 500'

## SHEET INDEX

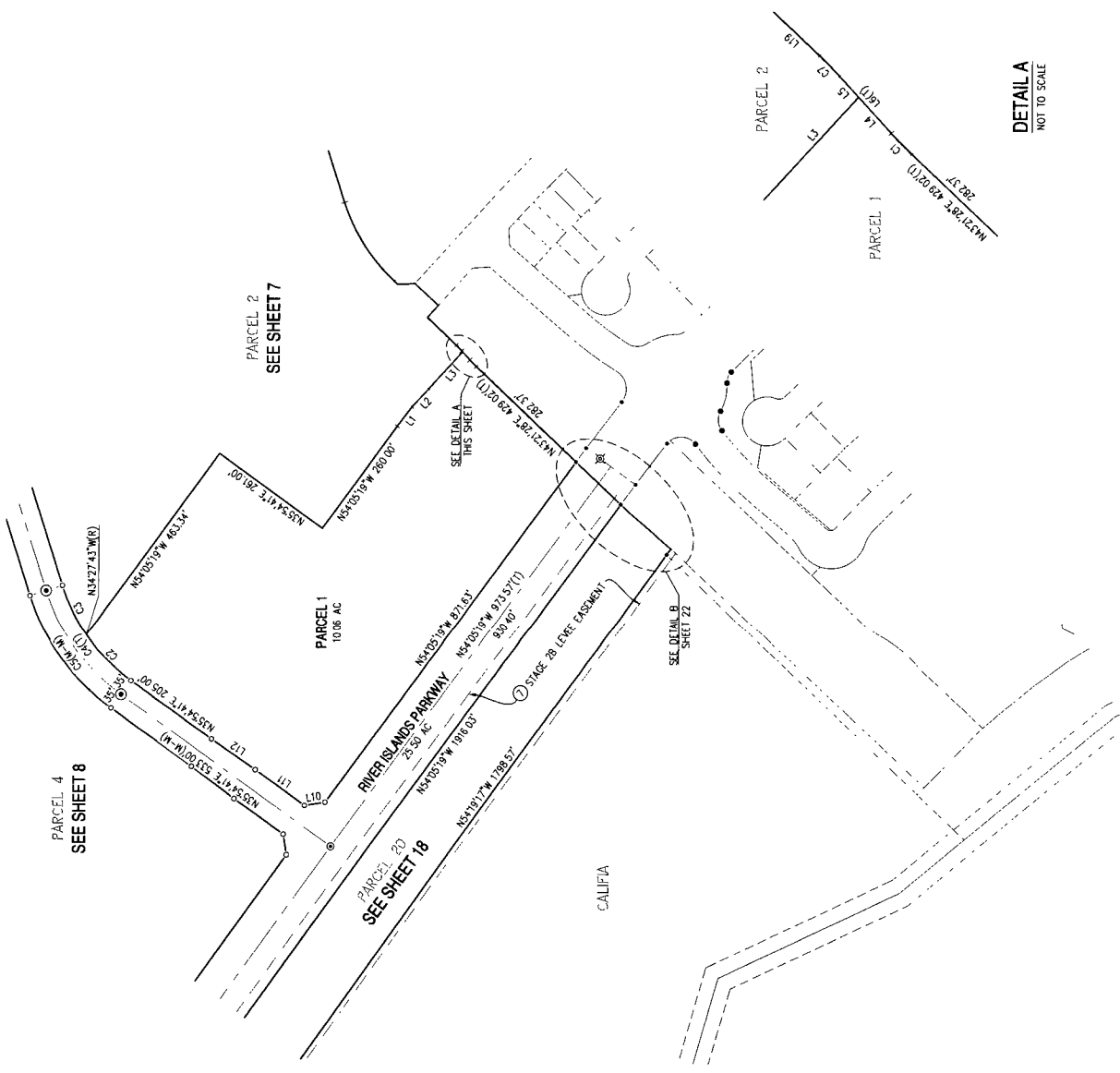
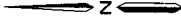
### LEGEND

- BOUNDARY
- LOT LINE
- EXISTING ROADWAY EASEMENT
- SHEET NUMBER



# TRACT 4032 RIVER ISLANDS - STAGE 2B LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, BEING  
A SUBDIVISION OF PARCEL 16 OF TRACT 3808 (43 MAP 52),  
AND TRACTS 8, 9, 10, 11, 40, 41 AND A PORTION OF TRACTS 7, 12 AND 13  
AS SHOWN ON THE RECORD SURVEY (25 PLS 142),  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA  
APRIL 2020



## LEGEND

- SET 5/8" REBAR WITH CAP STAMPED "PLS 7788"
- △ SET 2-1/2" BRASS DISK STAMPED "PLS 7788"
- FOUND 5/8" REBAR WITH CAP STAMPED "PLS 7788" PER (R2), UNLESS OTHERWISE NOTED
- ✕ 3/4" IRON PIPE TO BE SET PER (R9)
- ⊗ MONUMENT TO BE SET, STAMPED "PLS 7788" PER (R9)
- ⊙ MONUMENT TO BE SET PER (R17), UNLESS OTHERWISE NOTED
- ⊕ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- ⊖ FOUND MONUMENT PER (R1) AS NOTED
- 200.00' (R1) MEASURED AND RECORD DATA PER REFERENCE (R1)
- (R1) DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 2
- (M-M) MONUMENT TO MONUMENT
- (R) RADIAL BEARING
- (R7) REFERENCE NUMBER
- (T) TOTAL
- (B) BOUNDARY
- CL CENTER LINE
- DN DOCUMENT NUMBER
- MON MONUMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- ① EASEMENT REFERENCE NUMBER - SEE SHEET 3 FOR REFERENCE LIST

- LOT LINE
- BOUNDARY
- - - EASEMENT LINE
- - - CENTERLINE
- - - MONUMENT LINE
- ① 1 1/2" BRASS DISK STAMPED "PLS 7788" ON 1 FOOT OFFSET PER (R17)
- ② 3/4" IRON PIPE WITH CAP "PLS 7788" PER (R17)
- ③ 5/8" REBAR WITH CAP "PLS 7788" PER (R17)

## NOTES

- 1 SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES.
- 2 SEE SHEET 3 FOR EXISTING EASEMENTS, EASEMENT REFERENCE LIST AND BASIS OF BEARINGS.
- 3 SEE SHEETS 24 AND 25 FOR LINE AND CURVE TABLES.

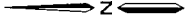
**DETAIL A**  
NOT TO SCALE

**TRACT 4032**  
**RIVER ISLANDS - STAGE 2B**  
**LARGE LOT FINAL MAP**

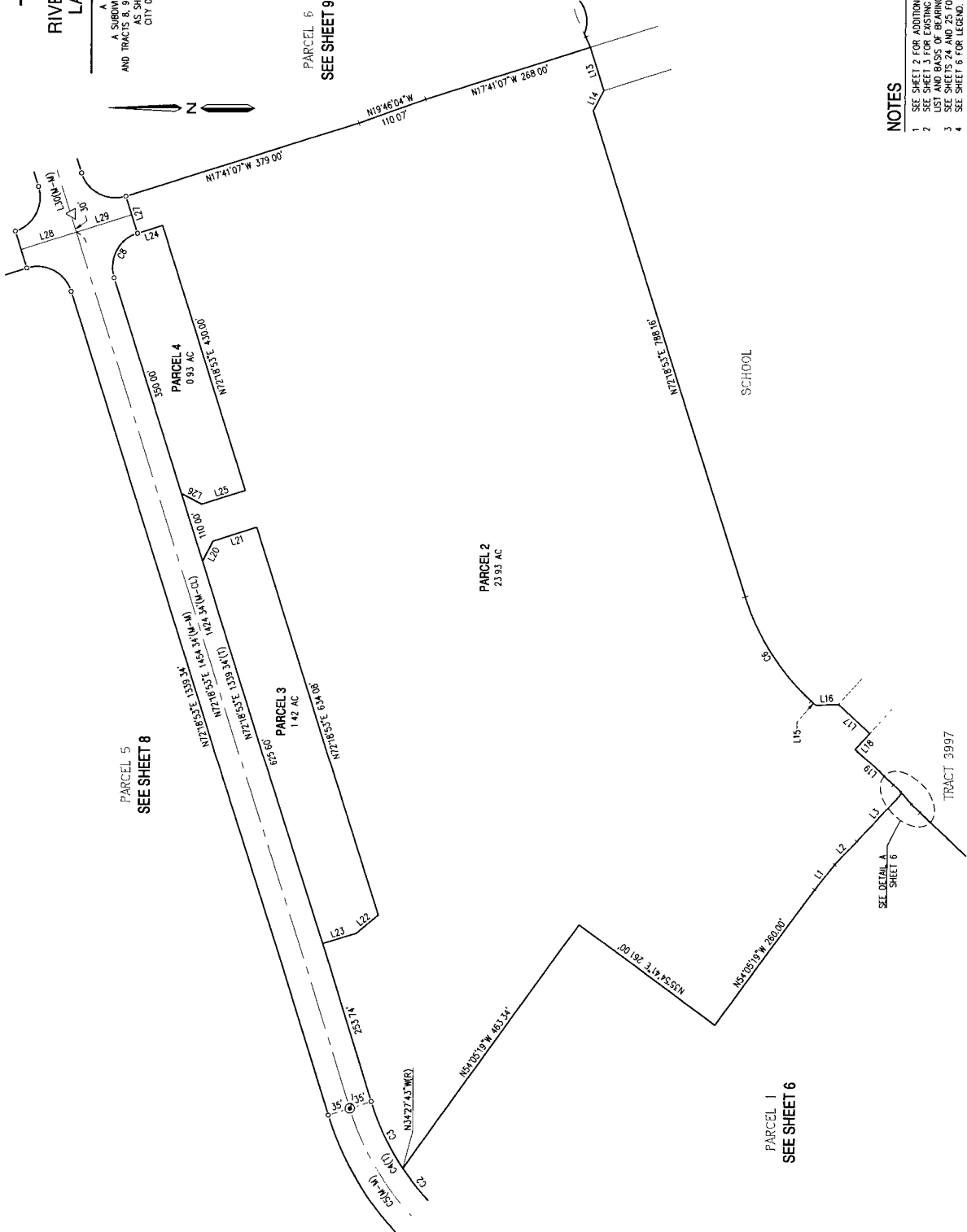
A PORTION OF RANCHO EL PESCADERO, BEING  
 A SUBDIVISION OF PARCEL 16 OF TRACT 3008 (43 MAP 52),  
 AND TRACTS 8, 9, 10, 11, 40, 41 AND A PORTION OF TRACTS 7, 12 AND 13  
 AS SHOWN ON THE RECORD OF SURVEY (OS RS 142),  
 CITY OF LAHOP, SAN JOAQUIN COUNTY, CALIFORNIA  
 APRIL 2020



0 50' 100' 200'  
 SCALE 1" = 100'



PARCEL 6  
 SEE SHEET 9

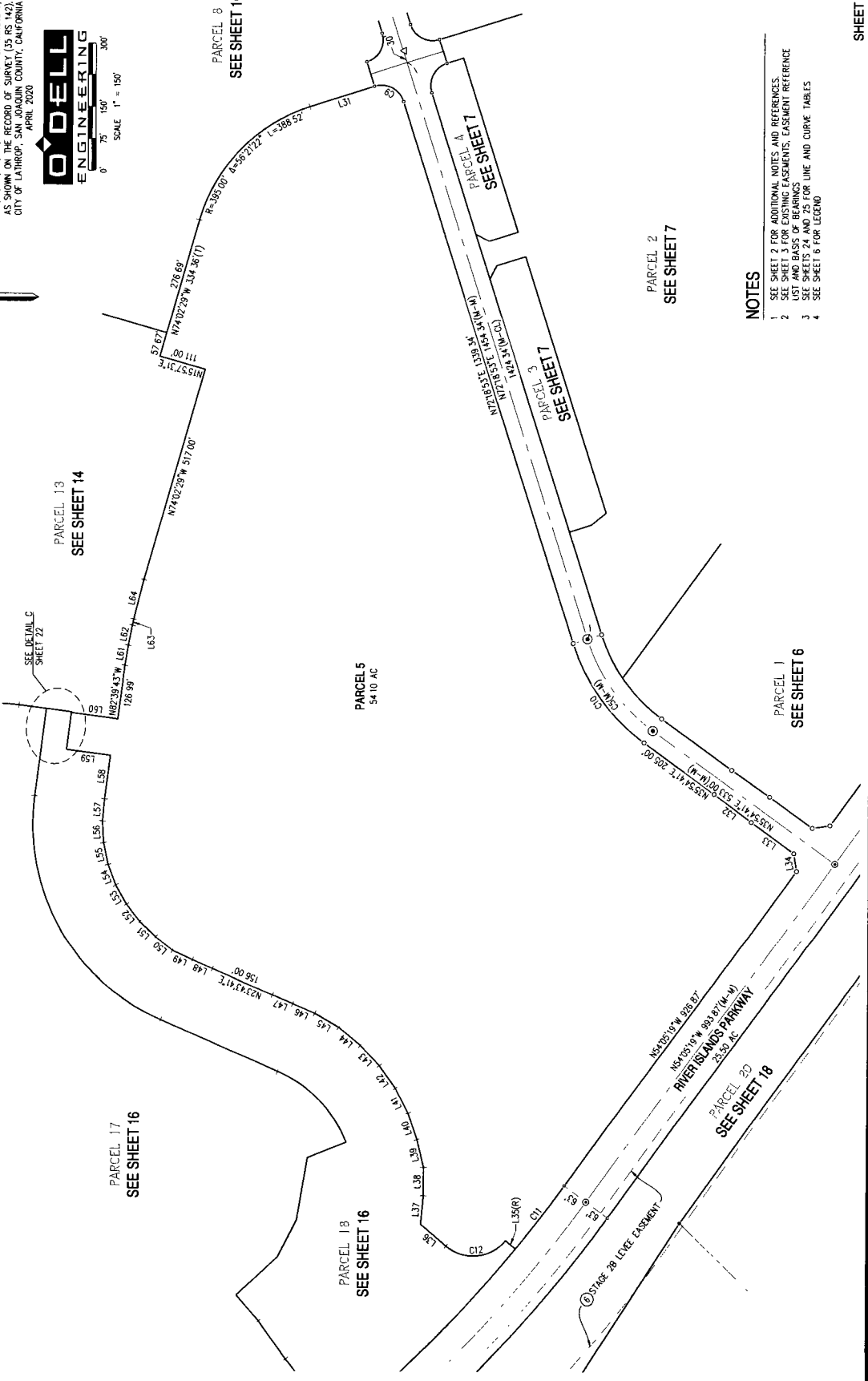


**NOTES**

1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES.
2. SEE SHEET 3 FOR EXISTING EASEMENTS, EASEMENT REFERENCE LIST AND BASIS OF BEARINGS.
3. SEE SHEETS 24 AND 25 FOR LINE AND CURVE TABLES.
4. SEE SHEET 6 FOR LEGEND.

# TRACT 4032 RIVER ISLANDS - STAGE 2B LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 16 OF TRACT 3908 (43 MAP 52), AND TRACT 17, BEING A PORTION OF PARCELS 7, 12 AND 13 AS SHOWN ON THE RECORD OF SURVEY (RS) MAP 5474, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA, APRIL 2020.



