

January 11, 2021 – City Council Regular Meeting – 7:00 p.m.



City Council Chamber
390 Towne Centre Drive
Lathrop, California
(209) 941-7200
www.ci.lathrop.ca.us

City Council

Sonny Dhaliwal, Mayor
Jennifer Torres-O'Callaghan, Vice Mayor
Paul Akinjo
Minnie Diallo
Diane Lazard

City Staff

Stephen Salvatore, City Manager
Salvador Navarrete, City Attorney
Teresa Vargas, City Clerk
Glenn Gebhardt, City Engineer
Michael King, Public Works Director
Cari James, Finance and Administrative Services Director
Mark Meissner, Community Development Director
Zachary Jones, Parks and Recreation Director
Ryan Biedermann, Chief of Police

General Order of Business

1. Preliminary
 - Call to Order
 - Closed Session
 - Roll Call
 - Invocation
 - Pledge of Allegiance
 - Announcements by Mayor/City Mgr.
 - Informational Items
 - Declaration of Conflict of Interest
2. Presentations
3. Citizen's Forum
4. Consent Calendar
5. Scheduled Items
 - Public Hearings
 - Appeals
 - Referrals and Reports from Commissions and Committees
 - All Other Staff Reports and/or Action Items
 - Study Sessions
6. Council Communications
7. Adjournment

Order of Discussion

Generally, the order of discussion after introduction of an item by the Mayor will include comments and information by staff followed by City Council questions and inquiries. The applicant, or their authorized representative, or interested residents, may then speak on the item; each speaker may only speak once to each item. At the close of public discussion, the item will be considered by the City Council and action taken.

Consent Calendar

Items on the Consent Calendar are considered routine by the City Council and will be enacted by one motion and one vote. There will be no separate discussion of these items unless a Councilmember or interested resident so requests, in which case the item will be removed from the Consent Calendar and considered separately.



JANUARY 11, 2021 – Regular Meeting Agenda – 7:00 p.m.



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IMPORTANT NOTICE REGARDING THIS MEETING & COVID-19

On March 4, 2020, Governor Newsom proclaimed a State of Emergency in California as a result of the threat of COVID-19. On March 12, 2020, Governor Newsom issued Executive Order N-25-20, which allows Council Meetings to be conducted telephonically. On March 17, 2020, Governor Newsom issued Executive Order N-29-20, which allows for the public to participate in any meeting of the City Council by electronic means.

This meeting is being conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20, dated March 17, 2020, regarding the COVID-19 pandemic. In accordance with Executive Order N-29-20, the public may view the meeting on television and/or online. Council Meetings are live-streamed (with Closed Captioning) on Comcast Cable Channel 97, and on the City Council Webpage: <https://www.ci.lathrop.ca.us/citycouncil/page/live-stream>

This meeting will be available for public participation by video/teleconference via Cisco Webex at the following link:

📌 Event address for attendees (copy and paste link on browser):

<https://cityoflathrop.webex.com/cityoflathrop/onstage/g.php?MTID=e64c907ca74b41130e3834b2b2ede5ef2>

📌 Please register at the bottom of the page, at least thirty minutes (30 min.) prior to the meeting.

📌 For audio only: +1-408-418-9388 Access code: 146 382 7823 / No need to call-in if using webex audio.

In accordance with Executive Orders listed above, guidance from the California Department of Public Health on gatherings, and to protect our employees and the public, remote public participation is allowed in the following ways:

- Public comment/questions will be accepted by email to City Clerk Teresa Vargas at Tvargas@ci.lathrop.ca.us or by calling (209) 941-7230
- Questions or comments must be submitted by 4:00 p.m., on the day of the meeting.
- During the meeting, those joining by teleconference (Cisco Webex link listed above), will be allowed to speak prior to the close of public comment on an item, and read into the record during public comment. If you are using this method, send a "chat" message to the City Clerk (meeting host) indicating the item number you wish to speak on.

To leave a voice message for the Mayor and all Councilmembers simultaneously, dial (209) 941-7230. To send an e-mail for the Mayor and all Councilmembers simultaneously email: citycouncil@ci.lathrop.ca.us

This City Council Agenda and meeting materials can be accessed by computer or any smart device at: <https://www.ci.lathrop.ca.us/meetings>

General Information

For reports citing supplemental documents relating to specific agenda items, these are available for review in the City Clerk's Office. This agenda was posted at the following locations: City Hall, Community Center, Generations Center, Senior Center, and the Lathrop-Manteca Fire District "J" Street and Somerston Parkway Offices. The meetings of the Lathrop City Council are broadcast on Lathrop Comcast Cable Television Channel 97 and live streamed on the City's website.

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility and/or accommodations to this meeting. [28 CFR 35.102-35.104 ADA Title II] Interested persons must request the accommodation at least 2 working days in advance of the meeting by contacting the City Clerk at (209) 941-7230.

Information about the City or items scheduled on the Agenda may be referred to:

Teresa Vargas, City Clerk
City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330
Telephone: (209) 941-7230

**CITY OF LATHROP
CITY COUNCIL REGULAR MEETING
MONDAY, JANUARY 11, 2021
7:00 P.M.
COUNCIL CHAMBER, CITY HALL
390 Towne Centre Drive
Lathrop, CA 95330**

AGENDA

PLEASE NOTE: There will be no Closed Session. The Regular Meeting will commence at 7:00 p.m.

1. PRELIMINARY

- 1.1 CALL TO ORDER
- 1.2 ROLL CALL
- 1.3 INVOCATION
- 1.4 PLEDGE OF ALLEGIANCE
- 1.5 ANNOUNCEMENT(S) BY MAYOR / CITY MANAGER
- 1.6 INFORMATIONAL ITEM(S) – None
- 1.7 DECLARATION OF CONFLICT(S) OF INTEREST

2. PRESENTATIONS

- 2.1 PRESENTATION - UPDATE ON TRAFFIC SIGNAL IMPROVEMENTS ON SPARTAN WAY AND GOLDEN VALLEY PARKWAY, CIP PS 18-03

3. CITIZEN'S FORUM

Any person desiring to speak on a matter, which is not scheduled on this agenda, may do so under Citizen's Forum. Please submit a purple speaker card to the City Clerk prior to the commencement of Citizen's Forum. Only those who have submitted speaker cards, or have expressed an interest to speak, prior to the conclusion of Citizen's Forum will be called upon to speak. Please be aware the California Government Code prohibits the City Council from taking any immediate action on an item, which does not appear on the agenda, unless the item meets stringent statutory requirements. The City Council can, however, allow its members or staff to briefly (no more than five (5) minutes) respond to statements made, to ask questions for clarification, make a brief announcement or report on his or her own activities. (See California Government Code Section 54954.2(a)). Unless directed otherwise by a majority of the City Council, all questions asked and not answered at the meeting will be responded to in writing within 10 business days. ALL PUBLIC COMMENTS MUST BE MADE IN COMPLIANCE WITH THE LATHROP CITY COUNCIL HANDBOOK OF RULES AND PROCEDURES!

4. CONSENT CALENDAR

Items on the Consent Calendar are considered routine by the City Council and will be enacted by one motion and one vote. There will be no separate discussion of these items unless the Mayor, Councilmember, or citizen so requests, in which event the item will be removed from the Consent Calendar and considered separately.

- 4.1 WAIVING OF READING OF ORDINANCES AND RESOLUTIONS
Waive the Reading in Full of Ordinances and Resolutions on Agenda and Adopt by Reading of Title Only, Unless Otherwise Requested by the Mayor or a Councilmember
- 4.2 APPROVAL OF MINUTES
Approve Minutes for the Special City Council Meeting of December 11, 2020
- 4.3 CAPITAL FACILITY FEE FUNDS REPORT FOR FY 2019-2020
Review and Approve the Capital Facility Fee Funds Report for Fiscal Year 2019-2020
- 4.4 APPROVAL OF FINAL MAP, GRANT DEED AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 311 LOTS IN TRACT 4017 WITHIN PHASE 1B OF CLSP
Adopt Resolution Approving Final Map for Tract 4017 within Phase 1B of CLSP, Totaling 311 Single Family Lots, a Grant Deed and a Subdivision Improvement Agreement with Lathrop Land Acquisition, LLC
- 4.5 CREATE CIP RC 21-01, AMENDMENT NO. 1 WITH CAROLLO ENGINEERS, INC., FOR AMERICA'S WATER INFRASTRUCTURE ACT COMPLIANCE SERVICES, AND APPROVE RELATED BUDGET AMENDMENT
Adopt Resolution Approving the Creation of Capital Improvement Project for Regulatory Compliance CIP RC 21-01, Amendment No. 1 with Carollo Engineers, Inc., for America's Water Infrastructure Act (AWIA) Compliance Services, and Approve Related Budget Amendment

RIVER ISLANDS CONSENT ITEM(S)

- 4.6 APPROVAL OF FINAL MAP, CFD ANNEXATION, IRREVOCABLE OFFER OF DEDICATION, AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 30 LOTS IN TRACT 4052 VILLAGE "JJ" WITHIN LAKESIDE WEST DISTRICT OF RIVER ISLANDS
Adopt Resolution Approving Final Map for Tract 4052 Village "JJ" within the Lakeside West District, Totaling 30 Single Family Lots, CFD Annexation No. 16, an Irrevocable Offer of Dedication, and a Subdivision Improvement Agreement with River Islands Stage 2B, LLC
- 4.7 APPROVAL OF A REVISED STREET NAME AND IOD, IN TRACT 4055 VILLAGE "DD" WITHIN THE LAKESIDE WEST DISTRICT

Adopt Resolution Approving a Revised Street Name in Tract 4055 within the Lakeside West District and Irrevocable Offers of Dedication (IOD) from River Islands Stage 2B, LLC

4.8 APPROVAL OF FINAL MAP TO RESUBDIVIDE 44 LOTS IN TRACT 4060 VILLAGE "S" AND DEDICATION OF PARCEL "L" TO RIPFA, ALL WITHIN LAKESIDE EAST DISTRICT OF RIVER ISLANDS

Adopt Resolution Approving Final Map for Tract 4060 Village "S" to Resubdivide 44 Single Family Lots and Dedication of Parcel "L" to RIPFA within the Lakeside East District of River Islands

5. SCHEDULED ITEMS

5.1 HEALTH BENEFITS FOR CITY COUNCILMEMBERS

Adopt a Resolution Offering City Paid Health Benefits to City Councilmembers and Approving Related Budget Amendments

6. COUNCIL COMMUNICATIONS

6.1 MAYOR DHALI WAL REFERRAL – Reappoint Omar Khweiss as the Lathrop Representative to the San Joaquin County Mosquito & Vector Control District with Term Ending December 31, 2024

6.2 MAYOR DHALI WAL REFERRAL – Set Application Deadline for Appointment of One (1) Member to the Measure C Oversight Committee with Term Ending June 30, 2021, due to Unexpired Term Vacancy

6.3 MAYOR DHALI WAL REFERRAL – Mayor and Councilmember Assignments for 2021

6.4 MAYOR & COUNCILMEMBER COMMITTEE REPORT(S)

- *Central Valley Executive Committee/LOCC (Akinjo/Vacant)*
- *Council of Governments (Dhaliwal/Lazard)*
- *Integrated Waste Management Solid Waste Division (Akinjo/Torres-O'Callaghan)*
- *Reclamation District 17 Joint Powers Authority (Salvatore)*
- *San Joaquin Partnership Board of Directors (Salvatore)*
- *San Joaquin County Commission on Aging (Zavala)*
- *San Joaquin Valley Air Pollution Control District (Akinjo/Dhaliwal)*
- *Water Advisory Board (Torres-O'Callaghan/Lazard)*
- *Tri Valley-San Joaquin Valley Regional Rail Authority (Akinjo)*
- *San Joaquin Area Flood Control Agency (Akinjo & Lazard)*

6.5 MAYOR & COUNCILMEMBER COMMENT(S)

7. ADJOURNMENT

/Teresa Vargas/

Teresa Vargas, CMC, City Clerk



**CITY OF LATHROP
CITY COUNCIL SPECIAL MEETING
FRIDAY, DECEMBER 11, 2020, 4:00 P.M.
COUNCIL CHAMBER, CITY HALL
390 Towne Centre Drive, Lathrop, CA 95330**

MINUTES

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the office of the City Clerk (209) 941-7230. Notification 48 hours prior to a meeting will enable the City to make reasonable arrangements to ensure accessibility to that meeting [28 CFR 35 .102.35.104 ADA Title II].

IMPORTANT NOTICE REGARDING THIS MEETING & COVID-19

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1. PRELIMINARY

- 1.1 CALL TO ORDER – Mayor Dhaliwal called the meeting to order at 4:05 p.m.
- 1.2 ROLL CALL Present: Mayor Dhaliwal; Vice Mayor Salcedo;
Councilmembers: Akinjo, Lazard and Torres-O’Callaghan.

Absent: None.
- 1.3 PLEDGE OF ALLEGIANCE – Vice Mayor Salcedo led the pledge of allegiance.

2. SCHEDULED ITEMS

- 2.1 CITY COUNCIL ELECTION AND REORGANIZATION
 - 2.1.1 DECLARATION AND CERTIFICATION OF THE NOVEMBER 3, 2020 ELECTION RESULTS

City Clerk Teresa Vargas provided the results of the November 3, 2020, General Municipal Election, certified by the San Joaquin county Registrar of Voters on December 3, 2020.

On a motion by Mayor Dhaliwal, second by Vice Mayor Salcedo, the City Council adopted **Resolution 20-4813** reciting the fact of the General Municipal Election held on November 3, 2020, declaring the results and such other matters as provided by law.

Ayes: Akinjo, Lazard, Salcedo, Torres-O'Callaghan and Dhaliwal

Noes: None

Absent: None

Abstain: None

2.1.2 PRESENTATION TO / COMMENTS BY OUTGOING COUNCILMEMBER

- Martha Salcedo, Vice Mayor

Outgoing Councilmember/Vice Mayor Salcedo commented on the matter and expressed appreciation for having served the Lathrop community.

Mayor Dhaliwal and Councilmembers Akinjo, Lazard, and Torres-O'Callaghan provided an honorary resolution memorializing Councilmember/Vice Mayor Salcedo's 14 years of service as a member of the Lathrop City Council. Councilmembers and City Manager Stephen Salvatore commented on the matter; expressed best wishes to outgoing Councilmember/Vice Mayor Salcedo.

2.1.3 PRESENTATION OF CERTIFICATE OF ELECTION AND OATH OF OFFICE TO NEWLY ELECTED OFFICIALS

Mayor Dhaliwal recessed the meeting at 4:26 p.m., to allow the transition to ceremonial Oaths of Office. Mayor Dhaliwal reconvened the meeting at 4:28 p.m.

City Clerk Teresa Vargas provided official Oaths of Office to all elected officials prior to the regular meeting. The following ceremonial Oaths of Office were provided in the following order:

Martha Salcedo, deputized to administer the ceremonial Oath of Office by City Clerk Teresa Vargas, administered the ceremonial Oath of Office to Councilmember Jennifer Torres-O'Callaghan, and provided Certificate of Election.

Mayor Dhaliwal recessed the meeting at 4:31 p.m., to allow the transition of the next ceremonial Oath of Office. Mayor Dhaliwal reconvened the meeting at 4:39 p.m.

Dorothy Benjamin, deputized to administer the ceremonial Oath of Office by City Clerk Teresa Vargas, administered the ceremonial Oath of Office to Councilmember Minnie "Cotton" Diallo, and provided Certificate of Election.

Mayor Dhaliwal recessed the meeting at 4:49 p.m., to allow the transition of the next Ceremonial Oath of Office. Mayor Dhaliwal reconvened the meeting at 4:55 p.m.

Ruby Dhaliwal, deputized to administer the ceremonial Oath of Office by City Clerk Teresa Vargas, administered the ceremonial Oath of Office to Mayor Sonny Dhaliwal, and provided Certificate of Election.

2.1.4 COMMENTS BY NEWLY ELECTED OFFICIALS

Mayor and Councilmembers made various comments on the matter, including expressed appreciation to the Lathrop community, and best wishes to newly elected and outgoing Councilmembers. City Manager Stephen Salvatore commented on the matter and congratulated newly elected officials.

3. **ADJOURNMENT** – There being no further business, Mayor Dhaliwal adjourned the meeting at 5:09 p.m.

Teresa Vargas, CMC
City Clerk

This meeting was called by a majority of the City Council per Government Code Section 54956.5. Members of the public interested in addressing the City Council during this Special Meeting may address the item(s), which have been described in the notice of this Special Meeting in accordance with Government Code Section 54954.3(a).

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ITEM 4.3

CITY MANAGER'S REPORT JANUARY 11, 2021 CITY COUNCIL REGULAR MEETING

ITEM: CAPITAL FACILITY FEE FUNDS REPORT FOR
FY 2019-2020

RECOMMENDATION: Review and Approve the Capital Facility Fee
Funds Report for Fiscal Year 2019-2020

SUMMARY:

Pursuant to the State of California Mitigation Fee Act (also known as "AB 1600" Government Code Section 66006 et seq., the City of Lathrop is required to provide an annual overview of fees collected by the Capital Facility Fee (CFF) program as a result of new development. This report presents the background for each fee and shows the fee schedules and history for last year. The information provided is required by the Government Code to be made available for public review and subsequently reviewed by City Council at the next regular meeting after being made public.

BACKGROUND:

The City's Capital Facility Fee (CFF) program was first instituted on October 10, 1990 to provide adequate capital facility improvements to serve new development within the City. Since then, the CFF program has been amended to ensure that new development pays its proportionate share of improvement costs needed as a result of new development.

In 2003, the CFF program was amended to include a broad range of capital facility fees and establish fees for a new development planned for the area West of I-5, mainly River Islands and Mossdale Landing.

In 2005, the CFF program was amended to establish fees for new development in the Central Lathrop Specific Plan (CLSP) area and followed with revisions in 2007, adding the offsite roadway intersection improvements and the surface water supply fee components for the CLSP area.

In 2010, the CFF program was amended to establish the North Lathrop Transportation Impact Fee for new development impacting the Roth Road/I-5 interchange and the associated frontage roads in the North Lathrop area.

In May 2018, the CFF program was amended to keep pace with the rising cost of infrastructure, facilities and land. This amendment included adjusting existing fees for inflation and updating project costs for the West/Central Lathrop Regional Transportation CFF, Surface Water Supply CFF, and the Water System CFF and establishing a new Sewer/Recycled Water System CFF for the CLSP area.

**CITY MANAGER'S REPORT
JANUARY 11, 2021 CITY COUNCIL REGULAR MEETING
CAPITAL FACILITY FEES FUND REPORT FOR FY 2019-2020**

PAGE 2

In December 2018, the San Joaquin Area Flood Control Agency (SJAFCA) Mossdale Tract Area Regional Urban Level of Flood Protection (ULOP) Development Impact Fee (DIF) agreement replaced Lathrop's 2017 Interim Levee Fee for the Reclamation District 17 Urban Level of Flood Protection Levee System Improvements.

In February 2019, the Central Lathrop Specific Plan (CLSP) CFF Study update established a new In-Lieu Community Parks Dedication Fee and adjusted existing fees for inflation and updated projects costs and fees for the West/Central Lathrop Regional Transportation and the Sewer/Recycled Water System.

In June 2019, the Central Lathrop Specific Plan (CLSP) Capital Facility Fees Study established a new CFF for the Storm Drainage System Improvements – Watershed 2, Storm Drainage System Improvements – Watershed 4, Entitlements, and Prior Developer Account Open Items to reimburse the construction of storm drainage facilities and reimburse past expenditures associated with developing the CLSP area.

In February 2020, the Sewer Reimbursement Capital Facility Fees Study established a new Sewer Reimbursement fee for the construction of oversized sewer facilities including future construction of sewer facilities within the City.

In October 2019, the South Lathrop Specific Plan (SLSP) and the Lathrop Gateway Business Park Specific Plan (LGBPSP) Capital Facility Fee Study provided an update to the CFF program for the SLSP area and established a fee program for the LGBPSP area. In May 2020, the CFF program was updated based on actual facility construction cost for SLSP and LGBPSP.

The CFF program provides a source of revenue by which new development within the City will contribute their fair share of the costs that directly affect the need to construct infrastructure or expand community public facilities to meet growth needs. The City's CFF program funds improvements in the following categories:

1. Transportation
 - a. Local
 - b. Regional
2. Culture and Leisure
3. Municipal Services
4. Storm Drainage
5. Administration
6. San Joaquin County Multi-Species Habitat
7. Environmental Mitigation
8. Park-In-Lieu
9. Water
10. Surface Water
11. Sewer

**CITY MANAGER'S REPORT
JANUARY 11, 2021 CITY COUNCIL REGULAR MEETING
CAPITAL FACILITY FEES FUND REPORT FOR FY 2019-2020**

PAGE 3

The Annual CFF report (Attachment A), required by California Government Code 66006 et seq., was developed to identify the balances of fees in the Capital Facility Fee funds. The annual report provides the following information for each fee:

- a detailed description
- the fee amount
- beginning and ending balances for the fiscal year
- fees collected and interest earned
- transfers, refunds, and expenditures

The expenditures have been further broken down to identify the public improvements on which the fees were expended and the amount of expenditures for each improvement.

The Five-Year CFF Fund Report provides an overview of the improvement projects identified in the CFF program. The report lists the estimated cost for each project and the approximate date available. The fees and project costs are adjusted annually based on the annual changes to the Engineering News-Record Construction Cost Index (ENR CCI). The annual adjustment utilizing the ENR CCI ensures the current cost of construction and appropriate fees reflect the effects of inflation.

REASON FOR RECOMMENDATION:

The attached report was made public on December 18, 2020; Section 66006 et seq. of the California Government Code requires a detailed report regarding collection and expenditure of fees in the CFF program. Under the California Government Code, the report is required to be made public. City Council shall review the information made available to the public at its next regular scheduled meeting.

FISCAL IMPACT:

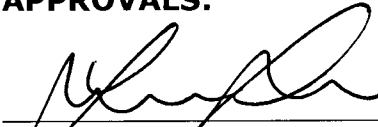
The cost for this item was staff time and materials to complete the attached report.

ATTACHMENTS:

- A. Capital Facility Fee Funds Report for report period Fiscal Year 2019-2020
- B. Five Year Capital Facility Fee Funds Report for report period: July 1, 2019 to June 30, 2020.

**CITY MANAGER'S REPORT
JANUARY 11, 2021 CITY COUNCIL REGULAR MEETING
CAPITAL FACILITY FEES FUND REPORT FOR FY 2019-2020**

APPROVALS:



Yesenia Linnell
Finance Manager

12-21-2020


Date



Michael King
Director of Public Works

12-21-2020

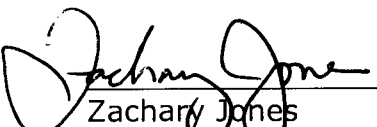
Date



Mark Meissner
Director of Community Development

12-21-2020

Date



Zachary Jones
Director of Parks & Recreation

12-21-2020

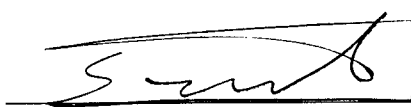
Date



Cari James For C.S.
Finance & Administrative
Services Director

12/21/2020

Date



Salvador Navarrete
City Attorney

12-18-2020

Date



Stephen J. Salvatore
City Manager

12.21.2020

Date

City of Lathrop

Capital Facility Fee Funds Report 2019 – 2020

Made Pursuant to Government Code
Section 66000 et seq.

Made Available for Public Review on:
December 18, 2020

City Council Agenda Date:
January 11, 2021

For further information, please contact:
Yesenia Linnell, Public Works Department
(209) 941-7430



Capital Facility Fee Fund Listing

Regional Transportation Impact Fee – 2230	3
Local Transportation Impact Fee – 2250	5
Culture and Leisure Capital Facility Fee – 2260	8
Municipal Services Capital Facility Fee – 2270	11
Storm Drainage Capital Facility Fee – 2280	14
Administration Capital Facility Fee – 2290	17
Environmental Mitigation Capital Facility Fee – 2310	19
Regional Levee Impact Fee – 2315	21
West Central Lathrop Transportation Capital Facility Fee – 2320	23
West Lathrop Specific Plan Regional Transportation Impact Fee – 2330	25
Lathrop Local East – 2340 and Lathrop Local West - 2360	27
Regional Transportation Impact Fee San Joaquin County – 2350	30
Regional Transportation Impact Fee San Joaquin Council of Governments 15% – 2370	32
Offsite Roadway Improvements Capital Facility Fee – 2380	34
North Lathrop Transportation Capital Facility Fee – 2420	36
Park in Lieu – 3410	38
Water Capital Facility Fee – 5610	40
Surface Water Capital Facility Fee – 5640	44
Sewer Capital Facility Fee – 6030	47



Regional Transportation Impact Fee – 2230

1. Fee Information

a. Description and History of Fee: This fee was collected to fund street improvements for Lathrop’s regional roadways. The fee originated in 1990 and was adopted by Lathrop City Council on October 10, 1990. The Regional Transportation Fee was calculated in coordination with the San Joaquin County Council of Governments to provide countywide transportation improvements for street and highway projects identified in the Congestion Management Program (CMP). Improvements to both Lathrop and Interstate 5 are included in the CMP.

The fee was reevaluated in the November 1, 1994 CFF Update and was updated to reflect the effects of inflation. In addition, the McKinley Avenue and Yosemite Avenue Intersection Improvements were added to the CFF. Updates to the Regional fee were also done in September of 2003 and again in August of 2005. The 2003 and 2005 studies included adjusting the previous Capital Facility Fee in Historic Lathrop (East) to reflect the effects of inflation.

The San Joaquin Regional Transportation Impact Fee (RTIF) is automatically adjusted on an annual basis at the beginning of each fiscal year (July 1) based on the Engineering News Record California Construction Code Index (CCCI).

b. Amount of Fee: The Regional Transportation Fee was changed to the San Joaquin Regional Transportation Impact Fee (RTIF) as of February 20, 2006. Funds collected as a result of the newly adopted fee are reported in Funds 2340 and 2360. **As of February 20, 2006, the Regional Transportation Fee is no longer collected.**

<u>Land Use Type</u>	<u>Unit</u>	<u>FY 19/20</u>
Residential (Single-Family)	DUE	\$-0-
Residential (Multi-Family)	DUE	\$-0-
Retail	Sq. Ft	\$-0-
Office	Sq. Ft	\$-0-
Commercial/Industrial	Sq. Ft	\$-0-



2. Fund Information (During Reporting Period)

	<u>Source</u>	<u>Amount</u>
a.	Beginning Fund Balance as of July 1, 2019	-
b.	Fees Collected	-
c.	Interest Earned	-
d.	Expenditures	-
e.	Transfer Out	-
f.	Refunds	-
g.	Ending Fund Balance as of June 30, 2020	-

2d. Expenditure Summary: Identification of each improvement on which reportable fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that was funded with reportable fees:

Were funds from Fund 2230 expended during the reporting period? No

2e. Description of Transfers and Loans made from fund.

Were funds from Fund 2230 transferred or loaned during the reporting period? No

2f. Description of refunds made during reporting period.

Were funds from Fund 2230 refunded during this reporting period? No

3. Planned Projects for Fiscal Year 2020-21: Identification of each improvement on which reportable fees will be expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that will be funded with reportable fees:

The Regional Transportation Impact Fee Fund 2230 does not currently have funds appropriated to any Capital Improvement Program (CIP) Projects for Fiscal Year 2020-21. Please refer to the City’s 2019-2024 Capital Improvement Program adopted by City Council June 12, 2019, Resolution 19-2024.



Local Transportation Impact Fee – 2250

1. Fee Information

a. Description and History of Fee: This fee is collected to fund street improvements for existing city streets to accommodate for increased road usage due to new development. The Crossroads fee is an exception in that it is collected to reimburse the developer for infrastructure that was built with the original project. The fee originated in 1990 and was adopted by the Lathrop City Council on October 10, 1990. The original fee was designed to fund the widening of local roads from two lanes to four lanes as well as the addition of traffic signals and turning lanes to increase the capacity of intersections. In 1990 the Engineering Report for the Lathrop Traffic Mitigation Fee identified an estimated \$6.4 million in signal system, intersection and road widening improvements.

An update to the fee was adopted by the Lathrop City Council and adopted on November 1, 1994. The update included the same projects that were included in the original Capital Facility Fees (CFF), with the exception of Louise Avenue and the addition of the McKinley Avenue Mainline Improvements. The widening and improvements of Louise Avenue between Harlan Road and Fifth Street were completed prior to the 1994 update (with CFF funds as a contributing source) which is why Louise Avenue was omitted from the 1994 update.

The Local Transportation CFF was reevaluated in September 2, 2003 and again in August 1, 2005. The studies included adjusting the previous CFF in Historic Lathrop (East) to reflect the effects of inflation.

On August 3, 2015 City Council approved entitlements for the South Lathrop Specific Plan (SLSP) area. The entitlements required an update to the CFF program to establish fees to fund the improvements for the SLSP area. The SLSP CFF Study “Nexus Study” adopted on March 12, 2018 identified approximately \$65.8 million in interchange improvements, road-widening improvements, and railroad crossing improvements. In October 2019 the SLSP and the Lathrop Gateway Business Park Specific Plan (LGBPSP) CFF study provided an update to the CFF program for the SLSP area and established a fee program for the LGBPSP area. The LGBPSP CFF Study identified approximately \$56.7 million in transportation improvements. In May 2020 the CFF program was updated based on actual facility construction cost for SLSP and LGBPSP.

b. Amount of Fee: The amount of the fee varies by land use type and location.

<u>East Lathrop/North Harlan Land Use Type</u>	<u>Unit</u>	<u>July 1, 2019 to Dec. 31, 2019</u>	<u>Jan. 1, 2020 to June 30, 2020</u>
Single Family Residential	DU	\$3,661	\$3,725
Multi-Family Residential	DU	\$2,692	\$2,739
Commercial	1,000 sqft	\$4,999	\$5,0879
Industrial	1,000 sqft	\$1,472	\$1,498

<u>Crossroads Land Use Type</u>	<u>Unit</u>	<u>July 1, 2019 to Dec. 31, 2019</u>	<u>Jan. 1, 2020 to June 30, 2020</u>
Commercial	Acre	\$30,263	\$30,792
Industrial	1,000 sqft	\$ 1,099	\$ 1,118



<u>South Lathrop Specific Plan-SLCC Plan Land Use Type</u>	<u>Unit</u>	<u>July 1, 2019 to Dec. 31, 2019</u>	<u>Jan. 1, 2020 to June 30, 2020</u>
Industrial/ Limited Industrial	1,000 sqft	\$ 4,639	\$ 1,331
Office Commercial	1,000 sqft	\$16,057	\$20,403
Retail Commercial	1,000 sqft	\$16,057	\$ -
Warehouse	1,000 sqft	\$ 479	\$ 1,331

<u>South Lathrop Specific Plan-Non SLCC Plan Land Use Type</u>	<u>Unit</u>	<u>July 1, 2019 to Dec. 31, 2019</u>	<u>Jan. 1, 2020 to June 30, 2020</u>
Industrial/ Limited Industrial	1,000 sqft	\$ 4,639	\$ 1,331
Office Commercial	1,000 sqft	\$16,057	\$20,403
Retail Commercial	1,000 sqft	\$16,057	-
Warehouse	1,000 sqft	\$ 479	\$ 1,331

<u>Gateway Business Park Specific Plan Land Use Type</u>	<u>Unit</u>	<u>July 1, 2019 to Dec. 31, 2019</u>	<u>Jan. 1, 2020 to June 30, 2020</u>
Industrial/ Limited Industrial	1,000 sqft	-	\$ 1,331
Office Commercial	1,000 sqft	-	\$17,169
Retail Commercial	1,000 sqft	-	\$ 6,027
Warehouse	1,000 sqft	-	\$ 1,331

2. Fund Information (During Reporting Period)

	<u>Source</u>	<u>Amount</u>
a.	Beginning Fund Balance as of July 1, 2019	\$ 4,963,126
b.	Fees Collected	\$ 224,029
c.	Interest Earned	\$ 79,821
d.	Expenditures	(\$ 919,879)
e.	Transfers Out	(\$ 1,671,327)
f.	Refunds	-
g.	Ending Fund Balance as of June 30, 2019	\$ 2,675,770



2d. Expenditure Summary: Identification of each improvement on which reportable fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that was funded with reportable fees:

Were funds from Fund 2250 expended during the reporting period? Yes

A total of \$919,879 was expensed from Fund 2250 to reimburse developers for constructing public improvements.

2e. Description of Transfers and Loans made from fund.

Were funds from Fund 2250 transferred or loaned during the reporting period? Yes

A total of \$1,671,327 was transferred from Fund 2250 to the following projects: \$71,327 to the Louise Avenue and McKinley Avenue Intersection Improvements Project PS 15-02, \$500,000 to the Louise Avenue and I-5 Improvements Project PS 06-06, and \$1,100,100 to the State Route 120 and Yosemite Avenue Interchange Project PS 17-09.

2f. Description of refunds made during reporting period.

Were funds from Fund 2250 refunded during this reporting period? No

3. Planned Projects for Fiscal Year 2020-21: Identification of each improvement on which reportable fees will be expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that will be funded with reportable fees:

The Local Transportation Impact Fee Fund 2250 currently has funds appropriated to the Capital Improvement Program (CIP) Project listed below for Fiscal Year 2020-21. Please refer to the City’s 2019-2024 Capital Improvement Program adopted by City Council June 12, 2019, Resolution 19-4590.

<u>Project</u>	<u>Amount</u>	<u>% of Improvements</u>
Louise Avenue & I-5, PS 06-06	\$ 500,000	32
120 & Yosemite Interchange, PS 17-09	\$2,320,000	99
Total	\$2,820,000	



Culture and Leisure Capital Facility Fee – 2260

1. Fee Information

a. Description and History of Fee: The Culture and Leisure Capital Facility Fee is collected to fund costs for the completion of Neighborhood, Community and Linear Parks, a Library, Cultural Center, Senior Center and Community Center.

The Culture and Leisure Capital Facility Fee was first implemented with the adoption of the October 10, 1990 CFF Study Report. The original fee collected funds merely for Parks and a Library. The Capital Facility Fee program was reevaluated in 1994 and in addition to a park and library component, a component for a cultural center was added. Adopting this change increased the fee for both Single Family (from \$1,627 to \$1,789) and Multi-Family (from \$1,084 to \$1,295) residential dwelling units.

In September of 2003, the City Council again adopted a revision to the Culture and Leisure CFF. This amendment to the CFF was implemented to capture the new direction in which the City was headed. The City has since approved planned communities, that combined exceed 17,000 new homes, for Mossdale Landing, Central Lathrop Specific Plan Area and River Islands. These communities have pushed Lathrop's population well over the 12,980 projection for year 2010 (as of January 2011, the City of Lathrop's population was estimated at over 18,656) hence the need for an increase in facilities. The 2003 update increased the fee significantly for both Single Family and Multi-Family residential dwelling units and added a Senior Center to the list of facilities.

The 2005 update to the Culture and Leisure CFF split the fee into two separate components; Parks and Facilities. This was done to ensure enough monies were collected for both areas of culture and leisure as well as to ensure the importance of both sub-components. This update also included an increase to capture the effects of inflation.

The Culture and Leisure CFF was reevaluated May 3, 2018 adjusting the previous CFF to reflect the effects of inflation. The studies also included adjusting the total library space to 31,100 square feet at build out as well as a reduction in the library square footage standard to 475 square feet per 1,000 residents. Additionally, the 5.76 acre of land associated with the Generation Center was added to the CFF program with no net increase to the CFF rates for the Culture and Leisure Facility sub-component.



b. Amount of Fee: The amount of the fee varies by land use type and location.

	Accounting Period			
	July 1, 2019 to Dec. 31, 2019		January 1, 2020 to June 30, 2020	
Land Use Type (Unit)	Historical Lathrop North Harlan Mossdale Village	Central Lathrop	Historical Lathrop North Harlan Mossdale Village	Central Lathrop
Single Family (DU)				
Neighborhood Parks	\$5,685	\$6,247	\$5,784	\$2,347
Community/Linear Parks	-	-	-	\$4,009
Facilities	\$3,483	\$3,483	\$3,544	\$3,544
Multi-Family (DU)				
Neighborhood Parks	\$4,060	\$4,463	\$4,131	\$1,677
Community/Linear Parks	-	-	-	\$2,864
Facilities	\$2,487	\$2,487	\$2,530	\$2,530

	Accounting Period			
	July 1, 2019 to Dec. 31, 2019		January 1, 2020 to June 30, 2020	
Land Use Type (Unit)	Mossdale Landing	Stewart Tract	Mossdale Landing	Stewart Tract
Single Family (DU)				
Parks	\$5,683	-	\$5,783	-
Facilities	\$2,282	\$3,483	\$2,322	\$3,544
Multi-Family (DU)				
Parks	\$4,059	-	\$4,130	-
Facilities	\$1,629	\$2,487	\$1,658	\$2,530

2. Fund Information (During Reporting Period)

	Source	Amount
a.	Beginning Fund Balance as of July 1, 2019	\$ 7,875,820
b.	Fees Collected	\$ 2,722,041
c.	Interest Earned	\$ 157,014
d.	Expenditures	(\$ 83,850)
e.	Transfers Out	(\$ 860,000)
f.	Refunds	-
g.	Ending Fund Balance as of June 30, 2020	\$ 9,811,025



2d. Expenditure Summary: Identification of each improvement on which reportable fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that was funded with reportable fees:

Were funds from Fund 2260 expended during the reporting period? Yes

A total of \$83,850 was expended from Fund 2260 to reimburse developers for constructing public improvements.

2e. Transfers and Loans: Description of Transfers and Loans made from fund.

Were funds from Fund 2260 transferred or loaned during the reporting period? Yes

A total of \$860,000 was transferred from Fund 2260 to the following projects; \$360,000 to the Mossdale South Neighborhood Park Project PK 19-03; \$500,000 to the Lathrop Generations Center Project PK 20-23.

2f. Refunds: Description of refunds made during reporting period.

Were funds from Fund 2260 refunded during this reporting period? No

3. Planned Projects for Fiscal Year 2020-21: Identification of each improvement on which reportable fees will be expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that will be funded with reportable fees:

The Culture and Leisure Capital Facility Fee Fund 2260 does not currently have funds appropriated to any Capital Improvement Program (CIP) Projects for Fiscal Year 2020-21. Please refer to the City's 2019-2024 Capital Improvement Program adopted by City Council June 12, 2019, Resolution 19-2024.



Municipal Services Capital Facility Fee – 2270

1. Fee Information

a. Description and History of Fee: The Municipal Services Capital Facility Fee is collected to fund costs related to a new City Hall, Police Station, Corporation Yard and Animal Shelter needed to support the growth of the City.

The Municipal (City) Services Capital Facility Fee (CFF) was first implemented with the adoption of the October 10, 1990 CFF Study Report. The original fee collected monies to fund a new city hall, police station and a corporation yard for field staff (operations and maintenance). The Capital Facility Fee program was reevaluated in 1994 and in addition to the facilities previously adopted with the original study; a component for an Animal Control Facility was added. Adopting this change increased the fee for residential land use types as well as for commercial and industrial.

In September of 2003, the City Council again adopted a revision to the Municipal Services CFF. This amendment to the CFF was implemented to ensure that the City was collecting enough monies to fund the facilities needed to accommodate new development as the existing facilities (excluding city hall) do not meet the City's service level standards.

- The City currently contracts with the City of Manteca for its animal control shelter facilities since Lathrop does not have one of its own.
- The City's Police Services Department, which is currently contracted with the San Joaquin County Sheriff's Department, is too small to expand for the City's anticipated growth. At build out there will not be enough room to expand for the projected 1.5 sworn peace officers per 1,000 residents.
- The Corporation Yard facility that houses most of the City's field staff (maintenance and operations) as well as much of the city's equipment and vehicles is too small to accommodate for growth.
- A 2005 update to the Municipal Services CFF increased the fee to reflect the effects of inflation. Additionally, a Performing Arts Center was added to accommodate the City's growing population and a Wireless Network was added to ensure that the City is keeping up with technology to offer residents and employees the highest level of service.

On August 3, 2015 City Council approved entitlements for the South Lathrop Specific Plan (SLSP) area. The entitlements required an update to the CFF program to establish fees to fund the improvements for the SLSP area. The SLSP CFF Study "Nexus Study" adopted on March 12, 2018 identified SLSP will also be subject fund future development fair share of the cost of municipal buildings and facilities.



b. About the Fee: The amount of the fee varies by land use type and location. The fees are as follows:

Accounting Period		
	July 1, 2019 to December 31, 2019	January 1, 2020 to June 30, 2020
<u>Land Use Type (Unit)</u>	East Lathrop/ North Harlan/ Mossdale Village/ Crossroads/ Central Lathrop/ Stewart Tract	East Lathrop/ North Harlan/ Mossdale Village/ Crossroads/ Central Lathrop/ Stewart Tract
Single Family (DU) Residential	\$3,902	\$3,970
Multi-Family (DU) Residential	\$2,787	\$2,835
Service Retail (Per 1,000 sf.)	\$2,543	\$2,587
Other Non-Residential (Per 1,000 sf.)	\$1,539	\$1,566

Accounting Period		
	July 1, 2019 to December 31, 2019	January 1, 2020 to June 30, 2020
<u>Land Use Type</u>	Mossdale Landing	Mossdale Landing
Single Family Residential	\$3,833	\$3,900
Multi-Family Residential	\$2,738	\$2,786
Service Retail (Per 1,000 sf.)	\$2,488	\$2,532
Other Non-Residential (Per 1,000 sf.)	\$1,506	\$1,532

Accounting Period		
	July 1, 2019 to December 31, 2019	January 1, 2020 to June 30, 2020
<u>Land Use Type</u>	South Lathrop Specific Plan	South Lathrop Specific Plan – SLCC/Non SLCC, Gateway Business Park
Service Retail (Per 1,000 sf.)	\$2,543	\$2,587
Other Non-Residential (Per 1,000 sf.)	\$1,539	\$1,566



2. Fund Information (During Reporting Period)

	<u>Source</u>	<u>Amount</u>
a.	Beginning Fund Balance as of July 1, 2019	\$ 10,477,476
b.	Fees Collected	\$ 2,616,502
c.	Interest Earned	\$ 183,084
d.	Expenditures	(\$ 382,820)
e.	Transfers Out	(\$ 4,170,000)
f.	Refunds	-
g.	Ending Fund Balance as of June 30, 2020	\$ 8,724,241

2d. Expenditure Summary: Identification of each improvement on which reportable fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that was funded with reportable fees:

Were funds from Fund 2270 expended during the reporting period? Yes

A total of \$382,820 was expended from Fund 2270 to service debt for the City Hall Facility.

2e. Description of Transfers and Loans made from fund.

Were funds from Fund 2270 transferred or loaned during the reporting period? Yes

A total of \$4,170,000 was transferred from Fund 2270 to Police Building Project, GG 19-08.

2f. Description of refunds made during reporting period.

Were funds from Fund 2270 refunded during this reporting period? No

3. Planned Projects for Fiscal Year 2020-21: Identification of each improvement on which reportable fees will be expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that will be funded with reportable fees:

The Municipal Services Fee Fund 2270 currently has funds appropriated to the Capital Improvement Program (CIP) Project listed below for Fiscal Year 2020-21. Please refer to the City’s 2019-2024 Capital Improvement Program adopted by City Council June 12, 2019, Resolution 19-4590.

<u>Project</u>	<u>Amount</u>	<u>% of Improvements</u>
Police Building, GG 19-08	\$2,576,000	97
Total	\$2,576,000	



Storm Drainage Capital Facility Fee – 2280

1. Fee Information

a. Description and History of Fee: This Storm Drainage Capital Facility Fee (CFF) is collected to fund storm drainage improvements to support new development. The Crossroads fee is an exception in that it is collected to reimburse the developer for infrastructure that was built with the original project.

On February 20, 1987, San Joaquin County Ordinance Number 3297 established a fee of \$1,000 per gross acre of land to reimburse the costs of establishing the storm drain system known as “City Service Zone 1”. This fee was to be updated every year by the Engineering News Record (ENR) Construction Cost Index for inflation.

On July 7, 1992, the City adopted a Storm Drain Master Plan which identified the facilities in place, existing deficiencies, and needed improvements for terminal storm drainage in areas of the existing City and surrounding area. Storm drainage CFFs were established in 1994. The City’s only terminal storm drain system consisted of the former County Service area 4, Zones A & B (designed by the County), which included most of the populated areas of the City at that time. This system has been expanded on several occasions as a result of new growth and has been re-designated as “Storm Drain City Zone 1”.

The Storm Drainage Capital Facility Fee was reevaluated in September 2, 2003 and again in August 1, 2005. The studies included adjusting the previous Capital Facility Fee in Historic Lathrop (East) to reflect the effects of inflation. Additionally, new CFF fees were established for the Mossdale development area to be used as funding for the improvement the development community would be constructing.

New development that occurs in the areas surrounding City Zone 1 must pay a fee to the Area of Benefit District No. 6, which was established by San Joaquin County (Ord. 3297) to reimburse the capital costs of constructing the trunk and outfall lines of the current system.

On August 3, 2015 City Council approved entitlements for the South Lathrop Specific Plan (SLSP) area. The entitlements required an update to the CFF program to establish fees to fund the improvements for the SLSP area. The SLSP CFF Study “Nexus Study” adopted on March 12, 2018 identified approximately \$1.7 million to construct an outfall facility that would be allocated equally to the three developments that will benefit from this facility.

In June 2019, the Central Lathrop Specific Plan (CLSP) CFF Study established a fee program for the CLSP area. The CLSP CFF Study identified approximately \$13.9 million storm drainage improvements.

In October 2019 the SLSP and the Lathrop Gateway Business Park Specific Plan (LGBPSP) CFF study provided an update to the CFF program for the SLSP area and established a fee program for the LGBPSP area. The LGBPSP CFF Study identified approximately \$12.8 million storm drainage facilities improvements. In May 2020, the CFF program was updated based on actual facility construction cost for SLSP and LGBPSP.



b. Amount of Fee: The amount of the fee varies by land use type and location.

Land Use Type	Unit	July 1, 2019 to December 31, 2019			January 1, 2020 to June 30, 2020		
		East Lathrop	North Harlan	Mosssdale	East Lathrop	North Harlan	Mosssdale
Low Density Residential	DU	\$919	\$919	\$351	\$935	\$935	\$357
Medium Density Residential	DU	-	-	\$241	-	-	\$245
High Density Residential	DU	-	-	\$188	-	-	\$192
Village Commercial	Acre	-	-	-	-	-	-
Service Commercial	Acre	\$6,321	\$6,321	\$4,353	\$6,431	\$6,431	\$4,429
Freeway Commercial	Acre	\$11,343	\$11,343	\$4,353	\$11,541	\$11,541	\$4,429
Neighborhood Commercial	Acre	\$2,808	\$2,808	\$4,353	\$2,857	\$2,857	\$4,429
Limited Industrial Zone 5	Acre	\$8,823	\$8,823	-	\$8,977	\$8,977	-
Limited Industrial Other Zones	Acre	\$4,918	\$4,918	-	\$5,004	\$5,004	-
General Industrial	Acre	\$5,971	\$5,971	-	\$6,076	\$6,076	-
Transit Station (Lathrop Road)	Acre	\$5,5619	\$5,619	-	\$5,717	\$5,717	-
Fire Station (Yosemite)	Acre	\$6,321	\$6,321	-	\$6,431	\$6,431	-
Area of Benefit 6	Acre	\$2,451	-	-	\$2,493	-	-

<u>Crossroads Land Use Type</u>	<u>Unit</u>	July 1, 2019 to Dec. 31, 2019	Jan. 1, 2020 to June 30, 2020
Onsite	Acre	\$13,099	\$13,327
Offsite	Acre	\$ 7,469	\$ 7,600

Land Use Type	Unit	July 1, 2019 to December 31, 2019	January 1, 2020 to June 30, 2020
		CLSP (Storm Drainage)	CLSP (Storm Drainage WS 2) CLSP (Storm Drainage WS 4)
All Development	Acre	-	\$ 47,649 \$ 36,039

Land Use Type	Unit	July 1, 2019 to December 31, 2019	January 1, 2020 to June 30, 2020
		SLSP (Storm Drainage)	SLSP (Storm Drainage) SLSP (Regional Storm Drainage)
Office Commercial	1,000 sf.	\$ 390	\$54,307 \$4,766
Limited Warehouse	1,000 sf.	\$133	\$54,307 \$4,766
Warehouse	1,000 sf.	\$133	\$54,307 \$4,766



		July 1, 2019 to December 31, 2019	January 1, 2020 to June 30, 2020	
Land Use Type	Unit	Lathrop Gateway (Storm Drainage)	Lathrop Gateway (Storm Drainage)	Lathrop Gateway (Regional Storm Drainage)
Shopping Center	1,000 sf.	-	\$3,845	\$353
Office Park	1,000 sf.	-	\$3,373	\$310
Industrial Park	1,000 sf.		\$2,086	\$192
Warehouse	1,000 sf.	-	\$2,086	\$192

2. Fund Information (During Reporting Period)

	Source	Amount
a.	Beginning Fund Balance as of July 1, 2019	\$ 568,317
b.	Fees Collected	\$ 39,895
c.	Interest Earned	\$ 8,326
d.	Expenditures	(\$ 284,615)
e.	Transfers Out	-
f.	Refunds	-
g.	Ending Fund Balance as of June 30, 2020	\$ 331,924

2d. Expenditure Summary: Identification of each improvement on which reportable fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that was funded with reportable fees:

Were funds from Fund 2280 expended during the reporting period? Yes

A total of \$284,615 was expensed from Fund 2280 to reimburse developers for constructing public improvements.

2e. Description of Transfers and Loans made from fund.

Were funds from Fund 2280 transferred or loaned during the reporting period? No

2f. Description of refunds made during reporting period.

Were funds from Fund 2280 refunded during this reporting period? No

3. Planned Projects for Fiscal Year 2020-21: Identification of each improvement on which reportable fees will be expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that will be funded with reportable fees:

The Storm Drainage Capital Facility Fee Fund 2290 does not currently have funds appropriated to any Capital Improvement Program (CIP) Projects for Fiscal Year 2020-21. Please refer to the City’s 2019-2024 Capital Improvement Program adopted by City Council June 12, 2019, Resolution 19-2024.



Administration Capital Facility Fee – 2290

1. Fee Information

a. **Description and History of Fee:** The purpose of the capital facility fee program is to provide a source of revenue by which new development within the City will contribute a fair and proportionate share of the cost of providing infrastructure and community facilities commensurate with the benefits received. Under Government Code Section 66000 et seq., the City is required to separately account for revenues and expenditures within the capital facilities fee funds and is allowed to apply an appropriate fee for administration of Transportation, Municipal Services, Culture and Leisure, and Regional Levee Fees as identified in the report titled “City of Lathrop Capital Facilities Fees, As Amended September 2, 2003” and the “Mosssdale Tract Area Regional Urban Level of Flood Protection Levee Impact Fee, Nexus Study, Adopted by SJAFCA, Resolution No. 18-21, November 8, 2018”.

In June 2019, the Central Lathrop Specific Plan (CLSP) CFF Study established fees to reimburse past expenditures associated with developing the CLSP area. In October 2019, the Lathrop Gateway Business Park Specific Plan (LGBPSP) CFF study established a fee program. In May 2020, the CFF program was updated based on actual facility construction costs for the SLSP and LGBPSP development areas.

b. **Amount of Fee:** This fee is calculated as a percentage of the capital facilities fees charged prior to issuance of the building permit. Currently the fee is 3% of all capital facility fees applicable to the project.

2. Fund Information (During Reporting Period)

	<u>Source</u>	<u>Amount</u>
a.	Beginning Fund Balance as of July 1, 2019	\$ 873,890
b.	Fees Collected	\$ 344,792
c.	Interest Earned	\$ 17,760
d.	Expenditures	-
e.	Transfers Out	\$(100,000)
f.	Refunds	-
g.	Ending Fund Balance as of June 30, 2020	\$1,136,442

2d. Expenditure Summary: Identification of each improvement on which reportable fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that was funded with reportable fees:

Were funds from Fund 2290 expended during the reporting period? No

2e. Description of Transfers and Loans made from fund.

Were funds from Fund 2290 transferred or loaned during the reporting period? Yes

A total of \$100,000 was transferred from Fund 2290 to cover the Capital Facility Fee Program administration costs.



2f. Description of refunds made during reporting period.

Were funds from Fund 2290 refunded during this reporting period? No

3. Planned Projects for Fiscal Year 2020-21: Identification of each improvement on which reportable fees will be expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that will be funded with reportable fees:

The Administration Capital Facility Fee Fund 2290 does not currently have funds appropriated to any Capital Improvement Program (CIP) Projects for Fiscal Year 2020-21. Please refer to the City's 2019-2024 Capital Improvement Program adopted by City Council June 12, 2019, Resolution 19-2024.



Environmental Mitigation Capital Facility Fee – 2310

1. Fee Information

a. Description and History of Fee: One of the environmental mitigation measures required in relation to development on the west side of Interstate 5 is the protection of habitat for the Riparian Brush Rabbit. To meet this requirement, land in the “oxbow” along the San Joaquin River was acquired, fenced, and maintained as protected habitat. This fee will be used to acquire the land and construct a fence needed to protect the rabbit as identified in the report titled “City of Lathrop Capital Facilities Fees, As Amended September 2, 2003.” Ongoing maintenance costs are to be funded through an endowment or other means, and are not included herein.

b. Amount of Fee: The amount of the fee varies by land use type and location and is only applicable to the Mossdale Landing area.

	July 1, 2019 to December 31, 2019	January 1, 2020 to June 30, 2020
Low Density Residential	\$205	\$209
Medium Density Residential	\$116	\$118
High Density Residential	\$ 42	\$ 43
Village Commercial	\$981	\$998
Service Commercial	\$981	\$998
Freeway Commercial	\$981	\$998
Waterfront Resort Commercial	\$981	\$998

2. Fund Information During Reporting Period

	<u>Source</u>	<u>Amount</u>
a.	Beginning Fund Balance as of July 1, 2019	-
b.	Fees Collected	\$ 7,344
c.	Interest Earned	-
d.	Expenditures	(\$ 7,344)
e.	Transfers Out	-
f.	Refunds	-
g.	Ending Fund Balance as of June 30, 2020	-



2d. Expenditure Summary: Identification of each improvement on which reportable fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that was funded with reportable fees:

Were funds from Fund 2310 expended during the reporting period? Yes

A total of \$7,344 was expensed from Fund 2310 to reimburse developers for constructing public improvements.

2e. Description of Transfers and Loans made from fund.

Were funds from Fund 2310 transferred or loaned during the reporting period? No

2f. Description of refunds made during reporting period.

Were funds from Fund 2310 refunded during this reporting period? No

3. Planned Projects for Fiscal Year 2020-2021: Identification of each improvement on which reportable fees will be expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that will be funded with reportable fees:

The Environmental Mitigation Fund 2310 does not currently have funds appropriated to any Capital Improvement Program (CIP) Projects for Fiscal Year 2020-21. Please refer to the City's 2019-2024 Capital Improvement Program adopted by City Council June 12, 2019, Resolution 19-2024.



Regional Levee Impact Fee – 2315

1. Fee Information

a. Description and History of Fee: In 2007, the legislature passed California State Bill 5 (SB5), which requires the state to develop and adopt a comprehensive Central Valley Flood Protection Plan (CVFPP). The CVFPP was approved by the Central Valley Flood Protection Board in June 2012. In January 2017, Lathrop City Council approved the Interim Urban Levee of Flood Protection Levee Impact Fee (Nexus Study), Ordinance No. 17-374, adding the fee to the Capital Facility Fee Program to fund the design and construction of levee system improvements to provide 200-year flood protection to the Reclamation District 17 area.

On December 10, 2018, Lathrop City Council approved the Regional Levee Impact Fee Collection Agreement with San Joaquin Area Flood Control Agency (SJAFCA) and Cities of Lathrop, Manteca, Stockton and San Joaquin County for the collection of the San Joaquin Area Flood Control Agency Mossdale Tract Area Regional Urban Levee Flood Protection Development Impact Fee. Replacing the Interim Urban Levee of Flood Protection Levee Impact Fee as a result. The Regional Levee Impact Fee is collected by the Land Use Agencies in accordance with the agreement for collection of the San Joaquin Area Flood Control Agency Mossdale Tract Area Regional Urban Level of Flood Protection Development Impact Fee.

b. Amount of Fee: The amount of the fee varies by planned new development land use type.

	Per Gross Developable	Levee Impact July 1, 2019 to December 31, 2019	Levee Impact January 1, 2020 to June 30, 2020	Admin Fee January 1, 2020 to June 30, 2020
Single Family – Residential	Acre	\$18,148	\$18,148	\$544
Multi-Family - Residential	Acre	\$16,525	\$16,525	\$496
Commercial	Acre	\$17,187	\$17,187	\$516
Industrial	Acre	\$14,300	\$14,300	\$429

2. Fund Information During Reporting Period

	Source	Amount
a.	Beginning Fund Balance as of July 1, 2019	\$ 1,254
b.	Fees Collected	\$ 334,141
c.	Interest Earned	(\$ 985)
d.	Expenditures	(\$ 334,141)
e.	Transfers Out	-
f.	Refunds	-
g.	Ending Fund Balance as of June 30, 2020	\$ 269



2d. Expenditure Summary: Identification of each improvement on which reportable fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that was funded with reportable fees:

Were funds from Fund 2315 expended during the reporting period? Yes

A total of \$334,141 was expensed from Fund 2315 and transmitted to SJAFCA pursuant to the approved Regional Levee Impact Fee Collection Agreement for the Mossdale Tract Area Regional Urban Levee Flood Protection Development Impact Fee.

2e. Description of Transfers and Loans made from fund.

Were funds from Fund 2315 transferred or loaned during the reporting period? No

2f. Description of refunds made during reporting period.

Were funds from Fund 2315 refunded during this reporting period? No

3. Planned Projects for Fiscal Year 2020-2021: Identification of each improvement on which reportable fees will be expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that will be funded with reportable fees:

The Regional Levee Impact Fee Fund 2370 will not have funds appropriated to any Capital Improvement Program (CIP) Projects. Its purpose is to collect and transmit the development impact fee to SJAFCA to fund construction of the development impact fee projects identified in the Mossdale Tract Area Regional Urban Level of Flood Protection Levee Impact Fee Study "Final Nexus Study" adopted November 8, 2018, SJAFCA, Resolution No. 18-21.



West Central Lathrop Transportation Capital Facility Fee – 2320

1. Fee Information

a. Description and History of Fee: The West/Central Lathrop Regional Transportation Fee is a supplemental fee collected, in conjunction with the original 1997 WLSP (West Lathrop Specific Plan) Regional Transportation Fee, in order to fund traffic improvements needed as a result of new development. Negotiations between developers and City staff concluded that a West/Central Lathrop Regional Traffic Impact Fee would be added to the Capital Facilities Fee (CFF) Program that would help to fund projects identified in the 1997 WLSP Regional Fee as well as to fund newly added improvements.

The W/C Lathrop Regional Transportation Fee was derived as a result of a traffic study performed by TJKM Transportation Consultants that evaluated trips to / from the regional areas of Lathrop to / from five major service areas within Lathrop: Central Lathrop Specific Plan Area, Mossdale Village, River Islands, Historic Lathrop and area outside of the city limits.

The West Central Lathrop Transportation CFF was reevaluated January 23, 2019. After further review City staff found the project cost were consistent with current cost estimates to construct the improvements with exception of the Louise Avenue Interchange and the Paradise Avenue Interchange improvements. As a result, the fee study includes adjusting the previous CFF to reflect the effects of inflation as well as an increase to the rates for Central Lathrop, Mossdale Village and River Islands.

b. Amount of Fee: The amount of the fee varies by land use type and location.

July 1, 2019 to December 31, 2019					
Land Use Type	Unit	Mossdale Village	Mossdale Landing , ML East, ML South	Central Lathrop	River Islands – Stewart Tract
Single Family	DU	\$ 3,573	\$ 2,699	\$ 3658	\$ 4,113
Multi-Family	DU	\$ 2,204	\$ 1,659	\$ 2,245	\$ 2,525
Retail Commercial	1,000 sf	\$ 5,660	\$ 4,279	\$ 4,661	\$ 6,835
Service/Office Commercial	1,000 sf	\$ 5,126	\$ 3,878	\$ 3,405	\$ 3,774

January 1, 2020 to June 30, 2020					
Land Use Type	Unit	Mossdale Village	Mossdale Landing , ML East, ML South	Central Lathrop	River Islands – Stewart Tract
Single Family	DU	\$ 3,635	\$ 2,746	\$ 3,722	\$ 4,185
Multi-Family	DU	\$ 2,242	\$ 1,688	\$ 2,284	\$ 2,569
Retail Commercial	1,000 sf	\$ 5,759	\$ 4,354	\$ 4,743	\$ 6,955
Service/Office Commercial	1,000 sf	\$ 5,216	\$ 3,946	\$ 3,465	\$ 3,840



2. Fund Information (During Reporting Period)

	<u>Source</u>	<u>Amount</u>
a.	Beginning Fund Balance as of July 1, 2019	\$ 5,739,734
b.	Fees Collected	\$ 2,069,815
c.	Interest Earned	\$ 119,559
d.	Expenditures	(\$ 27,827)
e.	Transfers Out	-
f.	Refunds	-
g.	Ending Fund Balance as of June 30, 2020	\$ 7,901,282

2d. Expenditure Summary: Identification of each improvement on which reportable fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that was funded with reportable fees:

Were funds from Fund 2320 expended during the reporting period? Yes

A total of \$27,827 was expended from Fund 2320 to reimbursed developers for constructing public improvements.

2e. Description of Transfers and Loans made from fund.

Were funds from Fund 2320 transferred or loaned during the reporting period? No

2f. Description of refunds made during reporting period.

Were funds from Fund 2320 refunded during this reporting period? No

3. Planned Projects for Fiscal Year 2020-21: Identification of each improvement on which reportable fees will be expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that will be funded with reportable fees:

The West Central Lathrop Transportation Capital Facility Fee Fund 2320 does not currently have funds appropriated to any Capital Improvement Program (CIP) Projects for Fiscal Year 2020-21. Please refer to the City’s 2019-2024 Capital Improvement Program adopted by City Council June 12, 2019, Resolution 19-4590.



West Lathrop Specific Plan Regional Transportation Impact Fee – 2330

1. Fee Information

a. Description and History of Fee: The West Lathrop Specific Plan (WLSP) Regional Transportation Impact Fee is collected from planned communities in the Central Lathrop area, Mossdale Village area and the River Islands area to fund regional road improvements needed as a result of new development west of Interstate 5.

The original fee was first developed in 1997 by the Fee Development Committee which is comprised of representatives from the City of Lathrop, San Joaquin Council of Governments, Caltrans, The Crane Transportation Group and Califia (a River Islands affiliate). The Committee was to evaluate existing transportation facilities to determine if they were sufficient to accommodate for new growth and, if insufficient, to identify the need for additional street infrastructure.

Upon determining a transportation level of service (LOS), the development projections for the City and project level impacts, a list of transportation system improvements was compiled. This list of improvements was utilized to determine a fee to fund the necessary improvement projects.

The West Central Lathrop Transportation CFF was reevaluated May 3, 2018. After further review City staff found the project cost were consistent with current cost estimates to construct the improvements with exception of the Louise Avenue Interchange and the Paradise Avenue Interchange improvements. As a result, the fee study includes adjusting the previous CFF to reflect the effects of inflation as well as an increase to the rates for Central Lathrop, Mossdale Village and River Islands.

b. Amount of Fee: The amount of the fee for the West Lathrop Specific Plan Regional Transportation Fee varies by land use type.

Land Use Type	Unit	July 1, 2019 to December 31, 2019	January 1, 2020 to June 30, 2020
Single Family	DU	\$ 353	\$ 359
Multi Family	DU	\$ 413	\$ 420
Retail Commercial	1,000 sf	\$ 1,973	\$ 2,007
Service Commercial	1,000 sf	\$ 547	\$ 557

2. Fund Information During Reporting Period

	<u>Source</u>	<u>Amount</u>
a.	Beginning Fund Balance as of July 1, 2019	\$ 332,655
b.	Fees Collected	\$ 250,695
c.	Interest Earned	\$ 7,709
d.	Expenditures	\$ 20,799
e.	Transfers Out	-
f.	Refunds	-
g.	Ending Fund Balance as of June 30, 2020	\$ 611,858



2d. Expenditure Summary: Identification of each improvement on which reportable fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that was funded with reportable fees:

Were funds from Fund 2330 expended during the reporting period? Yes

A total of \$20,799 was transferred back to Fund 2330 for the following: \$27,362 for the Traffic Signal at River Islands Parkway and McKee Project PS 17-02 was returned to Fund 2330 and \$6,583 was expended from Fund 2330 to reimburse developers for constructing public improvements.

2e. Description of Transfers and Loans made from fund.

Were funds from Fund 2330 transferred or loaned during the reporting period? No

2f. Description of refunds made during reporting period.

Were funds from Fund 2330 refunded during this reporting period? No

3. Planned Projects for Fiscal Year 2020-21: Identification of each improvement on which reportable fees will be expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that will be funded with reportable fees:

The West Lathrop Specific Plan Regional Transportation Impact Fee Fund 2330 does not currently have funds appropriated to the Capital Improvement Program (CIP) Project for Fiscal Year 2020-21. Please refer to the City's 2019-2024 Capital Improvement Program adopted by City Council June 12, 2019, Resolution 19-4590.



Lathrop Local East – 2340 and Lathrop Local West - 2360

1. Fee Information

a. Description and History of Fee: The Regional Transportation Impact Fee (RTIF) San Joaquin County was adopted by City Council on December 20, 2005. This fee was adopted to address traffic volumes exceeding the capacity of the regional network of highways and arterials existing in San Joaquin County. It was determined that existing funding sources, including federal, state, and local sources, will be inadequate to construct the Regional Transportation Network needed to avoid unacceptable levels of traffic congestion and related adverse impacts.

The City of Lathrop has an existing local and regional transportation capital facilities fee (CFF) system in place which began with the West Lathrop Regional Transportation Impact Fee adopted in 1997. In 2003, the City created the West/Central Lathrop Regional Transportation CFF which picked up where the WLSP RTIF ended, by providing for other transportation improvements needed to meet the increase in development in West and Central Lathrop Specific Plan areas. Several other transportation-related CFFs (as covered in this report) have been created to address improvements as areas have developed.

The San Joaquin RTIF effectively updates and is incorporated into the WLSP RTIF. RTIF – Lathrop Local East (Fund 234) was created to account for fees collected from new development in East Lathrop under the new schedule. RTIF – Lathrop Local West (Fund 236) also accounts for fees collected for new development in West Lathrop under the San Joaquin RTIF fee schedule. Both funds will be used in accordance with the RTIF Operating Agreement in their prospective areas.

b. Amount of Fee: The amount of the fee varies by land use type and location. The fees are as follows:

Land Use Type	Unit	July 1, 2019 to December 31, 2019	January 1, 2020 to June 30, 2020
Single Family	DU	\$ 3,511	\$ 3,511
Multi Family	DU	\$ 2,107	\$ 2,107
Commercial/Industrial	1,000 sf	\$ 1,060	\$ 1,060
Service/Office Commercial	1,000 sf	\$ 1,760	\$ 1,760
Retail Commercial	1,000 sf	\$ 1,400	\$ 1,400
Warehouse	1,000 sf	\$ 440	\$ 440



2a. Fund 234 – RTIF – Lathrop Local East

	<u>Source</u>	<u>Amount</u>
a.	Beginning Fund Balance as of July 1, 2019	\$ 1,137,496
b.	Fees Collected	\$ 52,836
c.	Interest Earned	\$ 22,696
d.	Expenditures	(\$ 719)
e.	Transfers Out	\$ 234,000
f.	Refunds	-
g.	Ending Fund Balance as of June 30, 2020	\$ 1,446,309

2c. Fund 236 – RTIF – Lathrop Local West

	<u>Source</u>	<u>Amount</u>
a.	Beginning Fund Balance as of July 1, 2019	\$ 4,086,659
b.	Fees Collected	\$ 1,598,416
c.	Interest Earned	\$ 84,320
d.	Expenditures	(\$ 719)
e.	Transfers Out	(\$ 234,000)
f.	Refunds	-
g.	Ending Fund Balance as of June 30, 2020	\$ 5,534,676

2d. Expenditure Summary: Identification of each improvement on which reportable fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that was funded with reportable fees:

Were funds from Fund 2340 and 2360 expended during the reporting period? Yes

A total of \$719 was expensed from Fund 2340 and \$719 was expensed from Fund 2360 to reimburse SJCOG for 3rd party costs pursuant to Section 6.4 of the RTIF Operating Agreement to regionally implement the RTIF program.

2e. Description of Transfers and Loans made from fund.

Were funds from Fund 2340 and 2360 transferred or loaned during the reporting period? Yes

A total of \$234,000 was transferred from Fund 2340 to Fund 2360 for the Manthey Road Bridge Replacement Project PS 12-04.

2f. Description of refunds made during reporting period.

Were funds from Fund 2340 and 2360 refunded during this reporting period? No



3. Planned Projects for Fiscal Year 2020-21: Identification of each improvement on which reportable fees will be expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that will be funded with reportable fees:

The Lathrop Local East Fee Fund 2340 and Lathrop Local West Fee Fund 2360 do not currently have funds appropriated to the Capital Improvement Program (CIP) Project for Fiscal Year 2020-21. Please refer to the City's 2019-2024 Capital Improvement Program adopted by City Council June 12, 2019, Resolution 19-4590.



Regional Transportation Impact Fee San Joaquin County – 2350

1. Fee Information

a. Description and History of Fee: The Regional Transportation Impact Fee (RTIF) San Joaquin County was adopted by City Council on December 20, 2005. This fee was adopted to address traffic volumes exceeding the capacity of the regional network of highways and arterials existing in San Joaquin County. It was determined that existing funding sources, including federal, state, and local sources, will be inadequate to construct the Regional Transportation Network needed to avoid unacceptable levels of traffic congestion and related adverse impacts.

The Regional Transportation Impact Fee San Joaquin County (Fund 235) meets the agreement requirement to pay ten (10) percent of the total fee revenue collected to the County of San Joaquin for the purpose of funding RTIF Capital Projects within the County. Fund 235 has been set up to account for this revenue which is paid on a quarterly basis per the RTIF Operating Agreement.

b. Amount of Fee: The amount of the fee varies by land use type and location. Only 10 percent of the fee is placed in Fund 2350 (See Funds 2340 and 2360). The fund amounts are as follows:

2. Fund 235 – RTIF SJ County 10%

	<u>Source</u>	<u>Amount</u>
a.	Beginning Fund Balance as of July 1, 2019	-
b.	Fees Collected	\$ 224,660
c.	Interest Earned	\$ 1,329
d.	Expenditures	(\$ 225,981)
e.	Transfers Out	-
f.	Refunds	-
g.	Ending Fund Balance as of June 30, 2020	\$ 8

2d. Expenditure Summary: Identification of each improvement on which reportable fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that was funded with reportable fees:

Were funds from Fund 2350 expended during the reporting period? Yes

A total of \$224,660 was expensed from Fund 2350 to pay the County of San Joaquin for the portion of fee dedicated to RTIF Capital Projects within the County.

2e. Description of Transfers and Loans made from fund.

Were funds from Fund 2320 transferred or loaned during the reporting period? No

2f. Description of refunds made during reporting period.

Were funds from Fund 2320 refunded during this reporting period? No



3. Planned Projects for Fiscal Year 2020-21: Identification of each improvement on which reportable fees will be expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that will be funded with reportable fees:

The Regional Transportation Impact Fee (RTIF) Fund 2350 will not have funds appropriated to any Capital Improvement Program (CIP) Projects. Its purpose is to account for the amount that is paid to the County of San Joaquin for the portion of the fee dedicated to RTIF Capital Projects within the County.



Regional Transportation Impact Fee
San Joaquin Council of Governments 15% – 2370

1. Fee Information

a. Description and History of Fee: The Regional Transportation Impact Fee (RTIF) Program Operating Agreement establishes the distribution of fee revenue collected by the participating agencies. Ten (10) percent of the fees collected by the City of Lathrop and each of the other participating agencies pass directly on to the San Joaquin Council of Governments (SJCOG) on a quarterly basis. This revenue is used to fund state highway improvements on the RTIF Project List. Another five (5) percent is paid directly to SJCOG on a quarterly basis to fund transit improvements on the RTIF Project List. Fund 237 was set up to account for this 15 percent of collected revenue to be passed on to SJCOG.

b. Amount of Fee: The amount of the fee is 15 percent of all fees collected under the RTIF Program (See Funds 2340 and 2360).

2. Fund Information – RTIF SJCOG 15%

	<u>Source</u>	<u>Amount</u>
a.	Beginning Fund Balance as of July 1, 2019	-
b.	Fees Collected	\$ 336,991
c.	Interest Earned	\$ 1,993
d.	Expenditures	(\$ 338,972)
e.	Transfers Out	-
f.	Refunds	-
g.	Ending Fund Balance as of June 30, 2020	\$ 12

2d. Expenditure Summary: Identification of each improvement on which reportable fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that was funded with reportable fees:

Were funds from Fund 2370 expended during the reporting period? Yes

A total of \$338,971 was expensed from Fund 2370 to pay the San Joaquin Council of Governments (SJCOG) on a quarterly basis per the RTIF Operating Agreement.

2e. Description of Transfers and Loans made from fund.

Were funds from Fund 2370 transferred or loaned during the reporting period? No

2f. Description of refunds made during reporting period.

Were funds from Fund 2370 refunded during this reporting period? No



3. Planned Projects for Fiscal Year 2020-21: Identification of each improvement on which reportable fees will be expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that will be funded with reportable fees:

The Regional Transportation Impact Fee San Joaquin Council of Governments (SJCOG) Fund 2370 will not have funds appropriated to any Capital Improvement Program (CIP) Projects. Its purpose is to account for the amount that is paid to SJCOG on a quarterly basis per the RTIF operating Agreement.



Offsite Roadway Improvements Capital Facility Fee – 2380

1. Fee Information

- a. Description and History of Fee: The Offsite Roadway Improvements Fee was adopted by Lathrop City Council on May 29, 2007. The purpose of the fee is to establish a funding mechanism to pay for the offsite roadway improvements applicable to the Land Park Portion of the Central Lathrop Specific Plan (CLSP) area. The fee is collected to fund an estimated \$8.5 million of buildout improvements at six intersections (Roth Road/McKinley Avenue, Lathrop Road/5th Street, Lathrop Road/Airport Road, Louise Avenue/McKinley Avenue, Louise Avenue/Airport Road, and Yosemite Avenue/McKinley Avenue) impacted by the proposed CLSP development located east of Interstate 5. The calculations used for the CLSP offsite intersection CFFs are based on the assumptions and methodology used to calculate the West/Central Lathrop Regional Transportation CFF in the 2003 and 2005 CFF studies. The CLSP fair share of offsite intersection costs was allocated to each type of land use based on the adjusted number of afternoon peak hour trips. The cost allocated to each land use type were then divided by the number of units of development to arrive at the appropriate fee for each unit of new development.
- b. Amount of Fee: The amount of the fee varies by land use type and location.

Central Lathrop Land Use Type	Unit	July 1, 2019 to December 31, 2019	January 1, 2020 to June 30, 2020
Single Family	DU	\$ 152	\$152
Multi Family	DU	\$ 94	\$ 94
Retail Commercial	1,000 sf	\$ 195	\$195
Service/Office Commercial	1,000 sf	\$ 142	\$142

2. Fund Information (During Reporting Period)

	<u>Source</u>	<u>Amount</u>
a.	Beginning Fund Balance as of July 1, 2019	-
b.	Fees Collected	\$ 11,582
c.	Interest Earned	\$ 19
d.	Expenditures	-
e.	Transfers Out	-
f.	Refunds	-
g.	Ending Fund Balance as of June 30, 2020	\$ 11,600

2d. Expenditure Summary: Identification of each improvement on which reportable fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that was funded with reportable fees:

Were funds from Fund 2380 expended during the reporting period? No



2e. Description of Transfers and Loans made from fund.

Were funds from Fund 2380 transferred or loaned during the reporting period? No

2f. Description of refunds made during reporting period.

Were funds from Fund 2380 refunded during this reporting period? No

3. Planned Projects for Fiscal Year 2020-21: Identification of each improvement on which reportable fees will be expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that will be funded with reportable fees:

The Offsite Roadway Improvements Fee Fund 2380 does not currently have funds appropriated to any Capital Improvement Program (CIP) Projects for Fiscal Year 2020-21. Please refer to the City's 2019-2024 Capital Improvement Program adopted by City Council June 12, 2019, Resolution 19-4590.



North Lathrop Transportation Capital Facility Fee – 2420

1. Fee Information

a. Description and History of Fee: The North Lathrop Transportation Fee was established in January 2011. The purpose of the North Lathrop Transportation Fee is to establish a funding mechanism to pay for the planning, design, land acquisition, administration (including construction management and program management), and construction of the interchange and frontage road improvements (including streets, intersection relocations and traffic signals). The North Lathrop Study Area boundaries include the City of Lathrop, City of Manteca, and unincorporated San Joaquin County that are impacting the Roth/I5 Interchange and associated frontages

b. Amount of Fee: The amount of the fee varies by land use type and location.

July 1, 2019 to June 30, 2020		
Land Use Type	Unit	City of Lathrop N Lathrop Transportation
CLSP Residential	DU	\$ 659.21
CLSP Commercial	1,000 sf	\$ 3,609.98
N Lathrop Area – Residential	DU	\$ 780.65
N Lathrop Area – Commercial	1,000 sf	\$ 51,638.53
Gordon Trucking – Industrial	Acre	\$ 20,600.47
LN Industrial Building	1,000 sf	\$ 1,100.01
KSC Travel Center- Highway Commercial	Acre	\$ 104,875.14
Other Lathrop Projects – Residential	DU	\$ 760.63
Highway Commercial	1,000 sf	\$ 82,401.90

July 1, 2019 to June 30, 2020		
Land Use Type	Unit	City of Manteca N Lathrop Transportation
Center Point- Light Industrial	1,000 sf	\$ 829.98
Other Manteca Projects – Light Industrial	1,000 sf	\$ 1,382.40
Retail	1,000 sf	\$ 23,461.04

July 1, 2019 to June 30, 2020		
Land Use Type	Unit	San Joaquin County N Lathrop Transportation
Intermodal facility – Light Industrial	Acre	\$ 48,744.79
Other SJ County Projects – Residential	Acre	\$ 2,335.59
Retail	Acre	\$ 86,147.44
Light Industrial	Acre	\$ 7,260.59



2. Fund Information during Reporting Period

	<u>Source</u>	<u>Amount</u>
a.	Beginning Fund Balance as of July 1, 2019	\$ 462,323
b.	Fees Collected	-
c.	Interest Earned	\$ 6,265
d.	Expenditures	-
e.	Transfers Out	(\$ 457,269)
f.	Refunds	-
g.	Ending Fund Balance as of June 30, 2020	\$ 11,319

2d. Expenditure Summary: Identification of each improvement on which reportable fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that was funded with reportable fees:

Were funds from Fund 2420 expended during the reporting period? No

2e. Description of Transfers and Loans made from fund.

Were funds from Fund 2420 transferred or loaned during the reporting period? Yes

A total of \$457,269 was transferred from Fund 2420 to the Roth Road and I-5 Interchange Project PS 14-04.

2f. Description of refunds made during reporting period.

Were funds from Fund 2420 refunded during this reporting period? No

3. Planned Projects for Fiscal Year 2020-21: Identification of each improvement on which reportable fees will be expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that will be funded with reportable fees:

The North Lathrop Transportation Fee Fund 2420 does not currently have funds appropriated to the Capital Improvement Program (CIP) Projects for Fiscal Year 2020-21. Please refer to the City’s 2019-2024 Capital Improvement Program adopted by City Council June 12, 2019, Resolution 19-4590.



Park in Lieu – 3410

1. Fee Information

a. **Description and History of Fee:** This fee is collected under the authority of the Quimby Act, California Government Code Section 66477, to fund the acquisition of parkland needed to support new residential development. The fee is only charged in cases where parkland is not dedicated as part of a subdivision. The locations of the projects to be funded are generally described in the “Comprehensive General Plan and Environmental Impact Report for the City of Lathrop, California, December 1991.”

b. **Amount of Fee:** The amount of the fee varies from project to project but is always equal to the market value of the land for which the fee is being paid in lieu. Dedication (or payment of fees) is required in an amount necessary to provide five (5) acres of parkland per 1,000 new residents. An average rate of 3.59 people per household, results in park dedication of approximately one (1) acre of land for every 55.71 dwelling units.

2. Fund Information (During Reporting Period)

	<u>Source</u>	<u>Amount</u>
a.	Beginning Fund Balance as of July 1, 2019	\$ 268,982
b.	Fees Collected	\$ 2,413
c.	Interest Earned	\$ 4,958
d.	Expenditures	-
e.	Transfers Out	-
f.	Refunds	-
g.	Ending Fund Balance as of June 30, 2020	\$ 276,353

2d. Expenditure Summary: Identification of each improvement on which reportable fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that was funded with reportable fees:

Were funds from Fund 3410 expended during the reporting period? No

2e. Description of Transfers and Loans made from fund.

Were funds from Fund 3410 transferred or loaned during the reporting period? No

2f. Description of refunds made during reporting period.

Were funds from Fund 3410 refunded during this reporting period? No



3. Planned Projects for Fiscal Year 2020-21: Identification of each improvement on which reportable fees will be expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that will be funded with reportable fees:

The Park in Lieu Fee Fund 3410 currently does not have funds appropriated to the Capital Improvement Program (CIP) Project for Fiscal Year 2020-21. Please refer to the City’s 2019-2024 Capital Improvement Program adopted by City Council June 12, 2019, Resolution 19-4590.



Water Capital Facility Fee – 5610

1. Fee Information

a. Description and History of Fee: The Water Capital Facility Fee is collected to fund improvements to water facilities in support of new development as well as to upgrade and maintain the City's existing system. A water component, based on the city's planned development, was not added to the Capital Facility Fee Program until the 1994 update as the City's updated General Plan was not yet complete. The 1994 study, added a fee based on land usage and type appropriate for the City's future growth to fund and maintain new and existing water facilities. The Capital Facility Fee Program was updated in 2003 to reflect the direction in which the city was headed (and reevaluated in 2005 to show the impacts of inflation). The 2003 and 2005 studies identified facilities to accommodate for growth west of Interstate 5 as well as growth and improvements in Historic Lathrop.

At the present time, Lathrop obtains water supplies from the underlying groundwater basin using five active wells. Along with the five wells, the City's existing water system includes four above ground storage tanks, four booster pump stations, and over 77 miles of distribution pipelines.

Four separate water system Capital Facility Fees have been set up to address the current underground water supply.

- ✓ An updated water system CFF for East Lathrop based on a system buy-in approach since the water system in that area is largely built out;
- ✓ An incremental cost for West/Central Lathrop to reflect the cost of adding arsenic treatment to groundwater wells and for a portion of the cost of a standby well to provide additional water system reliability for the entire City;
- ✓ An incremental cost CFF for the Mossdale Landings developments associated with the cost of a 1.0 MG storage reservoir;
- ✓ A reimbursement CFF for the Crossroads area.

On August 3, 2015 City Council approved entitlements for the South Lathrop Specific Plan (SLSP) area. The entitlements required an update to the CFF program to establish fees to fund the improvements for the SLSP area. The SLSP CFF Study "Nexus Study" adopted on March 12, 2018 identified approximately \$3.3 million to construct the water system facilities. SLSP's fair share of the cost is 30% and the remainder of the \$3.3 million cost would be funded by other developments that will benefit from this facility. The Water Capital Facility Fee was reevaluated May 3, 2018. The studies included adjusting the previous Capital Facility Fee to reflect the effects of inflation.

In October 2019 the SLSP and the Lathrop Gateway Business Park Specific Plan (LGBPSP) CFF study provided an update to the CFF program for the SLSP area and established a fee program for the LGBPSP area. The LGBPSP CFF Study identified approximately \$12.8 million storm drainage facilities improvements. In May 2020, the CFF program was updated based on actual facility construction cost for SLSP and LGBPSP.



b. Amount of Fee: The amount of the fee varies by meter size and location. The current fees are as follows:

July 1, 2019 to December 31, 2019					
Meter Size	East Lathrop	Crossroads	North Harlan	Mossdale Village/Landing –Central Lathrop & Stewart Tract	Mossdale Landing (Storage)
5/8	\$ 1,266	\$ 1,432	\$ 1,190	\$ 778	\$ 921
1 FS	\$ 1,266	N/A	\$ 1,190	\$ 778	\$ 921
¾	\$ 1,900	\$ 2,148	\$ 1,785	\$ 1,167	\$ 1,382
1	\$ 3,167	\$ 3,580	\$ 2,975	\$ 1,946	\$ 2,303
1 ½	\$ 6,332	\$ 7,159	\$ 5,952	\$ 3,890	\$ 4,604
2	\$ 10,131	\$ 11,455	\$ 9,522	\$ 6,224	\$ 7,368
3	\$ 18,998	\$ 21,478	\$ 17,854	\$ 11,671	\$ 13,814
4	\$ 31,662	\$ 35,797	\$ 29,757	\$ 19,453	\$ 23,025
6	\$ 63,324	\$ 71,594	\$ 59,512	\$ 38,905	\$ 46,048
8	\$ 101,318	\$ 114,550	\$ 95,219	\$ 62,249	\$ 73,677
10	\$ 183,639	\$ 207,623	\$ 172,585	\$ 112,826	\$ 133,539

January 1, 2020 to June 30, 2020						
Meter Size	East Lathrop	Crossroads	North Harlan	Mossdale Village/Landing, Central Lathrop, Stewart Tract, SLSP-Non SLCC & Gateway	Mossdale Landing (Storage)	SLSP-Non SLCC & Gateway (Buy-In)
5/8	\$ 1,289	\$ 1,457	\$ 1,211	\$ 791	\$ 937	\$ 1,289
1 FS	\$ 1,289	N/A	\$ 1,211	\$ 791	\$ 937	\$ 1,289
¾	\$ 1,933	\$ 2,186	\$ 1,816	\$ 1,187	\$ 1,406	\$ 1,933
1	\$ 3,222	\$ 3,643	\$ 3,027	\$ 1,980	\$ 2,343	\$ 3,222
1 ½	\$ 6,443	\$ 7,284	\$ 6,056	\$ 3,958	\$ 4,685	\$ 6,443
2	\$ 10,309	\$ 11,655	\$ 9,689	\$ 6,333	\$ 7,497	\$10,309
3	\$ 19,330	\$ 21,853	\$ 18,166	\$ 11,875	\$ 14,056	\$19,330
4	\$ 32,215	\$ 36,422	\$ 30,277	\$ 19,793	\$ 23,427	\$32,215
6	\$ 64,431	\$ 72,845	\$ 60,552	\$ 39,585	\$ 46,852	\$64,431
8	\$ 103,089	\$ 116,552	\$ 96,883	\$ 63,337	\$ 74,964	\$103,089
10	\$ 186,849	\$ 211,251	\$ 175,601	\$ 114,798	\$ 135,872	\$186,849



The amount of the fee rates in the SLSP development area are per 1,000 square feet of building space. The current fees are as follows:

<u>South Lathrop Specific Plan Land Use Type (Storage)</u>	<u>Unit</u>	<u>July 1, 2019 to Dec. 31, 2019</u>	<u>Jan. 1, 2020 to June 30, 2020</u>
Office Commercial	1,000 sqft	\$ 989	\$1,033
Limited Warehouse	1,000 sqft	\$ 468	\$ 488
Warehouse	1,000 sqft	\$ 134	\$ 139

The amount of the fee rates in the SLSP – Non SLCC development area are per Acre. The current fees are as follows:

<u>South Lathrop Specific Plan Land Use Type (Water-Line)</u>	<u>Unit</u>	<u>July 1, 2019 to Dec. 31, 2019</u>	<u>Jan. 1, 2020 to June 30, 2020</u>
Office Commercial	Acre	-	\$10,662
Limited Warehouse	Acre	-	\$10,662
Warehouse	Acre	-	\$10,662

The amount of the fee rates in the Lathrop Gateway Business Park development area. The current fees are as follows:

<u>Lathrop Gateway Business Park</u>	<u>July 1, 2019 to December 31, 2019</u>		
<u>Land Use Type</u>	<u>Water System Storage (Per 1,000 sf.)</u>	<u>Water Line Water Loop (Acre)</u>	<u>Water Line Non-Water Loop (Linear Foot)</u>
Shopping Center	-	-	-
Office Park	-	-	-
Industrial Park	-	-	-
Warehouse	-	-	-

<u>Lathrop Gateway Business Park</u>	<u>January 1, 2020 to June 30, 2020</u>		
<u>Land Use Type</u>	<u>Water System Storage (Per 1,000 sf.)</u>	<u>Water Line Water Loop (Acre)</u>	<u>Water Line Non-Water Loop (Linear Foot)</u>
Shopping Center	\$ 593	\$ 9,473	\$ 129.13
Office Park	\$ 559	\$ 9,473	\$ 129.13
Industrial Park	\$ 445	\$ 9,473	\$ 129.13
Warehouse	\$ 127	\$ 9,473	\$ 129.13



2. Fund Information during Reporting Period

	<u>Source</u>	<u>Amount</u>
a.	Beginning Fund Balance as of July 1, 2019	\$ 2,407,512
b.	Fees Collected	\$ 608,220
c.	Interest Earned	\$ 48,444
d.	Expenditures	(\$ 82,596)
e.	Transfers Out	-
f.	Refunds	-
g.	Ending Fund Balance as of June 30, 2020	\$ 2,981,580

2d. Expenditure Summary: Identification of each improvement on which reportable fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that was funded with reportable fees:

Were funds from Fund 5610 expended during the reporting period? Yes

A total of \$82,596 was expensed from Fund 5610 to reimbursed developers for constructing public improvements.

2e. Description of Transfers and Loans made from fund.

Were funds from Fund 5610 transferred or loaned during the reporting period? No

2f. Description of refunds made during reporting period.

Were funds from Fund 5610 refunded during this reporting period? No

3. Planned Projects for Fiscal Year 2020-21: Identification of each improvement on which reportable fees will be expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that will be funded with reportable fees:

The Water Capital Facility Fee Fund 5610 currently does not have funds appropriated to the Capital Improvement Program (CIP) Project for Fiscal Year 2020-21. Please refer to the City’s 2019-2024 Capital Improvement Program adopted by City Council June 12, 2019, Resolution 19-4590.



Surface Water Capital Facility Fee – 5640

1. Fee Information

a. Description and History of Fee: The Surface Water Supply Capital Facility Fee is collected to fund The City of Lathrop’s proportionate share of costs related to the South County Surface Water Supply Project (SCSWSP) with the South San Joaquin Irrigation District (SSJID).

The South County Surface Water Supply Project is a joint project between the Cities of Lathrop, Manteca, Escalon and Tracy that built a water treatment facility (the Nick C. DeGroot Treatment Facility), a pipeline to transport raw water from the Woodward Reservoir to the treatment facility and additional pipelines to transport the treated water to the participating cities.

Prior to the SCSWSP the city obtained all of its water supplies from the underlying groundwater basin using wells. With new development and recognizing the limitations of the groundwater resources the SCSWSP was needed. The City issued COPs in 2000 to help pay for the planning, engineering, and design costs associated with the project. Additionally, revenue bonds were issued in 2003 with a par value of \$32,530,000 to fund construction costs for the city’s capacity.

On August 3, 2015 City Council approved entitlements for the South Lathrop Specific Plan (SLSP) area. The entitlements required an update to the CFF program to establish fees to fund the improvements for the SLSP area. The SLSP CFF Study “Nexus Study” adopted on March 12, 2018 identified that the SLSP is also subject to the Surface Water Impact fee. The Surface Water Capital Facility Fee was reevaluated May 3, 2018. The studies included adjusting the previous Capital Facility Fee to reflect the effects of inflation.

b. Amount of Fee: The amount of the fee varies by land use type and location.

July 1, 2019 to December 31, 2019			
Meter Size	East Lathrop, North Harlan, & Crossroads	Central Lathrop	Mossdale Village
5/8	\$ 2,635	\$ 5,768	\$ 4,261
1” FS	\$ 2,635	\$ 5,768	\$ 4,261
¾	\$ 3,953	\$ 8,652	\$ 6,392
1	\$ 6,588	\$ 14,420	\$ 10,653
1 ½	\$ 13,177	\$ 28,840	\$ 21,305
2	\$ 21,083	\$ 46,144	\$ 34,088
3	\$ 39,531	\$ 86,520	\$ 63,915
4	\$ 65,885	\$ 144,200	\$ 106,525
6	\$ 131,770	\$ 288,400	\$ 213,050
8	\$ 210,832	\$ 461,440	\$ 340,880
10	\$ 382,132	\$ 836,360	\$ 617,845



January 1, 2020 to June 30, 2020			
Meter Size	East Lathrop, North Harlan, Crossroads, & SLSP - SLCC	Central Lathrop	Mossdale Village, SLSP – Non SLCC & Gateway
5/8	\$ 2,805	\$ 5,752	\$ 4,252
1" FS	\$ 2,805	\$ 5,752	\$ 4,252
3/4	\$ 4,208	\$ 8,628	\$ 6,378
1	\$ 7,013	\$ 14,380	\$ 10,630
1 1/2	\$ 14,026	\$ 28,760	\$ 21,260
2	\$ 22,442	\$ 46,016	\$ 34,016
3	\$ 42,078	\$ 86,280	\$ 63,780
4	\$ 70,130	\$ 143,800	\$ 106,300
6	\$ 140,261	\$ 287,600	\$ 212,600
8	\$ 224,417	\$ 460,160	\$ 340,160
10	\$ 406,756	\$ 834,040	\$ 616,540

2. Fund Information during Reporting Period

	Source	Amount
a.	Beginning Fund Balance as of July 1, 2019	\$ 271,744
b.	Fees Collected	\$ 122,497
c.	Interest Earned	\$ 5,671
d.	Expenditures	-
e.	Transfers Out	(\$ 132,237)
f.	Refunds	-
g.	Ending Fund Balance as of June 30, 2020	\$ 267,675

2d. Expenditure Summary: Identification of each improvement on which reportable fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that was funded with reportable fees:

Were funds from Fund 5640 expended during the reporting period? No

2e. Description of Transfers and Loans made from fund.

Were funds from Fund 5640 transferred or loaned during the reporting period? Yes

A total of \$132,237 was transferred from Fund 5640 to cover debt service on existing surface water improvements.



2f. Description of refunds made during reporting period.

Were funds from Fund 5640 refunded during this reporting period? No

3. Planned Projects for Fiscal Year 2020-2021: Identification of each improvement on which reportable fees will be expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that will be funded with reportable fees:

The Surface Water Supply Fund Fee 5640 does not currently have funds appropriated to any Capital Improvement Program (CIP) Projects. The fund pays for the costs related to the South County Surface Water Supply Program Project.



Sewer Capital Facility Fee – 6030

1. Fee Information

a. Description and History of Fee: The Sewer Capital Facilities Fees, adopted in 1993, are collected in order to fund new sewer facilities to accommodate new development as well as to provide improvements to the city's existing facilities. The Crossroads fee is an exception in that it is collected to reimburse the developer for infrastructure that was built with the original project. Lathrop's existing facilities consist of: 14.7% capacity of the Manteca Water Quality Control Facility to service the Historic Lathrop area, and the Consolidated Treatment Facility (CTF) to service development west of Interstate 5 and for businesses located within the Crossroads development area. The CTF represents a consolidation of the two previous Lathrop treatment facilities, the Membrane Biological Reactor (MBR) Treatment Facility and the Water Recycling Plant (WRP1). An update to the Sewer Capital Facilities Fee was implemented in 2003 and again in 2005 to show the effects of inflation.

The city plans to expand the capacity of the existing CTF plant to accommodate for future growth in the Mossdale Landing and River Islands areas and for Richland Communities development.

On August 3, 2015 City Council approved entitlements for the South Lathrop Specific Plan (SLSP) area. The entitlements required an update to the CFF program to establish fees to fund the improvements for the SLSP area. The SLSP CFF Study "Nexus Study" adopted on March 12, 2018 identified that the SLSP is also subject to the Sewer Capital Facility Fee. The fee was reevaluated in January 23, 2019 CFF update and was updated to reflect the effects of inflation. In addition, the CLSP Sewer/Recycled Water Facilities CFF was added to the CFF program.

In October 2019 the SLSP and the Lathrop Gateway Business Park Specific Plan (LGBPSP) CFF study provided an update to the CFF program for the SLSP area and established a fee program for the LGBPSP area. The LGBPSP CFF Study identified approximately \$12.8 million storm drainage facilities improvements. In May 2020, the CFF program was updated based on actual facility construction cost for SLSP and LGBPSP.

In February 2020, the Sewer Reimbursement CFF Study established a fee program for the construction of oversized sewer facilities including future construction of sewer facilities within the City.



b. Amount of Fee: The amount of the fee varies by land use type and location.