PARCEL 13  
SEE SHEET 14

SEE DETAIL C  
SHEET 22

PARCEL 17  
SEE SHEET 16

PARCEL 18  
SEE SHEET 16

PARCEL 5  
54.10 AC

PARCEL 8  
SEE SHEET 10

PARCEL 3  
SEE SHEET 7

PARCEL 4  
SEE SHEET 7

PARCEL 2  
SEE SHEET 7

PARCEL 1  
SEE SHEET 6

PARCEL 20  
SEE SHEET 18

### NOTES

- 1 SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES
- 2 SEE SHEET 3 FOR EXISTING EASEMENTS, EASEMENT REFERENCE LIST AND BASIS OF BEARINGS
- 3 SEE SHEETS 24 AND 25 FOR LINE AND CURVE TABLES
- 4 SEE SHEET 6 FOR LEGEND

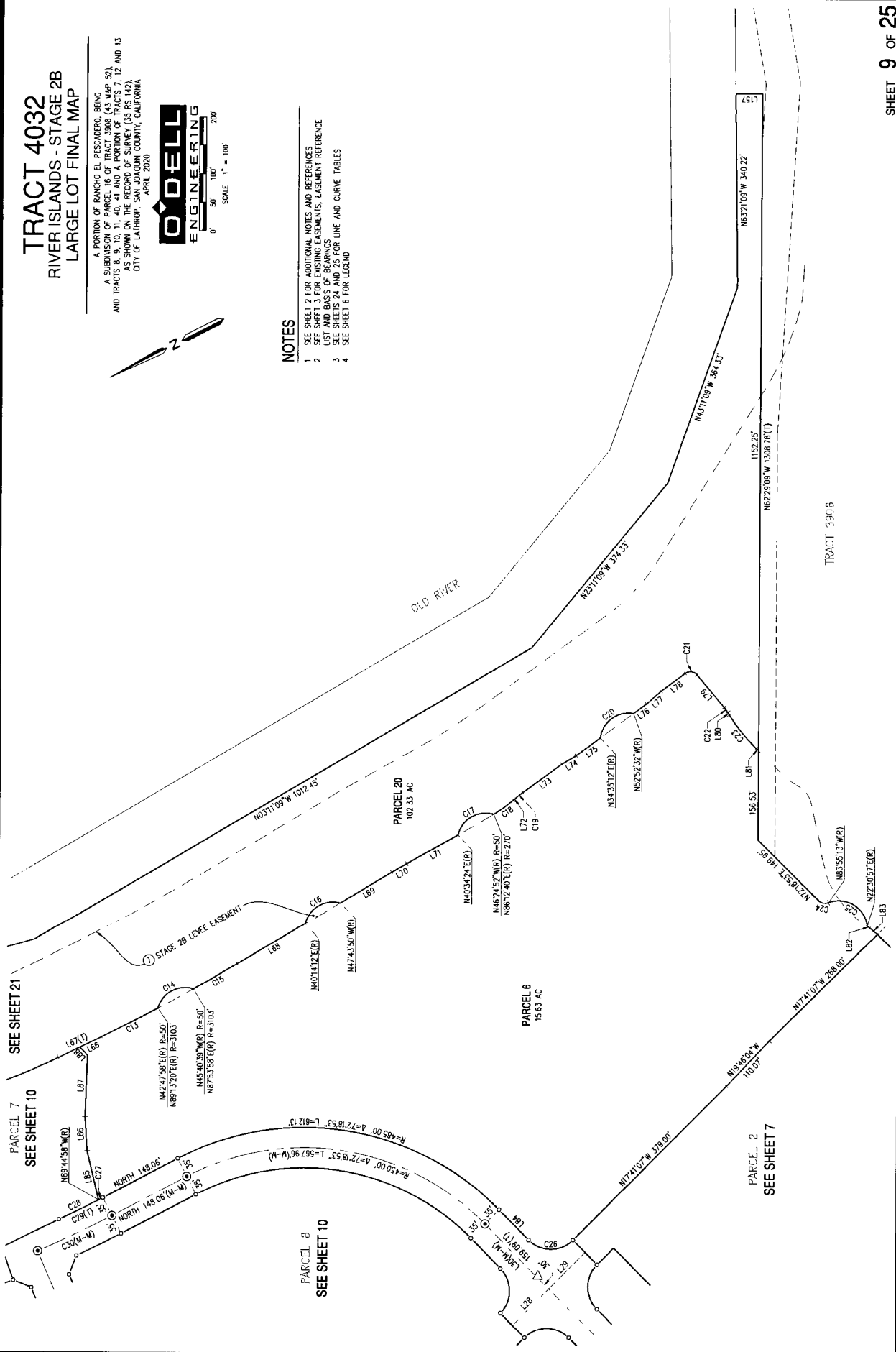
# TRACT 4032 RIVER ISLANDS - STAGE 2B LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 16 OF TRACT 3908 (43 MAP 52), AND TRACTS 8, 9, 10, 11, 40, 41 AND A PORTION OF TRACTS 7, 12 AND 13 OF THE RIVER ISLANDS SUBDIVISION, COUNTY OF SAN DIEGO, CITY OF LATHROP, SAN DIEGO COUNTY, CALIFORNIA, APRIL 2020



## NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES
2. SEE SHEET 3 FOR EXISTING EASEMENTS, EASEMENT REFERENCE LIST AND BASIS OF BEARINGS
3. SEE SHEETS 24 AND 25 FOR LINE AND CURVE TABLES
4. SEE SHEET 6 FOR LEGEND



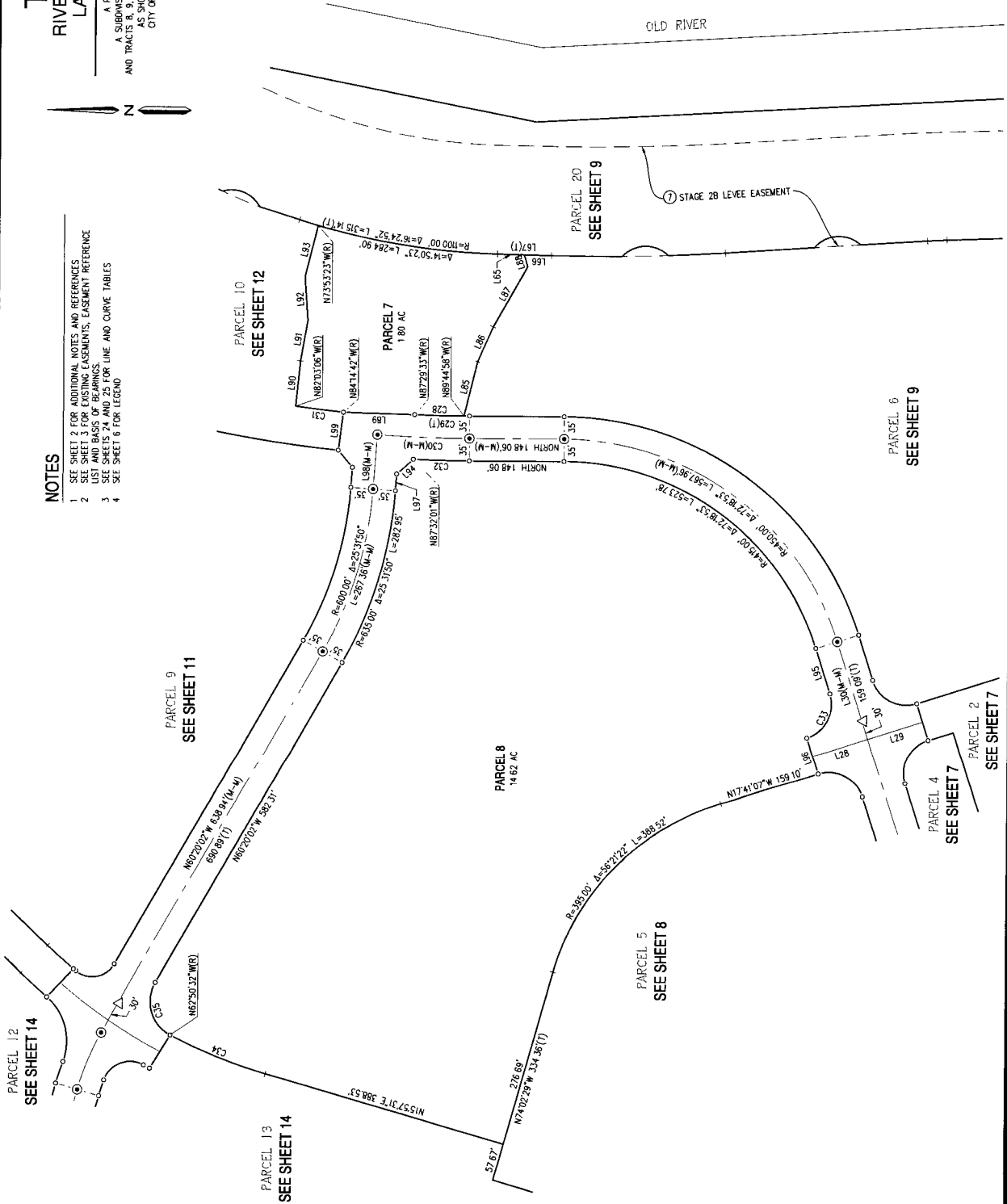
# TRACT 4032 RIVER ISLANDS - STAGE 2B LARGE LOT FINAL MAP

A PORTION OF RANCHO EL RESCADERO, BEING  
A SUBDIVISION OF PARCEL 16 OF TRACT 3908 (43 MAP 52),  
AND TRACTS 8, 9, 10, 11, 40, 41 AND A PORTION OF TRACTS 7, 12 AND 13  
OF THE RIVER ISLANDS SURVEY (CS 142),  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA  
APRIL 2022



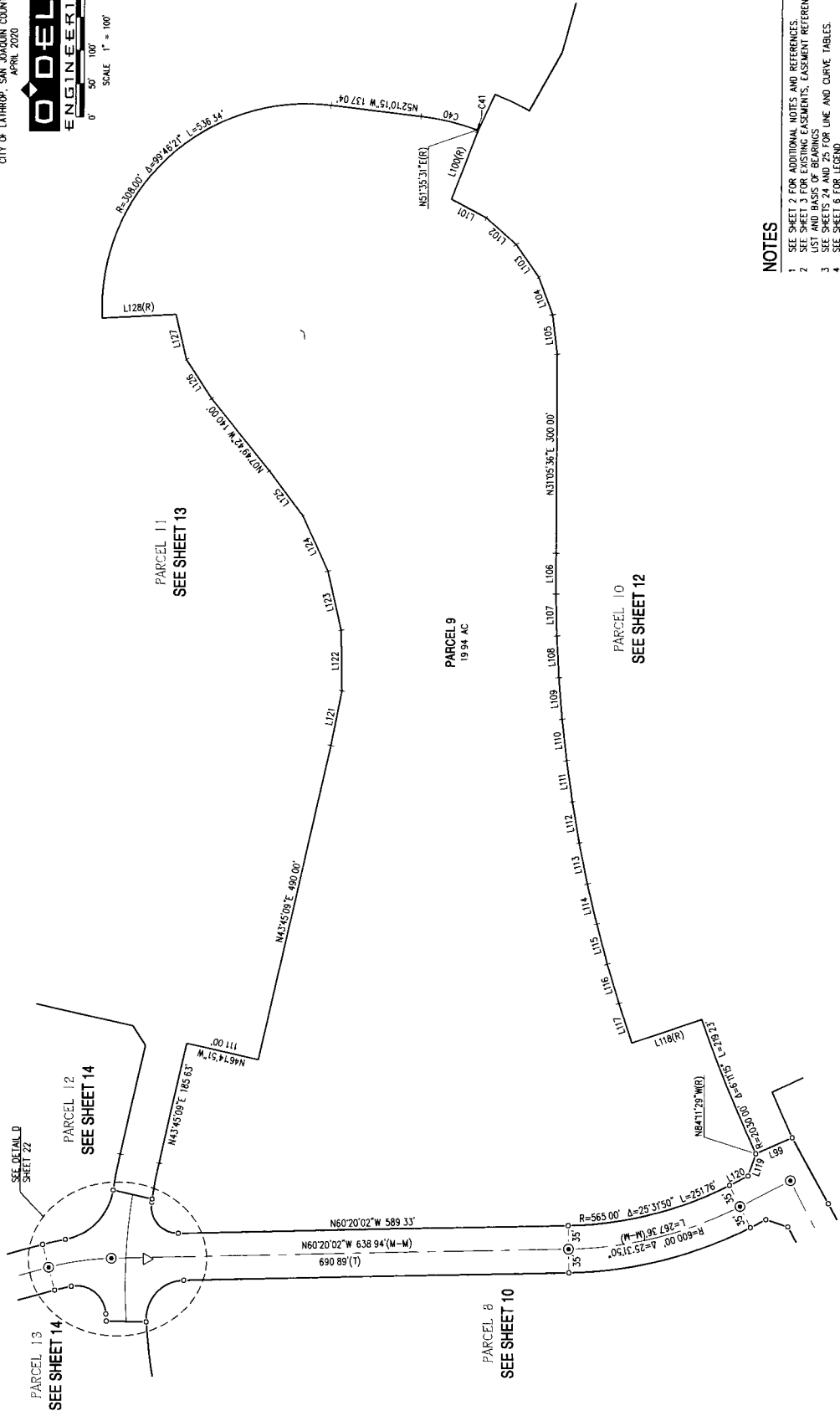
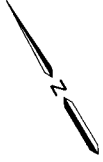
## NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES
2. SEE SHEET 3 FOR EXISTING EASEMENTS, EASEMENT REFERENCE LIST AND BASIS OF BEARINGS
3. SEE SHEETS 24 AND 25 FOR LINE AND CURVE TABLES
4. SEE SHEET 6 FOR LEGEND



# TRACT 4032 RIVER ISLANDS - STAGE 2B LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, BEING  
A SUBDIVISION OF PARCEL 16 OF TRACT 3908 (43 MAP 52),  
AND TRACTS 8, 9, 10, 11, 40, 41 AND A PORTION OF TRACTS 7, 12 AND 13  
OF THE RIVER ISLANDS, COUNTY OF SAN DIEGO, CALIFORNIA,  
CITY OF LATHROP, SAN DIEGO COUNTY, CALIFORNIA  
APRIL 2020



## NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES.
2. SEE SHEET 3 FOR EXISTING EASEMENTS, EASEMENT REFERENCE LIST AND BASIS OF BEARINGS.
3. SEE SHEETS 24 AND 25 FOR LINE AND CURVE TABLES.
4. SEE SHEET 16 FOR LEGEND.

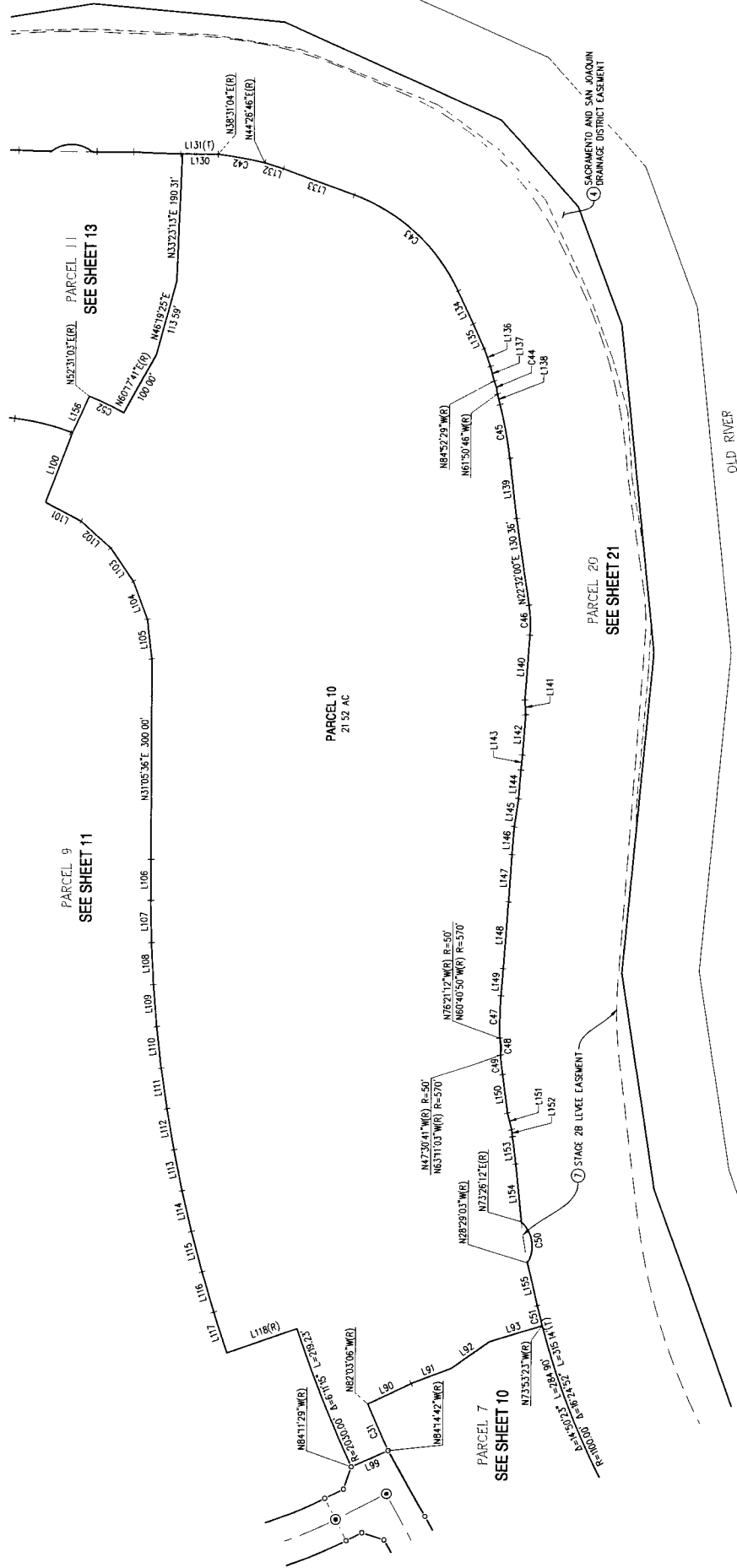
# TRACT 4032 RIVER ISLANDS - STAGE 2B LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 16 OF TRACT 3908 (43 MAP 52), AND TRACTS 8, 9, 10, 11, 40, 41 AND A PORTION OF TRACTS 7, 12 AND 13 OF THE CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA, APRIL 2020



## NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES
2. SEE SHEET 3 FOR EXISTING EASEMENTS, EASEMENT REFERENCE
3. LIST AND BASIS OF BEARINGS
4. SEE SHEETS 24 AND 25 FOR LINE AND CURVE TABLES
5. SEE SHEET 16 FOR LEGEND



OLD RIVER



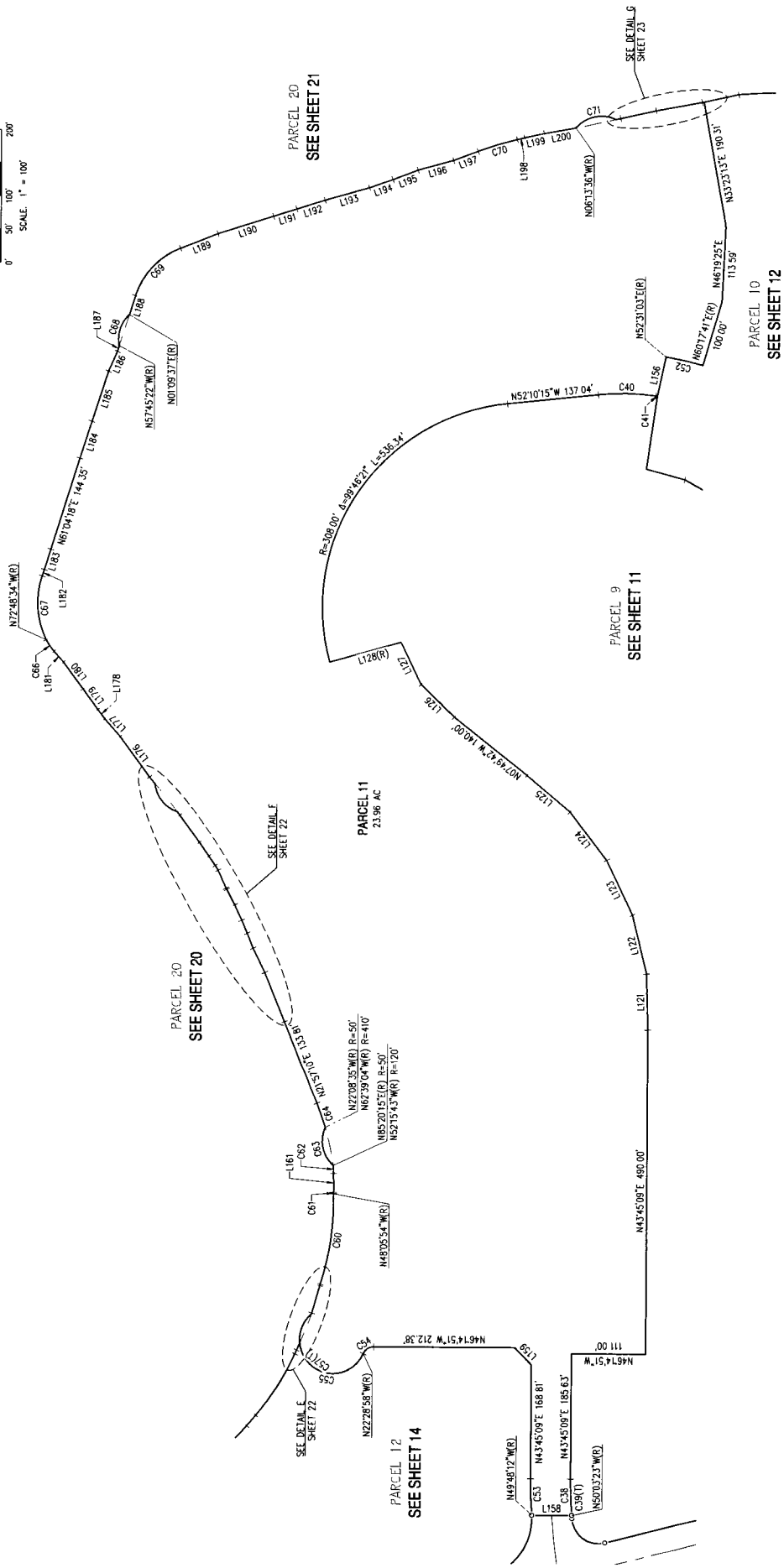
# TRACT 4032 RIVER ISLANDS - STAGE 2B LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, BEING  
A SUBDIVISION OF PARCEL 16 OF TRACT 3908 (43 MAP 52),  
AND TRACTS 6, 9, 10, 11, 40, 41 AND A PORTION OF TRACTS 7, 12 AND 13  
OF THE RANCHO EL PESCADERO, BEING A PORTION OF TRACT 13  
CITY OF LATROOP, SAN JOAQUIN COUNTY, CALIFORNIA  
APRIL 2020



## NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES
2. SEE SHEET 3 FOR EXISTING EASEMENTS, EASEMENT REFERENCE LIST AND BASIS OF BEARINGS
3. SEE SHEETS 24 AND 25 FOR LINE AND CURVE TABLES
4. SEE SHEET 6 FOR LEGEND

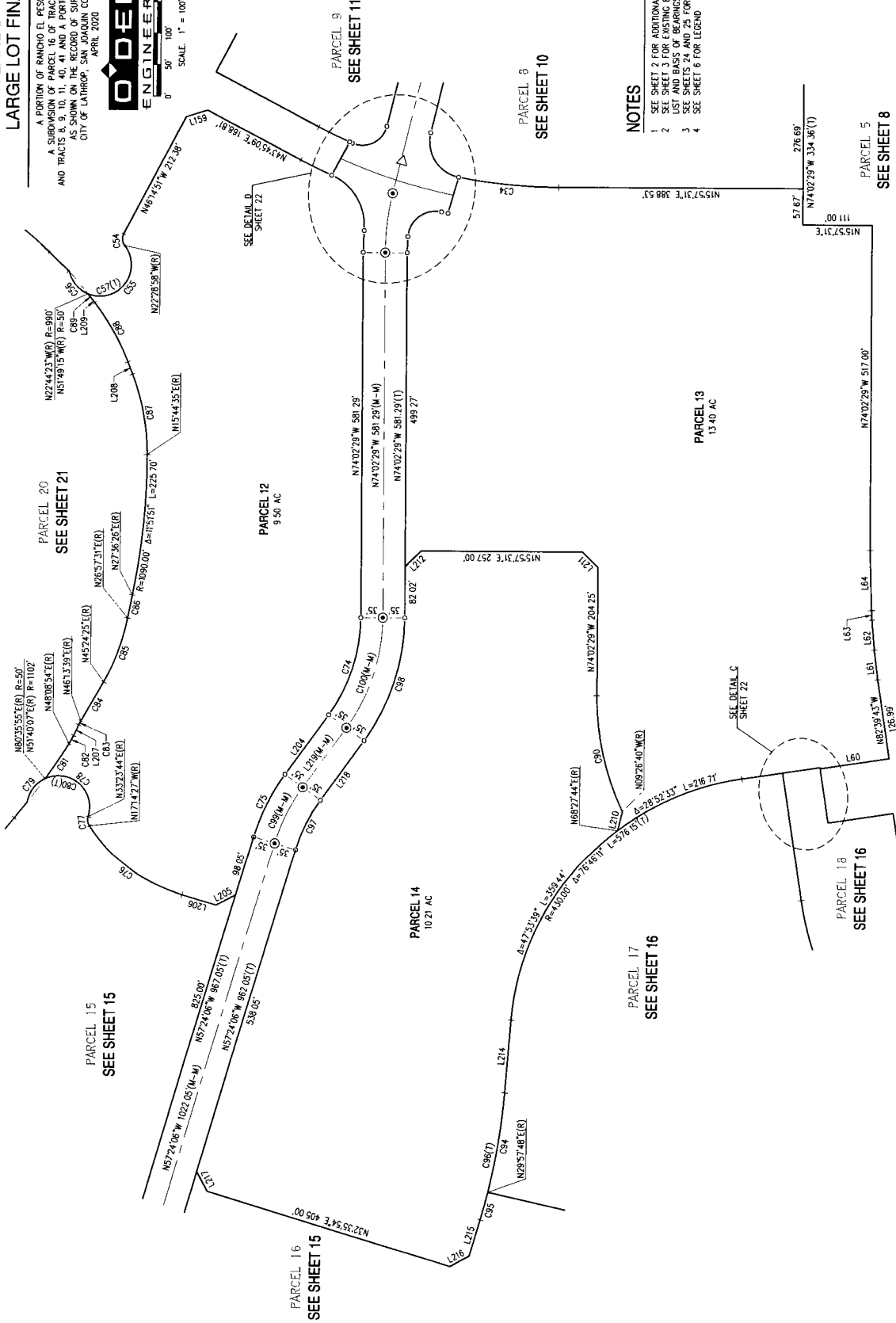
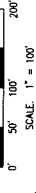


# TRACT 4032 RIVER ISLANDS - STAGE 2B LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, BEING  
A SUBDIVISION OF PARCEL 16 OF TRACT 3908 (43 MAP 52)  
AND TRACTS 5, 8, 10, 11, 40, 41 AND A PORTION OF TRACTS 7, 12 AND 13  
OF THE SAN JOAQUIN COUNTY, CALIFORNIA  
CITY OF LAHARP, SAN JOAQUIN COUNTY, CALIFORNIA  
APRIL 2020



SCALE: 1" = 100'



## NOTES

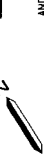
- 1 SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES.
- 2 SEE SHEET 3 FOR EXISTING EASEMENTS, EASEMENT REFERENCE LIST AND BASIS OF BEARINGS
- 3 SEE SHEETS 24 AND 25 FOR LINE AND CURVE TABLES.
- 4 SEE SHEET 6 FOR LEGEND

# TRACT 4032 RIVER ISLANDS - STAGE 2B LARGE LOT FINAL MAP

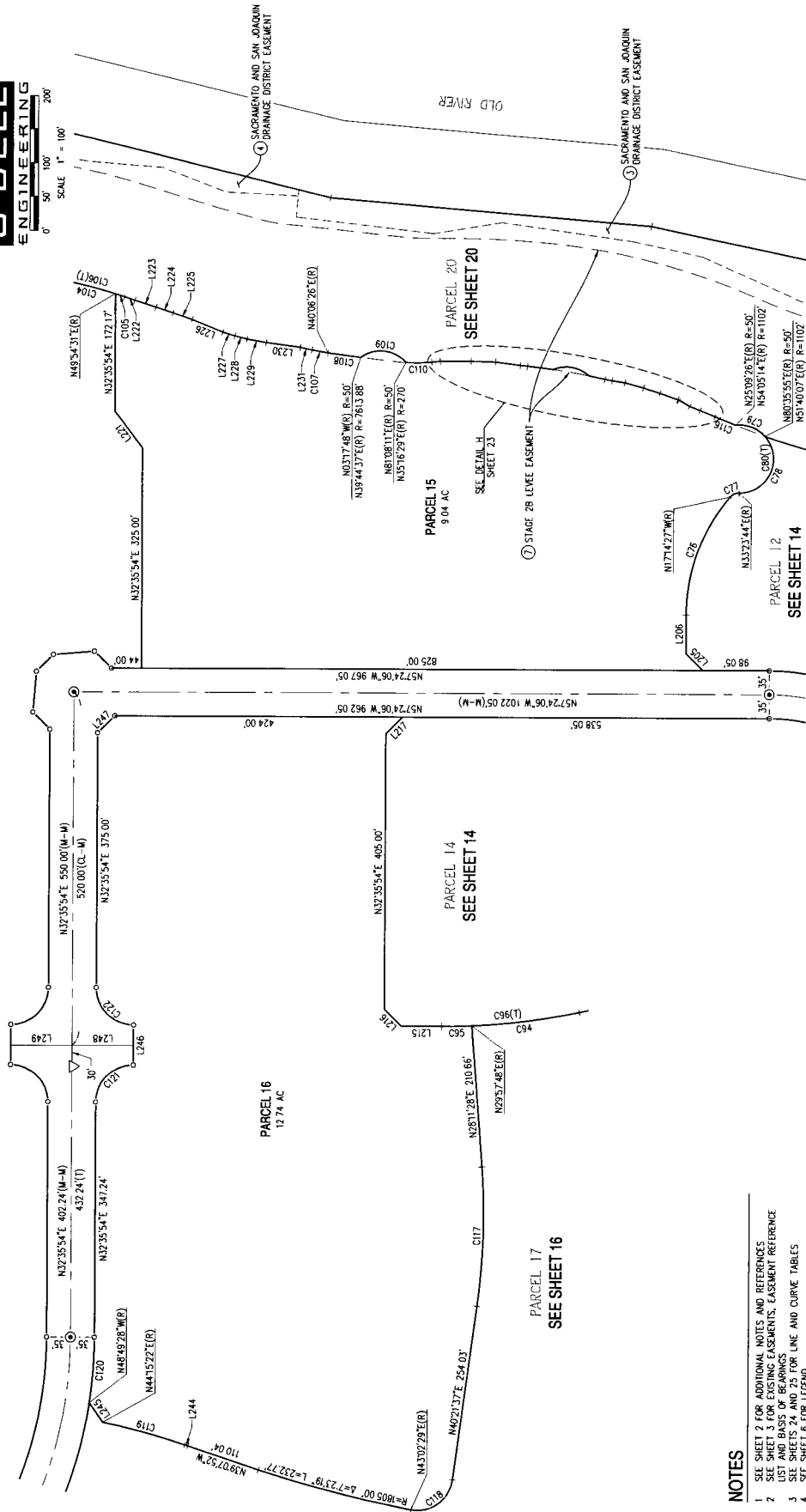
A PORTION OF RANCHO EL PESCADERO, BEING  
A SUBDIVISION OF PARCEL 18 OF TRACT 3908 (43 MAP 52),  
AND TRACTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 AND 13  
AS SHOWN ON THE RECORD OF SURVEY (RS) 421,  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA  
APRIL 2020



SCALE 1" = 100'



PARCEL 19  
SEE SHEET 17

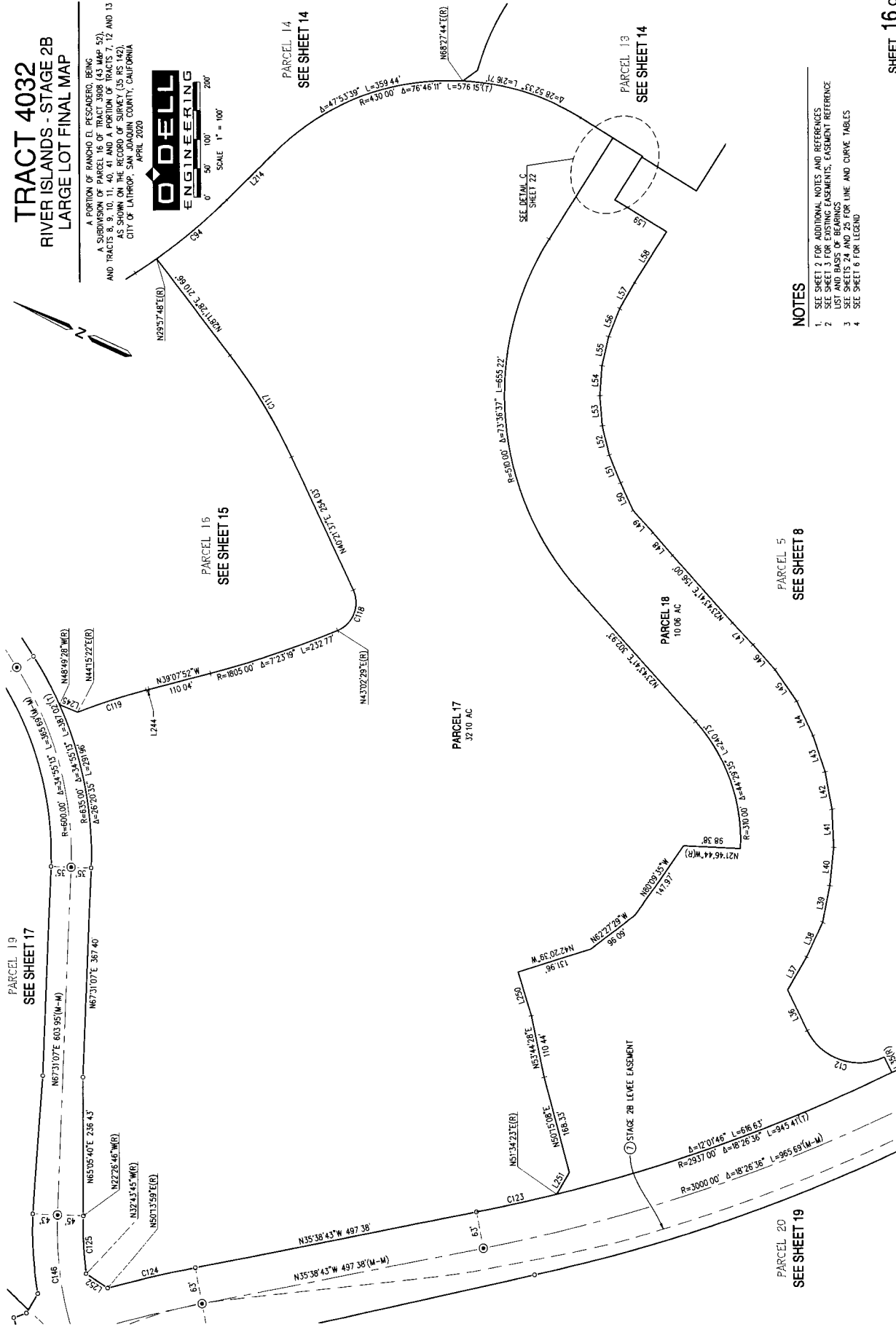


### NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES
2. LIST AND BASIS OF BEING, EASEMENTS, EASEMENT REFERENCE
3. SEE SHEETS 24 AND 25 FOR LINE AND CURVE TABLES
4. SEE SHEET 6 FOR LEGEND

# TRACT 4032 RIVER ISLANDS - STAGE 2B LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, BEING  
A SUBDIVISION OF PARCEL 16 OF TRACT 3088, BEING  
AND TRACTS 15, 16, 17 AND 18, BEING  
AS SHOWN ON THE RECORD OF SURVEY (S.S. 85 142)  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA  
APRIL 2020



## NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES
2. SEE SHEET 3 FOR EXISTING EASEMENTS, EASEMENT REFERENCE LIST AND BASIS OF BEARINGS
3. SEE SHEETS 24 AND 25 FOR LINE AND CURVE TABLES
4. SEE SHEET 6 FOR LEGEND