July 1, 2019 to December 31, 2019				
Meter Size	East Lathrop & North Harlan	Crossroads	Mossdale Village/Landing, Central Lathrop, Stewart Tract & SLSP (Recycled Water Outfall)	Mossdale Village/Landing (Sewer Collect/ Recycle Water Dist.System)
5/8	\$ 5,697		\$ 47	\$ 1,114
1" FS	\$ 5,697		\$ 47	\$ 1,114
3/4	\$ 8,545		\$ 71	\$ 1,670
1	\$ 14,242		\$ 118	\$ 2,784
1 ½	\$ 28,485		\$ 234	\$ 5,566
2	\$ 45,576		\$ 374	\$ 8,906
3	\$ 85,455		\$ 702	\$ 16,699
4	\$ 142,425		\$ 1,171	\$ 27,831
6	\$ 284,850		\$ 2,341	\$ 55,662
8	\$ 455,759		\$ 3,745	\$ 89,058
10	\$ 826,064		\$ 6,788	\$161,419
ISU	\$ 8,710			
GPD		\$42.12		

January 1, 2020 to June 30, 2020				
Meter Size	East Lathrop & North Harlan	Crossroads	Mossdale Village/Landing, Central Lathrop, Stewart Tract, SLSP & Gateway (Recycled Water Outfall)	Mossdale Village/Landing, SLSP–Non SLCC & Gateway (Sewer Collect/ Recycle Dist. System)
5/8	\$ 5,797		\$ 48	\$ 1,133
1" FS	\$ 5,797		\$ 48	\$ 1,133
3/4	\$ 8,695		\$ 72	\$ 1,699
1	\$ 14,491		\$ 120	\$ 2,832
1 ½	\$ 28,983		\$ 238	\$ 5,663
2	\$ 46,372		\$ 380	\$ 9,061
3	\$ 86,948		\$ 715	\$ 16,991
4	\$ 144,914		\$ 1,192	\$ 28,317
6	\$ 289,828		\$ 2,381	\$ 56,634
8	\$ 463,724		\$ 3,811	\$ 90,615
10	\$ 840,500		\$ 6,907	\$164,240
ISU	\$ 8,862			
GPD		\$42.86		



<u>Central Lathrop Land Use Type</u>	<u>Unit</u>	<u>July 1, 2019 to Dec. 31, 2019</u>	<u>Jan. 1, 2020 to June 30, 2020</u>
Single Family - Residential	DU	\$ 2,661	\$ 2,708
Multi-Family - Residential	DU	\$ 2,262	\$ 2,302
Commercial	1,000 sf.	\$ 601	\$ 612
Industrial	1,000 sf.	\$ 601	\$ 612

<u>South Lathrop Specific Plan – SLSP Non SLCC Land Use Type</u>	<u>Unit</u>	<u>July 1, 2019 to Dec. 31, 2019</u>	<u>Jan. 1, 2020 to June 30, 2020</u>
Office Commercial	Acre		\$ 18,136
Limited Industrial	Acre		\$ 18,136
Warehouse	Acre		\$ 18,136

<u>Lathrop Gateway Business Park Land Use Type</u>	<u>Unit</u>	<u>July 1, 2019 to Dec. 31, 2019</u>	<u>Jan. 1, 2020 to June 30, 2020</u>
Shopping Center	1,000 sf.		\$ 731
Office Park	1,000 sf.		\$ 641
Industrial Park	1,000 sf.		\$ 307
Warehouse	1,000 sf.		\$ 307

3. Fund Information during Reporting Period

	<u>Source</u>	<u>Amount</u>
a.	Beginning Fund Balance as of July 1, 2019	\$ 1,940,741
b.	Fees Collected	\$ 2,904,032
c.	Interest Earned	\$ 43,086
d.	Expenditures	(\$ 83,318)
e.	Transfers Out	(\$ 2,516,360)
f.	Refunds	-
g.	Prior Year Adjustments	-
h.	Ending Fund Balance as of June 30, 2019	\$ 2,288,180



2d. Expenditure Summary: Identification of each improvement on which reportable fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that was funded with reportable fees:

Were funds from Fund 6030 expended during the reporting period? Yes

A total of \$83,318 was expensed from Fund 6030 to reimburse developers for constructing public improvements.

2e. Description of Transfers and Loans made from fund.

Were funds from Fund 6030 transferred or loaned during the reporting period? Yes

A total of \$2,516,360 was transferred from Fund 6030 to cover the following projects; \$1,146,446 for the Surface Water Discharge Project WW 20-17, \$303,300 for the Woodfield Sewer Pump Station Upgrades Project WW 19-01; \$651,874 for the WW 14-14 and \$414,740 for the Consolidated Treatment Facility Fee for Treatment.

2f. Description of refunds made during reporting period.

Were funds from Fund 6030 refunded during this reporting period? No

3. Planned Projects for Fiscal Year 2020-21: Identification of each improvement on which reportable fees will be expended and the amount of the expenditures on each improvement, including the total percentage of the cost of each project of the district that will be funded with reportable fees:

The Sewer Capital Facility Fee Fund 6030 currently has no funds appropriated to any Capital Improvement Program (CIP) Projects for Fiscal Year 2020-21. Please refer to the City's 2019-2024 Capital Improvement Program adopted by City Council June 12, 2019, Resolution 19-4590.

ATTACHMENT B

Five Year Capital Facilities Fee Fund Report
 (Report Made Pursuant to Government Code Section 66000 et. seq.)
 Name of Fund: Transportation Capital Facility Fee
 Report Period: July 1, 2019 to June 30, 2020

1. Purpose of Fee: This fee is collected in order to fund street improvements on the east side of Interstate 5. The projects to be funded are listed in the report titled "City of Lathrop Capital Facility Fees, as amended September 2, 2003. A portion of this fee is set aside for use on regional street improvements.
2. Are the assumptions utilized in the development of the Capital Facility Fee still valid? **YES**
 If yes, describe the reasonable relationship between the fee and its purpose.
 New development creates additional traffic on city streets. In order to provide for adequate capacity in the roadway system, improvements are needed. This fee will pay for those improvements.
 If no, what have you done or what are you doing to insure that a reasonable relationship exists between the fee and its purpose?

**CFF Fund 2230 - Reg Traff
 Impact Fee, 2250 Traffic
 Mitigation & 2340 SJ RTIF ***

Improvements	Cost of Improvement	Funding: Anticipated to Complete Financing						
		Source: Capital Facility Fee		Source: Measure K, Developer Contribution, Other		2230	2250	2340
%	Funding	Date Available (1)	%	Funding	Date Available			
Lathrop/Stratford Intersection Widening	181,172	100%	181,172	2018		X	X	
Lathrop/Avon Intersection Widening	181,172	100%	181,172	2018		X	X	
Lathrop/5th Street Intersection Widening	90,587	100%	90,587	2018		X	X	
Lathrop/McKinley Intersection Widening	90,587	100%	90,587	2030		X	X	
Louise/McKinley Intersection Widening	181,172	100%	181,172	2030		X	X	
McKinley/Yosemite/ Vierra Intersection Widening	181,172	100%	181,172	2030		X	X	
Traffic Signal - Louise Avenue and McKinley	251,629	100%	251,629	2011		X	X	
Traffic Signal - Lathrop and Stratford	251,629	100%	251,629	2018		X	X	
Traffic Signal - Lathrop and McKinley	251,629	100%	251,629	2030		X	X	
Traffic Signal - Lathrop and Avon	251,629	100%	251,629	2030		X	X	
Traffic Signal - McKinley & Yosemite/ Vierra	251,629	100%	251,629	2030		X	X	
Grade Separation - Lathrop @ UPRR	14,829,326	22%	2,492,548	2008	78% \$ 8,673,062	X	X	
Grade Separation - Lathrop @ SPRR	14,829,326	0%	0	2018	100% \$ 19,478,501	X	X	
Harlan Road (Roth to Louise) Widening	524,227	100%	524,227	2030		X	X	
Lathrop Road (UPRR to SPRR) Widening	283,083	100%	283,083	2018		X	X	
Roth Road (UPRR to SPRR) Widening	408,897	100%	408,897	2030		X	X	
Roth Road /I-5 Interchange	4,613,195	100%	4,592,450	2035		X	X	
Lathrop Road /I-5 Interchange	14,712,947	100%	14,712,947	2035		X	X	
Louise Avenue/I-5 Interchange	7,779,424	100%	7,779,424	2025		X	X	

*Note: Fund 223 was closed as of Feb. 20,2006. Revenues for these projects will now come from Funds 234 and 236 as a result of the change from Regional Transportation Fee to San Joaquin Regional Transportation Impact Fee (RTIF).
 (1) Dates shown were based on the 2005 CFF Update projections.

Five Year Capital Facilities Fee Fund Report
 (Report Made Pursuant to Government Code Section 66000 et. seq.)
 Name of Fund: Culture and Leisure Capital Facility Fee
 Report Period: July 1, 2019 to June 30, 2020

1. Purpose of Fee: This fee is collected in order to fund parks, a library facility, senior center and cultural center needed to accommodate new development. The projects to be funded are listed in the report titled " City of Lathrop, Capital Facilities Fees, as amended September 2, 2003."
2. Are the assumptions utilized in the development of the Capital Facility Fee still valid? **YES**
 If yes, describe the reasonable relationship between the fee and its purpose.
 New development creates additional need for recreational facilities such parks, libraries, cultural and senior centers. This fee will pay for those improvement needed to provide these facilities.

If no, what have you done or what are you doing to insure that a reasonable relationship exists between the fee and its purpose?

Improvements	Cost of Improvement	Funding Anticipated to Complete Financing					
		Source: Capital Facility Fee		Source: Measure K, Developer Contribution, Other		Date Available [1]	
		%	Funding	%	Funding	Date Available	Date Available
Neighborhood Parks [1]	\$ 50,124,032	100%	\$ 50,124,032			2030	
Community Parks [1]	\$ 65,315,327	100%	\$ 65,315,327			2030	
Linear Parks and Bikeways [1]	\$ 20,302,313	100%	\$ 20,302,313			2030	
Specialized Community Park Facilities[2]	\$ 22,814,784	100%	\$ 22,814,784			2030	
Library [2]	\$ 19,067,012	100%	\$ 19,067,012			2030	
Senior Center [2]	\$ 11,892,349	100%	\$ 11,892,349			2030	
Community Center Expansion [2]	\$ 4,225,460	100%	\$ 4,225,460			2030	

*Note: A portion of the Culture and Leisure Improvements have been completed. Ten percent (10%) of the Mossdale CFF revenue collected is reimbursed to the developer/builder for the cost of the project.

[1] Dates shown were based on the 2005 CFF Update projections.

[2] Dates shown were based on the 2018 CFF Update projections.

Five Year Capital Facilities Fee Fund Report
 (Report Made Pursuant to Government Code Section 66000 et. seq.)
 Name of Fund: Municipal Services Capital Facilities Fee
 Report Period: July 1, 2019 to June 30, 2020

1. Purpose of Fee: This fee is collected in order to fund a city hall, police station, corporation yard and animal control shelter needed to accommodate for new development. The projects to be funded are listed in the report titled "City of Lathrop, Capital Facilities Fees, as amended September 2, 2003."
2. Are the assumptions utilized in the development of the Capital Facility Fee still valid? YES
 If yes, describe the reasonable relationship between the fee and its purpose.
 New development creates additional need for city services including a larger city hall, police station, corporation yard and animal shelter. This fee will pay for those improvement needed to provide these facilities.

If no, what have you done or what are you doing to insure that a reasonable relationship exists between the fee and its purpose?

Improvements	Cost of Improvement	Funding Anticipated to Complete Financing					
		Source: Capital Facility Fee			Source: Measure K, Developer Contribution, Other		
		%	Funding	Date Available [1]	%	Funding	Date Available
Police Facility	\$ 39,610,774	100%	\$ 39,610,774	2020			
Animal Control Shelter	\$ 8,634,955	100%	\$ 8,634,955	2030			
City Hall	\$ 29,328,645	100%	\$ 29,328,645	2030			
Corporation Yard	\$ 19,017,239	100%	\$ 19,017,239	2013			
Performing Arts Center	\$ 8,050,970	100%	\$ 8,050,970	2030			
Wireless Network	\$ 1,926,069	100%	\$ 1,926,069	2030			

[1] Dates shown were based on the 2005 CFF Update projections.

Five Year Capital Facilities Fee Fund Report
 (Report Made Pursuant to Government Code Section 66000 et. seq.)
 Name of Fund: Storm Drainage Capital Facility Fee
 Report Period: July 1, 2019 to June 30, 2020

1. Purpose of Fee: This fee is collected in order to fund storm drain improvements needed to accommodate new development. The projects to be funded are listed in the report titled "City of Lathrop, Capital Facilities Fees, as amended September 2, 2003."
2. Are the assumptions utilized in the development of the Capital Facility Fee still valid? YES
 If yes, describe the reasonable relationship between the fee and its purpose.
 New development will create additional storm drainage run-off, which varies by the type of use (coverage of ground with impervious surfaces varies greatly depending on land use). This fee is calculated to spread the cost of needed storm drainage facilities based on the amount of water run-off is likely to occur from each type of land use.

If no, what have you done or what are you doing to insure that a reasonable relationship exists between the fee and its purpose?

CFF Fund 2280 - Storm Drain

Improvements	Cost of Improvement	Funding Anticipated to Complete Financing					
		Source: Capital Facility Fee		Source: Measure K, Developer Contribution, Other		Funding	
		%	Funding	Date Available [1]	%	Funding	Date Available
Mossdale Village Outfall *	\$ 1,811,208	100%	\$ 1,811,208	2030			
Trunkline "A-1" Improvements	\$ 3,387,517	100%	\$ 3,387,517	2030			
Trunkline "C" Improvements	\$ 5,490,550	100%	\$ 5,490,550	2030			

*Note: Project was completed and accepted by the City on December 6, 2005. All Mossdale CFF revenue collected is reimbursed to the developer/builder for the cost of the project.

[1] Dates shown were based on the 2005 CFF Update projections.

Five Year Capital Facilities Fee Fund Report
 (Report Made Pursuant to Government Code Section 66000 et. seq.)
 Name of Fund: Administration Capital Facility Fee
 Report Period: July 1, 2019 to June 30, 2020

1. Purpose of Fee: This fee is collected in order to defer the administrative costs of collecting and accounting for the funds collected for Transportation, City Services, and Culture and Leisure as identified in the report titled "City of Lathrop, Capital Facility Fee, as amended September 2, 2003."
2. Are the assumptions utilized in the development of the Capital Facility Fee still valid? YES
 If yes, describe the reasonable relationship between the fee and its purpose.
 Costs are incurred in collection of and accounting for the fees described above. These cost are reimbursed through this 2% fee.

If no, what have you done or what are you doing to insure that a reasonable relationship exists between the fee and its purpose?

CFF Fund 2290 - Administration		Funding Anticipated to Complete Financing			
Improvements	Cost of Improvement	Source: Capital Facility Fee		Source: Measure K, Developer Contribution, Other	
		%	Funding	%	Funding
CFF Report Update (Bi Annually)	\$ 77,043	100%	\$ 77,043	2020	Date Available

[1] Dates shown were based on the 2005 CFF Update projections.

Five Year Capital Facilities Fee Fund Report
 (Report Made Pursuant to Government Code Section 66000 et. seq.)
 Name of Fund: Environmental Mitigation Capital Facility Fee
 Report Period: July 1, 2019 to June 30, 2020

1. Purpose of Fee: This fee is collected from development on the west side of Interstate 5 in order to preserve the habitat of the Riparian Brush Rabbit as required by the environmental mitigation measures. This fee will be used to acquire the land and construct a fence needed to protect the rabbit.

2. Are the assumptions utilized in the development of the Capital Facility Fee still valid? **YES**
 If yes, describe the reasonable relationship between the fee and its purpose.
 New development on the west side of Interstate 5 will endanger the Riparian Brush Rabbit thus creating the need to protect it. This fee was created solely for that reason.

If no, what have you done or what are you doing to insure that a reasonable relationship exists between the fee and its purpose?

CFF Fund 2310 - Environmental Mitigation		Funding Anticipated to Complete Financing			
Improvements	Cost of Improvement	Source: Capital Facility Fee		Source: Measure K, Developer Contribution, Other	
		%	Funding	%	Funding
Rabbit Habitat Mitigation	\$ 739,298	100%	\$ 739,298	2030	

*Note: Project was completed. All Mossdale CFF revenue collected is reimbursed to the developer/builder for the cost of the project.

[1] Dates shown were based on the 2005 CFF Update projections.

Five Year Capital Facilities Fee Fund Report
 (Report Made Pursuant to Government Code Section 66000 et. seq.)
 Name of Fund: Transportation Capital Facility Fee
 Report Period: July 1, 2019 to June 30, 2020

1. Purpose of Fee: This fee is collected in order to fund street improvements on the west side of Interstate 5. The projects to be funded are listed in the report titled "City of Lathrop Capital Facility Fees, as amended September 2, 2003. A portion of this fee is set aside for use on regional street improvements.
 2. Are the assumptions utilized in the development of the Capital Facility Fee still valid? **YES**
 If yes, describe the reasonable relationship between the fee and its purpose.
 New development creates additional traffic on city streets. In order to provide for adequate capacity in the roadway system, improvements are needed. This fee will pay for those improvements.
- If no, what have you done or what are you doing to insure that a reasonable relationship exists between the fee and its purpose?

**CFF Fund 2320 Reg Trans Impact
 Fee, 2330 WLSP Reg Trans &
 2360 SJ RTIF**

Improvements	Cost of Improvement	Funding Anticipated to Complete Financing												
		Source: Capital Facility Fee					Source: Measure K, Developer Contribution, Other							
		%	Funding	Date Available (1)	%	Funding	Date Available	1997 RTIF	2003 CFF	2003 CFF	2360			
Arbor Ave from Macarthur to Paradise Ave	\$ 14,055,275	7%	\$ 993,807	2030	93%	\$ 13,061,468								
GVP Paradise Ave to Paradise Cut	\$ 46,454,256	69%	\$ 31,926,469	2030	31%	\$ 14,527,787								
GVP Paradise Cut to SJ River	\$ 31,907,067	72%	\$ 22,884,208	2030	28%	\$ 9,022,859								
GVP SJ River to River Edge Ave	\$ 4,235,361	73%	\$ 3,105,305	2030	27%	\$ 1,130,056								
GVP River Edge Ave to River Island Pkwy	\$ 8,654,424	73%	\$ 6,340,283	2030	27%	\$ 2,314,141								
GVP RIP to Lathrop Road	\$ 9,299,424	73%	\$ 6,834,246	2030	27%	\$ 2,465,178								
GVP Lathrop Road and CLSP no. boundary	\$ 7,290,944	70%	\$ 5,115,562	2030	30%	\$ 2,175,382								
GVP CLSP no. boundary to Roth Road	\$ 2,199,326	74%	\$ 1,635,261	2030	26%	\$ 564,065								
Roth Road Interchange Improvements	\$ 1,156,305	4%	\$ 47,756	2030	96%	\$ 1,108,549								
Lathrop Road Interchange Improvements	\$ 39,020,432	74%	\$ 29,021,581	2030	25%	\$ 9,608,647								
Lathrop Road from GVP to I-5	\$ 1,473,702	4%	\$ 64,541	2030	96%	\$ 1,409,160								
Louise Ave Interchange Improvements	\$ 41,156,483	17%	\$ 6,885,479	2030	83%	\$ 34,271,004								
RIP from I-5 to GVP	\$ 1,165,490	27%	\$ 315,256	2030	73%	\$ 850,234								
RIP from GVP to McKee Ave	\$ 2,333,021	18%	\$ 416,611	2030	82%	\$ 1,916,409								
RIP from McKee Ave to SJ River	\$ 15,315,678	13%	\$ 1,979,576	2030	87%	\$ 13,336,101								
RIP from SJ River to Broad Street	\$ 2,445,283	13%	\$ 313,974	2030	87%	\$ 2,131,309								
Broad St. from RIP to So. RIP	\$ 3,745,488	16%	\$ 588,041	2030	84%	\$ 3,157,447								
So. RIP from GVP to Broad St.	\$ 3,625,061	35%	\$ 1,259,930	2030	65%	\$ 2,365,131								

Five Year Capital Facilities Fee Fund Report
 (Report Made Pursuant to Government Code Section 66000 et. seq.)
 Name of Fund: Transportation Capital Facility Fee
 Report Period: July 1, 2019 to June 30, 2020

1. Purpose of Fee: This fee is collected in order to fund street improvements on the west side of Interstate 5. The projects to be funded are listed in the report titled "City of Lathrop Capital Facility Fees, as amended September 2, 2003. A portion of this fee is set aside for use on regional street improvements.
 2. Are the assumptions utilized in the development of the Capital Facility Fee still valid? **YES**
 If yes, describe the reasonable relationship between the fee and its purpose.
 New development creates additional traffic on city streets. In order to provide for adequate capacity in the roadway system, improvements are needed. This fee will pay for those improvements.
- If no, what have you done or what are you doing to insure that a reasonable relationship exists between the fee and its purpose?

CFF Fund 2320 Reg Trans Impact Fee, 2330 WLSP Reg Trans & 2360 SJ RTIF

Improvements	Cost of Improvement	Funding Anticipated to Complete Financing									
		Source: Capital Facility Fee					Source: Measure K, Developer Contribution, Other				
		%	Funding	Date Available (1)	%	Funding	Date Available	1997 RTIF	2003 CFF	2003 CFF	
Broad St. from So. RIP to GVP	\$ 2,815,750	9%	\$ 256,234	2030	91%	\$ 2,559,516					
Paradise Ave interchange Improvements	\$ 31,991,774	67%	\$ 21,436,054	2030	33%	\$ 10,555,720		X			
Paradise Ave from GVP to Paradise Cut	\$ 1,514,524	7%	\$ 106,016	2030	93%	\$ 1,408,508					
Macarthur Dr. interchange Improvements	\$ 16,967,979	4%	\$ 739,803	2030	96%	\$ 16,228,176					
Macarthur Dr. from 1-205 to Arbor Ave	\$ 2,105,434	7%	\$ 147,380	2030	93%	\$ 1,958,053					
Traffic Signal at Macarthur Dr. & Arbor Ave.	\$ 725,625	6%	\$ 46,078	2030	94%	\$ 679,547					
Traffic Signal at GVP and Paradise Ave.	\$ 725,625	8%	\$ 59,429	2030	92%	\$ 666,195					
Traffic Signal at GVP and RIP	\$ 725,625	27%	\$ 193,380	2030	73%	\$ 532,245					
Traffic Signal at GVP and Lathrop Road	\$ 725,625	9%	\$ 63,348	2030	91%	\$ 662,276					
Traffic Signal at RIP and Broad St.	\$ 425,577	12%	\$ 52,815	2030	88%	\$ 372,762					
Traffic Signal at Broad St. and So. RIP	\$ 425,577	15%	\$ 62,687	2030	85%	\$ 362,890					
Traffic Signal at GVP and Broad St.	\$ 425,577	15%	\$ 63,709	2030	85%	\$ 361,868					
Traffic Signal at GVP and So. RIP	\$ 425,577	22%	\$ 94,777	2030	78%	\$ 330,801					

(1) Dates shown were based on the 2019 CFF Update projections.

Five Year Capital Facilities Fee Fund Report
 (Report Made Pursuant to Government Code Section 66000 et. seq.)
 Name of Fund: Transportation Capital Facility Fee
 Report Period: July 1, 2019 to June 30, 2020

1. Purpose of Fee: This fee is collected in order to fund offsite roadway improvements for the Land Park, Central Lathrop Project Area. The projects to be funded are listed in the report titled "City of Lathrop Capital Facility Fees, as amended May 29, 2007."

2. Are the assumptions utilized in the development of the Capital Facility Fee still valid? **YES**
 If yes, describe the reasonable relationship between the fee and its purpose.
 New development creates additional traffic on city streets. In order to provide for adequate capacity in the roadway system, improvements are needed. This fee will pay for those improvements.

If no, what have you done or what are you doing to insure that a reasonable relationship exists between the fee and its purpose?

Improvements	Cost of Improvement	Funding Anticipated to Complete Financing					
		Source: Capital Facility Fee		Source: Measure K, Developer Contribution, Other		Date Available	2380
		%	Funding	%	Funding		
Roth Road/McKinley Ave	1,437,620	16%	230,019	2030	84%	\$ 1,207,601	
Lathrop Road/5th Street	1,275,431	21%	267,840	2030	79%	\$ 1,007,590	
Lathrop Road / Airport Road	2,288,696	17%	389,078	2030	83%	\$ 1,899,618	
Louise Avenue /McKinley Avenue	2,519,746	9%	226,777	2030	91%	\$ 2,292,969	
Louise Avenue /Airport Road	2,822,911	8%	225,833	2030	92%	\$ 2,597,078	
Yosemite Avenue/McKinley Avenue	1,983,241	10%	198,324	2030	90%	\$ 1,784,917	

CLSP Fund 2380 - CLSP Offsite Roadway Improvements

[1] Dates shown were based on the 2007 CFF Update projections.

Five Year Capital Facilities Fee Fund Report
 (Report Made Pursuant to Government Code Section 66000 et. seq.)
 Name of Fund: Transportation Capital Facility Fee
 Report Period: July 1, 2019 to June 30, 2020

1. Purpose of Fee: This fee is collected in order to fund needed improvements to the Roth Road Interchange and frontage roads. The project to be funded is listed in the report titled "City of Lathrop Capital Facility Fees, as amended January 3, 2011.

2. Are the assumptions utilized in the development of the Capital Facility Fee still valid? **YES**
 If yes, describe the reasonable relationship between the fee and its purpose.
 New development creates additional traffic on city streets. In order to provide for adequate capacity in the roadway system, improvements are needed. This fee will pay for those improvements.

If no, what have you done or what are you doing to insure that a reasonable relationship exists between the fee and its purpose?

CFF Fund 2420 - North Lathrop Transportation

Improvements	Cost of Improvement	Funding Anticipated to Complete Financing			
		Source: Capital Facility Fee		Source: Measure K, Developer Contribution, Other	
		%	Funding	Date Available [1]	Date Available
Roth Road / I-5 Interchange Improvements	36,881,266	48%	17,703,008	2036	2420
			19,178,258	52%	

[1] Dates shown were based on the 2011 CFF Update projections.

Five Year Capital Facilities Fee Fund Report
 (Report Made Pursuant to Government Code Section 66000 et. seq.)
 Name of Fund: Park in Lieu
 Report Period: July 1, 2019 to June 30, 2020

1. Purpose of Fee: This fee is collected in order to fund acquisition of parkland needed to support new residential development. The fee is only charged in the event that adequate parkland is not dedicated by the developer as part of the subdivision in accordance with the Quimby Act. The location of the projects to be funded are generally described in the "comprehensive General Plan and Environmental Impact Report for the City of Lathrop, December, 1991."

2. Are the assumptions utilized in the development of the Capital Facility Fee still valid? **YES**
 If yes, describe the reasonable relationship between the fee and its purpose.
 According to the General Plan, the standard for park development is 2 acres of Neighborhood Parks per 1,000 residents and 3 acres of Community Parks per 1,000 residents. According to State Law, the City can require up to 5 acres of park land to be dedicated per every 1,000 people provided that the City already has that much park land within its planning area. In 1991, when the General Plan was adopted, the City had more than 5 acres per 1,000 people and, with additional parks developed since that time, has maintained that ratio. The dedication (or in-lieu) requirement is still valid.

If no, what have you done or what are you doing to insure that a reasonable relationship exists between the fee and its purpose?

CFF Fund 3410 - Park in Lieu		Funding Anticipated to Complete Financing				
		Cost of Improvement	Source: Capital Facility Fee		Source: Measure K, Developer Contribution, Other	
Improvements			Funding	Date Available (1)	Funding	Date Available
		%			%	

(1) Dates shown were based on the 2005 CFF Update projections.

Five Year Capital Facilities Fee Fund Report
 (Report Made Pursuant to Government Code Section 66000 et. seq.)
 Name of Fund: Water Capital Facility Fee
 Report Period: July 1, 2019 to June 30, 2020

1. Purpose of Fee: This fee is collected in order to fund improvements for existing water facilities as well as create new facilities needed in order to accommodate new development. The projects to be funded are listed in the report titled "City of Lathrop, Capital Facility Fee, as amended September 2, 2003."

2. Are the assumptions utilized in the development of the Capital Facility Fee still valid? YES
 If yes, describe the reasonable relationship between the fee and its purpose.
 The fee is based on the total amount of improvements to the water system including the creation of new water sources needed to serve the anticipated growth of the City. These costs were then transferred into per-gallon-per-day costs and allocated to the different land uses based on the average daily consumption rates. For non-residential uses, individual calculations will be made based on the estimated water usage.

If no, what have you done or what are you doing to insure that a reasonable relationship exists between the fee and its purpose?

Improvements		Cost of Improvement		Funding Anticipated to Complete Financing					
		Source: Capital Facility Fee	Date Available [1]	Source: Measure K, Developer Contribution, Other	Funding	%	Funding	Date Available	
Existing Water System Buy In [2]		100%	\$ 17,528,700	2030	8%	\$ 1,467,293			
Well Improvements for W/C Lathrop [1]		100%	\$ 41,764,890	2030					
Water Storage for ML * and LS		100%	\$ 2,875,236	2030					

*Note: The Mossdale Water Tank was completed. All Mossdale CFF revenue collected is reimbursed to the developer/builder for the cost of the project.

[1] Dates shown were based on the 2005 CFF Update projections.

[2] Dates shown were based on the 2018 CFF Update projections.

Five Year Capital Facilities Fee Fund Report
 (Report Made Pursuant to Government Code Section 66000 et. seq.)
 Name of Fund: Sewer Capital Facility Fee
 Report Period: July 1, 2019 to June 30, 2020

1. Purpose of Fee: This fee is collected in order to fund improvements for existing sewer facilities as well as create new facilities needed in order to accommodate new development. The projects to be funded are listed in the report titled "City of Lathrop, Capital Facility Fee, as amended September 2, 2003.
2. Are the assumptions utilized in the development of the Capital Facility Fee still valid? YES
 If yes, describe the reasonable relationship between the fee and its purpose.
 The current fee is based on the total amount of improvements needed to serve the projected level of development divided by the number of gallons of sewage to be treated. The fees are then based on the average number of gallons for single family and multiple family with individual calculations made for each non-residential use based on estimated usage.

If no, what have you done or what are you doing to insure that a reasonable relationship exists between the fee and its purpose?

CFF Fund 6030 - Sewer Connection Fees		Funding Anticipated to Complete Financing				
Improvements	Cost of Improvement	Source: Capital Facility Fee		Source: Measure K, Developer Contribution, Other		
		%	Funding	Date Available [1]	Funding	Date Available
Existing Sewer Collection Syst Buy In [1]	\$ 19,513,993	100%	\$ 19,513,993	2030	46%	\$ 8,930,986
Recycled Water Outfall W/C Lathrop [1]	\$ 1,280,451	100%	\$ 1,280,451	2030		
Portion of Pump Station & Force Mains [2]	\$ 5,748,865	100%	\$ 5,748,865	2030		
Sanitary Sewer Mains [2]	\$ 3,089,262	100%	\$ 3,089,262	2030		
Recycled Water Mains [2]	\$ 3,355,631	100%	\$ 3,355,631	2030		
Additional Pump Station Cost [2]	\$ 808,291	100%	\$ 808,291	2030		
Estimated Additional Sewer Work [2]	\$ 3,738,344	100%	\$ 3,738,344	2030		
Sewer/Recycled Water System MV [1]	\$ 4,212,699	100%	\$ 4,212,699	2030	45%	\$ 1,911,136

*Note: A portion of the Sewer Capital Improvements have been completed. Ten percent (10%) of the Mossdale CFF revenue collected is reimbursed to the developer/builder for the cost of the project.

[1] Dates shown were based on the 2005 CFF Update projections.

[2] Dates shown were based on the 2019 CFF Update projections.

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ITEM 4.4

CITY MANAGER'S REPORT JANUARY 11, 2021, CITY COUNCIL REGULAR MEETING

ITEM: APPROVAL OF FINAL MAP, GRANT DEED AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 311 LOTS IN TRACT 4017 WITHIN PHASE 1B OF CLSP

RECOMMENDATION: Adopt Resolution Approving Final Map for Tract 4017 within Phase 1B of CLSP, Totaling 311 Single Family Lots, a Grant Deed and a Subdivision Improvement Agreement with Lathrop Land Acquisition, LLC

SUMMARY:

The proposed Final Map for Tract 4017 will be the first subdivision of the second neighborhood in the Central Lathrop Specific Plan (CLSP) area, known as Phase 1B, which will establish a total of 311 single-family lots. A vicinity map is included as Attachment "B".

Staff recommends that the City Council approve the proposed Final Map for Tract 4017 within Phase 1B of CLSP, totaling 311 Single-Family Lots and a Subdivision Improvement Agreement (SIA) with Lathrop Land Acquisition, LLC (Saybrook).

BACKGROUND:

On October 5, 2006, The City of Lathrop approved a Vesting Tentative Map (VTM) for Tract 3533 to create 62 parcels on 960 acres of land. On March 20, 2007, the City approved a VTM for Tract 3647 to subdivide a portion of Tract 3533 into 1,071 parcels on 190 acres of land. On August 13, 2018, the City approved VTM 3967 to subdivide a portion of Tract 3533 into 113 parcels on 18 acres of land to replace the previously planned school location with residential lots. The land for the proposed Final Map for Tracts 4017 is within the geographic boundaries of the VTMs for Tracts 3647 and 3967.

As required by the City's subdivision ordinance, all final maps must include a Subdivision Improvement Agreement (SIA) to guarantee specific offsite and onsite improvements. The total cost of the improvements for CLSP Phase 1B is \$24,091,614, however, a large percentage of the improvements have already been constructed and therefore do not need to be guaranteed. Performance and labor & material securities have been provided to the City with the SIA in the amount of:

Unfinished Improvement Total:	\$10,777,795
Performance Bond (110% of Unfinished Improvements):	\$11,855,574
Labor & Materials Bond (50% of Performance Bond)	\$5,927,787

CITY MANAGER’S REPORT **PAGE 2**
JANUARY 11, 2021, CITY COUNCIL REGULAR MEETING
APPROVAL OF FINAL MAP, GRANT DEED AND A SIA FOR 311 LOTS IN TRACT
4017 WITHIN PHASE 1B OF CLSP

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

Saybrook requires additional recycled water storage and disposal facilities to secure sufficient sewer capacity to allocate to the 311 lots within Tract 4017. The City intends to construct and permit a recycled water river discharge within two years of this map approval and such facility will eliminate the need for the additional recycled water storage and disposal facilities. However, at this time, it is uncertain whether the City will be permitted to do so by the Regional Water Quality Control Board (RWQCB). As part of the SIA, Saybrook is required to provide a guarantee for the construction of these facilities in the amount of \$4,387,449 and provide a Grant Deed for the land with the right of reverter. If the City does indeed construct the recycled water river discharge, the guarantee and land will be returned to Saybrook. However, if the recycled water river discharge is not constructed, Saybrook will be required to construct these facilities.

Saybrook must satisfy the Escrow Instructions, included as Attachment “D”, to guarantee the payment of all fees and execution of the documents related to the SIA.

REASON FOR RECOMMENDATION:

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

Saybrook has fulfilled the requirements of the City’s subdivision ordinance as listed below:

Documents	Status
1. Final Map ready for signature	Completed
2. Subdivision Improvement Agreement	Completed
3. Performance Security	Completed
4. Labor and Materials Security	Completed
5. Street Improvement, Landscape, Light & Joint Trench	Completed
6. Geotechnical Report	Completed
7. Allocation of Water and Sewer capacity	Completed
8. Submitted Certificate of Insurance, Tax Letter	Completed

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JANUARY 11, 2021, CITY COUNCIL REGULAR MEETING
APPROVAL OF FINAL MAP, GRANT DEED AND A SIA FOR 311 LOTS IN TRACT 4017 WITHIN PHASE 1B OF CLSP

9. Submitted Preliminary Guarantee of Title	Completed
10. Grant Deed of Stage 2 Recycled Water Improvement Land	Pending approval with this item
11. Escrow Instructions	Completed
Fees	Status
1. Final Map plan check fee	Paid
2. Improvement Plans - Plan check and inspection fees	Paid
3. Sierra Club Settlement fee	To be paid in escrow

BUDGET IMPACT:

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

ATTACHMENTS:

- A. Resolution Approving Final Map for Tract 4017 within Phase 1B of CLSP, Totaling 311 Single Family Lots, a Grant Deed and a Subdivision Improvement Agreement with Lathrop Land Acquisition, LLC
- B. CLSP Phase 1B Vicinity Map
- C. City of Lathrop Subdivision Improvement Agreement – CLSP Phase 1B – Tract 4017 – Lathrop Land Acquisition, LLC
- D. Escrow Instructions for the Final Maps for Tract 4017
- E. Grant Deed – Stage 2 Recycled Water Improvements

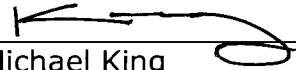
CITY MANAGER'S REPORT **PAGE 4**
JANUARY 11, 2021, CITY COUNCIL REGULAR MEETING
APPROVAL OF FINAL MAP, GRANT DEED AND A SIA FOR 311 LOTS IN TRACT
4017 WITHIN PHASE 1B OF CLSP

APPROVALS




Brad Taylor
Associate Engineer

12/17/2020
Date



Michael King
Public Works Director

12/17/2020
Date




Glenn Gebhardt
City Engineer

12/17/2020
Date



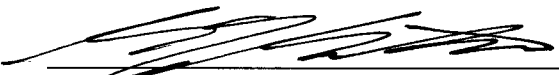
Cari James
Finance & Administrative Services Director

12/17/2020
Date



Salvador Navarrete
City Attorney

12-17-2020
Date



Stephen J. Salvatore
City Manager

12-21-2020
Date

RESOLUTION NO. 21-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING FINAL MAP FOR TRACT 4017 WITHIN PHASE 1B OF CLSP, TOTALING 311 SINGLE FAMILY LOTS, A GRANT DEED AND A SUBDIVISION IMPROVEMENT AGREEMENT WITH LATHROP LAND ACQUISITION, LLC

WHEREAS, on October 5, 2006, The City of Lathrop approved a Vesting Tentative Map (VTM) for Tract 3533 to create 62 parcels on 960 acres of land. On March 20, 2007, the City approved a VTM for Tract 3647 to subdivide a portion of Tract 3533 into 1,071 parcels on 190 acres of land. On August 13, 2018, the City approved VTM 3967 to subdivide a portion of Tract 3533 into 113 parcels on 18 acres of land to replace the previously planned school location with residential lots; and

WHEREAS, the land for the proposed Final Maps for Tract 4017 is within the geographic boundaries of the VTMs for Tracts 3647 and 3967; and

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

WHEREAS, the total cost of the improvements for CLSP Phase 1B is \$24,091,614, however, a large percentage of the improvements have already been constructed and therefore do not need to be guaranteed. Performance and labor & material securities have been provided to the City with the SIA in the amounts of; and

Unfinished Improvement Total:	\$10,777,795
Performance Bond (110% of Unfinished Improvements):	\$11,855,574
Labor & Materials Bond (50% of Performance Bond)	\$5,927,787

WHEREAS, acceptance of the public improvements will be prepared for Council consideration by staff at a later date when the unfinished improvements are completed. Prior to acceptance, Lathrop Land Acquisition, LLC (Saybrook) will be required to provide a one (1) year warranty bond; and

WHEREAS, Saybrook requires additional recycled water storage and disposal facilities to secure sufficient sewer capacity to allocate to the 311 lots within Tract 4017; and

WHEREAS, as part of the SIA, Saybrook is required to provide a guarantee for the construction of these facilities in the amount of \$4,387,449 and provide a Grant Deed for the land with the right of reverter. If the City does indeed construct the recycled water river discharge, the guarantee and land will be returned to Saybrook. However, if the recycled water river discharge is not permitted by the Regional Water Quality Control Board (RWQCB), Saybrook will be required to construct these facilities as detailed in the SIA; and

WHEREAS, Saybrook must satisfy the Escrow Instructions, included as Attachment "D", as attached to the January 11, 2021 staff report to guarantee the payment of all fees and execution of the documents related to the SIA.

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

1. The Final Map for Tract 4017 is hereby approved as submitted for recordation with the San Joaquin County Assessor/Recorder/County Clerk Office. The recorded executed copy will be filed with the City Clerk.
2. The City Manager, or their designee, is authorized to execute a Subdivision Improvement Agreement with Lathrop Land Acquisition, LLC and a Grant Deed in substantially the form as attached to the January 11, 2021 staff report, the file executed copy will be filed with the City Clerk.

PASSED AND ADOPTED by the City Council of the City of Lathrop this 11th day of January 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

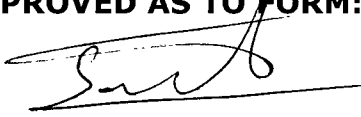
ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

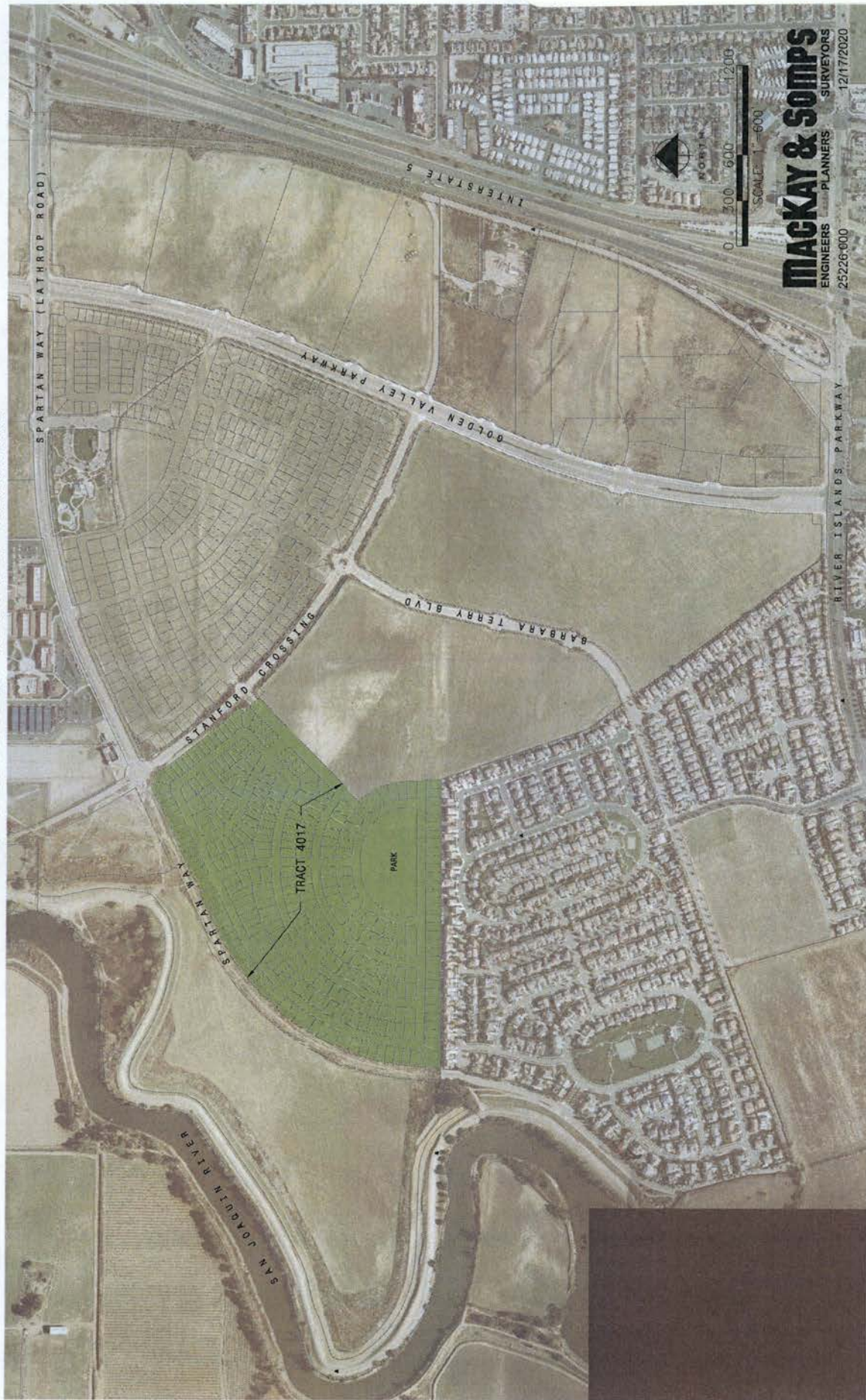
Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

CENTRAL LATHROP SPECIFIC PLAN - TRACT 4017 - VICINITY MAP



12-17-2020 2:12pm Jeff Matson: P:\25226\DES\EXH-D\TRACT 4017 - VICINITY MAP.DWG

CITY OF LATHROP
SUBDIVISION IMPROVEMENT AGREEMENT
CLSP PHASE 1B – TRACT 4017
LATHROP LAND ACQUISITION, LLC

This Subdivision Improvement Agreement (“*Agreement*”) is made and entered into this **eleventh (11th) day of January, 2021** (“*Effective Date*”), by and between the CITY OF LATHROP, a municipal corporation of the State of California (“*CITY*”) and Lathrop Land Acquisition, LLC, a Delaware limited liability company (“*SUBDIVIDER*”).

RECITALS

A. On October 5, 2006, CITY approved Vesting Tentative Map 3533 to create 62 parcels on 960 acres of land. On March 20, 2007, CITY approved Vesting Tentative Map 3647 to subdivide a portion of Tract 3533 into 1,071 parcels on 190 acres of land. On August 13, 2018, CITY approved Vesting Tentative Map 3967 to subdivide a portion of Tract 3533 into 113 parcels on 18 acres of land to replace the previously planned school location with residential lots. All Vesting Tentative Maps referenced in Recital A are hereinafter collectively referred to as “**VTMs**”.

B. SUBDIVIDER intends to record one Final Map for Tract 4017 within the Central Lathrop Specific Plan Phase 1B, as shown in Exhibit “A” (hereinafter “**Final Map**”).

C. On July 1, 2020, CITY approved a request to commence at-risk grading and improvements for Central Lathrop Phase 1B (hereinafter “**At-Risk Agreement**”). Pursuant to the At-Risk Agreement, SUBDIVIDER agreed that all activities will commence “at-risk” because the City Council has not yet approved the neighborhood small lot Final Maps for Tracts 4017 & 4018, which collectively make up Phase 1B.

D. SUBDIVIDER is the record owner of all land incorporated with the Final Map and is therefore responsible for compliance with all conditions of approval associated with, including,

without limitation, the construction of specified Improvements (as that term is defined below) as described more fully herein.

E. 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 certain offers of dedication and to construct certain Improvements required under the Conditions of Approval on the VTMs (collectively, "COAs") and as identified in the approved Final Map, Improvement Plans and this Agreement. For purposes of this Agreement, the term "**Improvements**" shall collectively mean all public improvements required under the COAs and as expressly set forth in this Agreement that will provide services and access to lots within the Final Map and the term "**Improvement Plans**" shall collectively refer to the Improvement Plans approved by CITY.

AGREEMENT

NOW, THEREFORE, in consideration of CITY'S pending (1) approval of the Final Map on January 11, 2021, and subsequent recordation; (2) receipt of the Irrevocable Offer of Dedication of land for wastewater storage and disposal as described in Paragraph 9 of this Agreement; (3) approval of Improvement Plans in accordance with the terms of this Agreement and all applicable laws and regulations, the parties hereto mutually covenant and agree as follows:

1. SUBDIVIDER shall construct or cause to be constructed at its sole cost and expense the Improvements as specified and in accordance with the provisions of this Agreement. All Improvements shall be constructed to the reasonable satisfaction and approval of the City Engineer, in an ethical and workmanlike manner in accordance with the approved Improvement

Plans and specifications, the applicable improvement standards and specifications of the CITY'S Department of Public Works, the applicable Ordinances of the City Lathrop, and the applicable provisions of the California Subdivision Map Act.

2. SUBDIVIDER shall complete, and CITY shall have accepted all Improvements by January 31, 2022, subject to any extension(s) provided for herein and as otherwise expressly provided for in this Agreement. Provided, however, that said deadline shall be extended for twenty-four (24) months upon SUBDIVIDER's request to CITY, supported by reasonable documentation that it is using commercially reasonable efforts to complete same and have said Improvements accepted by CITY.

3. The parties acknowledge and agree that SUBDIVIDER is removing any existing well sites as required in accordance with applicable laws and regulations, including those required by the County Environmental Health Department. The parties further acknowledge and agree that SUBDIVIDER is conveying any and all groundwater rights associated therewith to CITY via the Final Map.

4. 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 warranty the Improvements in good condition and in accordance with CITY specifications for one (1) year after CITY's acceptance of the Improvements. As required by this Agreement, prior to acceptance of the Improvements for any Tract, SUBDIVIDER shall deposit with the City Engineer a Warranty Bond in the amount equal to 10% of performance bond $\{(Cost + 10\% Contingency) \times 10\%$ for the Improvements for Tract 4017 to ensure SUBDIVIDER's repair and warranty of the Improvements in accordance with the terms of this Agreement. The Warranty Bond shall be

released at the end of the one-year guarantee period provided no claims against it are then outstanding. The Warranty Bond value is shown in Table 1 of this Agreement.

5. Because the Improvements are not entirely complete, SUBDIVIDER is required to post Performance and Labor & Materials bonds to guarantee the unfinished Improvements associated with the Final Map as included and described in Exhibit D of this Agreement. The amount of performance security shall be equal to the unfinished Improvement cost plus a 10% contingency, as shown in Exhibit D. The corresponding labor and materials bond amount shall be 50% of the performance bond amount, as shown in Exhibit D (Performance Security x 50%). Further, SUBDIVIDER shall also comply with CITY’s insurance requirements set forth on Exhibit C attached hereto and incorporated herein. The Performance and Labor & Materials bond values are shown in Table 1 of this Agreement.

Table 1 – Bond Values

Improvement Total	\$24,091,614
Unfinished Improvement Total	\$10,777,795
Performance Bond Value (110% of Unfinished Improvement Total)	\$11,855,574
Labor & Materials Bond Value (50% of Performance Bond Value)	\$5,927,787
Warranty Bond Value (10% of Improvement Total)	\$2,409,161

6. SUBDIVIDER shall construct or cause to be constructed at its sole cost and expense the offsite improvements required by the Assignment and Amendment of Development Agreement by and Between the City of Lathrop, Saybrook CLSP, LLC., and Lathrop Land Acquisition, LLC., approved by the Lathrop City Council on December 6, 2016, by Ordinance No. 16-370 and recorded by the San Joaquin County Recorder’s Office as Doc # 2017-007992 (Agreement hereinafter “**DA**”, Improvements hereinafter “**Offsite Improvements**”). The Offsite improvements include, but are not limited to, frontage improvements on Barbara Terry Boulevard,

Stanford Crossing Drive, and Spartan Way adjacent to the Final Map and pavement rehabilitation on Barbara Terry Boulevard. SUBDIVIDER is required to post Performance and Labor & Materials bonds to guarantee the completion of the Offsite Improvements in the amounts shown in Exhibit D.

7. SUBDIVIDER shall construct or cause to be constructed at its sole cost and expense the traffic signal at the intersection of Golden Valley Parkway and Stanford Crossing Drive prior to the issuance of certificate of occupancy of the 880th single-family dwelling unit in the Central Lathrop Specific Plan pursuant to the TJKM Technical Memorandum dated January 13, 2020. SUBDIVIDER will deposit cash with CITY to guarantee the traffic signal improvements in the amount of \$440,000, equal to 110% of the Preliminary Cost Estimate – Stanford Crossing / Golden Valley Pkwy. The traffic signal cost estimate is shown in Exhibit F.

8. SUBDIVIDER has guaranteed the grading and frontage improvements of the Neighborhood Park as part of the guarantee included in Section 5 of this Agreement. The Neighborhood Park land is dedicated to CITY as part of this Final Map. SUBDIVIDER shall, prior to the approval of the first building permit within the Final Map area, fund, execute and obtain CITY approval for design of the Neighborhood Park. SUBDIVIDER has the option to pay or cause to be paid the CLSP Neighborhood Park Fee for all lots prior to the issuance of the first building permit within the Final Map area, or, pay or cause to be paid the CLSP Neighborhood Park Fee for each individual lot within the Final Map area at the time of individual building permit issuance. SUBDIVIDER shall, prior to issuance of the 186th building permit within the Final Map area (31st percentile), commence construction of the Neighborhood Park at the cost of the SUBDIVIDER. SUBDIVIDER shall apply for and obtain an encroachment permit from CITY prior to the construction of the Neighborhood Park as CITY is the current owner of the

Neighborhood Park land. The Neighborhood Park improvements shall be guaranteed pursuant to CITY's encroachment permit requirements. SUBDIVIDER shall, prior to the issuance of the 307th building permit within the Final Map area (51st percentile), complete construction of the Neighborhood Park at the cost of the SUBDIVIDER. Pursuant to the terms of the DA, CITY may not issue building permits if SUBDIVIDER does not perform the required construction prior to the aforementioned deadlines. At the time of acceptance of the Neighborhood Park, CITY shall reimburse to SUBDIVIDER the collected Neighborhood Park Fee revenue if SUBDIVIDER paid or caused to be paid the CLSP Neighborhood Park Fee prior to the issuance of the first building permit in the Final Map area. After the time of acceptance of the Neighborhood Park, CITY shall reimburse to SUBDIVIDER the Neighborhood Park Fee revenue on a biannual basis pursuant to Lathrop Municipal Code Section 3.22.070 if SUBDIVIDER pays or cause to be paid the CLSP Neighborhood Park Fee upon individual building permit issuance within the Final Map area.

9. SUBDIVIDER shall, prior to approval of the Final Map, convey to CITY sufficient land by Grant Deed subject to a right of reverter, separate from the Final Map, to construct treated wastewater storage and disposal facilities sufficient to supply project. Further, SUBDIVIDER shall, prior to approval of the Final Map, post guarantee with CITY for the construction of the treated wastewater storage (recycled water) and disposal facilities in the amount of \$4,387,449 (\$3,988,590 plus 10% contingency) as shown in Exhibit G. SUBDIVIDER shall pay inspection fees prior to construction of improvements. Based upon receipt of the Grant Deed and guarantee noted above, CITY intends to supply sufficient wastewater capacity to SUBDIVIDER for the allocation required in Section 12 of this agreement to facilitate the postponement or elimination of the construction of the recycled water storage and disposal facilities in anticipation of the installation of a recycled water river discharge. The aforementioned recycled water storage and

disposal facilities will be unnecessary if the construction of the recycled water river discharge is permitted and completed, therefore both CITY and SUBDIVIDER agree that deferring or eliminating immediate construction with a guarantee of future construction if necessary is appropriate. Prior to any return of dedicated land or guarantees for construction of recycled water storage and disposal facilities, SUBDIVIDER shall participate and make provisions for their fair share of the funding of the recycled water river discharge project by separate agreement.

10. SUBDIVIDER shall, prior to approval of the Final Map, assign and allocate wastewater capacity and potable water capacity to each lot within the Final Map area.

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 on property other than the parcels of the subdivision owned by SUBDIVIDER (and its successors and assigns) (the "*Subdivider Property*").

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 from 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, the "*Indemnitees*"), harmless from any liability for damage or claims which arises from SUBDIVIDER and/or SUBDIVIDER'S contractors, subcontractors, agents, lessees, or employees' operations under this Agreement, whether such operations be by SUBDIVIDER or by any of SUBDIVIDER'S contractors, subcontractors, lessees, 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 of any type that maybe brought or instituted against CITY and the Indemnitees 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 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, except in the event and to the extent said claims resulted from the gross negligence or willful misconduct of CITY and/or the Indemnitees. The promises and agreement to indemnify and hold harmless set forth in this Paragraph 17 are 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 17, 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, lessees or subcontractors are, or shall be, considered to be agents of CITY in connection with the performance of SUBDIVIDER'S obligations under this Agreement. Neither CITY nor any of CITY's agents, contractors, lessees or subcontractors are, or shall be, considered to be agents of

SUBDIVIDER in connection with the performance of any work contemplated under this Agreement. SUBDIVIDER shall not assign this Agreement without the prior written consent of CITY, which such consent shall not be unreasonably delayed, conditioned or denied, except that this Agreement may be assigned to any purchaser or transferee of an interest in all or a part of the SUBDIVIDER Property without the need for CITY consent. If such consent is given, or not required, 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 shall be jointly and severally liable hereunder unless SUBDIVIDER and its assignee have executed an Assignment and Assumption Agreement in which case SUBDIVIDER shall be released from all of its obligations hereunder so assigned to the assignee. Notwithstanding anything to the contrary in the foregoing, SUBDIVIDER shall be permitted to assign its rights and obligations under this Agreement to any "*Affiliate*", which is defined to mean an entity or person that is directly or indirectly Controlling, Controlled by, or under common Control of SUBDIVIDER. The term "*Control*" as used herein, shall mean the power to direct the day-to-day management of SUBDIVIDER, and it shall be a presumption that Control with respect to a corporation or limited liability company is the right to exercise, directly or indirectly, more than fifty percent (50%) of the voting rights attributable to the Controlled corporation or limited liability company, and, with respect to any individual, partnership, trust, other entity or association, Control is the possession, indirectly or directly, of the power to direct or cause the direction of the day-to-day management of the controlled entity.

15. SUBDIVIDER shall, at its expense, require or cause to require all its contractors and sub-contractors to obtain and maintain all necessary permits and licenses for construction of the Improvements, and commercially reasonable insurance. Prior to the commencement of said

Improvement construction, the General Contractor/subcontractors shall obtain a City of Lathrop Business License. SUBDIVIDER and CITY, as applicable, shall comply with all applicable local, state and federal laws applicable to this Agreement whether or not said laws are expressly stated in this Agreement.

16. This Agreement and the Exhibits attached hereto comprise the entire understanding and agreement between the parties regarding the subject matter of this Agreement. The Recitals are incorporated into this Agreement by this reference, as if fully set forth herein.

17. Notices. For purposes of this Agreement, “*notice*” means any notice, demand, request, or other communication to be provided under this Agreement. All notices shall be in writing and shall be sent to the below addresses or at such other addresses as either party may later specify for that purpose. All notices required or permitted under this Agreement shall be personally delivered or sent by registered or certified mail, return receipt requested, postage prepaid, or by a nationally recognized overnight courier, such as FedEx or UPS, with charges prepaid for next business day delivery, addressed to the parties as follows:

If to CITY: City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330
Attn: City Clerk
Email: website_cco@ci.lathrop.ca.us

With a copy: City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330
Attn: Salvador Navarrete, City Attorney
Email: website_cao@ci.lathrop.ca.us

If to SUBDIVIDER: Saybrook CLSP, LLC
303 Twin Dolphin Drive, Suite 600
Redwood Shores, CA 94065
Attn: Jeffrey M. Wilson
Email: jwilson@saybrookfundadvisors.com

The date of any notice shall be the date of receipt, provided that, rejection or other refusal to accept or the inability to deliver because of a change in address of which no notice was given shall be deemed to constitute receipt of the notice sent. Either party may change its address for notice by giving notice to the other party in accordance with this Paragraph 22.

23. 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. Exhibits. The following exhibits are attached to this Agreement and are incorporated to this Agreement by this reference:

EXHIBIT A: FINAL MAP TRACT 4017

EXHIBIT B: TOTAL COST ESTIMATE

EXHIBIT C: CITY INSURANCE REQUIREMENTS

EXHIBIT D: COST TO COMPLETE IMPROVEMENTS

EXHIBIT E: ASSESSOR'S MAP BK. 192 PG. 03

EXHIBIT F: PRELIMINARY COST ESTIMATE – STANFORD

CROSSING / GOLDEN VALLEY PKWY. SIGNAL

EXHIBIT G: STAGE 2 RECYCLED WATER COST ESTIMATE

d. Force Majeure. Neither party shall be deemed to be in default on account of any delay or failure to perform its obligations under this Agreement, and all performance and other dates specified in this Agreement shall be extended, where delays are due to: war; insurrection; strikes and labor disputes; lockouts; riots; floods; earthquakes; fires; casualties; acts of God; acts of the public enemy; acts of terrorism; epidemics and related governmental orders

and restrictions; quarantine restrictions; freight embargoes; materials shortages and/or inability to obtain materials due to tariffs, governmental restrictions or priority; unusually severe weather; acts or omissions of the other party; or acts or failures to act of any public or governmental agency or entity (except that acts or failures to act of CITY shall not excuse performance by CITY); or moratorium (each a “*Force Majeure Delay*”). An extension of time for any such cause shall be for the period of the enforced delay and shall commence to run from the time of the commencement of the cause, if Notice (as that term is defined above) by the party claiming such extension is sent to the other party within sixty (60) days of the commencement of the cause.

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

f. Incorporation of Documents. All documents 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.

g. 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.

h. 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.

i. 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.

j. Time of the Essence. Time is of the essence of this Agreement and each of its provisions (subject to Subparagraph 23(d)). In the calculation of time hereunder, the time in

which an act is to be performed shall be computed by excluding the first day and including the last.

If the time in which an act is to be performed falls on a Saturday, Sunday or any day observed as a legal holiday by CITY, the time for performance shall be extended to the following business day.

k. Venue. In the event either party brings that suit hereunder, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of San Joaquin. The party in whose favor judgment is entered shall be awarded reasonable attorneys' fees.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this 11th day of January 2021.

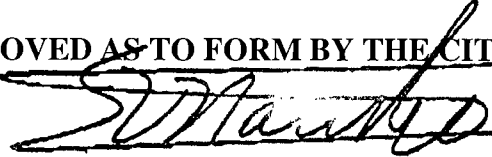
CITY OF LATHROP,
A California municipal corporation of the
State of California

By: _____
Stephen J. Salvatore Date
City Manager

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

By: _____
Teresa Vargas Date
City Clerk

APPROVED AS TO FORM BY THE CITY OF LATHROP CITY ATTORNEY

By:  _____ Date 1/4/2021
Salvador Navarrete
City Attorney

SUBDIVIDER

By: Lathrop Land Acquisition, LLC,
a Delaware limited liability company

By: Saybrook Fund Investors, LLC
Its: Managing Member

Jeffrey M. Wilson
Officer

Date

EXHIBIT A

FINAL MAP TRACT 4017

OWNER'S STATEMENT:

THE UNDERSIGNED DOES HEREBY STATE THAT WE ARE THE OWNERS OF ALL THE LAND DESIGNATED AND EMBRACED WITHIN THE DISTINCTIVE BORDER OF THE HEREBY EMBODIED FINAL MAP ENTITLED "TRACT NO. 4017 SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 1B-1" CONSISTING OF SEVENTEEN (17) SHEETS, THAT WE HAVE CAUSED SAID MAP TO BE PREPARED FOR RECORD AND CONSENT TO THE PREPARATION AND RECORDED OF SAID MAP, THAT SAID MAP PARTICULARLY SETS FORTH AND DESCRIBES ALL THE LOTS INTENDED FOR SALE BY NUMBER WITH THEIR PRECISE LENGTH AND WIDTH.

- 1. THE REAL PROPERTY DESIGNATED ON SAID MAP AS PARCEL "A" REPAIR AND MAINTAIN GABLES, PIPES, AND CONDUITS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND SHOWN UPON SAID MAP DESIGNATED AS PUBLIC UTILITY EASEMENT (PUE).
- 1. THE REAL PROPERTY DESIGNATED ON SAID MAP AS "BEWICK DRIVE, BULWER STREET, FLYCATCHER DRIVE, ISIDORE WAY, LOON STREET, GOSPEY DRIVE, PIPT STREET, RED FOX DRIVE, SMOOTH CRANE DRIVE, SNEARWATER ROAD, TERN DRIVE, THROUGH STREET, AND WIMBLER PLACE"
- 2. A NON-EXCLUSIVE EASEMENT TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN SOUNWALLS, OVER AND UNDER THE STRIPS OF LAND SHOWN UPON SAID MAP DESIGNATED AS "WALL EASEMENT" (WE).
- 3. A NON-EXCLUSIVE EASEMENT FOR PUBLIC PURPOSES TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN GABLES, PIPES, AND CONDUITS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND SHOWN UPON SAID MAP DESIGNATED AS "PUBLIC UTILITY EASEMENT (PUE)".

THE UNDERSIGNED DOES HEREBY REINQUISH ANY AND ALL RIGHTS OF INGRESS AND EGRESS TO VEHICULAR TRAFFIC (ABUTTERS RIGHTS) TO ISIDORE WAY, STANFORD CROSSING, SPARTAN WAY, AND PORTIONS OF LOTS 41, 42, 48, 49, 53, 78, 88, 97, 98, 99, 102, 103, 107, 108, 112, 113, 118, 119, 127, 128, 137, 138, 148, 152, 156, 167, 181, 182, 214, 215, 221, 224, 227, 234, 237, 241, 254, 255, 260, 271, 286, 288, 296, 300, 301, 305, 306, and 311 ALONG THE LOT LINES INDICATED BY THE SYMBOL "//////".

THE UNDERSIGNED DOES HEREBY RELEASE, EXTINGUISH, QUITCLAIM AND REMOVE THE PRIVATE ACCESS AND UTILITY EASEMENT OVER LOT 8 AS SHOWN ON TRACT 3833 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS.

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

THIS MAP SHOWS ALL EASEMENTS OF RECORD ON THE PREMISES
OWNER: LATHROP LAND ACQUISITION LLC, A DELAWARE LIMITED LIABILITY COMPANY

PRINTED NAME: _____
SIGNATURE: _____
TITLE: _____
DATE: _____

CERTIFICATE OF DEDICATION:

THE CITY OF LATHROP SHALL RECONVEY PARCELS A TO THE BELOW-NAMED OWNER OR SUCCESSOR IN INTEREST, IF THE CITY DETERMINES SUBJECT TO GOVERNMENT CODE SECTION 66477.3 THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES AS OWNER: LATHROP LAND ACQUISITION LLC, A DELAWARE LIMITED LIABILITY COMPANY
827 LATHROP ROAD, LATHROP, CA 95330

OWNER'S ACKNOWLEDGMENT:

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 _____
ON _____, 2021, BEFORE ME _____ A NOTARY PUBLIC,
PERSONALLY APPEARED _____ WHO
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAMES I HAVE SUBSCRIBED TO
AND WHOSE SIGNATURE(S) I HAVE USED IN THE FOREGOING INSTRUMENT, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR ENTITY
UPON BEHALF OF WHOM THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

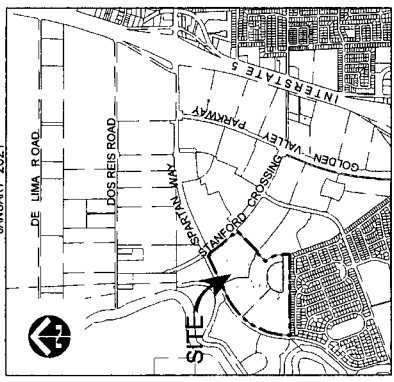
I CERTIFY UNDER PENALTY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND
SIGNATURE: _____

PRINTED NAME: NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL PLACE OF BUSINESS
COMMISSION EXPIRES: _____
COMMISSION # OF NOTARY _____ (P.D. SHEET NO. 46)

TRACT NO. 4017

SUBDIVISIONS OF SAN JOAQUIN COUNTY
STANFORD CROSSING - PHASE 1B-1
A SUBDIVISION OF LOTS 9 AND 13, OF TRACT 3833 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, AND RESULTANT PARCELS A AND B OF LOT LINE ADJUSTMENT, DOCUMENT NUMBER 2020-060520, SAN JOAQUIN COUNTY RECORDS, BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, COUNTY OF LATHROP, CALIFORNIA



VICINITY MAP
NOT TO SCALE

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LATHROP LAND ACQUISITION LLC. IN AUGUST, 2018, I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE. THE POSITIONS INDICATED BY THE MAP IMPROVEMENTS SHOWN HEREON WILL BE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED BEFORE SAID FINAL MAP IMPROVEMENTS ARE ACCEPTED BY THE CITY OF LATHROP, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

DATED THIS 6th DAY OF JANUARY, 2021

ANTHONY MACDONALD
LAND SURVEYOR
No. 8817



RIGHT TO FARM STATEMENT:

PER CITY OF LATHROP CODE OF ORDINANCES TITLE 16, CHAPTER 16.48 (A), THE CITY OF LATHROP PERMITS OPERATION OF AN AGRICULTURAL BUSINESS OR OPERATION ON AGRICULTURALLY ACTIVE LAND. THE CITY OF LATHROP DOES NOT REGULATE THE USE OF AGRICULTURAL LANDS AND OPERATIONS, YOU ARE HEREBY NOTICED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATION, CULTIVATION, FLOWING, SPRAYING, IRRIGATION, PLUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DEDICATION, AND OTHER ACTIVITIES WHICH MAY BE NECESSARY TO SUPPORT THE OPERATION OF SUCH BUSINESS OR OPERATION. YOU ARE HEREBY ADVISED THAT THE CITY OF LATHROP DOES NOT HAVE JURISDICTION, CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECTS OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.

STATEMENT OF SOILS REPORT:

A SOILS REPORT ENTITLED: "STANFORD CROSSING, LATHROP, CALIFORNIA, GEOTECHNICAL EXPLORATION, PROJECT NO. 5747 003 805 AND DATED OCTOBER 21, 2019, HAS BEEN PREPARED FOR THIS PROJECT BY ENGEO INCORPORATED, STEVE HARRIS, P.E., G.E., AND IS ON FILE WITH THE CITY OF LATHROP.

CITY SURVEYOR'S STATEMENT:

I, ANNE SOPHIE TRUCKS, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF TRACT NO. 4017, SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 1B-1, AND THAT THE SUBDIVISION SKETCH HEREON CONFORMS WITH ALL THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2021.

ANNE SOPHIE TRUCKS, LS No. 8698
ACTING CITY SURVEYOR

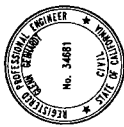


CITY ENGINEER STATEMENT:

I, GLENN GEBHARDT, HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF TRACT NO. 4017, SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 1B-1, AND THAT THE SUBDIVISION SKETCH HEREON CONFORMS WITH ALL THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2021.

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



CITY CLERK'S STATEMENT:

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREBY EMBODIED MAP ENTITLED "TRACT NO. 4017 SUBDIVISIONS OF SAN JOAQUIN COUNTY, STANFORD CROSSING - PHASE 1B-1" CONSISTING OF SEVENTEEN (17) SHEETS, WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 2021, AND THAT SAID CITY COUNCIL HAS ADOPTED SAID MAP AND HAS APPROVED THE PROPOSED IMPROVEMENTS AND HAS ORDERED THAT SAID MAP BE RECORDED AND ADORDED AT SAID MEETING. I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT I HAVE EXAMINED SAID MAP AND THAT SAID MAP CONFORMS WITH ALL THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

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

DATED THIS _____ DAY OF _____, 2021.

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

SECRETARY OF THE PLANNING COMMISSION'S STATEMENT:

THIS MAP CONFORMS TO THE VESTING TENTATIVE TRACT MAP NO. 3847 APPROVED BY THE PLANNING COMMISSION ON THE 20TH DAY OF MARCH, 2017.

DATED THIS _____ DAY OF _____, 2021.

MARK MESSNER
SECRETARY OF THE PLANNING COMMISSION
COMMUNITY DEVELOPMENT DIRECTOR

COUNTY RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 2021, AT _____ A.M. IN BOOK _____ OF MAPS AND PLATS, AT PAGE _____ AT THE REQUEST OF _____.

STEVE J. BESTOLARDES
ASSASSOR-RECORDER - COUNTY CLERK
SAN JOAQUIN COUNTY, CALIFORNIA

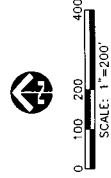
BY: _____
ASSISTANT DEPUTY RECORDER

REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) LOT LINE ADJUSTMENT, DOC. NO. 2020-080520, S.J.C.R.

BASIS OF BEARINGS:
 THE BEARING NORTH 85°51'27" EAST BETWEEN FOUND MONUMENTS IN SPARTAN WAY (FORMERLY LATHROP ROAD) AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

SIGNATURE OMISSION NOTE:

- PACIFIC TELEPHONE AND TELEGRAPH COMPANY, PUBLIC UTILITY EASEMENT, BOOK G, VOLUME 52, PAGE 8, S.J.C.R. - THE LOCATION CANNOT BE DETERMINED FROM RECORD INFORMATION.
- EASMENT TO MONUMENT TO PUBLIC UTILITY EASEMENT, BOOK 1465, PAGE 501 AND BOOK 1465, PAGE 506, S.J.C.R. - THE LOCATION CANNOT BE DETERMINED FROM RECORD INFORMATION.
- BENNY ANANDYA, ET AL. PIPELINE EASEMENT, BOOK 1546, PAGE 321, S.J.C.R. - THE LOCATION CANNOT BE DETERMINED FROM RECORD INFORMATION.



LEGEND

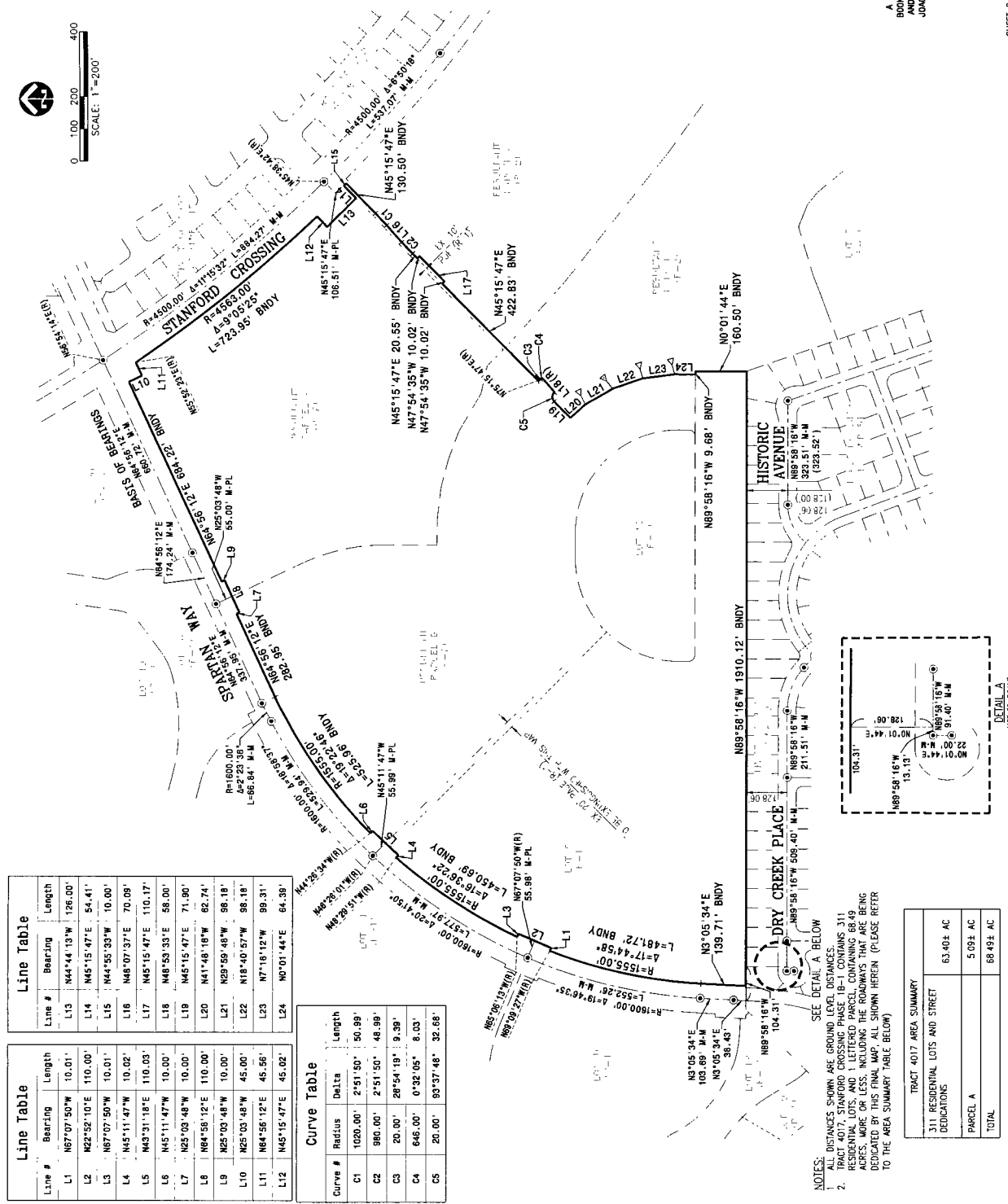
- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- THE LINE
- RELINQUISHMENT OF ABUTTER'S RIGHTS
- FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
- SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
- ANGLE POINT
- BNDY
- BNDY
- EXISTING MONUMENT TO MONUMENT
- EXISTING MONUMENT TO MONUMENT LINE
- MONUMENT TO PROPERTY LINE
- OFFICIAL RECORDS
- D.P.
- PUE
- PRIVATE ACCESS AND UTILITY EASEMENT
- MAP
- MAPS AND PLATS
- WALL EASEMENT
- WE
- RADIAL BEARING
- PULLBACK DISTANCE
- SAN JOAQUIN COUNTY RECORDS
- S.J.C.R.
- INDICATES SHEET NUMBER

TRACT NO. 4017
 SUBDIVISIONS OF SAN JOAQUIN COUNTY

A SUBDIVISION OF LOTS 9 AND 13 OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, AND RECORDED IN BOOK 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MAGKAY & SOMPS
 CIVIL ENGINEERS
 1111 H STREET, SUITE 200, LATHROP, WA 98646

SHEET 2 OF 17 JANUARY 2021 25228.1B1



Line #	Bearing	Length
L1	N87°07'50"W	10.01'
L2	N22°52'10"E	110.00'
L3	N87°07'50"W	10.01'
L4	N45°11'47"W	10.02'
L5	N43°31'18"E	110.03'
L6	N45°11'47"W	10.00'
L7	N25°03'48"W	10.00'
L8	N84°58'12"E	110.00'
L9	N25°03'48"W	10.00'
L10	N25°03'48"W	45.56'
L11	N84°56'12"E	45.56'
L12	N45°15'47"E	45.02'
L13	N44°44'13"W	126.00'
L14	N45°15'47"E	54.41'
L15	N44°55'33"W	10.00'
L16	N48°07'37"E	70.09'
L17	N45°15'47"E	110.17'
L18	N48°53'33"E	58.00'
L19	N45°15'47"E	71.80'
L20	N41°48'18"W	82.74'
L21	N29°59'48"W	86.18'
L22	N18°40'57"W	86.18'
L23	N7°16'12"W	89.31'
L24	N0°01'44"E	64.39'

Curve #	Radius	Delta	Length
C1	1020.00'	2°51'50"	50.99'
C2	890.00'	2°51'50"	48.99'
C3	20.00'	28°54'19"	9.39'
C4	646.00'	0°32'05"	8.03'
C5	20.00'	90°37'48"	32.68'

NOTES:
 1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 2. TRACT 4017, STANFORD CROSSING PHASE 1B-1, CONTAINS 311 RESIDENTIAL LOTS, AND 1 LETTERED PARCEL CONTAINING 68.49 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING DECIDED BY THIS FINAL MAP. ALL SHOWN HEREIN. (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW)

TRACT 4017 AREA SUMMARY	311 RESIDENTIAL LOTS AND STREET DEDICATIONS	PARCEL A	TOTAL
	63.40± AC	5.09± AC	68.49± AC

DETAIL A
 NOT TO SCALE

REFERENCES:

(R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) LOT LINE ADJUSTMENT, DOC. NO. 2020-080520, S.J.C.R.

BASIS OF BEARINGS:

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

NOTES:

- ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
- TRACT 4017, STANFORD CROSSING PHASE 1B-1, CONTAINS 311 RESIDENTIAL LOTS, AND 1 LETTERED PARCEL, CONTAINING 68.49 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP. ALL SHOWN HEREON (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW).

TRACT 4017 AREA SUMMARY	
311 RESIDENTIAL LOTS AND STREET DEDICATIONS	63.40± AC
PARCEL A	5.09± AC
TOTAL	68.49± AC

LEGEND:

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- THE LINE
- RELINQUISHMENT OF ABUTTER'S RIGHTS
- ⊙ FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
- ⊙ SET 2 1/2" BRASS DISK STAMPED "S 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
- ANGLE POINT
- BOUNDARY
- EXISTING
- MONUMENT TO MONUMENT
- MONUMENT TO MONUMENT LINE
- OFFICIAL RECORDS
- PUBLIC UTILITY EASEMENT
- PRIVATE ACCESS AND UTILITY EASEMENT
- MAPS AND PLATS
- WALL EASEMENT
- RAOUL BEARING
- PULLBACK DISTANCE
- SAN JOAQUIN COUNTY RECORDS
- S.J.C.R.
- ③ INDICATES SHEET NUMBER

TRACT NO. 4017
 SUBDIVISIONS OF SAN JOAQUIN COUNTY

STANFORD CROSSING - PHASE 1B-1
 A SUBDIVISION OF LOTS 9 AND 13, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, AND RESUBDIVISIONS A AND B, OF LOTS 9 AND 13, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT Diablo Base & Meridian

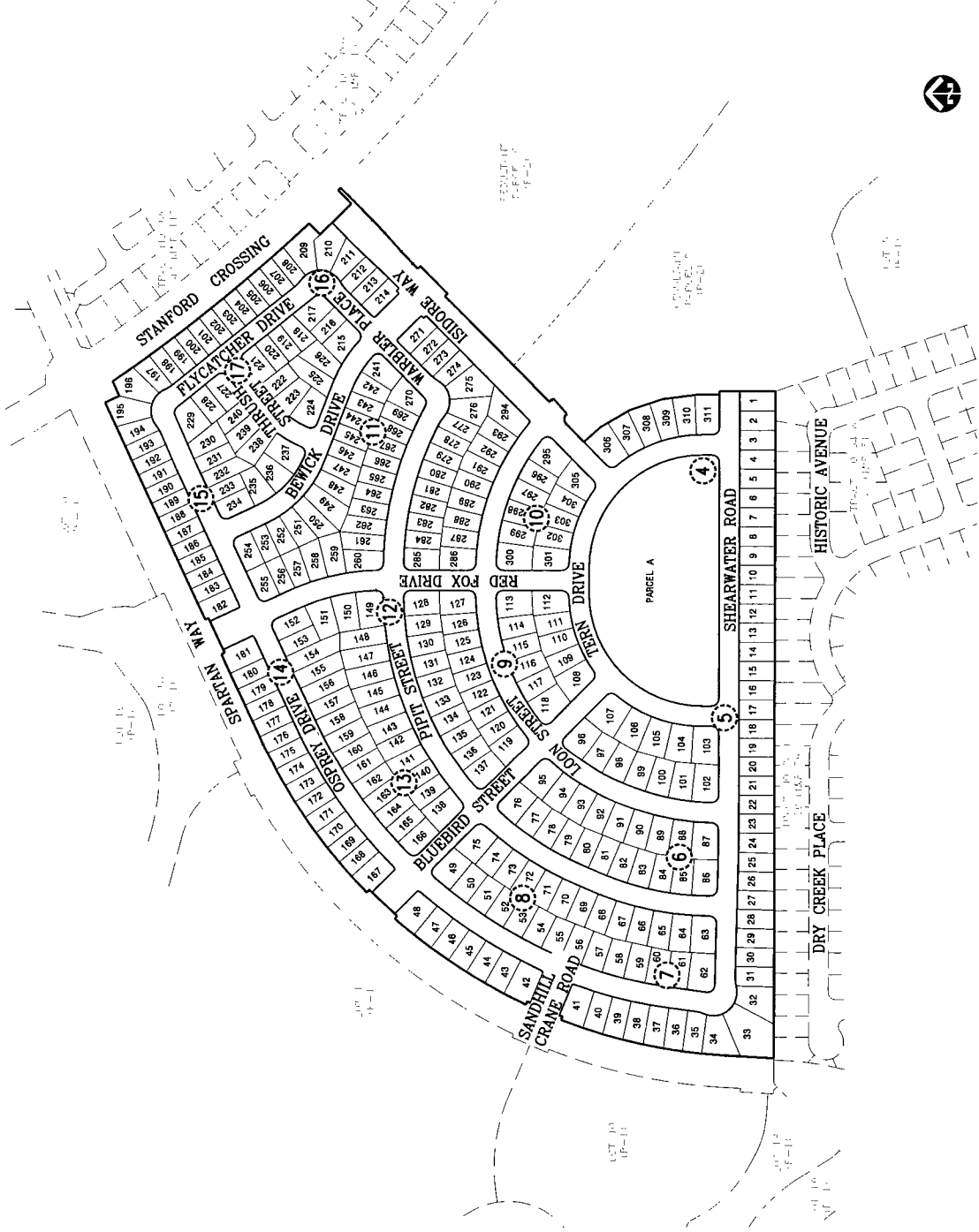
SAN JOAQUIN COUNTY, CALIFORNIA
MACKAY & SOMPS
 CIVIL ENGINEERS & ARCHITECTS, INC.
 1100 H STREET, SUITE 100, LATHROP, WA 98520

JANUARY 2021

25226.181



0 100 200 400
 SCALE 1"=200'



REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK 40, PG 100, S.J.C.R.
 (R-2) LOT LINE ADJUSTMENT, DOC. NO. 2020-060520, S.J.C.R.

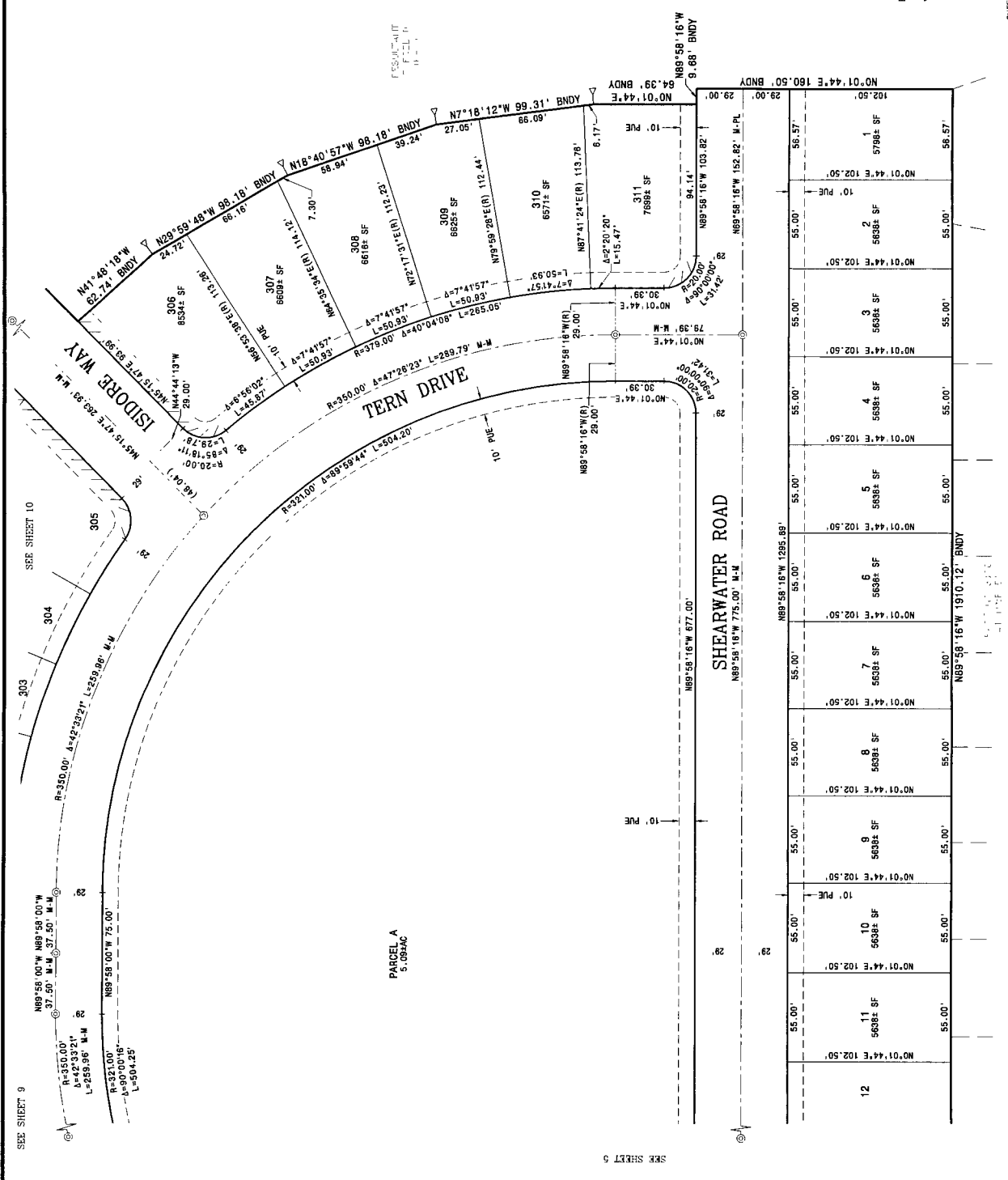
THE BEARING NORTH 64°56'12" EAST BETWEEN FOUND MONUMENTS IN SPARTAN WAY (FORMERLY LATHROP ROAD) AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

NOTES:
 1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 2. TRACT 4017, STANFORD CROSSING PHASE, 1B-1, CONTAINS 311 RESIDENTIAL LOTS AND STREET DEDICATIONS, CONTAINING 68.49 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP. ALL SHOWN HEREON. (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW)

TRACT 4017 AREA SUMMARY	
311 RESIDENTIAL LOTS AND STREET DEDICATIONS	63,404 AC
PARCEL A	5,094 AC
TOTAL	68,494 AC

LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- THE LINE
- RELINQUISHMENT OF ABUTTER'S RIGHTS
- FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
- SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
- ANGLE POINT
- BNDY
- BOUNDARY
- CL
- MONUMENT TO MONUMENT
- M-M
- MONUMENT TO MONUMENT LINE
- M-PL
- MONUMENT TO PROPERTY LINE
- O.R.
- OFFICIAL RECORDS
- PUE
- PUBLIC UTILITY EASEMENT
- PAUE
- PRIVATE ACCESS AND UTILITY EASEMENT
- MAP
- MAPS AND PLATS
- WE
- WALL EASEMENT
- (R)
- RADIAL BEARING
- PULLBACK DISTANCE
- S.J.C.R.
- SAN JOAQUIN COUNTY RECORDS
- (3)
- INDICATES SHEET NUMBER



TRACT NO. 4017
 SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 1B-1
 A SUBDIVISION OF LOTS 9 AND 13, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, AND RESULTANT PARCELS A THROUGH L, BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN, SAN JOAQUIN COUNTY, CALIFORNIA
MACKAY & SOMPS
 REGISTERED PROFESSIONAL LAND SURVEYORS
 1000 MARKET STREET, SUITE 200, SACRAMENTO, CALIFORNIA 95811
 JANUARY 2021
 SHEET 4 OF 17
 25226-01

REFERENCES:
 (P-1) TRACT NO. 3533 MAPS & PLATS BK 40, PG 100, S.J.C.R.
 (R-2) LOT LINE ADJUSTMENT, DOC. NO. 2020-086520, S.J.C.R.

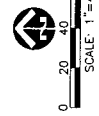
BASIS OF BEARINGS:
 BEARINGS SHOWN ARE GROUND LEVEL DISTANCES
 IN STAMFORD CROSSING (FORMERLY LATHROP ROAD) AS SHOWN ON
 TRACT 3533 IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100,
 SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF
 BEARINGS SHOWN HEREON.

NOTES:
 1. DISTANCES SHOWN ARE GROUND LEVEL DISTANCES
 2. TRACT 4017, STAMFORD CROSSING PHASE 1B-1 CONTAINS 111
 RESIDENTIAL LOTS, AND 1 LETTERED PARCEL, CONTAINING 68.49
 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING
 DEDICATED BY THIS FINAL MAP, ALL SHOWN HEREON. (PLEASE REFER
 TO THE AREA SUMMARY TABLE BELOW)

TRACT 4017 AREA SUMMARY	
311 RESIDENTIAL LOTS AND STREET DEDICATIONS	63,403 AC
PARCEL A	5,092 AC
TOTAL	68,494 AC

LEGEND

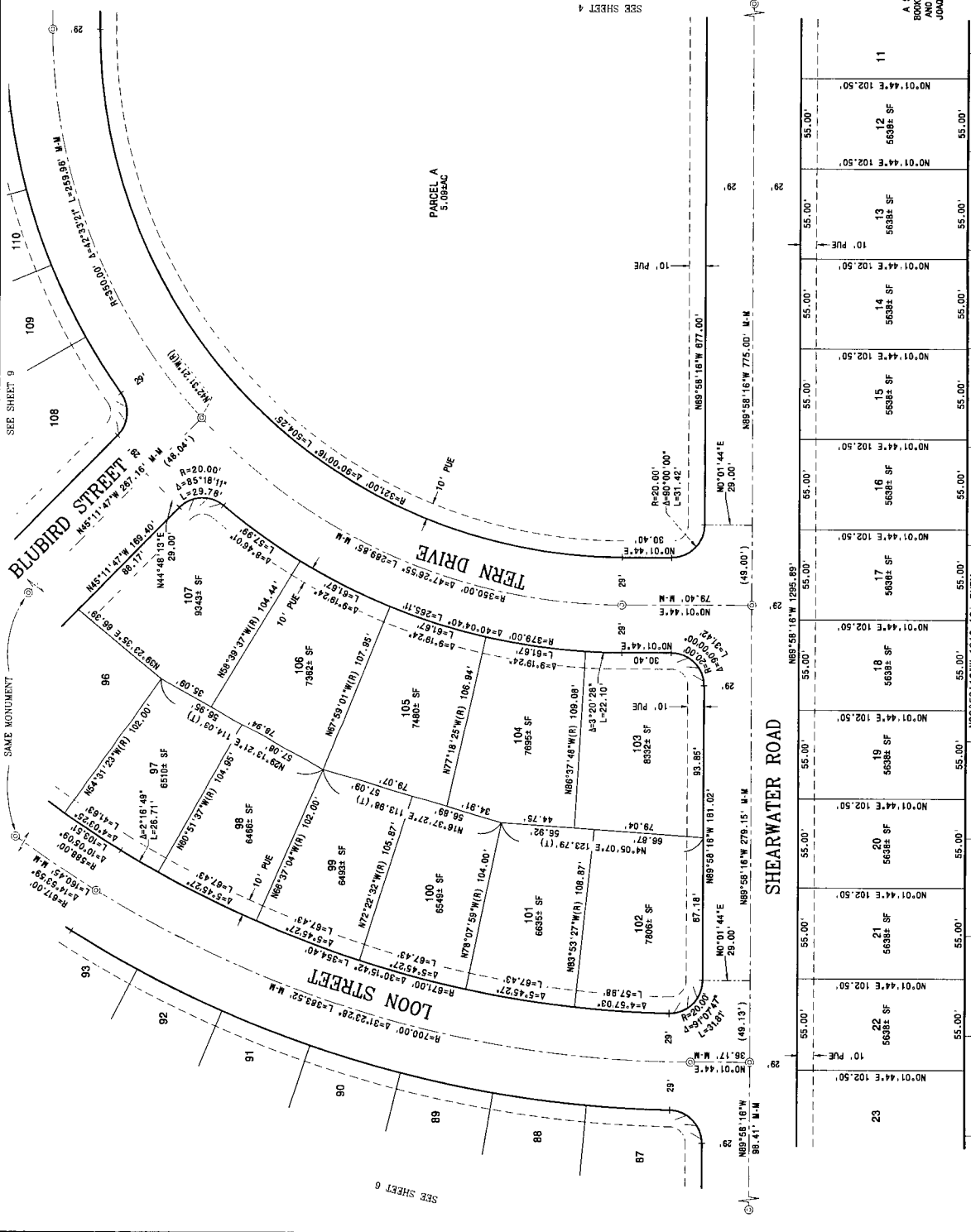
- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- TIE LINE
- RELINQUISHMENT OF ABUTTER'S RIGHTS
- FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
- SET 2 1/2" BRASS DISK STAMPED "LS BR17" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
- ANGLE POINT
- BOUNDARY
- EXISTING
- EX
- MONUMENT TO MONUMENT LINE
- MONUMENT TO PROPERTY LINE
- M-M
- M-PL
- OPENING
- PUBLIC UTILITY EASEMENT
- MAP
- PRIVATE ACCESS AND UTILITY EASEMENT
- WALL EASEMENT
- WE
- RADIAL BEARING
- PULLBACK DISTANCE
- S.J.C.R.
- SAN JOAQUIN COUNTY RECORDS
- INDICATES SHEET NUMBER



TRACT NO. 4017

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STAMFORD CROSSING - PHASE 1B-1
 A SUBDIVISION OF LOTS 9 AND 13, OF TRACT 3533 AS RECORDED IN
 BOOK 40 OF MAPS AND PLATS, AT PAGE 100, AND RESULTANT PARCELS A
 AND B OF LOT LINE ADJUSTMENT, DOCUMENT NUMBER 2020-086520, SAN
 JOAQUIN COUNTY RECORDS, AND THE MONUMENT DEDICATED MAPS
 1 SOUTH, RANGE 8 EAST, MOUNT Diablo GASS & MERIDIAN

SAN JOAQUIN COUNTY, CALIFORNIA
MACKAY & SOMPS
 1400 W. 14th Street, Suite 100, Lathrop, OR 97132
 TEL: (503) 865-1100 FAX: (503) 865-1101



Lot No.	Area (SF)	Bearing	Distance
11	56395 SF	N0°01'44"E	102.50'
12	56395 SF	N0°01'44"E	102.50'
13	56382 SF	N0°01'44"E	102.50'
14	56382 SF	N0°01'44"E	102.50'
15	56382 SF	N0°01'44"E	102.50'
16	56382 SF	N0°01'44"E	102.50'
17	56382 SF	N0°01'44"E	102.50'
18	56382 SF	N0°01'44"E	102.50'
19	56382 SF	N0°01'44"E	102.50'
20	56382 SF	N0°01'44"E	102.50'
21	56382 SF	N0°01'44"E	102.50'
22	56382 SF	N0°01'44"E	102.50'
23	56382 SF	N0°01'44"E	102.50'

REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK 40, PG 100, S.J.C.R.
 (R-2) LOT LINE ADJUSTMENT, DOC NO 2020-086520, S.J.C.R.

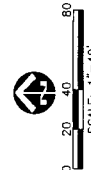
BASIS OF BEARINGS:
 THE BEARING OF THE 68°11'17" EAST BETWEEN FOUND MONUMENTS IN SHEPHERN WAY (FORMERLY LATHROP ROAD) AS SHOWN ON TRACT 3533 IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREIN.