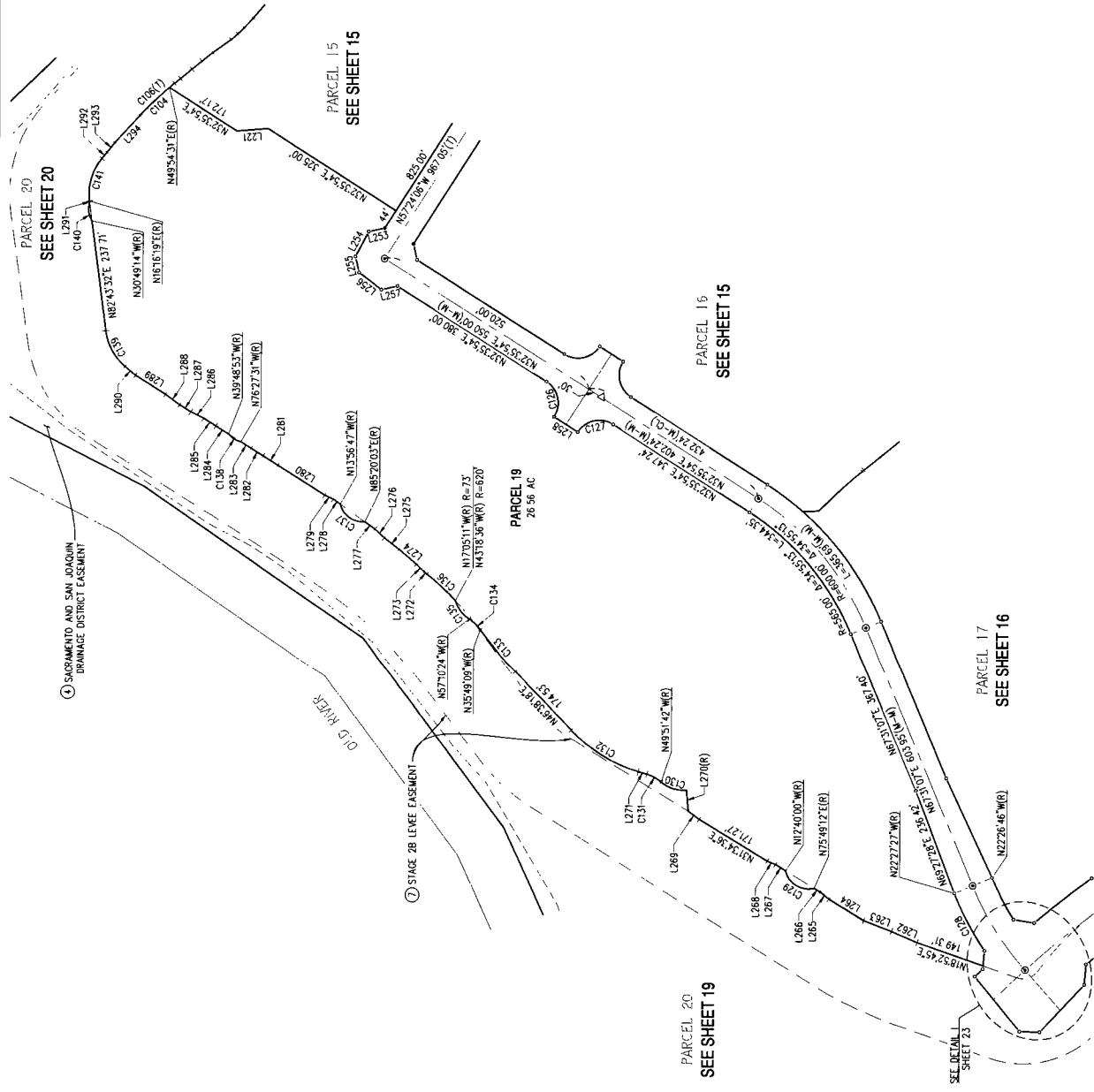
# TRACT 4032 RIVER ISLANDS - STAGE 2B LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, BEING  
A SUBDIVISION OF PARCEL 16 OF TRACT 3908 (AS MAP 52),  
IS SHOWN IN THE RECORD OF SURVEY OF PARCELS 7, 12 AND 13  
AS SHOWN IN THE RECORD OF SURVEY OF PARCELS 7, 12 AND 13  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA  
APRIL 2020



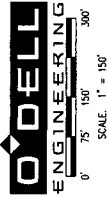
## NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES
2. SEE SHEET 3 FOR EXISTING EASEMENTS, EASEMENT PREFERENCE LIST AND BASIS OF BEARINGS
3. SEE SHEETS 24 AND 25 FOR LINE AND CURVE TABLES
4. SEE SHEET 6 FOR LEGEND



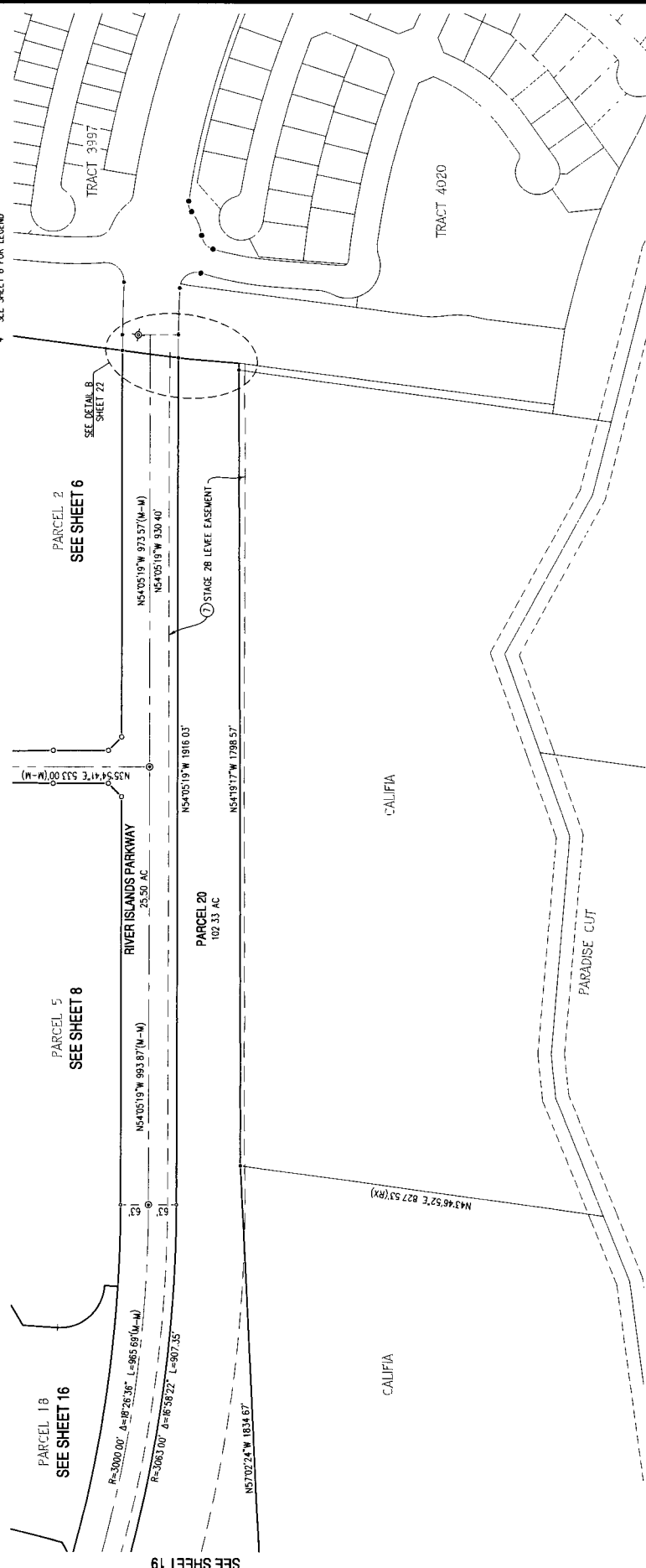
# TRACT 4032 RIVER ISLANDS - STAGE 2B LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESQUERO, BEING A SUBDIVISION OF PARCELS OF TRACT 3997 AND TRACTS 8, 9, 10, 11, 40, 41 AND A PORTION OF TRACTS 7, 12 AND 13 AS SHOWN ON THE RECORD OF SURVEY (SJS RS 142), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA  
APRIL 2020



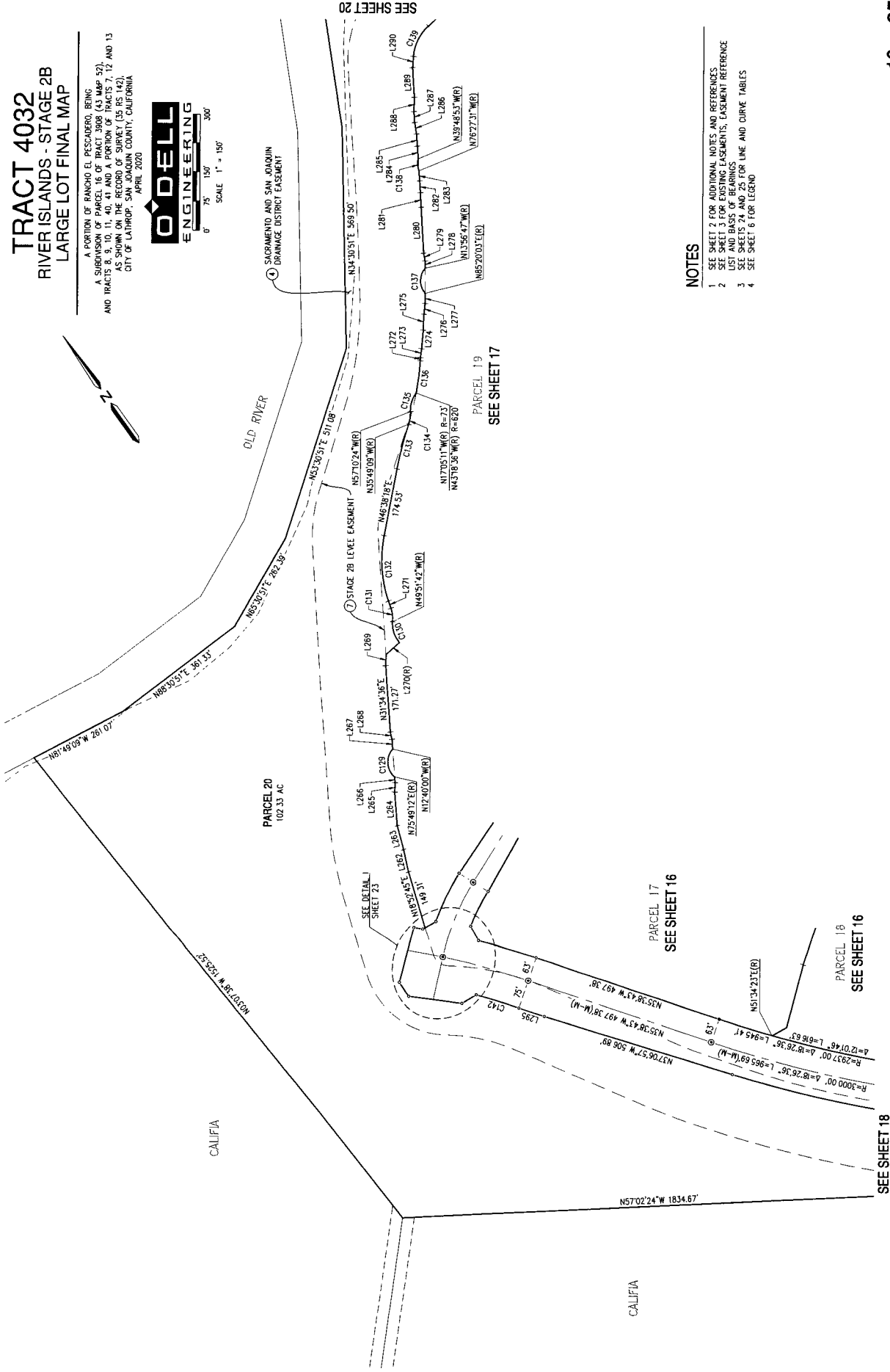
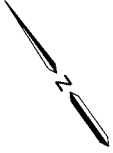
## NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES
2. SEE SHEET 3 FOR EXISTING EASEMENTS, EASEMENT REFERENCE LIST AND BASIS OF BEARINGS
3. SEE SHEETS 24 AND 25 FOR LINE AND CURVE TABLES
4. SEE SHEET 6 FOR LEGEND



# TRACT 4032 RIVER ISLANDS - STAGE 2B LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, BEING  
A SUBDIVISION OF PARCEL 16 OF TRACT 3908 (43 MAP 52),  
AND TRACTS 6, 7, 8, 9, 10, 11, 12, 13 AND 14  
AS SHOWN ON THE RECORD MAP (15 MAP 42),  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA,  
APRIL 2020



## NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES
2. SEE SHEET 3 FOR EXISTING EASEMENTS, EASEMENT REFERENCE
3. SEE SHEETS 24 AND 25 FOR CURVE DATA, CURVE DATA TABLES
4. SEE SHEET 6 FOR LEGEND

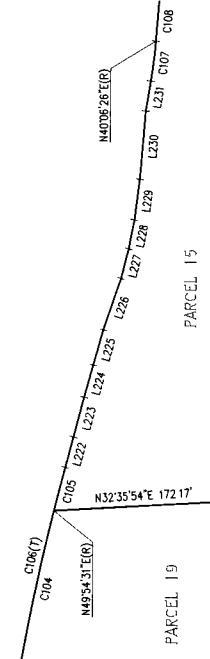
# TRACT 4032 RIVER ISLANDS - STAGE 2B LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 16 OF TRACT 3908 (S3 MAP 52), AND TRACTS 4031, 4032, 4033, 4034, 4035, 4036, 4037, 4038, 4039, 4040, 4041, 4042, 4043, 4044, 4045, 4046, 4047, 4048, 4049, 4050, 4051, 4052, 4053, 4054, 4055, 4056, 4057, 4058, 4059, 4060, 4061, 4062, 4063, 4064, 4065, 4066, 4067, 4068, 4069, 4070, 4071, 4072 AND 13 AS SHOWN ON THE RECORD OF SURVEY (S3 MAP 52), CITY OF LAHOP, SAN JOAQUIN COUNTY, CALIFORNIA, APRIL 2020

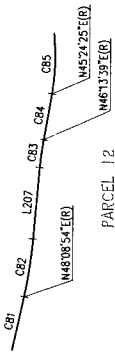


## NOTES

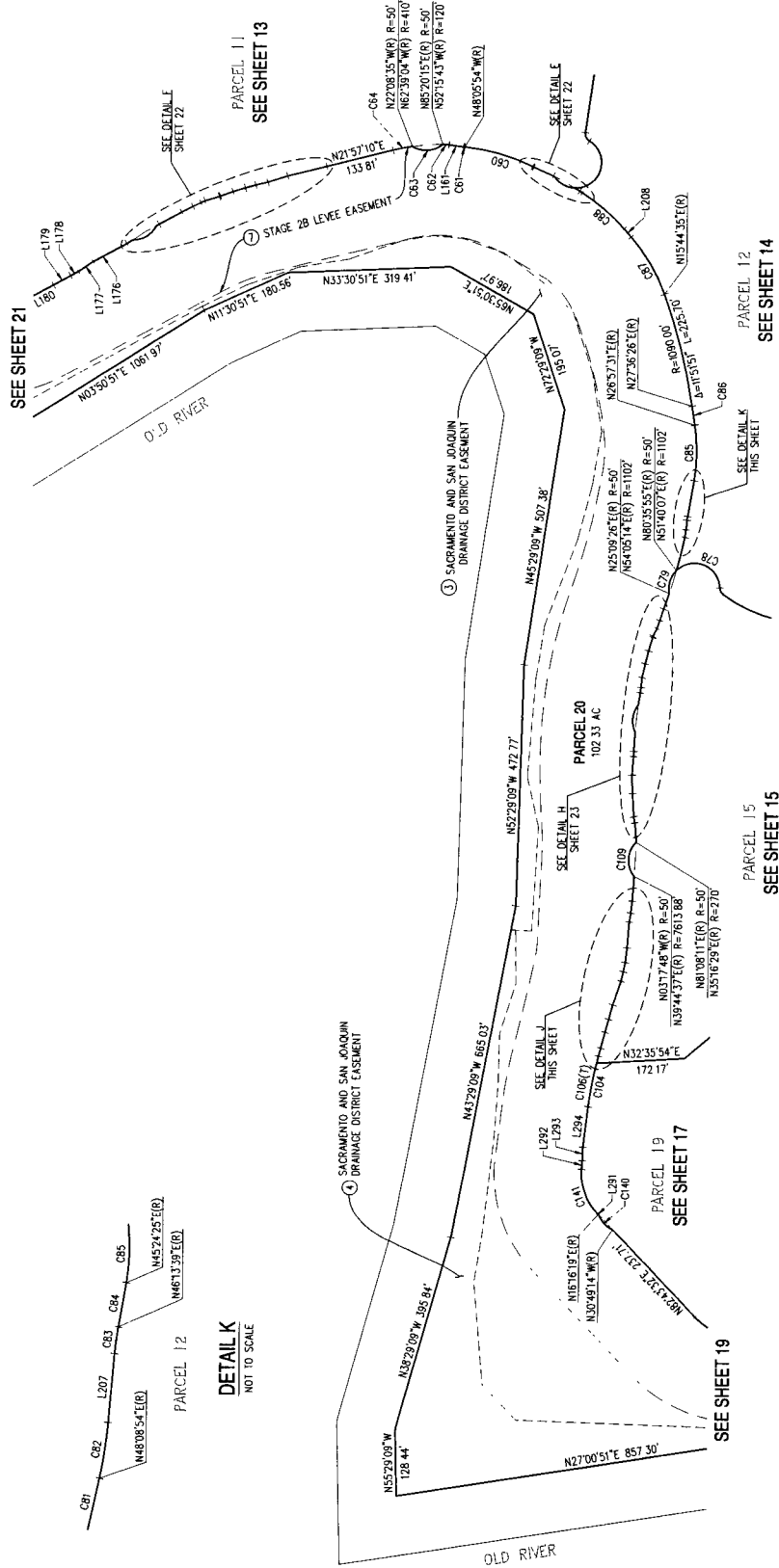
1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES
2. SEE SHEET 3 FOR EXISTING EASEMENTS, EASEMENT REFERENCE LIST AND BASIS OF BEARINGS
3. SEE SHEETS 24 AND 25 FOR LINE AND CURVE TABLES
4. SEE SHEET 6 FOR LEGEND