NOTES:
 1. DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 2. TRACT 4017 STANDARD CROSSING PHASE 1B-1 CONTAINS 311 RESIDENTIAL LOTS, AND 1 LETTERED PARCEL CONTAINING 68.49 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP, ALL SHOWN HEREIN. (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW)

TRACT 4017 AREA SUMMARY	
311 RESIDENTIAL LOTS AND STREET DEDICATIONS	63,40± AC
PARCEL A	5,09± AC
TOTAL	68,49± AC

LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- TIE LINE
- RELINQUISHMENT OF ABUTTER'S RIGHTS
- FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
- SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
- ANGLE POINT
- BOUNDARY
- EXISTING MONUMENT TO MONUMENT
- MONUMENT TO MONUMENT LINE
- MONUMENT TO PROPERTY LINE
- OFFICIAL RECORDS
- P.U.E. PUBLIC UTILITY EASEMENT
- P.A.P. PRIVATE ACCESS AND UTILITY EASEMENT
- M.A.P. MAP
- W.E. WALL EASEMENT
- R. RADIAL BEARING
- P.D. PULLBACK DISTANCE
- S.J.C.R. SAN JOAQUIN COUNTY RECORDS
- (3) INDICATES SHEET NUMBER



TRACT NO. 4017

SUBDIVISIONS OF SAN JOAQUIN COUNTY

STANFORD CROSSING - PHASE 1B-1
 A SUBDIVISION OF LOTS 9 AND 13, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, AND RESULTANT PARCELS A THROUGH I, WITH ADJUSTED CORNER LOCATIONS, 2020-086520, SAN JOAQUIN COUNTY RECORDS, BEING MOUNT DIABLO BASE & HERITAGE CITY, RANGE 6 EAST, MOUNT DIABLO BASE & HERITAGE CITY OF LATHROP

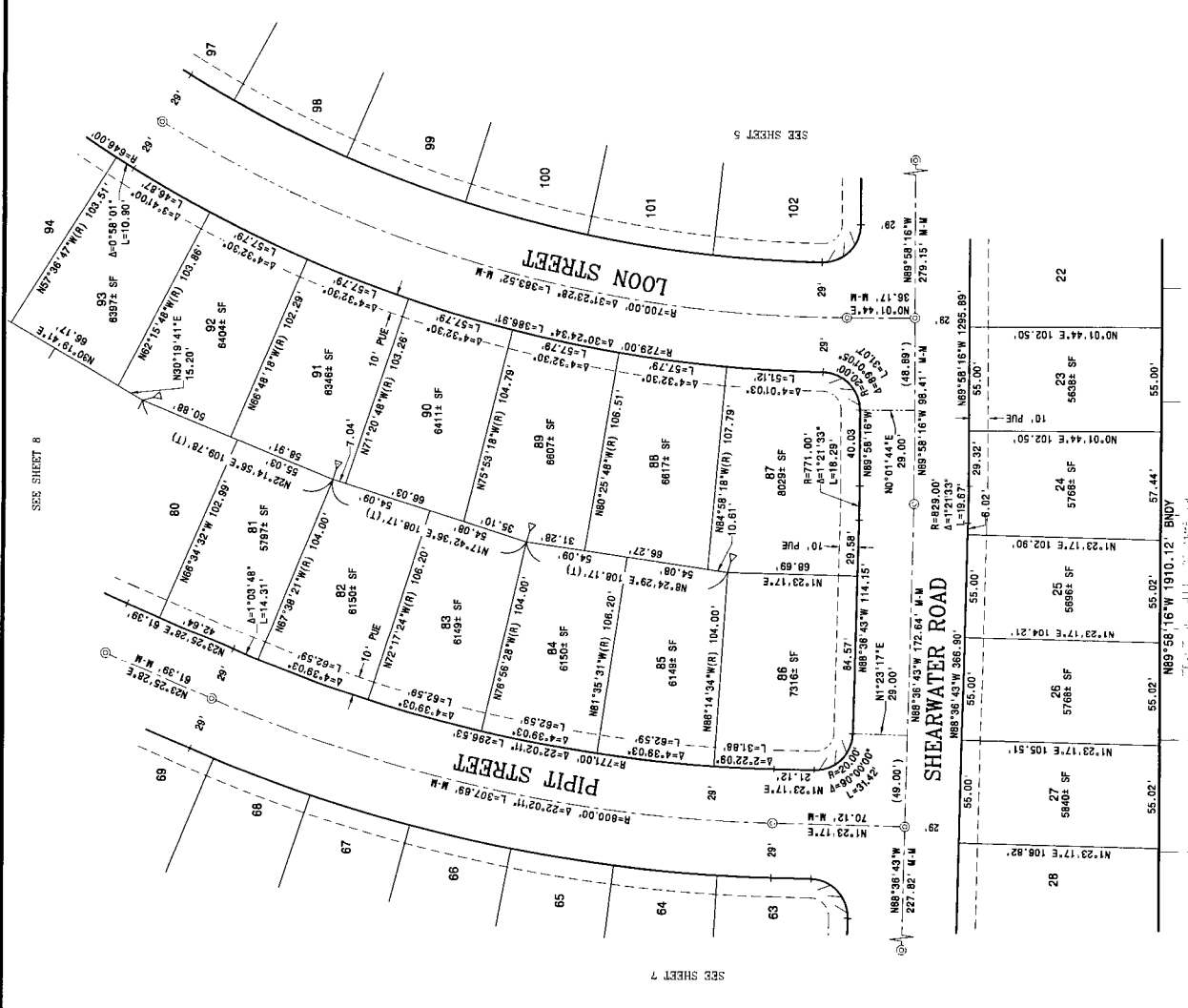
SAN JOAQUIN COUNTY, CALIFORNIA

MACKAY & SOMPS

REGISTERED PROFESSIONAL LAND SURVEYORS
 1833-2020

JANUARY 2021

25226181



REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) LOT LINE ADJUSTMENT, DOC. NO. 2020-086520, S.J.C.R.

BASIS OF BEARINGS:
 THE BEARINGS AND DISTANCES SHOWN ARE GROUND LEVEL DISTANCES
 MEASURED ALONG THE CENTERLINE OF THE ROAD, AND THE BEARINGS
 IN SPARTAN WAY (FORMERLY LATHROP ROAD) AS SHOWN ON
 TRACT 3533 IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100,
 SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF
 BEARINGS SHOWN HEREON.

NOTES:
 1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 2. TRACT 4017, STANFORD CROSSING PHASE 1B-1 CONTAINS 111
 RESIDENTIAL LOTS, AND 1 LETTERED PARCEL, CONTAINING 84.49
 ACRES, MORE OR LESS, INCLUDING THE ROWWAYS THAT ARE BEING
 DEDICATED BY THIS FINAL MAP, ALL SHOWN HEREIN. (PLEASE REFER
 TO THE AREA SUMMARY TABLE BELOW)

TRACT 4017 AREA SUMMARY	
311 RESIDENTIAL LOTS AND STREET DEDICATIONS	63,101± AC
PARCEL A	5,092± AC
TOTAL	68,193± AC

LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- THE LINE

REINFORCEMENT OF ARBITER'S RIGHTS
 FOUND 2 1/2" BRASS DISK IN CONCRETE
 MONUMENT BOX UNLESS OTHERWISE NOTED
 SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN
 MONUMENT BOX PER CITY OF LATHROP STANDARDS

ANGLE POINT
 BOUNDARY
 EXISTING
 EX
 MONUMENT TO MONUMENT LINE
 MONUMENT TO PROPERTY LINE
 MONUMENT TO MONUMENT LINE
 OFF
 PUBLIC UTILITY EASEMENT
 PRIVATE ACCESS AND UTILITY EASEMENT
 MAPS AND PLATS
 WALL BEARING
 PULLBACK DISTANCE
 SAN JOAQUIN COUNTY RECORDS
 S.J.C.R.

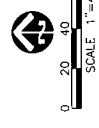
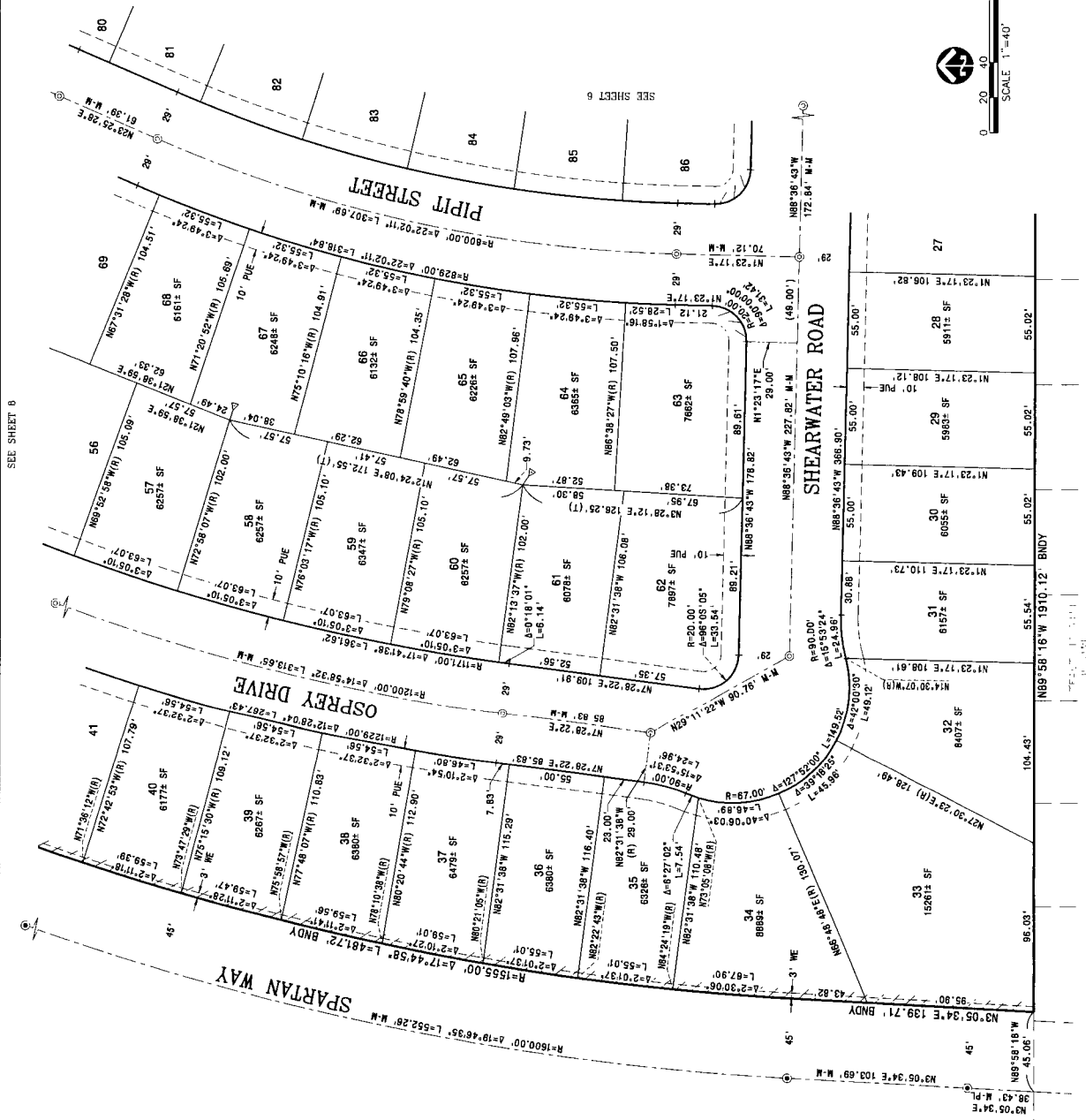
INDICATES SHEET NUMBER

TRACT NO. 4017

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 1B-1
 A SUBDIVISION OF LOTS 9 AND 13, OF TRACT 3533 AS RECORDED IN
 BOOK 40 OF MAPS AND PLATS, AT PAGE 100, AND RESULTANT PARCELS A
 THROUGH Q, BEING A PORTION OF SECTION 27, TOWNSHIP
 JOAQUIN COUNTY RECORDS, BEING A PORTION OF SECTION 27, TOWNSHIP
 1 SOUTH, RANGE 9 EAST, MOUNT Diablo BASE & MERIDIAN

SAN JOAQUIN COUNTY, CALIFORNIA
Mackay & Sumps
 CIVIL ENGINEERS
 1100 MARKET STREET, SUITE 100, SACRAMENTO, CA 95811
 (916) 441-1111

25226.181
 SHEET 7 OF 17
 JANUARY 2021



REFERENCES:
 (R-1) TRACT NO 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) LOT LINE ADJUSTMENT, DOC. NO. 2020-086520, S.J.C.R.

BASES OF BEARINGS:
 THE BEARING NORTH 65°36'12" EAST BETWEEN FOUND MONUMENTS
 IN PARCELS 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80,
 TRACT 3533 IN BOOK 40 OF MAPS AND PLATS, PAGES 100,
 SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF
 BEARINGS SHOWN HEREON.

NOTES:

1. DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
2. TRACT 4017, STANFORD CROSSING, HAS 18 LOTS, 311 RESIDENTIAL LOTS AND 1 LETTERED PARCEL CONTAINING 68.49 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP. ALL SHOWN HEREIN. (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW)

TRACT 4017 AREA SUMMARY	
311 RESIDENTIAL LOTS AND STREET DEDICATIONS	63.40± AC
PARCEL A	5.09± AC
TOTAL	68.49± AC

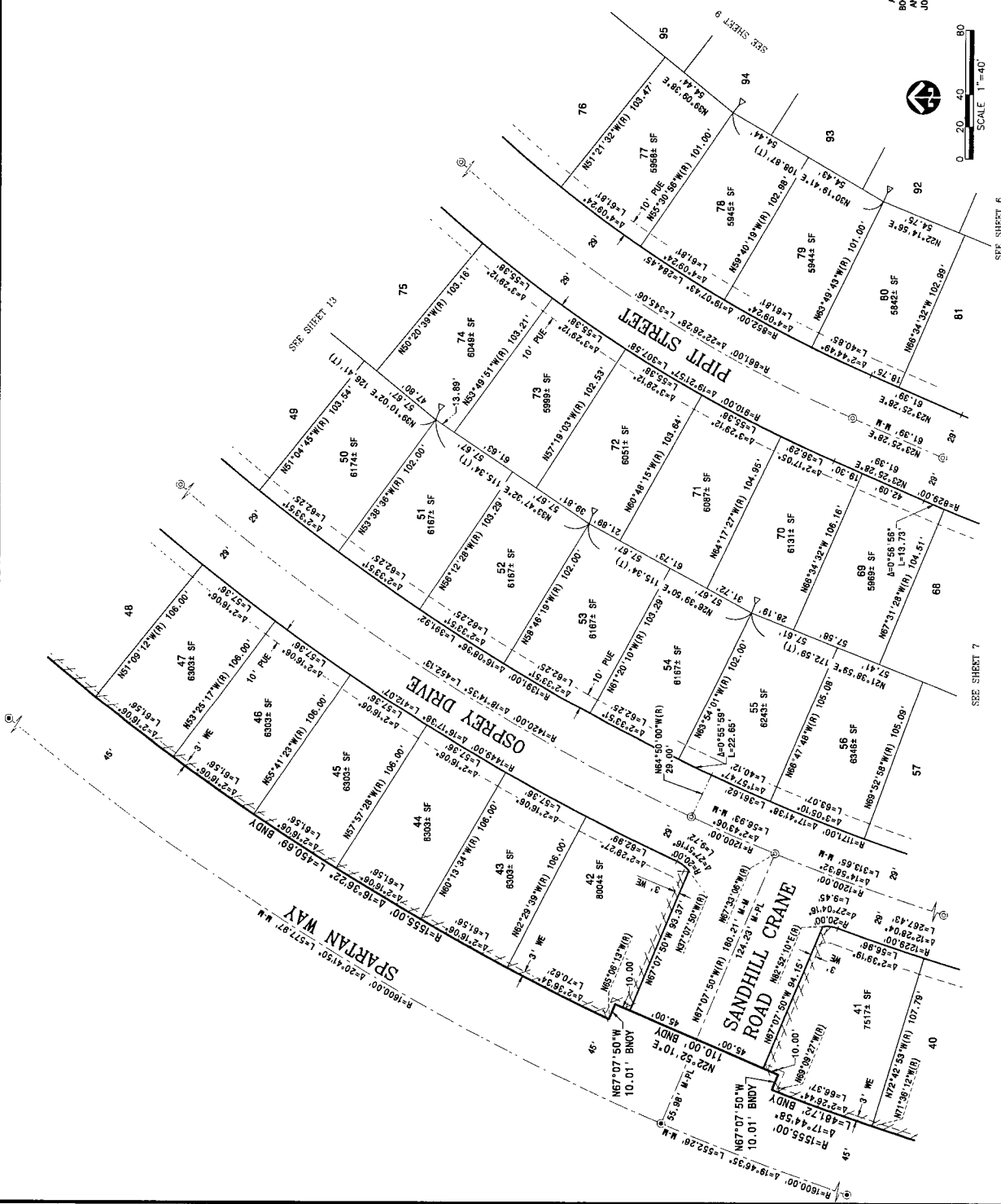
LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- THE LINE
- ⊙ RELINQUISHMENT OF ARBITER'S RIGHTS
- ⊙ FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
- ⊙ SET 2 1/2" BRASS DISK STAMPED "LS 8617" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
- ⊙ ANGLE POINT
- BOUNDARY
- ⊙ BNDY
- EX EXISTING
- M-M MONUMENT TO MONUMENT
- M-AL MONUMENT TO ALIEN PROPERTY LINE
- M-PL MONUMENT TO PROPERTY LINE
- P-PL PUBLIC RECORDS EASEMENT
- P-LE PRIVATE RECORDS EASEMENT
- P-PA PRIVATE ACCESS AND UTILITY EASEMENT
- MAP MAPS AND PLATS
- WE WALL EASTMENT
- ⊙ RADIAL BEARING
- ⊙ PULLBACK DISTANCE
- ⊙ SAN JOAQUIN COUNTY RECORDS
- ⊙ S.J.C.R.
- ⊙ INDICATES SHEET NUMBER

TRACT NO. 4017

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 18-1
 A BRIDGEMOUNT OF LOTS 9 AND 13, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, AND RESULTANT PARCELS A AND B OF LOT LINE ADJUSTMENT, DOCUMENT NUMBER 2020-086520, SAN JOAQUIN COUNTY RECORDS, IN THE CITY OF LATHROP, WASHINGTON COUNTY, IOWA, PARCELS 6 EAST MOUNT Diablo BASE & WESTERN

SAN JOAQUIN COUNTY, CALIFORNIA
MACKAY & SOMPS
 REALTORS
 1000 N. G ST., SUITE 100, LATHROP, WA 98626
 (206) 461-1111



REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK 40, PG. 100, S.J.C.R.
 (R-2) LOT LINE ADJUSTMENT, DOC. NO. 2020-080520, S.J.C.R.

BASIS OF BEARINGS:
 THE BEARING NORTH 89°56'12" EAST BETWEEN FOUND MONUMENTS
 POINTS 1 AND 2, AND THE BEARING NORTH 89°56'12" EAST
 BETWEEN FOUND MONUMENTS POINTS 3 AND 4, ARE THE BASIS OF
 SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF
 BEARINGS SHOWN HEREON.

NOTES:
 1. DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 2. TRACT 4017, STANFORD CROSSING, PHASE 111,
 RESIDENTIAL LOTS AND LITTERED PARCEL CONTAINING 86.49
 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING
 DEDICATED BY THIS FINAL MAP, ALL SHOWN HEREIN (PLEASE REFER
 TO THE AREA SUMMARY TABLE BELOW)

TRACT 4017 AREA SUMMARY		
111 RESIDENTIAL LOTS AND STREET DEDICATIONS		63.40± AC
PARCEL A		5.89± AC
TOTAL		69.29± AC

LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- TIE LINE
- RELINQUISHMENT OF ABUTTER'S RIGHTS
- FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
- SET 2 1/2" BRASS DISK STRAPPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
- ANGLE POINT
- BOUNDARY
- EXISTING
- MONUMENT TO MONUMENT
- MONUMENT TO PROPERTY LINE
- OFFICIAL RECORDS
- PRIVATE ACCESS
- PRIVATE ACCESS AND UTILITY EASEMENT
- MAPS AND PLATS
- WALL EASTMENT
- RADIAL BEARING
- PULLBACK DISTANCE
- SAN JOAQUIN COUNTY RECORDS
- S.J.C.R.
- INDICATES SHEET NUMBER

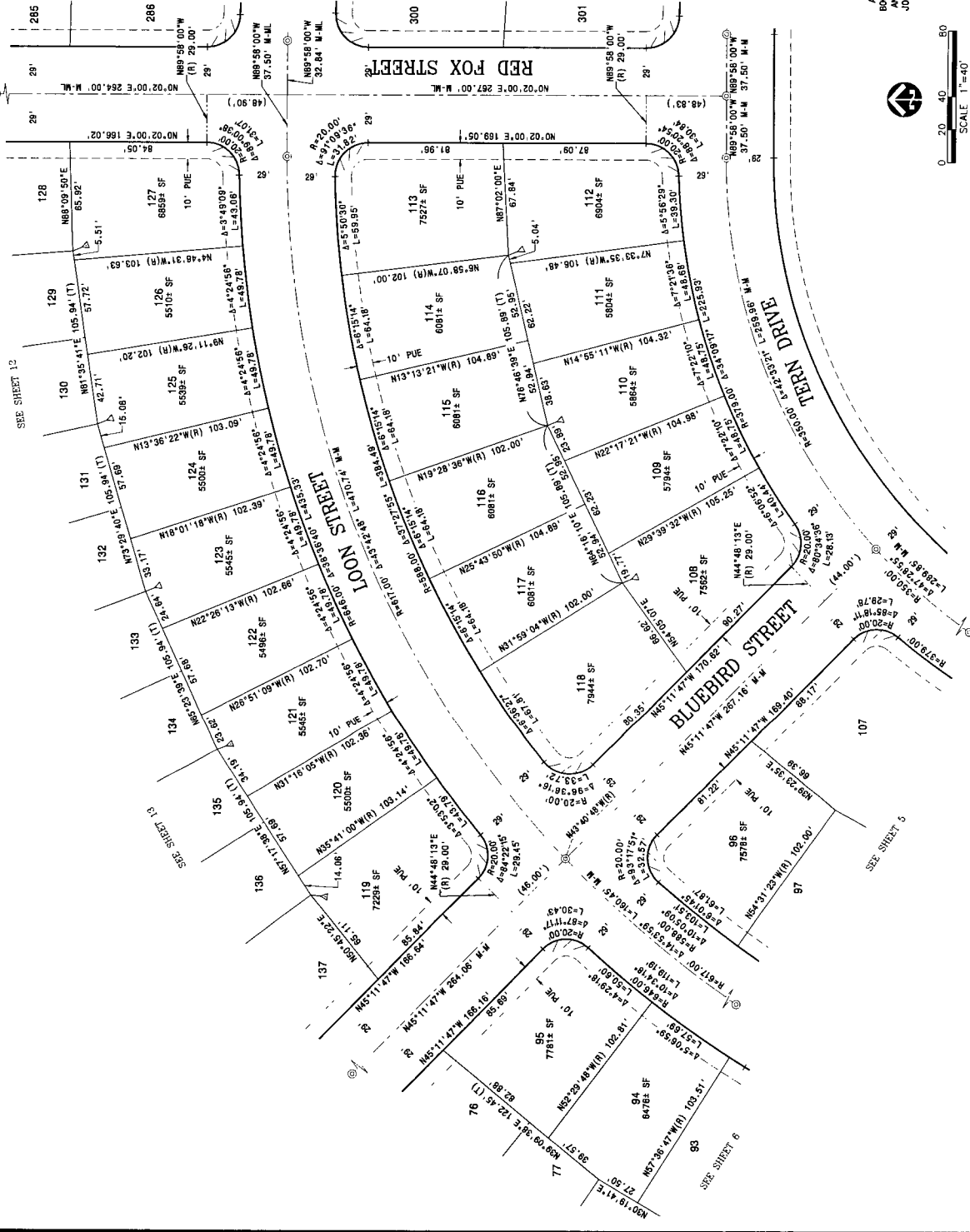
TRACT NO. 4017

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 1B-1
 A SUBDIVISION OF LOTS 9 AND 13, OF TRACT 3533 AS RECORDED IN
 BOOK 40 OF MAPS AND PLATS, AT PAGE 100, AND RESULTANT PARCELS A
 AND B OF LOT LINE ADJUSTMENT, DOCUMENT NUMBER 2020-080520, SAN
 JOAQUIN COUNTY RECORDS, BEING PART OF SECTION 27, TOWNSHIP
 1 SOUTH, RANGE 6 EAST, MOUNT Diablo BASE & MERIDIAN

SAN JOAQUIN COUNTY, CALIFORNIA
MACKAY & SOMPS
 CIVIL ENGINEERS
 1400 W. 14TH AVENUE, SUITE 100
 DENVER, COLORADO 80202

JANUARY, 2021

25276181



SHEET 9 OF 17

REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) LOT LINE ADJUSTMENT, DOC. NO. 2020-060520, S.J.C.R.

BASIS OF BEARINGS:
 THE BEARING NORTH 45°36'12" EAST BETWEEN FOUND MONUMENTS
 IN PARCELS 287 AND 288 OF THIS MAP IS THE BASIS OF
 TRACT 3533. ALL OTHER BEARINGS SHOWN ON THIS MAP,
 SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF
 BEARINGS SHOWN HEREON.

NOTES:
 1. DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 2. TRACT 4017 STAMPED RECORDS PHASE 1B-1 CONTAINS 111
 RESIDENTIAL LOTS AND LETTERED PARCELS CONTAINING 48.49
 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING
 DEDICATED BY THIS FINAL MAP. ALL SHOWN HEREON. (PLEASE REFER
 TO THE AREA SUMMARY TABLE BELOW)

TRACT 4017 AREA SUMMARY	
111 RESIDENTIAL LOTS AND STREET DEDICATIONS	53.016 AC
PARCEL A	5.897 AC
TOTAL	58.913 AC

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

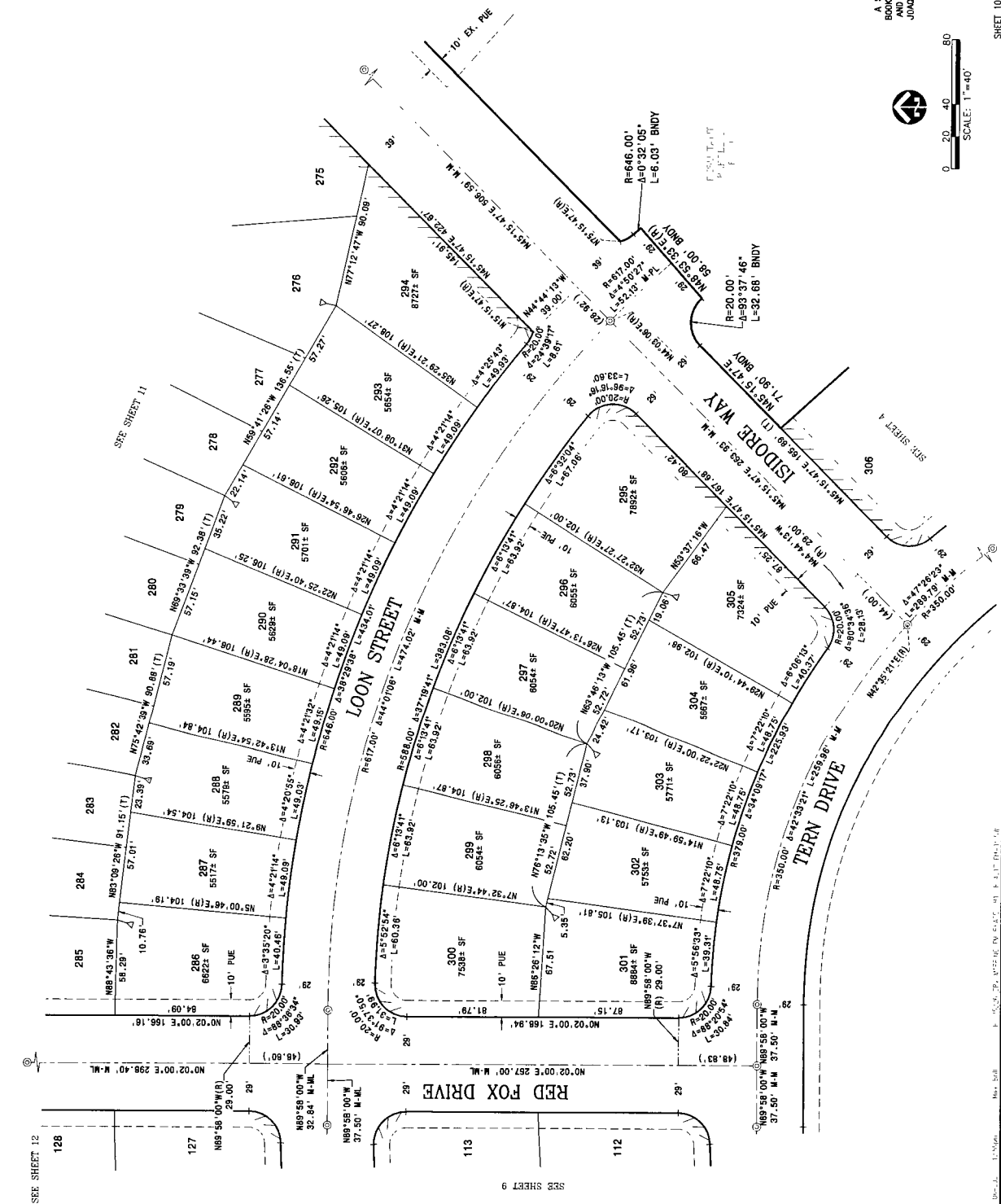
TRACT NO. 4017

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 1B-1
 A SUBDIVISION OF LOTS 9 AND 13, OF TRACT 3533 AS RECORDED IN
 BOOK 40 OF MAPS AND PLATS, AT PAGE 100, AND RESULTANT PARCELS A
 AND B OF LOT LINE ADJUSTMENT, DOCUMENT NUMBER 2020-060520, SAN
 JOAQUIN COUNTY RECORDS, BEING PART OF THE 111 PARCELS
 1 SOUTH, RANGE 6 EAST, MOUNT Diablo BASE & MERIDIAN

SAN JOAQUIN COUNTY, CALIFORNIA
MACKAY & SOMPS
 CIVIL ENGINEERS
 1400 R STREET, SUITE 100, LATHROP, WA 98626
 JANUARY, 2021

SHEET 10 OF 17

25226181



SEE SHEET 12

SEE SHEET 9

LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- THE LINE

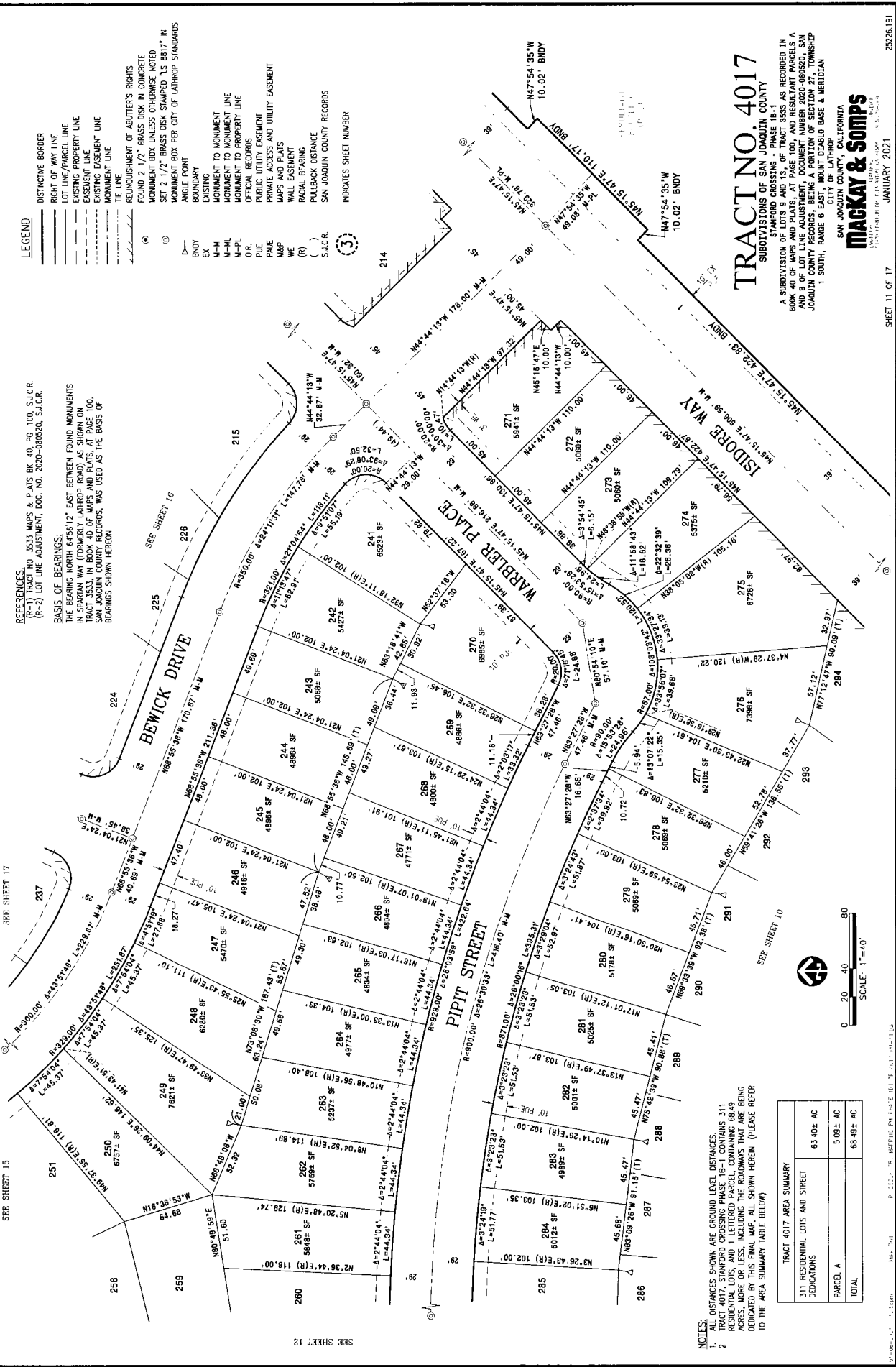
REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) LOT LINE ADJUSTMENT, DOC. NO. 2020-080520, S.J.C.R.

BASIS OF BEARINGS:
 THE BEARING NORTH 64°56'17" EAST BETWEEN FOUND MONUMENTS IN THE BOUNDARY OF TRACT NO. 3533, AS SHOWN ON SAID TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

RELINQUISHMENT OF ADJUTER'S RIGHTS
 FOUND 2 1/2" BRASS DISK IN CONCRETE
 MONUMENT BOX UNLESS OTHERWISE NOTED
 SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN
 MONUMENT BOX PER CITY OF LAHROP STANDARDS
 ANGLE POINT

BOUNDARY

EXISTING
 EX
 M-M
 M-L
 M-RL
 O-R
 PUE
 PALE
 MAPS AND PLATS
 WALL EASEMENT
 RADIAL BEARING
 PULLBACK DISTANCE
 SAN JOAQUIN COUNTY RECORDS
 S.J.C.R.
 INDICATES SHEET NUMBER



TRACT NO. 4017
 SUBDIVISIONS OF SAN JOAQUIN COUNTY

A SUBDIVISION OF TRACT NO. 3533, AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, AND RESALTY PARCELS A AND B OF LOT LINE ADJUSTMENT, DOCUMENT NUMBER 2020-080520, SAN JOAQUIN COUNTY RECORDS, BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT Diablo BASE & MERIDIAN

SAN JOAQUIN COUNTY, CALIFORNIA

MACKAY & SOMPS
 CIVIL ENGINEERS
 1515 WASHINGTON STREET, SUITE 100
 SACRAMENTO, CALIFORNIA 95811-2528

JANUARY 2021

NOTES:
 1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 2. TRACT 4017, STANFORD CROSSING PHASE 1B-1, CONTAINS 311 RESIDENTIAL LOTS, AND 1 LETTERED PARCEL, CONTAINING 68.48 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP. ALL SHOWN HEREIN (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW)

TRACT 4017 AREA SUMMARY	
311 RESIDENTIAL LOTS AND STREET DEDICATIONS	63,404 AC
PARCEL A	5,091 AC
TOTAL	68,495 AC

REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK 40, PG. 100, S.J.C.R.
 (R-2) LOT LINE ADJUSTMENT, DOC. NO. 2020-090520, S.J.C.R.

NOTE:
 1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 2. TRACT 4017, STAMFORD CROSSING PHASE 1B-1 CONTAINS 311 RESIDENTIAL LOTS, AND 1 LETTERED PARCEL, CONTAINING 68.49 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP. ALL SHOWN HEREIN (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW)

NOTES:
 1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 2. TRACT 4017, STAMFORD CROSSING PHASE 1B-1 CONTAINS 311 RESIDENTIAL LOTS, AND 1 LETTERED PARCEL, CONTAINING 68.49 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP. ALL SHOWN HEREIN (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW)

TRACT 4017 AREA SUMMARY	
311 RESIDENTIAL LOTS AND STREET DEDICATIONS	63.02 AC
PARCEL A	5.09± AC
TOTAL	68.09± AC

LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- TIE LINE
- REINDEMENT OF ARBITER'S RIGHTS
- FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
- SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
- ANGLE POINT
- BNDY
- EXISTING
- EXISTING TO MONUMENT
- MONUMENT TO EXISTING
- MONUMENT TO PROPERTY LINE
- OFFICIAL RECORDS
- PUBLIC UTILITY EASEMENT
- PRIVATE ACCESS AND UTILITY EASEMENT
- MAPS AND PLATS
- WALL EASEMENT
- RADIAL BEARING
- PULLBACK DISTANCE
- SAN JOAQUIN COUNTY RECORDS
- S.J.C.R.
- () INDICATES SHEET NUMBER

TRACT NO. 4017

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STAMFORD CROSSING - PHASE 1B-1
 A SUBDIVISION OF LOTS 9 AND 13, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, AND RESULTANT PARCELS A THROUGH S, BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN

SAN JOAQUIN COUNTY, CALIFORNIA
MACKAY & SOMPS
 CIVIL ENGINEERS
 1000 N. G ST. SUITE 200
 SACRAMENTO, CA 95811



REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) LOT LINE ADJUSTMENT, DOC. NO. 2020-080520, S.J.C.R.

BASES OF BEARINGS:
 THE BEARING NORTH 67°35'12" EAST BETWEEN FOUND MONUMENTS
 IS THE BASIS OF BEARINGS FOR ALL LINES ON THIS MAP.
 TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100,
 SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF
 BEARINGS SHOWN HEREIN.

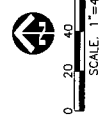
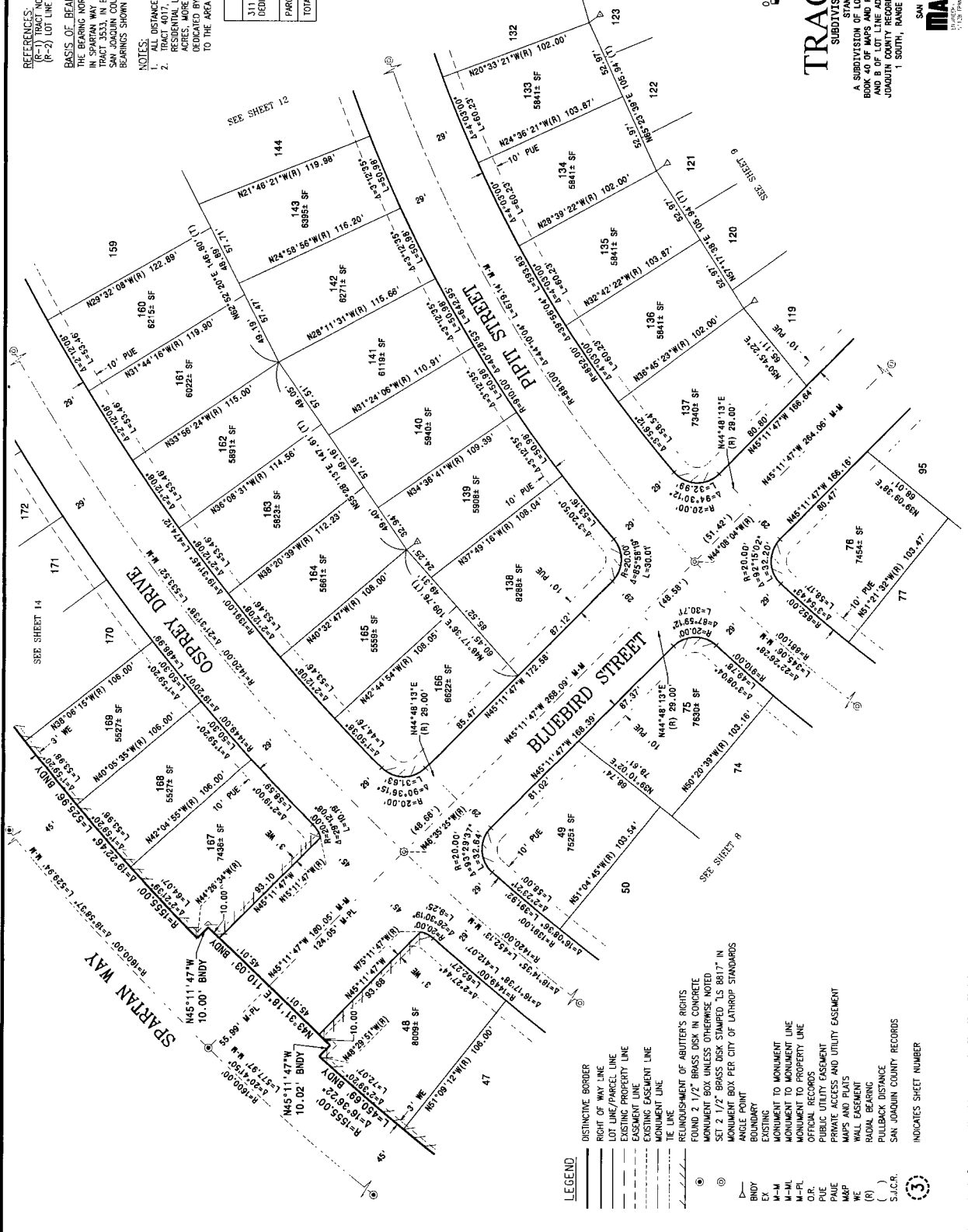
NOTES:
 1. DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 2. TRACT 4017, STAMPED CROSSING PHASE 1B-1, CONTAINS 311
 RESIDENTIAL LOTS, AND 1 LETTERED PARCEL CONTAINING 6649
 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING
 DEDICATED BY THIS FINAL MAP. ALL SHOWN HEREIN, (PLEASE REFER
 TO THE AREA SUMMARY TABLE BELOW)

TRACT 4017 AREA SUMMARY	
311 RESIDENTIAL LOTS AND STREET DEDICATIONS	63,402 AC
PARCEL A	5,092 AC
TOTAL	68,494 AC

TRACT NO. 4017

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STAMPED CROSSING - PHASE 1B-1
 A SUBDIVISION OF LOTS 9 AND 13, OF TRACT 3533 AS RECORDED IN
 BOOK 40 OF MAPS AND PLATS, AT PAGE 100, AND RESULTANT PARCELS A
 AND B OF LOT LINE ADJUSTMENT, DOCUMENT NUMBER 2020-080520, SAN
 JOAQUIN COUNTY RECORDS, WITH THE BEING MOUNT DIABLO BASE & MERIDIAN
 1 SOUTH, RANGE 6 EAST, TOWNSHIP 12 NORTH, RANGE 6 EAST, MERIDIAN

SAN JOAQUIN COUNTY, CALIFORNIA
MACKAY & SOMPS
 1515 F STREET, SUITE 100, SACRAMENTO, CA 95811
 (916) 442-1100



- LEGEND**
- DISTINCTIVE BORDER
 - RIGHT OF WAY LINE
 - LOT LINE/PARCEL LINE
 - EXISTING PROPERTY LINE
 - EASEMENT LINE
 - EXISTING EASEMENT LINE
 - MONUMENT LINE
 - TIE LINE
 - ⊙ REINDEMENT OF ADJUTER'S RIGHTS
 - ⊙ FOUND 2 1/2" BRASS DISK IN CONCRETE
 - ⊙ MONUMENT BOX UNLESS OTHERWISE NOTED
 - ⊙ SET 2 1/2" BRASS DISK STAMPED 'S' 8817" IN
 - ⊙ MONUMENT BOX PER CITY OF LATHROP STANDARDS
 - ⊙ WIGGLE POINT
 - ⊙ EXISTING
 - ⊙ MONUMENT TO MONUMENT
 - ⊙ MONUMENT TO PROPERTY LINE
 - ⊙ OFFICIAL RECORDS
 - ⊙ PUBLIC UTILITY EASEMENT
 - ⊙ PRIVATE ACCESS AND UTILITY EASEMENT
 - ⊙ MAPS AND PLATS
 - ⊙ WALL EASEMENT
 - ⊙ RADIAL BEARING
 - ⊙ PULLBACK DISTANCE
 - ⊙ SAN JOAQUIN COUNTY RECORDS
 - ⊙ S.J.C.R.
 - ⊙ INDICATES SHEET NUMBER

REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK 40, PG 100, S.J.C.R.
 (R-2) LOT LINE ADJUSTMENT, DOC. NO 2020-060520, S.J.C.R.

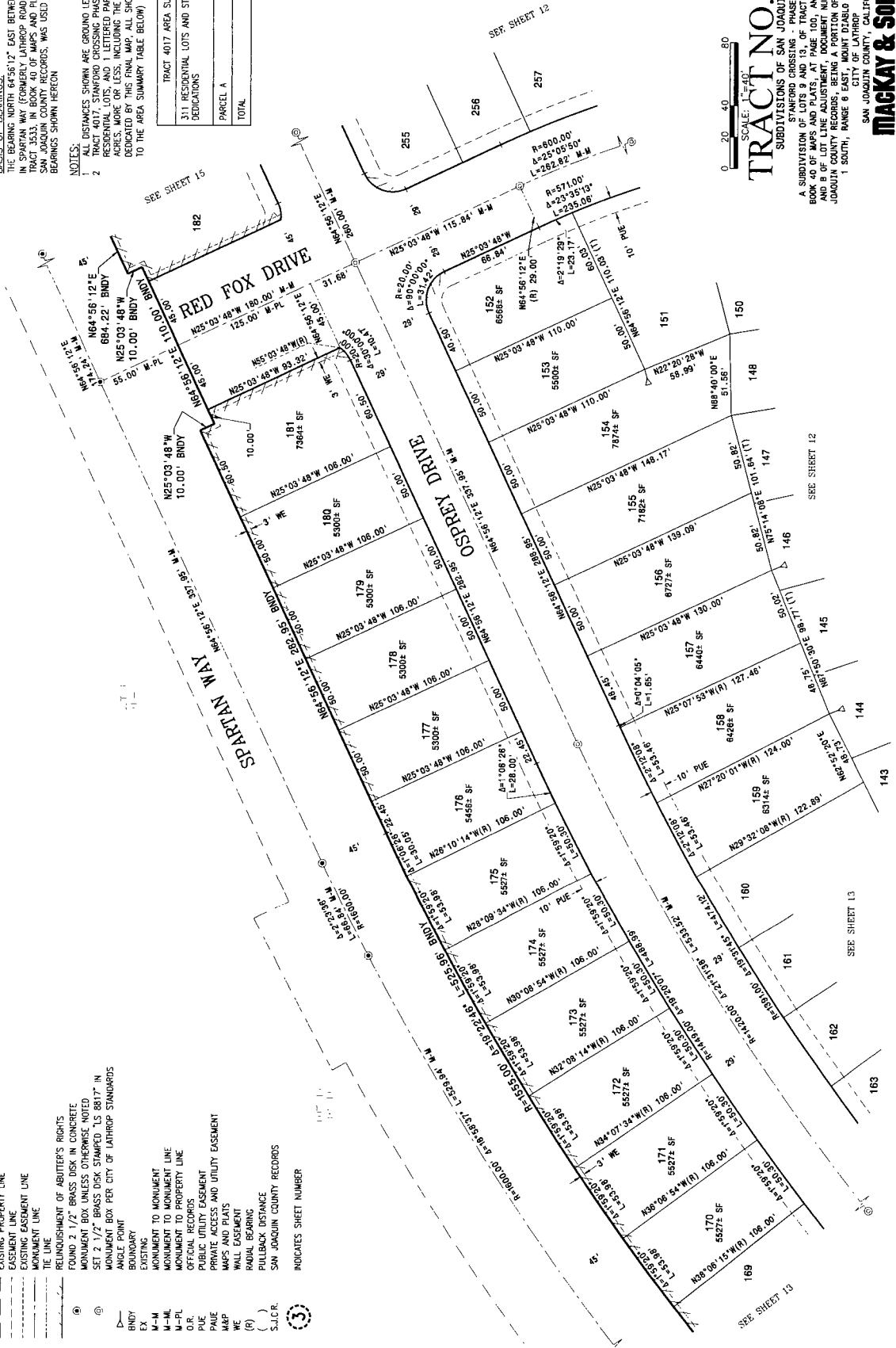
NOTES:
 1. DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 2. TRACT 4017, STANFORD CROSSING PHASE, IR-1, CONTAINS 311 RESIDENTIAL LOTS AND STREET DEDICATIONS.
 3. PARCEL A
 4. TOTAL

TRACT 4017 AREA SUMMARY
 311 RESIDENTIAL LOTS AND STREET DEDICATIONS
 PARCEL A
 TOTAL

311 RESIDENTIAL LOTS AND STREET DEDICATIONS	63,404 AC
PARCEL A	5,084 AC
TOTAL	68,488 AC

LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- CASING EASEMENT LINE
- MONUMENT LINE
- TIC LINE
- ⊙ RELINQUISHMENT OF ABUTTER'S RIGHTS
- ⊙ FOUND 2 1/2" BRASS DISK IN CONCRETE MONUMENT BOX UNLESS OTHERWISE NOTED
- ⊙ SET 2 1/2" BRASS DISK STAMPED "LS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
- ⊙ ANGLE POINT
- BOUNDARY
- EXISTING
- MONUMENT TO MONUMENT
- M-M MONUMENT TO MONUMENT LINE
- M-PL MONUMENT TO PROPERTY LINE
- O.R. OFFICIAL RECORDS
- PUE PUBLIC UTILITY EASEMENT
- PAE PRIVATE ACCESS AND UTILITY EASEMENT
- MAPS AND PLATS
- WALL EASEMENT
- WE WALL EASEMENT
- (R) RADIAL BEARING
- () SAN JOAQUIN COUNTY RECORDS
- S.J.C.R.
- () INDICATES SHEET NUMBER



SCALE: 1"=40'
 0 20 40 60 80

TRACT NO. 4017

SUBDIVISIONS OF SAN JOAQUIN COUNTY

STANFORD CROSSING - PHASE 1B-1
 A SUBDIVISION OF LOTS 9 AND 13, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, AND RESULTANT PARCELS A THROUGH I, LOT LINE ADJUSTMENT, DOCUMENT NUMBER 2020-060520, SAN JOAQUIN COUNTY RECORDS, BEING THE EAST HALF OF SECTION 16, T14N, R11E, S14E, RANGE 8 EAST, MOUNT Diablo GASS & MERIDIAN

CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA

MACKAY & SOMPS
 CIVIL ENGINEERS
 1000 1/2 AVENUE, SUITE 100
 SACRAMENTO, CALIFORNIA 95833-0400

SHEET 14 OF 17

252261B1

REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) LOT LINE ADJUSTMENT, DOC. NO. 2020-060520, S.J.C.R.

BEARING OF BEARINGS:
 THE BEARING NORTH $225^{\circ}03'48''$ EAST BETWEEN FOUND MONUMENTS IN SPARTAN WAY (FORMERLY LATHROP ROAD) AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

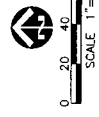
NOTES:
 1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 2. TRACT 4017, STANFORD CROSSING PHASE 1B-1 CONTAINS 311 RESIDENTIAL LOTS, AND 1 LETTERED PARCEL, CONTAINING 68.49 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP. ALL SHOWN HEREON (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW).

TRACT 4017 AREA SUMMARY	
311 RESIDENTIAL LOTS AND STREET DEDICATIONS	63.04± AC
PARCEL A	5.09± AC
TOTAL	68.13± AC

LEGEND

- DISTRICTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE

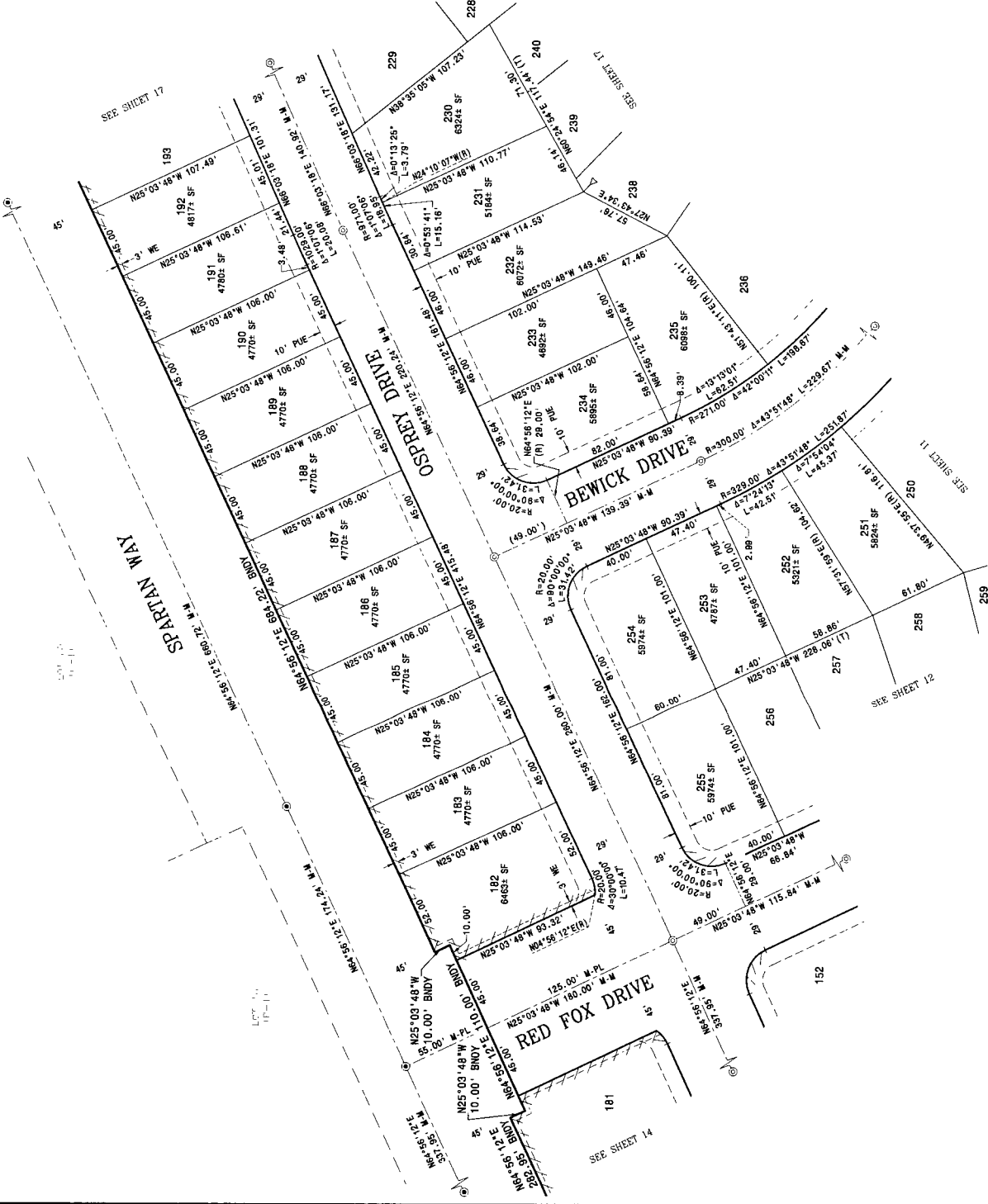
RELINQUISHMENT OF ABUTTER'S RIGHTS
 FOUND 3 1/2" BRASS DISK CONCRETE MONUMENT BOX IN NE CORNER OF LOTS 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



TRACT NO. 4017

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 1B-1
 A SUBDIVISION OF LOTS 9 AND 13, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, AND RESULTANT PARCELS A THROUGH S, AS SHOWN ON A REVISION OF SECTION 27, SAN JOAQUIN COUNTY RECORDS, BEING MOUNT DIABLO BASE & MERIDIAN 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN

SAN JOAQUIN COUNTY, CALIFORNIA
MACKAY & SOMPS
 1440 H STREET, SUITE 100, SACRAMENTO, CALIFORNIA 95811
 (916) 441-2200



REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK. 40, PG. 100, S.J.C.R.
 (R-2) LOT LINE ADJUSTMENT, DOC. NO. 2020-069290, S.J.C.R.

BASIS OF BEARINGS:
 THE BEARING NORTH 85°51'27" EAST BETWEEN FOUND MONUMENTS IN SPARTAN WAY (FORMERLY LATHROP ROAD) AS SHOWN ON TRACT 3533, IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

NOTES:
 1. ALL DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 2. TRACT 4017, STANFORD CROSSING PHASE, 1B-1, CONTAINS 311 RESIDENTIAL LOTS, AND 1 LETTERED PARCEL, CONTAINING 68.49 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP. ALL SHOWN HEREON. (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW)

TRACT 4017 AREA SUMMARY	
311 RESIDENTIAL LOTS AND STREET DEDICATIONS	63.404 AC
PARCEL A	5.094 AC
TOTAL	68.494 AC

TRACT NO. 4017

SUBDIVISIONS OF SAN JOAQUIN COUNTY

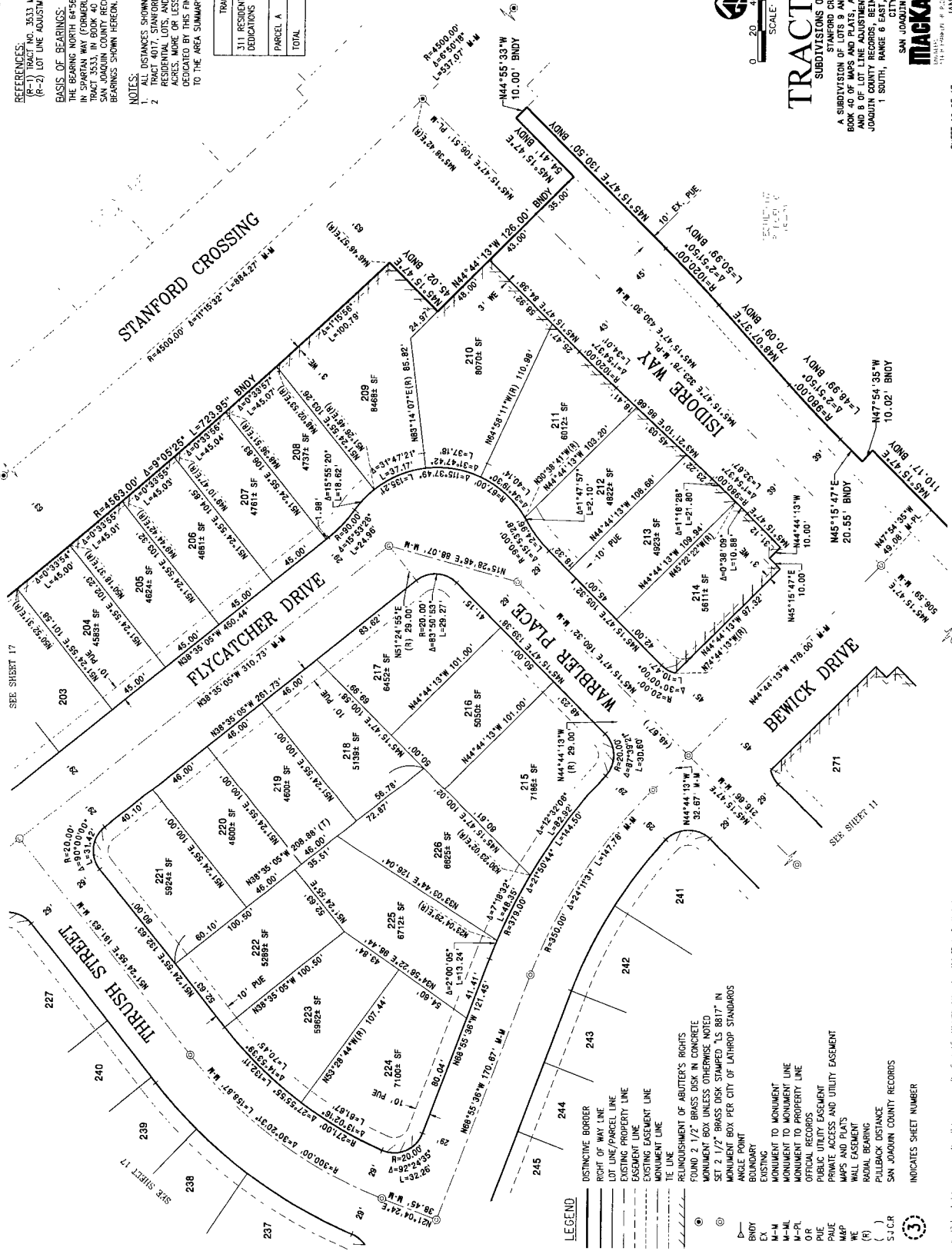
STANFORD CROSSING - PHASE 1B-1
 A SUBDIVISION OF LOTS 9 AND 13, OF TRACT 3533 AS RECORDED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100, AND RESULTANT PARCELS A THROUGH I, BEING A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE & MERIDIAN

SAN JOAQUIN COUNTY, CALIFORNIA

MACKAY & SOMPS

1111 F STREET, # 200, SACRAMENTO, CA 95811

SHEET 16 OF 17 JANUARY 2021 25226181



LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- TILE LINE
- RELINQUISHMENT OF ADJACENT'S RIGHTS
- FOUND 2 1/2" BRASS DISK IN CONCRETE
- MONUMENT BOX UNLESS OTHERWISE NOTED
- SET 2 1/2" BRASS DISK STAMPED "LS 0817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
- ANGLE POINT
- BRONY
- EX
- M-M
- M-M-L
- M-PL
- O-R
- PUE
- PAVE
- MAP
- WE
- ()
- ()
- S.J.C.R.

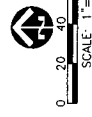
INDICATES SHEET NUMBER

REFERENCES:
 (R-1) TRACT NO. 3533 MAPS & PLATS BK 40, PG. 100, S.J.C.R.
 (R-2) LOT LINE ADJUSTMENT, DOC. NO. 2020-080520, S.J.C.R.

BASES OF BEARINGS:
 BEARINGS AND DISTANCES 1/4" EAST BETWEEN FOUND MONUMENTS
 IN EXCEPTED AREAS (FOR BEARINGS) LATER THAN 1992, SEE
 TRACT 3533 IN BOOK 40 OF MAPS AND PLATS, AT PAGE 100,
 SAN JOAQUIN COUNTY RECORDS, WAS USED AS THE BASIS OF
 BEARINGS SHOWN HEREIN.

NOTES:
 1. DISTANCES SHOWN ARE GROUND LEVEL DISTANCES.
 2. TRACT 4017, STANFORD CROSSING, PHASE 1B-1, CONTAINS 311
 RESIDENTIAL LOTS, AND 1 LETTERED PARCEL, CONTAINING 68.49
 ACRES, MORE OR LESS, INCLUDING THE ROADWAYS THAT ARE BEING
 DEDICATED BY THIS FINAL MAP, ALL SHOWN HEREIN. (PLEASE REFER
 TO THE AREA SUMMARY TABLE BELOW)

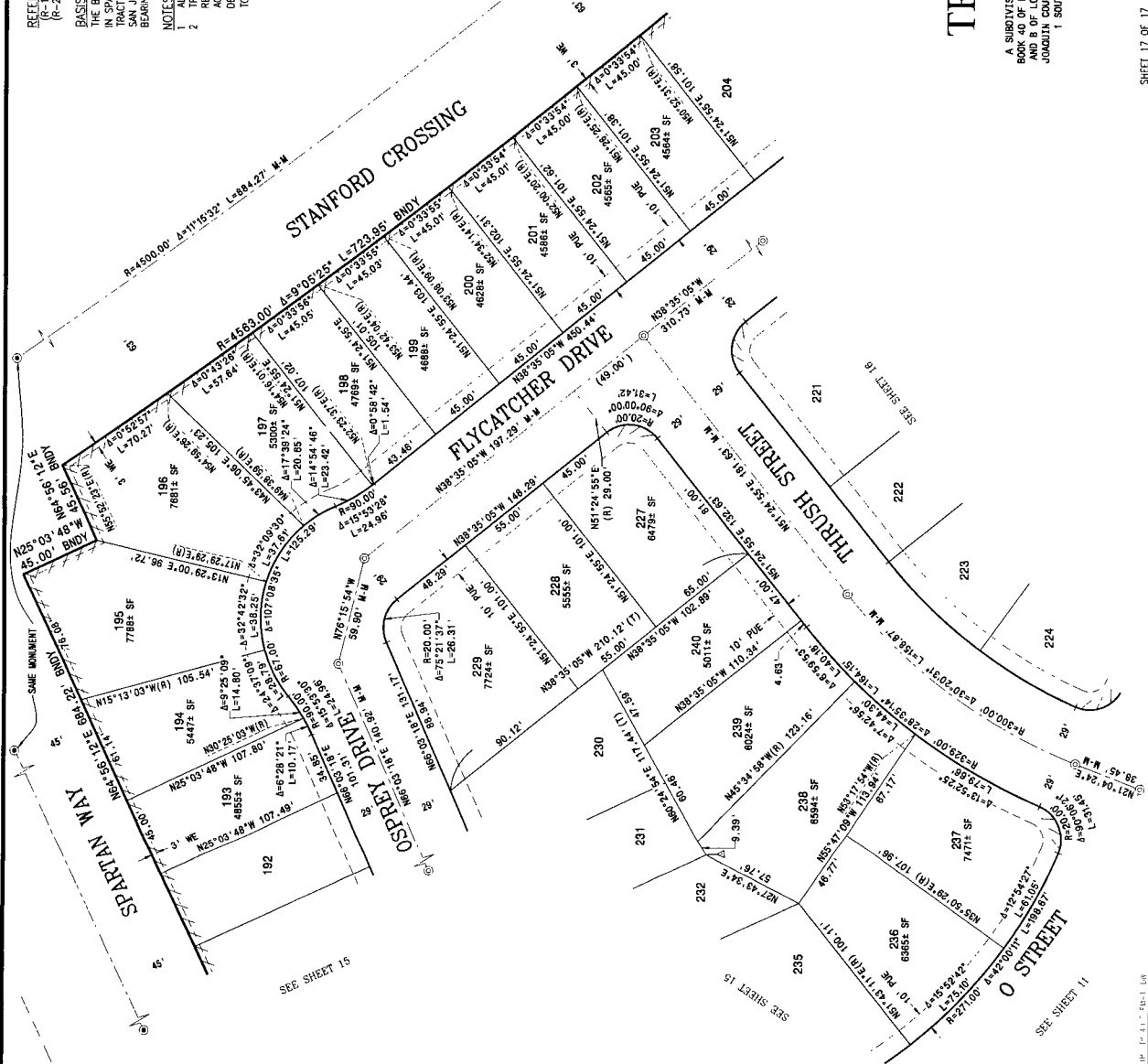
TRACT 4017 AREA SUMMARY	
311 RESIDENTIAL LOTS AND STREET DEDICATIONS	63.04 AC
PARCEL A	5.09 AC
TOTAL	68.04 AC



TRACT NO. 4017

SUBDIVISIONS OF SAN JOAQUIN COUNTY
 STANFORD CROSSING - PHASE 1B-1
 A SUBDIVISION OF LOTS 9 AND 13, OF TRACT 3533 AS RECORDED IN
 BOOK 40 OF MAPS AND PLATS, AT PAGE 100, AND RESULTANT PARCELS A
 AND B OF LOT LINE ADJUSTMENT, DOCUMENT NUMBER 2020-080520, SAN
 JOAQUIN COUNTY RECORDS, BEARING MONUMENT TO THE OWNERSHIP
 OF THE SOUTH, RANGE 8 EAST, MOUNT DIABLO BASE & MERIDIAN
 CITY OF LATHROP
 SAN JOAQUIN COUNTY, CALIFORNIA

MACKAY & SOMPS
 REALTORS
 11455 FIVE STAR BLVD., SUITE 100, LATHROP, WA 98626
 (206) 461-1111



LEGEND

- DISTINCTIVE BORDER
- RIGHT OF WAY LINE
- LOT LINE/PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- MONUMENT LINE
- RELINQUISHMENT OF ADJUTER'S RIGHTS
- FOUND 2" X 6" BRASS SET IN CONCRETE MONUMENT LEG, UNLESS OTHERWISE NOTED
- SET 3 1/2" BRASS DISK, SHAPED AS 8817" IN MONUMENT BOX PER CITY OF LATHROP STANDARDS
- ANGLE FROM
- BOUNDARY
- EX
- M-M
- M-ML
- M-PL
- O-R
- PUE
- PAUE
- MAP
- WE
- WALL EASEMENT
- RADAR BEARING
- PULLBACK DISTANCE
- SAN JOAQUIN COUNTY RECORDS
- S.J.C.R.
- ()
- INDICATES SHEET NUMBER

EXHIBIT B

ENGINEERS OPINION OF PROBABLE COST

TRACT 4017 - TOTAL IMPROVEMENT COST

Source of Contract Amount	Contract Amount
------------------------------	-----------------

BOND #2 - TRACT 4017 IMPROVEMENTS

Mass Grading & Dewatering (for both 4017 & 4018)	Contract	\$ 4,542,576
Underground Improvements (for both 4017 & 4018)	Contract	\$ 9,355,816
Topside Improvements	Contract	\$ 4,792,541
Joint Trench	Contract	\$ 2,900,647
Landscaping and Irrigation	Contract	\$ 1,023,657
Acoustic Sound Walls	Contract	\$ 1,265,025
Sidewalk & Slurry Seal/Striping ("Offsite Improvements", SIA paragraph 6)	Contract	\$ 211,352
TOTAL - TRACT 4017 IMPROVEMENTS		\$ 24,091,614

EXHIBIT C

CITY INSURANCE REQUIREMENTS

1. The Subdivider shall obtain commercial general liability insurance companies licensed to do business in the State of California with an A.M. Best Company rating Insurance rating of no less than A:VII which provides coverage for bodily injury, personal injury and property damage liability in the amount of at least \$1,000,000 for each occurrence and \$2,000,000 in the aggregate. Said insurance coverage shall be evidenced by a certificate of insurance with policy endorsements, executed by an authorized official of the insurer(s). All parties to the Subdivision Improvement Agreement must be named insured on the policy. The policy endorsements to be attached to the certificate must provide all the following:
 - a. Name the City of Lathrop, its officers, City Council, boards and commissions, and members thereof, its employees and agents as additional insured as respects to any liability arising out of the activities of the named insured. A CG 2010 or CG 2026 endorsement form or the equivalent is the appropriate form.
 - b. State that “the insurance coverage afforded by this policy shall be primary insurance as respects to the City of Lathrop, its officers, employees and agents. Any insurance or self-insurance maintained by the City of Lathrop, its officers, employees, or agents shall be in excess of the insurance afforded to the named insured by this policy and shall not contribute to any loss.
 - c. Include a statement that, “the insurer will provide to the City at least thirty (30) days prior notice of cancellation or material change in coverage.” The above language can be included on the additional insured endorsement form or on a separate endorsement form.
 - d. The policy must contain a cross liability or severability of interest clause.
 - e. Insurance must be maintained and evidence of insurance must be provided for at least five years after completion of the Agreement or the work, so long as commercially available at reasonable rates.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/28/2020

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).

PRODUCER Arthur J. Gallagher & Co. Insurance Brokers of CA., Inc. 505 N. Brand Boulevard, Suite 600 Glendale CA 91203 License#: 0726293 SAYBCLS-02	CONTACT NAME: PHONE (A/C, No, Ext): 818-539-2300 FAX (A/C, No): 818-539-2301 E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
INSURED SAYBROOK CLSP, LLC Lathrop Land Acquisition, LLC 501 Santa Monica Blvd #607 Santa Monica CA 90401	INSURER A : Kinsale Insurance Company INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :	NAIC # 38920

COVERAGES

CERTIFICATE NUMBER: 777236556

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	0100120290-0	7/7/2020	7/7/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ Excluded PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ Excluded \$
	AUTOMOBILE LIABILITY <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 <input type="checkbox"/> AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			02084496	7/7/2020	7/7/2021	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E L EACH ACCIDENT \$ E L DISEASE - EA EMPLOYEE \$ E L DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

City Of Lathrop is named as an additional insured as defined in the policy form if required in a written agreement. 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 as stated in the provisions of the captioned liability policy. 30 days before the effective date of cancellation applies, policy provisions.

CERTIFICATE HOLDER**CANCELLATION**

City Of Lathrop
 390 Towne Centre Dr
 Lathrop CA 95330

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

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - PRIMARY AND NON-CONTRIBUTORY ENDORSEMENT

<i>Attached To and Forming Part of Policy</i> 0100120290-0	<i>Effective Date of Endorsement</i> 07/07/2020 12:01AM at the Named Insured address shown on the Declarations	<i>Named Insured</i> Saybrook CLSP LLC
<i>Additional Premium:</i> \$0	<i>Return Premium:</i> \$0	

This endorsement modifies insurance provided under the following:

**COMMERCIAL GENERAL LIABILITY COVERAGE
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE
ENVIRONMENTAL CONTRACTING AND PROFESSIONAL SERVICES LIABILITY COVERAGE
PRODUCTS POLLUTION LIABILITY COVERAGE
PREMISES ENVIRONMENTAL LIABILITY INSURANCE COVERAGE
ENVIRONMENTAL COMBINED LIABILITY POLICY - ALL COVERAGE PARTS**

The insurance provided to Additional Insureds shall be excess with respect to any other valid and collectible insurance available to the Additional Insured unless the written contract specifically requires that this insurance apply on a primary and non-contributory basis, in which case this insurance shall be primary and non-contributory.

ALL OTHER TERMS AND CONDITIONS OF THE POLICY REMAIN UNCHANGED.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - SCHEDULED PERSON OR ORGANIZATION

<i>Attached To and Forming Part of Policy</i> 0100120290-0	<i>Effective Date of Endorsement</i> 07/07/2020 12:01AM at the Named Insured address shown on the Declarations	<i>Named Insured</i> Saybrook CLSP LLC
<i>Additional Premium:</i> \$0	<i>Return Premium:</i> \$0	

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
Blanket, as required by written contract, executed prior to the start of work on the project	Locations as required and specified by written contract, executed prior to the start of work on the project
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.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

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.

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

ALL OTHER TERMS AND CONDITIONS OF THE POLICY REMAIN UNCHANGED.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED- STATE OR GOVERNMENTAL AGENCY OR SUBDIVISION OR
POLITICAL SUBDIVISION PERMITS - BLANKET**

<i>Attached To and Forming Part of Policy</i> 0100120290-0	<i>Effective Date of Endorsement</i> 07/07/2020 12:01AM at the Named Insured address shown on the Declarations	<i>Named Insured</i> Saybrook CLSP LLC
<i>Additional Premium:</i> \$0	<i>Return Premium:</i> \$0	

This endorsement modifies insurance provided under the following:

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

- A. **SECTION II - WHO IS AN INSURED** is amended to include as an Additional Insured, any state or governmental agency or subdivision or political subdivision that has issued a permit for your operations, when it is required as a condition of such permit that the state or governmental agency or subdivision or political subdivision be named as an Additional Insured on this Policy, but only with respect to vicarious liability imposed on the Additional Insured as a result of those operations performed by you or on your behalf for which the state or political subdivision has issued the permit.

However:

1. The insurance afforded to such Additional Insured only applies to the extent permitted by law; and
 2. Will not be broader than that which you are required, as a condition of the permit, to provide for such Additional Insured.
- B. With respect to the insurance afforded to these Additional Insureds, the following additional exclusions apply:
- This insurance does not apply to any:
1. "Bodily injury", "property damage" or "personal and advertising injury" arising out of operations performed for the state or municipality;
 2. "Bodily injury" or "property damage" included within the "products-completed operations hazard";
 3. "Bodily injury", "property damage" or "personal and advertising injury" arising out of the sole negligence of the Additional Insured or employees of the Additional Insured; or
 4. "Bodily injury", "property damage" or "personal and advertising injury" to any employee of the Named Insured or to any obligation of the Additional Insured to indemnify another because of damages arising out of such injury or damage.
- C. A state or political subdivision's status as an Additional Insured under this endorsement ends when "your work" under such permit is completed.
- D. With respect to the insurance afforded to the Additional Insured, the following is added to **SECTION III – LIMITS OF INSURANCE**:

The most we will pay on behalf of the Additional Insured is the amount of insurance:

1. Required as a condition of the permit; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

- E. Duties of the Additional Insured in the event of "occurrence", offense, claim or "suit":**
- 1. The Additional Insured must promptly give notice of an "occurrence" an offense which may result in a claim, a claim which is made or a "suit", to any other insurer which has insurance for a loss to which this insurance may apply.**
 - 2. The Additional Insured must promptly tender the defense of any claim made or "suit" to any other insurer which also issued insurance to the Additional Insured as a Named Insured or to which the Additional Insured A. may qualify as an Additional Insured for a loss to which this insurance may apply.**

ALL OTHER TERMS AND CONDITIONS OF THE POLICY REMAIN UNCHANGED.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION) - AUTOMATIC

<i>Attached To and Forming Part of Policy</i> 0100120290-0	<i>Effective Date of Endorsement</i> 07/07/2020 12:01AM at the Named Insured address shown on the Declarations	<i>Named Insured</i> Saybrook CLSP LLC
<i>Additional Premium:</i> \$0	<i>Return Premium:</i> \$0	

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
ELECTRONIC DATA LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
POLLUTION LIABILITY COVERAGE PART DESIGNATED SITES
POLLUTION LIABILITY LIMITED COVERAGE PART DESIGNATED SITES
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART
RAILROAD PROTECTIVE LIABILITY COVERAGE PART
UNDERGROUND STORAGE TANK POLICY DESIGNATED TANKS

The following is added to Paragraph **8. Transfer Of Rights Of Recovery Against Others To Us** of **Section IV – Conditions**:

We waive any right of recovery against any person or organization, because of any payment we make under this Coverage Part, to whom the insured has waived its right of recovery in a written contract or agreement. Such waiver by us applies only to the extent that the insured has waived its right of recovery against such person or organization prior to loss.

ALL OTHER TERMS AND CONDITIONS OF THE POLICY REMAIN UNCHANGED.

EXHIBIT D

COST TO COMPLETE IMPROVEMENTS

EXHIBIT D

TRACT 4017 - COST TO COMPLETE IMPROVEMENTS

	Source of Contract Amount	Contract Amount	Cost to Complete	Performance Bond (Cost + 10%)	Labor & Materials Bond (Performance)
Engineer Estimate		\$ 3,988,590	\$ 3,988,590	\$ 4,387,449	N/A
TOTAL - STAGE 2 RW DISPOSAL		\$ 3,988,590	\$ 3,988,590	\$ 4,387,449	N/A

BOND #1 - STAGE 2 RW DISPOSAL ("Waste water Storage and Disposal Facilities", SIA paragraph 9)

Stage 2 RW Disposal storage and spray fields

BOND #2 - TRACT 4017 IMPROVEMENTS

Mass Grading & Dewatering (for both 4017 & 4018)	Contract	\$ 4,542,576	\$ 906,164	\$ 996,781	\$ 498,390
Underground Improvements (for both 4017 & 4018)	Contract	\$ 9,355,816	\$ 1,983,656	\$ 2,182,021	\$ 1,091,011
Topside Improvements	Contract	\$ 4,792,541	\$ 4,502,587	\$ 4,952,846	\$ 2,476,423
Joint Trench	Contract	\$ 2,900,647	\$ 1,739,078	\$ 1,912,985	\$ 956,493
Landscaping and Irrigation	Contract	\$ 1,023,657	\$ 892,025	\$ 981,228	\$ 490,614
Acoustic Sound Walls	Contract	\$ 1,265,025	\$ 684,930	\$ 753,423	\$ 376,711
Sidewalk & Slurry Seal/Striping ("Offsite Improvements", SIA paragraph 6)	Contract	\$ 211,352	\$ 69,355	\$ 76,291	\$ 38,145
TOTAL - TRACT 4017 IMPROVEMENTS		\$ 24,091,614.26	\$ 10,777,794.97	\$ 11,855,574.46	\$ 5,927,787.23

EXHIBIT E

ASSESSOR'S MAP BK. 192 PG. 03

192-03

THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND NOT FOR THE PURPOSE OF SAVING OR RECOVERING FROM A LIABILITY OF LAND DIVISION LAWS.



MAPPING/GIS
0 100 200 400 600
Feet

LEGEND

Example of a Standard Assessor's Parcel Number (APN)
000-000-00
Book Page Parcel Number

R.M. = Recorded Subdivision Map
P.M. = Recorded Parcel Map
R.S. = Recorded Survey Map

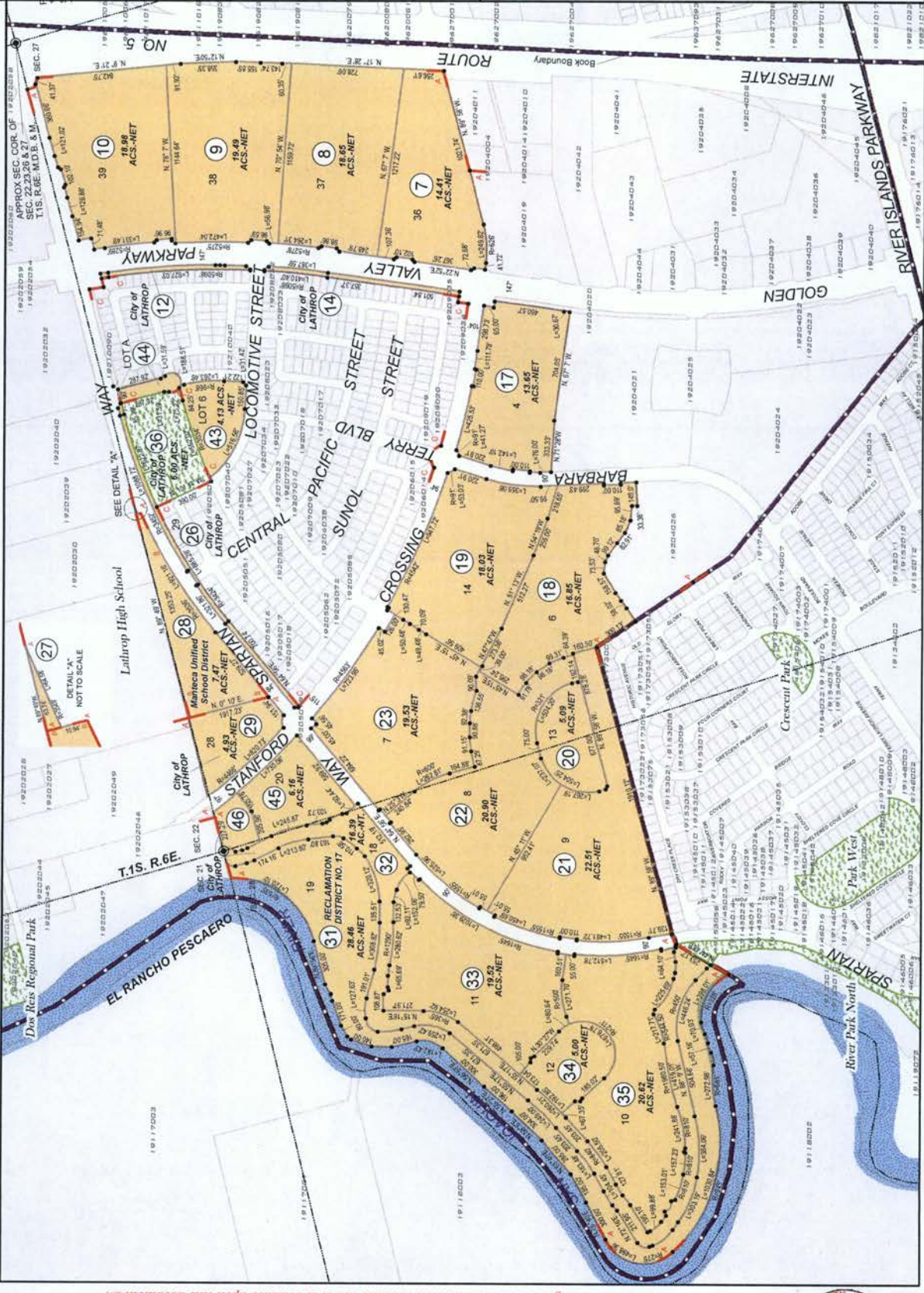
Williamson Act Parcel
Assessor's Book Boundary

A - R.M. Bk. 40 Pg. 100
C - R.M. Bk. 42 Pg. 099

SAN JOAQUIN COUNTY		ASSESSOR'S PARCEL NUMBER ISSUED PER ROLL YEAR	
ROLL YEAR	PAR. #	PAR. #	PAR. #
1982	6	-	-
1983	35	-	-
1984	37	-	-
1985	44	-	-
1986	46	-	-
1987	-	-	-
1988	-	-	-
1989	-	-	-
1990	-	-	-

BK. 192 PG. 03
COUNTY OF SAN JOAQUIN, CA
ALL RIGHTS RESERVED
COPYRIGHT © 2018 BY SAN JOAQUIN COUNTY
ASSASSOR MAP 192-03-18 2020

A - POR. LAND PARK AT LATHROP-PHASE 1
B - POR. SEC. 27, T.1S. R.6E., M.D.B.&M.
C - STANDFORD CROSSING, TRACT 3789



The sole purpose of this document is for the assessment and collection of County property taxes. County makes no representation or warranty, express or implied, about the completeness, accuracy, reliability or authenticity of the information set forth in this document. Therefore, this document should not be relied upon to determine the legal ownership of any specific parcel(s), nor to facilitate any real property transaction(s) between private parties. County is not liable for any loss or damage whatsoever arising from or in connection with the use of or reliance upon this document(s).



EXHIBIT F

**PRELIMINARY COST ESTIMATE – STANFORD CROSSING / GOLDEN VALLEY
PKWY. SIGNAL**

PRELIMINARY COST ESTIMATE
 STANFORD CROSSING
 STANFORD CROSSING / GOLDEN VALLEY PKWY. SIGNAL
 LATHROP, CALIFORNIA

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>DESCRIPTION</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
<u>A. SIGNAL WORK</u>					
1.	1	LS	SIGNAL CONSTRUCTION	400,000.00	\$400,000

S U M M A R Y

A	SIGNAL WORK	\$400,000
---	-------------	-----------

ESTIMATED TOTAL CONSTRUCTION COST: \$400,000

NOTES

1. This estimate is prepared as a guide only and is subject to possible change. It has been prepared to a standard of accuracy which, to the best of our knowledge and judgment, is sufficient to satisfy our understanding of the purposes of this estimate. MacKay & Somps makes no warranty, either expressed or implied, as to the accuracy of this estimate.
2. Costs presented herein represent an opinion based on historical information. No provision has been made for inflation
3. The lump sum item includes all materials necessary for complete installation.

Prepared by the firm of
MACKAY & SOMPS

EXHIBIT G

STAGE 2 RECYCLED WATER COST ESTIMATE

Bond Estimate
 Recycled Water Disposal, Stage2
 Saybrook CLSP, LLC
 Based on Recycled Water Disposal Report Stage 2, Dated July 22, 2020

25201.000
 07/22/2020
 JRF

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	AMOUNT
PART A - LAND APPLICATION SITES					
1.	33.4	AC	Site Clearing	1,200.00	40,080
2.	1.0	LS	Demo Facilities (Basin B)	1,800.00	1,800
3.	18,000	CY	Rough Grade	4.75	85,500
4.	116,300	EA	Subgrade access loop and staging area	0.26	30,240
5.	2	EA	48" Stand P iple (10' above grade (RW-9)	5,400.00	10,800
6.	2	EA	3'x3'x9' Concrete Vault & OH Pipe	31,000.00	62,000
7.	4,660	LF	12" Recycled Water PVC Pipe, incl valves	63.00	293,580
8.	20	EA	8" Alpha Valves	850.00	17,000
9.	3	LF	12" PVC Vent Pipe (10' above grade)	1,430.00	4,290
10.	2,670	LF	6" Tailwater Return Pipe (See note 5)	46.00	122,820
11.	2,900	LF	Tailwater Return V-Ditch	4.85	14,070
12.	3	EA	Tailwater Return Connection	5,500.00	16,500
13.	3	EA	Tailwater Sump Vault (48"x48"x48")	6,400.00	19,200
14.	20	EA	Bollards at Sump and Feed Vaults (4ea.)	900.00	18,000
15.	89,030	SF	Finish Grade Road (Perimeter Access Roads)	0.20	17,810
16.	27,270	SF	Finish Grade Staging Area	0.20	5,450
17.	0	SF	Finish Grade Field (See Note 6)	0.20	0
18.	27,270	EA	6"AB Staging Area	1.08	29,450
19.	1	EA	Paved Driveway Approach Staging Area	8,000.00	8,000
20.	2	EA	24' Wide Double Gate	3,800.00	7,600
21.	1	LS	SWPPP/Erosion/Dust Control (Assume Construction occurs during Summer)	25,000.00	25,000
ESTIMATED SUB-TOTAL - LAND APPLICATION SITES:					\$829,190

PART B - RW BASIN (SITE WORK)					
1.	110,000	CY	Rough Grade (including import)	19.00	\$2,090,000
2.	15	AC	Site Clearing	1,600.00	\$24,000
3.	14	AC	Finish Grade	8,200.00	\$112,950
4.	10,000	SF	6" Thick AB Access Road	1.27	\$12,700
5.	1	EA	Paved Driveway Approach	5,000.00	\$5,000
6.	550	LF	8' Chainlink Fence & Gates	45.00	\$24,750
7.	480,000	SF	Basin Liner Material (40 mil)	0.87	\$417,600
8.	4,000	LF	Trenching (Basin Liner anchor trench at top of slope)	11.00	\$44,000
9.	23	EA	Basin Safety Equipment	800.00	\$18,400
10.	1	LS	SWPPP/Erosion/Dust Control (Assume Construction occurs during Summer)	115,000.00	\$115,000
ESTIMATED SUB-TOTAL - RW BASIN (SITE WORK):					\$2,864,400

Bond Estimate
 Recycled Water Disposal, Stage2
 Saybrook CLSP, LLC
 Based on Recycled Water Disposal Report Stage 2, Dated July 22, 2020

25201.000
 07/22/2020
 JRF

PART C - RW PUMP STATION AT BASIN G

1.	1	LS	Block Wall, Gates, Doors	60,000.00	\$60,000
2.	1	LS	Mechanical Piping and Valve Sets	135,000.00	\$135,000
5.	1	LS	Flow Meter	10,000.00	\$10,000
6.	1	LS	Level Sensor	10,000.00	\$10,000
8.	1	LS	Control Panel Mod	10,000.00	\$10,000
9.	1	LS	Backpressure vale	40,000.00	\$40,000
10.	1	LS	Metering and Control Wire	30,000.00	\$30,000
ESTIMATED SUB-TOTAL - RW PUMP STATION AT BASIN G:					\$295,000

SUMMARY

PART A - LAND APPLICATION SITES	\$829,190
PART B - RW BASIN (SITE WORK)	\$2,864,400
PART C - RW PUMP STATION AT BASIN G	\$295,000

ESTIMATED CONSTRUCTION TOTAL: \$3,988,590

NOTES

1. This estimate is prepared as a guide only and is subject to possible change. It has been prepared to a standard of accuracy, which to the best of our knowledge and judgment is sufficient to satisfy our understanding of the purposes of this estimate. MacKay & Somps makes no warranty, either expressed or implied, as to the accuracy of this estimate.
2. This estimate is based on the 30% drawings provided in the Recycled Water Disposal Stage 2, Dated July 22, 2020
3. Costs presented herein represent an opinion based on historical information from other projects in San Joaquin County and the San Francisco Bay Area. No provision has been made for inflation. It is recommended that the users of this estimate review the unit prices in comparison to their own cost information. It may also be appropriate to discuss the project and unit costs with a construction contractor.
4. Costs for the SWPPP Erosion Control and Dust Control are based on summer construction in one construction season.
5. The pump for tail water return is anticipated to be provided by the farmer via a trailer mounted unit.
6. It is anticipated that finish grading within the irrigation field area is not required as the farmer will plow and shape the field to his needs.
7. Earthwork quantities do not include factors for shrinkage or swell.

Prepared by
MACKAY & SOMPS

**JOINT ESCROW INSTRUCTIONS
RECORDATION OF 1 FINAL MAP
(CLSP PHASE 1B-1 TRACT 4017)**

January 11, 2021

Via Email and First Class Mail

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

Re: Recordation of 1 Final Map:

Tract 4017; Map Escrow No. 6004233

Dear Tammi:

This letter constitutes the joint escrow instructions ("***Escrow Instructions***") of Lathrop Land Acquisition, LLC, a Delaware limited liability company and Saybrook CLSP, LLC, a Delaware limited liability company (collectively "***Developer***"), and the City of Lathrop ("***City***") in connection with the above-referenced escrow (the "***Escrow***"). The Escrow was opened in connection with recordation of the above-referenced final map (the "***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***." First American Title Company is referred to as "you" or "***FATCo***."

A. Date for Closings

The Final Map will be recorded at the time designated by Developer as set forth below. The Final Map can only be recorded after the City has approved the maps in writing. The closing date for the Transaction is intended to occur by July 1, 2021, at the time designated in writing by Developer, subject to satisfaction of the conditions set forth below (each, a "***Closing***"). If the Final Map have not been recorded by July 1, 2021, FATCo will return the Final Maps to the City.

B. Recordation Documents

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

B1. One original Final Map for Tracts 4017, executed and acknowledged by the City and Developer.

B2. One original Grant Deed, executed and acknowledged by the City and Developer.

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

**JOINT ESCROW INSTRUCTIONS
RECORDATION OF 1 FINAL MAP
(CLSP PHASE 1B-1 TRACT 4017)**

C. Funds and Settlement Statement

You also have received, or will receive from Developer, prior to the recordation of the Recordation Documents, in immediately available funds, the following amounts, in accordance with the settlement statement prepared by you and approved in writing by both Developer and City (the "**Settlement Statement**"): recordation costs, escrow fees, and other amounts as set forth in the Settlement Statement. Such costs, fees, and other amounts are the sole responsibility of Developer.

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

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

Tract	Acreage	Cost/Acre	Total Fee
4017	68.49	\$4,469.00	\$306,081.81

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

D. Closing Requirements

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

D.1. You have delivered copies of your Settlement Statement by email transmission to (a) Jeff Wilson (jwilson@saybrookfundadvisors.com); (b) Scott Bayliss (sbayliss@saybrookfundadvisors.com); (c) Seth Merewitz (seth.merewitz@bbklaw.com) (d) Stephen Salvatore (ssalvatore@ci.lathrop.ca.us); (e) Salvador Navarrete (snavarrete@ci.lathrop.ca.us); (f) Cari James (cjames@ci.lathrop.ca.us); and (g) Glenn Gebhardt (ggehardt@ci.lathrop.ca.us), and have confirmation (by telephone or email) from Jeff Wilson and Stephen Salvatore or Glenn Gebhardt that the Settlement Statement is accurate and acceptable;

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

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

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

**JOINT ESCROW INSTRUCTIONS
RECORDATION OF 1 FINAL MAP
(CLSP PHASE 1B-1 TRACT 4017)**

D.5. You have delivered a copy of these instructions, executed by an authorized signatory of FATCo with authority to bind FATCo, and initialed all pages, by email transmission (with original hard copy to follow by U.S. Mail) to Jeff Wilson, Seth Merewitz and Glenn Gebhardt at the email addresses set forth above.

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

E. Closing Process and Priorities

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

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

E.2. Record the 1 Final Map in the Official Records.

E.3. Record the 1 Grant Deed in the Official Records.

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

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

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

E.5. Notify Jeff Wilson, Scott Bayliss, Seth Merewitz, and Stephen Salvatore and Glenn Gebhardt of the completion of the Transaction;

E.6. Within five (5) business days after each Recordation Date, deliver by overnight delivery via recognized, national, overnight delivery carrier, to (1) Jeff Wilson, Lathrop Land Acquisition, LLC, 303 Twin Dolphin Dr., Suite 600, Redwood Shores, CA 94065; and (2) Sal Navarette, City Attorney, City of Lathrop, 390 Towne Centre Drive, Lathrop, CA 95330

(A) a certified copy of the Recordation Documents, showing all recording information of the Recordation Documents and an electronic copy of the Recordation Documents; and

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

F. Additional Instructions

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

**JOINT ESCROW INSTRUCTIONS
RECORDATION OF 1 FINAL MAP
(CLSP PHASE 1B-1 TRACT 4017)**

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,

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

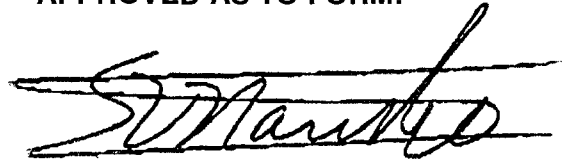
Jeffrey M. Wilson
Officer

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

Jeffrey M. Wilson
Officer

CITY OF LATHROP

APPROVED AS TO FORM:



Stephen J. Salvatore
City Manager

Salvador V. Navarrete
City Attorney

**JOINT ESCROW INSTRUCTIONS
RECORDATION OF 1 FINAL MAP
(CLSP PHASE 1B-1 TRACT 4017)**

ESCROW INSTRUCTIONS

ACKNOWLEDGEMENT AND AGREEMENT:

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

First American Title Company

By: _____

Its: _____

Date: _____

RECORDING REQUESTED BY:
City of Lathrop, CA

WHEN RECORDED, PLEASE MAIL TO:
City of Lathrop
City Clerk
390 Towne Centre Drive
Lathrop, California 95330

Exempt from payment of recording fees (GC 27383)

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

APN's: 192-020-170, 192-020-350, AND 192-020-150

Grant Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Saybrook CLSP, LLC, a Delaware limited liability company, its successors and assigns ("Grantor")

HEREBY GRANTS to the City of Lathrop, a general law municipal corporation ("Grantee") the real property within the City of Lathrop, County of San Joaquin, State of California, more particularly described in attached **Exhibit A** incorporated herein by this reference ("Spray Field Property") with the following conditions:

1. The Spray Field Property granted hereby shall be used solely for the following:
 - a. installation and maintenance for spray irrigation, in compliance with all applicable laws, generated from City of Lathrop owned and operated (including contract operation) wastewater treatment facilities; and
 - b. wastewater storage or disposal capacity needed for the sole benefit of the Grantor or its successors and assignees to whom Grantor has assigned this capacity.

2. By acceptance of this Grant Deed, Grantee hereby covenants and agrees by the acceptance and recordation of this Grant Deed, for itself and its successors and assigns in title, that the Spray Field Property conveyed herein shall be used solely for the following:
 - a. those purposes described in paragraph 1; and
 - b. only convert to another use with the prior written approval of Grantor.

3. If all or any portion of the Spray Field Property becomes no longer necessary for such purposes for any reason, including without limitation,
 - a. because Grantor has provided to Grantee interests in other real property suitable to store and/or dispose of recycled water with the following completed:

- 1) Grantor's funding, designing, permitting and constructing of such improvements, and
- 2) City acceptance of design, plan check, construction, and inspection of such improvements, and
- 3) City Council acceptance of such improvements, and
- 4) Regional Water Quality Control Board approval of improvements, or,

b. because Grantor has provided other means necessary to lawfully dispose of recycled water as permitted by applicable law and as approved by the Regional Water Quality Control Board that is sufficient to replace the applicable portion of the Spray Field Property conveyed herein for said public purposes, or

c. because Grantor is participating in and has paid their fair share of some other alternative effort to lawfully dispose of recycled water to allow replacement of the portion of the Spray Field Property, including but not limited to a replacement pond or spray field, approved river discharge, or a regional effort, and that effort has resulted in a fully City and RWQCB approved substitution of the portion of disposal being requested for release.

If all work is completed on the design, plan check, construction and inspection of any improvements to the portion of the Spray Field Property determined by the City to be necessary to retain acceptable operations by the City without the remaining Spray Field Property, and if the City Council accepts the completed improvements, then, Grantee shall reconvey to Grantor by grant deed all or the applicable portion of the Spray Field Property determined by the City and Regional Water Quality Control Board to be no longer necessary.

4. The reversionary interest reserved herein shall be personal to Grantor, its successors and assigns.

5. Grantee acknowledges that any portion of the Spray Field Property conveyed to Grantor in accordance with the process noted above shall be "As Is" with no implied or suggested warranty, and that Grantee has no requirement to remove any improvements that have been constructed upon such portion.

6. Grantor hereby covenants and agrees, for itself and its successors and assigns to the Spray Field Property conveyed herein, to perform such other acts, and to execute, acknowledge and deliver such further instruments, including, without limitation execution of a grant deed, and to provide such further assurances consistent with the provisions of this Grant Deed as may be necessary or appropriate.

DATED: _____

GRANTOR:

SAYBROOK CLSP, LLC

By: Saybrook Fund Investors, LLC, its managing member

Jeffrey M. Wilson
Officer

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 _____)

On _____, 20__ before me, _____, Notary Public, personally appeared Jeffrey M. Wilson, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (seal)

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF LATHROP, SAN JOAQUIN COUNTY, STATE OF CALIFORNIA, BEING ALL OF THAT CERTAIN PROPERTY DESCRIBED IN DEED DOCUMENT NUMBER 2013-154533, SAN JOAQUIN COUNTY RECORDS.

TOGETHER WITH, ALL OF THAT CERTAIN PROPERTY DESCRIBED IN DEED DOCUMENT NUMBER 2018-126849, SAN JOAQUIN COUNTY RECORDS.

EXCEPTING THEREFROM, THOSE PORTIONS OF LAND LYING WITHIN DOS REIS ROAD, AS DESCRIBED IN THAT CERTAIN DEED RECORDED IN BOOK 1762, AT PAGE 199, SAN JOAQUIN COUNTY RECORDS.

APN 192-020-170, 192-020-350, AND 192-020-150

END OF DESCRIPTION

PREPARED BY:

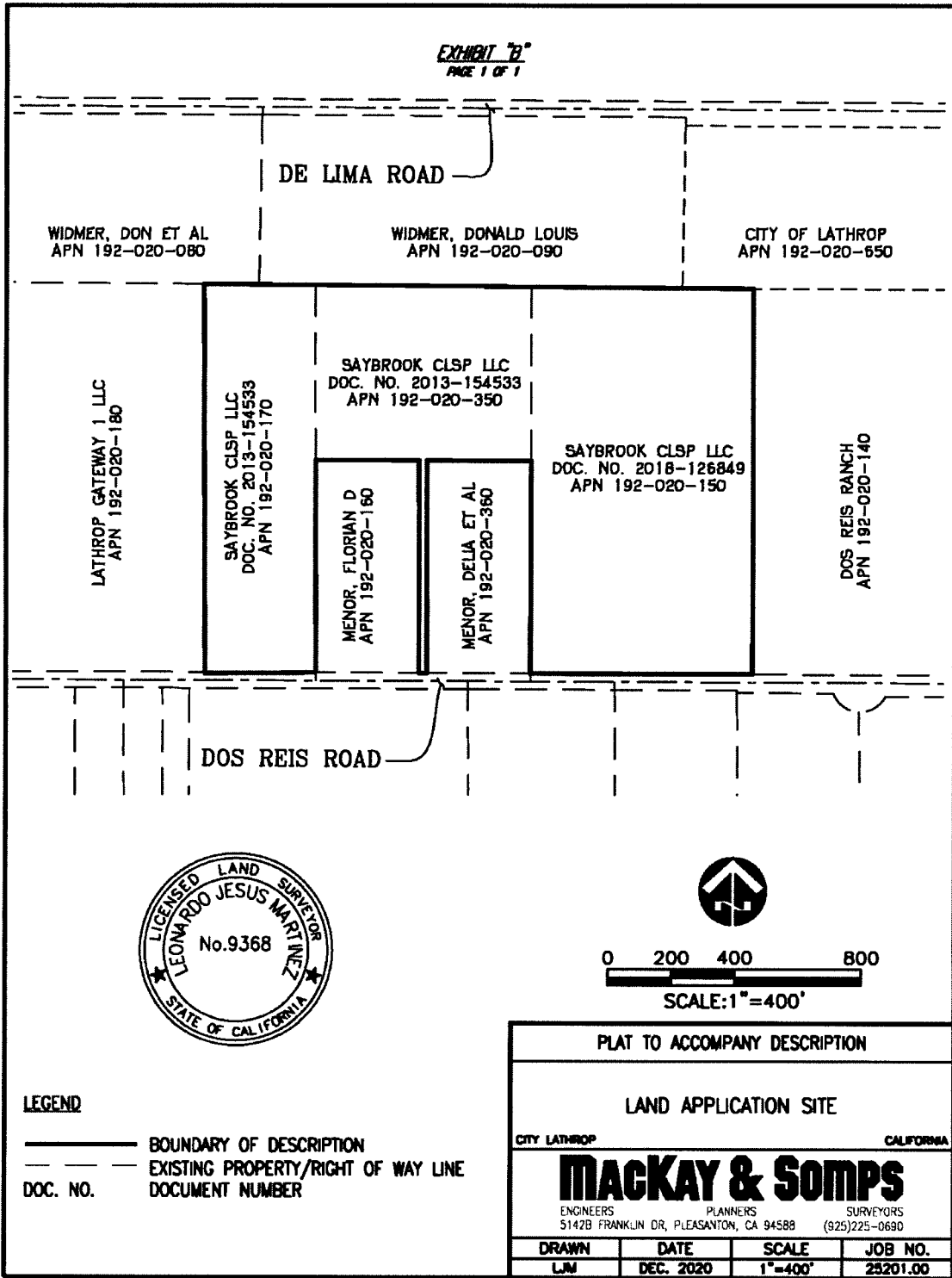
LEONARDO JESUS MARTINEZ
LICENSED LAND SURVEYOR NO. 9368
STATE OF CALIFORNIA



DATE



EXHIBIT "B"
PAGE 1 OF 1



12-22-2020 1:59pm Leonardo Martinez P:\25201\PLATS-LEGALS\PLATS\25201-LAS DEED_PLAT.DWG

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ITEM 4.5

CITY MANAGER'S REPORT JANUARY 11, 2021 CITY COUNCIL REGULAR MEETING

ITEM: CREATE CIP RC 21-01, AMENDMENT NO. 1 WITH CAROLLO ENGINEERS, INC., FOR AMERICA'S WATER INFRASTRUCTURE ACT COMPLIANCE SERVICES, AND APPROVE RELATED BUDGET AMENDMENT

RECOMMENDATION: Adopt Resolution Approving the Creation of Capital Improvement Project for Regulatory Compliance CIP RC 21-01, Amendment No. 1 with Carollo Engineers, Inc., for America's Water Infrastructure Act (AWIA) Compliance Services, and Approve Related Budget Amendment

SUMMARY:

On October 23, 2018, Congress signed into law the America's Water Infrastructure Act (AWIA), (S.3021, Law 115-270) which requires utilities to conduct a Risk and Resiliency Assessment (RRA) of their community water systems and develop a corresponding Emergency Response Plan (ERP). Staff issued a Request for Proposals for AWIA Compliance professional consulting services on August 24, 2020 and on September 16, 2020, received one response from Carollo Engineers, Inc., (Carollo). After reviewing their proposal, staff determined Carollo is highly qualified to provide the AWIA Compliance services, and negotiated a scope and fee and approved a Professional Services Agreement for the Phase 1 (data collection) services in the amount of \$4,054.

Staff requests creation of a new Capital Improvement Project (CIP) RC 21-01 and approve Amendment No. 1 to the professional services agreement with Carollo for the remaining AWIA Compliance Phase 2 Services. The cost of the Amendment No. 1 with Carollo is \$95,828 and is proposed to be paid using funds transferred from the Water Fund 5620 to the new CIP RC 21-01 AWIA Compliance with a budget amendment.

BACKGROUND:

On October 23, 2018, Congress signed into law the AWIA (S.3021, Law 115-270) which requires utilities to conduct a Risk and Resiliency Assessment (RRA) of their community water systems and develop a corresponding Emergency Response Plan (ERP). Upon completion of the RRA and ERP, the utility is to submit self-certifications to the U.S. Environmental Protection Agency (USEPA) indicating that the RRA and ERP, in compliance with AWIA, are complete. Based on the population served, the City will be required to submit self-certification to the USEPA for the RRA by June 1, 2021, and for the ERP by December 31, 2021.

CITY MANAGER’S REPORT **PAGE 2**
JANUARY 11, 2021, CITY COUNCIL REGULAR MEETING
CREATE CIP RC 21-01, AMENDMENT NO. 1 WITH CAROLLO ENGINEERS, INC.,
FOR AMERICA’S WATER INFRASTRUCTURE ACT (AWIA) COMPLIANCE
SERVICES AND APPROVE RELATED BUDGET AMENDMENT

Staff issued a Request for Proposals for AWIA Compliance professional consulting services on August 24, 2020 and on September 16, 2020, received one response from Carollo. After reviewing their proposals, Staff negotiated a scope and fee and approved a Professional Services Agreement for the Phase 1 (data collection) services under authorization of the City Manager. Staff recommends Council approve Amendment No. 1 to the professional services agreement with Carollo for the remaining AWIA Compliance Phase 2 Services.

REASON FOR RECOMMENDATION:

Creation of a new Capital Improvement Project (CIP) RC 21-01 and approval of a professional services agreement with Carollo is needed for AWIA Compliance and to protect the integrity of the City’s water infrastructure from natural and manmade threats and to improve public safety and emergency preparedness.

FISCAL IMPACT:

The cost of the agreement and amendment with Carollo for the Phase 1 services is \$4,054, and for Amendment No.1 for the Phase 2 services is \$95,828 for a total cost of \$99,882 and is to be paid using funds transferred from the Water Fund 5620 to CIP RC 21-01 is requested as follows:

<u>Increase Appropriation</u>		
5620-5050-420-0100	RC 21-01	\$99,882
(Water System Professional Services)		

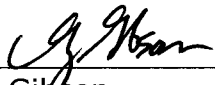
ATTACHMENTS:

- A. Adopt Resolution Approving the Creation of Capital Improvement Project for Regulatory Compliance CIP RC 21-01, Amendment No. 1 with Carollo Engineers, Inc., for America’s Water Infrastructure Act (AWIA) Compliance Services, and Approve Related Budget Amendment

- B. Amendment No. 1 to the Professional Services Agreement with Carollo Engineers, Inc., for America’s Water Infrastructure Act (AWIA) Compliance and Associated Budget Amendment

CITY MANAGER'S REPORT **PAGE 3**
JANUARY 11, 2021, CITY COUNCIL REGULAR MEETING
CREATE CIP RC 21-01, AMENDMENT NO. 1 WITH CAROLLO ENGINEERS, INC.,
FOR AMERICA'S WATER INFRASTRUCTURE ACT (AWIA) COMPLIANCE
SERVICES AND APPROVE RELATED BUDGET AMENDMENT

APPROVALS:



Greg Gibson
Senior Civil Engineer

01/06/2021
Date




Michael King
Director of Public Works

1-6-2021
Date



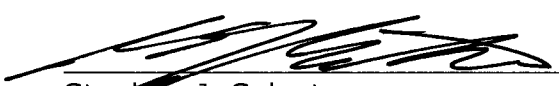
Cari James
Director of Finance &
Administrative Services

1/6/2021
Date



Salvador Navarrete
City Attorney

1/6/2021
Date



Stephen J. Salvatore
City Manager

1.6.21
Date

RESOLUTION NO. 21 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING THE CREATION OF CAPITAL IMPROVEMENT PROJECT FOR REGULATORY COMPLIANCE CIP RC 21-01, AMENDMENT NO. 1 WITH CAROLLO ENGINEERS, INC., FOR AMERICA’S WATER INFRASTRUCTURE ACT (AWIA) COMPLIANCE SERVICES, AND APPROVE RELATED BUDGET AMENDMENT

WHEREAS, on October 23, 2018, Congress signed into law the America’s Water Infrastructure Act (AWIA) (S.3021, Law 115-270) which requires utilities to conduct a Risk and Resiliency Assessment (RRA) of their community water systems and develop a corresponding Emergency Response Plan (ERP); and

WHEREAS, staff issued a Request for Proposals for AWIA Compliance professional consulting services on August 24, 2020 and received one response from Carollo Engineers, Inc., (Carollo) on September 16, 2020; and

WHEREAS, after reviewing the proposal, Staff determined Carollo is highly qualified to provide the AWIA Compliance services, and negotiated a scope and fee and approved a Professional Services Agreement for the Phase 1 (data collection) services in the amount of \$4,054; and

WHEREAS, creation of a new Capital Improvement Project (CIP) RC 21-01 and approval of Amendment No. 1 to the professional services agreement with Carollo for the remaining AWIA Compliance Phase 2 Services is needed for AWIA Compliance and to protect the integrity of the City’s water infrastructure from natural and manmade threats and improve public safety and emergency preparedness; and

WHEREAS, the cost of the agreement with Carollo for the Phase 1 services is \$4,054, and Amendment No.1 for the Phase 2 services is \$95,828 for a total cost of \$99,882 and is to be paid using funds transferred from the Water Fund 5620 to CIP RC 21-01 through a budget amendment.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Lathrop does hereby approve the creation of Capital Improvement Project (CIP) RC 21-01; and

BE IT FURTHER RESOLVED, the City Council of the City of Lathrop does hereby approve Amendment No. 1 with Carollo for the remaining America’s Water Infrastructure Act Compliance Phase 2 services for a cost not to exceed \$95,828; and

BE IT FURTHER RESOLVED, the City Council of the City of Lathrop does hereby approve a budget amendment to transfer funds from the Water Fund 5620 to CIP RC 21-01 as follows:

<u>Increase Appropriation</u>		
5620-5050-420-0100	RC 21-01	\$99,882
(Water System Professional Services)		

The foregoing resolution was passed and adopted this 11th day of January 2021, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

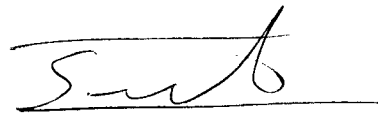
ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

AMENDMENT NO. 1

**TO THE AGREEMENT BETWEEN THE CITY OF LATHROP AND
CAROLLO ENGINEERS, INC.**

**AMERICA’S WATER INFRASTRUCTURE ACT (AWIA) COMPLIANCE
RISK AND RESILIENCY ASSESSMENT AND EMERGENCY RESPONSE
PLAN (PHASE 2)**

THIS AMENDMENT (hereinafter “AMENDMENT NO. 1”) to the agreement between **Carollo Engineers, Inc.**, and the City of Lathrop dated December 11, 2020, (hereinafter “AGREEMENT”) dated for convenience this **11th day of January 2021**, is by and between **Carollo Engineers, Inc.** (“CONSULTANT”) and the **City of Lathrop**, a California municipal corporation (“CITY”);

RECITALS:

WHEREAS, CONSULTANT is specially trained, experienced, and competent to perform Professional Engineering Consulting Services for the City of Lathrop, which are required by this agreement; and

WHEREAS, CITY selected the CONSULTANT pursuant to said qualifications; and

WHEREAS, on December 11, 2020, CONSULTANT and CITY entered into an AGREEMENT to perform the Engineering Consulting Services (Phase 1 Data collection), not to exceed \$4,054; and

WHEREAS, CONSULTANT provided scope of work attached hereto as Exhibit “A” for Amendment No. 1 for the Phase 2 Engineering Consulting Services in support of AWIA Compliance; and

NOW, THEREFORE, CONSULTANT and the CITY agree as follows:

AMENDMENT NO. 1 TO AGREEMENT

(1) **Scope of Service.** Section (1) of the AGREEMENT for Consulting is hereby amended to add the following:

CONSULTANT agrees to perform Engineering Consulting Services in accordance with the scope of work and fee proposal provided by CONSULTANT, attached hereto as Exhibit “A” in addition to the scope of work in the original AGREEMENT dated December 11th, 2020.

CONSULTANT agrees to diligently perform these services in accordance with the upmost standards of its profession and to CITY’S satisfaction.

CITY OF LATHROP – CONSULTING SERVICES AGREEMENT AMENDMENT NO. 1
WITH CAROLLO FOR AWIA COMPLIANCE (PHASE 2)

(2) **Compensation.** Section (2) of the AGREEMENT for Consulting Services is hereby amended as follows:

City hereby agrees to pay CONSULTANT an additional sum of **\$95,828** for services set forth in Exhibit “A” of this Amendment No.1, with a total sum not to exceed of \$99,882 (\$4,054 for the original AGREEMENT, \$95,828 for AMENDMENT NO. 1). CONSULTANT shall be paid within thirty (30) days of receipt of billings containing all information contained in Paragraph 5 of the original AGREEMENT. Compensation for any task must be equal to or less than the percentage of task complete. In no event shall CONSULTANT be entitled to compensation for work not included in the original scope of work and this AMENDMENT unless a written change order or authorization describing the extra work and payment terms has been executed by CITY’S Authorized Representative prior to the commencement of the work.

(3) **Effective Date and Term**

The effective date of AMENDMENT NO. 1 is **January 11, 2021**, and it shall terminate no later than **June 30, 2022**. All other terms of the original AGREEMENT shall remain in full force and effect.

(4) **Applicability to Original Consultant AGREEMENT**

All terms and conditions set forth in the AGREEMENT dated December 11th, 2020 are still in effect and are incorporated by reference herein and said AGREEMENT is incorporated by reference herein.

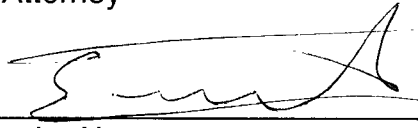
(5) **Signatures**

The individuals executing this AMENDMENT NO. 1 represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this AMENDMENT NO. 1 on behalf of the respective legal entities of the CONSULTANT and the CITY. This agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

CITY OF LATHROP – CONSULTING SERVICES AGREEMENT AMENDMENT NO. 1
WITH CAROLLO FOR AWIA COMPLIANCE (PHASE 2)

Approved as to Form:

City of Lathrop
City Attorney



12-9-2020

Salvador Navarrete

Date

Recommended for Approval:

City of Lathrop
Public Works Director

Michael King

Date

Approved by:

City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Stephen J. Salvatore
City Manager

Date

Consultant:

Carollo Engineers, Inc.
2880 Gateway Oaks Drive, Suite 300
Sacramento, CA 95833

Federal ID # _____

Business License # _____

Signature

Date

Print Name and Title



December 17, 2020

Mr. Michael King
City of Lathrop
Director of Public Works

Subject: Scope for AWIA Risk and Resiliency Assessment and Emergency Response Plan

Dear Mr. King:

The America's Water Infrastructure Act (AWIA) of 2018 requires all utilities in the United States serving over 3,300 customers to complete a comprehensive evaluation of their water systems to better manage their risks and increase their resilience. The AWIA emphasizes a holistic approach to risk and emergency planning that evaluates each aspect of the water system to provide resiliency for all-hazards, including malevolent acts and natural hazards.

The City's customer base (per the US EPA SDWIS database) exceeds the AWIA minimum threshold and places you in the community group required to meet the "Tier 3" compliance dates of June 30, 2021 for submittal of a Risk and Resiliency Assessment (RRA) and December 30, 2021 for submittal of Emergency Response Plan (ERP) updates.

Carollo Engineers Inc. (Carollo) is pleased to provide this scope of services to support the City in achieving AWIA compliance and positioning your water utility for a strong, secure future.

SCOPE OF WORK

This scope of work outlines Carollo's proposed approach to completing the AWIA required RRA and ERP update for the City. The AWIA 2018 emphasizes a holistic approach to risk and emergency planning that evaluates all aspects of a water system to provide adequate resilience for *all-hazards*, including malevolent acts and natural hazards. As such, this assessment will consider the physical and electronic security, operational procedures, water system configuration, cybersecurity, and other relevant factors that contribute to the overall reliability and resilience of the City and its water system assets.

Conducting a comprehensive RRA and integrating the results into an updated ERP is critical to ensuring a safe and reliable drinking water supply for your customers. Ultimately, the EPA requires confirmation from the City stating that your comprehensive RRA is completed by June 30, 2021 and your ERP updates are completed six months later. The work under this scope will provide the City with the due diligence process documentation required to meet these deadlines.

Delivery of the RRA and ERP scope of work will incorporate applicable guidelines from the following American Water Works Association (AWWA) guidance documents, among others:

- Risk and Resilience of Water and Wastewater Systems, AWWA J100-10
- Security Practices for Operation and Maintenance, AWWA G430-14
- Emergency Preparedness Practices, AWWA G440-17

- Source Water Protection, AWWA G300

The RRA will build upon the City's existing planning documents as well as information obtained from data requests, site visit, and collaboration with utility management, operations, maintenance, IT, and emergency response personnel. The intent is to update and build upon previously identified vulnerabilities, conduct additional analyses to identify other vulnerabilities, and develop updated mitigation and resilience strategies.

The scoped tasks below provide additional detail for each of the proposed tasks that collectively address the all-hazard requirements of the AWIA. Task 1 is already authorized and underway, with Tasks 2 through 7 beginning in late January 2021 to provide the process and information necessary for the City to develop the required RRA and ERP certifications as part of this Amendment No. 1.

Phase 1 (Previously authorized)

- Task 1 – Data Collection

Phase 2 (Work Proposed for this Amendment No. 1)

- Task 2 – Site Visit and Meetings
- Task 3 – Risk and Resilience Assessment
- Task 4 – AWWA G430/440 Standard Analysis
- Task 5 – Emergency Response Plan Updates
- Task 6 – EPA Compliance Support
- Task 7 – Project Management

Our team recognizes the need to collaborate with City staff in the execution and development of the RRA and ERP assessment and planning documents. Our previous experience has proven that often the process of creating and implementing a plan is as important and beneficial to the organization as the actual plan itself. City staff and other critical project stakeholders will need to be involved throughout the project to give guidance, share expertise, provide historical perspectives, validate assumptions, and confirm that the direction of the assessment is consistent with the long-term direction of the City.

Scope Tasks

PHASE 1 (Previously authorized)

Task 1 – Data Collection

Task 1.1 – Data Collection

Under this initial task Carollo Engineers, Inc. will request and gather relevant project data for use in subsequent tasks to assist the City in achieving compliance with the America's Water Infrastructure Act (AWIA) of 2018. Our data and information collection efforts will include review of relevant studies, plans, other related information, as well as potential interviews with key stakeholders.

Our team will create an initial data and information request log and submit it to the City. The request will acknowledge information we have collected by searching our files for past and current work assignments, searching publicly available files, those provided by the City prior to the request, and those that may be on the City's website.

During this step we will obtain and review existing documentation which might include:

- ③ Existing Water System Master Plan.
- ③ Urban Water Management Plan.
- ③ Local Hazard Mitigation Plans.
- ③ Existing Vulnerability Assessment.
- ③ Threat Assessments.
- ③ Existing Emergency Response Plan.
- ③ Cyber Security Plans.
- ③ BCPs/COOPs.
- ③ Contracts.
- ③ Security Policy.
- ③ Documented Procedures.
- ③ Utility and/or departmental requirements.
- ③ Existing operational documentation.
- ③ Existing resilience related documentation.
- ③ HazMat and SPCC Plans.
- ③ Existing IT policies and procedures.
- ③ Policies and practices related to public information requests.
- ③ Existing security system specs and policies.
- ③ Information such as system drawings and previous analyses regarding risks and resilience.

This task also includes an initial meeting with the City to identify stakeholders who will be important to future phases of the overall effort.

Task 1 Deliverables

- ☞ Data request log (1 electronic PDF)

PHASE 2 (To be completed as part of this Amendment No. 1)

Task 2 –Site Visit and Meetings

Task 2.1 – Kickoff Meeting

Carollo will facilitate a virtual Project Kickoff Meeting with City staff. The meeting will be designed to accomplish several objectives:

- Ensure the entire team has a thorough understanding of the key project goals and performance expectations, as well as the AWIA requirements.
- Develop an understanding of the extensive methodologies and guidance documents to be followed for the RRA and ERP preparation.
- Confirm the schedule milestones and any required coordination with other on-going and/or future planning, design or construction efforts.
- Review the City's existing security, emergency response, and emergency/disaster planning approaches, and discuss desired enhancements as it relates to the water system.
- Discuss each of the existing system assets to better understand the specific materials, processes, information, and equipment that are to be protected and the operational priorities of each.
- Present the methodology for the efforts to be completed for the remainder of the project.
- Confirm key project stakeholders.

Task 2.2 – Monthly Progress Meetings

Carollo will conduct virtual monthly progress meetings to discuss the project status including plan development, required decisions, upcoming activities, budget status, and overall project schedule. Monthly meetings will cover progress for both the risk and resiliency assessment and emergency response planning updates. Meetings will typically be conducted via teleconference, Microsoft Teams, Skype, or Webex. Up to six (6) meetings are planned as part of this task.

Task 2.3 – Site Visit

As part of the kick-off meeting and goal setting activities outlined in Task 2.1, Carollo will work with the City to develop a schedule to visit several of your critical or representative facilities/assets that are part of the system. While Carollo has an understanding of some of your assets, the intent is to visit key assets with City personnel to better understand the assets being protected, their operational value, and any anecdotal information that may assist in the completion of the subsequent planning efforts. Carollo will document the results of each visit (including site photos) for use in the subsequent assessment effort. Site visits are assumed to be accomplished during a single 8-hour day.

Task 2.4 – Stakeholder Meetings

As part of the kick-off meeting, the team will work with the City to schedule subsequent virtual meetings with other key project stakeholders that may have critical input into the recommendations developed as part of the planning effort. These groups may include operations and maintenance staff, IT staff, local law enforcement/first responders, and the U.S. Department of Homeland Security (DHS). In addition, the team will facilitate meetings with elements of the critical dependencies identified in the RRA and ERP (i.e. power

providers, chemical suppliers, etc.). Carollo will distribute an agenda prior to each meeting and will provide meeting minutes to all participants.

Task 2 Deliverables

- Monthly progress reports (electronic)
- Meeting agendas, materials, and minutes (electronic PDFs)

Task 3 – Risk and Resiliency Assessment

As part of this task, Carollo will conduct an RRA of the City's water system. The efforts will include determination of potential threats and consequences which will serve as the baseline for update of the existing ERP. The assessment will cover critical water system assets, including: people, equipment, systems, materials, supplies, and records.

A prioritization of threats, assets, and vulnerabilities of the system will also be included. The information gathered as part of Tasks 1 and 2 will serve as the baseline for the evaluation and any subsequent recommendations. The City's water related assets, including water production wells, interties, storage, pumping, PRVs, operations centers, distribution system piping, etc., will be included in the analysis.

The general methodology for the effort is outlined in the following series of subtasks – each serving an important role in identifying the existing threat, existing level of security, desired level of security, and the potential gap to be addressed. The intent of the effort will be to provide the City with the information needed to comply with the AWWA J100 and G430/440 requirements, as well as other applicable industry accepted standards provided by the American National Standards Institute (ANSI) and AWWA. Note that these documents are currently identified by AWWA as the best available standards for compliance with the AWIA requirements.

Task 3.1 – Characterize Assets

The goal of this task is to confirm and characterize the City's water system assets. In addition to the system assets listed above, the team will work with your staff to identify any changes that may occur in the system over the short-term, which may impact the current operation or the ultimate recommendations of the plan. These changes may be associated with a new or modified asset, or may reflect changes in the operational approach, which could impact the criticality of an asset.

This task also includes identifying which facilities to include in the analysis process. As the required AWIA threat analysis focuses on your critical assets, only the assets identified as critical will be carried forward as part of the evaluation (although the ultimate recommendations will be applied to all City assets).

In general, a critical asset is defined as one whose absence or unavailability would significantly degrade the ability of a utility to carry out its mission or would have unacceptable financial, political, operational, or environmental consequences for the owner or community. As part of the evaluation, the team will consider each asset through three lenses:

- **Human:** Describes the severity of the human loss or injuries if that asset is attacked or contaminated.

- **Financial:** Describes the amount of money that the owner would have to spend to repair or replace that asset if it was attacked.
- **Regional:** Describes the effect on the surrounding community if they were unable to provide service due to an attack on that asset.

Each asset will be ranked based on each of these factors and compared against the other assets. At the end of this step, the intent is to determine which assets, if compromised by malevolent or natural hazards would result in:

- Lengthy or widespread inability to complete the organization's mission.
- Injuries, fatalities, or detrimental economic impacts to the City or associated communities.

Throughout the process, the team will leverage and verify existing information including any previous Vulnerability Assessments, ERPs, and other security related information/documentation.

Significant input is expected from City personnel, including operators, management, IT and finance, in order to complete this task. Carollo will facilitate one (1) virtual workshop to obtain necessary input from stakeholders.

Task 3.2 – Characterize Threats

This task involves determining what threats and hazards are applicable to the City and specifying those threats/hazards in enough detail to drive the risk/resilience analysis. Evaluations will be based on an all-hazards approach, which includes internal and external threats, such as disgruntled employees or employees engaged in criminal activities, cyber and financial related threats, as well as potential threats associated with natural disasters and proximity and dependency hazards. The J100 methodology will be employed to define threat-asset pairs, which are reference threats paired together with system assets. Carollo will complete the threat characterization efforts as part of the workshop referenced in Task 3.1.

Task 3.3 – Identify and Analyze Consequences

Consequence analysis estimates the losses that result from each specific threat or hazard when applied to each critical asset. The intent of this task is to estimate the human losses, economic losses, and service denials associated with each threat-asset pair identified for analysis in the previous task.

To accomplish this, the process involves making a worst reasonable case assumption in the analysis, i.e. what is the highest number of fatalities or injuries that could occur from a reasonable threat, based on a particular threat-asset pair? What is the potential financial loss for that pair? What could the service denial be? The answers are provided via "Consequence Bins," which are estimates of impact that must be determined through discussion with local personnel. Carollo will complete the consequence analysis efforts as part of the workshop referenced in Task 3.1.

Task 3.4 – Vulnerability Analysis

This task provides an estimation of the likelihood that a threat or hazard, given it occurs, will cause the consequences estimated in the previous task. The vulnerability analysis will include both malevolent threats and natural hazards in the likelihood estimations.

The analysis is conducted for each threat-asset pair, by asking these questions:

- What existing security and resilience features are available?
- What gaps exist in the security or resilience profile that could be exploited?
- What weaknesses within the system would result in system failure because of a natural hazard?
- What is the probability or frequency expected of these consequences?

Since the methodology above considers only the most critical sites, a series of sub-steps are necessary for each high priority site, including:

- Review of existing security and resilience profile, per site.
- Analysis of the vulnerabilities.
- Documentation of the methodology and results.
- Recording of the vulnerability estimates as point estimates.

Task 3.5 – Analyze Threats

As part of this task, Carollo will estimate the likelihood that a specific threat or hazard will occur for a given asset. This analysis will consider the historical frequency of both natural and malevolent hazards. For natural hazards, the frequency can be estimated with readily available data from annexes to the AWWA J100 documentation. The malevolent threat information is collected using one of several available measures, one of which represents a best estimate from a knowledgeable and qualified team (i.e. the Carollo team working in concert with City staff).

Task 3.6 – Risk and Resilience Analysis

This task includes a calculation of both risk and resilience for specific threat-asset pairs. Carollo will use formulas from the AWWA J100 standard to establish a quantifiable level of risk and resilience for each asset pair. The outcome of this task is a numerical aggregation of risk and resilience factors for each threat-asset pair, which assumes that all the threats and hazards have been included and are mutually exclusive (i.e. no two will happen at the same time). This PARRE tool will be used to complete the evaluation.

Note that this task also includes the risk to, and resiliency of:

- Current monitoring practices of the system.
- Operations and maintenance of the system.
- Overall financial infrastructure.
- Pipes, constructed conveyances, and other distribution system assets characterized as part of Task 3.1.

Carollo will facilitate one (1) virtual workshop to obtain necessary input from stakeholders.

Task 3.7 – Risk and Resilience Assessment Report

Using the information generated during the previous tasks, Carollo will develop a Risk and Resiliency Report. The Risk and Resiliency Report is anticipated to have the following chapters:

EXECUTIVE SUMMARY	Summarizes the key points of all RRA sections.
INTRODUCTION	Outlines the City's RRA goals and the planning methodology used for the risk and resilience assessment.
CHARACTERIZE ASSETS	Includes initial screening and asset prioritization for each water system asset based on security and operational risks.
CHARACTERIZE THREATS	Summarizes the threat characteristics of an attack or event, including goals objectives, attack vectors, tactics, etc. for each asset. The profile will take an all-hazards approach, assessing internal, external, and natural hazards.
IDENTIFY AND ANALYZE CONSEQUENCES	Estimates the human and economic losses and service denial associated with each threat-asset pair identified in the threat characterization chapter.
VULNERABILITY ANALYSIS	Presents an analysis of existing security and resiliency features, any gaps that exist in the security profile, weaknesses in the system, and probability of expected consequences.
ANALYZE THREATS	Provides an estimate of the likelihood each specific threat or hazard will occur for a given asset. This is the last element of the risk and resilience piece that drives the methodology
RISK AND RESILIENCE ANALYSIS	Provides steps for calculating both risk and resilience for specific threat-asset pairs.

The draft report will be submitted to the City for review. One virtual workshop is planned to review the draft report and receive comments from the City. Comments will be incorporated into the final RRA Report.

Task 3 Deliverables

- RRA Review Meeting agenda, materials, and minutes, and comment log (1 electronic PDF for each)
- Draft RRA Report (1 electronic PDF and 10 hardcopies)
- Final RRA Report with Appendices (1 electronic PDF and 10 hardcopies)

Task 4 – AWWA G430/440 Standard Analysis

The AWWA G430 standard outlines the minimum requirements for a security program promoting protection of employees, public safety, health, and confidence. Similarly, the AWWA G440 standard outlines the minimum requirements for an emergency response program to promote protection of employees, public safety and health. The intent of this task is to evaluate each of the components of the G430 and G440 standards and provide a compliance narrative based on the previous tasks and an evaluation of existing City practices. A great deal of the information required for the G430/G440 analysis is organizational material. Consequently, this evaluation will be highly collaborative, involving a variety of City staff. Note that, while this evaluation is required for compliance with AWIA, it is included as part of an Appendix to the baseline report to allow the City to distribute this more general guidance document to a larger audience, while protecting the other, more confidential sections of the report.

Task 4.1 – Evaluation of Existing City Practices

Carollo will obtain a majority of the required information associated with existing practices from prior tasks, but will likely require additional information related to the City's practices across the organization. The intent of this task is to fill in any gaps from the previous tasks and create a better picture of the City's AWWA G430/440 compliance.

Task 4.2 – Compliance Narratives

Carollo will evaluate each of the requirements outlined in the G430 and G440 guidance documents and provide compliance narratives based on the previous RRA assessment task. The narratives will be compiled into a tech memo and will be submitted to the City for review. One (1) virtual workshop is planned to review the draft memo and receive comments. Comments will be incorporated into the final AWWA G430/440 Assessment Tech Memo.

Task 4 Deliverables

- ☞ AWWA G430/440 Assessment Review Meeting agenda, materials, and minutes, and comment log (1 electronic PDF for each)
- ☞ Draft AWWA G430/440 Assessment Tech Memo (1 electronic PDF and 10 hardcopies)
- ☞ Final AWWA G430/440 Assessment Tech Memo (to be added as an appendix to the RRA Report)

Task 5 – Emergency Response Plan Updates

Task 5.1 – ERP Updates/Risk Mitigation

Carollo will use the information generated as part of previous tasks and work closely with the City to determine opportunities to reduce risks and enhance system resilience. This task will include discussions with stakeholders to:

- Decide whether the estimated levels of risk and resilience are acceptable.
- Define countermeasures, consequence mitigation and resilience options.
- Evaluate options for net benefits and cost-benefit ratios.
- Select specific options (based on previous prioritization efforts) in planning and budgeting.

This task provides an overall management approach to the process that involves recalculating risk with a reduced number of vulnerability quantifiers based on the mitigation options selected. One (1) virtual workshop is planned as part of this task.

Following completion of the risk mitigation exercises, the team will initiate update of the ERP. The City's existing ERP will be utilized as a baseline for the ERP related requirements outlined by AWIA. The updates will be based on the information gathered, and risk and resilience gaps identified as part of the RRA development. This task will include identifying recommended modifications to the existing ERP. The team will utilize information from the existing ERP and Hazard Identification and Risk Assessment (HIRA) plan (if applicable) and complete interviews with selected City staff and emergency responders to gather

information regarding their current capability to react to disaster situations. Following the initial data collection and interviews, the team will visit selected sites/assets throughout the service area to aid in identifying current emergency management gaps (note that these site visits will be completed in conjunction with the site visits identified in Task 2.3 to maximize efficiency). The team will also review the assessment of the threats from malevolent threats and natural hazards developed as part of the RRA to understand and develop critical system dependencies. The results of the analysis will be used to provide updates to the existing ERP document specific to the water system assets.

To meet the current requirements of AWIA, this task will include the development of the following:

- Strategies and resources to improve the resilience of the system, including the physical security and cybersecurity of the system;
- Plans and procedures that can be implemented, and identification of equipment that can be utilized, in the event of a malevolent act or natural hazard that threatens the ability of the community water system to deliver safe drinking water;
- Actions, procedures, and equipment which can significantly lessen the impact of a malevolent act or natural hazard on the public health, safety and supply of drinking water provided to communities;
- Strategies that can be used to aid in the detection of malevolent acts or natural hazards that threaten the security or resilience of the system.

The final result will be updates to the existing ERP which meet the requirements for compliance with AWIA 2018. The Draft ERP Updates will be submitted to the City for review. One (1) additional virtual workshop is planned to review the draft document and receive comments. Comments will be incorporated into the final ERP Report.

The City may have other documents/plans, including a Pandemic Plan, Continuity of Operations Plan (COOP), Risk Management Plans (RMPs), Business Continuity Plan (BCP), etc. that are related to emergency response during events. While Carollo may review these documents as part of our RRA or ERP update efforts, update of these ancillary documents is not included in this scope.

Task 5 Deliverables

- Updated ERP Recommendations Review Meeting agenda, materials, and minutes, and comment log (1 electronic PDF for each)
- Draft Updated ERP Report (1 electronic PDF and 10 hardcopies)
- Final Updated ERP Report

Task 6 – EPA Compliance Support

The intent of this task is to develop the documentation for the City to meet the requirements for compliance with AWIA 2018. Note that EPA recommends that utilities utilize an electronic submittal of certification process for both the RRA and ERP. This process provides immediate confirmation and a record of compliance for the utility. While the City will need to complete the on-line process, the Carollo team will assist as required and will provide letters confirming RRA and ERP compliance for reference, prior to the AWIA completion deadline. Carollo recommends that the City postpone submitting the associated letters

until the June 30, 2021 (RRA) and December 30, 2021 (ERP) deadlines as the 5-year update clock starts upon submittal. Letters will be provided to the City for approval and comment prior to finalization.

Task 6 Deliverables

- RRA compliance letters for City records.
- ERP compliance letter for City records.

Task 7 – Project Management

This task includes project management activities, submittal of monthly progress reports, and overall coordination and assistance. Efforts associated with this task include production and implementation of the project plan and management of the project schedule and budget. This task also includes preparation and submittal of monthly progress reports showing current project status and identifying key issues or elements of the project that will need to be addressed in the proceeding weeks. The monthly progress reports will be submitted electronically via email with each invoice.

PROJECT SCHEDULE

The estimated total project durations for delivery of the AWIA compliance letters to the City are:

- Draft RRA compliance letter to the City: *June 23rd, 2021 delivery* based on a notice to proceed date for Phase 1 of November 25, 2020 and Phase 2 of January 15, 2021.
- Draft ERP compliance letter to the City: *December 16th, 2021 delivery* based on a notice to proceed date for Phase 1 of November 25, 2020 and Phase 2 of January 15, 2021.

This delivery dates are inclusive of a 10-day City review period for each project submittal outlined in the above Scope of Work, and submittal of the Final Reports and letters as indicated above.

BASIS FOR SCOPE OF SERVICES AND COMPENSATION

The scope and fee for this planning effort is based on the following assumptions:

1. City will provide electronic copies of all existing security, emergency response, and disaster planning information, as well as all other requested data to Carollo within 10 business days of the request for information as noted on the associated data collection form.
2. City will provide site plans of all assets for use in creating figures to support the planning reports in native or .PDF format.
3. City will assist Carollo in scheduling virtual meetings with all relevant project stakeholders.
4. City staff will escort Carollo staff on all site visits.
5. City staff will provide comments on all draft documents within 10 business days of receipt.
6. Carollo will establish a secure file transfer system for document management associated with the project.
7. A Continuity of Operations Plan (COOP) update is not included in the base scope of services.

8. The proposed cyber security assessment will be designed to meet the requirements of AWIA. A full cyber security evaluation will not be performed as part of the base scope.
9. Project invoices will be submitted monthly. Work progress will be provided, and payment will be made based on percent complete of each task (lump sum by task). Work activity for each task will be described in a progress report that will accompany each monthly invoice. Payment terms are net 30 days.

Phase 1 Budget: \$4,054

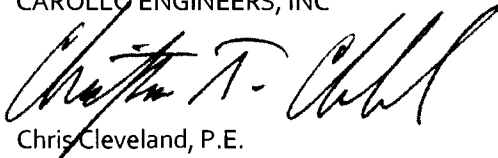
Amendment No. 1 Budget (Phase 2): \$95,828

Total Proposed Amended Project Budget: \$99,882

We look forward to discussing the proposal with you at your earliest convenience.

Sincerely,

CAROLLO ENGINEERS, INC



Chris Cleveland, P.E.
Senior Vice President

Enclosures: Budget Table

Risk and Resilience Assessment and Emergency Response Plan per the Requirements of America's Water Infrastructure Act (AWIA) of 2018
Budget Table



Task #	Task Description	LABOR HOURS													TOTAL LABOR & EXPENSES	
		Firm														
		Principal in Charge Professional	Project Manager Professional	Quality Manager Senior Professional	Project Engineer Lead Professional	Cybersecurity Assessment Senior Professional	Resiliency Evaluations Project Professional	Security Engineer Professional	CAD/ Graphics CAD Tech	Technical Editor Document Processing	LABOR TOTAL					
Carollo	Carollo	Carollo	Carollo	Carollo	Carollo	Carollo	Carollo	Carollo	Carollo	Carollo	Hours	Enterprise Protection Associates	\$			
TASK 1 - DATA COLLECTION (PREVIOUSLY CONTRACTED)																
1.1	Data Collection	0	2	0	4	0	4	0	4	0	4	0	0	14	\$ 780	\$ 4,054
TASK 2 - SITE VISIT AND MEETINGS																
2.1	Kickoff Meeting	6	8	0	12	0	2	4	0	2	4	0	0	32	\$ 33,335	\$ 12,549
2.2	Progress Meetings	4	4	0	2	0	2	0	2	0	2	0	0	8	\$ 195	\$ 2,123
2.3	Site Visit	0	0	0	8	0	0	0	0	0	0	0	0	8	\$ 565	\$ 3,749
2.4	Stakeholder Meetings (Operations, IT, local first responders, DHS, etc.)	0	2	0	2	0	2	0	2	0	0	0	0	4	\$ 1,970	\$ 4,978
TASK 3 - WATER SYSTEM RISK AND RESILIENCE ASSESSMENT																
3.1	Characterize Assets	0	4	0	4	0	4	0	4	0	0	0	0	12	\$ 565	\$ 3,341
3.2	Characterize Threats (J100 methodology to define threat-asset pairs)	0	4	0	0	0	0	4	0	4	0	0	0	12	\$ 565	\$ 3,317
3.3	Identify and Analyze Consequences	0	4	0	0	0	0	4	0	4	0	0	0	12	\$ 1,970	\$ 5,902
3.4	Vulnerability Analysis	0	2	0	2	0	2	0	2	0	4	0	0	10	\$ 1,950	\$ 4,308
3.5	Analyze Threats	0	2	0	2	0	2	0	2	0	4	0	0	12	\$ 2,340	\$ 5,062
3.6	Risk and Resilience Analysis	0	2	0	4	0	4	0	4	0	4	0	0	14	\$ 3,900	\$ 7,174
3.7	Risk and Resilience Assessment Report	0	4	4	4	2	8	16	16	0	0	0	0	60	\$ 3,900	\$ 15,586
TASK 4 - ANWA 0430 STANDARD ANALYSIS																
4.1	Evaluation of Existing Practices	0	0	0	0	0	0	0	0	0	0	0	0	20	\$ 2,340	\$ 6,524
4.2	Compliance Narratives	0	2	2	4	0	4	0	4	0	4	0	0	4	\$ 780	\$ 1,508
TASK 5 - EMERGENCY RESPONSE PLAN UPDATES																
5.1	ERP Updates/Risk Mitigation	0	8	4	12	2	16	24	24	0	0	0	0	86	\$ 9,380	\$ 27,232
TASK 6 - GENERATE DOCUMENTATION FOR EPA TO SUPPORT COMPLIANCE																
6.1	Generate Documentation for EPA to Support Compliance	0	1	0	1	0	0	0	0	0	0	0	0	2	\$ 0	\$ 57
TASK 7 - PROJECT MANAGEMENT																
7.0	Project Management	0	12	0	4	0	0	0	0	0	0	0	0	16	\$ 0	\$ 4,476
AMENDMENT NO. 1 TOTAL (TASKS 2-6)																
		6	53	10	49	4	46	74	10	36	288	\$ 30,285	\$ 95,828			

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ITEM 4.6

CITY MANAGER'S REPORT JANUARY 11, 2021, CITY COUNCIL REGULAR MEETING

ITEM: APPROVAL OF FINAL MAP, CFD ANNEXATION, IRREVOCABLE OFFER OF DEDICATION, AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 30 LOTS IN TRACT 4052 VILLAGE "JJ" WITHIN LAKESIDE WEST DISTRICT OF RIVER ISLANDS

RECOMMENDATION: Adopt Resolution Approving Final Map for Tract 4052 Village "JJ" within the Lakeside West District, Totaling 30 Single Family Lots, CFD Annexation No. 16, an Irrevocable Offer of Dedication, and a Subdivision Improvement Agreement with River Islands Stage 2B, LLC

SUMMARY:

The proposed Final Map for Tract 4052 will be the first of two final tract maps within the Village "JJ" area. Kiper Homes is proposing thirty (30) 47' x 100' single-family lots. A Vicinity Map is included as Attachment "B".

Staff recommends that the City Council approve the proposed attached Final Map Tract 4052, Village "JJ", Annexation No. 16 of the City of Lathrop Community Facilities District (CFD) 2013-1, an Irrevocable Offer of Dedication for Shrute Drive, Posey Street, Enneking Drive and Mulholland Drive, and a Subdivision Improvement Agreement with River Islands Stage 2B, LLC ("River Islands").

BACKGROUND:

The City of Lathrop City Council approved Vesting Tentative Map (VTM) 3694 on March 27, 2007 and an amended VTM 3694 with updated conditions of approval on June 1, 2015. On December 2, 2020, the City of Lathrop Planning Commission approved a Neighborhood Design Plan (NDP) and Architectural Guidelines and Design Standards (AG/DS) for the Lakeside West District, known as Stage 2B, within Phase 1 of the project. While the NDP contains conceptual guidance on parks within the Lakeside West District, a Master Parks Plan includes revisions to the parks and open spaces within the Stage 2B area and is pending Planning Commission action. The land for the proposed Final Map for Tract 4052 is within the geographic boundaries of VTM 3694 and Stage 2B.

As required by the City's subdivision ordinance, all final maps must include a Subdivision Improvement Agreement (SIA) to guarantee specific offsite and onsite improvements. The total cost of the On-site Improvements within Village "JJ" is \$2,072,000. Because this map is not adjacent to other approved maps, it also needs to guarantee the roads and utilities that will connect it to other guaranteed improvements. The full cost of these Off-site Improvements is \$298,000.

CITY MANAGER’S REPORT **PAGE 2**
JANUARY 11, 2021, CITY COUNCIL REGULAR MEETING
APPROVAL OF FINAL MAP, CFD ANNEXATION, IRREVOCABLE OFFER OF DEDICATION, AND SIA FOR 30 LOTS IN TRACT 4052 VILLAGE “JJ” WITHIN LAKESIDE EAST DISTRICT OF RIVER ISLANDS

However, a large percentage of the On-site and all of the Off-site Improvements have already been construction and therefore do not need to be guaranteed. Performance and labor & material securities have been provided to the City with the SIA in the amount of:

Total Cost of On-site Improvements: \$1,727,000 x 120%	\$2,072,000
Unfinished On-site Improvement Total:	\$438,000
Performance Bond (120% of Unfinished On-site Improvements):	\$525,600
Labor & Materials Bond (50% of Performance Bond)	\$262,800
Future Maintenance Bond (10% of Total On-site Improvements)	\$207,200

Total Cost of Off-site Improvements:	\$298,000
Unfinished Off-site Improvement Total:	\$0
Performance Bond (120% of Unfinished Off-site Improvements):	\$0
Labor & Materials Bond (50% of Performance Bond)	\$0
Future Maintenance Bond (10% of Total Off-site Improvements)	\$29,800

The SIA for Tract 4052 refers to the Agreement for Dedication, Inspection, and Guarantee of Streets and Public Improvements (“Off-site Agreement”) that was approved by the City on September 30, 2013. Although the Off-site Agreement applies to Tract 4052, the Final Map will not trigger any additional offsite improvements or security.

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

Village “JJ” will need to be annexed into the four different Community Facilities Districts (CFD’s) for maintenance purposes. The CFDs are for the City, RD 2062, RIPFA 2020-1 (Stage 2B Public Improvements), and River Islands Public Financing Authority (RIPFA). CFD 2013-1 City of Lathrop Annexation No. 16, CFD 2013-1 Island RD 2062 Annexation No. 14, and CFD 2013-1 RIPFA Annexation No. 14 are administered by Island RD 2062 and RIPFA and are included as part of the escrow instructions for recordation purposes only and are not a direct impact to the City. The applicant has signed the appropriate documentation to commit to the annexations, and the final map recordation is contingent on the annexations.

River Islands has provided an Irrevocable Offer of Dedication (IOD) for public right-of-way purposes for Shrute Drive, Posey Street, Enneking Drive and Mulholland Drive, plus Public Utility Easements bordering these future streets, included as Attachment “D”.

JANUARY 11, 2021, CITY COUNCIL REGULAR MEETING

APPROVAL OF FINAL MAP, CFD ANNEXATION, IRREVOCABLE OFFER OF DEDICATION, AND SIA FOR 30 LOTS IN TRACT 4052 VILLAGE “JJ” WITHIN LAKESIDE EAST DISTRICT OF RIVER ISLANDS

The IOD is necessary for the vehicle and utility access to Tract 4052, but is not part of the large parcel that encompasses Tract 4052 and therefore must be dedicated by a document separate from the Final Map. As the intervening streets are dedicated with future final maps, the City will formally accept the street dedication at that time. The IOD’s provide the City with immediate access to these roadways. If development is delayed for whatever reason, and the intervening streets are not incorporated into a final map in the near future, the City will accept the irrevocable offers of dedication at that time.

River Islands must satisfy the Escrow Instructions, included as Attachment “E”, to guarantee the payment of all fees and execution of the documents related to the SIA.

REASON FOR RECOMMENDATION:

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

Documents	Status
1. Final Map ready for signature	Completed
2. Subdivision Improvement Agreement	Completed
3. On-site Performance Security – Uncompleted Landscaping and Miscellaneous Improvements	Completed
4. On-site Labor and Materials Security – Uncompleted Landscaping and Miscellaneous Improvements	Completed
5. Off-site Performance Security – All Complete, no security required	Completed
6. Off-site Labor and Materials Security – All Complete, no security required	Completed
7. Street Improvement, Landscape, Light & Joint Trench	Completed
8. Geotechnical Report	Completed
9. Agreement for Backbone Improvements and Parks (Agreement for Dedication, Inspection and Guarantee of Streets and Public Improvements)	Completed
10. Approval of 3 rd Amendment to Development Agreement that guarantees creation of CFD for City Maintenance and Shortfalls, and Guarantee of Developer CFDs for Developer/other public agency Maintenance	Completed
11. Allocation of Water and Sewer capacity	Completed
12. Recommendation for approval from Stewart Tract Design Review Committee	Completed
13. Submitted Certificate of Insurance, Tax Letter	Completed

JANUARY 11, 2021, CITY COUNCIL REGULAR MEETING

APPROVAL OF FINAL MAP, CFD ANNEXATION, IRREVOCABLE OFFER OF DEDICATION, AND SIA FOR 30 LOTS IN TRACT 4052 VILLAGE “JJ” WITHIN LAKESIDE EAST DISTRICT OF RIVER ISLANDS

14. Submitted Preliminary Guarantee of Title	Completed
15. Escrow Instructions	Completed
16. Village JJ -Annexation No. 16 of City of Lathrop Community Facilities District No. 2013-1 (River Islands Public Services and Facilities)	Approval Pending with this item
17. Irrevocable Offer of Dedication and Certificate of Acceptance	Approval pending with this item
Fees	Status
1. Final Map plan check fee	Paid
2. Improvement Plans - Plan check and inspection fees	Paid
3. Sierra Club Settlement fee	To be paid in escrow

FISCAL IMPACT:

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

ATTACHMENTS:

- A. Resolution Approving Final Map for Tract 4052 Village “JJ” within the Lakeside East District, Totaling 30 Single Family Lots, City of Lathrop CFD Annexation No. 16, an Irrevocable Offer of Dedication, and a Subdivision Improvement Agreement with River Islands Stage 2B, LLC
- B. Village “JJ” Vicinity Map
- C. Subdivision Improvement Agreement between the City of Lathrop and River Islands Stage 2B, LLC, a Delaware limited liability company, for Tract 4052, Village “JJ”
- D. Irrevocable Offers of Dedication for Shrute Drive, Posey Street, Enneking Drive and Mulholland Drive plus dedication of Public Utility Easements adjacent to those roadways
- E. Escrow Instructions for Final Map Tract 4052 Village “JJ”

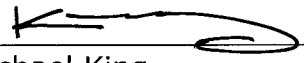
CITY MANAGER'S REPORT
JANUARY 11, 2021, CITY COUNCIL REGULAR MEETING
APPROVAL OF FINAL MAP, CFD ANNEXATION, IRREVOCABLE OFFER OF
DEDICATION, AND SIA FOR 30 LOTS IN TRACT 4052 VILLAGE "JJ" WITHIN
LAKESIDE EAST DISTRICT OF RIVER ISLANDS

APPROVALS



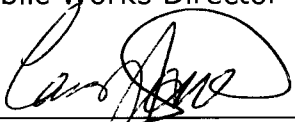
Glenn Gebhardt
City Engineer

1/3/21
Date



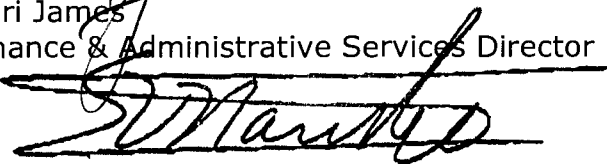
Michael King
Public Works Director

1/4/2021
Date




Cari James
Finance & Administrative Services Director

1/4/2021
Date



Salvador Navarrete
City Attorney

1/4/2021
Date



Stephen J. Salvatore
City Manager

1.4.21
Date

RESOLUTION NO. 21-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING FINAL MAP FOR TRACT 4052 VILLAGE "JJ" WITHIN THE LAKESIDE WEST DISTRICT, TOTALING 30 SINGLE FAMILY LOTS, CITY OF LATHROP CFD ANNEXATION NO. 16, AN IRREVOCABLE OFFER OF DEDICATION, AND A SUBDIVISION IMPROVEMENT AGREEMENT WITH RIVER ISLANDS STAGE 2B, LLC

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

WHEREAS, on December 2, 2020, the City of Lathrop Planning Commission approved a Neighborhood Design Plan (NDP) and Architectural Guidelines and Design Standards (AG/DS) for the Lakeside West District, known as Stage 2B, within Phase 1 of the project; and

WHEREAS, the land for the proposed Final Map for Tract 4052 is within the geographic boundaries of VTM 3694 and Stage 2B; and

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

WHEREAS, performance and labor & material securities have been provided to the City with the SIA in the amount shown below; and

Total Cost of On-site Improvements: \$1,727,000 x 120%	\$2,072,000
Unfinished On-site Improvement Total:	\$438,000
Performance Bond (120% of Unfinished On-site Improvements):	\$525,600
Labor & Materials Bond (50% of Performance Bond)	\$262,800
Future Maintenance Bond (10% of Total On-site Improvements)	\$207,200

Total Cost of Off-site Improvements:	\$298,000
Unfinished Off-site Improvement Total: All Complete	\$0
Performance Bond (120% of Unfinished Off-site Improvements):	\$0
Labor & Materials Bond (50% of Performance Bond)	\$0
Future Maintenance Bond (10% of Total Off-site Improvements)	\$29,800

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

WHEREAS, Village “JJ” needs to be annexed to the four different Community Facilities Districts (CFDs) for maintenance purposes. Staff recommends that Council approve CFD 2013-1 City of Lathrop Annexation No. 16. RIPFA 2020-1 (Stage 2B Public Improvements), CFD 2013-1 Island RD 2030 Annexation No. 14, and CFD 2013-1 RIPFA Annexation No. 14 are administered by Island RD 2030 and RIPFA and are included as part of the escrow instructions for recordation purposes only and are not a direct impact to the City; and

WHEREAS, River Islands Stage 2B, LLC has provided an Irrevocable Offer of Dedication (IOD) for right-of-way purposes for Shrute Drive, Posey Street, Enneking Drive and Mulholland Drive plus dedication of Public Utility Easements for public purposes adjacent to those streets, all included as Attachment “D” to the City Manager’s Report. The IOD and adjacent PUEs are necessary for the vehicle and utility access to Tract 4052 but is not part of the large parcel that encompasses Tract 4052 and therefore must be dedicated by a document separate from the Final Map; and

WHEREAS, River Islands Stage 2B must satisfy the Escrow Instructions, included as Attachment “E” to the City Manager’s Report, to guarantee the payment of all fees and execution of the documents related to the SIA.

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

1. The Final Map for Tract 4052 is hereby approved as submitted for recordation with the San Joaquin County Assessor/Recorder/County Clerk Office. The recorded executed copy will be filed with the City Clerk.
2. The City Manager, or their designee, is authorized to execute a Subdivision Improvement Agreement with River Islands Stage 2B, LLC, Annexation of the City of Lathrop Community Facilities District No. 2013-1 No. 16 (River Islands Public Services and Facilities), and a Certificate of Acceptance for an Irrevocable Offer of Dedication for right-of-way purposes for Shrute Drive, Posey Street, Enneking Drive and Mulholland Drive plus dedication of Public Utility Easements for public purposes adjacent to those streets in substantially the form as attached to the January 11, 2021 staff report, the file executed copy will be filed with the City Clerk.

PASSED AND ADOPTED by the City Council of the City of Lathrop this 11th day of January, 2021 by the following vote:

AYES:

NOES:

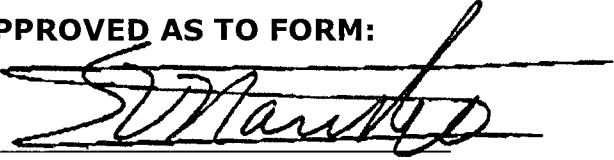
ABSTAIN:

ABSENT:

Sonny Dhaliwal, Mayor

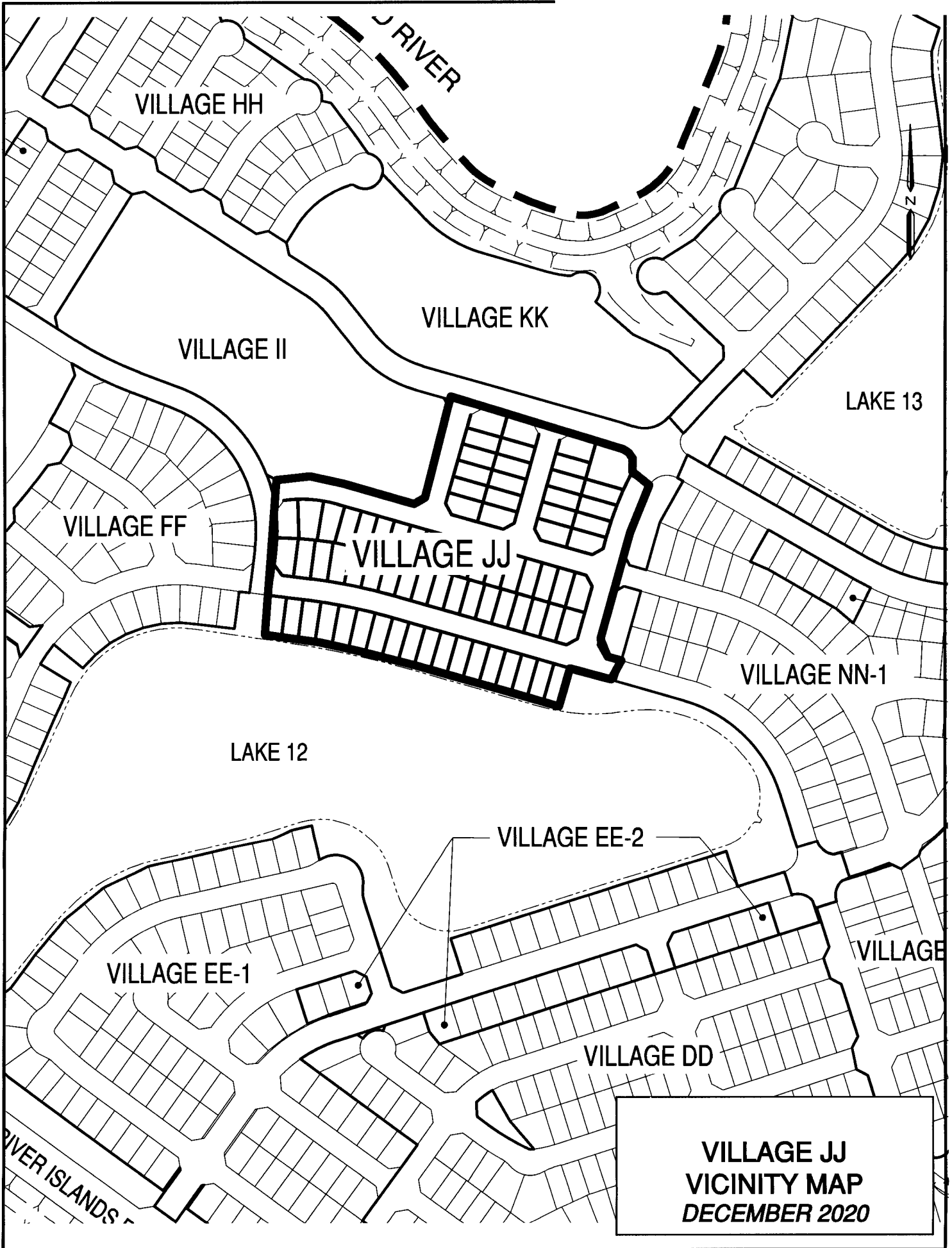
ATTEST:

APPROVED AS TO FORM:



Teresa Vargas, City Clerk

Salvador Navarrete, City Attorney



**VILLAGE JJ
VICINITY MAP
DECEMBER 2020**

SUBDIVISION IMPROVEMENT AGREEMENT

BY AND BETWEEN THE CITY OF LATHROP AND

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

FOR TRACT 4052 VILLAGE “JJ” 30 RESIDENTIAL LOTS

RECITALS

A. This Agreement is made and entered into this **11th day of January 2021**, by and between the CITY OF LATHROP, a municipal corporation of the State of California (hereinafter "CITY") and River Islands Stage 2B, LLC, a Delaware limited liability company, (hereinafter "SUBDIVIDER").

B. At its May 15, 2017 meeting, the City Council approved the temporary closure of Cohen and Paradise Roads associated with construction and grading activities in Stage 2 of River Islands. This approval requires SUBDIVIDER to construct a paved public roadway to connect any remaining gaps between the Paradise Road and Stewart Road intersection and the Somerston Parkway/River Islands Parkway intersection by August 1, 2020. As a result, previously provided security in the form of a Letter of Guarantee from the River Islands Public Financing Authority (“RIPFA”) has guaranteed the replacement of Cohen Road and Paradise Road with a set aside of bond proceeds (Attachment " F") in the amount of \$543,600, that is available to CITY if SUBDIVIDER does not meet the August 1, 2020 deadline. Further, the amount of set aside bond proceeds shall be reduced by the City Engineer as River Islands Parkway is extended to replace these removed roadways. The closed portion of Stewart Road is not anticipated to be replaced, but it remains for now as legal access to parcels fronting Stewart Road, and as emergency access. The security referenced in this recital shall remain in place for this final map and all final maps associated with this access until it is no longer necessary.

River Islands Parkway was constructed to replace Cohen Road, and the portions of Paradise Road that was removed has been reconstructed and both roadways are open to the public. However, this guarantee will remain in place until River Islands Parkway has been accepted by the City.

C. At its July 9, 2018 meeting, the CITY approved the Tract 3908 large lot final map, which includes the Village “JJ” area within Stage 2B of River Islands. The approval of Tract 3908 required security for the construction of River Islands Parkway from Dell’Osso Drive to the Stage 2B boundary. As a result, previously provided security in the form of a Letter of Guarantee from the River Islands Public Financing Authority (“RIPFA”) has guaranteed the construction of River Islands Parkway from Dell’Osso Drive to the Stage 2B boundary with a set aside of bond proceeds

(Attachment "G") in the amount of \$450,000, that is available to CITY if SUBDIVIDER does not meet a September 30, 2019 deadline but was extended by CITY. The security referenced in this recital shall remain in place for this final map and all final maps associated with it until River Islands Parkway from Dell'Osso Drive to the Stage 2B boundary is fully constructed and accepted into use by CITY.

River Islands Parkway was constructed to replace Cohen Road, and the portions of Paradise Road that was removed has been reconstructed and both roadways are open to the public. However, this guarantee will remain in place until River Islands Parkway has been accepted by the City.

D. Pursuant to Division 2 of Title 7 of the Government Code of the State of California and the CITY's Subdivision Regulations (City of Lathrop, Code of Ordinances, Chapter 16), SUBDIVIDER is required to make dedications and improve Tract 4052. However, SUBDIVIDER has completed a significant portion of public infrastructure improvements associated with Tract 4052 (Village "JJ") located within the Lakeside East District of River Islands Phase 1 ("On-site Improvements"), plus all improvements to major streets necessary to access the site ("Off-site Improvements"), together hereinafter "The Improvements"). The unfinished portion of The Improvements total \$438,000 and both performance and labor and materials security is required by the Lathrop Subdivision Ordinance and the Subdivision Map Act will be posted as outlined in this Tract 4052 (Village "JJ") Subdivision Improvement Agreement.

E. SUBDIVIDER has completed a portion of the joint trench improvements for Tract 4052 and as noted in Recital D, security shall be required for the unfinished portion of these improvements, along with other required infrastructure associated with Tract 4052 and Village "JJ" overall. Improvement plans, and street light plans prepared by Power Systems Design, Inc. have already been approved by the City. The street, sidewalk, underground utility, storm drainage, streetlight and joint trench On-site and Off-site Improvements are substantially completed and minor improvements not yet constructed as part of the required infrastructure for Tract 4052 are required security as outlined in this Agreement is required.

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

1. SUBDIVIDER shall complete construction of, or cause construction to be completed at its sole cost and expense, the Improvements for all of the lots within the Lakeside East neighborhood, to the limits identified on Final Map 4052 (Exhibit "A"), including the public landscaping, streetlight and joint trench improvements.

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

2. SUBDIVIDER shall complete the Improvements, including all deferred and unfinished improvements, prior to occupancy of the last home constructed in Tract 4052 that is conveyed to a private interest not associated with the transfer of title of Tract 4052 associated with the filing of Tract 4052 (homebuilder), prior to the completion and occupancy of the last production dwelling unit associated with Tract 4052, or December 14, 2021, whichever comes first. Such occupancy shall be documented by CITY in the form of a Certificate of Occupancy or Final Building Permit.

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

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

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

6. SUBDIVIDER guarantees and warrants that the Improvements shall be constructed in compliance with the standards set forth in Paragraph 1 above, free from any defects in work or labor done, and from any defects in materials furnished. Further, SUBDIVIDER shall repair and maintain the Improvements in good condition and in accordance with CITY specifications for one (1) year after CITY'S acceptance of the Improvements. As required by this Agreement, prior to acceptance of the Improvements, SUBDIVIDER shall deposit with the City Engineer a Warranty Bond in the amount of \$207,200, equal to 10% of the estimated cost of the On-site Improvements for the Village "JJ" entire area ($\$1,727,000 \times 120\% = \$2,072,000$) as included in the Engineer's estimate attached to this Agreement as Exhibit "E", to insure SUBDIVIDER'S repair and warranty of the Improvements in accordance with the terms of this Agreement. The Warranty Bond shall be released at the end of the one year guarantee period, provided there are no claims against it are then outstanding. The warranty bond for the Off-site improvements will be provided after the City accepts dedication of those improvements, and accepts them as complete, in connection with a future final map.

7. Because some of the backbone improvements referenced in Recitals B and C are required to provide access and to Tract 4052 and are associated with adjacent tracts as otherwise described in this Agreement, as well as the "Agreement for Dedication, Inspection and Guarantee of Public Streets and Improvements ("2013 Agreement"), approved by CITY on September 30, 2013, the security provided as noted in Recitals "B" and "C" shall remain in place until the City accepts River Islands Parkway from Somerston Parkway to Paradise Road.

8. If SUBDIVIDER, in whole or in part, abandons the Improvements, or 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.

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

9. Because the Improvements are not entirely complete, the SUBDIVIDER is required to only post Performance or Labor & Materials bonds to guarantee the unfinished improvements associated with Tract 4052 as included and described in Exhibit "D" of this Agreement. The amount of the security shall be equal to a performance bond equal to 120% of the amount of unfinished On-site Improvements as shown in Exhibit "D" ($\$438,000 \times 120\% = \$525,600$ – performance bond amount) as indicated in Recital D. The corresponding labor and materials bond amount shall be 50% of the performance bond amount ($\$525,600 \times 50\% = \$262,800$), also as indicated in Recital D. Off-site Improvements are complete, so no Performance or Labor and Materials bonds are required for the Off-site Improvements. Further, SUBDIVIDER shall also comply with CITY'S insurance requirements set forth on Exhibit "C" attached hereto and incorporated herein.

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

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

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

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 his duties and obligations under this Agreement, or from the negligent act or omission of himself, his agents, contractors, representatives, servants or employees. The promises and Agreement to indemnify and hold harmless set forth in this section is not conditioned or dependent on whether or not any indemnity has prepared, supplied or approved any plan or specification in connection with this work or subdivision, whether or not any such indemnity has insurance or indemnification covering any of these matters. CITY does not, and shall not; waive any rights against SUBDIVIDER which it may have by reason of the aforesaid hold harmless agreement, because of the acceptance by CITY of any deposit with CITY by SUBDIVIDER. The aforesaid hold harmless agreement by SUBDIVIDER shall apply to all damages and claims for damages of every kind suffered, or alleged to have been suffered, by reason of any of the aforesaid operations referred to in this paragraph, regardless of whether or not CITY has prepared, supplied or approved of, plans and/or specifications for the subdivision.

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

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

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 the 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 the SUBDIVIDER and shall be jointly and severally liable hereunder.

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

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 4052.

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. If the time in which an act is to be performed falls on a Saturday, Sunday or any Day observed as a legal holiday by CITY, the time for performance shall be extended to the following Business Day.
- j. Venue. In the event either party brings that suit hereunder, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of San Joaquin.

ATTACHMENTS:

- EXHIBIT A FINAL MAP - TRACT 4052
EXHIBIT B TRACT 4052 AND VILLAGE "JJ" AREA
EXHIBIT C: CITY INSURANCE REQUIREMENTS
EXHIBIT D: UNFINISHED IMPROVEMENT COST ESTIMATE
EXHIBIT E: VILLAGE "JJ" IMPROVEMENTS COST ESTIMATE, ON-SITE AND
OFF-SITE
EXHIBIT F: RIPFA LETTER OF GUARANTEE - INTERIM PUBLIC ACCESS WITHIN
THE STAGE 2B DEVELOPMENT AREA
EXHIBIT G: RIPFA LETTER OF GUARANTEE - RIVER ISLANDS PARKWAY WITHIN
THE STAGE 2B DEVELOPMENT AREA

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this 11th day of January 2021, at Lathrop, California.

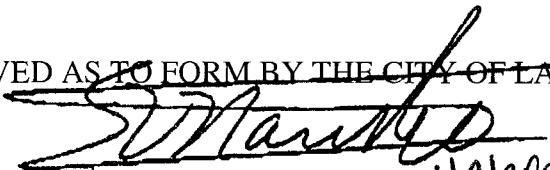
ATTEST: TERESA VARGAS
City Clerk of and for the City
of Lathrop, State of California

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

BY: _____
Teresa Vargas Date
City Clerk

BY: _____
Stephen J. Salvatore Date
City Manager

APPROVED AS TO FORM BY THE CITY OF LATHROP CITY ATTORNEY

BY:  _____
Salvador Navarrete Date 1/14/2021
City Attorney

Subdivision Improvement Agreement (River Islands Stage 2B, LLC)
Tract 4052 Village JJ
Page 9

SUBDIVIDER

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

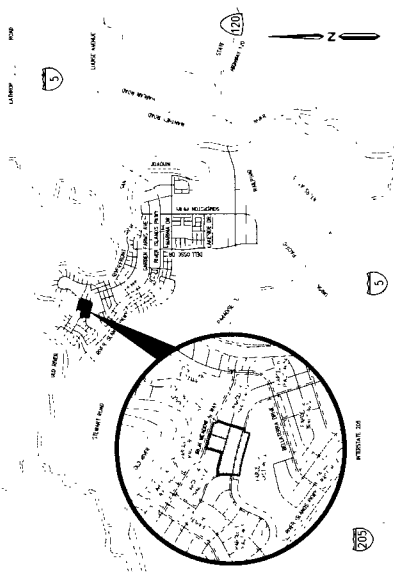
BY: _____
Susan Dell'Osso Date
President

EXHIBIT "A"

FINAL MAP - TRACT 4052

**TRACT 4052
RIVER ISLANDS - STAGE 2B
VILLAGE JJ1**

A PORTION OF RANCHO EL PESCAERO, BEING
A SUBDIVISION OF PARCEL 13 OF TRACT 4032 (43 MAP 142)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
JANUARY 2021



VICINITY MAP
NOT TO SCALE

OWNER'S STATEMENT

THE UNDERSIGNED DOES HEREBY STATE THAT THEY ARE THE OWNERS OF ALL THE LAND DEMONSTRATED AND UNBARRICAD WITHIN THE EXTERIOR BOUNDARY LINE OF THE HEREIN EMBODIED FINAL MAP ENTITLED, "TRACT 4052, RIVER ISLANDS-STAGE 2B, VILLAGE JJ1," CITY OF LATHROP, CALIFORNIA, CONSISTING OF EIGHT (8) SHEETS, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

THE UNDERSIGNED DOES HEREBY DEDICATE AN EASEMENT TO THE CITY OF LATHROP FOR PUBLIC RIGHT-OF-WAY PURPOSES, THOSE PORTIONS OF SAID MAP AS SHOWN ON THIS FINAL MAP, INCLUDING BUT NOT LIMITED TO, KRUPP LANE, MULHOLLAND DRIVE, AND DUGGAR DRIVE AS SHOWN ON THIS FINAL MAP.

THE UNDERSIGNED DOES HEREBY DEDICATE TO THE CITY OF LATHROP, FOR PUBLIC PURPOSES, ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, GAS, AND SEWER, AND MAINTAIN, POLLS, WELLS, CABLES, PIPES, AND CONDUITS, AND THEIR APPURTENANCES, UPON, OVER, AND UNDER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "P.U.E." (PUBLIC UTILITY EASEMENT).

THE UNDERSIGNED DOES HEREBY RELINQUISH TO THE CITY OF LATHROP ALL ABUTTERS' RIGHT OF ACCESS TO LOTS 1, 6, 7, 12, 13, 18, 19, AND 23, ALONG THE LOT LINES AS INDICATED BY THE SYMBOL ||||| AS SHOWN ON THIS FINAL MAP.

THE UNDERSIGNED DOES HEREBY RESERVE PARCELS 1 AND 2 FOR FUTURE DEVELOPMENT.

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

BY NAME _____ DATE _____
ITS SUSAN DELLOSSO PRESIDENT

OLD REPUBLIC TITLE COMPANY, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED DECEMBER 22, 2016, AS DOCUMENT NUMBER 2016-160886, AND AS AMENDED IN DOCUMENT RECORDED DECEMBER 26, 2017 AS DOCUMENT NUMBER 2017-150771 AND FURTHER AMENDED IN DOCUMENT RECORDED APRIL 15, 2020 AS DOCUMENT NUMBER 2020-046602, OPTICAL RECORDS OF SAN JOAQUIN COUNTY.

DATED THIS _____ DAY OF _____, 2021.
NAME _____
ITS _____

ACKNOWLEDGEMENT CERTIFICATE (OWNER)

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

STATE OF CALIFORNIA }
COUNTY OF SAN JOAQUIN }

ON _____, 2021, BEFORE ME, _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/HER AUTHORIZED CAPACITY(ITIES), AND THAT BY HIS/HER/HER 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 _____
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 4052, RIVER ISLANDS-STAGE 2B, VILLAGE JJ1," CITY OF LATHROP, CALIFORNIA, CONSISTING OF EIGHT (8) SHEETS, THIS STATEMENT WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A MEETING THEREOF, HELD ON THE _____ DAY OF _____, 2021, AND THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. _____ DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP, AND AUTHORIZED ITS RECORDATION, AND ACCEPTED ON BEHALF OF THE CITY OF LATHROP, FOR PUBLIC USE, THE PUBLIC UTILITY EASEMENTS, INCLUDING BUT NOT LIMITED TO, KRUPP LANE, MULHOLLAND DRIVE, AND DUGGAR DRIVE, AS INDICATED BY THE SYMBOL ||||| ON THIS MAP, AND THAT SAID CITY COUNCIL HAS ACCEPTED AND ACCEPTED THE OFFER OF DEDICATION OF ALL STREETS, DRIVES, AVENUES, AND LAKES AS SHOWN ON SAID MAP SUBJECT TO THE IMPROVEMENTS BEING COMPLETED IN ACCORDANCE WITH CHAPTER 16, TITLE 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 _____, 2021, BEFORE ME, _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/HER AUTHORIZED CAPACITY(ITIES), AND THAT BY HIS/HER/HER SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND

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

EXEMPT FROM FEE PER GOVERNMENT CODE 273381, DOCUMENT RECORDED IN CONNECTION WITH A CONCURRENT TRANSFER SUBJECT TO THE IMPOSITION OF DOCUMENTARY TRANSFER TAX.

SECRETARY OF THE PLANNING COMMISSIONS STATEMENT

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

DATED THIS _____ DAY OF _____, 2021.

MARK WEISSNER, COMMUNITY DEVELOPMENT DIRECTOR

CITY ENGINEER'S STATEMENT

I, GLENN GERBARDT, HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA, AND THAT I HAVE EXAMINED THE FINAL MAP OF "TRACT 4052, RIVER ISLANDS-STAGE 2B, VILLAGE JJ1," CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE AMENDED VESTING TENTATIVE MAP NO. 3694, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLES WITH ALL PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA STATE SUBDIVISION MAP ACT AND APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THERE TO, APPLICABLE AT THE TIME OF APPROVAL OF AMENDED VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2021.

GLENN GERBARDT, P.E. C.E. 34661
CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA



RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2021, AT _____ M
IN BOOK _____ OF MAPS AND PLATS, AT PAGE _____ AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY
FEE \$ _____

BY _____ ASSISTANT/DEPUTY RECORDER
STYLVE RESTO LAMBROS COUNTY CLERK
ASSASSA COUNTY RECORDER
SAN JOAQUIN COUNTY, CALIFORNIA

TRACT 4052 RIVER ISLANDS - STAGE 2B VILLAGE JJI

A PORTION OF RANCHO EL PESCAERO BEING
A SUBDIVISION OF PARCEL 13 OF TRACT 4032 (43 MAP 142)
CITY OF LATHROP, SNAKE RIVER COUNTY, CALIFORNIA
JANUARY 2021



CITY SURVEYOR'S STATEMENT

I, ANNE SOPHIE TRUONG, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4052, RIVER ISLANDS-STAGE 2B, VILLAGE, JJI", CITY OF LATHROP, CALIFORNIA, AND I AM SATISFIED THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2021.



ANNE SOPHIE TRUONG, P.L.S. 8998
CITY SURVEYOR
CSG CONSULTANTS

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF RIVER ISLANDS DEVELOPMENT, LLC, ON SEPTEMBER 11, 2018. I HEREBY STATE ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2023, AND THAT THE MONUMENTS ARE, OR THAT THEY WILL BE, SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED AMENDED VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2021.



DYLAN CRAWFORD, P.L.S. NO 7788

RECITALS

1. RIGHT TO FARM STATUTE: CALIFORNIA CODE OF ORDINANCES, TITLE 15, CHAPTER 15.48.04, THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO INTERFERENCE OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATION, CULTIVATION, PLANTING, HARVESTING, AND ANIMALS FROM REPRODUCTION, AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, ODORS, AND ANIMALS FROM REPRODUCTION. YOU ARE ADVISED THAT THE PROPERTY YOU ARE PURCHASING IS LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.
2. A SOILS REPORT ENTITLED "GEOCHEMICAL EXPLORATION, RIVER ISLANDS PHASE 1, LATHROP, CALIFORNIA," DATED JULY 2018, WAS PREPARED FOR THE PROJECT BY ENCE INCORPORATED. THE REPORT INDICATES THAT THE PROPERTY IS NOT A HIGHLY PRODUCTIVE SOIL. TRACT 4052, RIVER ISLANDS-STAGE 2B, VILLAGE JJI, CONTAINS 13 RESIDENTIAL LOTS AND ONE LETTERED PARCEL CONTAINING 13.40 ACRES, MORE OR LESS, INCLUDING ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP, AND PARCELS 1 AND 2 CONTAINING 5.5 ACRES, MORE OR LESS AS SHOWN ON THIS FINAL MAP. (PLEASE REFER TO THE AREA TABLE BELOW)
3. TRACT 4052, RIVER ISLANDS-STAGE 2B, VILLAGE JJI, CONTAINS 13 RESIDENTIAL LOTS AND ONE LETTERED PARCEL CONTAINING 13.40 ACRES, MORE OR LESS, INCLUDING ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP, AND PARCELS 1 AND 2 CONTAINING 5.5 ACRES, MORE OR LESS AS SHOWN ON THIS FINAL MAP. (PLEASE REFER TO THE AREA TABLE BELOW)

TRACT 4052 AREA SUMMARY	
LOTS 1 THROUGH 30	3.65 AC±
STREET DEDICATIONS	4.21 AC±
PARCELS 1 & 2	5.53 AC±
PARCEL A	0.01 AC±
TOTAL	13.40 AC±

4. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 121-021454-1R (VERSION 1), DATED AUGUST 25, 2020, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

CERTIFICATE OF DEDICATION

THE FOLLOWING REAL PROPERTY IS DEDICATED BY RIVER ISLANDS STAGE 2B, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS FOLLOWS:

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

THE CITY OF LATHROP SHALL RECONVEY THE PROPERTY TO THE SUBDIVIDER IF THE CITY MAKES A DEDICATION OF THE PROPERTY TO THE SUBDIVIDER FOR THE SAME PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED, DOES NOT CLAIM, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES.

REFERENCES

- (R1) TRACT 4032, RIVER ISLANDS-STAGE 2B, LARGE LOT FINAL MAP, FILED OCTOBER 8, 2020, IN BOOK 43 OF MAPS AND PLATS, PAGE 142, S.J.C.R. (43 MAP 142)
- (R2) TRACT 3997, RIVER ISLANDS-STAGE 2A, VILLAGE Y, FILED JUNE 28, 2019, IN BOOK 43 OF MAPS AND PLATS, PAGE 94, S.J.C.R. (43 MAP 94)
- (R3) TRACT 3908, RIVER ISLANDS-STAGE 2A, LARGE LOT FINAL MAP, FILED SEPTEMBER 20, 2018, IN BOOK 43 OF MAPS AND PLATS, PAGE 52, S.J.C.R. (43 MAP 52)

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 2001-00468777, S.J.C.R.