**DETAIL J**  
NOT TO SCALE



**DETAIL K**  
NOT TO SCALE





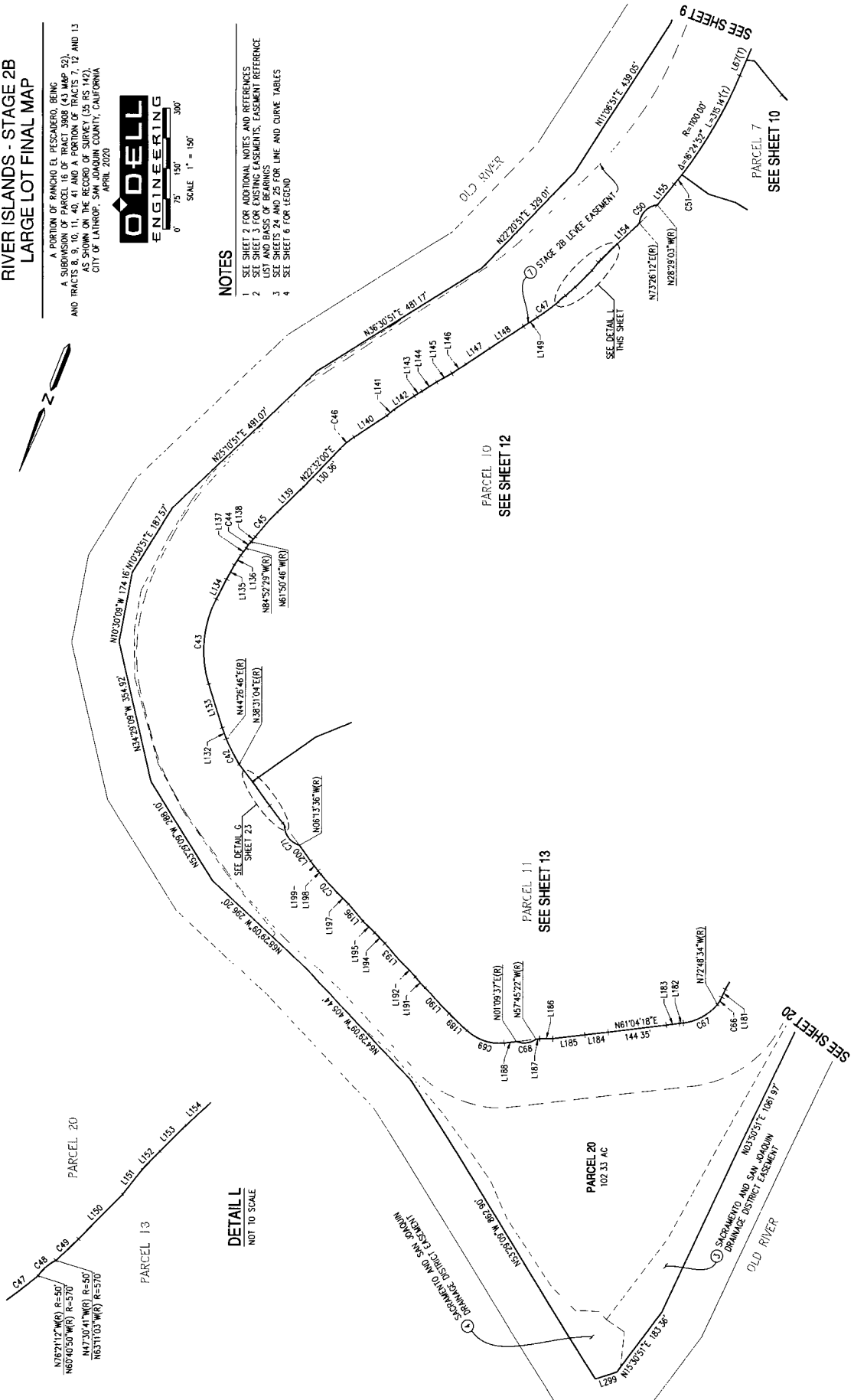
# TRACT 4032 RIVER ISLANDS - STAGE 2B LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESQUERO, BEING  
A SUBDIVISION OF PARCEL 16 OF TRACT 3008 (S3 W49 S2)  
AND TRACTS 8, 9, 10, 11, 40, 41 AND A PORTION OF TRACTS 7, 12 AND 13  
AS SHOWN ON THE RECORD OF SURVEY (S5 RS 142),  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA  
APRIL 2020



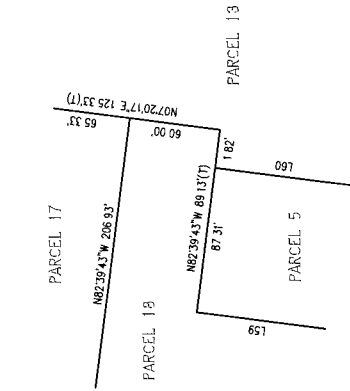
### NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES.
2. SEE SHEET 3 FOR EXISTING EASEMENTS, EASEMENT REFERENCE LIST AND BASIS OF BEARINGS.
3. SEE SHEETS 24 AND 25 FOR LINE AND CURVE TABLES.
4. SEE SHEET 6 FOR LEGEND.

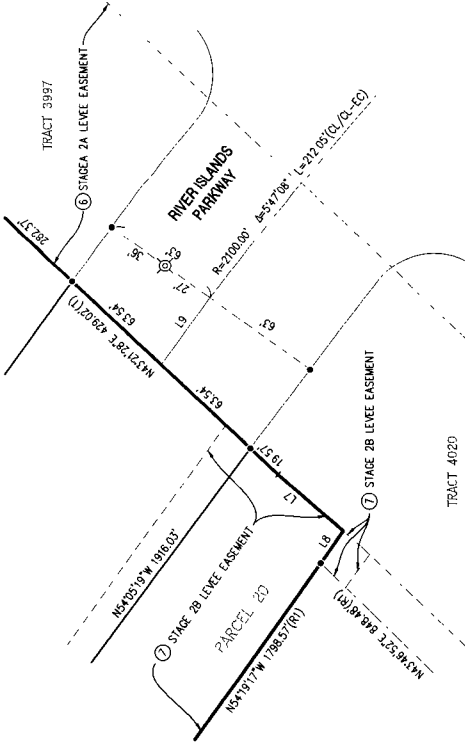


# TRACT 4032 RIVER ISLANDS - STAGE 2B LARGE LOT FINAL MAP

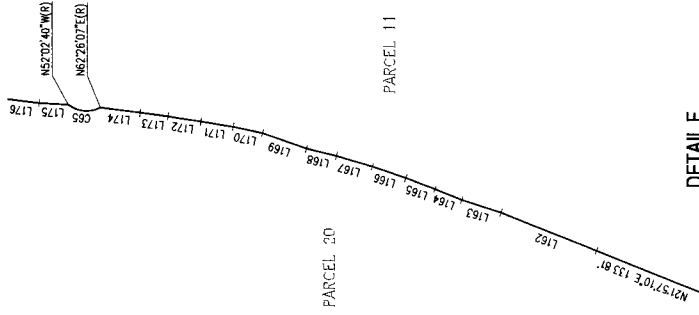
A PORTION OF RANCHO EL PESQUERO, BEING  
A SUBDIVISION OF PARCEL 15 OF TRACT 3008 (43 MAP 57)  
AND TRACTS 8, 9, 10, 11, 40, 41 AND A PORTION OF TRACTS 7, 12 AND 13  
AS SHOWN ON THE RECORD OF SURVEY (35 RS 142),  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA  
APRIL 2020



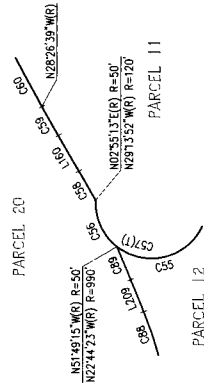
**DETAIL C**  
(FROM SHEETS 8, 14 & 16)  
NOT TO SCALE



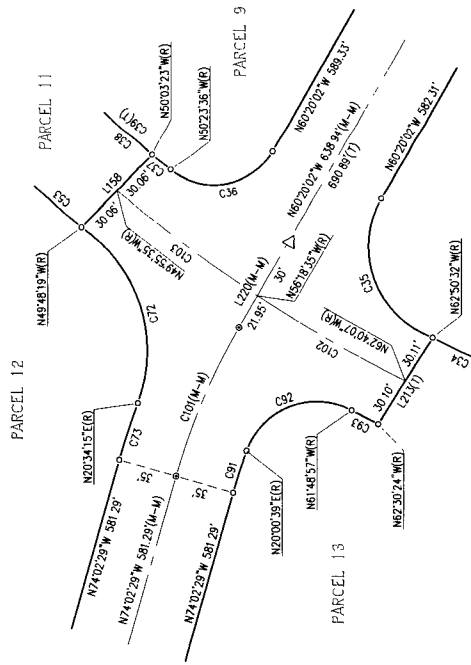
**DETAIL B**  
(FROM SHEETS 6 & 18)  
NOT TO SCALE



**DETAIL F**  
(FROM SHEETS 13 & 20)  
NOT TO SCALE



**DETAIL E**  
(FROM SHEETS 13 & 20)  
NOT TO SCALE



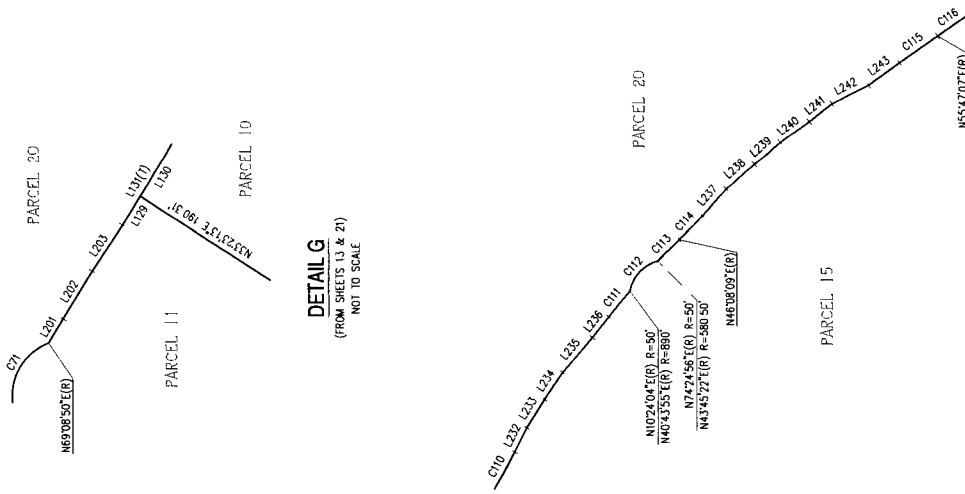
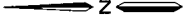
**DETAIL D**  
(FROM SHEETS 11 & 14)  
NOT TO SCALE

## NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES
2. SEE SHEET 3 FOR EXISTING EASEMENTS, EASEMENT REFERENCE LIST AND BASIS OF BEARINGS.
3. SEE SHEETS 1 AND 2 FOR LINE AND CURVE TABLES
4. SEE SHEET 6 FOR LEGEND

# TRACT 4032 RIVER ISLANDS - STAGE 2B LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PRESACADO, BEING  
A SUBDIVISION OF PARCEL 15 OF TRACT 3008 (AS MAP 52)  
AND TRACTS 8, 9, 10, 11, 40, 41 AND A PORTION OF TRACTS 7, 12 AND 13  
AS SHOWN ON THE RECORD OF SURVEY (35 PLS 142),  
CITY OF LAHROP, SAN JOAQUIN COUNTY, CALIFORNIA  
APRIL 2020



**DETAIL G**  
(FROM SHEETS 13 & 21)  
NOT TO SCALE

**DETAIL H**  
(FROM SHEETS 15 & 20)  
NOT TO SCALE

**DETAIL I**  
(FROM SHEETS 17 & 19)  
NOT TO SCALE

## NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES
2. SEE SHEET 3 FOR EXISTING EASEMENTS, EASEMENT REFERENCE LIST AND BASIS OF BEARINGS
3. SEE SHEETS 2 AND 6 FOR LINE AND CURVE TABLES
4. SEE SHEET 6 FOR LEGEND.



# TRACT 4032 RIVER ISLANDS - STAGE 2B LARGE LOT FINAL MAP

A PORTION OF RANCHO EL PESCADERO, BEING  
A SUBDIVISION OF PARCEL 16 OF TRACT 3008 (43 MAP 52),  
AND TRACTS 8, 9, 10, 11, 40, 41 AND A PORTION OF TRACTS 7, 12 AND 13  
AS SHOWN ON THE RECORD OF SURVEY (35 RS 142),  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA  
APRIL 2020



CURVE TABLES FOR COURSES SHOWN ON SHEETS X THROUGH XX ONLY

CURVE TABLE				CURVE TABLE				CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH	CURVE	RADIUS	DELTA	LENGTH	CURVE	RADIUS	DELTA	LENGTH
C1	270.00	402.41'	19.06'	C91	365.00	403.08'	25.81'	C136	620.00	743.19'	83.56'
C2	390.00	193.73'	133.59'	C92	44.00	98.1023'	75.39'	C137	50.00	80.4310'	70.44'
C3	390.00	163.36'	114.20'	C93	880.00	0.4127'	10.61'	C138	50.00	36.3838'	31.98'
C4	390.00	38.2412'	247.79'	C94	970.00	9.2342'	159.06'	C139	120.00	42.3335'	89.14'
C5	425.00	38.2412'	270.03'	C95	970.00	2.3816'	44.61'	C140	50.00	47.0533'	41.10'
C6	369.00	29.5601'	192.78'	C96	970.00	12.0148'	203.67'	C141	120.00	46.5358'	98.23'
C7	230.00	402.41'	16.24'	C97	265.00	19.1202'	88.80'	C142	2025.00	3.1608'	115.53'
C8	55.00	9000.00'	86.39'	C98	335.00	35.5024'	209.55'	C143	2163.00	0.3845'	23.13'
C9	55.00	9000.00'	86.39'	C99	300.00	19.1202'	100.53'	C144	2100.00	6.1575'	229.33'
C10	460.00	38.2412'	292.26'	C100	300.00	35.5024'	187.66'	C145	2100.00	2.3101'	92.25'
C11	2937.00	337.58'	188.19'	C101	400.00	13.4226'	95.69'	C146	600.00	19.2515'	203.38'
C12	100.00	9005.53'	157.25'	C102	850.00	6.2133'	94.34'				
C13	3103.00	202.54'	110.93'	C103	850.00	6.2302'	94.70'				
C14	50.00	9131.23'	79.87'	C104	730.00	6.5044'	87.22'				
C15	3103.00	138.47'	89.16'	C105	730.00	10.728'	14.32'				
C16	50.00	9201.58'	80.31'	C106	730.00	7.5810'	101.54'				
C17	50.00	9300.44'	81.17'	C107	270.00	5.0537'	24.00'				
C18	270.00	908.43'	43.10'	C108	7613.88	0.2130'	48.35'				
C19	230.00	359.22'	16.01'	C109	50.00	84.2539'	73.68'				
C20	50.00	9232.16'	80.75'	C110	270.00	8.0613'	38.19'				
C21	15.00	8635.24'	22.67'	C111	890.00	2.2270'	36.06'				
C22	80.00	7.4141'	10.74'	C112	50.00	64.0031'	55.86'				
C23	320.00	1325.38'	74.99'	C113	580.50	2.2248'	24.11'				
C24	17.00	8614.06'	19.65'	C114	120.00	5.0444'	10.64'				
C25	50.00	10626.10'	92.88'	C115	930.00	12.7705'	23.56'				
C26	55.00	9000.00'	86.39'	C116	1102.00	1.4133'	32.66'				
C27	1965.00	0.1502'	8.59'	C117	970.00	12.7039'	208.02'				
C28	1965.00	2.1525'	77.41'	C118	52.00	92.4052'	84.11'				
C29	1965.00	2.3027'	86.00'	C119	1080.00	6.3832'	125.21'				
C30	2000.00	4.0807'	144.35'	C120	635.00	8.3438'	95.06'				
C31	1930.00	2.1135'	75.41'	C121	55.00	9000.00'	86.39'				
C32	2035.00	2.2759'	87.60'	C122	55.00	9000.00'	86.39'				
C33	55.00	9000.00'	86.39'	C123	2937.00	2.4634'	142.60'				
C34	820.00	1.1156'	160.28'	C124	2163.00	4.0718'	155.60'				
C35	58.00	9230.30'	93.65'	C125	555.00	10.1638'	99.61'				
C36	40.00	8956.27'	89.77'	C126	55.00	9000.00'	86.39'				
C37	820.00	0.2012'	4.82'	C127	55.00	9000.00'	86.39'				
C38	820.00	3.4832'	54.51'	C128	643.00	12.1538'	137.59'				
C39	820.00	4.0844'	59.33'	C129	50.00	91.3049'	79.86'				
C40	360.00	13.4546'	86.47'	C130	73.00	45.3842'	58.16'				
C41	580.00	0.2134'	2.28'	C131	87.00	2.37522'	35.31'				
C42	680.00	5.5541'	70.36'	C132	330.00	29.4522'	171.38'				
C43	275.00	45.0232'	218.19'	C133	903.00	7.3233'	118.87'				
C44	50.00	2301.42'	20.10'	C134	87.00	21.2115'	32.42'				
C45	600.00	7.4615'	81.37'	C135	73.00	40.0513'	51.07'				

## **EXHIBIT B**

### **CITY INSURANCE REQUIREMENTS**

1. 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 insurers. 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 of Lathrop at least thirty (30) days prior notice of cancellation or material change in coverage.” The above language can be included on the additional insured endorsement form or on a separate endorsement form.

d. The policy must contain a cross liability or severability of interest clause.

e. Insurance must be maintained and evidence of insurance must be provided for at least five years after completion of the Agreement or the work, so long as commercially available at reasonable rates.