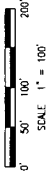
LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 3 & 4 ONLY

LINE TABLE		LINE TABLE		CURVE TABLE	
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	N67°55'55"W	60.21'	C1	S20.00'	111.96'
L2	S41°41'57"E	34.84'	C2	S43.00'	2852.33'
L3	N17°41'07"W	90.00'	C3	S43.00'	2524.12'
L4	N15°57'31"E	111.00'	C4	S65.00'	430.08'
L5	N68°57'11"E	110.02'	C5	S44.00'	9810.33'
L6	N75°43'23"W	95.99'	C6	S80.00'	041.27'
L7	N77°08'28"W	15.03'	C7	S40.00'	13742.26'
L8	N79°01'34"W	48.00'	C8	S50.00'	671.32'
L9	N80°44'17"W	48.00'	C9	S50.00'	673.00'
L10	N82°39'43"W	126.99'	C10	S50.00'	9730.30'
L11	N72°07'17"E	111.00'	C11	S50.00'	9000.00'
L12	N82°39'43"W	1.82'	C12	S50.00'	9000.00'
L13	N72°07'17"E	125.33'	C13	S43.00'	436.44'
L14	N60°29'08"W	31.43'	C14	S89.00'	7022.44'
L15	N34°52'11"E	110.02'	C15	S20.00'	0720.12'
L16	N60°37'31"E	35.36'	C16	S40.00'	9958.27'
L17	N35°54'41"E	125.00'	C17	S50.00'	9000.00'
L18	N89°02'29"W	35.36'	C18	S46.00'	3524.12'
L19	N35°54'41"E	125.00'	C19	S90.00'	3524.12'
L20	S80°20'02"E	51.95'	C20	S200.00'	547.08'

CURVE TABLE		CURVE TABLE	
CURVE	RADIUS	DELTA	LENGTH
C21	600.00	2531.50"	287.36'
C22	2000.00	4080.07"	144.35'
C23	1965.00	2302.27"	86.00'
C24	2035.00	2727.58"	87.60'
C25	450.00	7278.53"	567.96'
C26	55.00	9000.00"	86.39'
C27	2100.00	1021.12"	38.00'

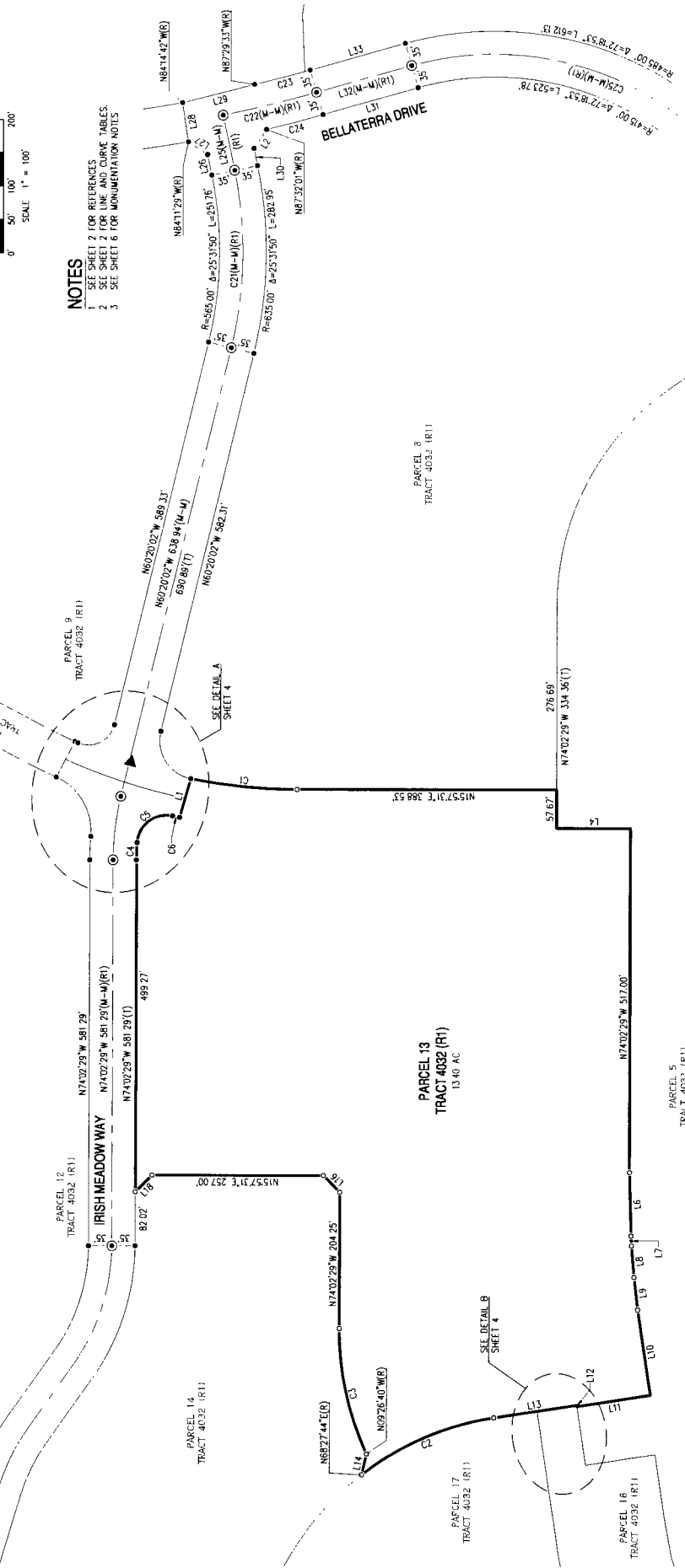
TRACT 4052 RIVER ISLANDS - STAGE 2B VILLAGE JJ1

A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCEL 13 OF TRACT 4032 (43 MAP 142)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
JANUARY 2021



NOTES
1 SEE SHEET 2 FOR REFERENCES
2 SEE SHEET 2 FOR LINE AND CURVE TABLES
3 SEE SHEET 6 FOR MONUMENTATION NOTES

- LEGEND**
- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
 - ⊙ MONUMENT TO BE SET PER (R1)
 - ⊗ MONUMENT TO BE SET PER (R3)
 - 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" TO BE SET PER (R1)
 - ▲ 2-1/2" BRASS DISK STAMPED "PLS 7788" PER (R1)
 - △ 2-1/2" BRASS DISK STAMPED "PLS 7788" PER (R3)
 - SET 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788"
 - BOUNDARY
 - LOT LINE OR RIGHT-OF-WAY LINE
 - - - EASEMENT LINE
- CENTERLINE**
- 200.00' (R1)
 - (R1)
 - (M-M)
 - (M-B)
 - (M-CL INTX)
 - (M-BC)
 - (BC-CL INTX)
 - (I)
 - (B)
 - DN
 - P.U.C.
 - L1/CL
- MEASURED AND RECORD DATA PER REFERENCE SHOWN
GENOTIS REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 2
MONUMENT TO MONUMENT
MONUMENT TO BOUNDARY
MONUMENT TO CENTERLINE INTERSECTION
MONUMENT TO BEGINNING OF CURVE
BEGIN CURVE TO CENTERLINE INTERSECTION
TOTAL
BOUNDARY
PUBLIC UTILITY EASEMENT
LINE CURVE



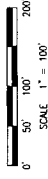
BASIS OF BEARINGS

THE BEARING OF NORTH 54°05'19\"/>

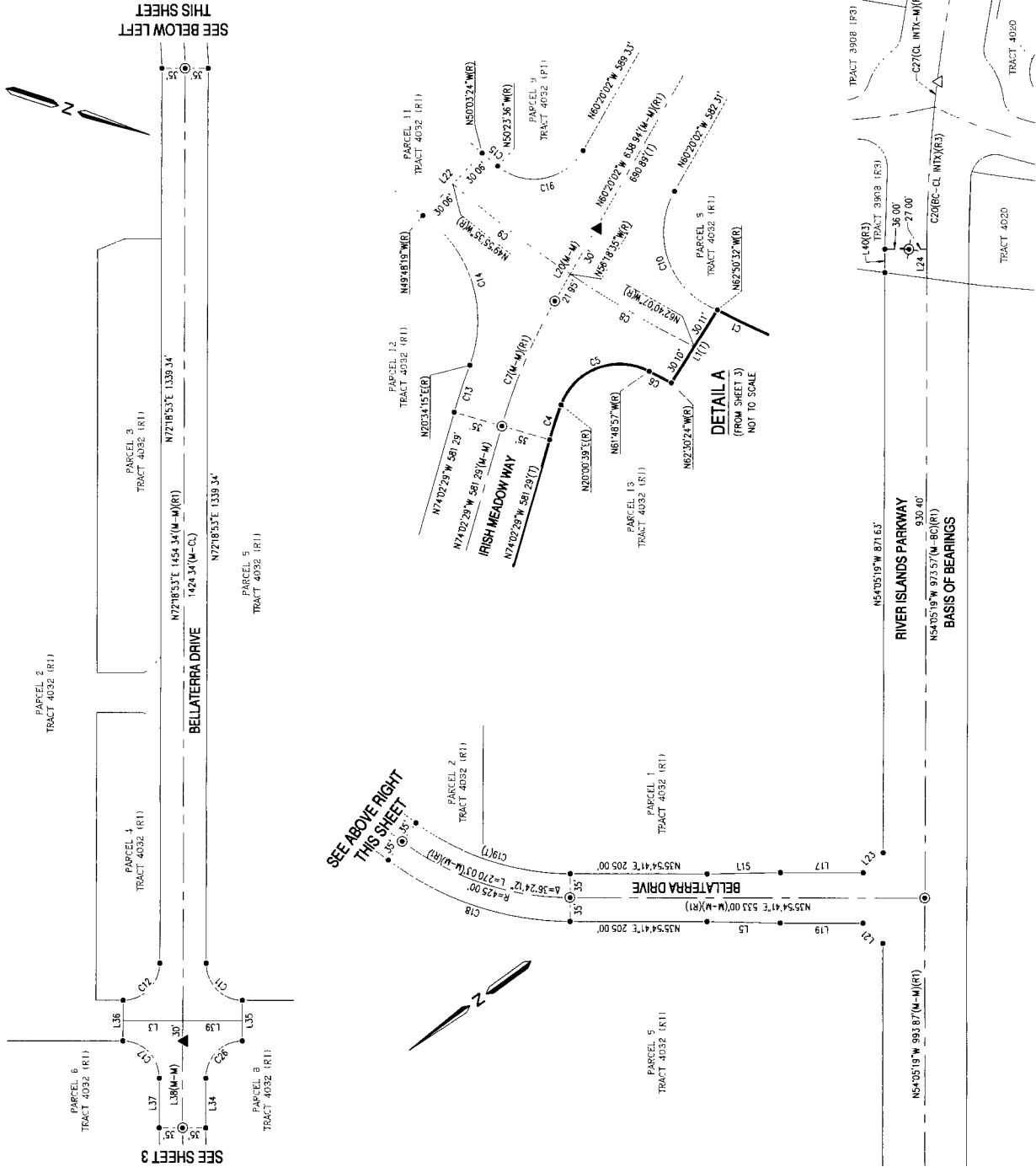
SEE SHEET 4

TRACT 4052 RIVER ISLANDS - STAGE 2B VILLAGE JJ1

A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCEL 13 OF TRACT 4032 (43 MAP 142)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
JANUARY 2021



- NOTES**
1. SEE SHEET 2 FOR REFERENCES
 2. SEE SHEET 2 FOR LINE AND CURVE TABLES
 3. SEE SHEET 3 FOR LEGEND
 4. SEE SHEET 6 FOR MONUMENTATION NOTES

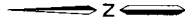
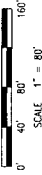


TRACT 4052
RIVER ISLANDS - STAGE 2B
VILLAGE JJ1

A PORTION OF RANCHO EL PESCADERO, BEING
 A SUBDIVISION OF PARCEL 13 OF TRACT 4032 (43 MAP 142)
 CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
 JANUARY 2021



PARCEL 12
 TRACT 4032 (R1)



SEE BELOW
 THIS SHEET

POBET STREET

EMERSON STREET

I.O.D. D.N. 202

PARCEL 14
 TRACT 4032 (R1)

IRISH MEADOW WAY

SCULPTOR AVENUE

6

EPPER STREET

KRUPF LANE

PARCEL 1

PARCEL 8
 TRACT 4032 (P1)

DUGGAR DRIVE

7

MULLOY DRIVE

PARCEL 2

PARCEL 5
 TRACT 4032 (R1)

8

PARCEL 17
 TRACT 4032 (P1)

SHRUTE DRIVE

I.O.D. D.N. 202

PARCEL 18
 TRACT 4032 (P1)

30 29 28 27

- LEGEND**
- BOUNDARY
 - LOT LINE
 - EXISTING ROADWAY EASEMENT
 - SHEET NUMBER
 - SHEET LIMIT LINE
 - RESTRICTED ACCESS

7

EMERSON STREET

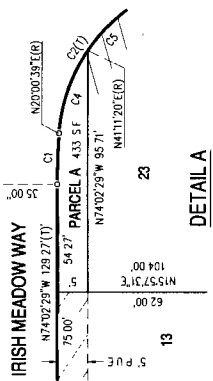
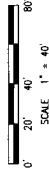
MULLOY DRIVE

RIVER ISLANDS PARKWAY

SEE ABOVE
 SHEET ABOVE

TRACT 4052 RIVER ISLANDS - STAGE 2B VILLAGE JJ1

A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCEL 13 OF TRACT 4032 (AS MAP 142)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
JANUARY 2021

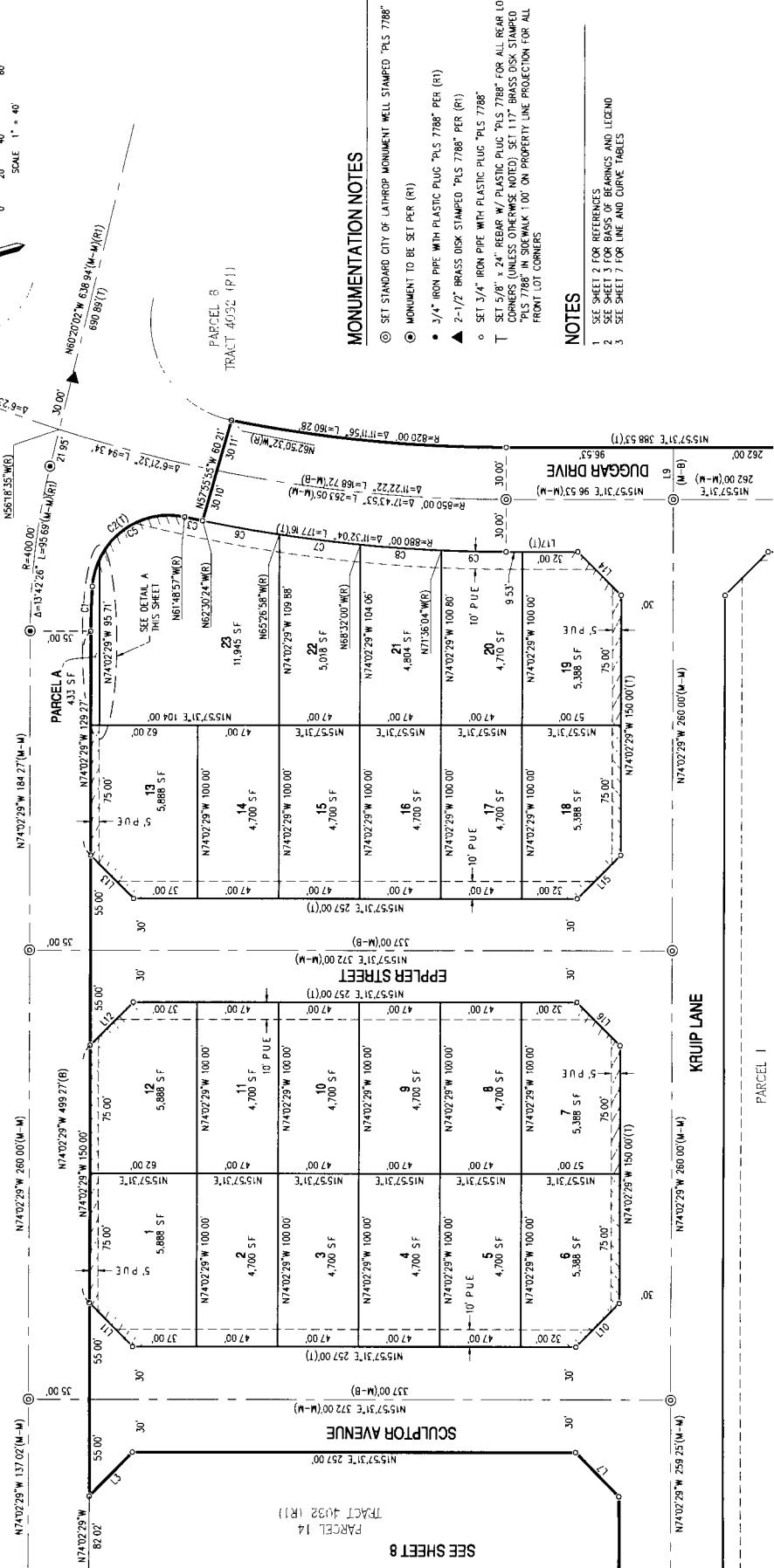


DETAIL A
NOT TO SCALE

IRISH MEADOW WAY
N74°02'29\"/>

PARCEL 12
TRACT 4032 (R11)

IRISH MEADOW WAY



MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- ⊙ MONUMENT TO BE SET PER (R1)
- 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1)
- ▲ 2-1/2" BRASS DISK STAMPED "PLS 7788" PER (R1)
- SET 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1)
- SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1 1/2" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS

NOTES

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

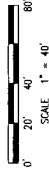
SEE SHEET 8
PARCEL 14
TRACT 4052 (R11)

SEE SHEET 7

PARCEL 1

TRACT 4052 RIVER ISLANDS - STAGE 2B VILLAGE JJ1

A PORTION OF RANCHO EL PESCARERO, BEING
A SUBDIVISION OF PARCEL 13 OF TRACT 4032 (43 MAP-142)
CITY OF LA HABRA, SAN JUAN BAUTISTA COUNTY, CALIFORNIA
JANUARY, 2021



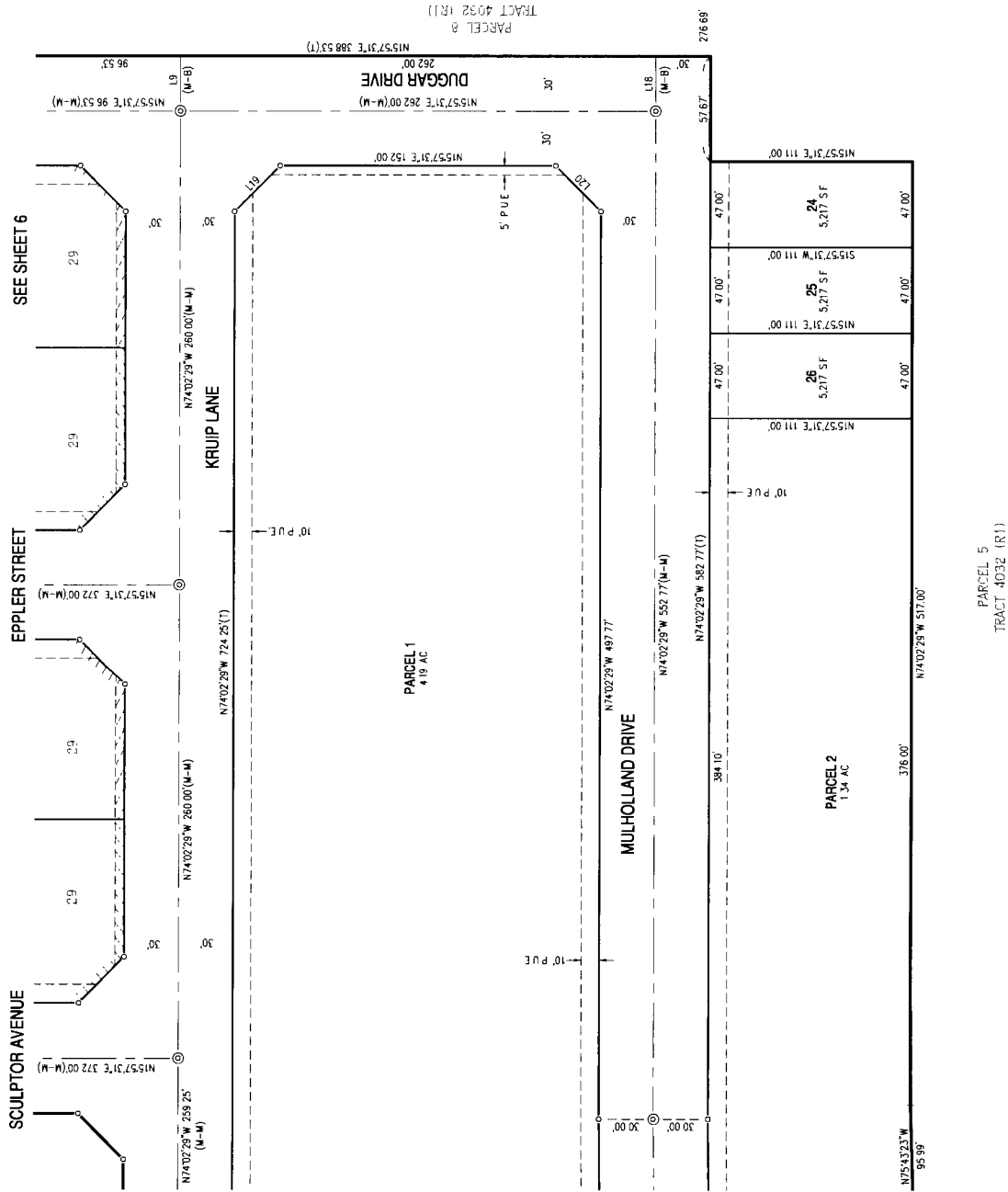
SCALE 1" = 40'

NOTES

- SEE SHEET 7 FOR REFERENCES TO ADJACENT PARCELS AND LEGEND
- SEE SHEET 6 FOR MONUMENTATION NOTES
- SEE SHEET 6 FOR MONUMENTATION NOTES

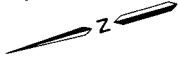
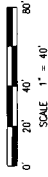
LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 6 THROUGH 8 ONLY

LINE TABLE				CURVE TABLE			
LINE	DIRECTION	LENGTH	BEARING	CURVE	RADIUS	DELTA	LENGTH
L1	N60°29'28"W	31.43'	25.81'	C1	365.00	403.08°	25.81'
L2	S60°57'31"W	35.36'	75.35'	C2	44.00	98°02'33"	75.35'
L3	S29°02'29"E	35.36'	10.61'	C3	880.00	0°41'27"	10.61'
L4	S77°08'28"E	15.03'	16.26'	C4	44.00	21°04'41"	16.26'
L5	N62°39'43"W	1.82'	59.13'	C5	44.00	76°59'42"	59.13'
L6	N72°01'17"E	40.33'	42.20'	C6	880.00	2°56'34"	42.20'
L7	S60°57'31"W	35.36'	47.36'	C7	880.00	3°05'02"	47.36'
L8	S37°18'26"W	35.28'	37.46'	C8	880.00	3°04'04"	37.46'
L9	N74°02'29"W	30.00'	37.46'	C9	880.00	2°26'25"	37.46'
L10	N29°02'29"W	35.36'	46.68'	C10	400.00	6°41'10"	46.68'
L11	N60°57'31"E	35.36'	54.04'	C11	430.00	7°12'00"	54.04'
L12	N29°02'29"W	35.36'	50.73'	C12	430.00	6°45'34"	50.73'
L13	N60°57'31"E	35.36'	104.76'	C13	430.00	13°57'34"	104.76'
L14	N60°57'31"E	35.36'	50.78'	C14	400.00	7°16'24"	50.78'
L15	S29°02'29"E	35.36'	51.66'	C15	1570.00	153°02'51"	51.66'
L16	S60°57'31"W	35.36'	20.96'	C16	400.00	3°00'18"	20.96'
L17	N15°57'31"E	41.53'	38.30'	C17	1570.00	123°52'52"	38.30'

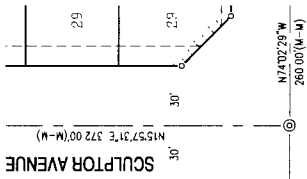


TRACT 4052 RIVER ISLANDS - STAGE 2B VILLAGE JJ1

A PORTION OF RANCHO EL PESCADERO, BEING
A SUBDIVISION OF PARCEL 13 OF TRACT 4032 (43 MAP 142)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
JANUARY 2021

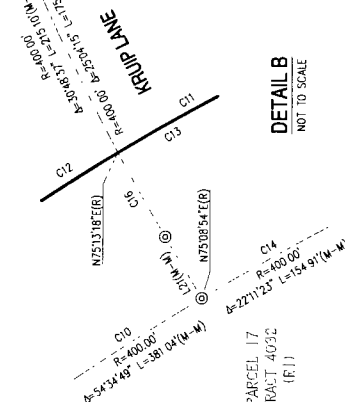
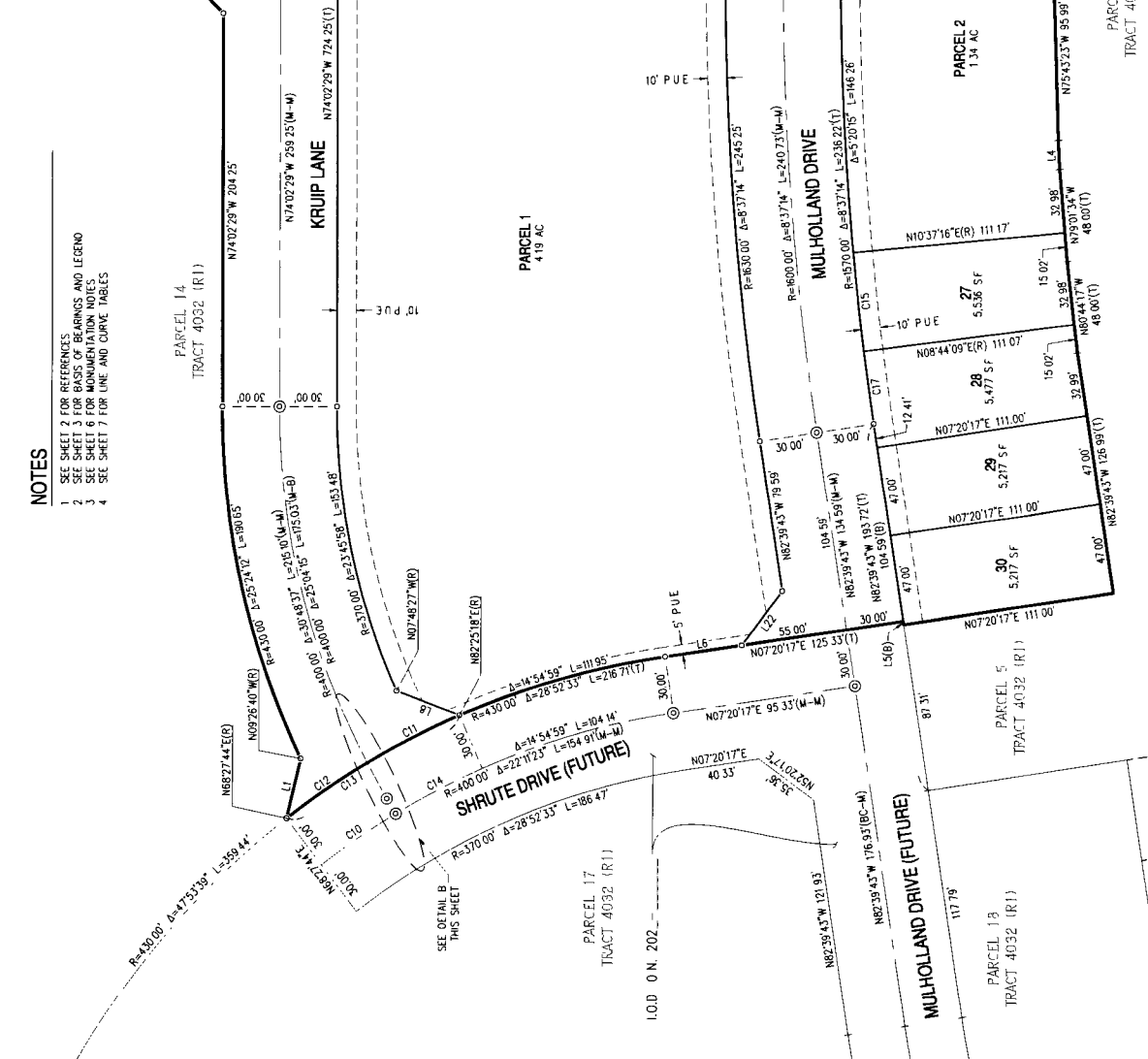


SEE SHEET 6



NOTES

1. SEE SHEET 2 FOR REFERENCES
2. SEE SHEET 5 FOR BRASS OR GRANITE AND LEGEND
3. SEE SHEET 6 FOR MONUMENTATION NOTES
4. SEE SHEET 7 FOR LINE AND CURVE TABLES



SEE SHEET 7

EXHIBIT "B"

TRACT 4052 AND VILLAGE "JJ" AREA

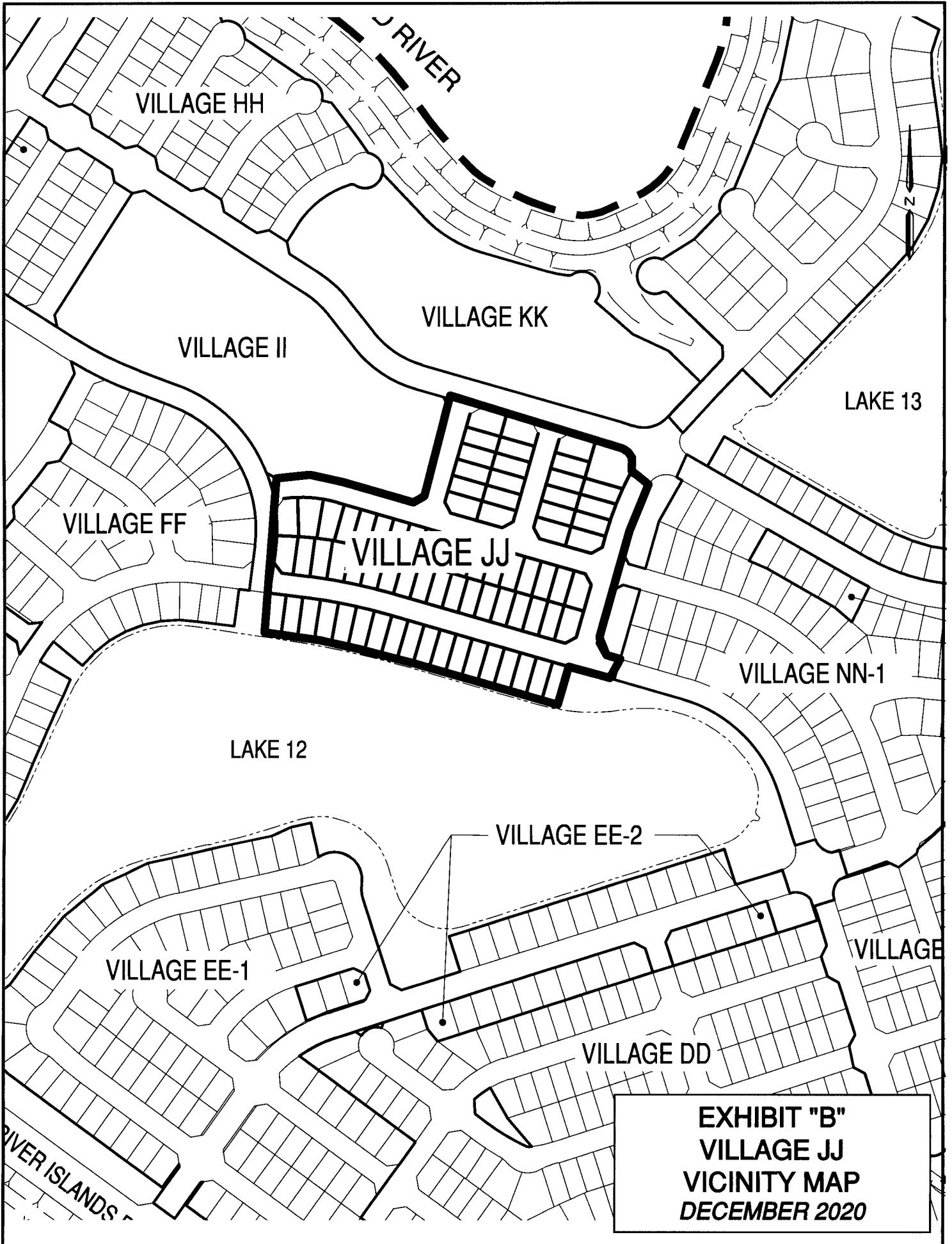


EXHIBIT "C"

CITY INSURANCE REQUIREMENTS

1. The Subdivider shall obtain commercial general liability insurance companies licensed to do business in the State of California with an A.M. Best Company rating Insurance rating of no less than A:VII which provides coverage for bodily injury, personal injury and property damage liability in the amount of at least \$1,000,000 for each occurrence and \$2,000,000 in the aggregate.

Said insurance coverage shall be evidenced by a certificate of insurance with policy endorsements, executed by an authorized official of the insurer(s). All parties to the Subdivision Improvement Agreement must be named insured on the policy. The policy endorsements to be attached to the certificate must provide all the following:

a. Name the City of Lathrop, its officers, City Council, boards and commissions, and members thereof, its employees and agents as additional insured as respects to any liability arising out of the activities of the named insured. A CG 2010 or CG 2026 endorsement form or the equivalent is the appropriate form.

b. State that “the insurance coverage afforded by this policy shall be primary insurance as respects to the City of Lathrop, its officers, employees and agents. Any insurance or self-insurance maintained by the City of Lathrop, its officers, employees, or agents shall be in excess of the insurance afforded to the named insured by this policy and shall not contribute to any loss.

c. Include a statement that, “the insurer will provide to the City at least thirty (30) days prior notice of cancellation or material change in coverage.” The above language can be included on the additional insured endorsement form or on a separate endorsement form.

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

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

AGENCY CUSTOMER ID: _____

LOC #: _____



ADDITIONAL REMARKS SCHEDULE

Page 2 of 2

AGENCY Willis Towers Watson Insurance Services West, Inc.		NAMED INSURED River Islands Stage 2B, 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

General Liability shall be Primary and Non-Contributory with any other insurance in force for or which may be purchased by City of Lathrop, its officers, employees and agents.

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 in-sured(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

<u>Name and Address of Other Person/Organization</u>	<u>Number of Days Notice</u>
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 "D"
UNFINISHED IMPROVEMENT COST ESTIMATE

ENGINEER'S BOND ESTIMATE
COST TO COMPLETE
RIVER ISLANDS - Stage 2B
VILLAGE JJ (77 LOTS)
 CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

September 25, 2020
 Job No.: 25503-46

Item	Description	Quantity	Unit	Unit Price	Amount
1	Sanitary Sewer Raising Iron & Setting SSCO boxes <i>(0% Completion)</i>	1	LS	\$ 40,400.00	\$ 40,400.00
2	Storm Drain Raising Iron <i>(0% Completion)</i>	1	LS	\$ 800.00	\$ 800.00
3	Domestic Water Raising Iron & Setting Water Boxes <i>(0% Completion)</i>	1	LS	\$ 36,800.00	\$ 36,800.00
4	Non-Potable Water Raising Iron & Setting Water Boxes <i>(0% Completion)</i>	1	LS	\$ 2,800.00	\$ 2,800.00
5	Joint Trench <i>(60% Completion)</i>	1	LS	\$ 340,200.00	\$ 340,200.00
6	Striping & Mounments <i>(0% Completion)</i>	1	LS	\$ 17,000.00	\$ 17,000.00
TOTAL COST TO COMPLETE \$					438,000.00

Notes:

- 1) Estimate for cost to complete based on contractor's note for Village JJ dated 9/25/2020

EXHIBIT “E”

VILLAGE “JJ” IMPROVEMENTS ENGINEER’S ESTIMATE

DRAFT ENGINEER'S OPINION OF PROBABLE COST
VILLAGE JJ (77 UNITS)
STAGE 2B
RIVER ISLANDS
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

April 23, 2018
Job No.: 25503-46

Item	Description	Quantity	Unit	Unit Price	Amount
<u>STREET WORK</u>					
1	Fine Grading	179,100	SF	\$ 0.45	\$ 80,595.00
2	4.5" AC Paving	93,400	SF	\$ 2.25	\$ 210,150.00
3	8" Aggregate Base	93,400	SF	\$ 1.20	\$ 112,080.00
4	Vertical Curb and Gutter <i>(with AB cushion)</i>	2,110	LF	\$ 15.00	\$ 31,650.00
5	Rolled Curb and Gutter <i>(with AB cushion)</i>	3,720	LF	\$ 15.00	\$ 55,800.00
6	Concrete Sidewalk	34,420	SF	\$ 5.00	\$ 172,100.00
7	Driveway Approach	77	EA	\$ 600.00	\$ 46,200.00
8	Handicap Ramps	11	EA	\$ 2,500.00	\$ 27,500.00
9	Survey Monuments	8	EA	\$ 300.00	\$ 2,400.00
10	Traffic Striping & Signing	3,080	LF	\$ 5.00	\$ 15,400.00
11	Dewatering (Budget)	3,080	LF	\$ 75.00	\$ 231,000.00
Subtotal Street Work					\$ 984,875.00
<u>STORM DRAIN</u>					
12	Catch Basins <i>(type A inlet over type I manhole base)</i>	11	EA	\$ 2,800.00	\$ 30,800.00
13	Catch Basins <i>(type A inlet over type II manhole base)</i>	6	EA	\$ 5,000.00	\$ 30,000.00
14	Catch Basins <i>(type C inlet over type II manhole base)</i>	2	EA	\$ 3,300.00	\$ 6,600.00
15	15" Storm Drain Pipe	690	LF	\$ 34.00	\$ 23,460.00
16	18" Storm Drain Pipe	670	LF	\$ 46.00	\$ 30,820.00
17	30" Storm Drain Pipe	700	LF	\$ 80.00	\$ 56,000.00
18	36" Storm Drain Pipe	130	LF	\$ 95.00	\$ 12,350.00
19	Manholes <i>(type II)</i>	1	EA	\$ 5,000.00	\$ 5,000.00
20	Connect to Existing	3	EA	\$ 1,700.00	\$ 5,100.00
21	Plug & Stub	2	EA	\$ 1,000.00	\$ 2,000.00
Subtotal Storm Drain					\$ 202,130.00
<u>SANITARY SEWER</u>					
22	8" Sanitary Sewer Pipe	1,610	LF	\$ 28.00	\$ 45,080.00
23	10" Sanitary Sewer Pipe	540	LF	\$ 35.00	\$ 18,900.00
24	12" Sanitary Sewer Pipe	870	LF	\$ 42.00	\$ 36,540.00
25	Manholes	10	EA	\$ 4,000.00	\$ 40,000.00
26	Manholes <i>(Trunk)</i>	2	EA	\$ 6,000.00	\$ 12,000.00
27	4" Sewer Service	76	EA	\$ 600.00	\$ 45,600.00
28	Connect to Existing	4	EA	\$ 3,000.00	\$ 12,000.00
Subtotal Sanitary Sewer					\$ 210,120.00

Item	Description	Quantity	Unit	Unit Price	Amount
<u>WATER SUPPLY</u>					
29	8" Water Line	1,690	LF	\$ 32.00	\$ 54,080.00
30	10" Water Line	1,460	LF	\$ 40.00	\$ 58,400.00
31	Water Service	78	EA	\$ 800.00	\$ 62,400.00
32	Fire Hydrants	5	EA	\$ 4,000.00	\$ 20,000.00
33	8" GV	11	EA	\$ 1,550.00	\$ 17,050.00
34	10" GV	7	EA	\$ 2,500.00	\$ 17,500.00
35	Connect to Existing	5	EA	\$ 4,000.00	\$ 20,000.00
36	Plug & Stub	2	EA	\$ 1,000.00	\$ 2,000.00
Subtotal Water Supply					\$ 251,430.00
<u>NON-POTABLE WATER</u>					
37	8" Non-Potable Water Line	540	LF	\$ 35.00	\$ 18,900.00
38	10" Non-Potable Water Line	930	LF	\$ 43.00	\$ 39,990.00
39	8" GV	1	EA	\$ 1,550.00	\$ 1,550.00
40	10" GV	3	EA	\$ 2,500.00	\$ 7,500.00
41	Non-Potable Water Service	2	EA	\$ 2,000.00	\$ 4,000.00
42	Connect to Existing	2	EA	\$ 3,000.00	\$ 6,000.00
43	Plug & Stub	1	EA	\$ 1,000.00	\$ 1,000.00
Subtotal Non-Potable Water Supply					\$ 78,940.00
TOTAL CONSTRUCTION COST (nearest \$1,000)					\$ 1,727,000.00
COST PER LOT					\$ 22,429.00

DRAFT ENGINEER'S OPINION OF PROBABLE COST
VILLAGE JJ (77 UNITS) - IOD
STAGE 2B
RIVER ISLANDS
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

December 23, 2020
Job No.: 25503-46

Item	Description	Quantity	Unit	Unit Price	Amount
<u>STORM DRAIN</u>					
1	Catch Basins (<i>type A inlet over type I manhole base</i>)	1	EA	\$ 2,800.00	\$ 2,800.00
2	Catch Basins (<i>type A inlet over type III manhole base</i>)	2	EA	\$ 7,500.00	\$ 15,000.00
3	15" Storm Drain Pipe	32	LF	\$ 34.00	\$ 1,088.00
4	30" Storm Drain Pipe	32	LF	\$ 80.00	\$ 2,560.00
5	48" Storm Drain Pipe	320	LF	\$ 125.00	\$ 40,000.00
6	54" Storm Drain Pipe	130	LF	\$ 130.00	\$ 16,900.00
7	Manholes (<i>type III</i>)	1	EA	\$ 7,500.00	\$ 7,500.00
Subtotal Storm Drain					\$ 85,848.00
<u>SANITARY SEWER</u>					
8	8" Sanitary Sewer Pipe	310	LF	\$ 28.00	\$ 8,680.00
9	12" Sanitary Sewer Pipe	2,090	LF	\$ 42.00	\$ 87,780.00
10	Manholes (<i>Trunk</i>)	11	EA	\$ 6,000.00	\$ 66,000.00
Subtotal Sanitary Sewer					\$ 162,460.00
TOTAL CONSTRUCTION COST (nearest \$1,000)					\$ 248,000.00

Notes:

- 1) This estimate includes only the utility infrastructures required to service Village JJ.

EXHIBIT "F"

**RIPFA LETTER OF GUARANTEE
INTERIM PUBLIC ACCESS WITHIN THE STAGE 2B DEVELOPMENT AREA**

RIVER ISLANDS PUBLIC FINANCING AUTHORITY

**73 W. STEWART ROAD
LATHROP, CALIFORNIA 95330**

TEL: (209) 879-7900

June 26, 2018

Glenn Gebhardt, City Engineer
City of Lathrop
390 Towne Centre Drive
Lathrop, California 95330

Subject: Letter of Guarantee - Construction of River Islands Parkway from Dell'Osso Drive to the Stage 2B Boundary (Lakeside East District) – Tract 3908

This Letter of Guarantee is being made in lieu of a performance bond for the construction of unfinished portions of River Islands Parkway from Dell'Osso Drive to the Stage 2B boundary within the Stage 2A development area of the River Islands development project (also known as the Lakeside East District). River Islands Public Financing Authority (Authority) is providing the funding for public improvements in the Stage 2A development area, including improvements to River Islands Parkway (Improvements). It is our understanding that a guarantee for construction of the River Islands Parkway Improvements through Stage 2A is required as a condition precedent to City Council approval of the Tract 3908 large lot subdivision map proposed by River Islands Development, LLC. Since the Authority is already setting aside funds for the full construction of River Islands Parkway, we are providing you this Letter of Guarantee as the required subdivision guarantee necessary for the Tract 3908 large lot final map.

The engineer's estimates as provided by O'Dell Engineering for the full cost of the of River Islands Parkway Improvements from Dell'Osso Drive to the Stage 2B boundary is \$5,264,000, and for the unfinished portions (as of June 15, 2018) of River Islands Parkway from Dell'Osso Drive to the Stage 2B boundary is \$338,004 (attached as Exhibit "A"). The Authority hereby agrees to set-aside funds in the amount of \$450,000, which amount is equal to 180% of this engineer's estimate of the unfinished improvements, in-lieu of a 100% performance bond and 50% labor and materials bond. The funds are currently held, and will be set aside, in the Improvement Fund established under the Fiscal Agent Agreement, dated as of December 1, 2015, between the Authority and Wilmington Trust, National Association, as fiscal agent. The Joint Community Facilities Agreement, dated as of November 16, 2015, between the Authority and the City allows for funds in the Improvement Fund to be used to pay costs of infrastructure improvements for the River Islands development, including River Islands Parkway. Also attached to this Letter of Guarantee is an exhibit showing the portion of River Islands Parkway being guaranteed by this letter for your reference (Exhibit "B").

Glenn Gebhardt, City Engineer
City of Lathrop – Letter of Guarantee for Tract 3908
June 15, 2018
Page 2 of 3

Under the terms of this Letter of Guarantee, the Authority shall hold the funds as stated herein in the Improvement Fund until July 8, 2019, or until such time River Islands Parkway through Stage 2A is fully constructed, inspected and accepted into service by the City, whichever comes first. If this portion of River Islands Parkway is not constructed, inspected and accepted into service by the City by July 8, 2019 and the deadline is not extended by the City in writing, no later than September 30, 2019, the Authority will cause one of the following to occur:

1. The Authority shall use the funds set aside in the Improvement Fund to construct the River Islands Parkway Improvements. The Authority shall utilize a suitable contractor and bid the work under applicable law. The Authority and the City shall mutually agree to a timeline to which the roadway will be constructed, inspected and operational, no later than one year from the deadline noted above.
2. The Authority shall withdraw the funds from the set aside monies in the Improvement Fund and provide said monies to the City, to be held in a segregated account maintained by the City, to be used solely for construction or reconstruction of the applicable portion of River Islands Parkway. In such event, the City will use reasonable diligence to complete the construction of the River Islands Parkway. Until the completion of the River Islands Parkway and return of any excess funds to the Authority, the City will maintain records as to the reinvestment of the funds provided to it and will provide the Authority with its records as to any such investment earnings upon written request of the Authority. Additionally, in the event that the City advises the Authority in writing that the funds provided to the City are not sufficient to pay all of the costs of the construction of the River Islands Parkway and advises the Authority as to the amount of the shortfall, the Authority will advance funds to the City from the Improvement Fund in the amount of the shortfall. In such event, and upon the written request of the Authority, the City will provide to the Authority a detailed breakdown of the costs of the construction of the unfinished portions of River Islands Parkway through Stage 2A.

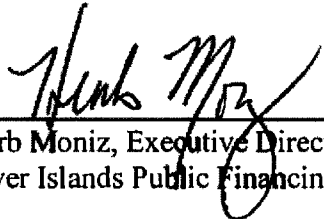
The Authority shall retain the discretion to choose between the two options outlined above. However, if any River Islands Parkway improvements remain incomplete on September 30, 2020, the Authority shall immediately resort to Option 2, and shall provide set aside moneis in the Improvement Fund as requested by the City to allow the City to complete the uncompleted improvements.

In addition, the commitment for the Authority to set aside these funds shall continue until the Improvements are constructed and accepted by the City Council, and the developer provides a one year maintenance bond in the amount of \$526,400 (10% of the full cost of the Improvements), or until the Authority provides an acceptable replacement letter of guarantee in that same amount of \$526,400 to guarantee the quality and condition of the full Improvements for one year from the date of acceptance by the City Council.

Glenn Gebhardt, City Engineer
City of Lathrop – Letter of Guarantee for Tract 3908
June 15, 2018
Page 3 of 3

As confirmation of the acceptance of the terms and conditions of this Letter of Guarantee by the City, please sign and date this letter as shown on the next page. Should you have any questions regarding this Letter of Guarantee, please contact me at (209) 879-7900.


Sincerely,

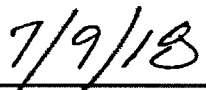
By: 
Herb Moniz, Executive Director
River Islands Public Financing Authority

Enclosures: Exhibit "A": Engineer's Estimate of full improvements from O'Dell Engineering
and Engineer's Estimate of unfinished improvements from O'Dell
Engineering
Exhibit "B": Location of guarantee on River Islands Parkway

cc: Susan Dell'Osso, River Islands Development, LLC

I Accept on Behalf of the City of Lathrop the Terms and Conditions
of the foregoing Letter of Guarantee.

By: 
Glenn R. Gebhardt, City Engineer


Date

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

March 6, 2018
 Job No.: 25503-01

Item	Description	Quantity	Unit	Unit Price	Amount
<u>STREET WORK</u>					
1	Fine Grading	621,700	SF	\$ 0.45	\$ 279,765.00
2	7" AC Paving	316,800	SF	\$ 3.50	\$ 1,108,800.00
3	11" Aggregate Base	316,800	SF	\$ 1.65	\$ 522,720.00
4	12" Lime Treatment	316,800	SF	\$ 1.10	\$ 348,480.00
5	Vertical Curb and Gutter <i>(with AB cushion)</i>	9,600	LF	\$ 15.00	\$ 144,000.00
6	Type F Median Curb <i>(with AB cushion)</i>	9,100	LF	\$ 18.00	\$ 163,800.00
7	Roundabout Concrete	2,400	SF	\$ 5.00	\$ 12,000.00
8	Concrete Sidewalk	77,400	SF	\$ 5.00	\$ 387,000.00
9	Handicap Ramps	20	EA	\$ 2,500.00	\$ 50,000.00
10	Survey Monuments	7	EA	\$ 300.00	\$ 2,100.00
11	Barricades	1	EA	\$ 1,500.00	\$ 1,500.00
12	Traffic Signing & Striping	4,710	LF	\$ 5.00	\$ 23,550.00
13	Dewatering <i>(Budget)</i>	4,710	LF	\$ 75.00	\$ 353,250.00
Subtotal Street Work					\$ 3,396,965.00
<u>STORM DRAIN</u>					
14	Catch Basins <i>(type A inlet)</i>	24	EA	\$ 2,400.00	\$ 57,600.00
15	15" Storm Drain Pipe	1,110	LF	\$ 34.00	\$ 37,740.00
16	18" Storm Drain Pipe	220	LF	\$ 46.00	\$ 10,120.00
17	24" Storm Drain Pipe	780	LF	\$ 65.00	\$ 50,700.00
18	Storm Drain Stub & Plug	9	EA	\$ 1,000.00	\$ 9,000.00
Subtotal Storm Drain					\$ 165,160.00
<u>SANITARY SEWER</u>					
19	24" Sanitary Sewer Pipe	50	LF	\$ 150.00	\$ 7,500.00
20	Manholes	24	LF	\$ 4,000.00	\$ 96,000.00
21	Connect to Existing Sanitary Sewer	2	EA	\$ 3,000.00	\$ 6,000.00
Subtotal Sanitary Sewer					\$ 109,500.00
<u>WATER SUPPLY</u>					
22	8" Water Line <i>(including all appurtenances)</i>	740	LF	\$ 32.00	\$ 23,680.00
23	10" Water Line <i>(including all appurtenances)</i>	280	LF	\$ 40.00	\$ 11,200.00
24	20" Water Line <i>(including all appurtenances)</i>	4,630	LF	\$ 100.00	\$ 463,000.00
25	Fire Hydrants	16	EA	\$ 4,000.00	\$ 64,000.00
26	Water Service	6	EA	\$ 2,000.00	\$ 12,000.00
27	Water Plug & Stub	9	EA	\$ 1,000.00	\$ 9,000.00
28	Connect to Existing Water	1	EA	\$ 4,000.00	\$ 4,000.00
Subtotal Water Supply					\$ 586,880.00

Item	Description	Quantity	Unit	Unit Price	Amount
<u>RECYCLED WATER</u>					
29	8" Recycled Water Flushing Line <i>(including all appurtenances)</i>	80	LF	\$ 45.00	\$ 3,600.00
30	12" Recycled Water Drain Line <i>(including all appurtenances)</i>	150	LF	\$ 55.00	\$ 8,250.00
31	16" Recycled Water Line <i>(including all appurtenances)</i>	4,650	LF	\$ 65.00	\$ 302,250.00
32	Recycled Water Plug & Stub	4	EA	\$ 1,000.00	\$ 4,000.00
33	Connect to Existing Recycled Water	1	EA	\$ 5,000.00	\$ 5,000.00
Subtotal Recycled Water					\$ 323,100.00
<u>NON-POTABLE WATER</u>					
34	8" Non-Potable Water Line <i>(including all appurtenances)</i>	650	LF	\$ 35.00	\$ 22,750.00
35	16" Non-Potable Water Line <i>(including all appurtenances)</i>	4,660	LF	\$ 80.00	\$ 372,800.00
36	Non-Potable Water Service	6	LF	\$ 2,000.00	\$ 12,000.00
37	Non-Potable Water Plug & Stub	7	EA	\$ 1,000.00	\$ 7,000.00
38	Connect to Existing Non-Potable Water	1	EA	\$ 3,000.00	\$ 3,000.00
Subtotal Irrigation Water					\$ 417,550.00
<u>LAKE FILL LINE</u>					
39	16" Lake Fill Line <i>(including all appurtenances)</i>	4,820	LF	\$ 50.00	\$ 241,000.00
40	3" Aeration Line <i>(including all appurtenances)</i>	4,820	LF	\$ 4.00	\$ 19,280.00
41	Lake Fill Stub & Plug	3	EA	\$ 1,000.00	\$ 3,000.00
42	Connect to Existing Lake Fill Line	1	EA	\$ 1,000.00	\$ 1,000.00
Subtotal Lake Fill Line					\$ 264,280.00
SUBTOTAL CONSTRUCTION COST					\$ 5,263,435.00
TOTAL CONSTRUCTION COST (nearest \$1,000)					\$ 5,264,000.00

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.

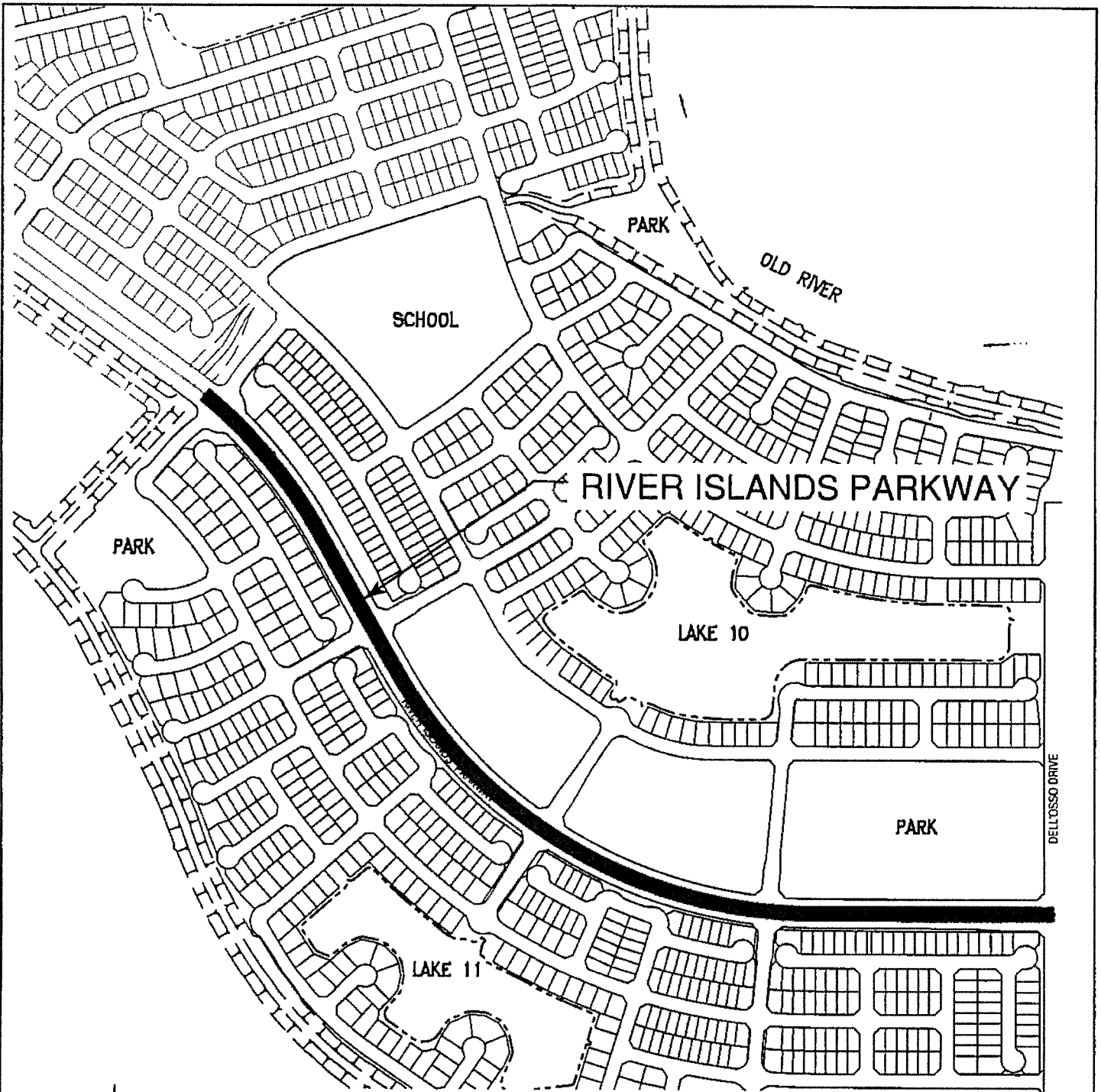
ENGINEER'S BOND ESTIMATE
 COST TO COMPLETE
 RIVER ISLANDS - STAGE 2A
 RIVER ISLANDS PARKWAY
 CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

June 13, 2018
 Job No 25503-01

Item	Description	Quantity	Unit	Unit Price	Amount
1	Sanitary Sewer & Water Raising Iron (95% Completion)	1	LS	\$ 54,400.00	\$ 54,400.00
2	Final AC Lift (90% Completion)	1	LS	\$ 246,604.00	\$ 246,604.00
3	Final Signing, Striping & Monument (0% Completion)	1	LS	\$ 37,000.00	\$ 37,000.00
TOTAL COST TO COMPLETE					\$ 338,004.00

Notes

- 1) Estimate for cost to complete based on contractor's cost to complete summary sheet and backup documents for Stage 2A River Islands Parkway (Dell'Osso Drive to Stage 2A/2B Levee) dated June 12, 2018.



**EXHIBIT B
RIVER ISLANDS PARKWAY
STAGE 2A
JULY 2018**

EXHIBIT "G"

**RIPFA LETTER OF GUARANTEE
RIVER ISLANDS PARKWAY WITHIN THE STAGE 2B DEVELOPMENT AREA**

RIVER ISLANDS PUBLIC FINANCING AUTHORITY

73 W. STEWART ROAD

LATHROP, CALIFORNIA 95330

TEL: (209) 879-7900

May 4, 2017

Glenn Gebhardt, City Engineer
City of Lathrop
390 Towne Centre Drive
Lathrop, California 95330

Subject: Letter of Guarantee - Construction of Interim Public Access within the River Islands at Lathrop Stage 2A Development Area

This Letter of Guarantee is being made in lieu of a performance bond for the construction of an interim public access (public right of way) within the Stage 2A development area of the River Islands development project. River Islands Development, LLC ("RID") has requested the permanent closure of Cohen Road from Stage 1 to Paradise Road and Paradise Road from Stewart Road to the Stage 2A levee (see Exhibit "A" attached to this Letter of Guarantee). This closure would allow the construction of the Stage 2B levee system. The closure will not allow public traffic to utilize Paradise Road to access the River Islands development area while the construction of the Stage 2B levee is occurring, but still allow emergency vehicles access to the area via all-weather access roads.

RID plans to construct River Islands Parkway from its current terminus in Stage 1, through the Stage 2A development area and into Stage 2B and reconstruct Paradise Road within Stage 2B to restore public access to the project from the Tracy/Banta area. Until these roads are constructed and dedicated to the City for public use, the City is requiring security to restore public access to Paradise Road should RID fail to perform. We are providing you this Letter of Guarantee for this purpose.

The engineer's estimate as provided by O'Dell Engineering for a 28-foot-wide paved roadway, equivalent to existing Cohen Road, in the general alignment of proposed River Islands Parkway from Stage 1 to Paradise Road through Stage 2B is \$453,000 (See Exhibit "B"). The total length of this "guarantee roadway" is 6,150 linear feet. As a result, the Authority hereby agrees to set-aside funds in the amount of \$543,600, which amount is equal to 120% of the engineer's estimate, in-lieu of a performance bond. The funds are currently held, and will be set aside, in the Improvement Fund established under the Fiscal Agent Agreement, dated as of December 1, 2015, between the Authority and Wilmington Trust, National Association, as fiscal agent. The Joint Community Facilities Agreement, dated as of November 16, 2015, between the Authority and the City allows for funds in the Improvement Fund to be used to pay costs of infrastructure improvements for the River Islands development, including roadways.

Under the terms of this Letter of Guarantee, the Authority shall hold the funds as stated herein in the Improvement Fund until August 1, 2020, or until such time that permanent roadways are

Glenn Gebhardt, City Engineer
City of Lathrop
May 4, 2017
Page 2 of 3

constructed and dedicated to the City to restore permanent public access to Paradise Road, whichever comes first. If the permanent roadways are not constructed, inspected and accepted by the City by August 1, 2020 and the deadline is not extended by the City in writing, no later than August 2, 2020, the Authority will cause one of the following to occur:

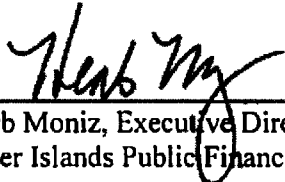
1. The Authority shall use the funds set aside in the Improvement Fund to construct a 28-foot-wide paved roadway in a new alignment, equivalent to the existing Cohen Road or, to reconstruct the existing 28-foot-wide paved Cohen and Paradise roadways in the original alignment at the City's direction. The Authority shall utilize a suitable contractor and bid the work under applicable law. The Authority and the City shall mutually agree to a timeline to which the roadways necessary to restore access are constructed, inspected and operational, not to exceed December 31, 2020-.
2. The Authority shall withdraw the funds from the set aside monies in the Improvement Fund and provide said monies to the City, to be held in a segregated account maintained by the City, to be used solely for construction or reconstruction of the applicable roadways. In such event, the City will use reasonable diligence to complete the construction of the roadways. Once permanent access has been constructed to the satisfaction of the City Engineer, and all costs related thereto have been paid, the City shall return any of the unspent funds and any investment earnings thereon to the Authority for redeposit to the Improvement Fund. Until the completion of the roadways and return of any excess funds to the Authority, the City will maintain records as to the reinvestment of the funds provided to it, and will provide the Authority with its records as to any such investment earnings upon written request of the Authority. Additionally, in the event that the City advises the Authority in writing that the funds provided to the City are not sufficient to pay all of the costs associated with the roadways necessary to restore public access, and advises the Authority as to the amount of the shortfall, the Authority will advance funds to the City from the Improvement Fund in the amount of the shortfall. In such event, and upon the written request of the Authority, the City will provide to the Authority a detailed breakdown of the costs of the construction of the remaining roadway work necessary to restore public access.
3. Since the construction of roadways within Stages 2A and 2B are phased and will continue to be constructed by RID, RD 2062 or the Authority over time, the Authority may request a reduction in the amount of funds necessary to be held from the Improvement Fund as segments of permanent public roadways are constructed and dedicated to the City. For instance, segments of River Islands Parkway through Stage 2A should be completed in late 2017/early 2018 and dedication of this segment would reduce the amount of security described herein. As a result, a reduction of \$88.40 per LF (\$543,600/6,150 LF) shall be granted for each linear foot permanently constructed and dedicated to the City.

The Authority shall retain the discretion to choose between the two options outlined above as the applicable security and to request reduction of the security as described in section 3 above. As confirmation of the acceptance of the terms and conditions of this Letter of Guarantee by the

Glenn Gebhardt, City Engineer
City of Lathrop
May 4, 2017
Page 3 of 3

City, please sign and date this letter as shown on the next page. Should you have any questions regarding this Letter of Guarantee, please contact me at (209) 879-7900.

Sincerely,

By: 
Herb Moniz, Executive Director
River Islands Public Financing Authority

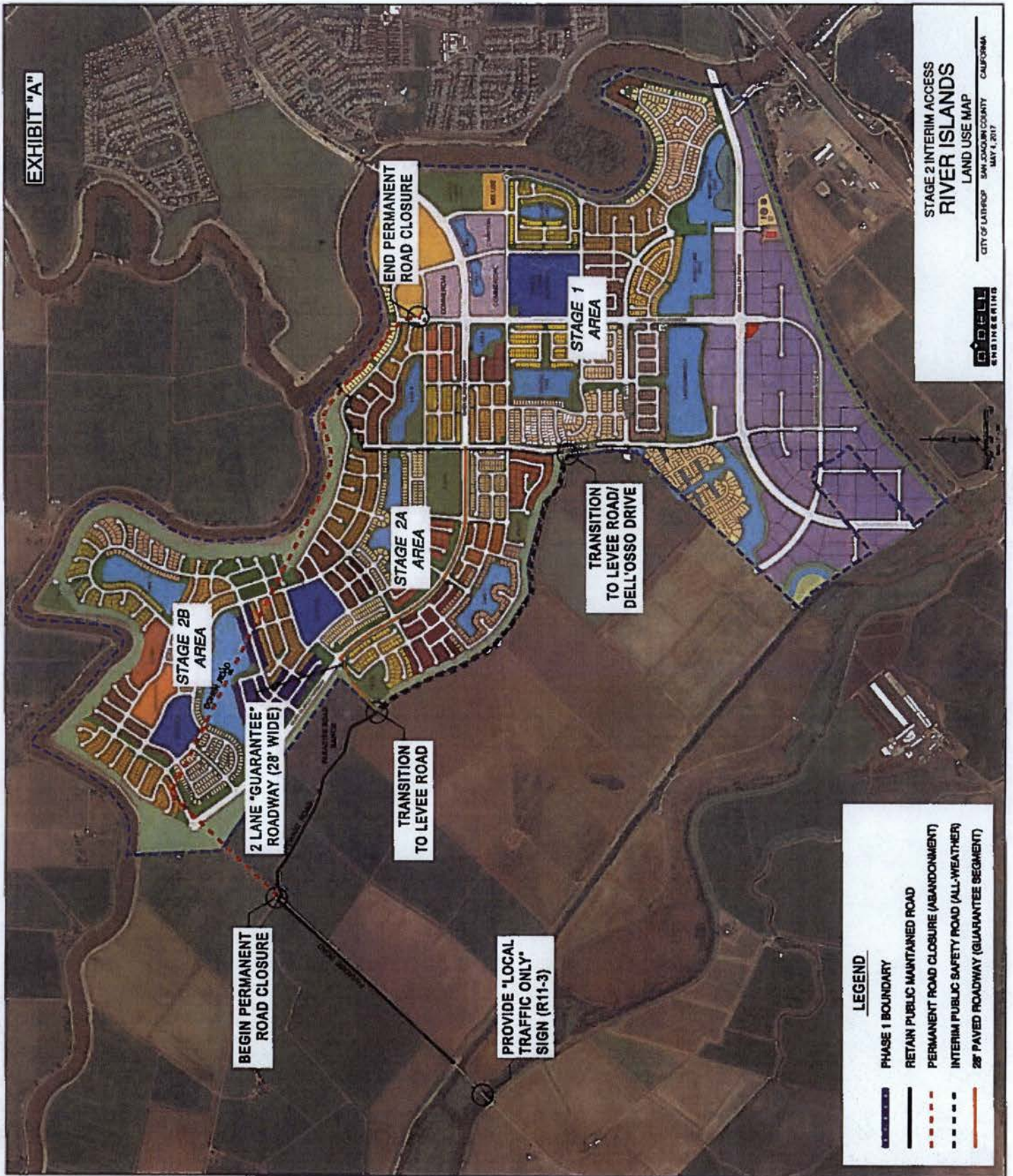
Enclosures: Exhibit "A": Location of Applicable Roadways – Cohen/Paradise
Exhibit "B": O'Dell Engineering – Engineer's Estimates

cc: Susan Dell'Osso, River Islands Development, LLC
John Zhang, O'Dell Engineering, Inc.

I Accept on Behalf of the City of Lathrop the Terms and Conditions of the foregoing Letter of Guarantee.

By: 
Glenn R. Gebhardt, City Engineer

Date May 15, 2017



STAGE 2 INTERIM ACCESS
RIVER ISLANDS
LAND USE MAP
CITY OF LATHROP SAN JOAQUIN COUNTY CALIFORNIA
MAY 4, 2017



LEGEND	
	PHASE 1 BOUNDARY
	RETAIN PUBLIC MAINTAINED ROAD
	PERMANENT ROAD CLOSURE (ABANDONMENT)
	INTERIM PUBLIC SAFETY ROAD (ALL-WEATHER)
	28' PAVED ROADWAY (GUARANTEE SEGMENT)

EXHIBIT "B"

ENGINEERING

**ENGINEER'S OPINION OF PROBABLE COST
INTERIM ROAD CONNECTION - STAGE 2A
GUARANTEE
RIVER ISLANDS - PHASE 1
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA**

May 4, 2017

Item	Description	Quantity	Unit	Unit Price	Amount
<u>SITE PREPARATION</u>					
1	Mobilization ¹	1	LS	\$ 25,000.00	\$ 22,750.00
2	Erosion Control	1	LS	\$ 2,500.00	\$ 2,500.00
Subtotal Site Preparation					\$ 25,250.00
<u>GRADING</u>					
3	Earthwork ²	1,600	CY	\$ 5.00	\$ 8,000.00
Subtotal Grading					\$ 8,000.00
<u>MISCELLANEOUS</u>					
4	3" AC (6150 LF)	172,200	SF	\$ 1.50	\$ 258,300.00
5	6" AB (6150 LF)	172,200	SF	\$ 0.90	\$ 154,980.00
6	Conform to Existing	2	LS	\$ 3,000.00	\$ 6,000.00
Subtotal Miscellaneous					\$ 419,280.00
SUBTOTAL CONSTRUCTION COST					\$ 452,530.00
TOTAL CONSTRUCTION COST (nearest \$1,000)					\$ 453,000.00

Notes:

- 1) Mobilization assumed to be 5% of total cost.
- 2) Earthwork quantity includes 35% shrinkage.

*Recording Requested by and
Please Return to:*

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

*This Instrument Benefits City Only.
No Fee Required. (GC 27383)*

This Space Above for Recorder's Use Only

**IRREVOCABLE OFFER OF DEDICATION OF EASEMENT
FOR PUBLIC ROADWAY PURPOSES AND PUBLIC UTILITY EASEMENT
(TRACT 4052 – OFFSITE ROADWAY DEDICATION – SHRUTE DRIVE, POSEY
STREET, ENNEKING DRIVE & MULHOLLAND DRIVE)**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, River Islands Stage 2B, LLC, a Delaware limited liability company, hereby grant(s) to the CITY OF LATHROP, a municipal corporation in the County of San Joaquin, State of California, an easement for ingress, egress and road purposes, and a public utility easement (PUE), over and across the hereinafter described real property situated in City of Lathrop and more particularly described as follows:

SEE EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF

This Offer of Dedication is made pursuant to Section 7050 of the Government Code of the State of California, and may be accepted at any time by the City Engineer of the City of Lathrop. This Offer of Dedication may be terminated, and right to accept such offer abandoned in the same manner as is prescribed for the vacation of streets or highways by Part 3 of Division 9, or Chapter 2 of Division 2 of the Streets and Highways Code of the State of California, whichever is applicable.

The above described easement is to be kept open, clear and free from buildings and structures of any kind. This Offer of Dedication shall be irrevocable and shall be binding on the Grantor’s heirs, executors, administrators, successors and assigns.

SIGNATURES:

Signed this _____ day of _____, 2021

RIVER ISLANDS STAGE 2B, LLC
a Delaware limited liability company

By: _____

Name: Susan Dell’Osso

Its: President

EXHIBIT "A"
LEGAL DESCRIPTION
OFFSITE ROADWAY DEDICATION AND ADJACENT PUBLIC UTILITY EASEMENT
SHRUTE DRIVE, POSEY STREET, ENNEKING DRIVE & MULHOLLAND DRIVE
(See Attached)

EXHIBIT "A-1"

LEGAL DESCRIPTION
IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES
OFFSITE ROADWAY DEDICATION
SHRUTE DRIVE, POSEY STREET, ENNEKING DRIVE & MULHOLLAND DRIVE
RIVER ISLANDS-STAGE 2B
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

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

BEING A PORTION OF PARCELS 17 AND 18, AS SAID PARCELS ARE SHOWN ON THE MAP ENTITLED "TRACT 4032, RIVER ISLANDS-STAGE 2B, LARGE LOT FINAL MAP", FILED OCTOBER 8, 2020, IN BOOK 43 OF MAPS AND PLATS, AT PAGE 142, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERN LOT LINE, BEING A CURVE WITH A RADIUS OF 430.00 FEET, OF PARCEL 17 OF SAID TRACT 4032, SAID POINT ALSO BEING THE WESTERLY TERMINUS OF THE COURSE, LABELED AS "L210", ALL AS SHOWN ON SHEET 14 OF SAID MAP OF TRACT 4032;

THENCE, ALONG THE NORTHEASTERN LOT LINE OF SAID PARCEL 17 AS SHOWN ON SAID MAP, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 430.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 68°27'44" EAST, THROUGH A CENTRAL ANGLE OF 28°52'33", AN ARC DISTANCE OF 216.71 FEET, AND
- 2) SOUTH 07°20'17" WEST 65.33 FEET TO A POINT ON THE NORTHEASTERN LINE OF PARCEL 18 OF SAID MAP;

THENCE, LEAVING THE EASTERN LINE OF PARCEL 17, ALONG THE NORTHEASTERN AND A SOUTHERN LINE OF SAID PARCEL 18, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 07°20'17" WEST 60.00 FEET, AND
- 2) NORTH 82°39'43" WEST 89.13 FEET;

THENCE, LEAVING THE EASTERN LINE OF PARCEL 18, CONTINUING ALONG THE WESTERLY PROLONGATION OF LAST SAID LINE, NORTH 82°39'43" WEST 117.80 FEET;

THENCE, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 450.00 FEET, THROUGH A CENTRAL ANGLE OF 68°07'11", AN ARC DISTANCE OF 535.01 FEET;

THENCE, NORTH 60°46'54" WEST 60.00 FEET;

THENCE, NORTH 11°59'20" WEST 36.80 FEET;

THENCE, NORTH 54°36'01" WEST 122.35 FEET;

THENCE, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1865.00 FEET, THROUGH A CENTRAL ANGLE OF 02°18'34", AN ARC DISTANCE OF 75.17 FEET;

THENCE, ALONG A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 59.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 37°42'32" EAST, THROUGH A CENTRAL ANGLE OF 87°20'55", AN ARC DISTANCE OF 89.95 FEET;

THENCE, SOUTH 40°21'37" WEST 219.84 FEET;

THENCE, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2680.00 FEET, THROUGH A CENTRAL ANGLE OF 09°05'49", AN ARC DISTANCE OF 425.51 FEET;

THENCE, SOUTH 46°27'55" WEST 109.89 FEET;

THENCE, SOUTH 50°15'08" WEST 167.84 FEET;

THENCE, SOUTH 04°35'31" WEST 42.91 FEET TO A POINT ON THE SOUTHWESTERN LOT LINE, BEING A CURVE OF SAID PARCEL 18, ALSO BEING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RIVER ISLANDS PARKWAY;

THENCE, NORTHWESTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2937.00 FEET, FROM WHICH THE CENTER OF THE SAID CURVE BEARS NORTH 48°55'54" EAST, THROUGH A CENTRAL ANGLE OF 02°38'29", AN ARC DISTANCE OF 135.39 FEET TO THE SOUTHWESTERN LINE OF SAID PARCEL 17, SAID POINT ALSO BEING THE SOUTHERN TERMINUS OF COURSE C123, ALL AS SHOWN ON SHEET 16 OF SAID MAP;

THENCE, ALONG THE SOUTHWESTERN LINE OF SAID PARCEL 17 AS SHOWN ON SAID MAP, THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 84°05'15" EAST 42.91 FEET,
- 2) NORTH 50°15'08" EAST 168.33 FEET,
- 3) NORTH 53°44'28" EAST 110.44 FEET,
- 4) NORTH 48°32'26" EAST 80.02 FEET;

THENCE, LEAVING THE SOUTHWESTERN LINE OF SAID PARCEL 17, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2620.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 42°20'05" WEST, THROUGH A CENTRAL ANGLE OF 07°18'19", AN ARC DISTANCE OF 334.05 FEET;

THENCE, NORTH 40°21'37" EAST 219.84 FEET;

THENCE, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 59.00 FEET, THROUGH A CENTRAL ANGLE OF 87°20'55", AN ARC DISTANCE OF 89.95 FEET.

THENCE, NORTH 42°06'57" EAST 60.01 FEET;

THENCE, SOUTH 49°38'23" EAST 168.86 FEET;

THENCE, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1805.00 FEET, THROUGH A CENTRAL ANGLE OF 02°16'46", AN ARC DISTANCE OF 71.81 FEET;

THENCE, SOUTH 54°36'01" EAST 122.35 FEET;

THENCE, NORTH 82°47'17" EAST 36.80 FEET TO A POINT ON THE SOUTHERN LOT LINE OF SAID PARCEL 17, SAID POINT BEING NORTHEASTERLY ALONG A CURVE WITH A RADIUS OF 510.00 FEET, AN ARC DISTANCE OF 110.04 FEET FROM THE NORTHERN TERMINUS OF THE COURSE LABELED AS "N23°43'41"E 302.93 FEET", ALL AS SHOWN ON SHEET 16 OF SAID MAP;

THENCE, ALONG THE SOUTHERN LOT LINE OF SAID PARCEL 17 AS SHOWN ON SAID MAP, THE FOLLOWING TWO (2) COURSES:

- 1) NORTHEASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 510.00 FEET, FROM WHICH POINT THE CENTER OF SAID CURVE BEARS SOUTH

48°25'09" EAST, THROUGH A CENTRAL ANGLE OF 55°45'26", AN ARC DISTANCE OF 496.31, AND
2) SOUTH 82°39'43" EAST 121.93 FEET;

THENCE, LEAVING THE SOUTHERN LINE OF SAID PARCEL 17, NORTH 52°20'17" EAST 35.36 FEET;

THENCE, NORTH 07°20'17" EAST 40.33 FEET;

THENCE, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 370.00 FEET, THROUGH A CENTRAL ANGLE OF 28°52'33", AN ARC DISTANCE OF 186.47 FEET;

THENCE, NORTH 68°27'44" EAST 60.00 FEET TO THE POINT OF BEGINNING.

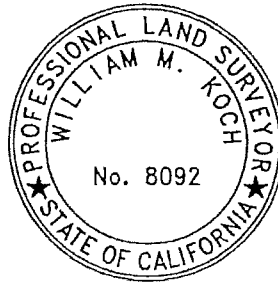
CONTAINING 153,488 SQUARE FEET (3.52 ACRES), MORE OR LESS.

A PLAT OF THE ABOVE DESCRIBED EASEMENT IS ATTACHED HERETO AS EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

END DESCRIPTION

THIS DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

WILLIAM M. KOCH
PROFESSIONAL LAND SURVEYOR
CALIFORNIA NO. 8092



DATE

EXHIBIT "A-2"

LEGAL DESCRIPTION
DEDICATION OF PUBLIC UTILITY EASEMENTS
PARCELS 5, 18 & 18, TRACT 4032 (43 M&P 142)
RIVER ISLANDS-STAGE 2B
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

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

BEING A PORTION OF PARCELS 5, 17 AND 18, AS SAID PARCELS ARE SHOWN ON THE MAP ENTITLED "TRACT 4032, RIVER ISLANDS-STAGE 2B, LARGE LOT FINAL MAP", FILED OCTOBER 8, 2020, IN BOOK 43 OF MAPS AND PLATS, AT PAGE 142, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

P.U.E. #1

COMMENCING AT A POINT ON THE NORTHEASTERN LOT LINE, BEING A CURVE WITH A RADIUS OF 430.00 FEET, OF PARCEL 17 OF SAID TRACT 4032, SAID POINT ALSO BEING THE WESTERLY TERMINUS OF THE COURSE, LABELED AS "L210", ALL AS SHOWN ON SHEET 14 OF SAID MAP OF TRACT 4032;

THENCE, ALONG THE NORTHEASTERN LOT LINE OF SAID PARCEL 17 AS SHOWN ON SAID MAP, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 430.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 68°27'44" EAST, THROUGH A CENTRAL ANGLE OF 28°52'33", AN ARC DISTANCE OF 216.71 FEET, AND
- 2) SOUTH 07°20'17" WEST 65.33 FEET TO A POINT ON THE NORTHEASTERN LINE OF PARCEL 18 OF SAID MAP;

THENCE, LEAVING THE EASTERN LINE OF PARCEL 17, ALONG THE NORTHEASTERN AND A SOUTHERN LINE OF SAID PARCEL 18, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 07°20'17" WEST 60.00 FEET, AND
- 2) NORTH 82°39'43" WEST 1.82 FEET TO THE CORNER OF SAID PARCEL 5, ALSO BEING THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED EASEMENT;

THENCE, ALONG THE EASTERLY LINE OF SAID PARCEL 5, SOUTH 07°20'17" WEST 10.00 FEET;

THENCE, LEAVING SAID EASTERLY LINE, NORTH 82°39'43" WEST 205.11 FEET;

THENCE, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 440.00 FEET, THROUGH A CENTRAL ANGLE OF 68°07'11", AN ARC DISTANCE OF 523.12 FEET;

THENCE, NORTH 60°46'54" WEST 10.00 FEET;

THENCE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 450.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 60°46'54" EAST, THROUGH A CENTRAL ANGLE OF 68°07'11", AN ARC DISTANCE OF 535.01 FEET;

THENCE, SOUTH 82°39'43" EAST 205.11 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 7,342 SQUARE FEET, MORE OR LESS.

P.U.E. #2

COMMENCING AT THE SOUTHWESTERN CORNER OF SAID PARCEL 17, SAID POINT ALSO BEING THE SOUTHERN TERMINUS OF COURSE C123, ALL AS SHOWN ON SHEET 16 OF SAID MAP;

THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERN LOT LINE, BEING A CURVE OF SAID PARCEL 18, ALSO BEING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RIVER ISLANDS PARKWAY, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2937.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 51°34'32" EAST, THROUGH A CENTRAL ANGLE OF 02°38'29", AN ARC DISTANCE OF 135.39 FEET;

THENCE, LEAVING SAID SOUTHWESTERN LOT LINE, NORTH 04°35'31" EAST 28.93 FEET TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED EASEMENT;

THENCE, CONTINUING NORTH 04°35'31" EAST 13.98 FEET;

THENCE, NORTH 50°15'08" EAST 167.84 FEET;

THENCE, NORTH 46°27'55" EAST 109.89 FEET;

THENCE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2680.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 40°32'34" WEST, THROUGH A CENTRAL ANGLE OF 09°05'49", AN ARC DISTANCE OF 425.51 FEET;

THENCE, NORTH 40°21'37" EAST 219.84 FEET;

THENCE, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 59.00 FEET, THROUGH A CENTRAL ANGLE OF 33°50'56", AN ARC DISTANCE OF 34.86 FEET;

THENCE, SOUTH 40°21'37" WEST 178.99 FEET;

THENCE, SOUTH 82°07'56" WEST 7.51 FEET;

THENCE, SOUTH 40°21'37" WEST 68.11 FEET;

THENCE, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2685.00 FEET, THROUGH A CENTRAL ANGLE OF 00°47'50", AN ARC DISTANCE OF 37.36 FEET;

THENCE, SOUTH 59°53'46" EAST 5.09 FEET;

THENCE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2690 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 48°51'48" WEST, THROUGH A CENTRAL ANGLE OF 08°18'54", AN ARC DISTANCE OF 390.38 FEET;

THENCE, SOUTH 46°27'55" WEST 109.96 FEET;

THENCE, SOUTH 50°15'08" WEST 177.94 FEET;

CONTAINING 8,972 SQUARE FEET, MORE OR LESS.

P.U.E. #3

COMMENCING AT THE SOUTHWESTERN CORNER OF SAID PARCEL 17, SAID POINT ALSO BEING THE SOUTHERN TERMINUS OF COURSE C123, ALL AS SHOWN ON SHEET 16 OF SAID MAP;

THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERN LOT LINE, BEING A CURVE OF SAID PARCEL 18, ALSO BEING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RIVER ISLANDS PARKWAY, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2937.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 51°34'32" EAST, THROUGH A CENTRAL ANGLE OF 02°38'29", AN ARC DISTANCE OF 135.39 FEET;

THENCE, LEAVING SAID SOUTHWESTERN LOT LINE, NORTH 04°35'31 EAST 42.91 FEET;

THENCE, NORTH 50°15'08" EAST 167.84 FEET;

THENCE, NORTH 46°27'55" EAST 109.89 FEET;

THENCE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2680.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 40°32'34" WEST, THROUGH A CENTRAL ANGLE OF 09°05'49", AN ARC DISTANCE OF 425.51 FEET;

THENCE, NORTH 40°21'37 EAST 219.84 FEET;

THENCE, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 59.00 FEET, THROUGH A CENTRAL ANGLE OF 53°59'32", AN ARC DISTANCE OF 55.60 FEET; TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED EASEMENT;

THENCE, CONTINUING ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 59.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 04Z21'09" WEST, THROUGH A CENTRAL ANGLE OF 33°21'23", AN ARC DISTANCE OF 34.35 FEET;

THENCE, ALONG A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 1865.00 FEET, THROUGH A CENTRAL ANGLE OF 02°18'34", AN ARC DISTANCE OF 75.17 FEET;

THENCE, SOUTH 54°36'01" EAST 122.35 FEET;

THENCE, SOUTH 11°59'20" EAST, 14.77 FEET;

THENCE, NORTH 54°26'01" WEST 133.22 FEET;

THENCE, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1875.00 FEET, THROUGH A CENTRAL ANGLE OF 03°18'02", AN ARC DISTANCE OF 108.01 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2,252 SQUARE FEET, MORE OR LESS.

P.U.E. #4

COMMENCING AT THE SOUTHWESTERN CORNER OF SAID PARCEL 17, SAID POINT ALSO BEING THE SOUTHERN TERMINUS OF COURSE C123, ALL AS SHOWN ON SHEET 16 OF SAID MAP;

THENCE, SOUTH 84°05'15" EAST 28.93 FEET TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED EASEMENT;

THENCE, NORTH 50°15'08" EAST 178.40 FEET;

THENCE, NORTH 53°44'28" EAST 110.29 FEET;

THENCE, NORTH 48°32'26" EAST 79.49 FEET;

THENCE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,610.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 42°20'11" WEST, THROUGH A CENTRAL ANGLE OF 04°17'55", AN ARC DISTANCE OF 195.82 FEET;

THENCE, SOUTH 88°21'00" EAST 6.69 FEET;

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,615.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 46°43'57" WEST, THROUGH A CENTRAL ANGLE OF 01°18'26", AN ARC DISTANCE OF 59.66 FEET;

THENCE, NORTH 36°33'23" WEST 5.10 FEET;

THENCE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,610.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 48°03'43" WEST, THROUGH A CENTRAL ANGLE OF 01°34'40", AN ARC DISTANCE OF 71.88 FEET;

THENCE, NORTH 40°21'37" EAST 252.70 FEET;

THENCE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 59.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 83°29'20" WEST, THROUGH A CENTRAL ANGLE OF 33°50'56", AN ARC DISTANCE OF 34.86 FEET;

THENCE, SOUTH 40°21'37" WEST 219.84 FEET;

THENCE, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,620.00 FEET, THROUGH A CENTRAL ANGLE OF 07°18'19", AN ARC DISTANCE OF 334.05 FEET TO AN ANGLE POINT IN THE SOUTHWESTERN LINE OF SAID PARCEL 17 AS SHOWN ON SAID MAP;

THENCE, ALONG THE SOUTHWESTERN LINE OF SAID PARCEL 17 AS SHOWN ON SAID MAP, THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 48°32'26" WEST 80.02 FEET,
- 2) SOUTH 53°44'28" WEST 110.44 FEET,
- 3) SOUTH 50°15'08" WEST 168.33 FEET,
- 4) NORTH 84°05'15" WEST 13.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,078 SQUARE FEET, MORE OR LESS.

P.U.E. #5

COMMENCING AT A POINT ON THE NORTHEASTERN LOT LINE, BEING A CURVE WITH A RADIUS OF 430.00 FEET, OF PARCEL 17 OF SAID TRACT 4032, SAID POINT ALSO BEING THE WESTERLY TERMINUS OF THE COURSE, LABELED AS "L210", ALL AS SHOWN ON SHEET 14 OF SAID MAP OF TRACT 4032;

THENCE, SOUTH 68°27'44" WEST 60.00 FEET;

THENCE, SOUTHERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 38°27'44" WEST, THROUGH A CENTRAL ANGLE OF 28°52'33", AN ARC DISTANCE OF 186.47 FEET;

THENCE, SOUTH 07°20'17" WEST 40.33 FEET;

THENCE, SOUTH 52°20'17" WEST 35.36 FEET;

THENCE, NORTH 82°39'43" WEST 121.93 FEET;

THENCE, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 510.00 FEET, THROUGH A CENTRAL ANGLE OF 55°45'26", AN ARC DISTANCE OF 496.31 FEET;

THENCE, SOUTH 82°47'17" WEST 22.03 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT;

THENCE, CONTINUING SOUTH 82°47'17" WEST 14.77 FEET;

THENCE, NORTH 54°36'01" WEST 122.35 FEET;

THENCE, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1805.00 FEET, THROUGH A CENTRAL ANGLE OF 02°16'46", AN ARC DISTANCE OF 71.81 FEET;

THENCE, NORTH 49°38'23" WEST 168.86 FEET;

THENCE, NORTH 40°21'37" EAST 10.00 FEET;

THENCE, SOUTH 49°38'23" EAST 168.63 FEET;

THENCE, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1795.00 FEET, THROUGH A CENTRAL ANGLE OF 02°16'19", AN ARC DISTANCE OF 71.18 FEET;

THENCE, SOUTH 54°36'01" EAST 133.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,680 SQUARE FEET, MORE OR LESS.

P.U.E. #6

COMMENCING AT A POINT ON THE NORTHEASTERN LOT LINE, BEING A CURVE WITH A RADIUS OF 430.00 FEET, OF PARCEL 17 OF SAID TRACT 4032, SAID POINT ALSO BEING THE WESTERLY TERMINUS OF THE COURSE, LABELED AS "L210", ALL AS SHOWN ON SHEET 14 OF SAID MAP OF TRACT 4032;

THENCE, SOUTH 68°27'44" WEST 60.00 FEET;

THENCE, SOUTHERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 38°27'44" WEST, THROUGH A CENTRAL ANGLE OF 28°52'33", AN ARC DISTANCE OF 186.47 FEET;

THENCE, SOUTH 07°20'17" WEST 40.33 FEET;

THENCE, SOUTH 52°20'17" WEST 21.22 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT;

THENCE, CONTINUING SOUTH 52°20'17" WEST 14.14 FEET;

THENCE, NORTH 82°39'43" WEST 121.93 FEET;

THENCE, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 510.00 FEET, THROUGH A CENTRAL ANGLE OF 55°45'26", AN ARC DISTANCE OF 496.31 FEET;

THENCE, SOUTH 82°47'17" WEST 14.99 FEET;

THENCE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 520.00, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 68°27'44" WEST, THROUGH A CENTRAL ANGLE OF 57°00'01", AN ARC DISTANCE OF 517.32 FEET;

THENCE, SOUTH 82°39'43" EAST 131.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,338 SQUARE FEET, MORE OR LESS.

P.U.E. #7

COMMENCING AT A POINT ON THE NORTHEASTERN LOT LINE, BEING A CURVE WITH A RADIUS OF 430.00 FEET, OF PARCEL 17 OF SAID TRACT 4032, SAID POINT ALSO BEING THE WESTERLY TERMINUS OF THE COURSE, LABELED AS "L210", ALL AS SHOWN ON SHEET 14 OF SAID MAP OF TRACT 4032;

THENCE, SOUTH 68°27'44" WEST 60.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT;

THENCE, SOUTHERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 38°27'44" WEST, THROUGH A CENTRAL ANGLE OF 28°52'33", AN ARC DISTANCE OF 186.47 FEET;

THENCE, SOUTH 07°20'17" WEST 40.33 FEET;

THENCE, SOUTH 52°20'17" WEST 14.14 FEET;

THENCE, NORTH 07°20'17" EAST 50.33 FEET;

THENCE, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 360.00 FEET, THROUGH A CENTRAL ANGLE OF 28°52'33", AN ARC DISTANCE OF 181.43 FEET;

THENCE, NORTH 68°27'44" EAST 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,293 SQUARE FEET, MORE OR LESS.

A PLAT OF THE ABOVE DESCRIBED EASEMENTS IS ATTACHED HERETO AS EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

END DESCRIPTION

THIS DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

WILLIAM M. KOCH
PROFESSIONAL LAND SURVEYOR
CALIFORNIA NO. 8092



DATE

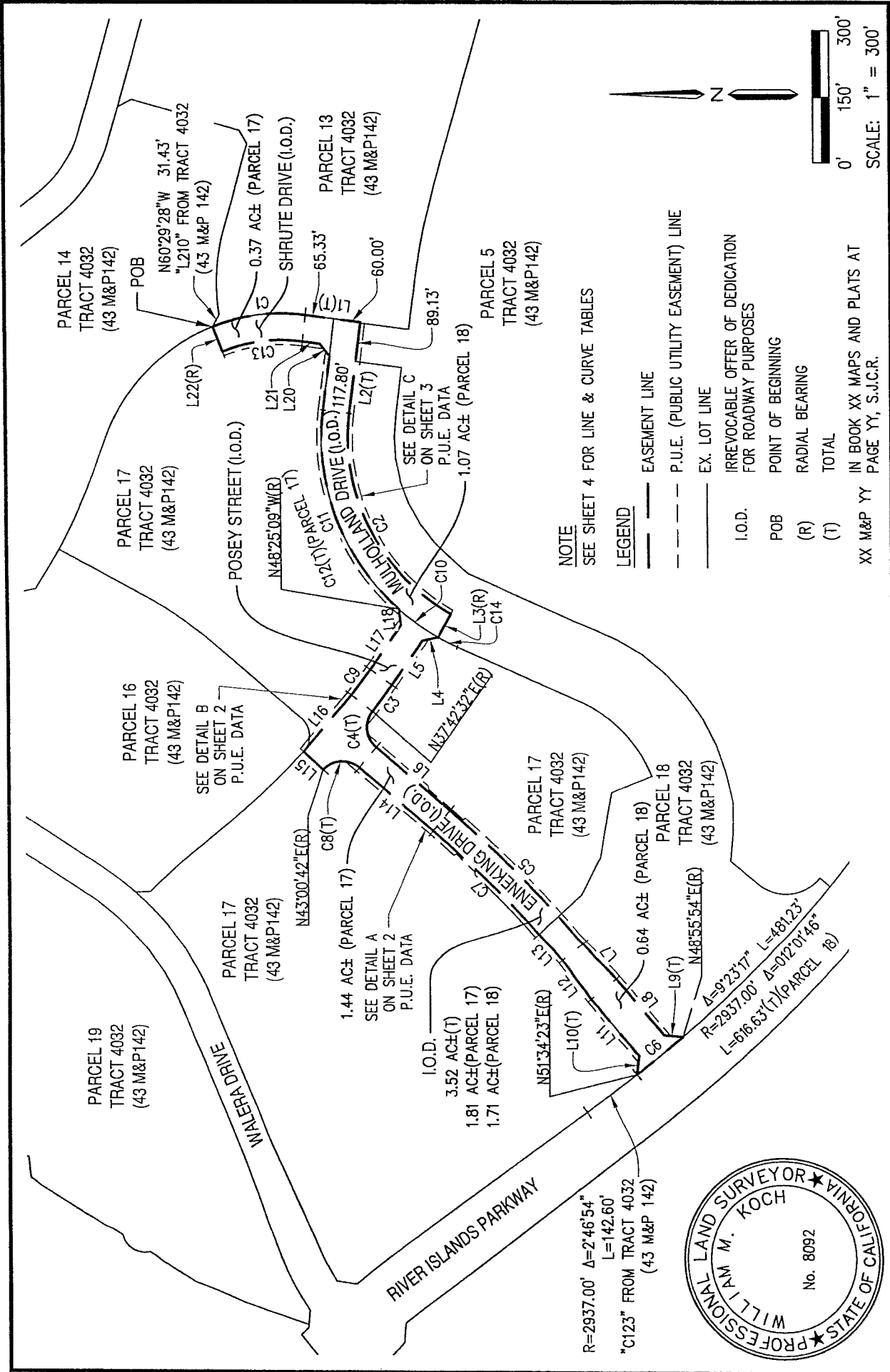


EXHIBIT "B" PLAT TO ACCOMPANY LEGAL DESCRIPTION
IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES
OFFSITE ROADWAY DEDICATION
SHRUTE DRIVE, ENNEKING DRIVE, MULHOLLAND DRIVE & POSEY STREET
RIVER ISLANDS - STAGE 2B

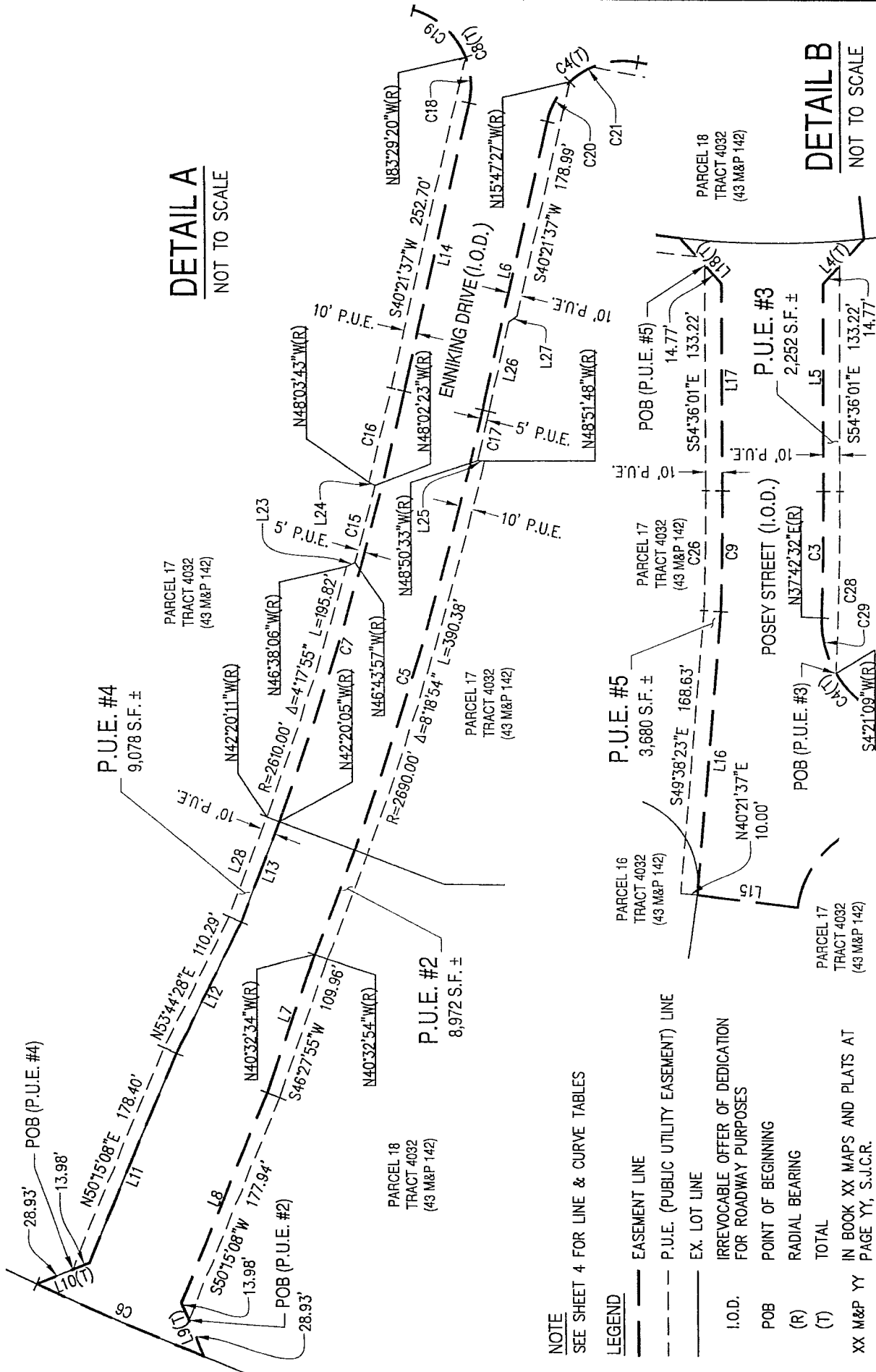
SAN JOAQUIN COUNTY CALIFORNIA
 CITY OF LATHROP

SCALE: 1" = 300'	SHEET: 1 OF 4
DRAWN BY: JC	
FILE: 25503-PLAT-VILLAGE_JJ_PARCEL ONE IOD.DWG	
DATE: 12/29/2020	

T:\25503-RIVER ISLANDS\DWG\FINAL MAPS\TRACT 4052- VILLAGE JJ\PLAT\25503-PLAT-VILLAGE_JJ_PARCEL ONE IOD.DWG

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE



NOTE

SEE SHEET 4 FOR LINE & CURVE TABLES

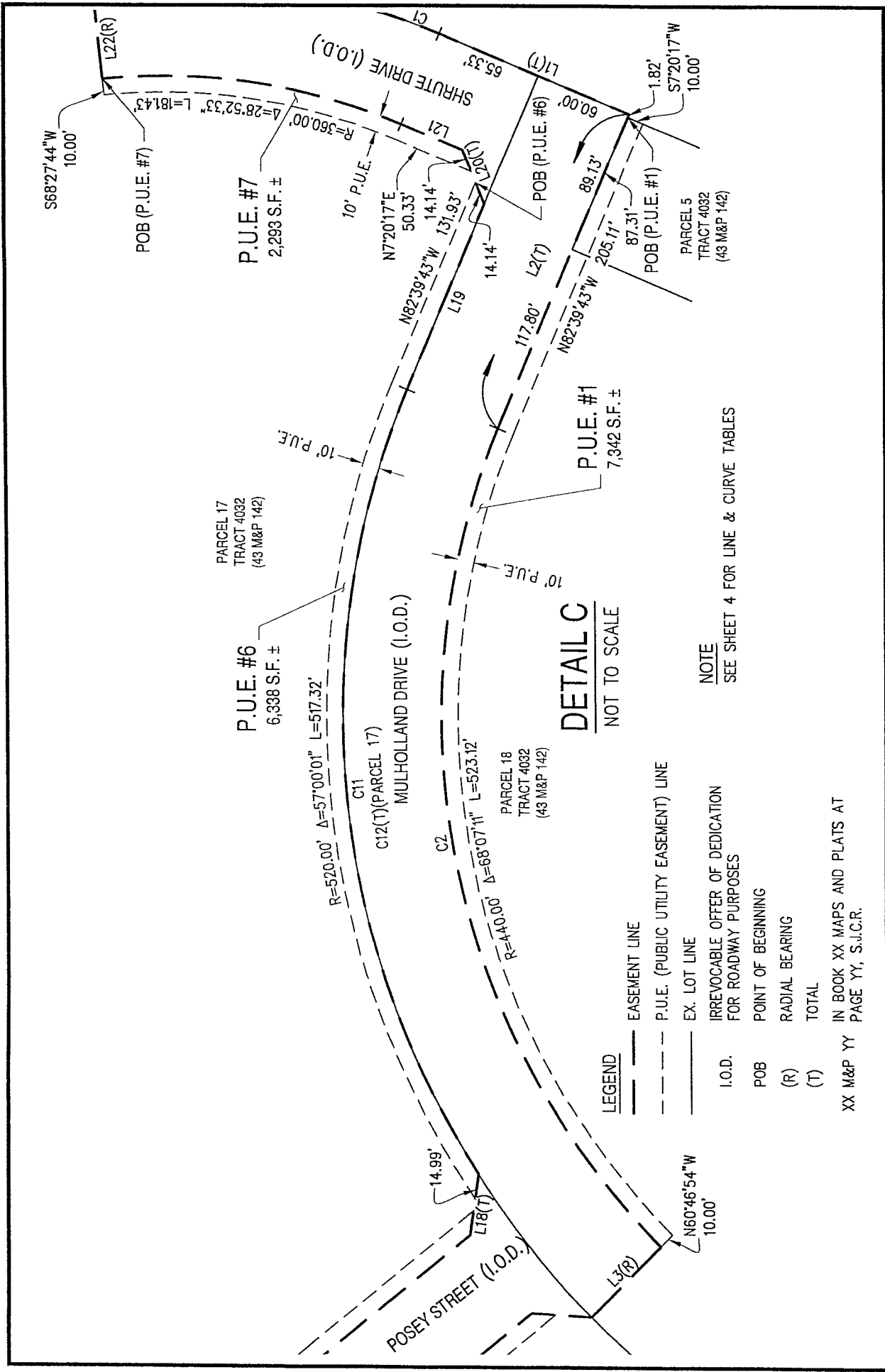
LEGEND

- EASEMENT LINE
 - - - P.U.E. (PUBLIC UTILITY EASEMENT) LINE
 - EX. LOT LINE
 - I.O.D. IRREVOCABLE OFFER OF DEDICATION FOR ROADWAY PURPOSES
 - POB POINT OF BEGINNING
 - (R) RADIAL BEARING
 - (T) TOTAL
- XX M&P YY IN BOOK XX MAPS AND PLATS AT PAGE YY, S.J.C.R.

EXHIBIT "B" PLAT TO ACCOMPANY LEGAL DESCRIPTION
IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES
OFFSITE ROADWAY DEDICATION
RIVER ISLANDS - STAGE 2B
 SHRUTE DRIVE, ENNEKING DRIVE, MULHOLLAND DRIVE & POSEY STREET
 SAN JOAQUIN COUNTY
 CALIFORNIA

SCALE: N/A	SHEET: 2 OF 4
DRAWN BY: JC	
FILE: 25503-PLAT-VILLAGE JJ_PARCEL ONE IOD.DWG	
DATE: 12/29/2020	





DETAIL C
NOT TO SCALE

- LEGEND**
- EASEMENT LINE
 - - - P.U.E. (PUBLIC UTILITY EASEMENT) LINE
 - EX. LOT LINE
 - I.O.D. IRREVOCABLE OFFER OF DEDICATION FOR ROADWAY PURPOSES
 - POB POINT OF BEGINNING
 - (R) RADIAL BEARING
 - (T) TOTAL
 - XX M&P YY IN BOOK XX MAPS AND PLATS AT PAGE YY, S.J.C.R.

NOTE
SEE SHEET 4 FOR LINE & CURVE TABLES

SCALE: N/A

DRAWN BY: JC

FILE: 25503-PLAT-VILLAGE_JJ_PARCEL_ONE_IOD.DWG

DATE: 12/29/2020

SHEET: 3 OF 4

EXHIBIT "B" PLAT TO ACCOMPANY LEGAL DESCRIPTION

IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES

OFFSITE ROADWAY DEDICATION

SHRUTE DRIVE, ENNEKING DRIVE, MULHOLLAND DRIVE & POSEY STREET

RIVER ISLANDS - STAGE 2B

SAN JOAQUIN COUNTY CALIFORNIA

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1(T)	S07°20'17"W	125.33'
L2(T)	N82°39'43"W	206.93'
L3	N60°46'54"W	60.00'
L4	N11°59'20"W	36.80'
L5	N54°36'01"W	122.35'
L6	S40°21'37"W	219.84'
L7	S46°27'55"W	109.89'
L8	S50°15'08"W	167.84'
L9(T)	N04°35'31"E	42.91'
L10(T)	N84°05'15"W	42.91'
L11	N50°15'08"E	168.33'
L12	N53°44'28"E	110.44'
L13	N48°32'26"E	80.02'
L14	N40°21'37"E	219.84'
L15	N42°06'57"E	60.01'
L16	S49°38'23"E	168.86'
L17	S54°36'01"E	122.35'
L18	N82°47'17"E	36.80'
L19	S82°39'43"E	121.93'
L20	N52°20'17"E	35.36'

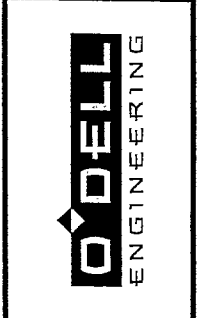
LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	N07°20'17"E	40.33'
L22	N68°27'44"E	60.00'
L23	N88°21'00"W	6.69'
L24	N36°33'23"W	5.10'
L25	N59°53'46"W	5.09'
L26	S40°21'37"W	68.11'
L27	S82°07'56"W	7.51'
L28	N48°32'26"E	79.49'

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	
C1	430.00'	28°52'33"	216.71'	
C2	450.00'	68°07'11"	535.01'	
C3	1865.00'	2°18'34"	75.17'	
C4(T)	59.00'	87°20'55"	89.95'	
C5	2680.00'	9°05'49"	425.51'	
C6	2937.00'	2°38'29"	135.39'	
C7	2620.00'	7°18'19"	334.05'	
C8(T)	59.00'	87°20'55"	89.95'	
C9	1805.00'	2°16'46"	71.81'	
C10	510.00'	12°21'45"	110.04'	
C11	510.00'	55°45'26"	496.31'	
C12(T)	510.00'	73°36'37"	655.22'	
C13	370.00'	28°52'33"	186.47'	
C14	510.00'	5°29'26"	48.87'	
C15	2615.00'	1°18'26"	59.66'	
C16	2610.00'	1°34'40"	71.88'	
C17	2685.00'	0°47'50"	37.36'	
C18	59.00'	33°50'56"	34.86'	
C19	59.00'	53°29'59"	55.09'	
C20	59.00'	33°50'56"	34.86'	

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C21	59.00'	53°29'59"	55.09'

SCALE: N/A	
DRAWN BY: JC	
FILE: 25503-PLAT-VILLAGE JJ_PARCEL ONE IOD.DWG	
DATE: 12/29/2020	SHEET: 4 OF 4

EXHIBIT "B" PLAT TO ACCOMPANY LEGAL DESCRIPTION
IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES
OFFSITE ROADWAY DEDICATION
SHRUTE DRIVE, ENNEKING DRIVE, MULHOLLAND DRIVE & POSEY STREET
RIVER ISLANDS - STAGE 2B
 SAN JOAQUIN COUNTY CALIFORNIA





Office of the City Clerk

390 Towne Centre Dr. – Lathrop, CA 95330
Phone (209) 941-7230 – Fax (209) 941-7229
www.ci.lathrop.ca.us

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the **IRREVOCABLE OFFER OF DEDICATION OF EASEMENT FOR PUBLIC ROADWAY PURPOSES AND PUBLIC UTILITY EASEMENT (TRACT 4052 – OFFSITE ROADWAY DEDICATION – SHRUTE DRIVE, POSEY STREET, ENNEKING DRIVE & MULHOLLAND DRIVE)**, dated **January ____, 2021**, from **River Islands Stage 2B, LLC., a Delaware limited liability company**, granted to the City of Lathrop, municipal corporation and governmental agency in the County of San Joaquin, State of California, is hereby accepted by the undersigned officer on behalf of the City Council pursuant to authority conferred by Resolution No. 90-72, of the City Council adopted on September 26, 1990, and the duly authorized officer.

(GC 27281)

By: _____
Teresa Vargas, City Clerk

Dated: _____

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

January 11, 2021

Via Email and Hand Delivery

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

Re: Recordation of Final Map 4052; Escrow No. 1214021454

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 January 31, 2021, 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 June 30, 2021, ORTC will return the Final Map to the City.

B. Documents to be Delivered and Recordation Documents

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

B.1. One original Final Map for Tract 4052, executed and acknowledged by the City.

B.2. A fully executed and acknowledged Amendment to Notice of Special Tax Lien for the City of Lathrop Community Facilities District No. 2013-1 (River Islands Public Services and Facilities).

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

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

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

B.5. A fully executed and acknowledged Amendment to Notice of Special Tax Lien for the River Islands Public Financing Authority Community Facilities District No. 2020-1 (Stage 2B Public Improvements).

B.6. A fully executed Irrevocable Offer of Dedication for Right-of-Way Purposes Tract 4052

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

Prior to recording the Recordation Documents, please confirm that you have received copies or originals of the following documents: (i) Unanimous Approval of Annexation to a Community Facilities District and Related Matters, City of Lathrop Community Facilities District No. 2013-1 (River Islands Public Services and Facilities); (ii) Consent to, and Ballot in favor of, Annexation of Real Property to the River Islands Public Financing Authority Community Facilities District No. 2013-1 (River Islands Public Services); (iii) Consent to, and Ballot in favor of, Annexation of Real Property to Island Reclamation District No. 2062 Community Facilities District No. 2013-1 (Levee and Lake Maintenance); and (iv) Consent to, and Ballot in favor of, Annexation of Real Property to the River Islands Public Financing Authority Community Facilities District No. 2020-1 (River Islands Supplemental). The original City of Lathrop Unanimous Approval must be delivered to the City of Lathrop. The original Consents and Ballots for River Islands Public Financing Authority CFD Nos. 2013-1 and 2020-1 and Island Reclamation District No. 2013-1 must be delivered to Jeanne Zolezzi at Herum\Crabtree\Suntag, 5757 Pacific Ave., Suite 222, Stockton, CA 95207. Copies should be sent via email to Cari James (cjames@ci.lathrop.ca.us), Cindy Yan at Goodwin Consulting Group, cindy@goodwinconsultinggroup.net, Susan Dell'Osso (sdelloso@riverislands.com) and Debbie Belmar (dbelmar@riverislands.com) together with conformed copies of the amendments to notices of special tax that are recorded as part of the Recordation Documents.

C. Funds and Settlement Statement

You also have received, or will receive from RIS2B, prior to the recordation of the Recordation Documents, in immediately available funds, the following amounts, in accordance with the settlement statement prepared by you and approved in writing by both RIS2B and City ("**Settlement Statement**"): recordation costs, escrow fees and other amounts as set forth in the Settlement Statement. Such costs, fees and other amounts are the sole responsibility of RIS2B.

- Funds to be wire transferred directly to the entity set forth below, immediately upon recordation of the Final Map, in accordance with the wire transfer instructions for each entity are as follows: The amount of **\$25,789.99**, payable to the City pursuant to that certain Agreement to Settle Litigation Regarding River Islands at Lathrop (as amended "**Sierra Club Agreement**"), constituting the amount of **\$3,277.00** multiplied by **7.87** acres (or portion thereof) included in the Final Map, is to be transferred to the City upon recordation of the Final Map. The City's wire instructions are set forth below.

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

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

D. Closing Requirements

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

D.1. You have delivered copies of your Settlement Statement by email transmission to: (a) Susan Dell’Osso (sdelloso@riverislands.com); (b) Debbie Belmar (dbelmar@riverislands.com); (c) Stephen Salvatore (ssalvatore@ci.lathrop.ca.us); (d) Salvador Navarrete (snavarrete@ci.lathrop.ca.us); (e) Cari James (cjames@ci.lathrop.ca.us) and (f) Glenn Gebhardt (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;

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

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

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

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

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

E. Closing Process and Priorities

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

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

E.2. Record the Final Map and the Recordation Documents in the Official Records;

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

E.4. Refund any funds delivered to you by RIS2B that are not disbursed at the time of the final Closing pursuant to these Escrow Instructions to the following entity and address:

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

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

E.5. Notify Susan Dell’Osso, Debbie Belmar, Stephen Salvatore, Glenn Gebhardt and Jose Molina (JMolina@sjgov.org) of the completion of the Transaction;

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

F. Additional Instructions

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

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

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

Very truly yours,

Stephen J. Salvatore Date
City Manager
City of Lathrop

Susan Dell’Osso Date
President
River Islands Stage 2B, LLC

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

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 AND
AFTER RECORDATION RETURN TO:**

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

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

SIXTEENTH AMENDMENT TO NOTICE OF SPECIAL TAX LIEN

City of Lathrop
 Community Facilities District No. 2013-1
 (River Islands Public Services and Facilities)
 Annexation No. 16

Pursuant to the requirements of Section 3117.5 of the Streets and Highways Code of California and the Mello-Roos Community Facilities Act of 1982, as amended, Section 53311, *et seq.*, of the California Government Code (the "Act"), the undersigned City Clerk of the City of Lathrop (the "City"), County of San Joaquin, State of California, hereby gives notice that a lien to secure payment of a special tax is hereby imposed by the City Council of the City on the property described in Exhibit A hereto. The special tax secured by this lien is authorized to be levied for the purpose of paying principal and interest on bonds, the proceeds of which are being used to finance the acquisition and construction of all or a portion of the public facilities authorized to be funded by the City of Lathrop Community Facilities District No. 2013-1 (River Islands Public Services and Facilities) (the "CFD"), and to pay costs of the public services and facilities authorized to be funded by the CFD, both as described in Exhibit A to the Notice of Special Tax Lien heretofore recorded in the Office of the County Recorder for the County of San Joaquin, State of California (the "County Recorder") on November 18, 2013 as Document No. 2013-143754 (the "Original Notice"), and said special tax is to be levied according to the Rate and Method of Apportionment of Special Tax set forth in Exhibit B to the Notice of Special Tax Lien, to which recorded Notice of Special Tax Lien reference is hereby made and the provisions of which are hereby incorporated herein in full by this reference. An Amended Notice of Special Tax Lien reflecting the Amended Rate and Method of Apportionment of Special Tax was subsequently recorded at the County Recorder on October 23, 2015 as Document No. 2015-127760 (the "Amended Notice").

This Sixteenth Amendment to Notice of Special Tax Lien amends the Notice of Special Tax Lien to add to the territory within the City of Lathrop Community Facilities District No. 2013-1 (River Islands Public Services and Facilities) certain real property identified in Exhibit A hereto (the "Property") and shown within the future annexation area on the boundary map of the community facilities district recorded on June 1, 2013, in Book 6 of Maps of Assessment and Community Facilities Districts at Page 42 (Document No. 2013-136637), in the Office of the

County Recorder, which map is the final boundary map of the community facilities district. The Property is being annexed into Tax Zone 1 of the community facilities district, as described in the Amended and Restated Rate and Method of Apportionment of Special Tax attached as Exhibit A to the Amended Notice, with the maximum special tax rates identified in Exhibit B hereto.

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

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

Dated: _____, 2021.

By: _____
City Clerk,
City of Lathrop

EXHIBIT A

CITY OF LATHROP
COMMUNITY FACILITIES DISTRICT NO. 2013-1
(RIVER ISLANDS PUBLIC SERVICES AND FACILITIES)
ANNEXATION NO. 16
ASSESSOR'S PARCEL NUMBER(S) AND OWNER(S) OF LAND
WITHIN ANNEXATION NO. 16 TO CITY OF LATHROP
COMMUNITY FACILITIES DISTRICT NO. 2013-1
(RIVER ISLANDS PUBLIC SERVICES AND FACILITIES)

Name(s) of Property Owner(s)	San Joaquin County Assessor's Parcel No.
RIVER ISLANDS STAGE 2B, LLC 73 W. STEWART RD., LATHROP, CA 95330	213-470-13

EXHIBIT B
CITY OF LATHROP
COMMUNITY FACILITIES DISTRICT NO. 2013-1
(RIVER ISLANDS PUBLIC SERVICES AND FACILITIES)
ANNEXATION NO. 16

MAXIMUM SERVICES SPECIAL TAX FOR ZONE 1 OF THE CFD

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

Type of Property	Lot Size	Maximum Services Special Tax in Tax Zone 1 Prior to the Trigger Event (Fiscal Year 2013-14)*	Maximum Services Special Tax in Tax Zone 1 After the Trigger Event (Fiscal Year 2013-14)*
Residential Property:			
Single Family Detached Property	Greater than 7,000 SqFt	\$328.74 per SFD Lot	\$155.91 per SFD Lot
Single Family Detached Property	5,801 to 7,000 SqFt	\$265.42 per SFD Lot	\$125.88 per SFD Lot
Single Family Detached Property	4,801 to 5,800 SqFt	\$243.51 per SFD Lot	\$115.49 per SFD Lot
Single Family Detached Property	4,000 to 4,800 SqFt	\$206.98 per SFD Lot	\$98.16 per SFD Lot
Single Family Detached Property	Less Than 4,000 SqFt	\$192.37 per SFD Lot	\$91.23 per SFD Lot
Single Family Attached Property	Not Applicable	\$0.00 per Unit	\$0.00 per Unit
Multi-Family Property	Not Applicable	\$0.00 per Unit	\$0.00 per Unit
Non-Residential Property	Not Applicable	\$0.00 per Non-Residential Square Foot	\$0.00 per Non-Residential Square Foot

** On July 1, 2014, and on each July 1 thereafter, all figures shown in the table above shall be increased by the Escalation Factor.*

MAXIMUM FACILITIES SPECIAL TAX FOR ZONE 1 OF THE CFD

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

Type of Property	Lot Size	Maximum Facilities Special Tax in Tax Zone 1 Prior to the Trigger Event (Fiscal Year 2013-14)*	Maximum Facilities Special Tax in Tax Zone 1 After the Trigger Event (Fiscal Year 2013-14)*
<u>Residential Property:</u>			
Single Family Detached Property	Greater than 7,000 SqFt	\$0.00 per SFD Lot	\$172.83 per SFD Lot
Single Family Detached Property	5,801 to 7,000 SqFt	\$0.00 per SFD Lot	\$139.54 per SFD Lot
Single Family Detached Property	4,801 to 5,800 SqFt	\$0.00 per SFD Lot	\$128.02 per SFD Lot
Single Family Detached Property	4,000 to 4,800 SqFt	\$0.00 per SFD Lot	\$108.82 per SFD Lot
Single Family Detached Property	Less Than 4,000 SqFt	\$0.00 per SFD Lot	\$101.14 per SFD Lot
Single Family Attached Property	Not Applicable	\$0.00 per Unit	\$0.00 per Unit
Multi-Family Property	Not Applicable	\$0.00 per Unit	\$0.00 per Unit
Non-Residential Property	Not Applicable	\$0.00 per Non-Residential Square Foot	\$0.00 per Non-Residential Square Foot

** On July 1, 2014, and on each July 1 thereafter until the first Fiscal Year after the Trigger Event, all figures shown in the table above shall be increased by the Escalation Factor. On July 1 of the first Fiscal Year after the Trigger Event, and on each July 1 thereafter, the Maximum Facilities Special Taxes shall increase by two percent (2%) of the amount in effect in the prior Fiscal Year.*

**UNANIMOUS APPROVAL
of Annexation to a Community Facilities District
and Related Matters**

**CITY OF LATHROP
Community Facilities District No. 2013-1
(River Islands Public Services and Facilities)**

To the Honorable City Council,
City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Members of the City Council:

This constitutes the Unanimous Approval (the "Unanimous Approval") of River Islands Stage 2B, LLC, the record owner(s) (the "Property Owner") of the fee title to the real property identified below (the "Property") contemplated by Section 53339.3 et seq. of the Mello-Roos Community Facilities Act of 1982, as amended (the "Act") to annexation of the Property to the "City of Lathrop, Community Facilities District No. 2013-1 (River Islands Public Services and Facilities)" (the "CFD"), and it states as follows:

1. Property Owner. This Unanimous Approval is submitted by the Property Owner as the record owner(s) of fee title to the Property. The Property Owner has supplied to the City current evidence of its ownership of fee title to the Property.

2. Approval of Annexation. This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the annexation of the Property to the CFD. The CFD was formed to finance the municipal services and facilities (the "Services and Facilities") described in Exhibit A hereto and made a part hereof.

3. Approval of Special Tax and the Facilities and Services. This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the levy of special taxes (the "Special Taxes") on the Property to finance the Services and Facilities, according to the Amended Rate and Method of Apportionment of Special Taxes for the CFD attached hereto as Exhibit B and made a part hereof (the "Rate and Method"). Exhibit B includes the cost estimate for the Facilities and Services. The Property is being annexed into Tax Zone 1 of the CFD with the maximum special tax rates identified in Exhibit C hereto. The City will create a special account into which the Special Taxes will be deposited, when collected. The City will prepare the annual report required by Government Code Section 50075.3.

4. Approval of the Appropriations Limit. This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the appropriations limit established for the CFD.

5. Waivers and Vote. The Property Owner hereby confirms that this Unanimous Approval constitutes its approval and unanimous vote as described herein and as contemplated by Section 53339.3 et seq. of the Act and Article XIII A of the California Constitution. The Property Owner hereby waives all other rights with respect to the annexation of the Property, the levy of the Special Taxes on the Property and the other matters covered in this Unanimous Approval.

6. Recordation of Amendment to Notice of Special Tax Lien. The Notice of Special Tax Lien for the CFD was recorded in the Office of the County Recorder of the County of San Joaquin, State of California on November 18, 2013, as Document No. 2013-143754 in the Office of the County Recorder of the County of San Joaquin, and amended as referred to in the Amended Notice of Special Tax Lien recorded on October 23, 2015 as Document No. 2015-127760. The Property Owner hereby authorizes and directs the City Clerk to execute and cause to be recorded in the office of the County Recorder of the County of San Joaquin an amendment to the Notice of Special Tax Lien for the CFD as required by Section 3117.5 of the California Streets and Highways Code. The amendment to the Notice of Special Tax Lien shall include the Rate and Method as an exhibit thereto.

7. Authority Warranted. The Property Owner warrants to the City that the presentation of this Unanimous Approval, any votes, consents or waivers contained herein, and other actions mandated by the City for the annexation of the Property to the CFD shall not constitute or be construed as events of default or delinquencies under any existing or proposed financing documents entered into or to be entered into by the Property Owner for the Property, including any “due-on-encumbrance” clauses under any existing security instruments secured by the Property.

8. Due Diligence and Disclosures. The Property Owner agrees to cooperate with the City and its attorneys and consultants and to provide all information and disclosures required by the City about the Special Taxes to purchasers of the Property or any part of it.

9. Agreements. The Property Owner further agrees to execute such additional or supplemental agreements as may be required by the City to provide for any of the actions and conditions described in this Unanimous Approval, including any cash deposit required to pay for the City’s costs in annexing the Property to the CFD.

10. The Property. The Property is identified as follows:

Assessor’s Parcel No. 213-470-13

Property Address: N/A

By executing this Unanimous Approval, the Property Owner agrees to all of the above.

Tax Zone #: 1

Property Owner

RIVER ISLANDS STAGE 2B, LLC
a Delaware limited liability company

By: _____
Name: Susan Dell'Osso
Title: President

Notice Address:

River Islands Stage 2B, LLC
73 W. Stewart Rd.,
Lathrop, CA 95330

(Attach acknowledgment)

EXHIBIT A

**CITY OF LATHROP
Community Facilities District No. 2013-1
(River Islands Public Services and Facilities)**

DESCRIPTION OF AUTHORIZED SERVICES AND FACILITIES

Services

The services to be funded, in whole or in part, by the community facilities district (CFD) include all direct and incidental costs related to providing public services and maintenance of public infrastructure within the River Islands area including the area initially included in the CFD, as well as any future annexation area of the CFD and areas adjacent to the foregoing. More specifically, the services shall include, but not be limited to: (i) police protection services, including City contracts with the San Joaquin Sheriff's Office or other police services providers, or costs of a City police department if and when one is established, (ii) maintenance of open space, including trails and habitat areas, with services to include, but not be limited to, irrigation and vegetation control; (iii) maintenance of roads and roadways, with services to include, but not be limited to, regularly scheduled street sweeping, repair of public streets, striping of streets and repair and repainting of sound walls and other appurtenances; (iv) storm protection services, including, but not limited to, the operation and maintenance of storm drainage systems, (v) landscaping in public areas and in the public right of way along public streets, including, but not limited to, irrigation, tree trimming and vegetation maintenance and control; and (vi) any other public services authorized to be funded under Section 53313 of the California Government Code that are not already funded by another community facilities district on the property within the CFD.

The CFD may fund any of the following related to the services described in the preceding paragraph: obtaining, constructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of personnel necessary or convenient to provide the services, payment of insurance costs and other related expenses and the provision of reserves for repairs and replacements and for the future provision of services. The services to be financed by the CFD are in addition to those provided in the territory of the CFD before the date of formation of the CFD and will not supplant services already available within that territory when the District is created.

Facilities

The CFD may also fund all or any portion of the costs of the following facilities to be located within or in the vicinity of the CFD:

Roadway and related improvements, including, but not limited to, construction of the roadways currently identified on Vesting Tentative Map No. 3694 as Stewart Road, Golden Valley Parkway, South River Islands Parkway, North River Islands Parkway, Broad Street, Commercial Street, J8 Street, B5 Street, B6 Street and Cl Street, as well as other backbone and

arterial streets, including, but not limited to, grading, fill, pavement section, curb gutter and sidewalk, joint trench, water, sewer, reclaimed water, storm drainage, and other utility improvements necessary for, or incidental to, road construction. Roadway improvements may also include landscaping, street lights and signage, and traffic signals and striping.

Bradshaw's Crossing Bridge improvements, including, but not limited to, design, construction, utility connections, mitigation payments, right-of-way acquisition, and other improvements required for, or incidental to, construction of the bridge.

Water infrastructure, including, but not limited to, tanks, pump stations, distribution lines, and other improvements necessary for, or incidental to, the delivery of potable or reclaimed water.

Sewer infrastructure, including, but not limited to, treatment facilities, sanitary sewer collection lines and force mains, effluent holding and storage, pump stations, lift stations, and other improvements necessary for, or incidental to, the delivery of sanitary sewer service.

Public landscaping and recreational features along rivers, lakes, within parks, and along and including pathways.

Offsite public infrastructure, including, but not limited to, the extension of sanitary sewer lines and payment of license fees (e.g., to Caltrans or UPRR) and any other incidental fees or exactions.

The facilities authorized to be funded by the CFD shall include the costs of design, engineering, surveys, reports, environmental mitigation, soils testing, permits, plan check, inspection fees, impact fees, insurance, construction management, and any other costs or appurtenances related to any of the foregoing.

Administrative Expenses

The administrative expenses to be funded by the CFD include the direct and indirect expenses incurred by the City of Lathrop (City) in carrying out its duties with respect to the CFD including, but not limited to, the levy and collection of the special taxes, the fees and expenses of attorneys, any fees of the County of San Joaquin related to the CFD or the collection of special taxes, an allocable share of the salaries of any City staff directly related thereto and a proportionate amount of the City's general administrative overhead related thereto, any amounts paid by the City from its general fund with respect to the CFD or the services authorized to be financed by the CFD, and expenses incurred by the City in undertaking action to foreclose on properties for which the payment of special taxes is delinquent, and all other costs and expenses of the City in any way related to the CFD.

Other

The incidental expenses that may be funded by the CFD include, in addition to the administrative expenses identified above, the payment or reimbursement to the CFD of all costs associated with the establishment and ongoing administration of the CFD.

EXHIBIT B

**CITY OF LATHROP
COMMUNITY FACILITIES DISTRICT NO. 2013-1
(RIVER ISLANDS PUBLIC SERVICES AND FACILITIES)**

AMENDED RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

Special Taxes applicable to each Assessor's Parcel in the City of Lathrop Community Facilities District No. 2013-1 (River Islands Public Services and Facilities) shall be levied and collected according to the tax liability determined by the City or its designee, through the application of the appropriate amount or rate for Taxable Property, as described below. All of the property in the CFD, unless exempted by law or by the provisions of Section F below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to the CFD unless a separate rate and method of apportionment of Special Tax is adopted for the annexation area.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Accessory Unit" means a second residential unit of limited size (e.g., granny cottage, second unit) that shares a Parcel with a single-family detached unit.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, (commencing with Section 53311), Division 2 of Title 5 of the California Government Code.

"Administrative Expenses" means any or all of the following: expenses of the City in carrying out its duties with respect to the CFD, including, but not limited to, the levy and collection of Special Taxes, the fees and expenses of its legal counsel, costs related to annexing property into the CFD, charges levied by the County in connection with the levy and collection of Special Taxes, costs related to property owner inquiries regarding the Special Taxes, costs associated with appeals or requests for interpretation associated with the Special Taxes and this Amended RMA, costs associated with foreclosure and collection of delinquent Special Taxes and all other costs and expenses of the City and County in any way related to the establishment or administration of the CFD.

"Administrator" means the person or firm designated by the City to administer the Special Taxes according to this Amended RMA.

"Amended RMA" means this Amended Rate and Method of Apportionment of Special Tax.

"Assessor's Parcel" or "Parcel" means a lot or parcel shown on a County Assessor's Parcel map with an assigned County Assessor's Parcel number.

“Authorized Facilities” means the public facilities authorized to be financed, in whole or in part, by Facilities Special Taxes collected within the CFD, pursuant to the documents adopted by the City Council at CFD Formation.

“Authorized Services” means those services that are authorized to be funded by Services Special Taxes collected within the CFD, pursuant to the documents adopted by the City Council at CFD Formation.

“CFD” means the City of Lathrop Community Facilities District No. 2013-1 (River Islands Public Services and Facilities).

“CFD Formation” means the date on which the Resolution of Formation to form CFD No. 2013-1 was adopted by the City Council.

“City” means the City of Lathrop.

“City Council” means the City Council of the City of Lathrop.

“County” means the County of San Joaquin.

“Developed Property” means, in any Fiscal Year, the following:

- for Single Family Detached Property, all Parcels of Taxable Property for which a Final Map was recorded on or prior to June 30 of the preceding Fiscal Year
- for Multi-Family Property and Single Family Attached Property, all Parcels of Taxable Property for which a building permit for new construction of a residential structure was issued on or prior to June 30 of the preceding Fiscal Year
- for Non-Residential Property, all Parcels of Taxable Property for which a building permit for new construction of a structure was issued on or prior to June 30 of the preceding Fiscal Year.

“Development Agreement” means the 2003 Amended and Restated Development Agreement dated February 4, 2003 and recorded on March 31, 2003 in the San Joaquin County Recorder’s Office as Document No. 2003-069319, as has been amended and as may be amended in the future.

“Escalation Factor” means, in any Fiscal Year, the lesser of (i) the increase from the prior Fiscal Year, if any, in the Local Consumer Price Index (CPI) for the San Francisco-Oakland-San Jose Area for All Urban Consumers, or (ii) four percent (4%). The CPI used shall be as determined by the Bureau of Labor Statistics from April to April beginning with the period from April 2013 to April 2014.

“Facilities Special Tax” means a special tax levied in any Fiscal Year after the Trigger Event has taken place to pay the Facilities Special Tax Requirement.

“Facilities Special Tax Requirement” means the amount necessary in any Fiscal Year after the Trigger Event to pay the costs of Authorized Facilities to be funded directly from Facilities Special Tax proceeds.

“Final Map” means a final map, or portion thereof, approved by the City and recorded by the County pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq) that creates SFD Lots. The term “Final Map” shall not include any large lot subdivision map, Assessor’s Parcel Map, or subdivision map or portion thereof, that does not create SFD Lots, including Assessor’s Parcels that are designated as remainder parcels.

“Fiscal Review Process” means the River Islands Annual Fiscal Review Process, which is required pursuant to the Development Agreement, and which process is described in detail in Exhibit B of the Development Agreement.

“Fiscal Year” means the period starting July 1 and ending on the following June 30.

“Maximum Facilities Special Tax” means the greatest amount of Facilities Special Tax that can be levied on a Parcel in any Fiscal Year after the Trigger Event, as determined in accordance with Section C.2 below.

“Maximum Services Special Tax” means the greatest amount of Services Special Tax that can be levied on a Parcel in any Fiscal Year, as determined in accordance with Section C.1 below.

“Maximum Special Taxes” means, collectively, the Maximum Facilities Special Tax and the Maximum Services Special Tax that can be levied on a Parcel in any Fiscal Year.

“Multi-Family Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a building permit or use permit has been issued or is expected to be issued for construction of a residential structure with five or more Units that share a single Assessor’s Parcel number, are offered for rent to the general public, and cannot be purchased by individual homebuyers.

“Non-Residential Property” means all Assessor’s Parcels of Taxable Property for which a building permit was or is expected to be issued for an office, commercial, retail, industrial or mixed-use building, as determined by the City.

“Non-Residential Square Footage” means the net leasable square footage used by or designated for non-residential uses within a building as reflected on the condominium plan, site plan, building permit for new construction, or other such document. If a structure on a Parcel of Non-Residential Property includes Units, such Units shall be categorized and taxed as Residential Property, and the square footage of such Units shall not be counted as Non-Residential Square Footage for purposes of determining the Maximum Special Taxes pursuant to Section C below.

“Proportionately” means that the ratio of the actual Special Tax levied in any Fiscal Year to the Maximum Special Tax authorized to be levied in that Fiscal Year is equal for all Assessor’s Parcels of Developed Property.

“Public Property” means any property within the boundaries of the CFD that is owned by or irrevocably offered for dedication to the federal government, State of California, County, City, or other local governments or public agencies.

“Residential Property” means, collectively, Single Family Detached Property, Single Family Attached Property, and Multi-Family Property. If a building includes both Units and Non-Residential Square Footage, the Units within the building shall be categorized as Residential Property for purposes of this Amended RMA.

“Services Special Tax” means a special tax levied in any Fiscal Year to pay the Services Special Tax Requirement.

“Services Special Tax Requirement” means the amount of revenue needed in any Fiscal Year to pay for: (i) Authorized Services, (ii) Administrative Expenses, and (iii) amounts needed to cure any delinquencies in the payment of Services Special Taxes which have occurred or (based on delinquency rates in prior years) may be expected to occur in the Fiscal Year in which the tax will be collected. In any Fiscal Year, the Services Special Tax Requirement shall be reduced by surplus amounts available (as determined by the City) from the levy of the Services Special Tax in prior Fiscal Years, including revenues from the collection of delinquent Services Special Taxes and associated penalties and interest.

“SFD Lot” means an individual residential lot, identified and numbered on a recorded Final Map, on which a building permit was or is permitted to be issued for construction of a single family detached unit without further subdivision of the lot and for which no further subdivision of the lot is anticipated pursuant to an approved tentative map.

“Single Family Attached Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a building permit was or is expected to be issued for construction of a residential structure consisting of two or more Units that share common walls, have separate Assessor’s Parcel numbers assigned to them (except for a duplex unit, which may share an Assessor’s Parcel with another duplex unit), and may be purchased by individual homebuyers (which shall still be the case even if the Units are purchased and subsequently offered for rent by the owner of the unit), including such residential structures that meet the statutory definition of a condominium contained in Civil Code Section 1351.

“Single Family Detached Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a building permit was or is expected to be issued for construction of a Unit that does not share a common wall with another Unit. An Accessory Unit that shares a Parcel with a single-family detached unit shall not be considered a separate Unit for purposes of this Amended RMA.

“Special Taxes” means, collectively, the Facilities Special Tax and the Services Special Tax.

“Taxable Property” means all of the Assessor’s Parcels within the boundaries of the CFD which are not exempt from the Special Taxes pursuant to law or Section F below.

“Tax Zone” means a mutually exclusive geographic area within which Special Taxes may be levied pursuant to this Amended RMA. *All of the property within CFD No. 2013-1 at the time of CFD Formation is within Tax Zone 1.* Additional Tax Zones may be created when property

is annexed to the CFD, and separate Maximum Special Taxes shall be identified for property within the new Tax Zone at the time of such annexation. The Assessor's Parcels included within a new Tax Zone established when such Parcels are annexed to the CFD shall be identified by Assessor's Parcel number in the Unanimous Approval Form that is signed by the owner(s) of the Parcels at the time of annexation.

“Unanimous Approval Form” means that form executed by the record owner of fee title to a Parcel or Parcels annexed into the CFD that constitutes the property owner's approval and unanimous vote in favor of annexing into the CFD and the levy of Special Taxes against his/her Parcel or Parcels pursuant to this Amended RMA.

“Trigger Event” will be deemed to have occurred in any Fiscal Year if, on or before June 30 of the prior Fiscal Year, the City has made a finding that, for the third year in a row, the Fiscal Review Process has demonstrated that fiscal surpluses will be generated to the City's general fund from development within the River Islands Master Plan area, and, as part of the Fiscal Review Process in each of the prior three years, the Services Special Tax revenue factored into the fiscal analysis was based on the Services Special Tax being levied at only 47.43% of the Maximum Services Special Tax that could have been levied in each of those three years. Once the Trigger Event has occurred, the reduced Services Special Taxes and the Facilities Special Taxes determined pursuant to Sections C.1 and C.2 shall be the applicable Maximum Special Taxes in all future Fiscal Years regardless of the results of future Fiscal Review Processes.

“Unit” means a single family detached unit or an individual unit within a duplex, triplex, halfplex, fourplex, condominium, townhome, live/work, or apartment structure.

B. DATA FOR ADMINISTRATION OF SPECIAL TAXES

On or about July 1 of each Fiscal Year, the Administrator shall identify the current Assessor's Parcel numbers for all Parcels of Developed Property within the CFD. The Administrator shall also determine: (i) within which Tax Zone each Parcel is located; (ii) which Parcels of Developed Property are Residential Property and Non-Residential Property; (iii) the Non-Residential Square Footage of buildings on each Parcel of Non-Residential Property; (iv) for Single Family Detached Property, the square footage of each SFD Lot, (v) by reference to the condominium plan, site plan, or other document, the number of Units on each Parcel of Single Family Attached Property and Multi-Family Property; (vi) whether the Trigger Event has occurred; and (vii) the Services Special Tax Requirement and, if the Trigger Event has occurred, the Facilities Special Tax Requirement for the Fiscal Year. To determine the square footage of each Parcel of Single Family Detached Property, the Administrator shall reference Assessor's Parcel Maps or, if the square footage is not yet designated on such maps, the small lot subdivision map recorded to create the individual lots.

In any Fiscal Year, if it is determined that: (i) a parcel map for property in the CFD was recorded after January 1 of the prior Fiscal Year (or any other date after which the Assessor will not incorporate the newly-created parcels into the then current tax roll), (ii) because of the date the parcel map was recorded, the Assessor does not yet recognize the new parcels created by the parcel map, and (iii) a building permit was issued on or prior to June 30 of the prior Fiscal Year for development on one or more of the newly-created parcels, the Administrator shall calculate the

Special Taxes for Units and/or Non-Residential Square Footage within the subdivided area and levy such Special Taxes on the master Parcel that was subdivided by recordation of the parcel map.

C. MAXIMUM SPECIAL TAXES

1. Services Special Tax, Tax Zone 1

Table 1 below identifies the Maximum Services Special Tax for Developed Property within Tax Zone 1, both before and after the Trigger Event; a different Maximum Services Special Tax may be identified for property that annexes into the CFD and is part of a separate Tax Zone.

TABLE 1
Maximum Services Special Tax
Tax Zone 1

<i>Type of Property</i>	<i>Lot Size</i>	<i>Maximum Services Special Tax in Tax Zone 1 Prior to the Trigger Event (Fiscal Year 2013-14)*</i>	<i>Maximum Services Special Tax in Tax Zone 1 After the Trigger Event (Fiscal Year 2013-14)*</i>
<u>Residential Property:</u>			
Single Family Detached Property	Greater than 7,000 SqFt	\$328.74 per SFD Lot	\$155.91 per SFD Lot
Single Family Detached Property	5,801 to 7,000 SqFt	\$265.42 per SFD Lot	\$125.88 per SFD Lot
Single Family Detached Property	4,801 to 5,800 SqFt	\$243.51 per SFD Lot	\$115.49 per SFD Lot
Single Family Detached Property	4,000 to 4,800 SqFt	\$206.98 per SFD Lot	\$ 98.16 per SFD Lot
Single Family Detached Property	Less than 4,000 SqFt	\$192.37 per SFD Lot	\$ 91.23 per SFD Lot
Single Family Attached Property	Not Applicable	\$ 0.00 per Unit	\$ 0.00 per Unit
Multi-Family Property	Not Applicable	\$ 0.00 per Unit	\$ 0.00 per Unit
Non-Residential Property	Not Applicable	\$0.00 per Non-Residential Square Foot	\$0.00 per Non-Residential Square Foot

** On July 1, 2014 and on each July 1 thereafter, all figures shown in Table 1 above shall be increased by the Escalation Factor.*

2. *Facilities Special Tax, Tax Zone 1*

Table 2 below identifies the Maximum Facilities Special Tax for Developed Property within Tax Zone 1 both before and after the Trigger Event; a different Maximum Facilities Special Tax may be identified for property that annexes into the CFD and is part of a separate Tax Zone.

TABLE 2
Maximum Facilities Special Tax
Tax Zone 1

<i>Type of Property</i>	<i>Lot Size</i>	<i>Maximum Facilities Special Tax in Tax Zone 1 Prior to the Trigger Event (Fiscal Year 2013-14)*</i>	<i>Maximum Facilities Special Tax in Tax Zone 1 After the Trigger Event (Fiscal Year 2013-14)*</i>
Residential Property:			
Single Family Detached Property	Greater than 7,000 SqFt	\$ 0.00 per SFD Lot	\$172.83 per SFD Lot
Single Family Detached Property	5,801 to 7,000 SqFt	\$ 0.00 per SFD Lot	\$139.54 per SFD Lot
Single Family Detached Property	4,801 to 5,800 SqFt	\$ 0.00 per SFD Lot	\$128.02 per SFD Lot
Single Family Detached Property	4,000 to 4,800 SqFt	\$ 0.00 per SFD Lot	\$108.82 per SFD Lot
Single Family Detached Property	Less than 4,000 SqFt	\$ 0.00 per SFD Lot	\$101.14 per SFD Lot
Single Family Attached Property	Not Applicable	\$ 0.00 per Unit	\$ 0.00 per Unit
Multi-Family Property	Not Applicable	\$ 0.00 per Unit	\$ 0.00 per Unit
Non-Residential Property	Not Applicable	\$0.00 per Non-Residential Square Foot	\$0.00 per Non-Residential Square Foot

*** On July 1, 2014 and on each July 1 thereafter until the first Fiscal Year after the Trigger Event, all figures shown in Table 2 above shall be increased by the Escalation Factor. On July 1 of the first Fiscal Year after the Trigger Event, and on each July 1 thereafter, the Maximum Facilities Special Taxes shall increase by two percent (2%) of the amount in effect in the prior Fiscal Year.**

3. *Maximum Special Taxes for Mixed-Use Buildings*

If, in any Fiscal Year, the Administrator determines that a Parcel of Developed Property is built or proposed to be built with both Units and Non-Residential Square Footage, the Maximum Special Tax for the Parcel shall be the sum of (i) the aggregate Maximum Special Taxes for all Units on the Parcel, and (ii) the Maximum Special Taxes determined for all of the Non-Residential Square Footage on the Parcel.

D. METHOD OF LEVY OF THE SPECIAL TAXES

1. Services Special Tax

Each Fiscal Year, the Administrator shall determine the Services Special Tax Requirement for the Fiscal Year, and the Services Special Tax shall be levied on each Parcel of Developed Property within the CFD in the amount of either (i) the Maximum Services Special Tax, or (ii) the Proportionately determined percentage of the Maximum Services Special Tax required to generate the Services Special Tax Requirement, whichever is less.

2. Facilities Special Tax

Each Fiscal Year after the Trigger Event, the Administrator shall determine the Facilities Special Tax Requirement for the Fiscal Year, and the Facilities Special Tax shall be levied on each Parcel of Developed Property within the CFD in the amount of either (i) the Maximum Facilities Special Tax, or (ii) the Proportionately determined percentage of the Maximum Facilities Special Tax required to generate the Facilities Special Tax Requirement, whichever is less.

E. MANNER OF COLLECTION OF SPECIAL TAXES

The Special Taxes shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that the City may directly bill, collect at a different time or in a different manner, and/or collect delinquent Special Taxes through foreclosure or other available methods.

The Facilities Special Tax shall be levied for thirty (30) Fiscal Years, beginning the first Fiscal Year after the Trigger Event has taken place. Under no circumstances may the Facilities Special Tax on a Parcel in residential use be increased in any Fiscal Year as a consequence of delinquency or default in payment of the Facilities Special Tax levied on another Parcel or Parcels by more than ten percent (10%) above the amount that would have been levied in that fiscal year had there never been any such delinquencies or defaults. The Services Special Tax may be levied and collected in perpetuity.

F. EXEMPTIONS

No Special Taxes shall be levied on Public Property or any other Parcels in the CFD that are not Residential Property or Non-Residential Property, as defined herein.

G. INTERPRETATION OF SPECIAL TAX FORMULA

The City may interpret, clarify, and/or revise this Amended RMA to correct any inconsistency, vagueness or ambiguity as it relates to the Special Tax rate, the method of apportionment, the classification of properties or any definition applicable to the CFD, by resolution or ordinance. The City, upon the request of an owner of land within the CFD which is not Developed Property, may also amend this Amended RMA in any manner acceptable to the City, by resolution or

ordinance following a public hearing, upon the affirmative vote of such owner to such amendment and without the vote of owners of any other land within the CFD, provided such amendment only affects such owner's land.

EXHIBIT C
CITY OF LATHROP
COMMUNITY FACILITIES DISTRICT NO. 2013-1
(RIVER ISLANDS PUBLIC SERVICES AND FACILITIES)
ANNEXATION NO. 16

MAXIMUM SERVICES SPECIAL TAX FOR ZONE 1 OF THE CFD

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

Type of Property	Lot Size	Maximum Services Special Tax in Tax Zone 1 Prior to the Trigger Event (Fiscal Year 2013-14)*	Maximum Services Special Tax in Tax Zone 1 After the Trigger Event (Fiscal Year 2013-14)*
<u>Residential Property:</u>			
Single Family Detached Property	Greater than 7,000 SqFt	\$328.74 per SFD Lot	\$155.91 per SFD Lot
Single Family Detached Property	5,801 to 7,000 SqFt	\$265.42 per SFD Lot	\$125.88 per SFD Lot
Single Family Detached Property	4,801 to 5,800 SqFt	\$243.51 per SFD Lot	\$115.49 per SFD Lot
Single Family Detached Property	4,000 to 4,800 SqFt	\$206.98 per SFD Lot	\$98.16 per SFD Lot
Single Family Detached Property	Less Than 4,000 SqFt	\$192.37 per SFD Lot	\$91.23 per SFD Lot
Single Family Attached Property	Not Applicable	\$0.00 per Unit	\$0.00 per Unit
Multi-Family Property	Not Applicable	\$0.00 per Unit	\$0.00 per Unit
Non-Residential Property	Not Applicable	\$0.00 per Non-Residential Square Foot	\$0.00 per Non-Residential Square Foot

** On July 1, 2014, and on each July 1 thereafter, all figures shown in the table above shall be increased by the Escalation Factor.*

MAXIMUM FACILITIES SPECIAL TAX FOR ZONE 1 OF THE CFD

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

Type of Property	Lot Size	Maximum Facilities Special Tax in Tax Zone 1 Prior to the Trigger Event (Fiscal Year 2013-14)*	Maximum Facilities Special Tax in Tax Zone 1 After the Trigger Event (Fiscal Year 2013-14)*
<u>Residential Property:</u>			
Single Family Detached Property	Greater than 7,000 SqFt	\$0.00 per SFD Lot	\$172.83 per SFD Lot
Single Family Detached Property	5,801 to 7,000 SqFt	\$0.00 per SFD Lot	\$139.54 per SFD Lot
Single Family Detached Property	4,801 to 5,800 SqFt	\$0.00 per SFD Lot	\$128.02 per SFD Lot
Single Family Detached Property	4,000 to 4,800 SqFt	\$0.00 per SFD Lot	\$108.82 per SFD Lot
Single Family Detached Property	Less Than 4,000 SqFt	\$0.00 per SFD Lot	\$101.14 per SFD Lot
Single Family Attached Property	Not Applicable	\$0.00 per Unit	\$0.00 per Unit
Multi-Family Property	Not Applicable	\$0.00 per Unit	\$0.00 per Unit
Non-Residential Property	Not Applicable	\$0.00 per Non-Residential Square Foot	\$0.00 per Non-Residential Square Foot

** On July 1, 2014, and on each July 1 thereafter until the first Fiscal Year after the Trigger Event, all figures shown in the table above shall be increased by the Escalation Factor. On July 1 of the first Fiscal Year after the Trigger Event, and on each July 1 thereafter, the Maximum Facilities Special Taxes shall increase by two percent (2%) of the amount in effect in the prior Fiscal Year.*

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

Secretary
Island Reclamation District No. 2062
73 West Stewart Road
Lathrop, CA 95330

Recorded for the benefit of Island
Reclamation District No. 2062 pursuant
to Government Code Section 27383

FIFTEENTH AMENDMENT TO NOTICE OF SPECIAL TAX LIEN

Island Reclamation District No. 2062
Community Facilities District No. 2013-1
(Levee and Lake Maintenance Services)
Annexation No. 15

Pursuant to the requirements of Section 3117.5 of the Streets and Highways Code of California and the Mello-Roos Community Facilities Act of 1982, as amended, Section 53311, *et. seq.*, of the California Government Code (the "Act"), the undersigned Secretary of Island Reclamation District No. 2062 (the "IRD 2062"), County of San Joaquin, State of California, hereby gives notice that a lien to secure payment of a special tax is hereby imposed by the Board of Trustees of IRD 2062 on the property described in Exhibit A hereto. The special tax secured by this lien is authorized to be levied for the purpose of paying the costs of services described in Exhibit A to the Notice of Special Tax Lien heretofore recorded in the Office of the County Recorder for the County of San Joaquin, State of California (the "County Recorder") on October 3, 2013 as Document No. 2013-126695 (the "Original Notice"), and said special tax is to be levied according to the Amended and Restated Rate and Method of Apportionment of Special Tax set forth in that certain First Amendment to Notice of Special Tax Lien heretofore recorded in the Office of the County Recorder on September 10, 2014 as Document No. 2014-089987 (the "First Amendment"), to which recorded Notice of Special Tax Lien and recorded First Amendment to Notice of Special Tax Lien reference is hereby made and the provisions of which are hereby incorporated herein in full by this reference.

This Fifteenth Amendment to Notice of Special Tax Lien amends the Notice of Special Tax Lien to add to the territory within Island Reclamation District No. 2062 Community Facilities District No. 2013-1 (Levee and Lake Maintenance Services) certain real property identified in Exhibit A hereto (the "Property") and shown within the future annexation area on the boundary map of the community facilities district recorded on August 29, 2013, in Book 6 of Maps of Assessment and Community Facilities Districts at Page 41 (Document No. 2013-111318, in the Office of the County Recorder, which map is the final boundary map of the community facilities district. The Property is being annexed into Tax Zone 1 of the community facilities district, as described in the Amended and Restated Rate and Method of Apportionment of Special Tax

attached as Exhibit A to the First Amendment, with the maximum special tax rates identified in Exhibit B hereto.

The assessor's tax parcel(s) numbers of all parcels or any portion thereof which are included in this Fifteenth Amendment to Notice of Special Tax Lien, together with the name(s) of the owner(s) thereof, as they appear on the latest secured assessment roll as of the date of recording hereof or as are otherwise known to IRD 2062 are as set forth in Exhibit A hereto which is by this reference made a part hereof.

For further information concerning the current and estimated future tax liability of owners or purchasers of real property or interests therein subject to the special tax lien, interested persons should contact the Treasurer of Island Reclamation District No. 2062, 73 West Stewart Road, Lathrop, California 95330, telephone number (209) 879-7900.

Dated: _____, 2020.

By: _____
Susan Dell'Osso, President,
Island Reclamation District No. 2062

EXHIBIT A

ISLAND RECLAMATION DISTRICT NO. 2062
COMMUNITY FACILITIES DISTRICT NO. 2013-1
(LEVEE AND LAKE MAINTENANCE SERVICES)
ANNEXATION NO. 15

ASSESSOR'S PARCEL NUMBER(S) AND OWNER(S) OF LAND WITHIN
ANNEXATION NO. 15 TO ISLAND RECLAMATION DISTRICT NO. 2062
COMMUNITY FACILITIES DISTRICT NO. 2013-1
(LEVEE AND LAKE MAINTENANCE SERVICES)

Name(s) of Property Owner(s)	San Joaquin County Assessor's Parcel No.
RIVER ISLANDS STAGE 2B, LLC 73 W. STEWART RD., LATHROP, CA 95330	213-470-13

EXHIBIT B

ISLAND RECLAMATION DISTRICT NO. 2062
COMMUNITY FACILITIES DISTRICT NO. 2013-1
(LEVEE AND LAKE MAINTENANCE SERVICES)
ANNEXATION NO. 15

MAXIMUM SPECIAL TAXES FOR ZONE 1 OF THE CFD

The table below identifies the Maximum Special Tax for Taxable Property within Tax Zone 1 and all Parcels that annex into Tax Zone 1.

TAX ZONE 1
MAXIMUM SPECIAL TAXES

<i>Type of Property</i>	<i>Maximum Special Tax Fiscal Year 2013-14 *</i>
Residential Property	\$81.00 per SFD Lot or Residential Unit
Non-Residential Property	\$640.00 per Acre
Mixed-Use Property	See Formula in RMA
Undeveloped Property	\$736.00 per Acre

** On July 1, 2014, and on each July 1 thereafter, the Maximum Special Taxes shown in Table 1 above shall be increased by the Escalation Factor.*

CONSENT TO, AND BALLOT IN FAVOR OF, ANNEXATION OF REAL PROPERTY TO ISLAND RECLAMATION DISTRICT NO. 2062 COMMUNITY FACILITIES DISTRICT NO. 2013-1 (LEVEE AND LAKE MAINTENANCE SERVICES)

To: Board of Trustees of Island Reclamation
District No. 2062, in its capacity as the
legislative body for Island Reclamation
District No. 2062 Community Facilities
District No. 2013-1 (Levee and Lake
Maintenance Services)

The undersigned hereby states and certifies, under penalty of perjury, as follows:

1. The undersigned is the owner (the "Owner"), or the legally authorized representative of the Owner, of fee title to the real property identified by San Joaquin County Assessor's parcel number(s) listed below (the "Property"), and possesses all legal authority necessary to execute this consent to, and ballot in favor of (the "Consent and Ballot"), the annexation of the Property to Island Reclamation District No. 2062 Community Facilities District No. 2013-1 (Levee and Lake Maintenance Services) (the "CFD").

2. The Owner understands that the Board of Trustees of Island Reclamation District No. 2062 (the "Board") has conducted proceeding pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the "Law") to form the CFD to finance various services (the "Services") described in Exhibit A hereto. The Owner also understands that the proceedings for the formation of the CFD authorized the Board to levy an annual special tax (the "Special Tax") on property in the CFD as specified in the Amended and Restated Rate and Method of Apportionment of Special Taxes (the "Rate and Method") for the CFD, a copy of which is attached hereto as Exhibit B, and authorized the annexation of property to the CFD, without additional public hearings, upon approval of the fee title owner of the property to be annexed as permitted by Section 53339.7(a) of the Law.

The Owner has been advised that a Notice of Special Tax Lien was recorded against the real property initially included within the boundaries of the CFD in the Office of the San Joaquin County Recorder (the "County Recorder") on October 3, 2013 as Document No. 2013-126695, and a First Amendment to Notice of Special Tax Lien was recorded against the real property initially included within the boundaries of the CFD in the Office of the County Recorder on September 10, 2014 as Document No. 2014-089987 (collectively, the "Notice of Special Tax Lien").

3. The Owner hereby irrevocably consents to, approves, and votes (for purposes of Article XIII A of the California Constitution) in favor of the annexation of the Property to Tax Zone 1 of the CFD (as such Tax Zone is described in the Notice of Special Tax Lien, and as the Maximum Special Tax rates for such Tax Zone 1 are set forth in Exhibit C hereto), and irrevocably consents to, approves and votes in favor of the annual levy of the Special Tax on the Property pursuant to the Rate and Method to finance the Services. The Owner acknowledges that the Secretary of Island Reclamation District No. 2062 will record, or cause to be recorded, against the Property in

the Office of the County Recorder an amendment to the Notice of Special Tax Lien as required by Section 3117.5 of the California Streets and Highways Code, which will impose a continuing lien on the Property to secure each levy of the Special Tax, and that under the Law said lien (a) will be coequal with the lien for ad valorem real property taxes levied by the County of San Joaquin on the Property, and (b) will be senior to any lien of any mortgage on the Property whether such mortgage lien was recorded prior to or after the recordation of the amendment to the Notice of Special Tax Lien.

4. The Owner hereby irrevocably waives any right the Owner may otherwise have to protest or challenge the validity of the proceedings of the Board to form the CFD and to authorize the annexation of any property (including the Property) to the CFD, and any necessity, requirement or right for further public hearings or any election pertaining to the annexation of the Property to the CFD or the levy of the Special Tax on the Property.

5. The Owner hereby agrees to provide written notice of the annexation of the Property to the CFD, and of the authority of the Board to levy the Special Tax on the Property pursuant to the Rate and Method, to any subsequent purchaser of the Property to the extent required by applicable law.

The Property subject to this Consent and Ballot, and to be annexed to the CFD, consist of the following San Joaquin County Assessor's Parcel(s):

213-470-13

The full legal name of the fee title Owner of the Property is:

River Islands Stage 2B, LLC

The foregoing Consent and Ballot is hereby executed on _____, 2020, in Lathrop, California.

By: _____
(signature)

Susan Dell'Osso
(type name of person executing
Consent and Ballot)

Its: President
(insert legal capacity of person
executing Consent and Ballot)

EXHIBIT A

ISLAND RECLAMATION DISTRICT NO. 2062 COMMUNITY FACILITIES DISTRICT NO. 2013-1 (LEVEE AND LAKE MAINTENANCE SERVICES)

DESCRIPTION OF SERVICES ELIGIBLE TO BE FUNDED BY THE DISTRICT

Services:

The services to be funded, in whole or in part, by the community facilities district (the "District") include all direct and incidental costs related to providing for the maintenance of lakes and levees within the River Islands area including the area initially included in the District, as well as any future annexation area of the District and areas adjacent to the foregoing. More specifically, the services shall include, but not be limited to, the maintenance of: (i) levees in urban and rural areas, including but not limited to squirrel and rodent abatement, vegetation control and repairs and renovations; (ii) lakes and their storm drainage and recreational functions, including but not limited to maintenance of pumps, intake and outfall structures, aeration systems and vegetation along lake edge areas; and (iii) other public services authorized to be funded under Section 53313(e) of the California Government Code. The District may fund any of the following related to the services described in the preceding sentence: obtaining, constructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of personnel necessary or convenient to provide the services, payment of insurance costs and other related expenses and the provision of reserves for repairs and replacements and for the future provision of services.

The services to be financed by the District are in addition to those provided in the territory of the District before the date of creation of the District, and will not supplant services already available within that territory when the District is created.

Administrative Expenses:

The administrative expenses to be funded by the District include the direct and indirect expenses incurred by Island Reclamation District No. 2062 (the "RD") in carrying out its duties with respect to the District (including, but not limited to, the levy and collection of the special taxes) including the fees and expenses of attorneys, any fees of the County of San Joaquin related to the District or the collection of special taxes, an allocable share of the salaries of any RD staff directly related thereto and a proportionate amount of the RD's general administrative overhead related thereto, any amounts paid by the RD from its general fund with respect to the District or the services authorized to be financed by the District, and expenses incurred by the RD in undertaking action to foreclose on properties for which the payment of special taxes is delinquent, and all other costs and expenses of the RD in any way related to the District.

Other:

The incidental expenses that may be funded by the District include, in addition to the administrative expenses identified above, the payment or reimbursement to the RD of all costs associated with the establishment and administration of the District.

EXHIBIT B

ISLAND RECLAMATION DISTRICT 2062 COMMUNITY FACILITIES DISTRICT NO. 2013-1 (LEVEE AND LAKE MAINTENANCE SERVICES)

AMENDED RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in the Island Reclamation District 2062 Community Facilities District No. 2013-1 (Levee and Lake Maintenance Services) shall be levied and collected according to the tax liability determined by the Board of Trustees or its designee, through the application of the appropriate amount or rate for Taxable Property, as described below. All of the property in CFD No. 2013-1, unless exempted by law or by the provisions of Section E below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to the CFD unless a separate rate and method of apportion of Special Tax is adopted for the annexation area.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Accessory Unit" means a second residential unit of limited size (e.g., granny cottage, second unit) that shares a Parcel with a single-family detached unit.

"Acre" or "Acreage" means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Final Map or other parcel map recorded with the County.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, (commencing with Section 53311), Division 2 of Title 5 of the California Government Code.

"Administrative Expenses" means any or all of the following: the expenses of RD 2062 in carrying out its duties with respect to CFD No. 2013-1 including, but not limited to, levying and collecting the Special Tax, fees and expenses of legal counsel, charges levied by the County Auditor's Office, Tax Collector's Office, and/or Treasurer's Office, costs related to annexing property into the CFD, costs related to property owner inquiries regarding the Special Tax, and all other costs and expenses of RD 2062, Lathrop Irrigation District, and the River Islands Public Financing Authority in any way related to the establishment or administration of the CFD.

"Administrator" means the person or firm designated by RD 2062 to administer the Special Tax according to the Amended RMA.

"Amended RMA" means this Amended Rate and Method of Apportionment of Special Tax.

"Assessor's Parcel" or "Parcel" means a lot or parcel shown on an Assessor's Parcel Map with an assigned Assessor's Parcel number.

“Assessor’s Parcel Map” means an official map of the County Assessor designating parcels by Assessor’s Parcel number.

“Association Property” means any property within the CFD that is owned by a homeowners association or property owners association, excluding Association Property under the pad or footprint of a Residential Unit.

“Authorized Services” means the public services authorized to be funded by the CFD as set forth in the documents adopted by the Board when the CFD was formed.

“Board of Trustees” or **“Board”** means the Board of Trustees of RD 2062.

“CFD” or **“CFD No. 2013-1”** means the Island Reclamation District 2062 Community Facilities District No. 2013-1 (Levee and Lake Maintenance Services).

“CFD Formation” means the date on which the Resolution of Formation to form CFD No. 2013-1 was adopted by the Board of Trustees.

“City” means the City of Lathrop.

“City Council” means the City Council of the City of Lathrop.

“County” means the County of San Joaquin.

“Developed Property” means, in any Fiscal Year, the following:

- for Single Family Detached Property, all Parcels of Taxable Property for which a Final Map was recorded on or prior to June 30 of the preceding Fiscal Year
- for Multi-Family Property and Single Family Attached Property, all Parcels of Taxable Property for which a building permit for new construction of a residential structure was issued on or prior to June 30 of the preceding Fiscal Year
- for Non-Residential Property, all Parcels of Taxable Property for which a building permit for new construction of a structure was issued on or prior to June 30 of the preceding Fiscal Year.

“Escalation Factor” means, in any Fiscal Year, the lesser of (i) the increase from the prior Fiscal Year, if any, in the Local Consumer Price Index (CPI) for the San Francisco-Oakland-San Jose Area for All Urban Consumers, or (ii) four percent (4%). The CPI used shall be as determined by the Bureau of Labor Statistics from April to April beginning with the period from April 2013 to April 2014.

“Final Map” means a final map, or portion thereof, recorded by the County pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) that creates individual lots on which building permits for new construction may be issued without further subdivision

and for which no further subdivision is anticipated pursuant to a tentative map approved for the property or, if no tentative map has been approved, pursuant to a then current specific plan or other land use plan for the property.

“Fiscal Year” means the period starting July 1 and ending on the following June 30.

“Maximum Special Tax” means the greatest amount of Special Tax that can be levied in any Fiscal Year determined in accordance with Section C below.

“Multi-Family Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a building permit or use permit has been issued for construction of a residential structure with five or more Units that share a single Assessor’s Parcel number, are offered for rent to the general public, and cannot be purchased by individual homebuyers.

“Non-Residential Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a building permit was or is expected to be issued for construction of a structure that will be used for any non-residential purpose.

“Proportionately” means the following: (i) for Developed Property, the ratio of the actual Special Tax levied in any Fiscal Year to the Maximum Special Tax authorized to be levied in that Fiscal Year is equal for all Assessor’s Parcels of Developed Property; and (ii) for Undeveloped Property, the ratio of the actual Special Tax to the Maximum Special Tax is equal for all Assessor’s Parcels of Undeveloped Property.

“Public Property” means any property within the boundaries of CFD No. 2013-1 that is owned by or irrevocably offered for dedication to the federal government, State of California, County, City, or other local government or public agency.

“RD 2062” means Island Reclamation District 2062.

“Residential Property” means, in any Fiscal Year, collectively, Single Family Detached Property, Single Family Attached Property, and Multi-Family Property. Notwithstanding the foregoing, if a building permit is issued for a structure that includes both Residential Units and non-residential uses, the Residential Units within the building will be categorized as Residential Property, and a Special Tax shall be calculated separately for the Residential Units and Non-Residential Property on the Parcel, as set forth in Section C.1.c below.

“Residential Unit” means an individual single-family detached unit, an individual residential unit within a duplex, halfplex, triplex, fourplex, townhome, live/work or condominium structure, or an individual apartment unit.

“SFD Lot” means an individual residential lot, identified and numbered on a recorded Final Map, on which a building permit was or is permitted to be issued for construction of a single family detached unit without further subdivision of the lot and for which no further subdivision of the lot is anticipated pursuant to an approved tentative map.

“Single Family Attached Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a building permit was or is expected to be issued for construction of a residential structure consisting of two or more Units that share common walls, have separate Assessor’s Parcel numbers assigned to them (except for a duplex unit, which may share an Assessor’s Parcel with another duplex unit), and may be purchased by individual homebuyers (which shall still be the case even if the Units are purchased and subsequently offered for rent by the owner of the unit), including such residential structures that meet the statutory definition of a condominium contained in Civil Code Section 1351.

“Single Family Detached Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a building permit was or is expected to be issued for construction of a Unit that does not share a common wall with another Unit. An Accessory Unit that shares a Parcel with a single-family detached unit shall not be considered a separate Unit for purposes of this Amended RMA.

“Special Tax” means a Special Tax levied in any Fiscal Year to pay the Special Tax Requirement.

“Special Tax Requirement” means the amount of revenue needed in any Fiscal Year to pay for the following: (i) Authorized Services; (ii) Administrative Expenses; and (iii) amounts needed to cure any delinquencies in the payment of Special Taxes which have occurred or, based on delinquency rates in prior years, may be expected to occur in the Fiscal Year in which the Special Tax will be collected.

“Taxable Property” means all Assessor’s Parcels within the boundaries of CFD No. 2013-1 that are not exempt from the Special Tax pursuant to law or Section E below.

“Tax Zone” means a mutually exclusive geographic area within which the Special Tax may be levied pursuant to this Amended RMA. All of the property within CFD No. 2013-1 at the time of CFD Formation is within Tax Zone 1. Additional Tax Zones may be created when property is annexed to the CFD, and a separate Maximum Special Tax shall be identified for property within the new Tax Zone at the time of such annexation. The Assessor’s Parcels included within a new Tax Zone established when such Parcels are annexed to the CFD shall be identified by Assessor’s Parcel number in the Unanimous Approval Form that is signed by the owner(s) of the Parcels at the time of annexation.

“Unanimous Approval Form” means that form executed by the record owner of fee title to a Parcel or Parcels annexed into the CFD that constitutes the property owner’s approval and unanimous vote in favor of annexing into the CFD and the levy of the Special Tax against his/her Parcel or Parcels pursuant to this Amended RMA.

“Undeveloped Property” means, in any Fiscal Year, all Parcels of Taxable Property in CFD No. 2013-1 that are not Developed Property.

B. DATA FOR ANNUAL TAX LEVY

Each Fiscal Year, the Administrator shall identify the current Assessor’s Parcel numbers for all Parcels of Taxable Property within the CFD. The Administrator shall also determine: (i) whether each Assessor’s Parcel of Taxable Property is Developed Property or Undeveloped Property; (ii)

in which Tax Zone each Assessor's Parcel is located; and (iii) the Special Tax Requirement for the then-current Fiscal Year.

In any Fiscal Year, if it is determined that (i) a Final Map for a portion of property in the CFD was recorded after the last date upon which the Assessor will incorporate the newly-created Parcels into the then current tax roll, and (ii) because of the date the Final Map was recorded, the Assessor does not yet recognize the new Parcels created by the Final Map, the Administrator shall calculate the Special Tax for the property affected by recordation of the Final Map by determining the Special Tax that applies separately to each newly-created Parcel, then applying the sum of the individual Special Taxes to the original Parcel that was subdivided by recordation of the Final Map.

C. MAXIMUM SPECIAL TAXES

1. Developed Property

a. Residential Property

The Maximum Special Tax for Fiscal Year 2013-14 for all Parcels of Residential Property within Tax Zone 1 shall be \$81 per SFD Lot or Residential Unit. All of the property within the CFD at the time of CFD Formation is within Tax Zone 1; a different Maximum Special Tax may be identified for property that annexes into the CFD and is part of a separate Tax Zone. Beginning July 1, 2014 and each July 1 thereafter, the Maximum Special Tax for Residential Property shall be increased by the Escalation Factor.

b. Non-Residential Property

The Maximum Special Tax for Fiscal Year 2013-14 for Non-Residential Property within Tax Zone 1 shall be \$640 per Acre. All of the property within the CFD at the time of CFD Formation is within Tax Zone 1 a different Maximum Special Tax may be identified for property that annexes into the CFD and is part of a separate Tax Zone. Beginning July 1, 2014 and each July 1 thereafter, the Maximum Special Tax for Non-Residential Property shall be increased by the Escalation Factor.

c. Mixed-Use Property

If, in any Fiscal Year, the Administrator determines that a Parcel of Developed Property is built or proposed to be built with both Residential Units and non-residential uses, the Maximum Special Tax for the Parcel shall be the sum of (i) the Maximum Special Tax for Residential Property multiplied by all Residential Units on the Parcel, and (ii) the Maximum Special Tax for Non-Residential Property multiplied by the full Acreage of the Parcel. After the aggregate Maximum Special Tax has been determined for a Parcel, such Maximum Special Tax shall be escalated beginning the next Fiscal Year and each Fiscal Year thereafter by the Escalation Factor.

2. Undeveloped Property

The Maximum Special Tax for Fiscal Year 2013-14 for all Parcels of Undeveloped Property within Tax Zone 1 shall be \$736 per Acre. Beginning July 1, 2014 and each July 1 thereafter, the Maximum Special Tax for Undeveloped Property shall be increased by the Escalation Factor.

D. METHOD OF LEVY AND COLLECTION OF SPECIAL TAXES

Each Fiscal Year, the Administrator shall determine the Special Tax Requirement for that Fiscal Year and levy the Special Tax on all Parcels of Taxable Property as follows:

Step 1: The Special Tax shall be levied Proportionately on each Parcel of Developed Property up to 100% of the Maximum Special Tax for each Parcel for such Fiscal Year until the amount levied is equal to the Special Tax Requirement;

Step 2: If additional revenue is needed after Step 1, the Special Tax shall be levied Proportionately on each Parcel of Undeveloped Property up to 100% of the Maximum Special Tax for each Parcel for such Fiscal Year until the amount levied, when combined with the amount levied pursuant to Step 1, is equal to the Special Tax Requirement.

The Special Taxes for CFD No. 2013-1 shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that RD 2062 may directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner, and may collect delinquent Special Taxes through foreclosure or other available methods.

E. EXEMPTIONS

Notwithstanding any other provision of this Amended RMA, no Special Tax shall be levied on Parcels of Association Property or Public Property, except as otherwise provided in the Act.

F. INTERPRETATION OF SPECIAL TAX FORMULA

RD 2062 reserves the right to make minor administrative and technical changes to this document that do not materially affect the rate and method of apportioning Special Taxes. In addition, the interpretation and application of any section of this document shall be left to RD 2062's discretion. Interpretations may be made by RD 2062 by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Amended RMA.

G. APPEAL OF SPECIAL TAX LEVY

Any property owner claiming that the amount or application of the Special Tax is not correct may file a written notice of appeal with the Administrator not later than one calendar year after having paid the Special Tax that is disputed. The Administrator shall promptly review the appeal and, if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the Special Tax, and decide the appeal. If the property owner disagrees with the Administrator's decision relative to the appeal, the owner may then file a written appeal with the

Board whose subsequent decision shall be binding. If the decision of the Administrator (if the appeal is not filed with the Board) or the Board (if the appeal is filed with the Board) requires the Special Tax to be modified or changed in favor of the property owner, no cash refund shall be made for prior years' Special Tax levies, but an adjustment shall be made to the next Special Tax levy(ies). This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to filing any legal action by such owner.

EXHIBIT B

ISLAND RECLAMATION DISTRICT NO. 2062
COMMUNITY FACILITIES DISTRICT NO. 2013-1
(LEVEE AND LAKE MAINTENANCE SERVICES)
ANNEXATION NO. 15

MAXIMUM SPECIAL TAXES FOR ZONE 1 OF THE CFD

The table below identifies the Maximum Special Tax for Taxable Property within Tax Zone 1 and all Parcels that annex into Tax Zone 1.

TAX ZONE 1
MAXIMUM SPECIAL TAXES

<i>Type of Property</i>	<i>Maximum Special Tax Fiscal Year 2013-14 *</i>
Residential Property	\$81.00 per SFD Lot or Residential Unit
Non-Residential Property	\$640.00 per Acre
Mixed-Use Property	See Formula in RMA
Undeveloped Property	\$736.00 per Acre

* On July 1, 2014, and on each July 1 thereafter, the Maximum Special Taxes shown in Table 1 above shall be increased by the Escalation Factor.

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

Secretary
 River Islands Public Financing Authority
 73 West Stewart Road
 Lathrop, CA 95330

Recorded for the benefit of the River Islands
 Public Financing Authority pursuant to
 Government Code Section 27383

FIFTEENTH AMENDMENT TO NOTICE OF SPECIAL TAX LIEN

River Islands Public Financing Authority
 Community Facilities District No. 2013-1
 (River Islands Public Services)
 Annexation No. 15

Pursuant to the requirements of Section 3117.5 of the Streets and Highways Code of California and the Mello-Roos Community Facilities Act of 1982, as amended, Section 53311, *et. seq.*, of the California Government Code (the "Act"), the undersigned Secretary of the River Islands Public Financing Authority (the "Authority"), County of San Joaquin, State of California, hereby gives notice that a lien to secure payment of a special tax is hereby imposed by the Board of Directors of the Authority on the property described in Exhibit A hereto. The special tax secured by this lien is authorized to be levied for the purpose of paying the costs of services described in Exhibit A to the Notice of Special Tax Lien heretofore recorded in the Office of the County Recorder for the County of San Joaquin, State of California (the "County Recorder") on October 3, 2013 as Document No. 2013-126691 (the "Original Notice"), and said special tax is to be levied according to the Amended and Restated Rate and Method of Apportionment of Special Tax set forth in that certain First Amendment to Notice of Special Tax Lien heretofore recorded in the Office of the County Recorder on September 10, 2014 as Document No. 2014-089986 (the "First Amendment"), to which recorded Notice of Special Tax Lien and recorded First Amendment to Notice of Special Tax Lien reference is hereby made and the provisions of which are hereby incorporated herein in full by this reference.

This Fifteenth Amendment to Notice of Special Tax Lien amends the Notice of Special Tax Lien to add to the territory within the River Islands Public Financing Authority Community Facilities District No. 2013-1 (River Islands Public Services) certain real property identified in Exhibit A hereto (the "Property") and shown within the future annexation area on the boundary map of the community facilities district recorded on August 29, 2013, in Book 6 of Maps of Assessment and Community Facilities Districts at Page 40 (Document No. 2013-111317, in the Office of the County Recorder, which map is the final boundary map of the community facilities district. The Property is being annexed into Tax Zone 2 of the community facilities district, as described in the Amended and Restated Rate and Method of Apportionment of Special Tax

attached as Exhibit A to the First Amendment, with the maximum special tax rates identified in Exhibit B hereto.

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

For further information concerning the current and estimated future tax liability of owners or purchasers of real property or interests therein subject to the special tax lien, interested persons should contact the Treasurer of the River Islands Public Financing Authority, 73 West Stewart Road, Lathrop, California 95330, telephone number (209) 879-7900.

Dated: _____, 2020.

By: _____
Jeanne Zolezzi, Secretary,
River Islands Public Financing Authority

EXHIBIT A

RIVER ISLANDS PUBLIC FINANCING AUTHORITY
COMMUNITY FACILITIES DISTRICT NO. 2013-1
(RIVER ISLANDS PUBLIC SERVICES)
ANNEXATION NO. 15

ASSESSOR'S PARCEL NUMBER(S) AND OWNER(S) OF LAND WITHIN
ANNEXATION NO. 15 TO RIVER ISLANDS PUBLIC FINANCING AUTHORITY
COMMUNITY FACILITIES DISTRICT NO. 2013-1
(RIVER ISLANDS PUBLIC SERVICES)

<u>Name(s) of Property Owner(s)</u>	<u>San Joaquin County Assessor's Parcel No.</u>
RIVER ISLANDS STAGE 2B, LLC 73 W. STEWART RD., LATHROP, CA 95330	213-470-13

EXHIBIT B

RIVER ISLANDS PUBLIC FINANCING AUTHORITY
COMMUNITY FACILITIES DISTRICT NO. 2013-1
(RIVER ISLANDS PUBLIC SERVICES)
ANNEXATION NO. 15

MAXIMUM SPECIAL TAXES FOR ZONE 2 OF THE CFD

The table below identifies the Maximum Special Tax for Taxable Property within Tax Zone 2 and all Parcels that annex into Tax Zone 2.

TAX ZONE 2
MAXIMUM SPECIAL TAXES

<i>Type of Property</i>	<i>Maximum Special Tax Fiscal Year 2013-14 *</i>
Residential Property	\$276.26 per SFD Lot or Residential Unit
Non-Residential Property	\$960.00 per Acre
Mixed-Use Property	See Formula in RMA
Undeveloped Property	\$1,191.00 per Acre

** On July 1, 2014, and on each July 1 thereafter, the Maximum Special Taxes shown in Table 1 above shall be increased by the Escalation Factor.*

CONSENT TO, AND BALLOT IN FAVOR OF, ANNEXATION OF REAL PROPERTY TO THE RIVER ISLANDS PUBLIC FINANCING AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 2013-1 (RIVER ISLANDS PUBLIC SERVICES)

To: Board of Directors of the River Islands
Public Financing Authority, in its capacity
as the legislative body for the River Islands
Public Financing Authority Community
Facilities District No. 2013-1 (River Islands
Public Services)

The undersigned hereby states and certifies, under penalty of perjury, as follows:

1. The undersigned is the owner (the "Owner"), or the legally authorized representative of the Owner, of fee title to the real property identified by San Joaquin County Assessor's parcel number(s) listed below (the "Property"), and possesses all legal authority necessary to execute this consent to, and ballot in favor of (the "Consent and Ballot"), the annexation of the Property to the River Islands Public Financing Authority Community Facilities District No. 2013-1 (River Islands Public Services) (the "CFD").

2. The Owner understands that the Board of Directors of the River Islands Public Financing Authority (the "Board") has conducted proceeding pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the "Law") to form the CFD to finance various services (the "Services") described in Exhibit A hereto. The Owner also understands that the proceedings for the formation of the CFD authorized the Board to levy an annual special tax (the "Special Tax") on property in the CFD as specified in the Amended and Restated Rate and Method of Apportionment of Special Taxes (the "Rate and Method") for the CFD, a copy of which is attached hereto as Exhibit B, and authorized the annexation of property to the CFD, without additional public hearings, upon approval of the fee title owner of the property to be annexed as permitted by Section 53339.7(a) of the Law.

The Owner has been advised that a Notice of Special Tax Lien was recorded against the real property initially included within the boundaries of the CFD in the Office of the San Joaquin County Recorder (the "County Recorder") on October 3, 2013 as Document No. 2013-126691, and a First Amendment to Notice of Special Tax Lien was recorded against the real property initially included within the boundaries of the CFD in the Office of the County Recorder on September 10, 2014 as Document No. 2014-089986 (collectively, the "Notice of Special Tax Lien").

3. The Owner hereby irrevocably consents to, approves, and votes (for purposes of Article XIII A of the California Constitution) in favor of the annexation of the Property to Tax Zone 2 of the CFD (as such Tax Zone is described in the Notice of Special Tax Lien, and as the Maximum Special Tax rates for such Tax Zone 2 are set forth in Exhibit C hereto), and irrevocably consents to, approves and votes in favor of the annual levy of the Special Tax on the Property pursuant to the Rate and Method to finance the Services. The Owner acknowledges that the Secretary of the River Islands Public Financing Authority will record, or cause to be recorded, against the

Property in the Office of the County Recorder an amendment to the Notice of Special Tax Lien as required by Section 3117.5 of the California Streets and Highways Code, which will impose a continuing lien on the Property to secure each levy of the Special Tax, and that under the Law said lien (a) will be coequal with the lien for ad valorem real property taxes levied by the County of San Joaquin on the Property, and (b) will be senior to any lien of any mortgage on the Property whether such mortgage lien was recorded prior to or after the recordation of the amendment to the Notice of Special Tax Lien.

4. The Owner hereby irrevocably waives any right the Owner may otherwise have to protest or challenge the validity of the proceedings of the Board to form the CFD and to authorize the annexation of any property (including the Property) to the CFD, and any necessity, requirement or right for further public hearings or any election pertaining to the annexation of the Property to the CFD or the levy of the Special Tax on the Property.

5. The Owner hereby agrees to provide written notice of the annexation of the Property to the CFD, and of the authority of the Board to levy the Special Tax on the Property pursuant to the Rate and Method, to any subsequent purchaser of the Property to the extent required by applicable law.

The Property subject to this Consent and Ballot, and to be annexed to the CFD, consist of the following San Joaquin County Assessor's Parcel(s):

213-470-13

The full legal name of the fee title Owner of the Property is:

River Islands Stage 2B, LLC

The foregoing Consent and Ballot is hereby executed on _____, 2020, in Lathrop, California.

By: _____
(signature)

Susan Dell'Osso
(type name of person executing
Consent and Ballot)

Its: President
(insert legal capacity of person
executing Consent and Ballot)

EXHIBIT A

RIVER ISLANDS PUBLIC FINANCING AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 2013-1 (RIVER ISLANDS PUBLIC SERVICES)

DESCRIPTION OF SERVICES ELIGIBLE TO BE FUNDED BY THE DISTRICT

Services:

The services to be funded, in whole or in part, by the community facilities district (the "District") include all direct and incidental costs related to providing for the maintenance of public infrastructure within the River Islands area including the area initially included in the District, as well as any future annexation area of the District and areas adjacent to the foregoing. More specifically, the services shall include, but not be limited to, the maintenance of: (i) parks and open space, including trails and habitat areas, with services to include, but not be limited to, irrigation and vegetation control; (ii) roads and roadways, with services to include, but not be limited to, the maintenance and repair of public streets, striping of streets and repair and repainting of sound walls and other appurtenances; (iii) street lighting, including, but not limited to, repairs to and replacement of street lights along public streets; (iv) landscaping in public areas and in the public right of way along public streets, including, but not limited to, irrigation, tree trimming and vegetation maintenance and control; and (v) any other public services authorized to be funded under Section 53313(d) of the California Government Code. The District may fund any of the following related to the services described in the preceding sentence: obtaining, constructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of personnel necessary or convenient to provide the services, payment of insurance costs and other related expenses and the provision of reserves for repairs and replacements and for the future provision of services.

The services to be financed by the District are in addition to those provided in the territory of the District before the date of creation of the District, and will not supplant services already available within that territory when the District is created.

Administrative Expenses:

The administrative expenses to be funded by the District include the direct and indirect expenses incurred by the River Islands Public Financing Authority (the "Authority") in carrying out its duties with respect to the District (including, but not limited to, the levy and collection of the special taxes) including the fees and expenses of attorneys, any fees of the County of San Joaquin related to the District or the collection of special taxes, an allocable share of the salaries of any Authority staff directly related thereto and a proportionate amount of the Authority's general administrative overhead related thereto, any amounts paid by the Authority from its general fund with respect to the District or the services authorized to be financed by the District, and expenses incurred by the Authority in undertaking action to foreclose on properties for which the payment of special taxes is delinquent, and all other costs and expenses of the Authority in any way related to the District.

Other:

The incidental expenses that may be funded by the District include, in addition to the administrative expenses identified above, the payment or reimbursement to the Authority of all costs associated with the establishment and administration of the District.

EXHIBIT B

RIVER ISLANDS PUBLIC FINANCING AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 2013-1 (RIVER ISLANDS PUBLIC SERVICES)

AMENDED AND RESTATED RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in the River Islands Public Financing Authority Community Facilities District No. 2013-1 (River Islands Public Services) shall be levied and collected according to the tax liability determined by the Board of Directors or its designee, through the application of the appropriate amount or rate for Taxable Property, as described below. All of the property in CFD No. 2013-1, unless exempted by law or by the provisions of Section E below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to the CFD unless a separate rate and method of apportionment of Special Tax is adopted for the annexation area.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Accessory Unit" means a second residential unit of limited size (e.g., granny cottage, second unit) that shares a Parcel with a single-family detached unit.

"Acre" or **"Acreage"** means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Final Map or other parcel map recorded with the County.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, (commencing with Section 53311), Division 2 of Title 5 of the California Government Code.

"Administrative Expenses" means any or all of the following: the expenses of the Authority in carrying out its duties with respect to CFD No. 2013-1 including, but not limited to, levying and collecting the Special Tax, fees and expenses of legal counsel, charges levied by the County Auditor's Office, Tax Collector's Office, and/or Treasurer's Office, costs related to annexing property into the CFD, costs related to property owner inquiries regarding the Special Tax, and all other costs and expenses of the Authority, Lathrop Irrigation District, and Island Reclamation District No. 2062 in any way related to the establishment or administration of the CFD.

"Administrator" means the person or firm designated by the Authority to administer the Special Tax according to the Amended RMA.

"Amended RMA" means this Amended Rate and Method of Apportionment of Special Tax.

"Assessor's Parcel" or **"Parcel"** means a lot or parcel shown on an Assessor's Parcel Map with an assigned Assessor's Parcel number.

“Assessor’s Parcel Map” means an official map of the County Assessor designating parcels by Assessor’s Parcel number.

“Association Property” means any property within the CFD that is owned by a homeowners association or property owners association, excluding Association Property under the pad or footprint of a Residential Unit.

“Authority” means the River Islands Public Financing Authority.

“Authorized Services” means the public services authorized to be funded by the CFD as set forth in the documents adopted by the Board when the CFD was formed.

“Board of Directors” or **“Board”** means the Board of Directors of the River Islands Public Financing Authority.

“CFD” or **“CFD No. 2013-1”** means the River Islands Public Financing Authority Community Facilities District No. 2013-1 (River Islands Public Services).

“CFD Formation” means the date on which the Resolution of Formation to form CFD No. 2013-1 was adopted by the Board of Directors.

“City” means the City of Lathrop.

“City Council” means the City Council of the City of Lathrop.

“County” means the County of San Joaquin.

“Developed Property” means, in any Fiscal Year, the following:

- for Single Family Detached Property, all Parcels of Taxable Property for which a Final Map was recorded on or prior to June 30 of the preceding Fiscal Year
- for Multi-Family Property and Single Family Attached Property, all Parcels of Taxable Property for which a building permit for new construction of a residential structure was issued on or prior to June 30 of the preceding Fiscal Year
- for Non-Residential Property, all Parcels of Taxable Property for which a building permit for new construction of a structure was issued on or prior to June 30 of the preceding Fiscal Year.

“Escalation Factor” means, in any Fiscal Year, the lesser of (i) the increase from the prior Fiscal Year, if any, in the Local Consumer Price Index (CPI) for the San Francisco-Oakland-San Jose Area for All Urban Consumers, or (ii) four percent (4%). The CPI used shall be as determined by the Bureau of Labor Statistics from April to April beginning with the period from April 2013 to April 2014.

“Final Map” means a final map, or portion thereof, recorded by the County pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) that creates individual lots on which building permits for new construction may be issued without further subdivision

and for which no further subdivision is anticipated pursuant to a tentative map approved for the property or, if no tentative map has been approved, pursuant to a then current specific plan or other land use plan for the property.

“Fiscal Year” means the period starting July 1 and ending on the following June 30.

“Maximum Special Tax” means the greatest amount of Special Tax that can be levied in any Fiscal Year determined in accordance with Section C below.

“Multi-Family Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a building permit or use permit has been issued for construction of a residential structure with five or more Units that share a single Assessor’s Parcel number, are offered for rent to the general public, and cannot be purchased by individual homebuyers.

“Non-Residential Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a building permit was or is expected to be issued for construction of a structure that will be used for any non-residential purpose.

“Proportionately” means the following: (i) for Developed Property, the ratio of the actual Special Tax levied in any Fiscal Year to the Maximum Special Tax authorized to be levied in that Fiscal Year is equal for all Assessor’s Parcels of Developed Property; and (ii) for Undeveloped Property, the ratio of the actual Special Tax to the Maximum Special Tax is equal for all Assessor’s Parcels of Undeveloped Property.

“Public Property” means any property within the boundaries of CFD No. 2013-1 that is owned by or irrevocably offered for dedication to the federal government, State of California, County, City, or other local government or public agency.

“Residential Property” means, collectively, Single Family Detached Property, Single Family Attached Property, and Multi-Family Property. Notwithstanding the foregoing, if a building permit is issued for a structure that includes both Residential Units and non-residential uses, the Residential Units within the building will be categorized as Residential Property, and a Special Tax shall be calculated separately for the Residential Units and Non-Residential Property on the Parcel, as set forth in Section C.1.c below.

“Residential Unit” means an individual single-family detached unit, an individual residential unit within a duplex, halfplex, triplex, fourplex, townhome, live/work or condominium structure, or an individual apartment unit.

“SFD Lot” means an individual residential lot, identified and numbered on a recorded Final Map, on which a building permit was or is permitted to be issued for construction of a single family detached unit without further subdivision of the lot and for which no further subdivision of the lot is anticipated pursuant to an approved tentative map.

“Single Family Attached Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a building permit was or is expected to be issued for construction of a residential structure consisting of two or more Units that share common walls, have separate Assessor’s Parcel numbers assigned to them (except for a duplex unit, which may share an Assessor’s Parcel with another duplex unit), and may be purchased by individual homebuyers (which shall still be the

case even if the Units are purchased and subsequently offered for rent by the owner of the unit), including such residential structures that meet the statutory definition of a condominium contained in Civil Code Section 1351.

“Single Family Detached Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a building permit was or is expected to be issued for construction of a Unit that does not share a common wall with another Unit. An Accessory Unit that shares a Parcel with a single-family detached unit shall not be considered a separate Unit for purposes of this Amended RMA.

“Special Tax” means a Special Tax levied in any Fiscal Year to pay the Special Tax Requirement.

“Special Tax Requirement” means the amount of revenue needed in any Fiscal Year to pay for the following: (i) Authorized Services; (ii) Administrative Expenses; and (iii) amounts needed to cure any delinquencies in the payment of Special Taxes which have occurred or, based on delinquency rates in prior years, may be expected to occur in the Fiscal Year in which the Special Tax will be collected.

“Taxable Property” means all Assessor’s Parcels within the boundaries of CFD No. 2013-1 that are not exempt from the Special Tax pursuant to law or Section E below.

“Tax Zone” means a mutually exclusive geographic area within which the Special Tax may be levied pursuant to this Amended RMA. All of the property within CFD No. 2013-1 at the time of CFD Formation is within Tax Zone 1. Additional Tax Zones may be created when property is annexed to the CFD, and a separate Maximum Special Tax shall be identified for property within the new Tax Zone at the time of such annexation. The Assessor’s Parcels included within a new Tax Zone established when such Parcels are annexed to the CFD shall be identified by Assessor’s Parcel number in the Unanimous Approval Form that is signed by the owner(s) of the Parcels at the time of annexation.

“Unanimous Approval Form” means that form executed by the record owner of fee title to a Parcel or Parcels annexed into the CFD that constitutes the property owner’s approval and unanimous vote in favor of annexing into the CFD and the levy of the Special Tax against his/her Parcel or Parcels pursuant to this Amended RMA.

“Undeveloped Property” means, in any Fiscal Year, all Parcels of Taxable Property in CFD No. 2013-1 that are not Developed Property.

B. DATA FOR ANNUAL TAX LEVY

Each Fiscal Year, the Administrator shall identify the current Assessor’s Parcel numbers for all Parcels of Taxable Property within the CFD. The Administrator shall also determine: (i) whether each Assessor’s Parcel of Taxable Property is Developed Property or Undeveloped Property; (ii) in which Tax Zone each Assessor’s Parcel is located; and (iii) the Special Tax Requirement for the then-current Fiscal Year.

In any Fiscal Year, if it is determined that (i) a Final Map for a portion of property in the CFD was recorded after the last date upon which the Assessor will incorporate the newly-created Parcels into the then current tax roll, and (ii) because of the date the Final Map was recorded, the Assessor does not yet recognize the new Parcels created by the Final Map, the Administrator shall calculate

the Special Tax for the property affected by recordation of the Final Map by determining the Special Tax that applies separately to each newly-created Parcel, then applying the sum of the individual Special Taxes to the original Parcel that was subdivided by recordation of the Final Map.

C. MAXIMUM SPECIAL TAXES

1. Developed Property

a. Residential Property

The Maximum Special Tax for Fiscal Year 2013-14 for all Parcels of Residential Property within Tax Zone 1 shall be \$146 per SFD Lot or Residential Unit. All of the property within the CFD at the time of CFD Formation is within Tax Zone 1; a different Maximum Special Tax may be identified for property that annexes into the CFD and is part of a separate Tax Zone. Beginning July 1, 2014 and each July 1 thereafter, the Maximum Special Tax for Residential Property shall be increased by the Escalation Factor.

b. Non-Residential Property

The Maximum Special Tax for Fiscal Year 2013-14 for Non-Residential Property within Tax Zone 1 shall be \$960 per Acre. All of the property within the CFD at the time of CFD Formation is within Tax Zone 1 a different Maximum Special Tax may be identified for property that annexes into the CFD and is part of a separate Tax Zone. Beginning July 1, 2014 and each July 1 thereafter, the Maximum Special Tax for Non-Residential Property shall be increased by the Escalation Factor.

c. Mixed-Use Property

If, in any Fiscal Year, the Administrator determines that a Parcel of Developed Property is built or proposed to be built with both Residential Units and non-residential uses, the Maximum Special Tax for the Parcel shall be the sum of (i) the Maximum Special Tax for Residential Property multiplied by all Residential Units on the Parcel, and (ii) the Maximum Special Tax for Non-Residential Property multiplied by the full Acreage of the Parcel. After the aggregate Maximum Special Tax has been determined for a Parcel, such Maximum Special Tax shall be escalated beginning the next Fiscal Year and each Fiscal Year thereafter by the Escalation Factor.

2. Undeveloped Property

The Maximum Special Tax for Fiscal Year 2013-14 for all Parcels of Undeveloped Property within Tax Zone 1 shall be \$1,191 per Acre. Beginning July 1, 2014 and each July 1 thereafter, the Maximum Special Tax for Undeveloped Property shall be increased by the Escalation Factor.

D. METHOD OF LEVY AND COLLECTION OF SPECIAL TAXES

Each Fiscal Year, the Administrator shall determine the Special Tax Requirement for that Fiscal Year and levy the Special Tax on all Parcels of Taxable Property as follows:

Step 1: The Special Tax shall be levied Proportionately on each Parcel of Developed Property up to 100% of the Maximum Special Tax for each Parcel for such Fiscal Year until the amount levied is equal to the Special Tax Requirement;

Step 2: If additional revenue is needed after Step 1, the Special Tax shall be levied Proportionately on each Parcel of Undeveloped Property up to 100% of the Maximum Special Tax for each Parcel for such Fiscal Year until the amount levied, when combined with the amount levied pursuant to Step 1, is equal to the Special Tax Requirement.

The Special Taxes for CFD No. 2013-1 shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that the Authority may directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner, and may collect delinquent Special Taxes through foreclosure or other available methods.

E. EXEMPTIONS

Notwithstanding any other provision of this Amended RMA, no Special Tax shall be levied on Parcels of Association Property or Public Property, except as otherwise provided in the Act.

F. INTERPRETATION OF SPECIAL TAX FORMULA

The Authority reserves the right to make minor administrative and technical changes to this document that do not materially affect the rate and method of apportioning Special Taxes. In addition, the interpretation and application of any section of this document shall be left to the Authority's discretion. Interpretations may be made by the Authority by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Amended RMA.

G. APPEAL OF SPECIAL TAX LEVY

Any property owner claiming that the amount or application of the Special Tax is not correct may file a written notice of appeal with the Administrator not later than one calendar year after having paid the Special Tax that is disputed. The Administrator shall promptly review the appeal and, if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the Special Tax, and decide the appeal. If the property owner disagrees with the Administrator's decision relative to the appeal, the owner may then file a written appeal with the Board whose subsequent decision shall be binding. If the decision of the Administrator (if the appeal is not filed with the Board) or the Board (if the appeal is filed with the Board) requires the Special Tax to be modified or changed in favor of the property owner, no cash refund shall be made for prior years' Special Tax levies, but an adjustment shall be made to the next Special Tax levy(ies). This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to filing any legal action by such owner.

EXHIBIT C

RIVER ISLANDS PUBLIC FINANCING AUTHORITY
COMMUNITY FACILITIES DISTRICT NO. 2013-1
(RIVER ISLANDS PUBLIC SERVICES)
ANNEXATION NO. 15

MAXIMUM SPECIAL TAXES FOR ZONE 2 OF THE CFD

The table below identifies the Maximum Special Tax for Taxable Property within Tax Zone 2 and all Parcels that annex into Tax Zone 2.

TAX ZONE 2 MAXIMUM SPECIAL TAXES

<i>Type of Property</i>	<i>Maximum Special Tax Fiscal Year 2013-14 *</i>
Residential Property	\$276.26 per SFD Lot or Residential Unit
Non-Residential Property	\$960.00 per Acre
Mixed-Use Property	See Formula in RMA
Undeveloped Property	\$1,191.00 per Acre

** On July 1, 2014, and on each July 1 thereafter, the Maximum Special Taxes shown in Table 1 above shall be increased by the Escalation Factor.*

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

Secretary
River Islands Public Financing Authority
73 West Stewart Road
Lathrop, CA 95330

Recorded for the benefit of the River Islands
Public Financing Authority pursuant to
Government Code Section 27383

AMENDMENT NO. 2 TO NOTICE OF SPECIAL TAX LIEN

River Islands Public Financing Authority
Community Facilities District No. 2020-1
(Stage 2B Public Improvements)
Annexation No. 2

Pursuant to the requirements of Section 3117.5 of the Streets and Highways Code of California and the Mello-Roos Community Facilities Act of 1982, as amended, Section 53311, *et. seq.*, of the California Government Code (the "Act"), the undersigned Secretary of the River Islands Public Financing Authority (the "Authority"), County of San Joaquin, State of California, hereby gives notice that a lien to secure payment of a special tax is hereby imposed by the Board of Directors of the Authority on the property described in Exhibit A hereto. The special tax secured by this lien is authorized to be levied for the purpose of paying the costs of facilities described in Exhibit A to the Notice of Special Tax Lien heretofore recorded in the Office of the County Recorder for the County of San Joaquin, State of California (the "County Recorder") on December 1, 2020 as Document No. 2020-166793 (the "Original Notice"), and said special tax is to be levied according to the Rate and Method of Apportionment of Special Tax set forth in Exhibit B to the Original Notice, to which recorded Original Notice reference is hereby made and the provisions of which are incorporated herein in full by this reference.

This Amendment No. 2 to Notice of Special Tax Lien amends the Original Notice to add to the territory within the River Islands Public Financing Authority Community Facilities District No. 2020-1 (Stage 2B Public Improvements) certain real property identified in Exhibit A hereto (the "Property") and shown within the future annexation area on the boundary map of the community facilities district recorded on September 29, 2020, in Book 7 of Maps of Assessment and Community Facilities Districts at Page 21 (Document No. 2020-128845, in the Office of the County Recorder, which map is the final boundary map of the community facilities district. The Property is being annexed into Zone 2 of the community facilities district, as described in the Rate and Method of Apportionment of Special Taxes for the community facilities district attached as Exhibit B to the Original Notice, with the maximum special tax rates identified in Exhibit B hereto.

The assessor's tax parcel(s) numbers of all parcels or any portion thereof which are included in this Amendment No. 2 to Notice of Special Tax Lien, together with the name(s) of the owner(s) thereof, as they appear on the latest secured assessment roll as of the date of recording hereof or as are otherwise known to the Authority are as set forth in Exhibit A hereto which is by this reference made a part hereof.

For further information concerning the current and estimated future tax liability of owners or purchasers of real property or interests therein subject to the special tax lien, interested persons should contact the Treasurer of the River Islands Public Financing Authority, 73 West Stewart Road, Lathrop, California 95330, telephone number (209) 879-7900.

Dated: _____, 2020.

By: _____
Jeanne Zolezzi, Secretary,
River Islands Public Financing Authority

EXHIBIT A

**RIVER ISLANDS PUBLIC FINANCING AUTHORITY
COMMUNITY FACILITIES DISTRICT NO. 2020-1
(STAGE 2B PUBLIC IMPROVEMENTS)
ANNEXATION NO. 2**

**ASSESSOR'S PARCEL NUMBER(S) AND OWNER(S) OF LAND WITHIN
ANNEXATION NO. 2 TO RIVER ISLANDS PUBLIC FINANCING AUTHORITY
COMMUNITY FACILITIES DISTRICT NO. 2020-1
(STAGE 2B PUBLIC IMPROVEMENTS)**

<u>Name(s) of Property Owner(s)</u>	<u>San Joaquin County Assessor's Parcel No.</u>
River Islands Stage 2B, LLC 73 W. Stewart Rd., Lathrop, CA 95330	213-470-13

EXHIBIT B

**RIVER ISLANDS PUBLIC FINANCING AUTHORITY
COMMUNITY FACILITIES DISTRICT NO. 2020-1
(STAGE 2B PUBLIC IMPROVEMENTS)**

MAXIMUM SPECIAL TAXES FOR ZONE 2 OF THE CFD

The table below identifies the Maximum Special Tax for Taxable Property within Tax Zone 2 and all Parcels that annex into Tax Zone 2.

**TAX ZONE 2
MAXIMUM SPECIAL TAXES**

<i>Type of Property</i>	<i>Maximum Special Tax Fiscal Year 2020-21 *</i>
Residential Property	\$8,118.24 per Unit
Other Property	\$0.00 per Acre
Final Map Property	\$0.00 per Final Map Lot
Undeveloped Property	\$0.00 per Acre

** On July 1, 2021, and on each July 1 thereafter, the Maximum Special Taxes shown in the Table above shall be increased by an amount equal to two percent (2%) of the amount in effect for the prior Fiscal Year.*

CONSENT TO, AND BALLOT IN FAVOR OF, ANNEXATION OF REAL PROPERTY TO THE RIVER ISLANDS PUBLIC FINANCING AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 2020-1 (STAGE 2B PUBLIC IMPROVEMENTS)

To: Board of Directors of the River Islands Public Financing Authority, in its capacity as the legislative body for the River Islands Public Financing Authority Community Facilities District No. 2020-1 (Stage 2B Public Improvements)

The undersigned hereby states and certifies, under penalty of perjury, as follows:

1. The undersigned is the owner (the "Owner"), or the legally authorized representative of the Owner, of fee title to the real property identified by San Joaquin County Assessor's parcel number(s) listed below (the "Property"), and possesses all legal authority necessary to execute this consent to, and ballot in favor of (the "Consent and Ballot"), the annexation of the Property to the River Islands Public Financing Authority Community Facilities District No. 2020-1 (Stage 2B Public Improvements) (the "CFD").

2. The Owner understands that the Board of Directors of the River Islands Public Financing Authority (the "Board") has conducted proceeding pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the "Law") to form the CFD to finance various facilities (the "Facilities") described in Exhibit A hereto. The Owner also understands that the proceedings for the formation of the CFD authorized the Board to levy an annual special tax (the "Special Tax") on property in the CFD as specified in the Rate and Method of Apportionment of Special Tax for the CFD (the "Rate and Method"), a copy of which is attached hereto as Exhibit B, and authorized the annexation of property to the CFD, without additional public hearings, upon approval of the fee title owner of the property to be annexed as permitted by Section 53339.7(a) of the Law.

The Owner has been advised that a Notice of Special Tax Lien was recorded against the real property initially included within the boundaries of the CFD in the Office of the San Joaquin County Recorder (the "County Recorder") on December 1, 2020 as Document No. 2020-166793 (the "Notice of Special Tax Lien").