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
05/22/2020

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

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

<b>PRODUCER</b> Willis Towers Watson Insurance Services West, Inc. c/o 26 Century Blvd P.O. Box 305191 Nashville, TN 372305191 USA	<b>CONTACT NAME:</b> Willis Towers Watson Certificate Center <b>PHONE (A/C, No, Ext):</b> 1-877-945-7378 <b>FAX (A/C, No):</b> 1-888-467-2378 <b>E-MAIL ADDRESS:</b> certificates@willis.com	
	<b>INSURER(S) AFFORDING COVERAGE</b>	
<b>INSURED</b> River Islands Development, LLC 73 W Stewart Rd Lathrop, CA 95330	<b>INSURER A:</b> United Specialty Insurance Company <b>NAIC #</b> 12537	
	<b>INSURER B:</b> Starr Surplus Lines Insurance Company <b>13604</b>	
	<b>INSURER C:</b>	
	<b>INSURER D:</b>	
	<b>INSURER E:</b>	
	<b>INSURER F:</b>	

**COVERAGES**      **CERTIFICATE NUMBER:** W16510599      **REVISION NUMBER:**


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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER	Y	ATN-SF1811644P	03/19/2018	03/19/2021	EACH OCCURRENCE \$ 2,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$					
						MED EXP (Any one person) \$
						PERSONAL & ADV INJURY \$ 1,000,000
						GENERAL AGGREGATE \$ 2,000,000
						PRODUCTS - COMP/OP AGG \$ 2,000,000
						\$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$
						BODILY INJURY (Per person) \$
						BODILY INJURY (Per accident) \$
						PROPERTY DAMAGE (Per accident) \$
						\$
A	<input type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED    RETENTION \$		BTN1814514W	03/19/2018	03/19/2021	EACH OCCURRENCE \$ 2,000,000
						AGGREGATE \$ 3,000,000
						\$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A			PER STATUTE    OTH-ER
						E.L. EACH ACCIDENT \$
						E.L. DISEASE - EA EMPLOYEE \$
						E.L. DISEASE - POLICY LIMIT \$
B	Excess Liability		1000024047	03/19/2018	03/19/2021	Each Occ/Agg: 7,000,000.00

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
This Voids and Replaces Previously Issued Certificate Dated 05/21/2020 WITH ID: W16494725.

RE: RIVER ISLANDS - Large Lot Final Map 4032 - Stage 2B

The City of Lathrop, its officers, City Council, boards and commissions and members thereof, its employees and agents as Additional Insureds as respects the General Liability policy. The insurance coverage afforded by this policy shall

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

AGENCY CUSTOMER ID: \_\_\_\_\_

LOC #: \_\_\_\_\_



## ADDITIONAL REMARKS SCHEDULE

Page 2 of 2

AGENCY Willis Towers Watson Insurance Services West, Inc.		NAMED INSURED River Islands Development, LLC 73 W Stewart Rd Lathrop, CA 95330	
POLICY NUMBER See Page 1		EFFECTIVE DATE: See Page 1	
CARRIER See Page 1	NAIC CODE See Page 1		

### ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

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 as respects the insureds operations.



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

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

This endorsement modifies insurance provided under the following:  
COMMERCIAL GENERAL LIABILITY COVERAGE PART

**SCHEDULE**

Name Of Additional Insured Person(s) Or Organization(s):	Location(s) Of Covered Operations
City of Lathrop its officers, City Council, boards and commissions and members thereof, its employees and agents 390 Towne Centre Drive Lathrop, CA 95330	As Required By Written Contract, Fully Executed Prior To The Named Insured's Work
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

**A. Section II Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

- 1 Your acts or omissions; or
- 2 The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

**B.** With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

- 1 All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
- 2 That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

**UNITED SPECIALTY INSURANCE COMPANY**

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

**USIC VEN 016 11 10 07**

**Named Insured: River Islands Development, LLC  
Policy Number: ATN-SF1811644P**

**PRIMARY AND NON-CONTRIBUTING INSURANCE  
(Third Party's Sole Negligence)**

This endorsement modifies insurance provided under the following:

**COMMERCIAL GENERAL LIABILITY COVERAGE PART  
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART**

The following is added to Section IV – Commercial General Liability Conditions, Paragraph 4:

**Section IV: Commercial General Liability Conditions**

**4. Other Insurance:**

- d. Notwithstanding the provisions of sub-paragraphs a, b, and c of this paragraph 4, with respect to the Third Party shown below, it is understood and agreed that in the event of a claim or "suit" arising out of the Named Insured's sole negligence, this insurance shall be primary and any other insurance maintained by the additional insured named as the Third Party below shall be excess and non-contributory.

The Third Party to whom this endorsement applies is:

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

Absence of a specifically named Third Party above means that the provisions of this endorsement apply "as required by written contractual agreement with any Third party for whom you are performing work."

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

**UNITED SPECIALTY INSURANCE COMPANY**

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

**USIC VEN 078 03 11 07**

**Named Insured: River Islands Development, LLC  
Policy Number: ATN-SF1811644P**

**THIRD PARTY CANCELLATION NOTICE**

This endorsement shall not serve to increase our limits of insurance, as described in **SECTION III - LIMITS OF INSURANCE.**

This endorsement modifies Conditions provided under the following:

**COMMERCIAL GENERAL LIABILITY COVERAGE PART**

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

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

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

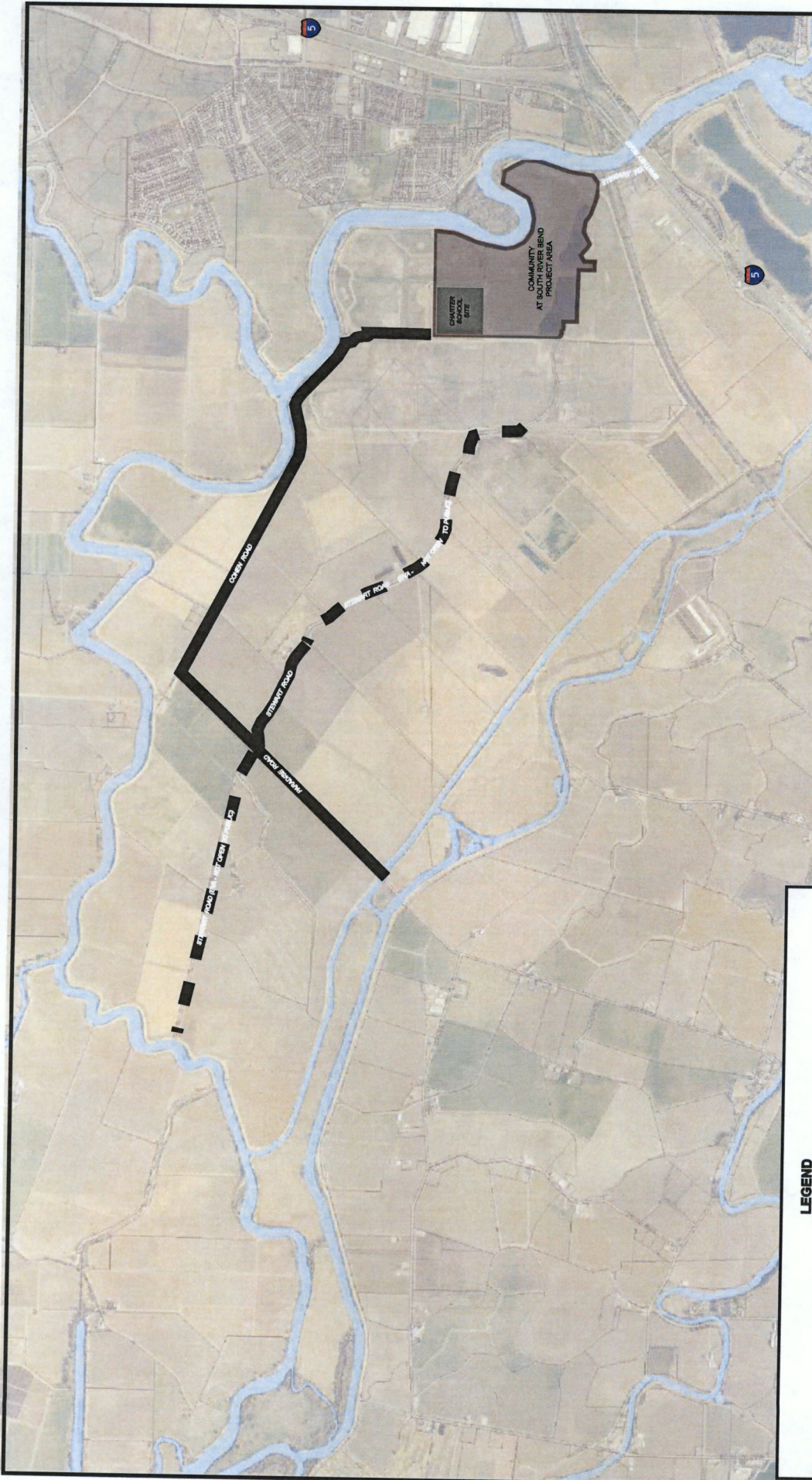
**SCHEDULE**

<b><u>Name and Address of Other Person/Organization</u></b>	<b><u>Number of Days Notice</u></b>
City of Lathrop, its officers, City Council, boards and commissions and members thereof, its employees and agents 390 Towne Centre Drive Lathrop, CA 95330	30 Days




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

**EXHIBIT C**

**COHEN/PARADISE/STEWART REHABILITATION MAP**



**LEGEND**

-  ROADWAY TO BE FULL REPAIRED, PAVED AND OPEN TO GENERAL PUBLIC
-  ROADWAY TO BE REPAIRED AS ALL-WEATHER EMERGENCY VEHICLE ACCESS ONLY
-  COMMUNITY AT SOUTH RIVER BEND PROJECT AREA

**EXHIBIT "C"**

**ROADWAY REHABILITATION EXHIBIT**

**RIVER ISLANDS**

CITY OF LATHROP    SAN JOAQUIN COUNTY    CALIFORNIA

NO SCALE    DATE: SEPTEMBER 19, 2013



**EXHIBIT D**

**TRACT 4032 ENGINEER'S ESTIMATE FOR UNFINISHED PORTIONS  
OF RIVER ISLANDS PARKWAY AND BACKBONE COLLECTOR ROADS**



ENGINEERING

ENGINEER'S BOND ESTIMATE  
**COST TO COMPLETE**  
**RIVER ISLANDS - STAGE 2B**  
**RIVER ISLANDS PARKWAY**  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

May 18, 2020  
Job No.: 25503-45

Item	Description	Quantity	Unit	Unit Price	Amount
1	Sanitary Sewer (90% Completion)	1	LS	\$ 18,000.00	\$ 18,000.00
2	Storm Drain (95% Completion)	1	LS	\$ 15,000.00	\$ 15,000.00
3	Domestic Water, Recycled Water, Non-Potable Water, & Lake Fill Line (90% Completion)	1	LS	\$ 78,500.00	\$ 78,500.00
4	Joint Trench (60% Completion)	1	LS	\$ 511,519.00	\$ 511,519.00
5	Concrete (30% Completion)	1	LS	\$ 360,547.00	\$ 360,547.00
6	Finish Grade, AB & AC Paving (25% Completion)	1	LS	\$ 1,296,039.00	\$ 1,296,039.00
7	Signing, Striping & Monuments (0% Completion)	1	LS	\$ 35,000.00	\$ 35,000.00
<b>TOTAL COST TO COMPLETE \$</b>					<b>2,314,605.00</b>

Notes:

- 1) Estimate for cost to complete based on cost to complete summary sheet and backup documents for Stage 2B River Islands Parkway received on May 18, 2020.

ENGINEER'S BOND ESTIMATE  
**COST TO COMPLETE**  
**RIVER ISLANDS - STAGE 2B**  
**STAGE 2B BACKBONE ROADS**  
 CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

May 18, 2020  
 Job No.: 25503-56

Item	Description	Quantity	Unit	Unit Price	Amount
1	Sanitary Sewer (90% Completion)	1	LS	\$ 51,000.00	\$ 51,000.00
2	Storm Drain (90% Completion)	1	LS	\$ 58,000.00	\$ 58,000.00
3	Domestic Water & Non-Potable Water (90% Completion)	1	LS	\$ 93,250.00	\$ 93,250.00
4	Joint Trench (55% Completion)	1	LS	\$ 705,895.00	\$ 705,895.00
5	Concrete & Pavement (25% Completion)	1	LS	\$ 2,160,000.00	\$ 2,160,000.00
6	Signing, Striping & Monuments (0% Completion)	1	LS	\$ 45,000.00	\$ 45,000.00
<b>TOTAL COST TO COMPLETE</b>					<b>\$ 3,113,145.00</b>

## Notes:

- 1) Estimate for cost to complete based on cost to complete summary sheet and backup documents for Stage 2B Backbone Roads received on May 18, 2020.



**EXHIBIT E**

**TRACT 4032 ENGINEER'S ESTIMATE FOR  
RIVER ISLANDS PARKWAY AND BACKBONE COLLECTOR ROADS**

DRAFT ENGINEER'S OPINION OF PROBABLE COST  
**RIVER ISLANDS - STAGE 2B**  
**RIVER ISLANDS PARKWAY**  
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

February 27, 2018  
Job No.: 25503

Item	Description	Quantity	Unit	Unit Price	Amount
<b><u>STREET WORK</u></b>					
1	Fine Grading	505,200	SF	\$ 0.45	\$ 227,340.00
2	7" AC Paving	261,400	SF	\$ 3.50	\$ 914,900.00
3	13" Aggregate Base	261,400	SF	\$ 1.95	\$ 509,730.00
4	12" Lime Treatment	261,400	SF	\$ 1.10	\$ 287,540.00
5	Vertical Curb and Gutter (with AB cushion)	7,800	LF	\$ 15.00	\$ 117,000.00
6	Type F Median Curb (with AB cushion)	7,300	LF	\$ 18.00	\$ 131,400.00
7	Concrete Sidewalk	62,720	SF	\$ 5.00	\$ 313,600.00
8	Handicap Ramps	13	EA	\$ 2,500.00	\$ 32,500.00
9	Survey Monuments	7	EA	\$ 300.00	\$ 2,100.00
10	Barricades	2	EA	\$ 1,500.00	\$ 3,000.00
11	Traffic Signing & Striping	4,000	LF	\$ 5.00	\$ 20,000.00
12	Dewatering (Budget)	4,000	LF	\$ 100.00	\$ 400,000.00
Subtotal Street Work					\$ 2,959,110.00
<b><u>STORM DRAIN</u></b>					
13	Catch Basins (type A inlet)	10	EA	\$ 2,400.00	\$ 24,000.00
14	Catch Basins (type A inlet over type I manhole base)	4	EA	\$ 2,800.00	\$ 11,200.00
15	Catch Basins (type A inlet over type III manhole base)	2	EA	\$ 7,500.00	\$ 15,000.00
16	15" Storm Drain Pipe	730	LF	\$ 34.00	\$ 24,820.00
17	18" Storm Drain Pipe	390	LF	\$ 46.00	\$ 17,940.00
18	24" Storm Drain Pipe	170	LF	\$ 65.00	\$ 11,050.00
19	60" Storm Drain Pipe	130	LF	\$ 140.00	\$ 18,200.00
20	Storm Drain Stub & Plug	1	EA	\$ 1,000.00	\$ 1,000.00
Subtotal Storm Drain					\$ 123,210.00
<b><u>SANITARY SEWER</u></b>					
21	8" Sanitary Sewer Pipe	135	LF	\$ 28.00	\$ 3,780.00
22	10" Sanitary Sewer Pipe	95	LF	\$ 35.00	\$ 3,325.00
23	10" Sanitary Sewer Force Main Pipe	2,010	LF	\$ 85.00	\$ 170,850.00
24	12" Sanitary Sewer Pipe	95	LF	\$ 42.00	\$ 3,990.00
25	24" Sanitary Sewer Pipe	2,860	LF	\$ 150.00	\$ 429,000.00
26	Manholes (Trunk)	9	EA	\$ 6,000.00	\$ 54,000.00
27	Force Main ARV	2	EA	\$ 2,500.00	\$ 5,000.00
28	Sewer Stub & Plug	8	EA	\$ 1,000.00	\$ 8,000.00
29	Connect to Existing Sanitary Sewer	1	EA	\$ 3,000.00	\$ 3,000.00
Subtotal Sanitary Sewer					\$ 680,945.00

Item	Description	Quantity	Unit	Unit Price	Amount
<b><u>WATER SUPPLY</u></b>					
30	8" Water Line (including all appurtenances)	170	LF	\$ 32.00	\$ 5,440.00
31	10" Water Line (including all appurtenances)	150	LF	\$ 40.00	\$ 6,000.00
32	20" Water Line (including all appurtenances)	4,000	LF	\$ 100.00	\$ 400,000.00
33	GV	6	EA	\$ 1,550.00	\$ 9,300.00
34	BV	14	EA	\$ 5,000.00	\$ 70,000.00
35	ARV	2	EA	\$ 2,500.00	\$ 5,000.00
36	BOV	9	EA	\$ 4,000.00	\$ 36,000.00
37	Fire Hydrants	14	EA	\$ 4,000.00	\$ 56,000.00
38	Water Plug & Stub	7	EA	\$ 1,000.00	\$ 7,000.00
39	Connect to Existing Water	1	EA	\$ 4,000.00	\$ 4,000.00
Subtotal Water Supply					\$ 598,740.00
<b><u>RECYCLED WATER</u></b>					
40	16" Recycled Water Line (including all appurtenances)	3,980	LF	\$ 65.00	\$ 258,700.00
41	BV	7	EA	\$ 4,000.00	\$ 28,000.00
42	ARV	2	EA	\$ 2,500.00	\$ 5,000.00
43	BOV	2	EA	\$ 4,000.00	\$ 8,000.00
44	Recycled Water Plug & Stub	2	EA	\$ 1,000.00	\$ 2,000.00
45	Connect to Existing Recycled Water	1	EA	\$ 5,000.00	\$ 5,000.00
Subtotal Recycled Water					\$ 306,700.00
<b><u>NON-POTABLE WATER</u></b>					
46	8" Non-Potable Water Line (including all appurtenances)	140	LF	\$ 35.00	\$ 4,900.00
47	10" Non-Potable Water Line (including all appurtenances)	120	LF	\$ 50.00	\$ 6,000.00
48	16" Non-Potable Water Line (including all appurtenances)	3,990	LF	\$ 80.00	\$ 319,200.00
49	GV	4	EA	\$ 1,550.00	\$ 6,200.00
50	BV	10	EA	\$ 4,000.00	\$ 40,000.00
51	ARV	2	EA	\$ 2,500.00	\$ 5,000.00
52	BOV	8	EA	\$ 4,000.00	\$ 32,000.00
53	Non-Potable Water Plug & Stub	6	EA	\$ 1,000.00	\$ 6,000.00
54	Connect to Existing Non-Potable Water	1	EA	\$ 3,000.00	\$ 3,000.00
Subtotal Irrigation Water					\$ 422,300.00
<b><u>LAKE FILL LINE</u></b>					
55	16" Lake Fill Line (including all appurtenances)	1,160	LF	\$ 50.00	\$ 58,000.00
56	3" Aeration Line (including all appurtenances)	1,160	LF	\$ 4.00	\$ 4,640.00
57	BV	3	EA	\$ 4,000.00	\$ 12,000.00
58	ARV	1	EA	\$ 2,500.00	\$ 2,500.00
59	BOV	2	EA	\$ 4,000.00	\$ 8,000.00
60	Lake Fill Stub & Plug	1	EA	\$ 1,000.00	\$ 1,000.00
61	Connect to Existing Lake Fill Line	1	EA	\$ 1,000.00	\$ 1,000.00
Subtotal Lake Fill Line					\$ 87,140.00
<b>TOTAL CONSTRUCTION COST (nearest \$1,000)</b>					<b>\$ 5,178,000.00</b>

## Notes:

- 1) This estimate does not include surveying, engineering, clearing, grading, erosion control, joint trench, landscaping, irrigation, or street trees.
- 2) Unit prices are based on estimated current construction costs and no provision for inflation is included.