3. The Owner hereby irrevocably consents to, approves, and votes (for purposes of Article XIII A of the California Constitution) in favor of the annexation of the Property to Tax Zone 2 of the CFD (as such Tax Zone is described in the Rate and Method, and as the Maximum Special Tax rates for such Zone 2 are set forth in Exhibit C hereto), and irrevocably consents to, approves and votes in favor of the annual levy of the Special Tax on the Property pursuant to the Rate and Method to finance the Facilities and for the other authorized purposes of the CFD. The Owner

acknowledges that the Secretary of the River Islands Public Financing Authority will record, or cause to be recorded, against the Property in the Office of the County Recorder an amendment to the Notice of Special Tax Lien as required by Section 3117.5 of the California Streets and Highways Code, which will impose a continuing lien on the Property to secure each levy of the Special Tax, and that under the Law said lien (a) will be coequal with the lien for ad valorem real property taxes levied by the County of San Joaquin on the Property, and (b) will be senior to any lien of any mortgage on the Property whether such mortgage lien was recorded prior to or after the recordation of the amendment to the Notice of Special Tax Lien.

4. The Owner hereby irrevocably waives any right the Owner may otherwise have to protest or challenge the validity of the proceedings of the Board to form the CFD and to authorize the annexation of any property (including the Property) to the CFD, and any necessity, requirement or right for further public hearings or any election pertaining to the annexation of the Property to the CFD or the levy of the Special Tax on the Property.

5. The Owner hereby agrees to provide written notice of the annexation of the Property to the CFD, and of the authority of the Board to levy the Special Tax on the Property pursuant to the Rate and Method, to any subsequent purchaser of the Property to the extent required by applicable law.

The Property subject to this Consent and Ballot, and to be annexed to the CFD, consist of the following San Joaquin County Assessor's Parcel(s):

_____ See Exhibit D

The full legal name of the fee title Owner of the Property is:

River Islands Stage 2B, LLC

The foregoing Consent and Ballot is hereby executed this _____ day of _____, 202____, in _____, California.

By: _____
(signature)

Susan Dell'Osso
(type name of person executing Consent and Ballot)

Its: President
(insert legal capacity of person executing Consent and Ballot)

NOTARY ACKNOWLEDGMENT

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 _____

} ss.

On _____, before me, _____
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared _____
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ [Seal]
Notary Public

EXHIBIT A

RIVER ISLANDS PUBLIC FINANCING AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 2020-1 (STAGE 2B PUBLIC IMPROVEMENTS)

DESCRIPTION OF FACILITIES AUTHORIZED TO BE FUNDED BY THE DISTRICT

The following generally described public infrastructure and related improvements within, in the vicinity or otherwise incident to the development of the area generally known as River Islands at Lathrop:

Lake improvements, discharge facilities and intake facilities, including grading, pumps, shore improvements, aeration facilities, CDS units, pipes and other necessary infrastructure required to provide storm water, flood retention and recreational facilities.

Bio Retention Basins and BMP improvements, including planting, irrigation and other improvements necessary for storm water storage and cleansing.

Roadway improvements, including grading, fill, pavement section, joint trench, water, sewer, reclaimed water and other utility improvements necessary for or incident to road construction. Also including landscaping, street lights and signage, monuments and traffic signals.

Bridge improvements, including design, construction, utility connections, roadway approaches and other incidental improvements required for construction of bridges.

Water system infrastructure, including tanks, pump stations, distribution lines and other improvements necessary for delivery of potable or reclaimed water.

Sewer system infrastructure and improvements, including treatment facilities, sanitary sewer collection lines and force mains, effluent holding and storage, spray fields, pump stations, lift stations, and other improvements necessary for delivery and treatment of sanitary sewer service.

Public parks, as well as landscaping and recreational features along rivers, lakes, within parks and along and including pathways and other public areas.

Electrical system improvements, including offsite improvements, overhead facilities, substations, relocation and removal of electrical poles, undergrounding of service facilities and associated improvements to service the development.

Natural gas facilities upgrades and extensions, including pipeline extension and gas transmission regulator stations.

Telecommunications facilities, including fiber optic cable on and off site and other required infrastructure.

Grading for and construction of levees.

Public safety facilities, including but not limited to fire stations and related appurtenances, also including related site improvements, plus related equipment with a useful life of five years or more.

Elementary schools, middle schools and high schools and related appurtenances, including sports fields, parking and other customary amenities.

Environmental mitigation and related appurtenances related to the facilities and improvements eligible to be funded by the District.

All or a portion of any amount necessary to eliminate any fixed special assessment liens, or to pay, repay, or defease any obligation to pay or any indebtedness secured by any tax, fee, charge, or assessment levied within the area of the District and any property annexed thereto or to pay debt service on any such indebtedness.

The foregoing improvements may include the acquisition of right of way and land, the cost of design, engineering and planning, the costs of any environmental review or traffic studies, survey or other reports, landscaping and irrigation, soils testing, soil preparation including deep dynamic compaction, dewatering, permits, plan check and inspection fees, other public fees, insurance, legal and related overhead costs, coordination and supervision and any other costs or appurtenances related to any of the foregoing.

OTHER

The District may also finance any of the following:

1. Bond related expenses, including underwriter's discount, reserve fund, capitalized interest, structuring agent, bond, disclosure and underwriter's counsel and all other incidental expenses.
2. Administrative fees of the Authority and the Bond trustee or fiscal agent related to the District and the Bonds.
3. Reimbursement of costs related to the formation of the District advanced by the Authority or any landowner or developer within the District, as well as reimbursement of any costs

advanced by the Authority or any landowner or developer within the District, for facilities, fees or other purposes or costs of the District.

EXHIBIT B

RIVER ISLANDS PUBLIC FINANCING AUTHORITY
COMMUNITY FACILITIES DISTRICT NO. 2020-1
(STAGE 2B PUBLIC IMPROVEMENTS)

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in the River Islands Public Financing Authority Community Facilities District No. 2020-1 (Stage 2B Public Improvements) shall be levied and collected according to the tax liability determined by the Board of Directors or its designee, through the application of the appropriate amount or rate for Taxable Property, as described below. All of the property in CFD No. 2020-1, unless exempted by law or by the provisions of Section F below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed into the CFD.

A. **DEFINITIONS**

The terms hereinafter set forth have the following meanings:

"Accessory Unit" means a second residential unit of limited size (e.g., granny cottage, second unit) that shares a Parcel with a single-family detached unit.

"Acre" or "Acreage" means the land area of an Assessor's Parcel as shown on an Assessor's Parcel map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Final Map or other parcel map recorded with the County.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, (commencing with Section 53311), Division 2 of Title 5 of the California Government Code.

"Administrative Expenses" means any or all of the following: the fees and expenses of any fiscal agent or trustee (including any fees or expenses of its counsel) employed in connection with any Bonds, and the expenses of the Authority in carrying out its duties with respect to CFD No. 2020-1 and the Bonds, including, but not limited to, levying and collecting the Special Tax, the fees and expenses of legal counsel, charges levied by the County Auditor's Office, Tax Collector's Office, and/or Treasurer's Office, costs related to annexing property into the CFD, costs related to property owner inquiries regarding the Special Tax, amounts needed to pay rebate to the federal government with respect to the Bonds, costs associated with complying with any continuing disclosure requirements for the Bonds and the Special Tax, and all other costs and expenses of the Authority, Lathrop Irrigation District, and Island Reclamation District No. 2062 in any way related to the establishment or administration of the CFD.

"Administrator" means the person or firm designated by the Authority to administer the Special Tax according to the RMA.

“Assessor’s Parcel” or **“Parcel”** means a lot or parcel shown on an Assessor’s Parcel Map with an assigned Assessor’s Parcel number.

“Assessor’s Parcel Map” means an official map of the County Assessor designating parcels by Assessor’s Parcel number.

“Association Property” means any property within the CFD that is owned by a homeowners association or property owners association, excluding Association Property under the pad or footprint of a Unit.

“Authority” means the River Islands Public Financing Authority.

“Authorized Facilities” means those public facilities authorized to be funded by the CFD as set forth in the CFD formation proceedings.

“Board of Directors” or **“Board”** means the Board of Directors of the River Islands Public Financing Authority.

“Bonds” means bonds or other debt (as defined in the Act), whether in one or more series, issued, insured or assumed by CFD No. 2020-1, including debt issued by agencies other than the Authority (as referenced in Section 53313.5(g) of the Act), to pay for public infrastructure and/or improvements that will serve property included within, or intended to be annexed into, the CFD.

“Boundary Map” means Exhibit D to the Resolution of Intention adopted by the Board of Directors, as summarized in Attachment 2.

“BP Parcel” means, in any Fiscal Year, all Parcels of Residential Property in CFD No. 2020-1 that is not a COE Parcel as of June 30 of the preceding Fiscal Year.

“Capitalized Interest” means funds in any capitalized interest account available to pay debt service on Bonds.

“CFD” or **“CFD No. 2020-1”** means the River Islands Public Financing Authority Community Facilities District No. 2020-1 (Stage 2B Public Improvements).

“CFD Formation” means the date on which the Resolution of Formation to form CFD No. 2020-1 was adopted by the Board of Directors.

“City” means the City of Lathrop.

“City Council” means the City Council of the City of Lathrop.

“COE Parcel” means, in any Fiscal Year, all Parcels of Residential Property in CFD No. 2020-1 for which the First Transfer Date has occurred on or prior to June 30 of the preceding Fiscal Year.

“**County**” means the County of San Joaquin.

“**Developed Property**” means, in any Fiscal Year, all Parcels of Taxable Property in CFD No. 2020-1 for which a building permit for new construction was issued by the City on or prior to June 30 of the preceding Fiscal Year.

“**Excess Public Property**” means the acres of Public Property that exceeds the acreage exempted in Section F below. In any Fiscal Year in which a Special Tax must be levied on Excess Public Property pursuant to Step 6 in Section D below, Excess Public Property shall be those Assessor’s Parcel(s) that most recently became Public Property based on the dates on which Final Maps recorded creating such Public Property.

“**Final Map**” means a final map, or portion thereof, recorded by the County pursuant to the Subdivision Map Act (California Government Code Section 66410 *et seq.*) that creates individual lots on which building permits for new construction may be issued without further subdivision and for which no further subdivision is anticipated pursuant to a Tentative Map approved for the property or, if no Tentative Map has been approved, pursuant to a then current specific plan or other land use plan for the property.

“**Final Map Lot**” means an individual residential lot identified and numbered on a Final Map.

“**Final Map Property**” means, in any Fiscal Year, all Final Map Lots for which a Final Map was recorded on or before June 30 of the preceding Fiscal Year and which are not yet Developed Property.

“**First Transfer Date**” means for a Parcel of Residential Property, the date of the first transfer of ownership to a private homeowner after a building permit for new construction has been issued.

“**Fiscal Year**” means the period starting July 1 and ending on the following June 30.

“**Master Developer**” means River Islands Development, and its successors and assignees.

“**Maximum Special Tax**” means the greatest amount of Special Tax that can be levied in any Fiscal Year determined in accordance with Section C below.

“**Other Property**” means, in any Fiscal Year, all Parcels of Developed Property that are not Residential Property.

“**Proportionately**” means the following: (i) for Developed Property, the ratio of the actual Special Tax levied in any Fiscal Year to the Maximum Special Tax authorized to be levied in that Fiscal Year is equal for all Assessor’s Parcels of Developed Property; (ii) for Final Map Property, the ratio of the actual Special Tax levied in any Fiscal Year to the Maximum Special Tax authorized to be levied in that Fiscal Year is equal for all Assessor’s Parcels of Final Map Property; (iii) for Undeveloped Property, the ratio of the actual Special Tax to the Maximum Special Tax is equal for all Assessor’s Parcels of Undeveloped Property; (iv) for Association Property, the ratio of the actual Special Tax to the Maximum Special Tax is equal for all Assessor’s Parcels of Association

Property; and (v) for Excess Public Property, the ratio of the actual Special Tax to the Maximum Special Tax is equal for all Assessor's Parcels of Excess Public Property.

"Public Property" means, in any Fiscal Year: (i) all Parcels within the boundaries of the CFD that are owned by or irrevocably offered for dedication to the federal government, the State of California, the City or any other public agency; and (ii) all Parcels within the boundaries of the CFD that are encumbered by an unmanned utility easement making impractical its utilization for other than the purpose set forth in the easement.

"Purchase Agreement" means an agreement between the Master Developer and a homebuilder.

"Required Coverage" means the amount by which the Maximum Special Tax revenues must exceed the debt service on the Bonds and required Administrative Expenses, as set forth in the Indenture, Certificate of Special Tax Consultant, or other formation or bond document that sets forth the minimum required debt service coverage.

"Residential Property" means, in any Fiscal Year, all Parcels of Developed Property for which a building permit was issued for construction of a residential structure consisting of one or more Units.

"RMA" means this Rate and Method of Apportionment of Special Tax.

"Special Tax" means a Special Tax levied in any Fiscal Year to pay the Special Tax Requirement.

"Special Tax Requirement" means the amount necessary in any Fiscal Year: (i) to pay principal and interest on Bonds which are due in the calendar year that begins in such Fiscal Year; (ii) to create and/or replenish reserve funds for the Bonds to the extent such replenishment has not been included in the computation of Special Tax Requirement in a previous Fiscal Year; (iii) to cure any delinquencies in the payment of principal or interest on Bonds which have occurred in the prior Fiscal Year; (iv) to pay Administrative Expenses; and (v) if the Administrator determines Special Tax revenues are available after items (i) through (iv) have been funded, to directly pay the costs of Authorized Facilities that have not been paid by the proceeds of previously issued Bonds to the extent that the inclusion of such amounts does *not* increase the Special Tax levied on Undeveloped Property. The amounts referred to in clauses (i) and (ii) of the preceding sentence may be reduced in any Fiscal Year by: (i) interest earnings on or surplus balances in funds and accounts for the Bonds to the extent that such earnings or balances are available to apply against debt service pursuant to a Bond indenture, Bond resolution, or other legal document that sets forth these terms; (ii) proceeds from the collection of penalties associated with delinquent Special Taxes; and (iii) any other revenues available to pay debt service on the Bonds as determined by the Administrator.

"Taxable Property" means all of the Assessor's Parcels within the boundaries of the CFD which are not exempt from the Special Tax pursuant to law or Section F below.

"Tax Zone" means a mutually exclusive geographic area within which the Special Tax may be levied pursuant to this RMA. *All property within CFD No. 2020-1 at the time of CFD Formation*

is within Tax Zone 1. Additional Tax Zones may be created when property is annexed to the CFD, and a separate Maximum Special Tax shall be identified for property within the new Tax Zone at the time of such annexation. The Assessor's Parcels included within a new Tax Zone established when such Parcels are annexed to the CFD shall be identified by Assessor's Parcel number in the Unanimous Approval Form that is signed by the owner(s) of the Parcels at the time of annexation.

“Tentative Map” means a map that is made for the purpose of showing the design of a proposed subdivision and the conditions pertaining thereto and is not based on a detailed survey of the property within the map and is not recorded at the County Recorder's Office to create legal lots.

“Unanimous Approval Form” means that form executed by the record owner of fee title to a Parcel or Parcels annexed into the CFD that constitutes the property owner's approval and unanimous vote in favor of annexing into the CFD and the levy of the Special Tax against his/her Parcel or Parcels pursuant to this RMA.

“Undeveloped Property” means, in any Fiscal Year, all Parcels of Taxable Property within the CFD that are not Developed Property, Final Map Property, Association Property, or Excess Public Property.

“Unit” means an individual single family detached residential unit or an individual residential rental unit within a duplex, triplex, fourplex, townhome, condominium structure, or apartment complex. An Accessory Unit that shares a Parcel with a single-family detached unit shall not be considered a separate Unit for purposes of this RMA

B. DATA FOR ANNUAL ADMINISTRATION

On or about July 1 of each Fiscal Year, the Administrator shall identify the current Assessor's Parcel numbers for all Taxable Property. The Administrator shall also determine: (i) within which Tax Zone each Parcel is located, (ii) whether each Assessor's Parcel is Developed Property, Final Map Property, Undeveloped Property, Association Property, or Excess Public Property, (iii) for Developed Property, which Parcels are Residential Property or Other Property, (iv) for Residential Property, which Parcels are COE Parcels or BP Parcels, and (v) the Special Tax Requirement. In addition, the Administrator shall keep a record of all Parcels for which the Maximum Special Tax has been reduced pursuant to Section C.3 of the RMA as well as the resulting Maximum Special Tax for each Parcel.

In any Fiscal Year, if it is determined that (i) a Final Map for a portion of property in the CFD was recorded after the last date upon which the Assessor will incorporate the newly-created Parcels into the then current tax roll, and (ii) because of the date the Final Map was recorded, the Assessor does not yet recognize the new Parcels created by the Final Map, the Administrator shall calculate the Special Tax for the property affected by recordation of the Final Map by determining the Special Tax that applies separately to each newly-created Parcel, then applying the sum of the individual Special Taxes to the original Parcel that was subdivided by recordation of the Final Map.

C. MAXIMUM SPECIAL TAX

1. Tax Zone 1

Table 1 below identifies the Maximum Special Tax for Taxable Property within Tax Zone 1 at CFD Formation and all Parcels that annex into Tax Zone 1 after CFD Formation.

**TABLE 1
TAX ZONE 1
MAXIMUM SPECIAL TAXES**

<i>Type of Property</i>	<i>Maximum Special Tax Fiscal Year 2020-21 *</i>
Residential Property	\$0 per Unit
Other Property	\$10 per Acre
Final Map Property	\$0 per Final Map Lot
Undeveloped Property	\$10 per Acre

** On July 1, 2021, and on each July 1 thereafter, the Maximum Special Taxes shown in Table 1 above shall be increased by an amount equal to two percent (2%) of the amount in effect for the prior Fiscal Year.*

2. Additional Tax Zones

If property is annexed into the CFD and a separate Tax Zone is established for such property, Maximum Special Tax rates will be identified for Taxable Property in the new Tax Zone in the Unanimous Approval Form signed by the annexing property owner.

3. Changes to the Maximum Special Tax

Prior to the First Transfer Date, the Maximum Special Tax for a Parcel of Residential Property may be reduced **once** if the Administrator determines that the Maximum Special Tax for a Parcel of Residential Property would result in a total effective tax rate, including property tax, tax overrides, and other direct special taxes and assessments, greater than the percentage of the estimated sales price specified in the Purchase Agreement. Notwithstanding the forgoing, the Maximum Special Tax shall **not** be reduced for any Parcel if such a reduction reduces debt service coverage on outstanding Bonds below the Required Coverage.

The Special Tax reduction required pursuant to this section shall be made without a vote of the qualified electors in the CFD and shall be reflected in an amended Notice of Special

Tax Lien against the Parcel in question which the CFD shall cause to be recorded by executing a certificate in substantially the form attached herein as Attachment 1.

Pursuant to Section 53321 (d) of the Act, the Special Tax levied against a Parcel used for private residential purposes shall under no circumstances increase more than ten percent (10%) as a consequence of delinquency or default by the owner of any other Parcel or Parcels and shall, in no event, exceed the Maximum Special Tax in effect for the Fiscal Year in which the Special Tax is being levied.

D. METHOD OF LEVY OF THE SPECIAL TAX

Each Fiscal Year, the Administrator shall determine the Special Tax Requirement to be collected in that Fiscal Year, and the Special Tax shall be levied according to the steps outlined below.

- Step 1:** The Special Tax shall be levied Proportionately on each COE Parcel within the CFD up to 100% of the Maximum Special Tax for each Parcel for such Fiscal Year determined pursuant to Section C;
- Step 2:** If additional revenue is needed after Step 1, the Special Tax shall be levied Proportionately on each remaining Parcel of Developed Property within the CFD up to 100% of the Maximum Special Tax for each Parcel for such Fiscal Year determined pursuant to Section C;
- Step 3:** If additional revenue is needed after Step 2, and after applying Capitalized Interest to the Special Tax Requirement, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Final Map Property within the CFD, up to 100% of the Maximum Special Tax for Final Map Property for such Fiscal Year determined pursuant to Section C;
- Step 4:** If additional revenue is needed after Step 3, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property within the CFD, up to 100% of the Maximum Special Tax for Undeveloped Property for such Fiscal Year determined pursuant to Section C;
- Step 5:** If additional revenue is needed after applying the first four steps, the Special Tax shall be levied Proportionately on each Parcel of Association Property within the CFD, up to 100% of the Maximum Special Tax for Undeveloped Property for such Fiscal Year determined pursuant to Section C;
- Step 6:** If additional revenue is needed after applying the first five steps, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Excess Public Property, exclusive of property exempt from the Special Tax pursuant to Section F below, up to 100% of the Maximum Special Tax for Undeveloped Property for such Fiscal Year determined pursuant to Section C.

E. COLLECTION OF SPECIAL TAX

The Special Taxes for CFD No. 2020-1 shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that prepayments are permitted as set forth in Section G below and provided further that the Authority may directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner, and may collect delinquent Special Taxes through foreclosure or other available methods.

The Special Tax shall be levied and collected until principal and interest on Bonds have been paid and Authorized Facilities have been completed. However, in no event shall a Special Tax be levied after Fiscal Year 2101-02.

F. EXEMPTIONS

Notwithstanding any other provision of this RMA, no Special Tax shall be levied on any Parcel of Public Property at CFD Formation, except as otherwise provided in the Act. A separate amount of public acreage may be exempted each time property annexes into the CFD, and such additional exemption shall only apply to property within the annexation area. A Special Tax may be levied on Excess Public Property pursuant to Step 6 of Section D; however, a public agency may require that the special tax obligation on land conveyed to it that would be classified as Excess Public Property be prepaid pursuant to Section G below.

G. PREPAYMENT OF SPECIAL TAX

The following definitions apply to this Section G:

“Final Bond Sale” means, at any point in time, the last series of Bonds issued by the CFD, which issuance uses up virtually all of the remaining capacity available from the Maximum Special Tax revenues that can be generated within the CFD, as determined by the Authority. If additional Bonds are expected to be issued after outstanding Bonds retire, the “Final Bond Sale” may not be the last series of Bonds ever issued by the CFD, but instead the last sale of Bonds that can be issued before some or all of the outstanding Bonds retire.

“Outstanding Bonds” means all outstanding Bonds issued on behalf of the CFD prior to the date of prepayment, with the following exception: if a Special Tax has been levied against, or already paid by, an Assessor’s Parcel making a prepayment, and a portion of the Special Tax will be used to pay a portion of the next principal payment on the Bonds that remain outstanding (as determined by the Administrator), that next principal payment shall be subtracted from the total Bond principal that remains outstanding, and the difference shall be used as the amount of Outstanding Bonds for purposes of this prepayment formula.

The Special Tax obligation applicable to an Assessor's Parcel in the CFD may be prepaid and the obligation of the Assessor's Parcel to pay the Special Tax permanently satisfied as described herein, provided that a prepayment may be made only if there are no delinquent Special Taxes with respect to such Assessor's Parcel at the time of prepayment. An owner of an Assessor's Parcel intending to prepay the Special Tax obligation shall provide the Authority with written notice of intent to prepay. Within 30 days of receipt of such written notice, the Authority or its designee shall notify such owner of the prepayment amount for such Assessor's Parcel.

1. Full Prepayment Prior to Final Bond Sale

As of the proposed date of prepayment, the Prepayment Amount shall be determined by application of the following steps:

- Step 1.** Compute the total Maximum Special Tax that could be collected from the Assessor's Parcel repaying the Special Tax in the Fiscal Year in which prepayment would be received by the Authority.
- Step 2.** Estimate the bonding capacity based on the Maximum Special Tax determined in Step 1 and an assumed bond term of 30 years using, as the interest rate for the bonding capacity calculation, the greater of (i) the current interest rate as determined by the Administrator based on discussions with industry professionals or (ii) the average true interest cost (TIC) on the Outstanding Bonds as identified by the Administrator. Notwithstanding the foregoing, if at any point in time the Administrator determines that the Maximum Special Tax revenue that could be collected from Taxable Property after the proposed prepayment is less than 110% of debt service on Bonds that will remain outstanding after defeasance or redemption of Bonds from proceeds of the estimated prepayment, the amount of the prepayment shall be increased until the amount of Bonds defeased or redeemed is sufficient to reduce remaining annual debt service to a point at which 110% debt service coverage is realized.
- Step 3.** Determine the costs of computing the prepayment amount and the costs of recording any notices to evidence the prepayment (the "*Administrative Fees and Expenses*").
- Step 4.** The Special Tax prepayment is equal to the sum of the amounts computed pursuant to Steps 2 and 3 (the "*Prepayment Amount*").

2. Full Prepayment After Final Bond Sale

Prepayment must be made not less than 75 days prior to any redemption date for Bonds to be redeemed with the proceeds of such prepaid Special Taxes. The Prepayment Amount shall be calculated as follows: (capitalized terms as defined below):

	Bond Redemption Amount
plus	Redemption Premium
plus	Defeasance Requirement
plus	Administrative Fees and Expenses
<u>less</u>	<u>Reserve Fund Credit</u>
equals	Prepayment Amount

As of the proposed date of prepayment, the Prepayment Amount shall be determined by application of the following steps:

- Step 1.** Compute the total Maximum Special Tax that could be collected from the Assessor’s Parcel prepaying the Special Tax in the Fiscal Year in which prepayment would be received by the Authority.
- Step 2.** Divide the Maximum Special Tax from Step 1 by the Maximum Special Tax revenues that could be collected in that Fiscal Year.
- Step 3.** Multiply the quotient computed pursuant to Step 2 by the Outstanding Bonds to compute the amount of Outstanding Bonds to be retired and prepaid (*the “Bond Redemption Amount”*).
- Step 4.** Multiply the Bond Redemption Amount computed pursuant to Step 3 by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed (*the “Redemption Premium”*).
- Step 5.** Compute the amount needed to pay interest on the Bond Redemption Amount starting with the first Bond interest payment date after which the prepayment has been received until the earliest redemption date for the Outstanding Bonds. However, if Bonds are callable at the first interest payment date after the prepayment has been received, Steps 5, 6 and 7 of this prepayment formula will not apply.
- Step 6:** Compute the amount of interest the Authority reasonably expects to derive from reinvestment of the Bond Redemption Amount plus the Redemption Premium from the first Bond interest payment date after which the prepayment has been received until the redemption date for the Outstanding Bonds.
- Step 7:** Take the amount computed pursuant to Step 5 and subtract the amount computed pursuant to Step 6 (*the “Defeasance Requirement”*).
- Step 8.** Determine the costs of computing the prepayment amount, the costs of redeeming Bonds, and the costs of recording any notices to evidence the prepayment and the redemption (*the “Administrative Fees and Expenses”*).
- Step 9.** If and to the extent so provided in the indenture pursuant to which the Outstanding Bonds to be redeemed were issued, a reserve fund credit shall be

calculated as a reduction in the applicable reserve fund for the Outstanding Bonds to be redeemed pursuant to the prepayment (the “*Reserve Fund Credit*”).

Step 10. The Special Tax prepayment is equal to the sum of the amounts computed pursuant to Steps 3, 4, 7, and 8, less the amount computed pursuant to Step 9 (the “*Prepayment Amount*”).

3. *Partial Prepayments*

A partial prepayment may be made in an amount equal to any percentage of full prepayment desired by the party making a partial prepayment, except that the full amount of administrative fees and expenses determined in Step 3 of Section G.1 or Step 8 of Section G.2 shall be included in the partial prepayment. The Maximum Special Tax that can be levied on an Assessor’s Parcel after a partial prepayment is made is equal to the Maximum Special Tax that could have been levied prior to the prepayment, reduced by the percentage of a full prepayment (less the amount collected for administrative fees and expenses) that the partial prepayment (less the amount collected for administrative fees and expenses) represents, all as determined by or at the direction of the Administrator.

H. INTERPRETATION OF SPECIAL TAX FORMULA

The Authority reserves the right to make minor administrative and technical changes to this document that do not materially affect the rate and method of apportioning Special Taxes. In addition, the interpretation and application of any section of this document shall be left to the Authority’s discretion. Interpretations may be made by the Authority by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this RMA.

I. APPEAL OF SPECIAL TAX LEVY

Any property owner claiming that the amount or application of the Special Tax is not correct may file a written notice of appeal with the Administrator not later than one calendar year after having paid the Special Tax that is disputed. The Administrator shall promptly review the appeal and, if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the Special Tax, and decide the appeal. If the property owner disagrees with the Administrator’s decision relative to the appeal, the owner may then file a written appeal with the Board whose subsequent decision shall be binding. If the decision of the Administrator (if the appeal is not filed with the Board) or the Board (if the appeal is filed with the Board) requires the Special Tax to be modified or changed in favor of the property owner, no cash refund shall be made for prior years’ Special Tax levies, but an adjustment shall be made to the next Special Tax levy(ies). This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to filing any legal action by such owner.

ATTACHMENT 1

**RIVER ISLANDS PUBLIC FINANCING AUTHORITY
COMMUNITY FACILITIES DISTRICT NO. 2020-1
(STAGE 2B PUBLIC IMPROVEMENTS)**

CERTIFICATE OF MODIFICATION OF SPECIAL TAX

1. Pursuant to Section C.3 of the Rate and Method of Apportionment of Special Tax (the “Rate and Method”) for the River Islands Public Financing Authority Community Facilities District No. 2020-1 (Stage 2B Public Improvements) (“CFD No. 2020-1”), the Maximum Special Tax for a Parcel of Residential Property within CFD No. 2020-1 has been modified as follows:

<i>Assessor’s Parcel Number</i>	<i>Maximum Special Tax Fiscal Year 2020-21 *</i>
XXX-XXX-XXX	\$[] per Unit

** On July 1, 2021, and on each July 1 thereafter, the Maximum Special Taxes shown in the table above shall be increased by an amount equal to two percent (2%) of the amount in effect for the prior Fiscal Year.*

2. The Maximum Special Tax for Residential Property may only be modified prior to the First Transfer Date (i.e., the date of the first transfer of ownership to a private homeowner after a building permit for new construction was issued).
3. Upon execution of this Certificate by CFD No. 2020-1, CFD No. 2020-1 shall prepare an amended notice of Special Tax lien for CFD No. 2020-1 reflecting the modifications set forth herein. Amended notices of Special Tax lien shall be recorded by groups, once a sufficient number of notices have been prepared.

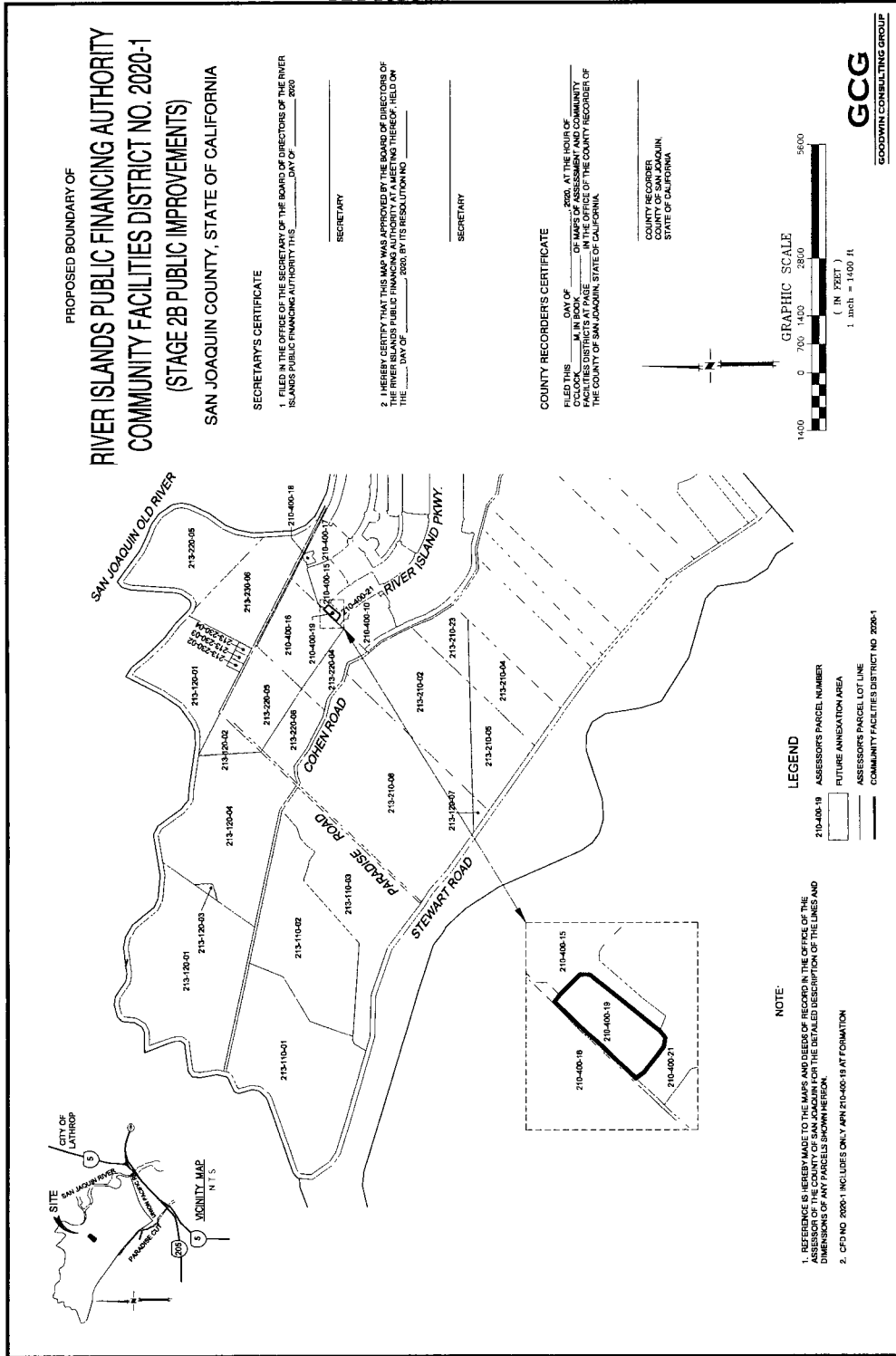
The undersigned acknowledges receipt of this certificate and of the modification of the Maximum Special Tax as set forth in this Certificate. Capitalized undefined terms used herein have the meanings ascribed thereto in the Rate and Method.

River Islands Public Financing Authority
Community Facilities District No. 2020-1 (Stage 2B Public Improvements)

By: _____

Date: _____

ATTACHMENT 2



PROPOSED BOUNDARY OF
**RIVER ISLANDS PUBLIC FINANCING AUTHORITY
 COMMUNITY FACILITIES DISTRICT NO. 2020-1
 (STAGE 2B PUBLIC IMPROVEMENTS)**
 SAN JOAQUIN COUNTY, STATE OF CALIFORNIA

SECRETARY'S CERTIFICATE
 1. FILED IN THE OFFICE OF THE SECRETARY OF THE BOARD OF DIRECTORS OF THE RIVER ISLANDS PUBLIC FINANCING AUTHORITY THIS _____ DAY OF _____, 2020.

SECRETARY
 2. I HEREBY CERTIFY THAT THIS MAP WAS APPROVED BY THE BOARD OF DIRECTORS OF THE RIVER ISLANDS PUBLIC FINANCING AUTHORITY AT A MEETING THEREOF HELD ON THE _____ DAY OF _____, 2020, BY ITS RESOLUTION NO. _____

SECRETARY

COUNTY RECORDERS CERTIFICATE
 FILED THIS _____ DAY OF _____, 2020, AT THE HOUR OF _____
 O'CLOCK, IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA.

COUNTY RECORDER
 COUNTY OF SAN JOAQUIN
 STATE OF CALIFORNIA

NOTE:
 1. REFERENCE IS HEREBY MADE TO THE MAPS AND DEEDS OF RECORD IN THE OFFICE OF THE CITY OF LATHROP, AND THAT THE DIMENSIONS OF ANY PARCELS SHOWN HEREIN ARE AS SHOWN ON THE MAPS AND DEEDS OF RECORD.
 2. CPD NO. 2020-1 INCLUDES ONLY APN 213-102-19 AT FORMATION.

LEGEND
 210-400-19 ASSESSOR'S PARCEL NUMBER
 FUTURE ANNEXATION AREA
 ASSESSOR'S PARCEL LOT LINE
 COMMUNITY FACILITIES DISTRICT NO. 2020-1

GRAPHIC SCALE
 0 700 1400 2800 5600
 (IN FEET)
 1 inch = 1400 ft

GCG
 GOODWIN CONSULTING GROUP

EXHIBIT C

RIVER ISLANDS PUBLIC FINANCING AUTHORITY
COMMUNITY FACILITIES DISTRICT NO. 2020-1
(STAGE 2B PUBLIC IMPROVEMENTS)

MAXIMUM SPECIAL TAXES FOR ZONE 2 OF THE CFD

The table below identifies the Maximum Special Tax for Taxable Property within Tax Zone 2 and all Parcels that annex into Tax Zone 2.

TAX ZONE 2
MAXIMUM SPECIAL TAXES

<i>Type of Property</i>	<i>Maximum Special Tax Fiscal Year 2020-21 *</i>
Residential Property	\$8,118.24 per Unit
Other Property	\$0.00 per Acre
Final Map Property	\$0.00 per Final Map Lot
Undeveloped Property	\$0.00 per Acre

** On July 1, 2021, and on each July 1 thereafter, the Maximum Special Taxes shown in the Table above shall be increased by an amount equal to two percent (2%) of the amount in effect for the prior Fiscal Year.*

EXHIBIT D

**RIVER ISLANDS PUBLIC FINANCING AUTHORITY
COMMUNITY FACILITIES DISTRICT NO. 2020-1
(STAGE 2B PUBLIC IMPROVEMENTS)
ANNEXATION NO. 2**

**ASSESSOR'S PARCEL NUMBER(S) AND OWNER(S) OF LAND WITHIN
ANNEXATION NO. 2 TO RIVER ISLANDS PUBLIC FINANCING AUTHORITY
COMMUNITY FACILITIES DISTRICT NO. 2020-1
(STAGE 2B PUBLIC IMPROVEMENTS)**

Name(s) of Property Owner(s)	San Joaquin County Assessor's Parcel No.
River Islands Stage 2B, LLC 73 W. Stewart Rd., Lathrop, CA 95330	213-470-13

By

*Recording Requested by and
Please Return to:*

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

*This Instrument Benefits City Only.
No Fee Required. (GC 27383)*

This Space Above for Recorder's Use Only

**IRREVOCABLE OFFER OF DEDICATION OF EASEMENT
FOR PUBLIC ROADWAY PURPOSES AND PUBLIC UTILITY EASEMENT
(TRACT 4052 – OFFSITE ROADWAY DEDICATION – SHRUTE DRIVE, POSEY
STREET, ENNEKING DRIVE & MULHOLLAND DRIVE)**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, River Islands Stage 2B, LLC, a Delaware limited liability company, hereby grant(s) to the CITY OF LATHROP, a municipal corporation in the County of San Joaquin, State of California, an easement for ingress, egress and road purposes, and a public utility easement (PUE), over and across the hereinafter described real property situated in City of Lathrop and more particularly described as follows:

SEE EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF

This Offer of Dedication is made pursuant to Section 7050 of the Government Code of the State of California, and may be accepted at any time by the City Engineer of the City of Lathrop. This Offer of Dedication may be terminated, and right to accept such offer abandoned in the same manner as is prescribed for the vacation of streets or highways by Part 3 of Division 9, or Chapter 2 of Division 2 of the Streets and Highways Code of the State of California, whichever is applicable.

The above described easement is to be kept open, clear and free from buildings and structures of any kind. This Offer of Dedication shall be irrevocable and shall be binding on the Grantor’s heirs, executors, administrators, successors and assigns.

SIGNATURES:

Signed this _____ day of _____, 2021

RIVER ISLANDS STAGE 2B, LLC
a Delaware limited liability company

By: _____
Name: Susan Dell’Osso
Its: President

EXHIBIT "A"
LEGAL DESCRIPTION
OFFSITE ROADWAY DEDICATION AND ADJACENT PUBLIC UTILITY EASEMENT
SHRUTE DRIVE, POSEY STREET, ENNEKING DRIVE & MULHOLLAND DRIVE
(See Attached)

EXHIBIT "A-1"

LEGAL DESCRIPTION
IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES
OFFSITE ROADWAY DEDICATION
SHRUTE DRIVE, POSEY STREET, ENNEKING DRIVE & MULHOLLAND DRIVE
RIVER ISLANDS-STAGE 2B
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

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

BEING A PORTION OF PARCELS 17 AND 18, AS SAID PARCELS ARE SHOWN ON THE MAP ENTITLED "TRACT 4032, RIVER ISLANDS-STAGE 2B, LARGE LOT FINAL MAP", FILED OCTOBER 8, 2020, IN BOOK 43 OF MAPS AND PLATS, AT PAGE 142, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERN LOT LINE, BEING A CURVE WITH A RADIUS OF 430.00 FEET, OF PARCEL 17 OF SAID TRACT 4032, SAID POINT ALSO BEING THE WESTERLY TERMINUS OF THE COURSE, LABELED AS "L210", ALL AS SHOWN ON SHEET 14 OF SAID MAP OF TRACT 4032;

THENCE, ALONG THE NORTHEASTERN LOT LINE OF SAID PARCEL 17 AS SHOWN ON SAID MAP, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 430.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 68°27'44" EAST, THROUGH A CENTRAL ANGLE OF 28°52'33", AN ARC DISTANCE OF 216.71 FEET, AND
- 2) SOUTH 07°20'17" WEST 65.33 FEET TO A POINT ON THE NORTHEASTERN LINE OF PARCEL 18 OF SAID MAP;

THENCE, LEAVING THE EASTERN LINE OF PARCEL 17, ALONG THE NORTHEASTERN AND A SOUTHERN LINE OF SAID PARCEL 18, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 07°20'17" WEST 60.00 FEET, AND
- 2) NORTH 82°39'43" WEST 89.13 FEET;

THENCE, LEAVING THE EASTERN LINE OF PARCEL 18, CONTINUING ALONG THE WESTERLY PROLONGATION OF LAST SAID LINE, NORTH 82°39'43" WEST 117.80 FEET;

THENCE, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 450.00 FEET, THROUGH A CENTRAL ANGLE OF 68°07'11", AN ARC DISTANCE OF 535.01 FEET;

THENCE, NORTH 60°46'54" WEST 60.00 FEET;

THENCE, NORTH 11°59'20" WEST 36.80 FEET;

THENCE, NORTH 54°36'01" WEST 122.35 FEET;

THENCE, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1865.00 FEET, THROUGH A CENTRAL ANGLE OF 02°18'34", AN ARC DISTANCE OF 75.17 FEET;

THENCE, ALONG A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 59.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 37°42'32" EAST, THROUGH A CENTRAL ANGLE OF 87°20'55", AN ARC DISTANCE OF 89.95 FEET;

THENCE, SOUTH 40°21'37 WEST 219.84 FEET;

THENCE, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2680.00 FEET, THROUGH A CENTRAL ANGLE OF 09°05'49", AN ARC DISTANCE OF 425.51 FEET;

THENCE, SOUTH 46°27'55" WEST 109.89 FEET;

THENCE, SOUTH 50°15'08" WEST 167.84 FEET;

THENCE, SOUTH 04°35'31 WEST 42.91 FEET TO A POINT ON THE SOUTHWESTERN LOT LINE, BEING A CURVE OF SAID PARCEL 18, ALSO BEING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RIVER ISLANDS PARKWAY;

THENCE, NORTHWESTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2937.00 FEET, FROM WHICH THE CENTER OF THE SAID CURVE BEARS NORTH 48°55'54" EAST, THROUGH A CENTRAL ANGLE OF 02°38'29", AN ARC DISTANCE OF 135.39 FEET TO THE SOUTHWESTERN LINE OF SAID PARCEL 17, SAID POINT ALSO BEING THE SOUTHERN TERMINUS OF COURSE C123, ALL AS SHOWN ON SHEET 16 OF SAID MAP;

THENCE, ALONG THE SOUTHWESTERN LINE OF SAID PARCEL 17 AS SHOWN ON SAID MAP, THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 84°05'15" EAST 42.91 FEET,
- 2) NORTH 50°15'08" EAST 168.33 FEET,
- 3) NORTH 53°44'28" EAST 110.44 FEET,
- 4) NORTH 48°32'26" EAST 80.02 FEET;

THENCE, LEAVING THE SOUTHWESTERN LINE OF SAID PARCEL 17, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2620.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 42°20'05" WEST, THROUGH A CENTRAL ANGLE OF 07°18'19", AN ARC DISTANCE OF 334.05 FEET;

THENCE, NORTH 40°21'37" EAST 219.84 FEET;

THENCE, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 59.00 FEET, THROUGH A CENTRAL ANGLE OF 87°20'55", AN ARC DISTANCE OF 89.95 FEET.

THENCE, NORTH 42°06'57" EAST 60.01 FEET;

THENCE, SOUTH 49°38'23" EAST 168.86 FEET;

THENCE, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1805.00 FEET, THROUGH A CENTRAL ANGLE OF 02°16'46", AN ARC DISTANCE OF 71.81 FEET;

THENCE, SOUTH 54°36'01" EAST 122.35 FEET;

THENCE, NORTH 82°47'17" EAST 36.80 FEET TO A POINT ON THE SOUTHERN LOT LINE OF SAID PARCEL 17, SAID POINT BEING NORTHEASTERLY ALONG A CURVE WITH A RADIUS OF 510.00 FEET, AN ARC DISTANCE OF 110.04 FEET FROM THE NORTHERN TERMINUS OF THE COURSE LABELED AS "N23°43'41"E 302.93 FEET", ALL AS SHOWN ON SHEET 16 OF SAID MAP;

THENCE, ALONG THE SOUTHERN LOT LINE OF SAID PARCEL 17 AS SHOWN ON SAID MAP, THE FOLLOWING TWO (2) COURSES:

- 1) NORTHEASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 510.00 FEET, FROM WHICH POINT THE CENTER OF SAID CURVE BEARS SOUTH

48°25'09" EAST, THROUGH A CENTRAL ANGLE OF 55°45'26", AN ARC DISTANCE OF 496.31, AND

2) SOUTH 82°39'43" EAST 121.93 FEET;

THENCE, LEAVING THE SOUTHERN LINE OF SAID PARCEL 17, NORTH 52°20'17" EAST 35.36 FEET;

THENCE, NORTH 07°20'17" EAST 40.33 FEET;

THENCE, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 370.00 FEET, THROUGH A CENTRAL ANGLE OF 28°52'33", AN ARC DISTANCE OF 186.47 FEET;

THENCE, NORTH 68°27'44" EAST 60.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 153,488 SQUARE FEET (3.52 ACRES), MORE OR LESS.

A PLAT OF THE ABOVE DESCRIBED EASEMENT IS ATTACHED HERETO AS **EXHIBIT "B"** AND BY THIS REFERENCE MADE A PART HEREOF.

END DESCRIPTION

THIS DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

WILLIAM M. KOCH
PROFESSIONAL LAND SURVEYOR
CALIFORNIA NO. 8092



DATE _____

EXHIBIT "A-2"

LEGAL DESCRIPTION
DEDICATION OF PUBLIC UTILITY EASEMENTS
PARCELS 5, 18 & 18, TRACT 4032 (43 M&P 142)
RIVER ISLANDS-STAGE 2B
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

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

BEING A PORTION OF PARCELS 5, 17 AND 18, AS SAID PARCELS ARE SHOWN ON THE MAP ENTITLED "TRACT 4032, RIVER ISLANDS-STAGE 2B, LARGE LOT FINAL MAP", FILED OCTOBER 8, 2020, IN BOOK 43 OF MAPS AND PLATS, AT PAGE 142, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

P.U.E. #1

COMMENCING AT A POINT ON THE NORTHEASTERN LOT LINE, BEING A CURVE WITH A RADIUS OF 430.00 FEET, OF PARCEL 17 OF SAID TRACT 4032, SAID POINT ALSO BEING THE WESTERLY TERMINUS OF THE COURSE, LABELED AS "L210", ALL AS SHOWN ON SHEET 14 OF SAID MAP OF TRACT 4032;

THENCE, ALONG THE NORTHEASTERN LOT LINE OF SAID PARCEL 17 AS SHOWN ON SAID MAP, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 430.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 68°27'44" EAST, THROUGH A CENTRAL ANGLE OF 28°52'33", AN ARC DISTANCE OF 216.71 FEET, AND
- 2) SOUTH 07°20'17" WEST 65.33 FEET TO A POINT ON THE NORTHEASTERN LINE OF PARCEL 18 OF SAID MAP;

THENCE, LEAVING THE EASTERN LINE OF PARCEL 17, ALONG THE NORTHEASTERN AND A SOUTHERN LINE OF SAID PARCEL 18, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 07°20'17" WEST 60.00 FEET, AND
- 2) NORTH 82°39'43" WEST 1.82 FEET TO THE CORNER OF SAID PARCEL 5, ALSO BEING THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED EASEMENT;

THENCE, ALONG THE EASTERLY LINE OF SAID PARCEL 5, SOUTH 07°20'17" WEST 10.00 FEET;

THENCE, LEAVING SAID EASTERLY LINE, NORTH 82°39'43" WEST 205.11 FEET;

THENCE, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 440.00 FEET, THROUGH A CENTRAL ANGLE OF 68°07'11", AN ARC DISTANCE OF 523.12 FEET;

THENCE, NORTH 60°46'54" WEST 10.00 FEET;

THENCE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 450.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 60°46'54" EAST, THROUGH A CENTRAL ANGLE OF 68°07'11", AN ARC DISTANCE OF 535.01 FEET;

THENCE, SOUTH 82°39'43" EAST 205.11 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 7,342 SQUARE FEET, MORE OR LESS.

P.U.E. #2

COMMENCING AT THE SOUTHWESTERN CORNER OF SAID PARCEL 17, SAID POINT ALSO BEING THE SOUTHERN TERMINUS OF COURSE C123, ALL AS SHOWN ON SHEET 16 OF SAID MAP;

THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERN LOT LINE, BEING A CURVE OF SAID PARCEL 18, ALSO BEING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RIVER ISLANDS PARKWAY, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2937.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 51°34'32" EAST, THROUGH A CENTRAL ANGLE OF 02°38'29", AN ARC DISTANCE OF 135.39 FEET;

THENCE, LEAVING SAID SOUTHWESTERN LOT LINE, NORTH 04°35'31" EAST 28.93 FEET TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED EASEMENT;

THENCE, CONTINUING NORTH 04°35'31" EAST 13.98 FEET;

THENCE, NORTH 50°15'08" EAST 167.84 FEET;

THENCE, NORTH 46°27'55" EAST 109.89 FEET;

THENCE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2680.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 40°32'34" WEST, THROUGH A CENTRAL ANGLE OF 09°05'49", AN ARC DISTANCE OF 425.51 FEET;

THENCE, NORTH 40°21'37" EAST 219.84 FEET;

THENCE, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 59.00 FEET, THROUGH A CENTRAL ANGLE OF 33°50'56", AN ARC DISTANCE OF 34.86 FEET;

THENCE, SOUTH 40°21'37" WEST 178.99 FEET;

THENCE, SOUTH 82°07'56" WEST 7.51 FEET;

THENCE, SOUTH 40°21'37" WEST 68.11 FEET;

THENCE, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2685.00 FEET, THROUGH A CENTRAL ANGLE OF 00°47'50", AN ARC DISTANCE OF 37.36 FEET;

THENCE, SOUTH 59°53'46" EAST 5.09 FEET;

THENCE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2690 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 48°51'48" WEST, THROUGH A CENTRAL ANGLE OF 08°18'54", AN ARC DISTANCE OF 390.38 FEET;

THENCE, SOUTH 46°27'55" WEST 109.96 FEET;

THENCE, SOUTH 50°15'08" WEST 177.94 FEET;

CONTAINING 8,972 SQUARE FEET, MORE OR LESS.

P.U.E. #3

COMMENCING AT THE SOUTHWESTERN CORNER OF SAID PARCEL 17, SAID POINT ALSO BEING THE SOUTHERN TERMINUS OF COURSE C123, ALL AS SHOWN ON SHEET 16 OF SAID MAP;

THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERN LOT LINE, BEING A CURVE OF SAID PARCEL 18, ALSO BEING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RIVER ISLANDS PARKWAY, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2937.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 51°34'32" EAST, THROUGH A CENTRAL ANGLE OF 02°38'29", AN ARC DISTANCE OF 135.39 FEET;

THENCE, LEAVING SAID SOUTHWESTERN LOT LINE, NORTH 04°35'31 EAST 42.91 FEET;

THENCE, NORTH 50°15'08" EAST 167.84 FEET;

THENCE, NORTH 46°27'55" EAST 109.89 FEET;

THENCE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2680.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 40°32'34" WEST, THROUGH A CENTRAL ANGLE OF 09°05'49", AN ARC DISTANCE OF 425.51 FEET;

THENCE, NORTH 40°21'37 EAST 219.84 FEET;

THENCE, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 59.00 FEET, THROUGH A CENTRAL ANGLE OF 53°59'32", AN ARC DISTANCE OF 55.60 FEET; TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED EASEMENT;

THENCE, CONTINUING ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 59.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 04°21'09" WEST, THROUGH A CENTRAL ANGLE OF 33°21'23", AN ARC DISTANCE OF 34.35 FEET;

THENCE, ALONG A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 1865.00 FEET, THROUGH A CENTRAL ANGLE OF 02°18'34", AN ARC DISTANCE OF 75.17 FEET;

THENCE, SOUTH 54°36'01" EAST 122.35 FEET;

THENCE, SOUTH 11°59'20" EAST, 14.77 FEET;

THENCE, NORTH 54°26'01" WEST 133.22 FEET;

THENCE, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1875.00 FEET, THROUGH A CENTRAL ANGLE OF 03°18'02", AN ARC DISTANCE OF 108.01 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2,252 SQUARE FEET, MORE OR LESS.

P.U.E. #4

COMMENCING AT THE SOUTHWESTERN CORNER OF SAID PARCEL 17, SAID POINT ALSO BEING THE SOUTHERN TERMINUS OF COURSE C123, ALL AS SHOWN ON SHEET 16 OF SAID MAP;

THENCE, SOUTH 84°05'15" EAST 28.93 FEET TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED EASEMENT;

THENCE, NORTH 50°15'08" EAST 178.40 FEET;

THENCE, NORTH 53°44'28" EAST 110.29 FEET;

THENCE, NORTH 48°32'26" EAST 79.49 FEET;

THENCE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,610.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 42°20'11" WEST, THROUGH A CENTRAL ANGLE OF 04°17'55", AN ARC DISTANCE OF 195.82 FEET;

THENCE, SOUTH 88°21'00" EAST 6.69 FEET;

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,615.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 46°43'57" WEST, THROUGH A CENTRAL ANGLE OF 01°18'26", AN ARC DISTANCE OF 59.66 FEET;

THENCE, NORTH 36°33'23" WEST 5.10 FEET;

THENCE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,610.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 48°03'43" WEST, THROUGH A CENTRAL ANGLE OF 01°34'40", AN ARC DISTANCE OF 71.88 FEET;

THENCE, NORTH 40°21'37" EAST 252.70 FEET;

THENCE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 59.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 83°29'20" WEST, THROUGH A CENTRAL ANGLE OF 33°50'56", AN ARC DISTANCE OF 34.86 FEET;

THENCE, SOUTH 40°21'37" WEST 219.84 FEET;

THENCE, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,620.00 FEET, THROUGH A CENTRAL ANGLE OF 07°18'19", AN ARC DISTANCE OF 334.05 FEET TO AN ANGLE POINT IN THE SOUTHWESTERN LINE OF SAID PARCEL 17 AS SHOWN ON SAID MAP;

THENCE, ALONG THE SOUTHWESTERN LINE OF SAID PARCEL 17 AS SHOWN ON SAID MAP, THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 48°32'26" WEST 80.02 FEET,
- 2) SOUTH 53°44'28" WEST 110.44 FEET,
- 3) SOUTH 50°15'08" WEST 168.33 FEET,
- 4) NORTH 84°05'15" WEST 13.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,078 SQUARE FEET, MORE OR LESS.

P.U.E. #5

COMMENCING AT A POINT ON THE NORTHEASTERN LOT LINE, BEING A CURVE WITH A RADIUS OF 430.00 FEET, OF PARCEL 17 OF SAID TRACT 4032, SAID POINT ALSO BEING THE WESTERLY TERMINUS OF THE COURSE, LABELED AS "L210", ALL AS SHOWN ON SHEET 14 OF SAID MAP OF TRACT 4032;

THENCE, SOUTH 68°27'44" WEST 60.00 FEET;

THENCE, SOUTHERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 38°27'44" WEST, THROUGH A CENTRAL ANGLE OF 28°52'33", AN ARC DISTANCE OF 186.47 FEET;

THENCE, SOUTH 07°20'17" WEST 40.33 FEET;

THENCE, SOUTH 52°20'17" WEST 35.36 FEET;

THENCE, NORTH 82°39'43" WEST 121.93 FEET;

THENCE, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 510.00 FEET, THROUGH A CENTRAL ANGLE OF 55°45'26", AN ARC DISTANCE OF 496.31 FEET;

THENCE, SOUTH 82°47'17" WEST 22.03 FEET TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED EASEMENT;

THENCE, CONTINUING SOUTH 82°47'17" WEST 14.77 FEET;

THENCE, NORTH 54°36'01" WEST 122.35 FEET;

THENCE, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1805.00 FEET, THROUGH A CENTRAL ANGLE OF 02°16'46", AN ARC DISTANCE OF 71.81 FEET;

THENCE, NORTH 49°38'23" WEST 168.86 FEET;

THENCE, NORTH 40°21'37" EAST 10.00 FEET;

THENCE, SOUTH 49°38'23" EAST 168.63 FEET;

THENCE, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1795.00 FEET, THROUGH A CENTRAL ANGLE OF 02°16'19", AN ARC DISTANCE OF 71.18 FEET;

THENCE, SOUTH 54°36'01" EAST 133.22 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3,680 SQUARE FEET, MORE OR LESS.

P.U.E. #6

COMMENCING AT A POINT ON THE NORTHEASTERN LOT LINE, BEING A CURVE WITH A RADIUS OF 430.00 FEET, OF PARCEL 17 OF SAID TRACT 4032, SAID POINT ALSO BEING THE WESTERLY TERMINUS OF THE COURSE, LABELED AS "L210", ALL AS SHOWN ON SHEET 14 OF SAID MAP OF TRACT 4032;

THENCE, SOUTH 68°27'44" WEST 60.00 FEET;

THENCE, SOUTHERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 38°27'44" WEST, THROUGH A CENTRAL ANGLE OF 28°52'33", AN ARC DISTANCE OF 186.47 FEET;

THENCE, SOUTH 07°20'17" WEST 40.33 FEET;

THENCE, SOUTH 52°20'17" WEST 21.22 FEET TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED EASEMENT;

THENCE, CONTINUING SOUTH 52°20'17" WEST 14.14 FEET;

THENCE, NORTH 82°39'43" WEST 121.93 FEET;

THENCE, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 510.00 FEET, THROUGH A CENTRAL ANGLE OF 55°45'26", AN ARC DISTANCE OF 496.31 FEET;

THENCE, SOUTH 82°47'17" WEST 14.99 FEET;

THENCE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 520.00, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 68°27'44" WEST, THROUGH A CENTRAL ANGLE OF 57°00'01", AN ARC DISTANCE OF 517.32 FEET;

THENCE, SOUTH 82°39'43" EAST 131.93 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 6,338 SQUARE FEET, MORE OR LESS.

P.U.E. #7

COMMENCING AT A POINT ON THE NORTHEASTERN LOT LINE, BEING A CURVE WITH A RADIUS OF 430.00 FEET, OF PARCEL 17 OF SAID TRACT 4032, SAID POINT ALSO BEING THE WESTERLY TERMINUS OF THE COURSE, LABELED AS "L210", ALL AS SHOWN ON SHEET 14 OF SAID MAP OF TRACT 4032;

THENCE, SOUTH 68°27'44" WEST 60.00 FEET TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED EASEMENT;

THENCE, SOUTHERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 38°27'44" WEST, THROUGH A CENTRAL ANGLE OF 28°52'33", AN ARC DISTANCE OF 186.47 FEET;

THENCE, SOUTH 07°20'17" WEST 40.33 FEET;

THENCE, SOUTH 52°20'17" WEST 14.14 FEET;

THENCE, NORTH 07°20'17" EAST 50.33 FEET;

THENCE, ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 360.00 FEET, THROUGH A CENTRAL ANGLE OF 28°52'33", AN ARC DISTANCE OF 181.43 FEET;

THENCE, NORTH 68°27'44" EAST 10.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2,293 SQUARE FEET, MORE OR LESS.

A PLAT OF THE ABOVE DESCRIBED EASEMENTS IS ATTACHED HERETO AS **EXHIBIT "B"** AND BY THIS REFERENCE MADE A PART HEREOF.

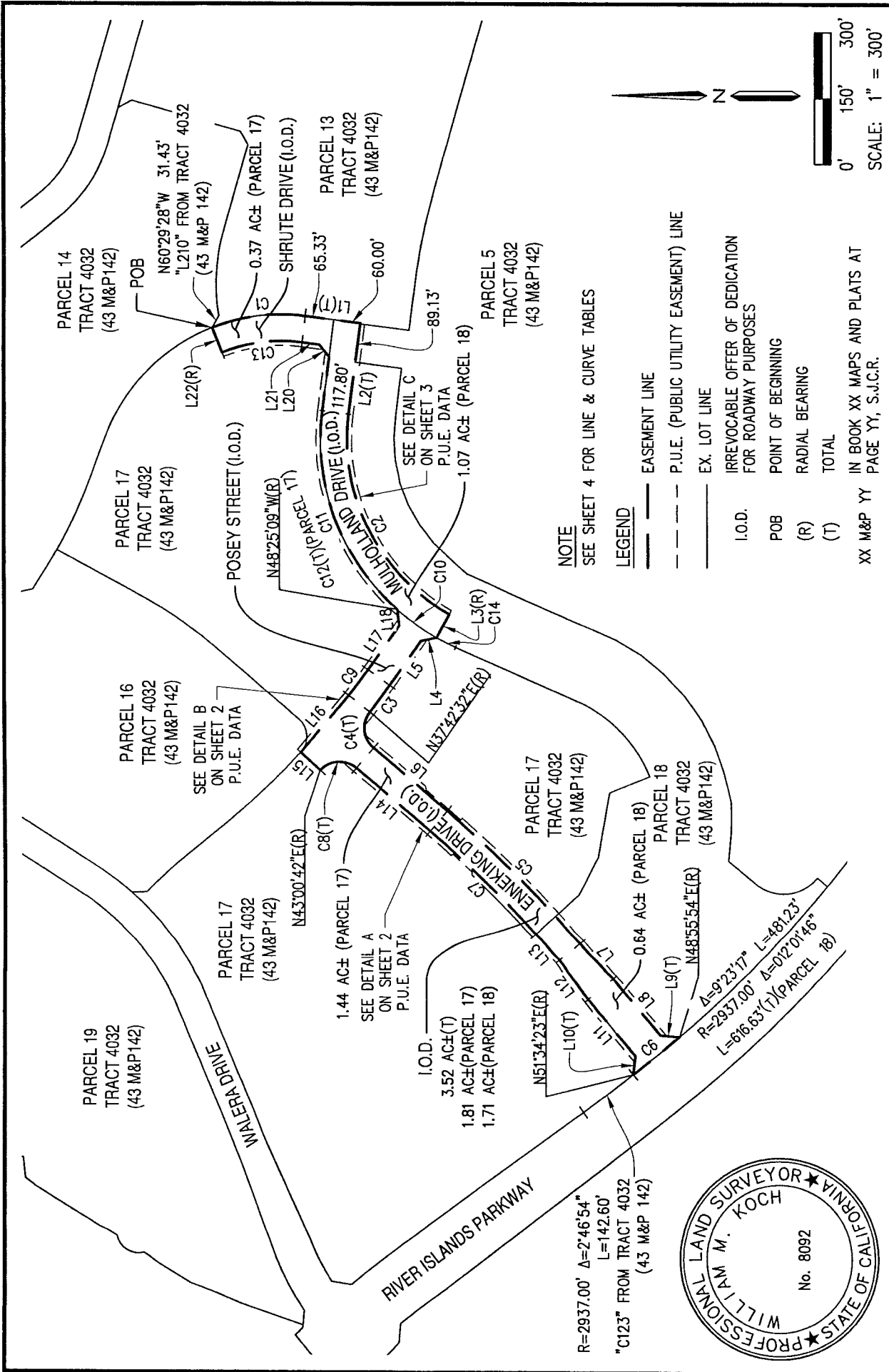
END DESCRIPTION

THIS DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

WILLIAM M. KOCH
PROFESSIONAL LAND SURVEYOR
CALIFORNIA NO. 8092



DATE



NOTE
SEE SHEET 4 FOR LINE & CURVE TABLES

- LEGEND**
- EASEMENT LINE
 - - - P.U.E. (PUBLIC UTILITY EASEMENT) LINE
 - EX. LOT LINE

I.O.D. IRREVOCABLE OFFER OF DEDICATION FOR ROADWAY PURPOSES
 POB POINT OF BEGINNING
 (R) RADIAL BEARING
 (T) TOTAL
 XX M&P YY IN BOOK XX MAPS AND PLATS AT PAGE YY, S.J.C.R.

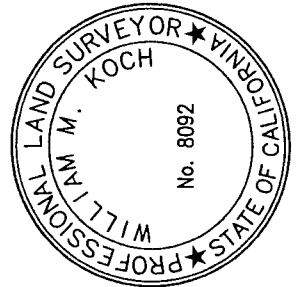
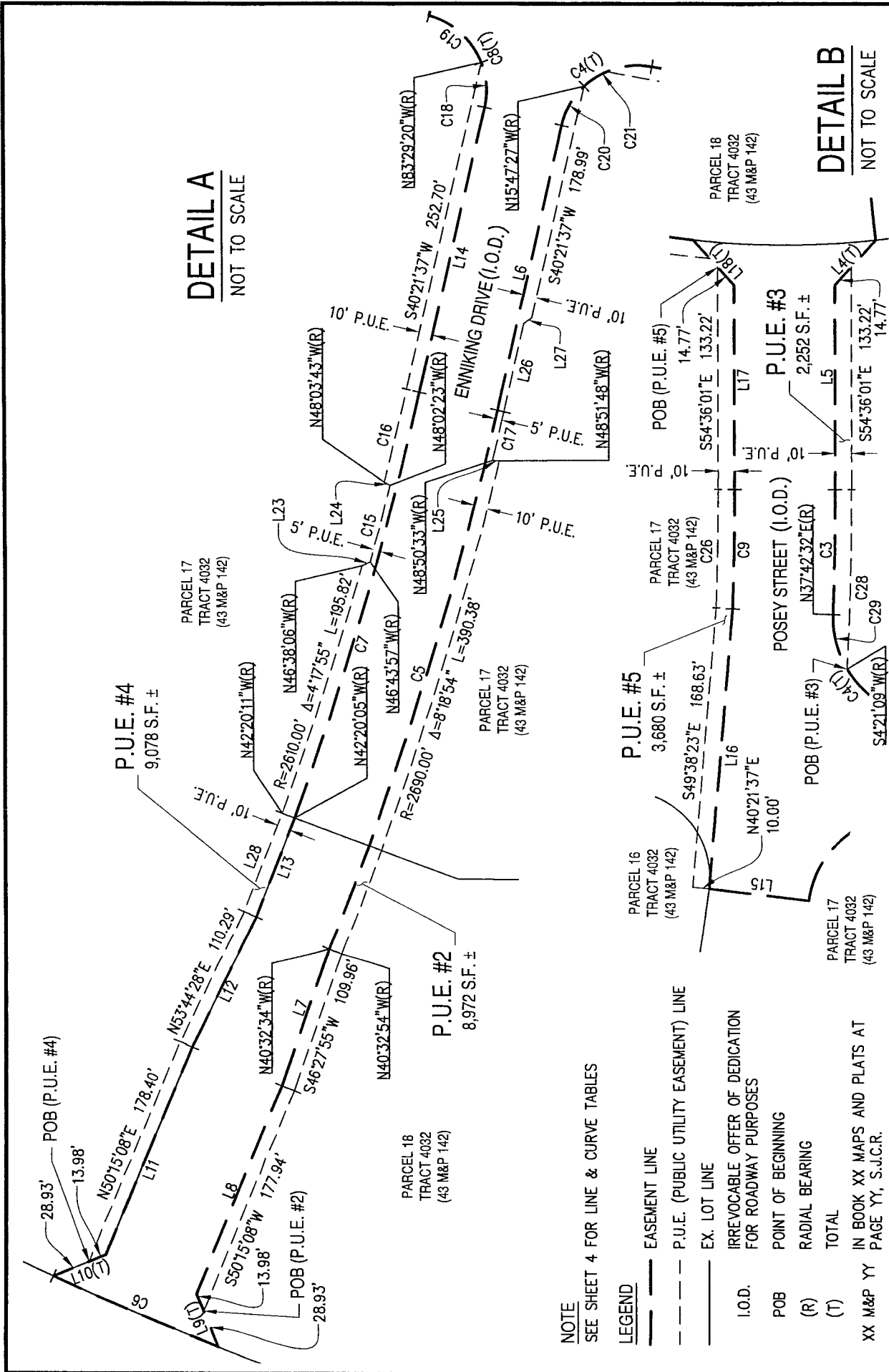


EXHIBIT "B" PLAT TO ACCOMPANY LEGAL DESCRIPTION
 IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES
 OFFSITE ROADWAY DEDICATION
 SHRUTE DRIVE, ENNEKING DRIVE, MULHOLLAND DRIVE & POSEY STREET
RIVER ISLANDS - STAGE 2B
 SAN JOAQUIN COUNTY CALIFORNIA
 CITY OF LATHROP

SCALE: 1" = 300'
DRAWN BY: JC
FILE: 25503-PLAT-VILLAGE JJ_PARCEL ONE 100.DWG
DATE: 12/29/2020
SHEET: 1 OF 4



DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

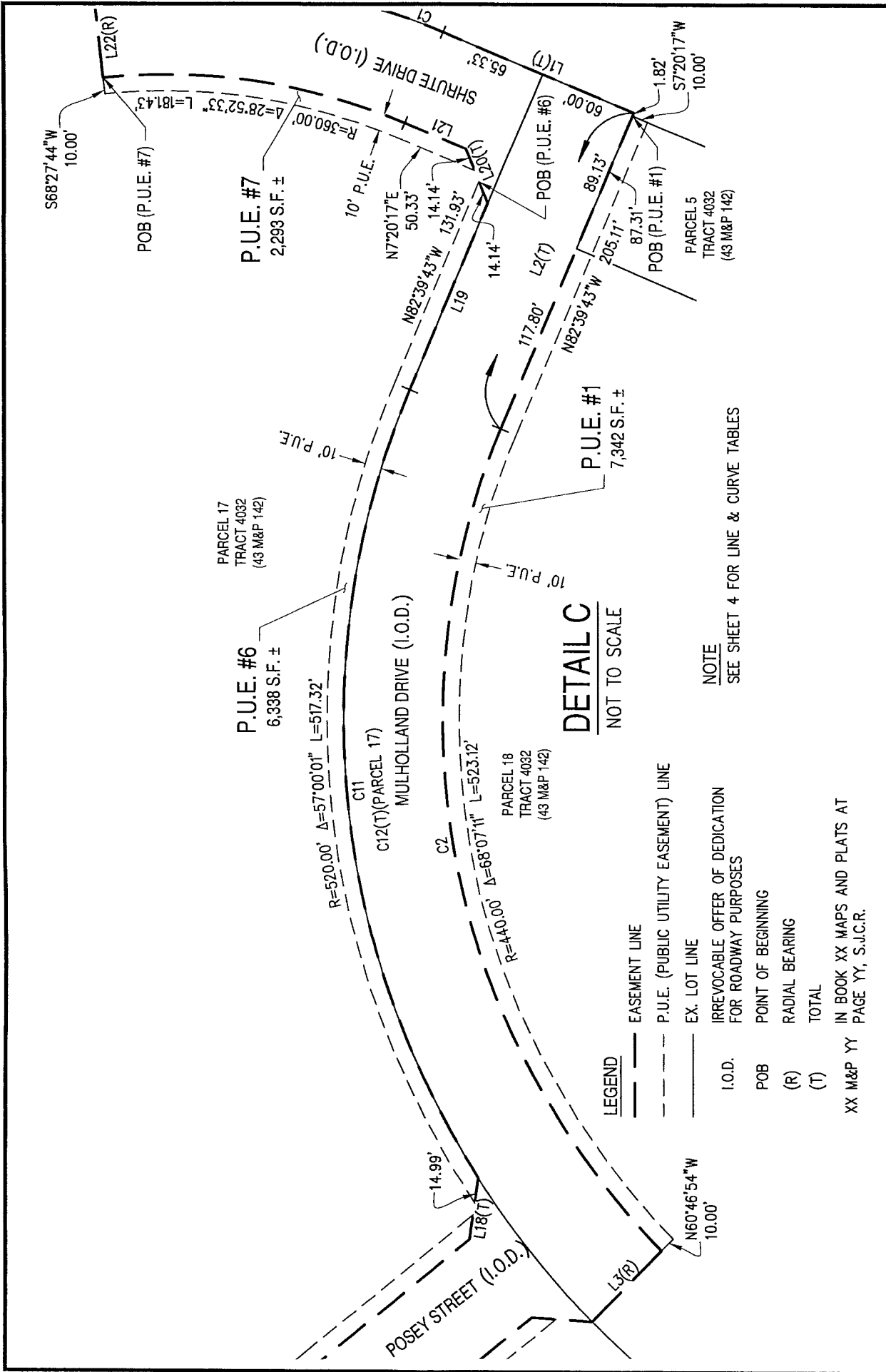
NOTE
SEE SHEET 4 FOR LINE & CURVE TABLES

- LEGEND**
- EASEMENT LINE
 - - - P.U.E. (PUBLIC UTILITY EASEMENT) LINE
 - EX. LOT LINE
 - I.O.D. IRREVOCABLE OFFER OF DEDICATION FOR ROADWAY PURPOSES
 - POB POINT OF BEGINNING
 - (R) RADIAL BEARING
 - (T) TOTAL
 - XX M&P YY IN BOOK XX MAPS AND PLATS AT PAGE YY, S.J.C.R.

SCALE: N/A
DRAWN BY: JC
FILE: 25503-PLAT-VILLAGE_JJ_PARCEL ONE 100.DWG
DATE: 12/29/2020
SHEET: 2 OF 4

EXHIBIT "B" PLAT TO ACCOMPANY LEGAL DESCRIPTION
IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES
OFFSITE ROADWAY DEDICATION
RIVER ISLANDS - STAGE 2B
 SHRUTE DRIVE, ENNEKING DRIVE, MULHOLLAND DRIVE & POSEY STREET
 SAN JOAQUIN COUNTY
 CALIFORNIA





DETAIL C
NOT TO SCALE

- LEGEND**
- EASEMENT LINE
 - - - P.U.E. (PUBLIC UTILITY EASEMENT) LINE
 - EX. LOT LINE
 - I.O.D. IRREVOCABLE OFFER OF DEDICATION FOR ROADWAY PURPOSES
 - POB POINT OF BEGINNING
 - (R) RADIAL BEARING
 - (T) TOTAL
- XX M&P YY IN BOOK XX MAPS AND PLATS AT PAGE YY, S.J.C.R.

NOTE
SEE SHEET 4 FOR LINE & CURVE TABLES



EXHIBIT "B" PLAT TO ACCOMPANY LEGAL DESCRIPTION
 IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES
 OFFSITE ROADWAY DEDICATION
 SHRUTE DRIVE, ENNEKING DRIVE, MULHOLLAND DRIVE & POSEY STREET
 RIVER ISLANDS - STAGE 2B
 SAN JOAQUIN COUNTY CALIFORNIA

SCALE: N/A	FILE: 25503-PLAT-VILLAGE_JJ_PARCEL ONE 100.DWG
DRAWN BY: JC	
DATE: 12/29/2020	SHEET: 3 OF 4

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1(T)	S07°20'17"W	125.33'
L2(T)	N82°39'43"W	206.93'
L3	N60°46'54"W	60.00'
L4	N11°59'20"W	36.80'
L5	N54°36'01"W	122.35'
L6	S40°21'37"W	219.84'
L7	S46°27'55"W	109.89'
L8	S50°15'08"W	167.84'
L9(T)	N04°35'31"E	42.91'
L10(T)	N84°05'15"W	42.91'
L11	N50°15'08"E	168.33'
L12	N53°44'28"E	110.44'
L13	N48°32'26"E	80.02'
L14	N40°21'37"E	219.84'
L15	N42°06'57"E	60.01'
L16	S49°38'23"E	168.86'
L17	S54°36'01"E	122.35'
L18	N82°47'17"E	36.80'
L19	S82°39'43"E	121.93'
L20	N52°20'17"E	35.36'

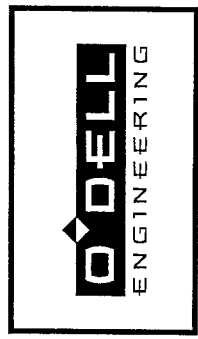
LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	N07°20'17"E	40.33'
L22	N68°27'44"E	60.00'
L23	N88°21'00"W	6.69'
L24	N36°33'23"W	5.10'
L25	N59°53'46"W	5.09'
L26	S40°21'37"W	68.11'
L27	S82°07'56"W	7.51'
L28	N48°32'26"E	79.49'

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	
C1	430.00'	28°52'33"	216.71'	
C2	450.00'	68°07'11"	535.01'	
C3	1865.00'	2°18'34"	75.17'	
C4(T)	59.00'	87°20'55"	89.95'	
C5	2680.00'	9°05'49"	425.51'	
C6	2937.00'	2°38'29"	135.39'	
C7	2620.00'	7°18'19"	334.05'	
C8(T)	59.00'	87°20'55"	89.95'	
C9	1805.00'	2°16'46"	71.81'	
C10	510.00'	12°21'45"	110.04'	
C11	510.00'	55°45'26"	496.31'	
C12(T)	510.00'	73°36'37"	655.22'	
C13	370.00'	28°52'33"	186.47'	
C14	510.00'	5°29'26"	48.87'	
C15	2615.00'	1°18'26"	59.66'	
C16	2610.00'	1°34'40"	71.88'	
C17	2685.00'	0°47'50"	37.36'	
C18	59.00'	33°50'56"	34.86'	
C19	59.00'	53°29'59"	55.09'	
C20	59.00'	33°50'56"	34.86'	

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C21	59.00'	53°29'59"	55.09'

SCALE: N/A
DRAWN BY: JC
FILE: 25503-PLAT-VILLAGE_JJ_PARCEL ONE 100.DWG
DATE: 12/29/2020
SHEET: 4 OF 4

EXHIBIT "B" PLAT TO ACCOMPANY LEGAL DESCRIPTION
IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES
OFFSITE ROADWAY DEDICATION
SHRUTE DRIVE, ENNEKING DRIVE, MULHOLLAND DRIVE & POSEY STREET
RIVER ISLANDS - STAGE 2B
 SAN JOAQUIN COUNTY
 CALIFORNIA





Office of the City Clerk

390 Towne Centre Dr. – Lathrop, CA 95330
Phone (209) 941-7230 – Fax (209) 941-7229
www.ci.lathrop.ca.us

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the **IRREVOCABLE OFFER OF DEDICATION OF EASEMENT FOR PUBLIC ROADWAY PURPOSES AND PUBLIC UTILITY EASEMENT (TRACT 4052 – OFFSITE ROADWAY DEDICATION – SHRUTE DRIVE, POSEY STREET, ENNEKING DRIVE & MULHOLLAND DRIVE)**, dated **January ____, 2021**, from **River Islands Stage 2B, LLC., a Delaware limited liability company**, granted to the City of Lathrop, municipal corporation and governmental agency in the County of San Joaquin, State of California, is hereby accepted by the undersigned officer on behalf of the City Council pursuant to authority conferred by Resolution No. 90-72, of the City Council adopted on September 26, 1990, and the duly authorized officer.

(GC 27281)

By: _____
Teresa Vargas, City Clerk

Dated: _____

ITEM 4.7

CITY MANAGER'S REPORT JANUARY 11, 2021, CITY COUNCIL REGULAR MEETING

ITEM: **APPROVAL OF A REVISED STREET NAME AND IOD, IN TRACT 4055 VILLAGE "DD" WITHIN THE LAKESIDE WEST DISTRICT**

RECOMMENDATION: **Adopt Resolution Approving a Revised Street Name in Tract 4055 within the Lakeside West District and Irrevocable Offers of Dedication (IOD) from River Islands Stage 2B, LLC**

SUMMARY:

On December 14, 2020, City Council approved a Final Map for Tract 4055 Village "DD". A Vicinity Map is included as Attachment "B". Since approval, San Joaquin County Communications has requested a change in street name and PG&E has requested the addition of Public Utility Easements to the Irrevocable Offers of Dedication (IODs) for adjacent streets.

Staff recommends that the City Council approve the replacement of street name Courtney Scott Lane with Penrose Lane, and the Irrevocable Offers of Dedication of streets and PUEs for Final Map Tract 4055. If this item is approved by Council, staff will request the recordation of a Certificate of Correction (included as Attachment "C") to memorialize the street name change, and the IODs (included as Attachment "D" and "E") at the recordation of Final Map Tract 4055.

BACKGROUND:

The Lathrop City Council approved a Final Map for Tract 4055 Village "DD" on December 14, 2020. A Vicinity Map is included as Attachment "B". Since approval, San Joaquin County Communications has requested a change in street name to avoid confusion with a similar street name and PG&E has requested the addition of Public Utility Easements to the Irrevocable Offers of Dedication (IODs) for adjacent streets before they will energize their facilities. This is a new approach from PG&E.

Most streets in this area of River Islands have already been constructed. The streets and Public Utility Easements are formally dedicated to the City at the time a final map is recorded to create buildable lots. Some subdivisions are created that are not adjacent to an existing street, typically because the home builder wants to construct homes on a particular size lot. PG&E now requires easements that lead up to the subdivision be dedicated now rather than waiting until the easements are provided with the subdivision that dedicates the streets. Those required easements have been included as Attachment "D and E". If for whatever reason, the needed streets are not dedicated with a final map, the City can simply accept the IODs.

JANUARY 11, 2021, CITY COUNCIL REGULAR MEETING**APPROVAL OF A REVISED STREET NAME AND IOD, IN TRACT 4055 VILLAGE "DD" WITHIN THE LAKESIDE WEST DISTRICT**

Staff recommends that the City Council approve the replacement of street name Courtney Scott Lane with Penrose Lane on the Final Map for Tract 4055 and approve the Irrevocable Offers of Dedication of streets and PUEs for Final Map Tract 4055. Upon approval of this item by Council, staff will request the recordation of a Certificate of Correction, included as Attachment "C", to memorialize the street name change and record the IODs at the time of the recordation of Final Map for Tract 4055. The Amended Escrow Instructions, included as Attachment "F", reflect these documents.

FISCAL IMPACT:

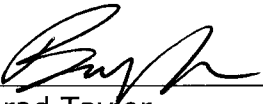
There is no budget impact to the City as all costs are covered by development fees and any shortfalls in the City's maintenance and operating costs are covered by the CFDs.

ATTACHMENTS:

- A. Resolution Approving Tract 4055 Revised Street Name and Irrevocable Offers of Dedication from River Islands Stage 2B, LLC
- B. Village "DD" Vicinity Map
- C. Certificate of Correction
- D. Irrevocable Offers of Dedication, including PUEs, Garden Farms Avenue and Macabee Drive
- E. Irrevocable Offers of Dedication, including PUEs, Garden Farms Avenue
- F. Amended Escrow Instructions


CITY MANAGER'S REPORT **PAGE 3**
JANUARY 11, 2021, CITY COUNCIL REGULAR MEETING
APPROVAL OF A REVISED STREET NAME AND IOD, IN TRACT 4055 VILLAGE
"DD" WITHIN THE LAKESIDE WEST DISTRICT

APPROVALS



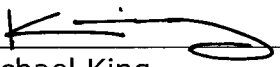
Brad Taylor
Associate Engineer

12/17/2020
Date



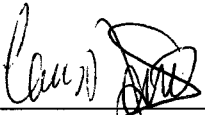
Glenn Gebhardt
City Engineer

12/17/2020
Date




Michael King
Public Works Director

12/17/2020
Date



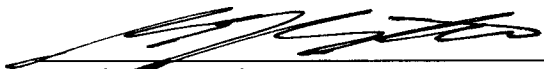
Cari James
Finance & Administrative Services Director

12/17/2020
Date



Salvador Navarrete
City Attorney

12-17-2020
Date



Stephen J. Salvatore
City Manager

12.21.2020
Date

RESOLUTION NO. 21-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING A REVISED STREET NAME IN TRACT 4055 WITHIN THE LAKESIDE WEST DISTRICT AND IRREVOCABLE OFFERS OF DEDICATION (IOD) FROM RIVER ISLANDS STAGE 2B, LLC

WHEREAS, the City of Lathrop City Council approved a Final Map for Tract 4055 Village "DD" on December 14, 2020; and

WHEREAS, San Joaquin County Communications has requested a change in street name from Courtney Scott Lane to Penrose Lane; and

WHEREAS, City staff will request recordation of a Certificate of Correction to memorialize the street name change; and

WHEREAS, PG&E has requested the addition of Public Utility Easements to the Irrevocable Offers of Dedication for adjacent streets (Garden Farms Avenue and Macabee Drive) from River Islands Stage 2B, LLC; and

WHEREAS, City staff recommends approval of the street name change, recordation of the Certificate of Correction, and recordation of the IODs that include PUEs for Tract 4055.

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

1. Certificate of Correction for the street name change from Courtney Scott Lane to Penrose Lane in Tract 4055 and is hereby approved and the City Clerk is authorized to submit for recordation with the San Joaquin County Assessor/Recorder/County Clerk Office.
2. Accept two Irrevocable Offers of Dedication (IODs) from River Islands Stage 2B, LLC for the western portion of Garden Farms Avenue and for Macabee Drive and for the eastern portion of Garden Farms Avenue, including Public Utility Easements, in substantially the form as attached to the January 11, 2021 staff report, and authorize the City Clerk to issue Certificate of Acceptances.

The foregoing resolution was passed and adopted this 11th day of January 2021, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:

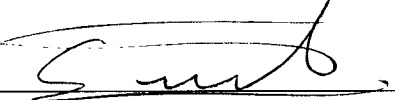
ABSENT:

Sonny Dhaliwal, Mayor

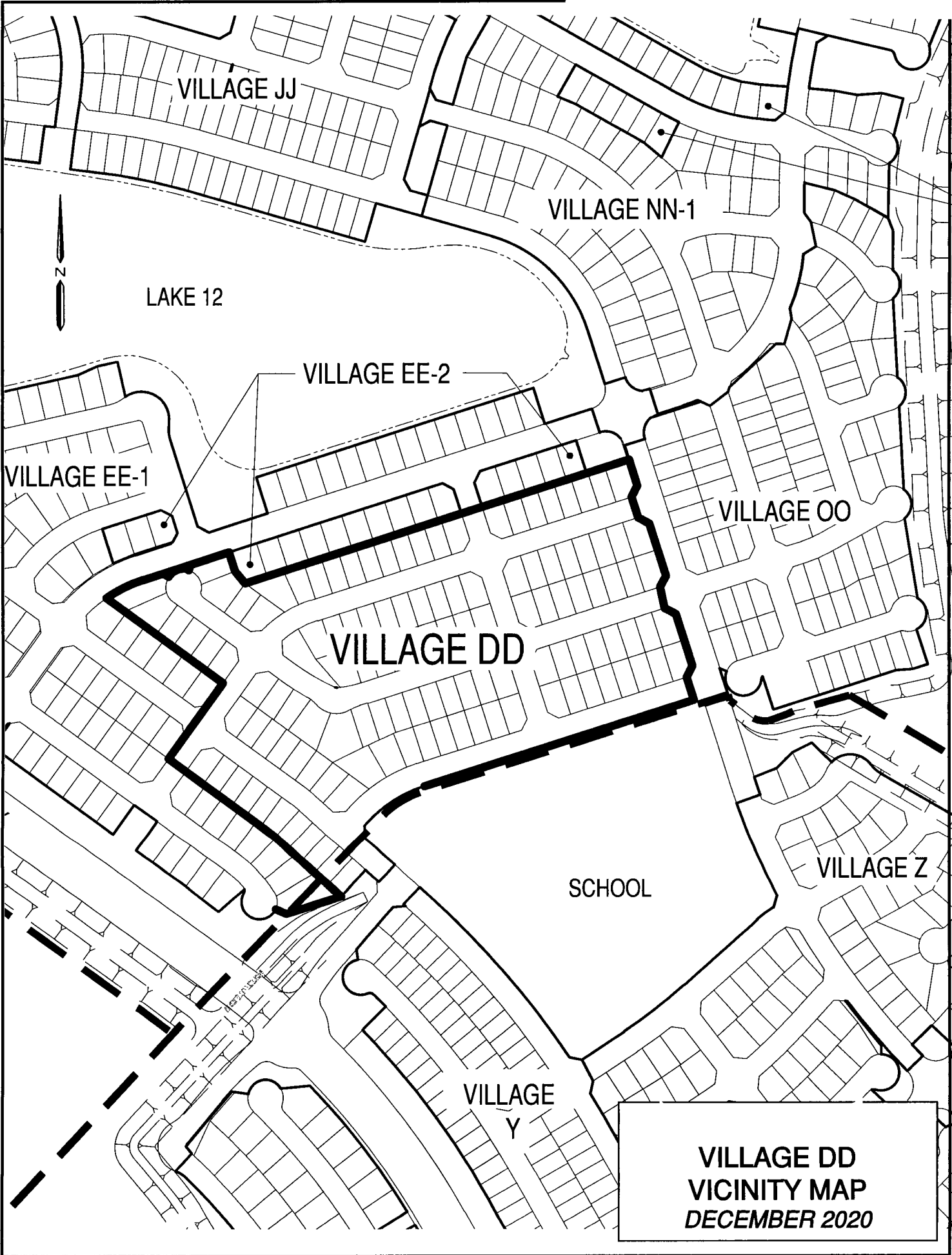
ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney



RECORDING REQUESTED BY
AND PLEASE RETURN TO:

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

*This Instrument Benefits City Only.
No Fee Required. (GC 27383)*

CERTIFICATE OF CORRECTION
(CA 2021 - 01)

As provided in Sections 66469 and 66470 of the Government Code of the State of California, this Certificate of Correction is made to note the following changes on that certain final map of "Tract 4055, River Islands, Phase 2B, Village DD, City of Lathrop, San Joaquin County, California", filed on _____, 2021, in Book _____ of Maps and Plats, at page _____, San Joaquin County Records:

1. "Courtney Scott Lane" as listed in Owner's Statement on sheet 1, is changed to "Penrose Lane".
2. "Courtney Scott Lane" as shown on sheets 4, 6, 10 and 11 is changed to "Penrose Lane".

The fee owner(s) of the real property, on the date of the filing of the original map, affected by this Correction is as follows:

River Islands Stage 2B, LLC
73 W. Stewart Road
Lathrop, CA 95330

This Certificate of Correction was prepared by me or under my direction.



Dylan Crawford, PLS 7788 Date

I, Anne-Sophie Truong, City Surveyor of the City of Lathrop, County of San Joaquin, State of California, certify that I have examined the foregoing Certificate of Correction and find that the only changes shown hereon are changes provided for by Sections 66469 and 66470 of the Government Code of the State of California.

Anne-Sophie Truong, PLS 8998 Date
Acting City Surveyor of the City of Lathrop
CSG Consultants

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

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**IRREVOCABLE OFFER OF DEDICATION OF EASEMENT
FOR PUBLIC ROADWAY PURPOSES AND PUBLIC UTILITY EASEMENT
(FUTURE OFFSITE ROADWAY DEDICATION –
GARDEN FARMS AVENUE AND MACABEE DRIVE)**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, River Islands Stage 2B, LLC, a Delaware limited liability company, hereby grant(s) to the CITY OF LATHROP, a municipal corporation in the County of San Joaquin, State of California, an easement for ingress, egress and public road purposes, and a public utility easement (PUE) for public purposes, over and across the hereinafter described real property situated in City of Lathrop and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This Offer of Dedication is made pursuant to Section 7050 of the Government Code of the State of California, and may be accepted at any time by the City Engineer of the City of Lathrop. This Offer of Dedication may be terminated, and right to accept such offer abandoned in the same manner as is prescribed for the vacation of streets or highways by Part 3 of Division 9, or Chapter 2 of Division 2 of the Streets and Highways Code of the State of California, whichever is applicable.

The above described easement is to be kept open, clear and free from buildings and structures of any kind. This Offer of Dedication, even if rejected by the City, shall be irrevocable and shall be binding on the Grantor's heirs, executors, administrators, successors and assigns.

SIGNATURES:

Signed this _____ day of _____, 2021

RIVER ISLANDS STAGE 2B, LLC
a Delaware limited liability company

By: _____

Name: Susan Dell'Osso

Its: President

(Notary Acknowledgment Required for Each Signatory)

EXHIBIT "A"
LEGAL DESCRIPTION
FUTURE ROADWAY DEDICATION AND ADJACENT PUBLIC UTILITY EASEMENT
(GARDEN FARMS AVENUE AND MACABEE DRIVE)

(See Attached)

12/17/2020

EXHIBIT "A-1"

LEGAL DESCRIPTION
IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES
GARDEN FARMS AVENUE & MACABEE DRIVE
RIVER ISLANDS - STAGE 2B
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

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

BEING A PORTION OF PARCEL 1, AS SAID PARCEL IS SHOWN ON THE MAP ENTITLED "TRACT 4032, RIVER ISLANDS, STAGE 2B, LARGE LOT FINAL MAP", FILED OCTOBER 8, 2020, IN BOOK 43 OF MAPS AND PLATS, AT PAGE 142, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 1 OF SAID TRACT 4032, SAID POINT ALSO BEING THE EASTERLY TERMINUS OF THE COURSE, LABELED AS "NORTH 54°05'19" WEST 463.34 FEET", ALL AS SHOWN ON SHEET 6 OF SAID MAP OF TRACT 4032;

THENCE, ALONG THE EASTERN LINE OF SAID PARCEL 1, SOUTH 35°54'41" WEST, 261.00 FEET;

THENCE, LEAVING THE EASTERN LINE OF SAID PARCEL 1, CONTINUING ALONG THE SOUTHWESTERLY PROLONGATION OF SAID LINE, 75.00 FEET;

THENCE, SOUTH 09°05'19" EAST, 35.36 FEET;

THENCE, SOUTH 35°54'41" WEST, 60.00 FEET;

THENCE, NORTH 54°05'19" WEST, 110.00 FEET;

THENCE, NORTH 35°54'41" EAST, 60.00 FEET;

THENCE, NORTH 80°54'41" EAST, 35.36 FEET;

THENCE, NORTH 35°54'41" EAST, 150.00 FEET;

THENCE, NORTH 09°05'19" WEST, 35.36 FEET;

THENCE, NORTH 54°05'19" WEST, 376.00 FEET;

THENCE, SOUTH 80°54'41" WEST, 35.36 FEET TO A POINT ON THE NORTHWESTERN LINE OF SAID PARCEL 1 AS SHOWN ON SAID MAP, SAID POINT ALSO BEING 150.00 FEET NORTHEAST FROM THE SOUTHWEST TERMINUS OF THE COURSE, LABELED AS "NORTH 35°54'41" EAST 205.00 FEET", ALL AS SHOWN ON SHEET 6 OF SAID MAP;

THENCE, ALONG THE SAID NORTHWESTERN LINE OF SAID PARCEL 1 AS SHOWN ON SAID MAP, THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 35°54'41" EAST, 55.00 FEET, AND
- 2) NORTHEASTERLY ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS 390.00 FEET, THROUGH A CENTRAL ANGLE OF 08°39'58", AN ARC DISTANCE OF 58.99 FEET TO A POINT ON THE ARC, WHICH BEARS NORTH 45°25'21" WEST FROM THE CENTER OF SAID CURVE;

12/17/2020

THENCE, LEAVING THE SAID NORTHWESTERN LINE OF SAID PARCEL 1, SOUTH 04°45'20" EAST, 37.93 FEET;

THENCE, SOUTH 54°05'19" EAST, 371.83 FEET;

THENCE, NORTH 80°54'41" EAST, 35.36 FEET;

THENCE, NORTH 35°54'41" EAST, 76.00 FEET TO THE NORTHEASTERN LINE OF SAID PARCEL 1;

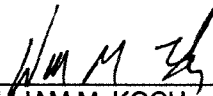
THENCE ALONG SAID NORTHEASTERN LINE, SOUTH 54°05'19" EAST, 60.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 55,779 SQUARE FEET (1.28 ACRES), MORE OR LESS.

A PLAT OF THE ABOVE DESCRIBED EASEMENT IS ATTACHED HERETO AS **EXHIBIT "B"** AND BY THIS REFERENCE MADE A PART HEREOF.

END DESCRIPTION

THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.



WILLIAM M. KOCH
PROFESSIONAL LAND SURVEYOR
CALIFORNIA NO. 8092



12/22/2020
DATE

12/21/2020

EXHIBIT "A-2"

LEGAL DESCRIPTION
DEDICATION OF PUBLIC UTILITY EASEMENTS
PARCEL 1, TRACT 4032 (43 M&P 142)
RIVER ISLANDS - STAGE 2B
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

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

BEING A PORTION OF PARCEL 1, AS SAID PARCEL IS SHOWN ON THE MAP ENTITLED "TRACT 4032, RIVER ISLANDS, STAGE 2B, LARGE LOT FINAL MAP", FILED OCTOBER 8, 2020, IN BOOK 43 OF MAPS AND PLATS, AT PAGE 142, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

P.U.E. #1

COMMENCING AT THE NORTHEAST CORNER OF PARCEL 1 OF SAID TRACT 4032, SAID POINT ALSO BEING THE EASTERLY TERMINUS OF THE COURSE, LABELED AS "NORTH 54°05'19" WEST 463.34 FEET", ALL AS SHOWN ON SHEET 6 OF SAID MAP OF TRACT 4032;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1, NORTH 54°05'19" WEST, 60.00 FEET TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED EASEMENT;

THENCE LEAVING SAID NORTHEASTERLY LINE, SOUTH 35°54'41" WEST, 76.00 FEET;

THENCE, SOUTH 80°54'41" WEST, 14.14 FEET;

THENCE, NORTH 35°54'41" EAST, 86.00 FEET TO AFORESAID NORTHEASTERLY LINE OF PARCEL 1;

THENCE ALONG SAID NORTHEASTERLY LINE, SOUTH 54°05'19" EAST, 10.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 810 SQUARE FEET, MORE OR LESS.