DRAFT ENGINEER'S OPINION OF PROBABLE COST  
**RIVER ISLANDS - STAGE 2B**  
**BACKBONE ROAD IMPROVEMENTS**  
 CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

October 18, 2018  
 Job No.: 25503

Item	Description	Quantity	Unit	Unit Price	Amount
<b>I STREET</b>					
<b><u>STREET WORK</u></b>					
1	Fine Grading	189,700	SF	\$ 0.45	\$ 85,365.00
2	4.5" AC Paving	95,400	SF	\$ 2.25	\$ 214,650.00
3	8" Aggregate Base	95,400	SF	\$ 1.20	\$ 114,480.00
4	Vertical Curb and Gutter <i>(with AB cushion)</i>	4,670	LF	\$ 15.00	\$ 70,050.00
5	Splitter Island Curb <i>(with AB cushion)</i>	200	LF	\$ 15.00	\$ 3,000.00
6	Roundabout Curb <i>(with AB cushion)</i>	160	LF	\$ 18.00	\$ 2,880.00
7	Concrete Sidewalk	36,820	SF	\$ 5.00	\$ 184,100.00
8	Roundabout Concrete	1,890	SF	\$ 5.00	\$ 9,450.00
9	Handicap Ramps	29	EA	\$ 2,500.00	\$ 72,500.00
10	Survey Monuments	13	EA	\$ 300.00	\$ 3,900.00
11	Barricades	13	EA	\$ 1,500.00	\$ 19,500.00
12	Traffic Signing & Striping	2,880	LF	\$ 5.00	\$ 14,400.00
13	Dewatering <i>(Budget)</i>	2,880	LF	\$ 75.00	\$ 216,000.00
Subtotal Street Work					\$ 1,010,275.00
<b><u>STORM DRAIN</u></b>					
14	Catch Basins <i>(type A inlet)</i>	2	EA	\$ 2,400.00	\$ 4,800.00
15	Catch Basins <i>(type A inlet over concrete box culvert)</i>	2	EA	\$ 2,800.00	\$ 5,600.00
16	Catch Basins <i>(type A inlet over type I manhole base)</i>	5	EA	\$ 2,800.00	\$ 14,000.00
17	Catch Basins <i>(type A inlet over type II manhole base)</i>	7	EA	\$ 5,000.00	\$ 35,000.00
18	Field Inlet <i>(type C inlet over type I manhole base)</i>	1	EA	\$ 2,800.00	\$ 2,800.00
19	Field Inlet <i>(type C inlet over type II manhole base)</i>	3	EA	\$ 5,000.00	\$ 15,000.00
20	15" Storm Drain Pipe	285	LF	\$ 34.00	\$ 9,690.00
21	18" Storm Drain Pipe	220	LF	\$ 46.00	\$ 10,120.00
22	24" Storm Drain Pipe	259	LF	\$ 65.00	\$ 16,835.00
23	30" Storm Drain Pipe	570	LF	\$ 80.00	\$ 45,600.00
24	36" Storm Drain Pipe	702	LF	\$ 95.00	\$ 66,690.00
25	42" Storm Drain Pipe	324	LF	\$ 120.00	\$ 38,880.00
26	Concrete Box Culvert (3'x5')	105	LF	\$ 400.00	\$ 42,000.00
27	Manholes <i>(type I)</i>	1	EA	\$ 3,000.00	\$ 3,000.00
28	Manholes <i>(type II)</i>	4	EA	\$ 5,000.00	\$ 20,000.00
29	Storm Drain Stub & Plug	8	EA	\$ 1,000.00	\$ 8,000.00
Subtotal Storm Drain					\$ 338,015.00

Item	Description	Quantity	Unit	Unit Price	Amount
<b><u>SANITARY SEWER</u></b>					
30	8" Sanitary Sewer Pipe	935	LF	\$ 28.00	\$ 26,180.00
31	12" Sanitary Sewer Pipe	185	LF	\$ 42.00	\$ 7,770.00
32	Manholes	5	EA	\$ 4,000.00	\$ 20,000.00
33	Sewer Stub & Plug	12	EA	\$ 1,000.00	\$ 12,000.00
Subtotal Sanitary Sewer					\$ 65,950.00
<b><u>WATER SUPPLY</u></b>					
34	8" Water Line (including all appurtenances)	575	LF	\$ 32.00	\$ 18,400.00
35	10" Water Line (including all appurtenances)	2,390	LF	\$ 40.00	\$ 95,600.00
36	GV	33	EA	\$ 2,500.00	\$ 82,500.00
37	ARV	1	EA	\$ 2,500.00	\$ 2,500.00
38	BOV	12	EA	\$ 4,000.00	\$ 48,000.00
39	Fire Hydrants	6	EA	\$ 4,000.00	\$ 24,000.00
40	Water Plug & Stub	14	EA	\$ 1,000.00	\$ 14,000.00
Subtotal Water Supply					\$ 285,000.00
<b><u>NON-POTABLE WATER</u></b>					
41	8" Non-Potable Water Line (including all appurtenances)	185	LF	\$ 35.00	\$ 6,475.00
42	BOV	2	EA	\$ 4,000.00	\$ 8,000.00
43	Non-Potable Water Plug & Stub	2	EA	\$ 1,000.00	\$ 2,000.00
Subtotal Irrigation Water					\$ 16,475.00
<b>SUBTOTAL I STREET COST</b>					<b>\$ 1,715,715.00</b>
<b><u>K STREET</u></b>					
<b><u>STREET WORK</u></b>					
44	Fine Grading	39,700	SF	\$ 0.45	\$ 17,865.00
45	4.5" AC Paving	22,950	SF	\$ 2.25	\$ 51,637.50
46	8" Aggregate Base	22,950	SF	\$ 1.20	\$ 27,540.00
47	Vertical Curb and Gutter (with AB cushion)	4,340	LF	\$ 15.00	\$ 65,100.00
48	Concrete Sidewalk	4,300	SF	\$ 5.00	\$ 21,500.00
49	Handicap Ramps	8	EA	\$ 2,500.00	\$ 20,000.00
50	Survey Monuments	3	EA	\$ 300.00	\$ 900.00
51	Barricades	5	EA	\$ 1,500.00	\$ 7,500.00
52	Traffic Signing & Striping	790	LF	\$ 5.00	\$ 3,950.00
53	Dewatering (Budget)	790	LF	\$ 75.00	\$ 59,250.00
Subtotal Street Work					\$ 275,242.50

Item	Description	Quantity	Unit	Unit Price	Amount
<b><u>STORM DRAIN</u></b>					
54	Catch Basins (type A inlet)	2	EA	\$ 2,400.00	\$ 4,800.00
55	Catch Basins (type A inlet over type I manhole base)	1	EA	\$ 2,800.00	\$ 2,800.00
56	Catch Basins (type A inlet over type II manhole base)	2	EA	\$ 5,000.00	\$ 10,000.00
57	Field Inlet (type C inlet over type I manhole base)	1	EA	\$ 2,800.00	\$ 2,800.00
58	Field Inlet (type C inlet over type II manhole base)	1	EA	\$ 5,000.00	\$ 5,000.00
59	15" Storm Drain Pipe	165	LF	\$ 34.00	\$ 5,610.00
60	18" Storm Drain Pipe	70	LF	\$ 46.00	\$ 3,220.00
61	24" Storm Drain Pipe	245	LF	\$ 65.00	\$ 15,925.00
62	30" Storm Drain Pipe	16	LF	\$ 80.00	\$ 1,280.00
63	42" Storm Drain Pipe	250	LF	\$ 120.00	\$ 30,000.00
64	Manholes (type I)	1	EA	\$ 3,000.00	\$ 3,000.00
65	Manholes (type II)	1	EA	\$ 5,000.00	\$ 5,000.00
66	Storm Drain Stub & Plug	4	EA	\$ 1,000.00	\$ 4,000.00
Subtotal Storm Drain					\$ 93,435.00
<b><u>SANITARY SEWER</u></b>					
67	8" Sanitary Sewer Pipe	430	LF	\$ 28.00	\$ 12,040.00
68	Manholes	2	EA	\$ 4,000.00	\$ 8,000.00
69	Sewer Stub & Plug	5	EA	\$ 1,000.00	\$ 5,000.00
Subtotal Sanitary Sewer					\$ 25,040.00
<b><u>WATER SUPPLY</u></b>					
70	8" Water Line (including all appurtenances)	585	LF	\$ 32.00	\$ 18,720.00
71	10" Water Line (including all appurtenances)	205	LF	\$ 40.00	\$ 8,200.00
72	GV	10	EA	\$ 2,500.00	\$ 25,000.00
73	BOV	5	EA	\$ 4,000.00	\$ 20,000.00
74	Fire Hydrant	1	EA	\$ 4,000.00	\$ 4,000.00
75	Water Plug & Stub	5	EA	\$ 1,000.00	\$ 5,000.00
Subtotal Water Supply					\$ 80,920.00
<b>SUBTOTAL K STREET COST</b>					<b>\$ 474,637.50</b>

Item	Description	Quantity	Unit	Unit Price	Amount
<b>M STREET</b>					
<b><u>STREET WORK</u></b>					
76	Fine Grading	157,400	SF	\$ 0.45	\$ 70,830.00
77	4.5" AC Paving	80,800	SF	\$ 2.25	\$ 181,800.00
78	8" Aggregate Base	80,800	SF	\$ 1.20	\$ 96,960.00
79	Vertical Curb and Gutter <i>(with AB cushion)</i>	4,090	LF	\$ 15.00	\$ 61,350.00
80	Splitter Island Curb <i>(with AB cushion)</i>	195	LF	\$ 15.00	\$ 2,925.00
81	Roundabout Curb <i>(with AB cushion)</i>	160	LF	\$ 18.00	\$ 2,880.00
82	Driveway Approach	1	EA	\$ 600.00	\$ 600.00
83	Concrete Sidewalk	32,950	SF	\$ 5.00	\$ 164,750.00
84	Roundabout Concrete	1,890	SF	\$ 5.00	\$ 9,450.00
85	Handicap Ramps	14	EA	\$ 2,500.00	\$ 35,000.00
86	Survey Monuments	6	EA	\$ 300.00	\$ 1,800.00
87	Barricades	3	EA	\$ 1,500.00	\$ 4,500.00
88	Traffic Signing & Striping	2,010	LF	\$ 5.00	\$ 10,050.00
89	Dewatering <i>(Budget)</i>	2,010	LF	\$ 75.00	\$ 150,750.00
Subtotal Street Work					\$ 793,645.00
<b><u>STORM DRAIN</u></b>					
90	Catch Basins <i>(type A inlet)</i>	8	EA	\$ 2,400.00	\$ 19,200.00
91	Catch Basins <i>(type A inlet over concrete box culvert)</i>	2	EA	\$ 2,800.00	\$ 5,600.00
92	Catch Basins <i>(type A inlet over type I manhole base)</i>	2	EA	\$ 2,800.00	\$ 5,600.00
93	Field Inlet <i>(type C inlet over Type I manhole base)</i>	2	EA	\$ 2,800.00	\$ 5,600.00
94	15" Storm Drain Pipe	460	LF	\$ 34.00	\$ 15,640.00
95	18" Storm Drain Pipe	115	LF	\$ 46.00	\$ 5,290.00
96	24" Storm Drain Pipe	510	LF	\$ 65.00	\$ 33,150.00
97	30" Storm Drain Pipe	110	LF	\$ 80.00	\$ 8,800.00
98	Concrete Box Culvert (3'x6')	130	LF	\$ 450.00	\$ 58,500.00
99	Manholes <i>(type I)</i>	1	EA	\$ 3,000.00	\$ 3,000.00
100	Storm Drain Stub & Plug	4	EA	\$ 1,000.00	\$ 4,000.00
Subtotal Storm Drain					\$ 164,380.00
<b><u>SANITARY SEWER</u></b>					
101	8" Sanitary Sewer Pipe	1,350	LF	\$ 28.00	\$ 37,800.00
102	Manholes	4	EA	\$ 4,000.00	\$ 16,000.00
103	Manholes (Trunk)	1	EA	\$ 6,000.00	\$ 6,000.00
104	Sewer Stub & Plug	3	EA	\$ 1,000.00	\$ 3,000.00
Subtotal Sanitary Sewer					\$ 62,800.00

Item	Description	Quantity	Unit	Unit Price	Amount
<b><u>WATER SUPPLY</u></b>					
105	8" Water Line <i>(including all appurtenances)</i>	175	LF	\$ 32.00	\$ 5,600.00
106	10" Water Line <i>(including all appurtenances)</i>	2,125	LF	\$ 40.00	\$ 85,000.00
107	GV	14	EA	\$ 2,500.00	\$ 35,000.00
108	BOV	4	EA	\$ 4,000.00	\$ 16,000.00
109	Fire Hydrants	4	EA	\$ 4,000.00	\$ 16,000.00
110	Water Plug & Stub	3	EA	\$ 1,000.00	\$ 3,000.00
111	Connect to Existing Water	1	EA	\$ 4,000.00	\$ 4,000.00
Subtotal Water Supply					\$ 164,600.00
<b><u>NON-POTABLE WATER</u></b>					
112	10" Non-Potable Water Line <i>(including all appurtenances)</i>	2,040	LF	\$ 45.00	\$ 91,800.00
113	GV	5	EA	\$ 2,500.00	\$ 12,500.00
114	BOV	1	EA	\$ 4,000.00	\$ 4,000.00
115	Connect to Existing Non-Potable Water	1	EA	\$ 4,000.00	\$ 4,000.00
Subtotal Irrigation Water					\$ 112,300.00
<b>SUBTOTAL M STREET COST</b>					<b>\$ 1,297,725.00</b>

**O STREET**

<b><u>STREET WORK</u></b>					
116	Fine Grading	52,400	SF	\$ 0.45	\$ 23,580.00
117	4.5" AC Paving	27,100	SF	\$ 2.25	\$ 60,975.00
118	8" Aggregate Base	27,100	SF	\$ 1.20	\$ 32,520.00
119	Vertical Curb and Gutter <i>(with AB cushion)</i>	1,500	LF	\$ 15.00	\$ 22,500.00
120	Rolled Curb and Gutter <i>(with AB cushion)</i>	70	LF	\$ 15.00	\$ 1,050.00
121	Concrete Sidewalk	9,800	SF	\$ 5.00	\$ 49,000.00
122	Handicap Ramps	6	EA	\$ 2,500.00	\$ 15,000.00
123	Survey Monuments	3	EA	\$ 300.00	\$ 900.00
124	Barricades	4	EA	\$ 1,500.00	\$ 6,000.00
125	Traffic Signing & Striping	935	LF	\$ 5.00	\$ 4,675.00
126	Dewatering <i>(Budget)</i>	935	LF	\$ 75.00	\$ 70,125.00
Subtotal Street Work					\$ 286,325.00



Item	Description	Quantity	Unit	Unit Price	Amount
<b><u>STORM DRAIN</u></b>					
127	Catch Basins (type A inlet)	2	EA	\$ 2,400.00	\$ 4,800.00
128	Catch Basins (type A inlet over concrete box culvert)	2	EA	\$ 2,800.00	\$ 5,600.00
129	Catch Basins (type A inlet over type I manhole base)	4	EA	\$ 2,800.00	\$ 11,200.00
130	Catch Basins (type A inlet over type II manhole base)	1	EA	\$ 5,000.00	\$ 5,000.00
131	15" Storm Drain Pipe	335	LF	\$ 34.00	\$ 11,390.00
132	24" Storm Drain Pipe	365	LF	\$ 65.00	\$ 23,725.00
133	30" Storm Drain Pipe	240	LF	\$ 80.00	\$ 19,200.00
134	36" Storm Drain Pipe	125	LF	\$ 95.00	\$ 11,875.00
135	Concrete Box Culvert (3'x7')	130	LF	\$ 500.00	\$ 65,000.00
136	Manholes (type II)	2	EA	\$ 5,000.00	\$ 10,000.00
137	Storm Drain Stub & Plug	4	EA	\$ 1,000.00	\$ 4,000.00
Subtotal Storm Drain					\$ 171,790.00
<b><u>SANITARY SEWER</u></b>					
138	8" Sanitary Sewer Pipe	550	LF	\$ 28.00	\$ 15,400.00
139	12" Sanitary Sewer Pipe	320	LF	\$ 42.00	\$ 13,440.00
140	Manholes (Trunk)	3	EA	\$ 6,000.00	\$ 18,000.00
141	Sewer Stub & Plug	2	EA	\$ 1,000.00	\$ 2,000.00
Subtotal Sanitary Sewer					\$ 48,840.00
<b><u>WATER SUPPLY</u></b>					
142	8" Water Line (including all appurtenances)	150	LF	\$ 32.00	\$ 4,800.00
143	10" Water Line (including all appurtenances)	780	LF	\$ 40.00	\$ 31,200.00
144	GV	7	EA	\$ 2,500.00	\$ 17,500.00
145	ARV	1	EA	\$ 2,500.00	\$ 2,500.00
146	BOV	4	EA	\$ 4,000.00	\$ 16,000.00
147	Water Plug & Stub	4	EA	\$ 1,000.00	\$ 4,000.00
Subtotal Water Supply					\$ 76,000.00
<b><u>NON-POTABLE WATER</u></b>					
148	10" Non-Potable Water Line (including all appurtenances)	800	LF	\$ 45.00	\$ 36,000.00
149	GV	1	EA	\$ 2,500.00	\$ 2,500.00
150	ARV	1	EA	\$ 2,500.00	\$ 2,500.00
151	BOV	1	EA	\$ 4,000.00	\$ 4,000.00
152	Non-Potable Water Plug & Stub	1	EA	\$ 1,000.00	\$ 1,000.00
Subtotal Irrigation Water					\$ 46,000.00
<b>SUBTOTAL O STREET COST</b>					<b>\$ 628,955.00</b>

Item	Description	Quantity	Unit	Unit Price	Amount
<b>P STREET</b>					
<b><u>STREET WORK</u></b>					
153	Fine Grading	109,300	SF	\$ 0.45	\$ 49,185.00
154	4.5" AC Paving	59,500	SF	\$ 2.25	\$ 133,875.00
155	8" Aggregate Base	59,500	SF	\$ 1.20	\$ 71,400.00
156	Vertical Curb and Gutter <i>(with AB cushion)</i>	2,960	LF	\$ 15.00	\$ 44,400.00
157	Type F Median Curb <i>(with AB cushion)</i>	415	LF	\$ 18.00	\$ 7,470.00
158	Splitter Island Curb <i>(with AB cushion)</i>	210	LF	\$ 15.00	\$ 3,150.00
159	Roundabout Curb <i>(with AB cushion)</i>	160	LF	\$ 18.00	\$ 2,880.00
160	Driveway Approach	1	EA	\$ 600.00	\$ 600.00
161	Concrete Sidewalk	14,000	SF	\$ 5.00	\$ 70,000.00
162	Roundabout Concrete	1,890	SF	\$ 5.00	\$ 9,450.00
163	Handicap Ramps	14	EA	\$ 2,500.00	\$ 35,000.00
164	Survey Monuments	4	EA	\$ 300.00	\$ 1,200.00
165	Barricades	3	EA	\$ 1,500.00	\$ 4,500.00
166	Traffic Signing & Striping	1,720	LF	\$ 5.00	\$ 8,600.00
167	Dewatering <i>(Budget)</i>	1,720	LF	\$ 75.00	\$ 129,000.00
Subtotal Street Work					\$ 570,710.00
<b><u>STORM DRAIN</u></b>					
168	Catch Basins <i>(type A inlet)</i>	6	EA	\$ 2,400.00	\$ 14,400.00
169	Catch Basins <i>(type A inlet over concrete box culvert)</i>	2	EA	\$ 2,800.00	\$ 5,600.00
170	Catch Basins <i>(type A inlet over type I manhole base)</i>	2	EA	\$ 2,800.00	\$ 5,600.00
171	Field Inlet <i>(type C inlet over type I manhole base)</i>	1	EA	\$ 2,800.00	\$ 2,800.00
172	15" Storm Drain Pipe	545	LF	\$ 34.00	\$ 18,530.00
173	18" Storm Drain Pipe	310	LF	\$ 46.00	\$ 14,260.00
174	24" Storm Drain Pipe	470	LF	\$ 65.00	\$ 30,550.00
175	Concrete Box Culvert (3'x7')	145	LF	\$ 500.00	\$ 72,500.00
176	Manholes <i>(type I)</i>	3	EA	\$ 3,000.00	\$ 9,000.00
177	Storm Drain Stub & Plug	4	EA	\$ 1,000.00	\$ 4,000.00
Subtotal Storm Drain					\$ 177,240.00
<b><u>SANITARY SEWER</u></b>					
178	8" Sanitary Sewer Pipe	675	LF	\$ 32.00	\$ 21,600.00
179	12" Sanitary Sewer Pipe	1,085	LF	\$ 42.00	\$ 45,570.00
180	Manholes (Trunk)	6	EA	\$ 6,000.00	\$ 36,000.00
181	Connect to Existing Sanitary Sewer	1	EA	\$ 3,000.00	\$ 3,000.00
Subtotal Sanitary Sewer					\$ 106,170.00

Item	Description	Quantity	Unit	Unit Price	Amount
<b><u>WATER SUPPLY</u></b>					
182	8" Water Line <i>(including all appurtenances)</i>	585	LF	\$ 32.00	\$ 18,720.00
183	10" Water Line <i>(including all appurtenances)</i>	1,190	LF	\$ 40.00	\$ 47,600.00
184	GV	12	EA	\$ 2,500.00	\$ 30,000.00
185	BOV	5	EA	\$ 4,000.00	\$ 20,000.00
186	Fire Hydrant	3	EA	\$ 4,000.00	\$ 12,000.00
187	Water Plug & Stub	4	EA	\$ 1,000.00	\$ 4,000.00
188	Connect to Existing Water	1	EA	\$ 4,000.00	\$ 4,000.00
Subtotal Water Supply					\$ 136,320.00
<b><u>NON-POTABLE WATER</u></b>					
189	10" Non-Potable Water Line <i>(including all appurtenances)</i>	160	LF	\$ 45.00	\$ 7,200.00
Subtotal Irrigation Water					\$ 7,200.00
<b>SUBTOTAL P STREET COST</b>					<b>\$ 997,640.00</b>
<b>TOTAL CONSTRUCTION COST (nearest \$1,000)</b>					<b>\$ 5,115,000.00</b>

Notes:

- 1) This estimate does not include surveying, engineering, clearing, grading, erosion control, dry utilities, landscaping, irrigation, or street trees.
- 2) Unit prices are based on estimated current construction costs and no provision for inflation is included.

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

June 8, 2020

**Via Email and Hand Delivery**

Old Republic Title Company  
1215 W. Center Street, Suite 103  
Manteca, CA 95337  
Attn: Lori Richardson

**Re: Recordation of Stage 2B Large Lot Final Map 4032; Escrow No. 1214020942**

Dear Lori:

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

**A. Date for Closings**

The Final Map will be recorded at the time designated by RIS2B as set forth below. The Final Map can only be recorded after the City has approved the map in writing. The closing date for the Transaction is intended to occur by July 31, 2020, at the time designated in writing by RIS2B, subject to satisfaction of the conditions set forth below (each a "**Closing**"). If the Final Map has not been recorded by December 31, 2020, ORTC will return the Final Map to the City.

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

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

- B.1 Paradise Road and Cohen Road Quitclaim Deed executed in favor of River Islands Stage 2B, LLC, a Delaware limited liability company.
- B.2 One original Large Lot Final Map for Tract 4032, executed and acknowledged by the City.

The documents listed in Item B.1 and B.2 above are together referred to as the "Recordation Documents". The Recordation Documents must be recorded in the order listed above in B.1 and B.2. The date on which the Recordation Documents are recorded in the Official Records is the Recordation Date.

**C. 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:

- C.1. You have delivered copies of your Settlement Statement by email transmission to: (a) Susan Dell'Osso ([sdelloso@riverislands.com](mailto:sdelloso@riverislands.com)); (b) Debbie Belmar ([dbelmar@riverislands.com](mailto:dbelmar@riverislands.com)); (c) Stephen Salvatore ([ssalvatore@ci.lathrop.ca.us](mailto:ssalvatore@ci.lathrop.ca.us));

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

(d) Salvador Navarrete ([snavarrete@ci.lathrop.ca.us](mailto:snavarrete@ci.lathrop.ca.us)); (e) Cari James ([cjames@ci.lathrop.ca.us](mailto:cjames@ci.lathrop.ca.us)) and (f) Glenn Gebhardt ([ggebhardt@ci.lathrop.ca.us](mailto:ggebhardt@ci.lathrop.ca.us)), and have confirmation (by telephone or email) from Susan Dell'Osso and Stephen Salvatore or Glenn Gebhardt that the Settlement Statement is accurate and acceptable;

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

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

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

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

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

### **D. 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:

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

D.2. Record the Paradise Road and Cohen Road Quitclaim Deed executed in favor of River Islands Stage 2B, LLC, a Delaware limited liability company.

D.3. Record the Final Map as the Recordation Document in the Official Records;

D.4. Pay the costs associated with the Transaction;

D.5. Refund any funds delivered to you by RIS2B that are not disbursed at the time of the final Closing pursuant to these Escrow Instructions to the following entity and address:

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

D.6. Notify Susan Dell'Osso, Debbie Belmar, Stephen Salvatore, Glenn Gebhardt and Jose Molina ([JMolina@sjgov.org](mailto:JMolina@sjgov.org)) of the completion of the Transaction;

D.6. Within five (5) business days after each Recordation Date, deliver by overnight delivery via recognized, national, overnight delivery carrier to: (1) Susan Dell'Osso, River Islands Stage 2B, LLC, 73 W. Stewart Road, Lathrop, CA

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

95330; and (2) Mr. Salvador 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

(B) a certified copy of the final Settlement Statement.

**E. Additional Instructions**

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

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

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

Very truly yours,

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

\_\_\_\_\_  
Susan Dell'Osso  
President  
River Islands Stage 2B, LLC

**ESCROW INSTRUCTIONS  
ACKNOWLEDGEMENT AND AGREEMENT:**

Receipt of the foregoing Escrow Instructions from RIS2B and the City is hereby acknowledged. The undersigned agrees, for itself, and on behalf of ORTC, to proceed in strict accordance with these Escrow Instructions. The undersigned represents and warrants to RIS2B and the City that the undersigned is authorized to execute this Acknowledgement and Agreement, for itself, and on behalf of ORTC.

Old Republic Title Company

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

RECORDING REQUESTED BY:

Old Republic Title Company

Escrow No.: 1214020942-LR

APN No.:

WHEN RECORDED MAIL TO

River Islands Stage 2B

73 W. Stewart Road

Lathrop, CA 95330

SPACE ABOVE THIS LINE FOR RECORDERS USE

**Quit Claim Deed**

**(Portions of Cohen Road and Paradise Road through Tract 4032)**

Monument Preservation Fee is \$0.00

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$0.00 Government Entity R&T 11922

computed on full value of property conveyed, or

computed on full value less value of liens and encumbrances remaining at time of sale.

Unincorporated area: **(X) City of Lathrop** \$0.00

Realty not sold.

**FOR A VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged,  
City of Lathrop, a municipal corporation

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to  
River Islands Stage 2B, LLC, a Delaware limited liability company

that property in Unincorporated area of San Joaquin County, State of California, described as  
follows: See "Exhibit A" attached hereto and made a part hereof.

This document is being recorded to eliminate any possible interest in, on, over and across the land described in  
the attached Exhibit 'A' as created in the Document recorded October 18, 1934 in Volume 408, of Official  
Records, Page 95, San Joaquin County Records.

Mail Tax Statements to Grantee at address above

The City of Lathrop, a municipal corporation

\_\_\_\_\_  
By: Stephen J. Salvatore  
Its: City Manager

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

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 \_\_\_\_\_  
County of \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_ a Notary Public,  
personally appeared \_\_\_\_\_  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they executed the same in his/her/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: \_\_\_\_\_

Name: \_\_\_\_\_  
(Typed or Printed)

(Seal)



**EXHIBIT A  
LEGAL DESCRIPTION  
COHEN ROAD THROUGH TRACT 4032  
RIVER ISLANDS  
LATHROP, CALIFORNIA**

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

BEING A PORTION OF THE PUBLIC ROAD, KNOWN AS COHEN ROAD AND PARADISE ROAD, AS DESCRIBED IN THE INDENTURE BETWEEN RECLAIMED ISLAND LANDS COMPANY AND THE COUNTY OF SAN JOAQUIN, RECORDED OCTOBER 18, 1934, IN VOLUME 408, OF OFFICIAL RECORDS, PAGE 95, IN THE OFFICE OF THE SAN JOAQUIN COUNTY RECORDER, WITHIN TRACT 4032, AS SAID TRACT 4032 IS SHOWN ON THE MAP FILED ON 2020, IN BOOK OF MAPS AND PLATS, AT PAGE, IN THE OFFICE OF THE SAN JOAQUIN COUNTY RECORDER.

ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF  
DESCRIPTION

WILLIAM M. KOCH  
PROFESSIONAL LAND  
SURVEYOR CALIFORNIA NO.  
8092



5-4  
DATE

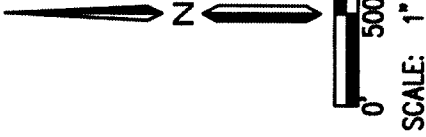
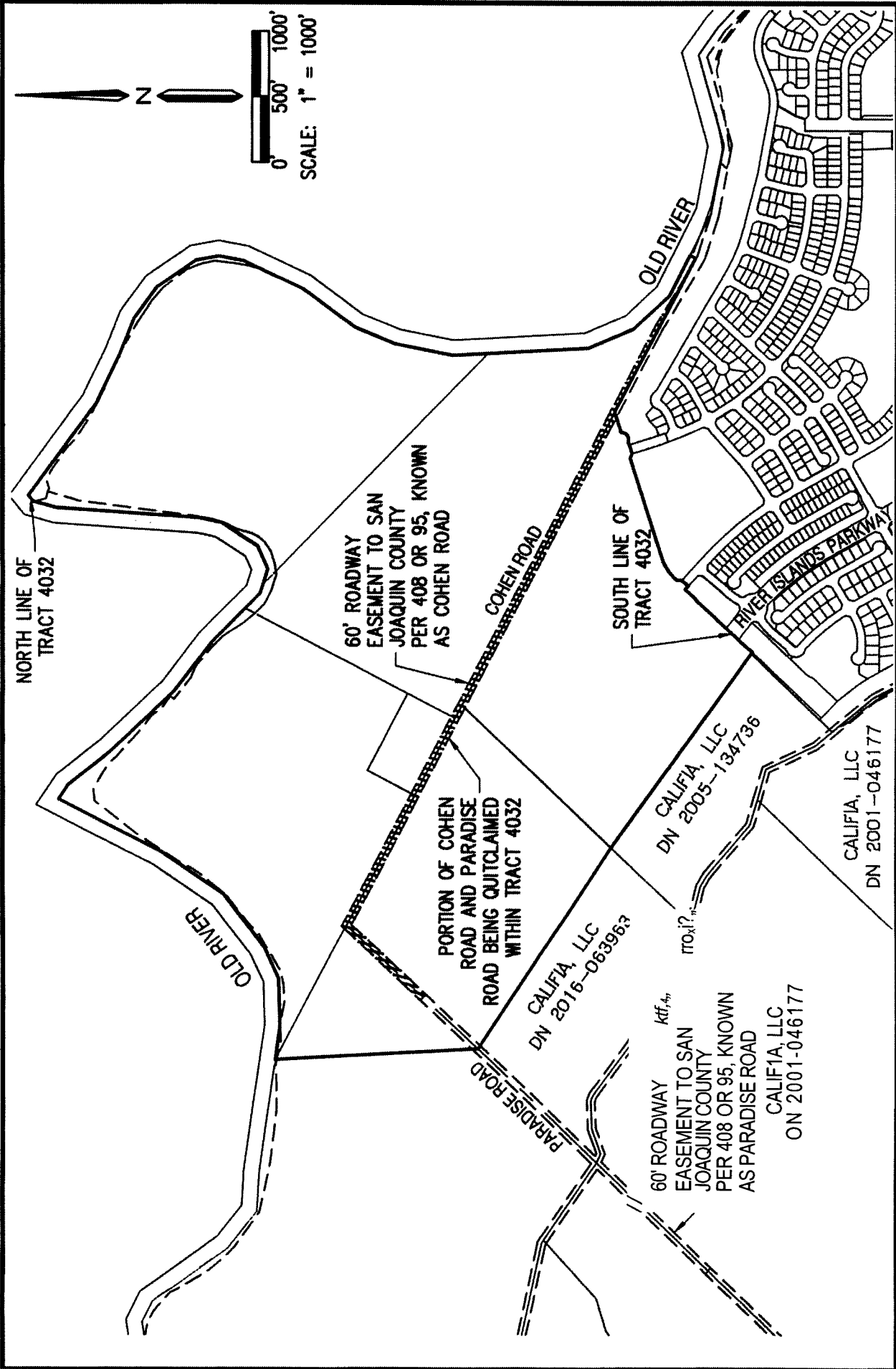


EXHIBIT A

**COHEN ROAD AND PARADISE ROAD WITHIN TRACT 4032**  
RIVER ISLANDS

SAN JOAQUIN COUNTY      CALIFORNIA

SCALE: 1" = 1000'

DRAWN BY: JC

FILE: TRACT 4032 DO BIT & DM

DATE: 05/28/2020

SHEET: 2 OF 2

I:\25500-RIVER ISLANDS PHASE 1A\DWG\PLAT\TRACT 4032 COHEN ROAD ABANDONMENT EXHIBIT A\TRACT 4032 EXHIBIT A.DWG