P.U.E. #2

COMMENCING AT THE NORTHEAST CORNER OF PARCEL 1 OF SAID TRACT 4032, SAID POINT ALSO BEING THE EASTERLY TERMINUS OF THE COURSE, LABELED AS "NORTH 54°05'19" WEST 463.34 FEET", ALL AS SHOWN ON SHEET 6 OF SAID MAP OF TRACT 4032;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1, NORTH 54°05'19" WEST, 60.00 FEET;

THENCE LEAVING SAID NORTHEASTERLY LINE, SOUTH 35°54'41" WEST, 76.00 FEET;

THENCE, SOUTH 80°54'41" WEST, 21.22 FEET TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED EASEMENT;

THENCE, CONTINUING SOUTH 80°54'41" WEST, 14.14 FEET;

12/21/2020

THENCE, NORTH 54°05'19" WEST, 371.83 FEET;

THENCE, NORTH 04°45'20" WEST, 13.18 FEET;

THENCE, SOUTH 54°05'19" EAST, 390.42 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3,811 SQUARE FEET, MORE OR LESS.

P.U.E. #3

COMMENCING AT THE NORTHEAST CORNER OF PARCEL 1 OF SAID TRACT 4032, SAID POINT ALSO BEING THE EASTERLY TERMINUS OF THE COURSE, LABELED AS "NORTH 54°05'19" WEST 463.34 FEET", ALL AS SHOWN ON SHEET 6 OF SAID MAP OF TRACT 4032;

THENCE, ALONG THE EASTERN LINE OF SAID PARCEL 1, SOUTH 35°54'41" WEST, 186.00 FEET;

THENCE, LEAVING THE EASTERN LINE OF SAID PARCEL 1, NORTH 54°05'19" WEST, 60.00 FEET;

THENCE, NORTH 09°05'19" WEST, 21.22 FEET TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED EASEMENT;

THENCE, NORTH 54°05'19" WEST, 396.00 FEET;

THENCE, NORTH 80°54'41" EAST, 14.14 FEET;

THENCE, SOUTH 54°05'19" EAST, 376.00 FEET;

THENCE, SOUTH 09°05'19" EAST, 14.14 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3,860 SQUARE FEET, MORE OR LESS.

P.U.E. #4

COMMENCING AT THE NORTHEAST CORNER OF PARCEL 1 OF SAID TRACT 4032, SAID POINT ALSO BEING THE EASTERLY TERMINUS OF THE COURSE, LABELED AS "NORTH 54°05'19" WEST 463.34 FEET", ALL AS SHOWN ON SHEET 6 OF SAID MAP OF TRACT 4032;

THENCE, ALONG THE EASTERN LINE OF SAID PARCEL 1, SOUTH 35°54'41" WEST, 186.00 FEET;

THENCE, LEAVING THE EASTERN LINE OF SAID PARCEL 1, NORTH 54°05'19" WEST, 60.00 FEET TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED EASEMENT;

THENCE, SOUTH 35°54'41" WEST, 150.00 FEET;

THENCE, SOUTH 80°54'41" WEST, 14.14 FEET;

THENCE, NORTH 35°54'41" EAST, 170.00 FEET;

THENCE, SOUTH 09°05'19" EAST, 14.14 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,600 SQUARE FEET, MORE OR LESS.

12/21/2020

P.U.E. #5

COMMENCING AT THE NORTHEAST CORNER OF PARCEL 1 OF SAID TRACT 4032, SAID POINT ALSO BEING THE EASTERLY TERMINUS OF THE COURSE, LABELED AS "NORTH 54°05'19" WEST 463.34 FEET", ALL AS SHOWN ON SHEET 6 OF SAID MAP OF TRACT 4032;

THENCE, ALONG THE EASTERN LINE OF SAID PARCEL 1, SOUTH 35°54'41" WEST 261.00 FEET;

THENCE, LEAVING THE EASTERN LINE OF SAID PARCEL 1, CONTINUING ALONG THE SOUTHWESTERLY PROLONGATION OF SAID LINE, 75.00 FEET;

THENCE, SOUTH 09°05'19" EAST, 35.36 FEET;

THENCE, SOUTH 35°54'41" WEST, 60.00 FEET TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED EASEMENT;

THENCE, CONTINUING SOUTH 35°54'41" WEST, 10.00 FEET;

THENCE, NORTH 54°05'19" WEST, 110.00 FEET;

THENCE, NORTH 35°54'41" EAST 10.00 FEET;

THENCE, SOUTH 54°05'19" EAST, 110.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,100 SQUARE FEET, MORE OR LESS.

P.U.E. #6

COMMENCING AT THE NORTHEAST CORNER OF PARCEL 1 OF SAID TRACT 4032, SAID POINT ALSO BEING THE EASTERLY TERMINUS OF THE COURSE, LABELED AS "NORTH 54°05'19" WEST 463.34 FEET", ALL AS SHOWN ON SHEET 6 OF SAID MAP OF TRACT 4032;

THENCE, ALONG THE EASTERN LINE OF SAID PARCEL 1, SOUTH 35°54'41" WEST 261.00 FEET TO AN ANGLE POINT IN SAID EASTERN LINE OF SAID PARCEL 1, ALSO BEING THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED EASEMENT;

THENCE ALONG SAID EASTERN LINE, SOUTH 54°05'19" EAST 10.00 FEET;

THENCE, LEAVING SAID EASTERN LINE, SOUTH 35°54'41" WEST, 85.00 FEET;

THENCE, NORTH 09°05'19" WEST, 14.14 FEET TO A POINT ON THE SOUTHWESTERLY PROLONGATION OF THE EASTERN LINE OF SAID PARCEL 1;

THENCE, ALONG SAID SOUTHWESTERLY PROLONGATION OF SAID LINE, NORTH 35°54'41" EAST, 75.00 FEET TO THE **POINT OF BEGINNING**.

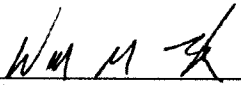
CONTAINING 800 SQUARE FEET, MORE OR LESS.

A PLAT OF THE ABOVE DESCRIBED EASEMENTS IS ATTACHED HERETO AS **EXHIBIT "B"** AND BY THIS REFERENCE MADE A PART HEREOF.

12/21/2020

END DESCRIPTION

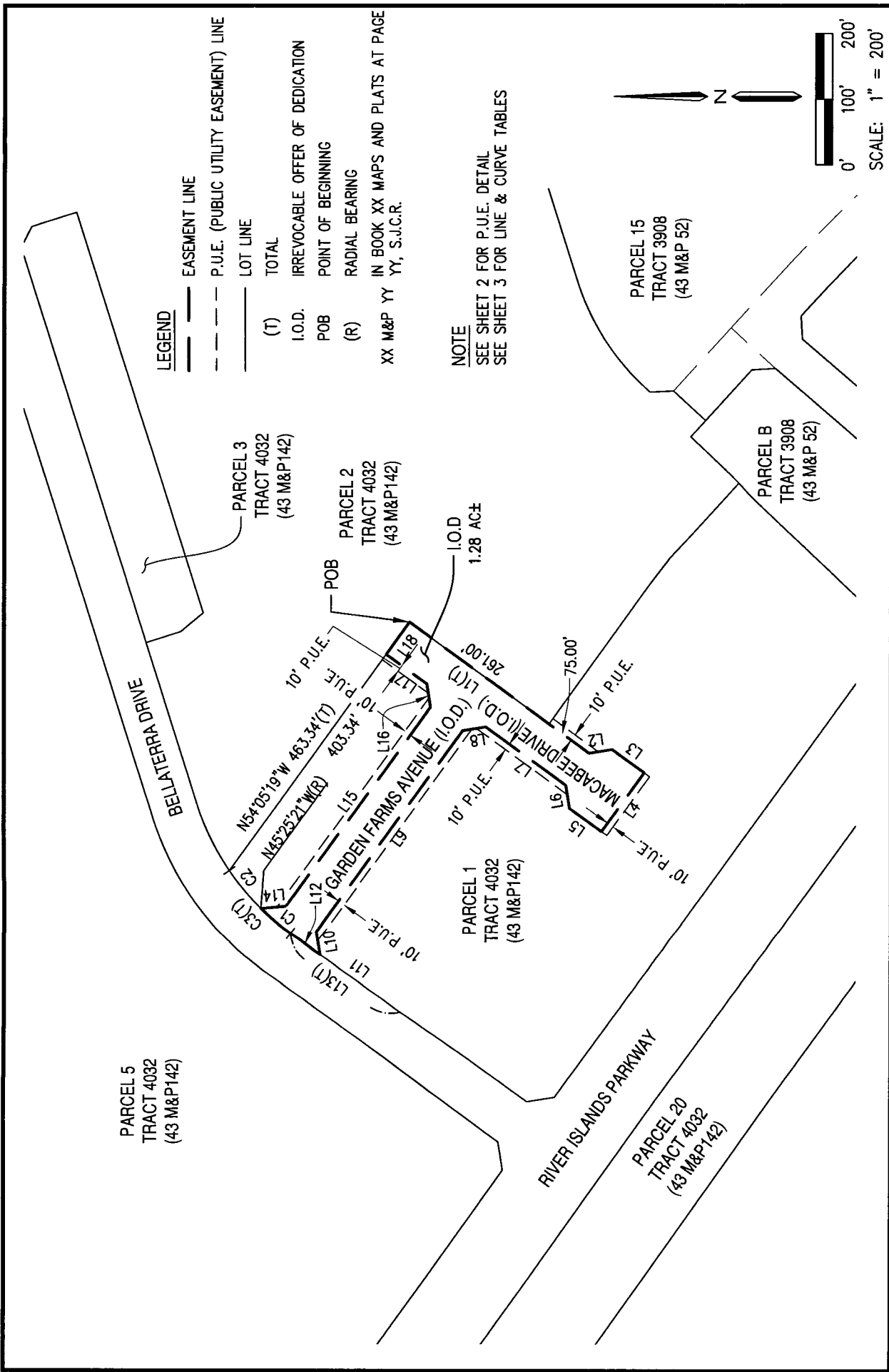
THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION,
IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.



WILLIAM M. KOCH
PROFESSIONAL LAND SURVEYOR
CALIFORNIA NO. 8092



12/22/2020
DATE



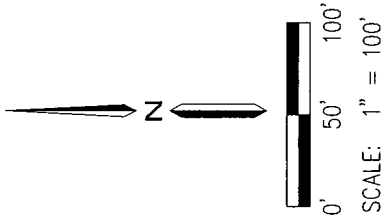
**EXHIBIT "B" PLAT TO ACCOMPANY LEGAL DESCRIPTION
IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES
AND FOR PUBLIC UTILITY EASEMENTS**

**GARDEN FARMS AVENUE & MACABEE DRIVE
RIVER ISLANDS-STAGE 2B
SAN JOAQUIN COUNTY
CALIFORNIA**

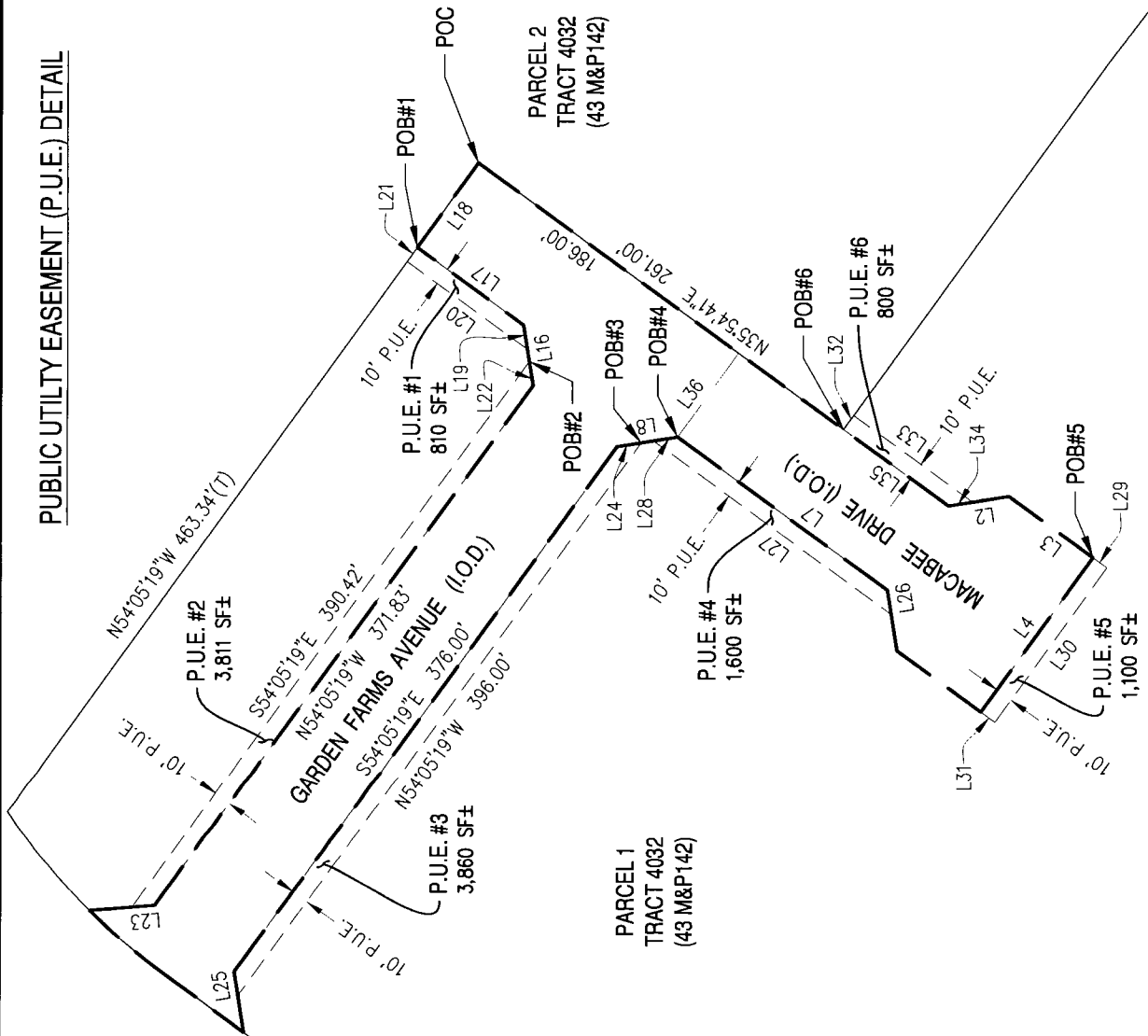
SCALE: 1" = 200'	
DRAWN BY: JC	
25503-PLAT-VILLAGE DD_GARDEN FARMS AVE FILE: & MACABEE DR 100.DWG	
DATE: 12/18/2020	SHEET: 1 OF 3

T: \25503-RIVER ISLANDS\DWG\FINAL MAPS\TRACT 4055-VILLAGE DD1\PLATS\25503-PLAT1-VILLAGE DD_GARDEN FARMS AVE & MACABEE DR 100.DWG

PUBLIC UTILITY EASEMENT (P.U.E.) DETAIL



NOTE
 SEE SHEET 1 FOR I.O.D. DETAIL
 SEE SHEET 1 FOR LEGEND
 SEE SHEET 3 FOR LINE & CURVE TABLES



**EXHIBIT "B" PLAT TO ACCOMPANY LEGAL DESCRIPTION
 IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES
 AND FOR PUBLIC UTILITY EASEMENTS
 GARDEN FARMS AVENUE & MACABEE DRIVE
 RIVER ISLANDS-STAGE 2B
 SAN JOAQUIN COUNTY
 CALIFORNIA**

SCALE AS SHOWN	
DRAWN BY JC	
25503-PLAT-VILLAGE DD_GARDEN FARMS AVE FILE & MACABEE DR IOD DWG	
DATE 12/21/2020	SHEET 2 OF 3

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S35°54'41"W	336.00'
L2	S9°05'19"E	35.36'
L3	S35°54'41"W	60.00'
L4	N54°05'19"W	110.00'
L5	N35°54'41"E	60.00'
L6	N80°54'41"E	35.36'
L7	N35°54'41"E	150.00'
L8	N9°05'19"W	35.36'
L9	N54°05'19"W	376.00'
L10	S80°54'41"W	35.36'
L11	N35°54'41"E	150.00'
L12	N35°54'41"E	55.00'
L13	N35°54'41"E	205.00'
L14	S4°45'20"E	37.93'
L15	S54°05'19"E	371.83'
L16	N80°54'41"E	35.36'
L17	N35°54'41"E	76.00'
L18	S54°05'19"E	60.00'

LINE TABLE		
LINE	DIRECTION	LENGTH
L19	S80°54'41"W	14.14'
L20	N35°54'41"E	86.00'
L21	S54°05'19"E	10.00'
L22	S80°54'41"W	14.14'
L23	N4°45'20"W	13.18'
L24	S9°05'19"E	14.14'
L25	N80°54'41"E	14.14'
L26	S80°54'41"W	14.14'
L27	N35°54'41"E	170.00'
L28	S9°05'19"E	14.14'
L29	S35°54'41"W	10.00'
L30	N54°05'19"W	110.00'
L31	N35°54'41"E	10.00'
L32	S54°05'19"E	10.00'
L33	S35°54'41"W	85.00'
L34	N9°05'19"W	14.14'
L35	S35°54'41"W	75.00'
L36	S54°05'19"E	60.00'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	390.00	8°39'58"	58.99'
C2	390.00	10°57'38"	74.60'
C3	390.00	19°37'36"	133.59'

SCALE: AS SHOWN
DRAWN BY: JC
FILE: 25503-PLAT-VILLAGE DD_GARDEN FARMS AVE & MACABEE DR 100.DWG
DATE: 12/18/2020
SHEET: 3 OF 3

EXHIBIT "B" PLAT TO ACCOMPANY LEGAL DESCRIPTION
 IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES
 AND FOR PUBLIC UTILITY EASEMENTS
 GARDEN FARMS AVENUE & MACABEE DRIVE
 RIVER ISLANDS-STAGE 2B
 SAN JOAQUIN COUNTY
 CALIFORNIA



RECORDING REQUESTED BY, AND
WHEN RECORDED MAIL TO:

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**IRREVOCABLE OFFER OF DEDICATION OF EASEMENT
FOR PUBLIC ROADWAY PURPOSES AND PUBLIC UTILITY EASEMENT
(FUTURE OFFSITE ROADWAY DEDICATION –
GARDEN FARMS AVENUE)**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, River Islands Stage 2B, LLC, a Delaware limited liability company, hereby grant(s) to the CITY OF LATHROP, a municipal corporation in the County of San Joaquin, State of California, an easement for ingress, egress and public road purposes, and a public utility easement (PUE) for public purposes, over and across the hereinafter described real property situated in City of Lathrop and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This Offer of Dedication is made pursuant to Section 7050 of the Government Code of the State of California, and may be accepted at any time by the City Engineer of the City of Lathrop. This Offer of Dedication may be terminated, and right to accept such offer abandoned in the same manner as is prescribed for the vacation of streets or highways by Part 3 of Division 9, or Chapter 2 of Division 2 of the Streets and Highways Code of the State of California, whichever is applicable.

The above described easement is to be kept open, clear and free from buildings and structures of any kind. This Offer of Dedication, even if rejected by the City, shall be irrevocable and shall be binding on the Grantor's heirs, executors, administrators, successors and assigns.

SIGNATURES:

Signed this _____ day of _____, 2021

RIVER ISLANDS STAGE 2B, LLC
a Delaware limited liability company

By: _____

Name: Susan Dell'Osso

Its: President

(Notary Acknowledgment Required for Each Signatory)

EXHIBIT "A"
LEGAL DESCRIPTION
FUTURE ROADWAY DEDICATION AND ADJACENT PUBLIC UTILITY EASEMENT
(GARDEN FARMS AVENUE)

(See Attached)

12/17/2020

EXHIBIT "A-1"

LEGAL DESCRIPTION
IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES
OFFSITE ROADWAY DEDICATION – GARDEN FARMS AVENUE
RIVER ISLANDS - STAGE 2B
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

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

BEING A PORTION OF PARCEL 15, AS SAID PARCEL IS SHOWN ON THE MAP ENTITLED "TRACT 3908, RIVER ISLANDS, STAGE 2A, LARGE LOT FINAL MAP", FILED SEPTEMBER 20, 2018, IN BOOK 43 OF MAPS AND PLATS, AT PAGE 52, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERN CORNER OF PARCEL 15 OF SAID TRACT 3908, SAID POINT ALSO BEING THE SOUTHERLY TERMINUS OF COURSE L173, LABELED AS "NORTH 42°22'52" EAST 66.00 FEET", ALL AS SHOWN ON SHEET 15 OF SAID MAP OF TRACT 3908;

THENCE ALONG SAID COURSE L173, NORTH 42°22'52" EAST 66.00 FEET;

THENCE SOUTH 47°37'08" EAST 129.02 FEET TO THE MOST NORTHERN CORNER OF THAT PARCEL DESCRIBED IN THAT IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES RECORDED JUNE 28, 2019 AS DOCUMENT NUMBER 2019-068112, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY;

THENCE ALONG THE NORTHWESTERN LINE OF SAID PARCEL, SOUTH 42°22'52" WEST 90.99 FEET TO WESTERN LINE OF SAID PARCEL 15 AS SHOWN ON SAID MAP, BEING THE SOUTHERN TERMINUS OF COURSE L148, LABELED AS "NORTH 03°28'22" WEST 35.88 FEET", ALL AS SHOWN ON SHEET 16 OF SAID MAP;

THENCE ALONG THE WESTERN LINE OF SAID PARCEL 15 AS SHOWN ON SAID MAP, THE FOLLOWING TWO (2) COURSES:


- 1) NORTH 03°28'22" WEST 35.88 FEET, AND
- 2) NORTH 47°37'08" WEST 103.28 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 8,837 SQUARE FEET, MORE OR LESS.

A PLAT OF THE ABOVE DESCRIBED EASEMENT IS ATTACHED HERETO AS **EXHIBIT "B"** AND BY THIS REFERENCE MADE A PART HEREOF.

END DESCRIPTION

THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.


 WILLIAM M. KOCH
 PROFESSIONAL LAND SURVEYOR
 CALIFORNIA NO. 8092



12/22/2020
 DATE

12/21/2020

EXHIBIT "A-2"

LEGAL DESCRIPTION
DEDICATION OF PUBLIC UTILITY EASEMENT
PARCEL 15, TRACT 3908 (43 M&P 52)
RIVER ISLANDS - STAGE 2B
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

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

BEING A PORTION OF PARCEL 15, AS SAID PARCEL IS SHOWN ON THE MAP ENTITLED "TRACT 3908, RIVER ISLANDS, STAGE 2A, LARGE LOT FINAL MAP", FILED SEPTEMBER 20, 2018, IN BOOK 43 OF MAPS AND PLATS, AT PAGE 52, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF PARCEL 15 OF SAID TRACT 3908, SAID POINT ALSO BEING THE NORTHERLY TERMINUS OF COURSE L173, LABELED AS "NORTH 42°22'52" EAST 66.00 FEET", ALL AS SHOWN ON SHEET 15 OF SAID MAP OF TRACT 3908;

THENCE NORTH 42°22'52" EAST 10.00 FEET;

THENCE SOUTH 47°37'08" EAST 129.02 FEET;

THENCE SOUTH 42°22'52" WEST 10.00 FEET TO THE MOST NORTHERN CORNER OF THAT PARCEL DESCRIBED IN THAT IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES RECORDED JUNE 28, 2019 AS DOCUMENT NUMBER 2019-068112, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY;

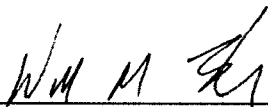
THENCE NORTH 47°37'08" WEST 129.02 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,290 SQUARE FEET, MORE OR LESS.

A PLAT OF THE ABOVE DESCRIBED EASEMENT IS ATTACHED HERETO AS **EXHIBIT "B"** AND BY THIS REFERENCE MADE A PART HEREOF.

END DESCRIPTION

THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.



WILLIAM M. KOCH
PROFESSIONAL LAND SURVEYOR
CALIFORNIA NO. 8092

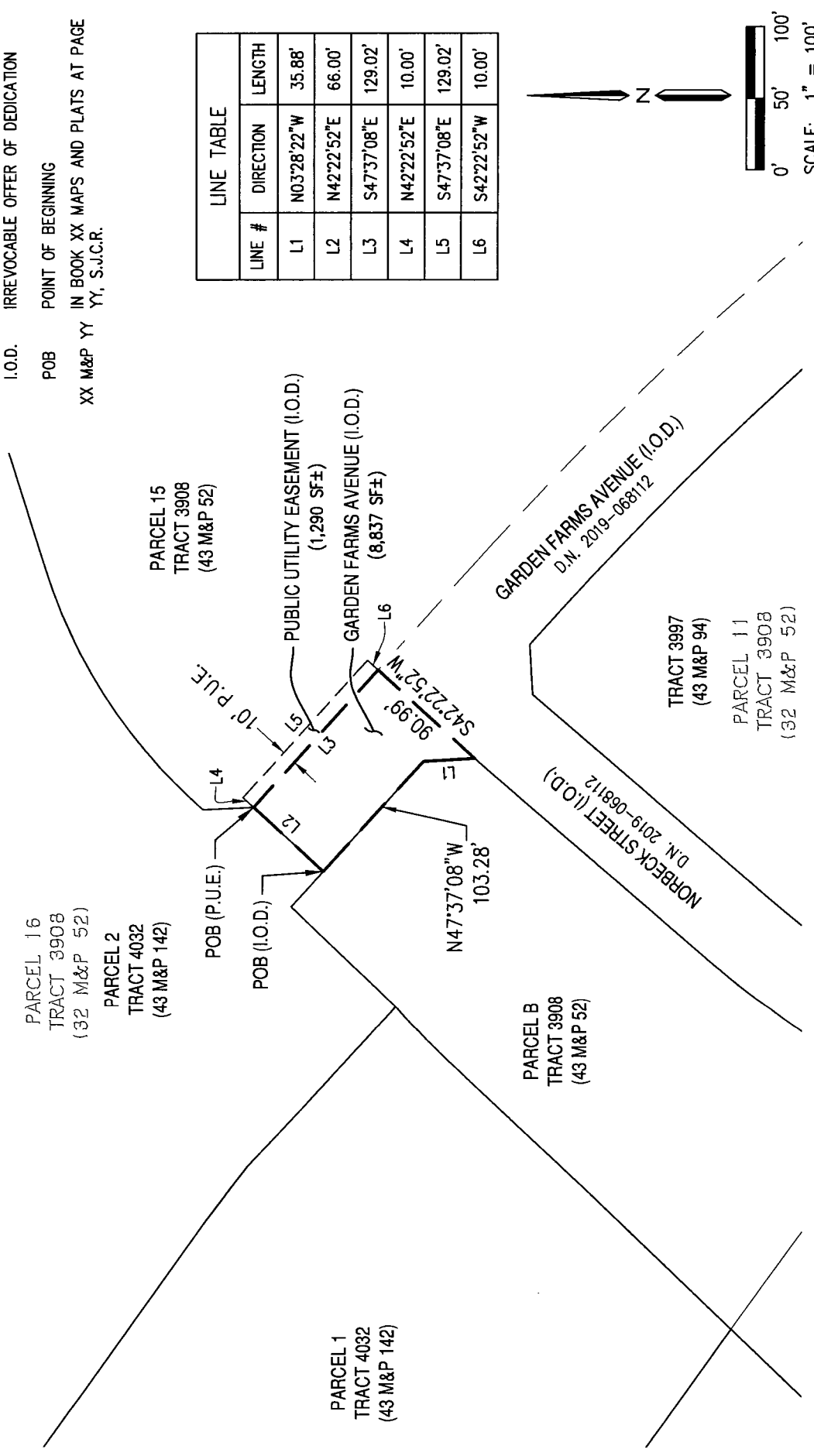


12/21/2020

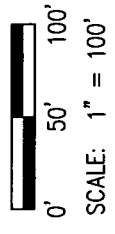
DATE

LEGEND

- EASEMENT LINE
- - - P.U.E. (PUBLIC UTILITY EASEMENT) LINE
- LOT LINE
- I.O.D. IRREVOCABLE OFFER OF DEDICATION
- POB POINT OF BEGINNING
- XX M&P YY IN BOOK XX MAPS AND PLATS AT PAGE YY, S.J.C.R.



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N03°28'22"W	35.88'
L2	N42°22'52"E	66.00'
L3	S47°37'08"E	129.02'
L4	N42°22'52"E	10.00'
L5	S47°37'08"E	129.02'
L6	S42°22'52"W	10.00'



**EXHIBIT "B" PLAT TO ACCOMPANY LEGAL DESCRIPTION
 IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES
 AND PUBLIC UTILITY EASEMENT
 OFFSITE ROADWAY DEDICATION - GARDEN FARMS AVENUE
 RIVER ISLANDS - STAGE 2B**

SAN JOAQUIN COUNTY
 CITY OF LATHROP
 CALIFORNIA

SCALE: 1" = 100'

DRAWN BY: JC

FILE: 25503-PLAT-VILLAGE DD_GARDEN FARMS AVE 100.DWG

DATE: 12/21/2020

SHEET: 1 OF 1



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

January 11, 2021

Via Email and Hand Delivery

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

Re: Recordation of Final Map 4055; Escrow No. 1214021453

Dear Lori:

This letter constitutes the amended 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 and the Irrevocable Offers of Dedication in writing. The closing date for the Transaction is intended to occur by January 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 June 30, 2021, ORTC will return the Final Map to the City.

B. Documents to be Delivered and Recordation Documents

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

B.1. Two original Irrevocable Offers of Dedication for Garden Farms Avenue/Macabee Drive and one for just Garden Farms Avenue, including Public Utility Easements, legal description and plat.

B.2. One original Final Map for Tract 4055, executed and acknowledged by the City.

B.3. One Original Certificate of Correction, changing Courtney Scott Lane to Penrose Lane on Final Map for Tract 4055.

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

B.4. A fully executed and acknowledged Amendment to Notice of Special Tax Lien for the City of Lathrop Community Facilities District No. 2013-1 (River Islands Public Services and Facilities).

B.5. A fully executed and acknowledged Amendment to Notice of Special Tax Lien for Island Reclamation District 2062 Community Facilities District No. 2013-1 (Levee and Lake Maintenance Services).

B.6. A fully executed and acknowledged Amendment to Notice of Special Tax Lien for River Islands Public Financing Authority Community Facilities District No. 2013-1 (River Islands Public Services).

B.7. A fully executed and acknowledged Amendment to Notice of Special Tax Lien for the River Islands Public Financing Authority Community Facilities District No. 2020-1 (Stage 2B Public Improvements).

The documents listed in Items B.1, B.2, B.3, B.4, B.5, B.6 and B.7 above are referred to as the “**Recordation Documents**.” The Recordation Documents shall be recorded in the order referred to above. The date on which the Recordation Documents are recorded in the Official Records is the Recordation Date.

Prior to recording the Recordation Documents, please confirm that you have received copies or originals of the following documents: (i) Unanimous Approval of Annexation to a Community Facilities District and Related Matters, City of Lathrop Community Facilities District No. 2013-1 (River Islands Public Services and Facilities); (ii) Consent to, and Ballot in favor of, Annexation of Real Property to the River Islands Public Financing Authority Community Facilities District No. 2013-1 (River Islands Public Services); (iii) Consent to, and Ballot in favor of, Annexation of Real Property to Island Reclamation District No. 2062 Community Facilities District No. 2013-1 (Levee and Lake Maintenance); and (iv) Consent to, and Ballot in favor of, Annexation of Real Property to the River Islands Public Financing Authority Community Facilities District No. 2020-1 (River Islands Supplemental). The original City of Lathrop Unanimous Approval must be delivered to the City of Lathrop. The original Consents and Ballots for River Islands Public Financing Authority CFD Nos. 2013-1 and 2020-1 and Island Reclamation District No. 2013-1 must be delivered to Jeanne Zolezzi at Herum\Crabtree\Suntag, 5757 Pacific Ave., Suite 222, Stockton, CA 95207. Copies should be sent via email to Cari James (cjames@ci.lathrop.ca.us), Cindy Yan at Goodwin Consulting Group, cindy@goodwinconsultinggroup.net, Susan Dell’Osso (sdelloso@riverislands.com) and Debbie Belmar (dbelmar@riverislands.com) together with conformed copies of the amendments to notices of special tax that are recorded as part of the Recordation Documents.

C. Funds and Settlement Statement

You also have received, or will receive from RIS2B, prior to the recordation of the Recordation Documents, in immediately available funds, the following amounts, in accordance with the settlement statement prepared by you and approved in writing by both RIS2B and City (“**Settlement Statement**”): recordation costs, escrow fees and other amounts as set forth in the Settlement Statement. Such costs, fees and other amounts are the sole responsibility of RIS2B.

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

- Funds to be wire transferred directly to the entity set forth below, immediately upon recordation of the Final Map, in accordance with the wire transfer instructions for each entity are as follows: The amount of **\$49,171.39**, payable to the City pursuant to that certain Agreement to Settle Litigation Regarding River Islands at Lathrop (as amended "**Sierra Club Agreement**"), constituting the amount of **\$3,277.00** multiplied by **15.005** acres (or portion thereof) included in the Final Map, is to be transferred to the City upon recordation of the Final Map. The City's wire instructions are set forth below.

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

D. Closing Requirements

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

D.1. You have delivered copies of your Settlement Statement by email transmission to: (a) Susan Dell'Osso (sdelloso@riverslands.com); (b) Debbie Belmar (dbelmar@riverislands.com); (c) Stephen Salvatore (ssalvatore@ci.lathrop.ca.us); (d) Salvador Navarrete (snavarrete@ci.lathrop.ca.us); (e) Cari James (cjames@ci.lathrop.ca.us) and (f) Glenn Gebhardt (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;

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

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

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

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

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

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

E. Closing Process and Priorities

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

- E.1. Date the Recordation Documents to be recorded;
- E.2. Record the Final Map and the Recordation Documents in the Official Records;
- E.3. Pay the costs associated with the Transaction;
- E.4. Refund any funds delivered to you by 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
- E.5. Notify Susan Dell'Osso, Debbie Belmar, Stephen Salvatore, Glenn Gebhardt and Jose Molina (JMolina@sjgov.org) of the completion of the Transaction;
- E.6. Within five (5) business days after each Recordation Date, deliver by overnight delivery via recognized, national, overnight delivery carrier to: (1) Susan Dell'Osso, River Islands Stage 2B, LLC, 73 W. Stewart Road, Lathrop, CA 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.

F. Additional Instructions

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

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

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

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

Very truly yours,

Stephen J. Salvatore Date
City Manager
City of Lathrop

Susan Dell'Osso Date
President
River Islands 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, AND
WHEN RECORDED MAIL TO:

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**IRREVOCABLE OFFER OF DEDICATION OF EASEMENT
FOR PUBLIC ROADWAY PURPOSES AND PUBLIC UTILITY EASEMENT
(FUTURE OFFSITE ROADWAY DEDICATION –
GARDEN FARMS AVENUE AND MACABEE DRIVE)**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, River Islands Stage 2B, LLC, a Delaware limited liability company, hereby grant(s) to the CITY OF LATHROP, a municipal corporation in the County of San Joaquin, State of California, an easement for ingress, egress and public road purposes, and a public utility easement (PUE) for public purposes, over and across the hereinafter described real property situated in City of Lathrop and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This Offer of Dedication is made pursuant to Section 7050 of the Government Code of the State of California, and may be accepted at any time by the City Engineer of the City of Lathrop. This Offer of Dedication may be terminated, and right to accept such offer abandoned in the same manner as is prescribed for the vacation of streets or highways by Part 3 of Division 9, or Chapter 2 of Division 2 of the Streets and Highways Code of the State of California, whichever is applicable.

The above described easement is to be kept open, clear and free from buildings and structures of any kind. This Offer of Dedication, even if rejected by the City, shall be irrevocable and shall be binding on the Grantor's heirs, executors, administrators, successors and assigns.

SIGNATURES:

Signed this _____ day of _____, 2021

RIVER ISLANDS STAGE 2B, LLC
a Delaware limited liability company

By: _____
Name: Susan Dell'Osso
Its: President

(Notary Acknowledgment Required for Each Signatory)

EXHIBIT "A"
LEGAL DESCRIPTION
FUTURE ROADWAY DEDICATION AND ADJACENT PUBLIC UTILITY EASEMENT
(GARDEN FARMS AVENUE AND MACABEE DRIVE)

(See Attached)

12/17/2020

EXHIBIT "A-1"

LEGAL DESCRIPTION
IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES
GARDEN FARMS AVENUE & MACABEE DRIVE
RIVER ISLANDS - STAGE 2B
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

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

BEING A PORTION OF PARCEL 1, AS SAID PARCEL IS SHOWN ON THE MAP ENTITLED "TRACT 4032, RIVER ISLANDS, STAGE 2B, LARGE LOT FINAL MAP", FILED OCTOBER 8, 2020, IN BOOK 43 OF MAPS AND PLATS, AT PAGE 142, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 1 OF SAID TRACT 4032, SAID POINT ALSO BEING THE EASTERLY TERMINUS OF THE COURSE, LABELED AS "NORTH 54°05'19" WEST 463.34 FEET", ALL AS SHOWN ON SHEET 6 OF SAID MAP OF TRACT 4032;

THENCE, ALONG THE EASTERN LINE OF SAID PARCEL 1, SOUTH 35°54'41" WEST, 261.00 FEET;

THENCE, LEAVING THE EASTERN LINE OF SAID PARCEL 1, CONTINUING ALONG THE SOUTHWESTERLY PROLONGATION OF SAID LINE, 75.00 FEET;

THENCE, SOUTH 09°05'19" EAST, 35.36 FEET;

THENCE, SOUTH 35°54'41" WEST, 60.00 FEET;

THENCE, NORTH 54°05'19" WEST, 110.00 FEET;

THENCE, NORTH 35°54'41" EAST, 60.00 FEET;

THENCE, NORTH 80°54'41" EAST, 35.36 FEET;

THENCE, NORTH 35°54'41" EAST, 150.00 FEET;

THENCE, NORTH 09°05'19" WEST, 35.36 FEET;

THENCE, NORTH 54°05'19" WEST, 376.00 FEET;

THENCE, SOUTH 80°54'41" WEST,, 35.36 FEET TO A POINT ON THE NORTHWESTERN LINE OF SAID PARCEL 1 AS SHOWN ON SAID MAP, SAID POINT ALSO BEING 150.00 FEET NORTHEAST FROM THE SOUTHWEST TERMINUS OF THE COURSE, LABELED AS "NORTH 35°54'41" EAST 205.00 FEET", ALL AS SHOWN ON SHEET 6 OF SAID MAP;

THENCE, ALONG THE SAID NORTHWESTERN LINE OF SAID PARCEL 1 AS SHOWN ON SAID MAP, THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 35°54'41" EAST, 55.00 FEET, AND
- 2) NORTHEASTERLY ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS 390.00 FEET, THROUGH A CENTRAL ANGLE OF 08°39'58", AN ARC DISTANCE OF 58.99 FEET TO A POINT ON THE ARC, WHICH BEARS NORTH 45°25'21" WEST FROM THE CENTER OF SAID CURVE;

12/17/2020

THENCE, LEAVING THE SAID NORTHWESTERN LINE OF SAID PARCEL 1, SOUTH 04°45'20" EAST, 37.93 FEET;

THENCE, SOUTH 54°05'19" EAST, 371.83 FEET;

THENCE, NORTH 80°54'41" EAST, 35.36 FEET;

THENCE, NORTH 35°54'41" EAST, 76.00 FEET TO THE NORTHEASTERN LINE OF SAID PARCEL 1;

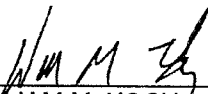
THENCE ALONG SAID NORTHEASTERN LINE, SOUTH 54°05'19" EAST, 60.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 55,779 SQUARE FEET (1.28 ACRES), MORE OR LESS.

A PLAT OF THE ABOVE DESCRIBED EASEMENT IS ATTACHED HERETO AS **EXHIBIT "B"** AND BY THIS REFERENCE MADE A PART HEREOF.

END DESCRIPTION

THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.



WILLIAM M. KOCH
PROFESSIONAL LAND SURVEYOR
CALIFORNIA NO. 8092



12/22/2020
DATE

12/21/2020

EXHIBIT "A-2"

LEGAL DESCRIPTION
DEDICATION OF PUBLIC UTILITY EASEMENTS
PARCEL 1, TRACT 4032 (43 M&P 142)
RIVER ISLANDS - STAGE 2B
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

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

BEING A PORTION OF PARCEL 1, AS SAID PARCEL IS SHOWN ON THE MAP ENTITLED "TRACT 4032, RIVER ISLANDS, STAGE 2B, LARGE LOT FINAL MAP", FILED OCTOBER 8, 2020, IN BOOK 43 OF MAPS AND PLATS, AT PAGE 142, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

P.U.E. #1

COMMENCING AT THE NORTHEAST CORNER OF PARCEL 1 OF SAID TRACT 4032, SAID POINT ALSO BEING THE EASTERLY TERMINUS OF THE COURSE, LABELED AS "NORTH 54°05'19" WEST 463.34 FEET", ALL AS SHOWN ON SHEET 6 OF SAID MAP OF TRACT 4032;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1, NORTH 54°05'19" WEST, 60.00 FEET TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED EASEMENT;

THENCE LEAVING SAID NORTHEASTERLY LINE, SOUTH 35°54'41" WEST, 76.00 FEET;

THENCE, SOUTH 80°54'41" WEST, 14.14 FEET;

THENCE, NORTH 35°54'41" EAST, 86.00 FEET TO AFORESAID NORTHEASTERLY LINE OF PARCEL 1;

THENCE ALONG SAID NORTHEASTERLY LINE, SOUTH 54°05'19" EAST, 10.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 810 SQUARE FEET, MORE OR LESS.

P.U.E. #2

COMMENCING AT THE NORTHEAST CORNER OF PARCEL 1 OF SAID TRACT 4032, SAID POINT ALSO BEING THE EASTERLY TERMINUS OF THE COURSE, LABELED AS "NORTH 54°05'19" WEST 463.34 FEET", ALL AS SHOWN ON SHEET 6 OF SAID MAP OF TRACT 4032;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1, NORTH 54°05'19" WEST, 60.00 FEET;

THENCE LEAVING SAID NORTHEASTERLY LINE, SOUTH 35°54'41" WEST, 76.00 FEET;

THENCE, SOUTH 80°54'41" WEST, 21.22 FEET TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED EASEMENT;

THENCE, CONTINUING SOUTH 80°54'41" WEST, 14.14 FEET;

12/21/2020

THENCE, NORTH 54°05'19" WEST, 371.83 FEET;

THENCE, NORTH 04°45'20" WEST, 13.18 FEET;

THENCE, SOUTH 54°05'19" EAST, 390.42 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3,811 SQUARE FEET, MORE OR LESS.

P.U.E. #3

COMMENCING AT THE NORTHEAST CORNER OF PARCEL 1 OF SAID TRACT 4032, SAID POINT ALSO BEING THE EASTERLY TERMINUS OF THE COURSE, LABELED AS "NORTH 54°05'19" WEST 463.34 FEET", ALL AS SHOWN ON SHEET 6 OF SAID MAP OF TRACT 4032;

THENCE, ALONG THE EASTERN LINE OF SAID PARCEL 1, SOUTH 35°54'41" WEST, 186.00 FEET;

THENCE, LEAVING THE EASTERN LINE OF SAID PARCEL 1, NORTH 54°05'19" WEST, 60.00 FEET;

THENCE, NORTH 09°05'19" WEST, 21.22 FEET TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED EASEMENT;

THENCE, NORTH 54°05'19" WEST, 396.00 FEET;

THENCE, NORTH 80°54'41" EAST, 14.14 FEET;

THENCE, SOUTH 54°05'19" EAST, 376.00 FEET;

THENCE, SOUTH 09°05'19" EAST, 14.14 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3,860 SQUARE FEET, MORE OR LESS.

P.U.E. #4

COMMENCING AT THE NORTHEAST CORNER OF PARCEL 1 OF SAID TRACT 4032, SAID POINT ALSO BEING THE EASTERLY TERMINUS OF THE COURSE, LABELED AS "NORTH 54°05'19" WEST 463.34 FEET", ALL AS SHOWN ON SHEET 6 OF SAID MAP OF TRACT 4032;

THENCE, ALONG THE EASTERN LINE OF SAID PARCEL 1, SOUTH 35°54'41" WEST, 186.00 FEET;

THENCE, LEAVING THE EASTERN LINE OF SAID PARCEL 1, NORTH 54°05'19" WEST, 60.00 FEET TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED EASEMENT;

THENCE, SOUTH 35°54'41" WEST, 150.00 FEET;

THENCE, SOUTH 80°54'41" WEST, 14.14 FEET;

THENCE, NORTH 35°54'41" EAST, 170.00 FEET;

THENCE, SOUTH 09°05'19" EAST, 14.14 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,600 SQUARE FEET, MORE OR LESS.

12/21/2020

P.U.E. #5

COMMENCING AT THE NORTHEAST CORNER OF PARCEL 1 OF SAID TRACT 4032, SAID POINT ALSO BEING THE EASTERLY TERMINUS OF THE COURSE, LABELED AS "NORTH 54°05'19" WEST 463.34 FEET", ALL AS SHOWN ON SHEET 6 OF SAID MAP OF TRACT 4032;

THENCE, ALONG THE EASTERN LINE OF SAID PARCEL 1, SOUTH 35°54'41" WEST 261.00 FEET;

THENCE, LEAVING THE EASTERN LINE OF SAID PARCEL 1, CONTINUING ALONG THE SOUTHWESTERLY PROLONGATION OF SAID LINE, 75.00 FEET;

THENCE, SOUTH 09°05'19" EAST, 35.36 FEET;

THENCE, SOUTH 35°54'41" WEST, 60.00 FEET TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED EASEMENT;

THENCE, CONTINUING SOUTH 35°54'41" WEST, 10.00 FEET;

THENCE, NORTH 54°05'19" WEST, 110.00 FEET;

THENCE, NORTH 35°54'41" EAST 10.00 FEET;

THENCE, SOUTH 54°05'19" EAST, 110.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,100 SQUARE FEET, MORE OR LESS.

P.U.E. #6

COMMENCING AT THE NORTHEAST CORNER OF PARCEL 1 OF SAID TRACT 4032, SAID POINT ALSO BEING THE EASTERLY TERMINUS OF THE COURSE, LABELED AS "NORTH 54°05'19" WEST 463.34 FEET", ALL AS SHOWN ON SHEET 6 OF SAID MAP OF TRACT 4032;

THENCE, ALONG THE EASTERN LINE OF SAID PARCEL 1, SOUTH 35°54'41" WEST 261.00 FEET TO AN ANGLE POINT IN SAID EASTERN LINE OF SAID PARCEL 1, ALSO BEING THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED EASEMENT;

THENCE ALONG SAID EASTERN LINE, SOUTH 54°05'19" EAST 10.00 FEET;

THENCE, LEAVING SAID EASTERN LINE, SOUTH 35°54'41" WEST, 85.00 FEET;

THENCE, NORTH 09°05'19" WEST, 14.14 FEET TO A POINT ON THE SOUTHWESTERLY PROLONGATION OF THE EASTERN LINE OF SAID PARCEL 1;

THENCE, ALONG SAID SOUTHWESTERLY PROLONGATION OF SAID LINE, NORTH 35°54'41" EAST, 75.00 FEET TO THE **POINT OF BEGINNING**.

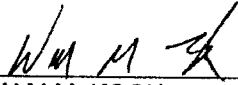
CONTAINING 800 SQUARE FEET, MORE OR LESS.

A PLAT OF THE ABOVE DESCRIBED EASEMENTS IS ATTACHED HERETO AS **EXHIBIT "B"** AND BY THIS REFERENCE MADE A PART HEREOF.

12/21/2020

END DESCRIPTION

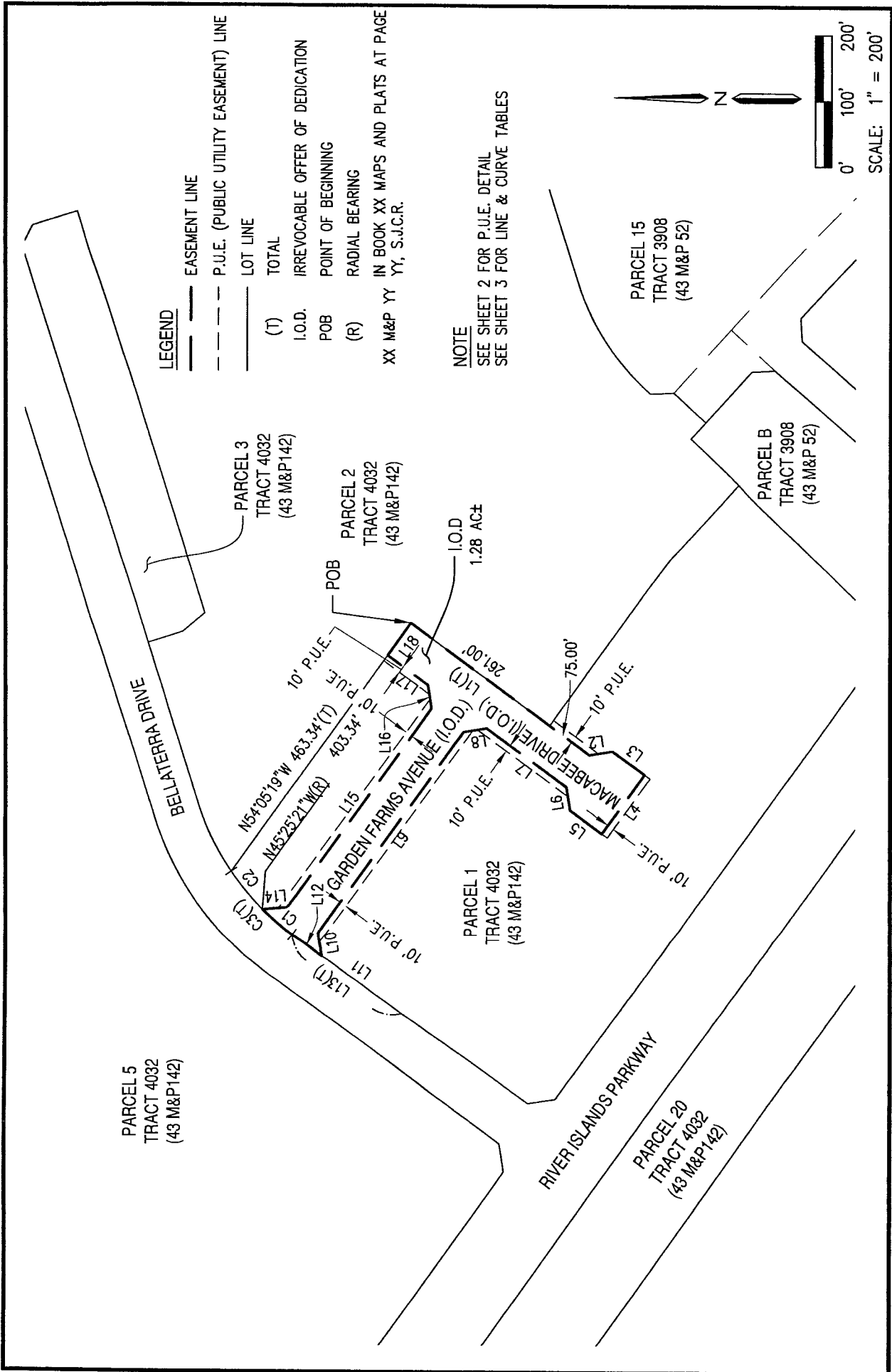
THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION,
IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.



WILLIAM M. KOCH
PROFESSIONAL LAND SURVEYOR
CALIFORNIA NO. 8092



12/22/2020
DATE



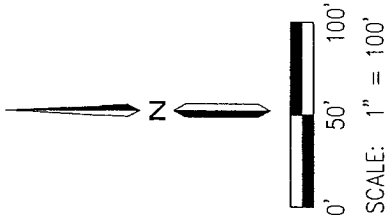
**EXHIBIT "B" PLAT TO ACCOMPANY LEGAL DESCRIPTION
IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES
AND FOR PUBLIC UTILITY EASEMENTS**

**GARDEN FARMS AVENUE & MACABEE DRIVE
RIVER ISLANDS-STAGE 2B
SAN JOAQUIN COUNTY
CALIFORNIA**

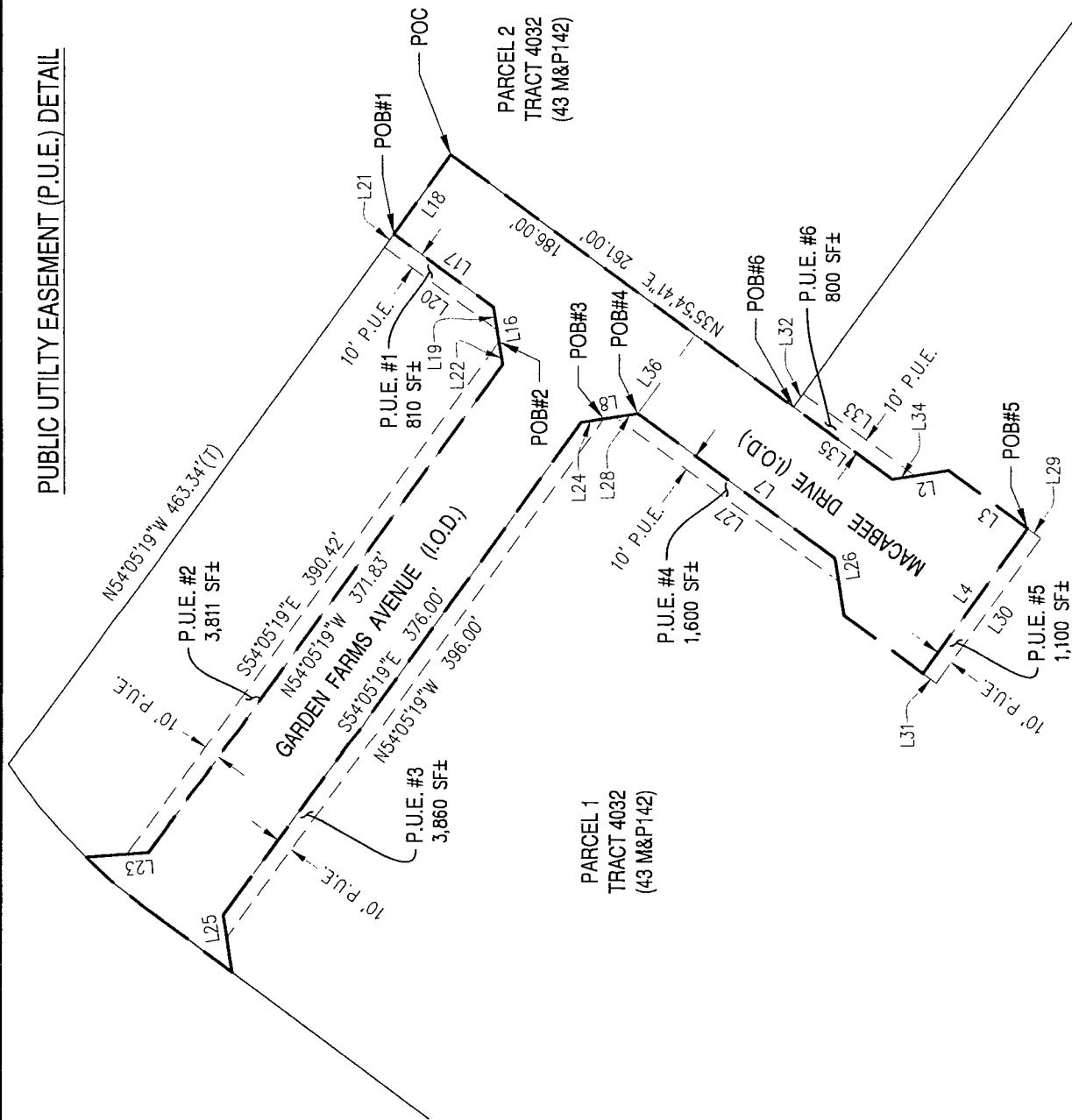
SCALE: 1" = 200'	
DRAWN BY: JC	
FILE: 25503-PLAT-VILLAGE DD_GARDEN FARMS AVE & MACABEE DR 100.DWG	
DATE: 12/18/2020	SHEET: 1 OF 3

T:\25503-RIVER ISLANDS\DWG\FINAL MAPS\TRACT 4055-VILLAGE DD1\PLATS\25503-PLAT-VILLAGE DD_GARDEN FARMS AVE & MACABEE DR 100.DWG

PUBLIC UTILITY EASEMENT (P.U.E.) DETAIL



NOTE
 SEE SHEET 1 FOR I.O.D. DETAIL
 SEE SHEET 1 FOR LEGEND
 SEE SHEET 3 FOR LINE & CURVE TABLES



**EXHIBIT "B" PLAT TO ACCOMPANY LEGAL DESCRIPTION
 IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES
 AND FOR PUBLIC UTILITY EASEMENTS
 GARDEN FARMS AVENUE & MACABEE DRIVE
 RIVER ISLANDS-STAGE 2B
 SAN JOAQUIN COUNTY
 CALIFORNIA**

SCALE: AS SHOWN	SHEET: 2 OF 3
DRAWN BY: JC	
FILE: 25503-PLAT-VILLAGE_DD_GARDEN FARMS AVE & MACABEE_DR_IOD.DWG	
DATE: 12/21/2020	



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S35°54'41"W	336.00'
L2	S9°05'19"E	35.36'
L3	S35°54'41"W	60.00'
L4	N54°05'19"W	110.00'
L5	N35°54'41"E	60.00'
L6	N80°54'41"E	35.36'
L7	N35°54'41"E	150.00'
L8	N9°05'19"W	35.36'
L9	N54°05'19"W	376.00'
L10	S80°54'41"W	35.36'
L11	N35°54'41"E	150.00'
L12	N35°54'41"E	55.00'
L13	N35°54'41"E	205.00'
L14	S4°45'20"E	37.93'
L15	S54°05'19"E	371.83'
L16	N80°54'41"E	35.36'
L17	N35°54'41"E	76.00'
L18	S54°05'19"E	60.00'

LINE TABLE		
LINE	DIRECTION	LENGTH
L19	S80°54'41"W	14.14'
L20	N35°54'41"E	86.00'
L21	S54°05'19"E	10.00'
L22	S80°54'41"W	14.14'
L23	N4°45'20"W	13.18'
L24	S9°05'19"E	14.14'
L25	N80°54'41"E	14.14'
L26	S80°54'41"W	14.14'
L27	N35°54'41"E	170.00'
L28	S9°05'19"E	14.14'
L29	S35°54'41"W	10.00'
L30	N54°05'19"W	110.00'
L31	N35°54'41"E	10.00'
L32	S54°05'19"E	10.00'
L33	S35°54'41"W	85.00'
L34	N9°05'19"W	14.14'
L35	S35°54'41"W	75.00'
L36	S54°05'19"E	60.00'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	390.00	8°39'58"	58.99'
C2	390.00	10°57'38"	74.60'
C3	390.00	19°37'36"	133.59'

SCALE: AS SHOWN
DRAWN BY: JC
FILE: 25503-PLAT-VILLAGE_DD_GARDEN FARMS AVE & MACABEE DR 10DD.DWG
DATE: 12/18/2020 SHEET: 3 OF 3

EXHIBIT "B" PLAT TO ACCOMPANY LEGAL DESCRIPTION
IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES
AND FOR PUBLIC UTILITY EASEMENTS
GARDEN FARMS AVENUE & MACABEE DRIVE
RIVER ISLANDS-STAGE 2B
SAN JOAQUIN COUNTY
CITY OF LATHROP
CALIFORNIA



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

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**IRREVOCABLE OFFER OF DEDICATION OF EASEMENT
FOR PUBLIC ROADWAY PURPOSES AND PUBLIC UTILITY EASEMENT
(FUTURE OFFSITE ROADWAY DEDICATION –
GARDEN FARMS AVENUE)**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, River Islands Stage 2B, LLC, a Delaware limited liability company, hereby grant(s) to the CITY OF LATHROP, a municipal corporation in the County of San Joaquin, State of California, an easement for ingress, egress and public road purposes, and a public utility easement (PUE) for public purposes, over and across the hereinafter described real property situated in City of Lathrop and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This Offer of Dedication is made pursuant to Section 7050 of the Government Code of the State of California, and may be accepted at any time by the City Engineer of the City of Lathrop. This Offer of Dedication may be terminated, and right to accept such offer abandoned in the same manner as is prescribed for the vacation of streets or highways by Part 3 of Division 9, or Chapter 2 of Division 2 of the Streets and Highways Code of the State of California, whichever is applicable.

The above described easement is to be kept open, clear and free from buildings and structures of any kind. This Offer of Dedication, even if rejected by the City, shall be irrevocable and shall be binding on the Grantor's heirs, executors, administrators, successors and assigns.

SIGNATURES:

Signed this _____ day of _____, 2021

RIVER ISLANDS STAGE 2B, LLC
a Delaware limited liability company

By: _____

Name: Susan Dell'Osso

Its: President

(Notary Acknowledgment Required for Each Signatory)

EXHIBIT "A"
LEGAL DESCRIPTION
FUTURE ROADWAY DEDICATION AND ADJACENT PUBLIC UTILITY EASEMENT
(GARDEN FARMS AVENUE)

(See Attached)

12/17/2020

EXHIBIT "A-1"

LEGAL DESCRIPTION
IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES
OFFSITE ROADWAY DEDICATION – GARDEN FARMS AVENUE
RIVER ISLANDS - STAGE 2B
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

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

BEING A PORTION OF PARCEL 15, AS SAID PARCEL IS SHOWN ON THE MAP ENTITLED "TRACT 3908, RIVER ISLANDS, STAGE 2A, LARGE LOT FINAL MAP", FILED SEPTEMBER 20, 2018, IN BOOK 43 OF MAPS AND PLATS, AT PAGE 52, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERN CORNER OF PARCEL 15 OF SAID TRACT 3908, SAID POINT ALSO BEING THE SOUTHERLY TERMINUS OF COURSE L173, LABELED AS "NORTH 42°22'52" EAST 66.00 FEET", ALL AS SHOWN ON SHEET 15 OF SAID MAP OF TRACT 3908;

THENCE ALONG SAID COURSE L173, NORTH 42°22'52" EAST 66.00 FEET;

THENCE SOUTH 47°37'08" EAST 129.02 FEET TO THE MOST NORTHERN CORNER OF THAT PARCEL DESCRIBED IN THAT IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES RECORDED JUNE 28, 2019 AS DOCUMENT NUMBER 2019-068112, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY;

THENCE ALONG THE NORTHWESTERN LINE OF SAID PARCEL, SOUTH 42°22'52" WEST 90.99 FEET TO WESTERN LINE OF SAID PARCEL 15 AS SHOWN ON SAID MAP, BEING THE SOUTHERN TERMINUS OF COURSE L148, LABELED AS "NORTH 03°28'22" WEST 35.88 FEET", ALL AS SHOWN ON SHEET 16 OF SAID MAP;

THENCE ALONG THE WESTERN LINE OF SAID PARCEL 15 AS SHOWN ON SAID MAP, THE FOLLOWING TWO (2) COURSES:

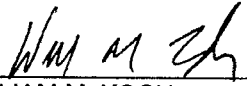
- 1) NORTH 03°28'22" WEST 35.88 FEET, AND
- 2) NORTH 47°37'08" WEST 103.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,837 SQUARE FEET, MORE OR LESS.

A PLAT OF THE ABOVE DESCRIBED EASEMENT IS ATTACHED HERETO AS **EXHIBIT "B"** AND BY THIS REFERENCE MADE A PART HEREOF.

END DESCRIPTION

THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.


 WILLIAM M. KOCH
 PROFESSIONAL LAND SURVEYOR
 CALIFORNIA NO. 8092



12/22/2020
 DATE

12/21/2020

EXHIBIT "A-2"

LEGAL DESCRIPTION
DEDICATION OF PUBLIC UTILITY EASEMENT
PARCEL 15, TRACT 3908 (43 M&P 52)
RIVER ISLANDS - STAGE 2B
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

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

BEING A PORTION OF PARCEL 15, AS SAID PARCEL IS SHOWN ON THE MAP ENTITLED "TRACT 3908, RIVER ISLANDS, STAGE 2A, LARGE LOT FINAL MAP", FILED SEPTEMBER 20, 2018, IN BOOK 43 OF MAPS AND PLATS, AT PAGE 52, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF PARCEL 15 OF SAID TRACT 3908, SAID POINT ALSO BEING THE NORTHERLY TERMINUS OF COURSE L173, LABELED AS "NORTH 42°22'52" EAST 66.00 FEET", ALL AS SHOWN ON SHEET 15 OF SAID MAP OF TRACT 3908;

THENCE NORTH 42°22'52" EAST 10.00 FEET;

THENCE SOUTH 47°37'08" EAST 129.02 FEET;

THENCE SOUTH 42°22'52" WEST 10.00 FEET TO THE MOST NORTHERN CORNER OF THAT PARCEL DESCRIBED IN THAT IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES RECORDED JUNE 28, 2019 AS DOCUMENT NUMBER 2019-068112, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY;

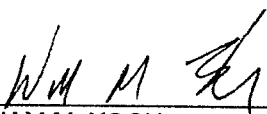
THENCE NORTH 47°37'08" WEST 129.02 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,290 SQUARE FEET, MORE OR LESS.

A PLAT OF THE ABOVE DESCRIBED EASEMENT IS ATTACHED HERETO AS **EXHIBIT "B"** AND BY THIS REFERENCE MADE A PART HEREOF.

END DESCRIPTION

THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.


WILLIAM M. KOCH
PROFESSIONAL LAND SURVEYOR
CALIFORNIA NO. 8092



12/21/2020
DATE

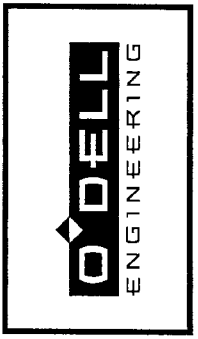
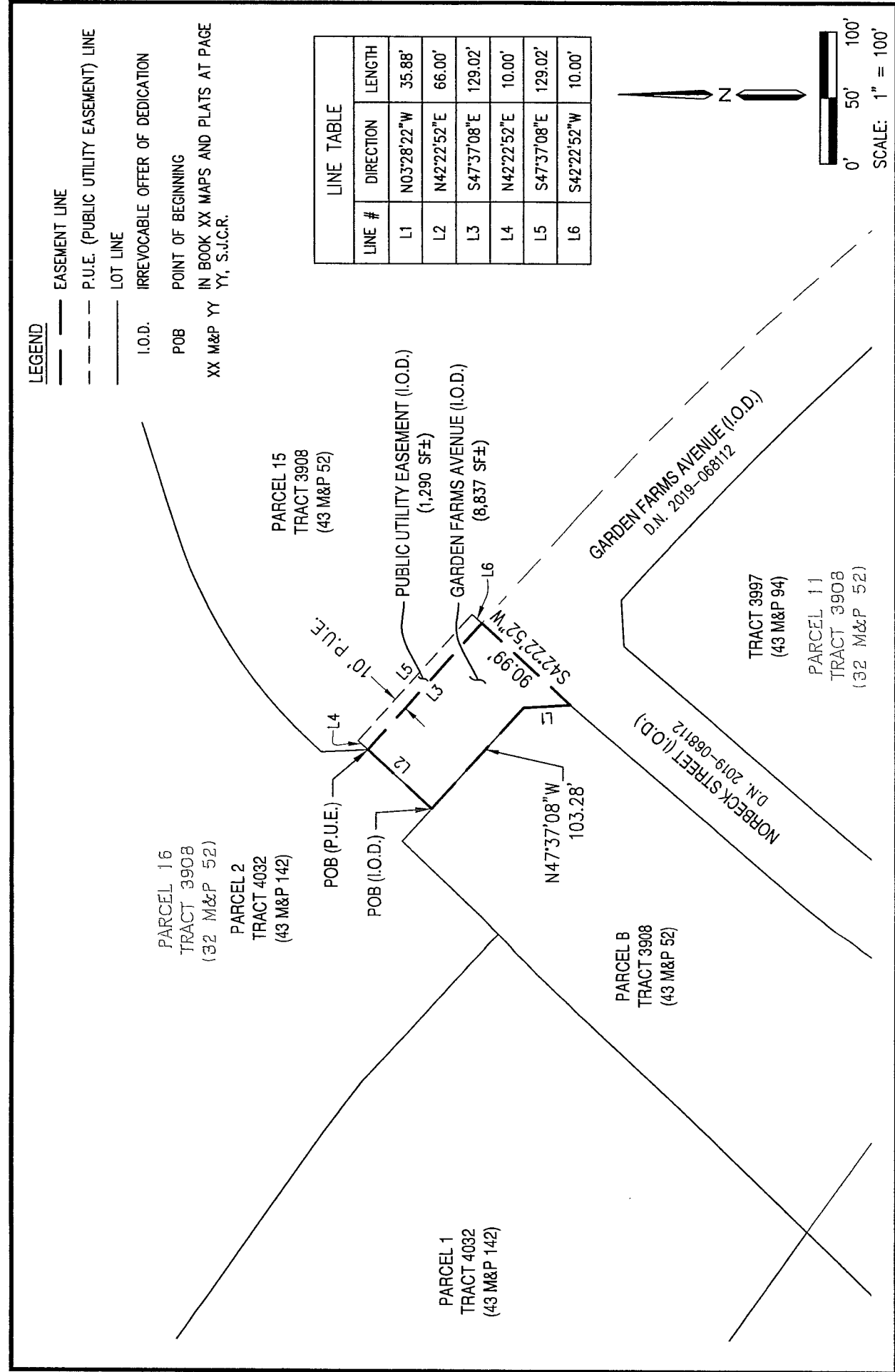


EXHIBIT "B" PLAT TO ACCOMPANY LEGAL DESCRIPTION
 IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY PURPOSES
 AND PUBLIC UTILITY EASEMENT
 OFFSITE ROADWAY DEDICATION - GARDEN FARMS AVENUE
 RIVER ISLANDS - STAGE 2B
 SAN JOAQUIN COUNTY
 CALIFORNIA

SCALE: 1" = 100'	
DRAWN BY: JC	
FILE: 25503-PLAT-VILLAGE DD_GARDEN FARMS AVE 100.DWG	
DATE: 12/21/2020	SHEET: 1 OF 1

84

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

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

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

FIFTEENTH AMENDMENT TO NOTICE OF SPECIAL TAX LIEN

City of Lathrop
Community Facilities District No. 2013-1
(River Islands Public Services and Facilities)
Annexation No. 15

Pursuant to the requirements of Section 3117.5 of the Streets and Highways Code of California and the Mello-Roos Community Facilities Act of 1982, as amended, Section 53311, *et. seq.*, of the California Government Code (the "Act"), the undersigned City Clerk of the City of Lathrop (the "City"), County of San Joaquin, State of California, hereby gives notice that a lien to secure payment of a special tax is hereby imposed by the City Council of the City on the property described in Exhibit A hereto. The special tax secured by this lien is authorized to be levied for the purpose of paying principal and interest on bonds, the proceeds of which are being used to finance the acquisition and construction of all or a portion of the public facilities authorized to be funded by the City of Lathrop Community Facilities District No. 2013-1 (River Islands Public Services and Facilities) (the "CFD"), and to pay costs of the public services and facilities authorized to be funded by the CFD, both as described in Exhibit A to the Notice of Special Tax Lien heretofore recorded in the Office of the County Recorder for the County of San Joaquin, State of California (the "County Recorder") on November 18, 2013 as Document No. 2013-143754 (the "Original Notice"), and said special tax is to be levied according to the Rate and Method of Apportionment of Special Tax set forth in Exhibit B to the Notice of Special Tax Lien, to which recorded Notice of Special Tax Lien reference is hereby made and the provisions of which are hereby incorporated herein in full by this reference. An Amended Notice of Special Tax Lien reflecting the Amended Rate and Method of Apportionment of Special Tax was subsequently recorded at the County Recorder on October 23, 2015 as Document No. 2015-127760 (the "Amended Notice").

This Fifteenth Amendment to Notice of Special Tax Lien amends the Notice of Special Tax Lien to add to the territory within the City of Lathrop Community Facilities District No. 2013-1 (River Islands Public Services and Facilities) certain real property identified in Exhibit A hereto (the "Property") and shown within the future annexation area on the boundary map of the community facilities district recorded on June 1, 2013, in Book 6 of Maps of Assessment and Community Facilities Districts at Page 42 (Document No. 2013-136637), in the Office of the

County Recorder, which map is the final boundary map of the community facilities district. The Property is being annexed into Tax Zone 1 of the community facilities district, as described in the Amended and Restated Rate and Method of Apportionment of Special Tax attached as Exhibit A to the Amended Notice, with the maximum special tax rates identified in Exhibit B hereto.

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

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

Dated: _____, 2021.

By: _____
City Clerk,
City of Lathrop

EXHIBIT A

CITY OF LATHROP
COMMUNITY FACILITIES DISTRICT NO. 2013-1
(RIVER ISLANDS PUBLIC SERVICES AND FACILITIES)
ANNEXATION NO. 15

ASSESSOR'S PARCEL NUMBER(S) AND OWNER(S) OF LAND
WITHIN ANNEXATION NO. 15 TO CITY OF LATHROP
COMMUNITY FACILITIES DISTRICT NO. 2013-1
(RIVER ISLANDS PUBLIC SERVICES AND FACILITIES)

Name(s) of Property Owner(s)	San Joaquin County Assessor's Parcel No.
RIVER ISLANDS STAGE 2B, LLC 73 W. STEWART RD., LATHROP, CA 95330	213-470-02

EXHIBIT B
CITY OF LATHROP
COMMUNITY FACILITIES DISTRICT NO. 2013-1
(RIVER ISLANDS PUBLIC SERVICES AND FACILITIES)
ANNEXATION NO. 15

MAXIMUM SERVICES SPECIAL TAX FOR ZONE 1 OF THE CFD

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

Type of Property	Lot Size	Maximum Services Special Tax in Tax Zone 1 Prior to the Trigger Event (Fiscal Year 2013-14)*	Maximum Services Special Tax in Tax Zone 1 After the Trigger Event (Fiscal Year 2013-14)*
Residential Property:			
Single Family Detached Property	Greater than 7,000 SqFt	\$328.74 per SFD Lot	\$155.91 per SFD Lot
Single Family Detached Property	5,801 to 7,000 SqFt	\$265.42 per SFD Lot	\$125.88 per SFD Lot
Single Family Detached Property	4,801 to 5,800 SqFt	\$243.51 per SFD Lot	\$115.49 per SFD Lot
Single Family Detached Property	4,000 to 4,800 SqFt	\$206.98 per SFD Lot	\$98.16 per SFD Lot
Single Family Detached Property	Less Than 4,000 SqFt	\$192.37 per SFD Lot	\$91.23 per SFD Lot
Single Family Attached Property	Not Applicable	\$0.00 per Unit	\$0.00 per Unit
Multi-Family Property	Not Applicable	\$0.00 per Unit	\$0.00 per Unit
Non-Residential Property	Not Applicable	\$0.00 per Non-Residential Square Foot	\$0.00 per Non-Residential Square Foot

** On July 1, 2014, and on each July 1 thereafter, all figures shown in the table above shall be increased by the Escalation Factor.*

MAXIMUM FACILITIES SPECIAL TAX FOR ZONE 1 OF THE CFD

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

Type of Property	Lot Size	Maximum Facilities Special Tax in Tax Zone 1 Prior to the Trigger Event (Fiscal Year 2013-14)*	Maximum Facilities Special Tax in Tax Zone 1 After the Trigger Event (Fiscal Year 2013-14)*
Residential Property:			
Single Family Detached Property	Greater than 7,000 SqFt	\$0.00 per SFD Lot	\$172.83 per SFD Lot
Single Family Detached Property	5,801 to 7,000 SqFt	\$0.00 per SFD Lot	\$139.54 per SFD Lot
Single Family Detached Property	4,801 to 5,800 SqFt	\$0.00 per SFD Lot	\$128.02 per SFD Lot
Single Family Detached Property	4,000 to 4,800 SqFt	\$0.00 per SFD Lot	\$108.82 per SFD Lot
Single Family Detached Property	Less Than 4,000 SqFt	\$0.00 per SFD Lot	\$101.14 per SFD Lot
Single Family Attached Property	Not Applicable	\$0.00 per Unit	\$0.00 per Unit
Multi-Family Property	Not Applicable	\$0.00 per Unit	\$0.00 per Unit
Non-Residential Property	Not Applicable	\$0.00 per Non-Residential Square Foot	\$0.00 per Non-Residential Square Foot

** On July 1, 2014, and on each July 1 thereafter until the first Fiscal Year after the Trigger Event, all figures shown in the table above shall be increased by the Escalation Factor. On July 1 of the first Fiscal Year after the Trigger Event, and on each July 1 thereafter, the Maximum Facilities Special Taxes shall increase by two percent (2%) of the amount in effect in the prior Fiscal Year.*

**UNANIMOUS APPROVAL
of Annexation to a Community Facilities District
and Related Matters**

**CITY OF LATHROP
Community Facilities District No. 2013-1
(River Islands Public Services and Facilities)**

To the Honorable City Council,
City of Lathrop
390 Towne Centre Drive
Lathrop, CA 95330

Members of the City Council:

This constitutes the Unanimous Approval (the "Unanimous Approval") of River Islands Stage 2B, LLC, the record owner(s) (the "Property Owner") of the fee title to the real property identified below (the "Property") contemplated by Section 53339.3 et seq. of the Mello-Roos Community Facilities Act of 1982, as amended (the "Act") to annexation of the Property to the "City of Lathrop, Community Facilities District No. 2013-1 (River Islands Public Services and Facilities)" (the "CFD"), and it states as follows:

1. Property Owner. This Unanimous Approval is submitted by the Property Owner as the record owner(s) of fee title to the Property. The Property Owner has supplied to the City current evidence of its ownership of fee title to the Property.

2. Approval of Annexation. This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the annexation of the Property to the CFD. The CFD was formed to finance the municipal services and facilities (the "Services and Facilities") described in Exhibit A hereto and made a part hereof.

3. Approval of Special Tax and the Facilities and Services. This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the levy of special taxes (the "Special Taxes") on the Property to finance the Services and Facilities, according to the Amended Rate and Method of Apportionment of Special Taxes for the CFD attached hereto as Exhibit B and made a part hereof (the "Rate and Method"). Exhibit B includes the cost estimate for the Facilities and Services. The Property is being annexed into Tax Zone 1 of the CFD with the maximum special tax rates identified in Exhibit C hereto. The City will create a special account into which the Special Taxes will be deposited, when collected. The City will prepare the annual report required by Government Code Section 50075.3.

4. Approval of the Appropriations Limit. This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the appropriations limit established for the CFD.

5. Waivers and Vote. The Property Owner hereby confirms that this Unanimous Approval constitutes its approval and unanimous vote as described herein and as contemplated by Section 53339.3 et seq. of the Act and Article XIII A of the California Constitution. The Property Owner hereby waives all other rights with respect to the annexation of the Property, the levy of the Special Taxes on the Property and the other matters covered in this Unanimous Approval.

6. Recordation of Amendment to Notice of Special Tax Lien. The Notice of Special Tax Lien for the CFD was recorded in the Office of the County Recorder of the County of San Joaquin, State of California on November 18, 2013, as Document No. 2013-143754 in the Office of the County Recorder of the County of San Joaquin, and amended as referred to in the Amended Notice of Special Tax Lien recorded on October 23, 2015 as Document No. 2015-127760. The Property Owner hereby authorizes and directs the City Clerk to execute and cause to be recorded in the office of the County Recorder of the County of San Joaquin an amendment to the Notice of Special Tax Lien for the CFD as required by Section 3117.5 of the California Streets and Highways Code. The amendment to the Notice of Special Tax Lien shall include the Rate and Method as an exhibit thereto.

7. Authority Warranted. The Property Owner warrants to the City that the presentation of this Unanimous Approval, any votes, consents or waivers contained herein, and other actions mandated by the City for the annexation of the Property to the CFD shall not constitute or be construed as events of default or delinquencies under any existing or proposed financing documents entered into or to be entered into by the Property Owner for the Property, including any “due-on-encumbrance” clauses under any existing security instruments secured by the Property.

8. Due Diligence and Disclosures. The Property Owner agrees to cooperate with the City and its attorneys and consultants and to provide all information and disclosures required by the City about the Special Taxes to purchasers of the Property or any part of it.

9. Agreements. The Property Owner further agrees to execute such additional or supplemental agreements as may be required by the City to provide for any of the actions and conditions described in this Unanimous Approval, including any cash deposit required to pay for the City’s costs in annexing the Property to the CFD.

10. The Property. The Property is identified as follows:

Assessor’s Parcel No. 213-470-02

Property Address: N/A

By executing this Unanimous Approval, the Property Owner agrees to all of the above.

Tax Zone #: 1

Property Owner

RIVER ISLANDS STAGE 2B, LLC
a Delaware limited liability company

By:  _____

Name: Susan Dell'Osso

Title: President

Notice Address:

River Islands Stage 2B, LLC
73 W. Stewart Rd.,
Lathrop, CA 95330

(Attach acknowledgment)

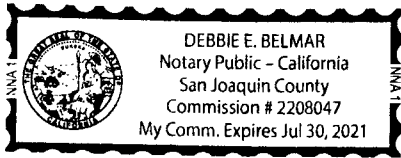
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California)
County of San Joaquin)

On December 8, 2020, before me, Debbie E. Belmar, a Notary Public, personally appeared Susan Dell’Osso, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature Debbie E. Belmar
Signature of Notary Public

OPTIONAL

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

Description of Attached Document

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

Capacity(ies) Claimed by Signer(s)

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

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

EXHIBIT A

**CITY OF LATHROP
Community Facilities District No. 2013-1
(River Islands Public Services and Facilities)**

DESCRIPTION OF AUTHORIZED SERVICES AND FACILITIES

Services

The services to be funded, in whole or in part, by the community facilities district (CFD) include all direct and incidental costs related to providing public services and maintenance of public infrastructure within the River Islands area including the area initially included in the CFD, as well as any future annexation area of the CFD and areas adjacent to the foregoing. More specifically, the services shall include, but not be limited to: (i) police protection services, including City contracts with the San Joaquin Sheriff's Office or other police services providers, or costs of a City police department if and when one is established, (ii) maintenance of open space, including trails and habitat areas, with services to include, but not be limited to, irrigation and vegetation control; (iii) maintenance of roads and roadways, with services to include, but not be limited to, regularly scheduled street sweeping, repair of public streets, striping of streets and repair and repainting of sound walls and other appurtenances; (iv) storm protection services, including, but not limited to, the operation and maintenance of storm drainage systems, (v) landscaping in public areas and in the public right of way along public streets, including, but not limited to, irrigation, tree trimming and vegetation maintenance and control; and (vi) any other public services authorized to be funded under Section 53313 of the California Government Code that are not already funded by another community facilities district on the property within the CFD.

The CFD may fund any of the following related to the services described in the preceding paragraph: obtaining, constructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of personnel necessary or convenient to provide the services, payment of insurance costs and other related expenses and the provision of reserves for repairs and replacements and for the future provision of services. The services to be financed by the CFD are in addition to those provided in the territory of the CFD before the date of formation of the CFD and will not supplant services already available within that territory when the District is created.

Facilities

The CFD may also fund all or any portion of the costs of the following facilities to be located within or in the vicinity of the CFD:

Roadway and related improvements, including, but not limited to, construction of the roadways currently identified on Vesting Tentative Map No. 3694 as Stewart Road, Golden Valley Parkway, South River Islands Parkway, North River Islands Parkway, Broad Street, Commercial Street, J8 Street, B5 Street, B6 Street and C1 Street, as well as other backbone and

arterial streets, including, but not limited to, grading, fill, pavement section, curb gutter and sidewalk, joint trench, water, sewer, reclaimed water, storm drainage, and other utility improvements necessary for, or incidental to, road construction. Roadway improvements may also include landscaping, street lights and signage, and traffic signals and striping.

Bradshaw's Crossing Bridge improvements, including, but not limited to, design, construction, utility connections, mitigation payments, right-of-way acquisition, and other improvements required for, or incidental to, construction of the bridge.

Water infrastructure, including, but not limited to, tanks, pump stations, distribution lines, and other improvements necessary for, or incidental to, the delivery of potable or reclaimed water.

Sewer infrastructure, including, but not limited to, treatment facilities, sanitary sewer collection lines and force mains, effluent holding and storage, pump stations, lift stations, and other improvements necessary for, or incidental to, the delivery of sanitary sewer service.

Public landscaping and recreational features along rivers, lakes, within parks, and along and including pathways.

Offsite public infrastructure, including, but not limited to, the extension of sanitary sewer lines and payment of license fees (e.g., to Caltrans or UPRR) and any other incidental fees or exactions.

The facilities authorized to be funded by the CFD shall include the costs of design, engineering, surveys, reports, environmental mitigation, soils testing, permits, plan check, inspection fees, impact fees, insurance, construction management, and any other costs or appurtenances related to any of the foregoing.

Administrative Expenses

The administrative expenses to be funded by the CFD include the direct and indirect expenses incurred by the City of Lathrop (City) in carrying out its duties with respect to the CFD including, but not limited to, the levy and collection of the special taxes, the fees and expenses of attorneys, any fees of the County of San Joaquin related to the CFD or the collection of special taxes, an allocable share of the salaries of any City staff directly related thereto and a proportionate amount of the City's general administrative overhead related thereto, any amounts paid by the City from its general fund with respect to the CFD or the services authorized to be financed by the CFD, and expenses incurred by the City in undertaking action to foreclose on properties for which the payment of special taxes is delinquent, and all other costs and expenses of the City in any way related to the CFD.

Other

The incidental expenses that may be funded by the CFD include, in addition to the administrative expenses identified above, the payment or reimbursement to the CFD of all costs associated with the establishment and ongoing administration of the CFD.

EXHIBIT B

**CITY OF LATHROP
COMMUNITY FACILITIES DISTRICT NO. 2013-1
(RIVER ISLANDS PUBLIC SERVICES AND FACILITIES)**

AMENDED RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

Special Taxes applicable to each Assessor's Parcel in the City of Lathrop Community Facilities District No. 2013-1 (River Islands Public Services and Facilities) shall be levied and collected according to the tax liability determined by the City or its designee, through the application of the appropriate amount or rate for Taxable Property, as described below. All of the property in the CFD, unless exempted by law or by the provisions of Section F below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to the CFD unless a separate rate and method of apportionment of Special Tax is adopted for the annexation area.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Accessory Unit" means a second residential unit of limited size (e.g., granny cottage, second unit) that shares a Parcel with a single-family detached unit.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, (commencing with Section 53311), Division 2 of Title 5 of the California Government Code.

"Administrative Expenses" means any or all of the following: expenses of the City in carrying out its duties with respect to the CFD, including, but not limited to, the levy and collection of Special Taxes, the fees and expenses of its legal counsel, costs related to annexing property into the CFD, charges levied by the County in connection with the levy and collection of Special Taxes, costs related to property owner inquiries regarding the Special Taxes, costs associated with appeals or requests for interpretation associated with the Special Taxes and this Amended RMA, costs associated with foreclosure and collection of delinquent Special Taxes and all other costs and expenses of the City and County in any way related to the establishment or administration of the CFD.

"Administrator" means the person or firm designated by the City to administer the Special Taxes according to this Amended RMA.

"Amended RMA" means this Amended Rate and Method of Apportionment of Special Tax.

"Assessor's Parcel" or "Parcel" means a lot or parcel shown on a County Assessor's Parcel map with an assigned County Assessor's Parcel number.

“Authorized Facilities” means the public facilities authorized to be financed, in whole or in part, by Facilities Special Taxes collected within the CFD, pursuant to the documents adopted by the City Council at CFD Formation.

“Authorized Services” means those services that are authorized to be funded by Services Special Taxes collected within the CFD, pursuant to the documents adopted by the City Council at CFD Formation.

“CFD” means the City of Lathrop Community Facilities District No. 2013-1 (River Islands Public Services and Facilities).

“CFD Formation” means the date on which the Resolution of Formation to form CFD No. 2013-1 was adopted by the City Council.

“City” means the City of Lathrop.

“City Council” means the City Council of the City of Lathrop.

“County” means the County of San Joaquin.

“Developed Property” means, in any Fiscal Year, the following:

- for Single Family Detached Property, all Parcels of Taxable Property for which a Final Map was recorded on or prior to June 30 of the preceding Fiscal Year
- for Multi-Family Property and Single Family Attached Property, all Parcels of Taxable Property for which a building permit for new construction of a residential structure was issued on or prior to June 30 of the preceding Fiscal Year
- for Non-Residential Property, all Parcels of Taxable Property for which a building permit for new construction of a structure was issued on or prior to June 30 of the preceding Fiscal Year.

“Development Agreement” means the 2003 Amended and Restated Development Agreement dated February 4, 2003 and recorded on March 31, 2003 in the San Joaquin County Recorder’s Office as Document No. 2003-069319, as has been amended and as may be amended in the future.

“Escalation Factor” means, in any Fiscal Year, the lesser of (i) the increase from the prior Fiscal Year, if any, in the Local Consumer Price Index (CPI) for the San Francisco-Oakland-San Jose Area for All Urban Consumers, or (ii) four percent (4%). The CPI used shall be as determined by the Bureau of Labor Statistics from April to April beginning with the period from April 2013 to April 2014.

“Facilities Special Tax” means a special tax levied in any Fiscal Year after the Trigger Event has taken place to pay the Facilities Special Tax Requirement.

“Facilities Special Tax Requirement” means the amount necessary in any Fiscal Year after the Trigger Event to pay the costs of Authorized Facilities to be funded directly from Facilities Special Tax proceeds.

“Final Map” means a final map, or portion thereof, approved by the City and recorded by the County pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq) that creates SFD Lots. The term “Final Map” shall not include any large lot subdivision map, Assessor’s Parcel Map, or subdivision map or portion thereof, that does not create SFD Lots, including Assessor’s Parcels that are designated as remainder parcels.

“Fiscal Review Process” means the River Islands Annual Fiscal Review Process, which is required pursuant to the Development Agreement, and which process is described in detail in Exhibit B of the Development Agreement.

“Fiscal Year” means the period starting July 1 and ending on the following June 30.

“Maximum Facilities Special Tax” means the greatest amount of Facilities Special Tax that can be levied on a Parcel in any Fiscal Year after the Trigger Event, as determined in accordance with Section C.2 below.

“Maximum Services Special Tax” means the greatest amount of Services Special Tax that can be levied on a Parcel in any Fiscal Year, as determined in accordance with Section C.1 below.

“Maximum Special Taxes” means, collectively, the Maximum Facilities Special Tax and the Maximum Services Special Tax that can be levied on a Parcel in any Fiscal Year.

“Multi-Family Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a building permit or use permit has been issued or is expected to be issued for construction of a residential structure with five or more Units that share a single Assessor’s Parcel number, are offered for rent to the general public, and cannot be purchased by individual homebuyers.

“Non-Residential Property” means all Assessor’s Parcels of Taxable Property for which a building permit was or is expected to be issued for an office, commercial, retail, industrial or mixed-use building, as determined by the City.

“Non-Residential Square Footage” means the net leasable square footage used by or designated for non-residential uses within a building as reflected on the condominium plan, site plan, building permit for new construction, or other such document. If a structure on a Parcel of Non-Residential Property includes Units, such Units shall be categorized and taxed as Residential Property, and the square footage of such Units shall not be counted as Non-Residential Square Footage for purposes of determining the Maximum Special Taxes pursuant to Section C below.

“Proportionately” means that the ratio of the actual Special Tax levied in any Fiscal Year to the Maximum Special Tax authorized to be levied in that Fiscal Year is equal for all Assessor’s Parcels of Developed Property.

“Public Property” means any property within the boundaries of the CFD that is owned by or irrevocably offered for dedication to the federal government, State of California, County, City, or other local governments or public agencies.

“Residential Property” means, collectively, Single Family Detached Property, Single Family Attached Property, and Multi-Family Property. If a building includes both Units and Non-Residential Square Footage, the Units within the building shall be categorized as Residential Property for purposes of this Amended RMA.

“Services Special Tax” means a special tax levied in any Fiscal Year to pay the Services Special Tax Requirement.

“Services Special Tax Requirement” means the amount of revenue needed in any Fiscal Year to pay for: (i) Authorized Services, (ii) Administrative Expenses, and (iii) amounts needed to cure any delinquencies in the payment of Services Special Taxes which have occurred or (based on delinquency rates in prior years) may be expected to occur in the Fiscal Year in which the tax will be collected. In any Fiscal Year, the Services Special Tax Requirement shall be reduced by surplus amounts available (as determined by the City) from the levy of the Services Special Tax in prior Fiscal Years, including revenues from the collection of delinquent Services Special Taxes and associated penalties and interest.

“SFD Lot” means an individual residential lot, identified and numbered on a recorded Final Map, on which a building permit was or is permitted to be issued for construction of a single family detached unit without further subdivision of the lot and for which no further subdivision of the lot is anticipated pursuant to an approved tentative map.

“Single Family Attached Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a building permit was or is expected to be issued for construction of a residential structure consisting of two or more Units that share common walls, have separate Assessor’s Parcel numbers assigned to them (except for a duplex unit, which may share an Assessor’s Parcel with another duplex unit), and may be purchased by individual homebuyers (which shall still be the case even if the Units are purchased and subsequently offered for rent by the owner of the unit), including such residential structures that meet the statutory definition of a condominium contained in Civil Code Section 1351.

“Single Family Detached Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a building permit was or is expected to be issued for construction of a Unit that does not share a common wall with another Unit. An Accessory Unit that shares a Parcel with a single-family detached unit shall not be considered a separate Unit for purposes of this Amended RMA.

“Special Taxes” means, collectively, the Facilities Special Tax and the Services Special Tax.

“Taxable Property” means all of the Assessor’s Parcels within the boundaries of the CFD which are not exempt from the Special Taxes pursuant to law or Section F below.

“Tax Zone” means a mutually exclusive geographic area within which Special Taxes may be levied pursuant to this Amended RMA. *All of the property within CFD No. 2013-1 at the time of CFD Formation is within Tax Zone 1.* Additional Tax Zones may be created when property

is annexed to the CFD, and separate Maximum Special Taxes shall be identified for property within the new Tax Zone at the time of such annexation. The Assessor's Parcels included within a new Tax Zone established when such Parcels are annexed to the CFD shall be identified by Assessor's Parcel number in the Unanimous Approval Form that is signed by the owner(s) of the Parcels at the time of annexation.

“Unanimous Approval Form” means that form executed by the record owner of fee title to a Parcel or Parcels annexed into the CFD that constitutes the property owner's approval and unanimous vote in favor of annexing into the CFD and the levy of Special Taxes against his/her Parcel or Parcels pursuant to this Amended RMA.

“Trigger Event” will be deemed to have occurred in any Fiscal Year if, on or before June 30 of the prior Fiscal Year, the City has made a finding that, for the third year in a row, the Fiscal Review Process has demonstrated that fiscal surpluses will be generated to the City's general fund from development within the River Islands Master Plan area, and, as part of the Fiscal Review Process in each of the prior three years, the Services Special Tax revenue factored into the fiscal analysis was based on the Services Special Tax being levied at only 47.43% of the Maximum Services Special Tax that could have been levied in each of those three years. Once the Trigger Event has occurred, the reduced Services Special Taxes and the Facilities Special Taxes determined pursuant to Sections C.1 and C.2 shall be the applicable Maximum Special Taxes in all future Fiscal Years regardless of the results of future Fiscal Review Processes.

“Unit” means a single family detached unit or an individual unit within a duplex, triplex, halfplex, fourplex, condominium, townhome, live/work, or apartment structure.

B. DATA FOR ADMINISTRATION OF SPECIAL TAXES

On or about July 1 of each Fiscal Year, the Administrator shall identify the current Assessor's Parcel numbers for all Parcels of Developed Property within the CFD. The Administrator shall also determine: (i) within which Tax Zone each Parcel is located; (ii) which Parcels of Developed Property are Residential Property and Non-Residential Property; (iii) the Non-Residential Square Footage of buildings on each Parcel of Non-Residential Property; (iv) for Single Family Detached Property, the square footage of each SFD Lot, (v) by reference to the condominium plan, site plan, or other document, the number of Units on each Parcel of Single Family Attached Property and Multi-Family Property; (vi) whether the Trigger Event has occurred; and (vii) the Services Special Tax Requirement and, if the Trigger Event has occurred, the Facilities Special Tax Requirement for the Fiscal Year. To determine the square footage of each Parcel of Single Family Detached Property, the Administrator shall reference Assessor's Parcel Maps or, if the square footage is not yet designated on such maps, the small lot subdivision map recorded to create the individual lots.

In any Fiscal Year, if it is determined that: (i) a parcel map for property in the CFD was recorded after January 1 of the prior Fiscal Year (or any other date after which the Assessor will not incorporate the newly-created parcels into the then current tax roll), (ii) because of the date the parcel map was recorded, the Assessor does not yet recognize the new parcels created by the parcel map, and (iii) a building permit was issued on or prior to June 30 of the prior Fiscal Year for development on one or more of the newly-created parcels, the Administrator shall calculate the

Special Taxes for Units and/or Non-Residential Square Footage within the subdivided area and levy such Special Taxes on the master Parcel that was subdivided by recordation of the parcel map.

C. MAXIMUM SPECIAL TAXES

1. Services Special Tax, Tax Zone 1

Table 1 below identifies the Maximum Services Special Tax for Developed Property within Tax Zone 1, both before and after the Trigger Event; a different Maximum Services Special Tax may be identified for property that annexes into the CFD and is part of a separate Tax Zone.

TABLE 1
Maximum Services Special Tax
Tax Zone 1

<i>Type of Property</i>	<i>Lot Size</i>	<i>Maximum Services Special Tax in Tax Zone 1 Prior to the Trigger Event (Fiscal Year 2013-14)*</i>	<i>Maximum Services Special Tax in Tax Zone 1 After the Trigger Event (Fiscal Year 2013-14)*</i>
<u>Residential Property:</u>			
Single Family Detached Property	Greater than 7,000 SqFt	\$328.74 per SFD Lot	\$155.91 per SFD Lot
Single Family Detached Property	5,801 to 7,000 SqFt	\$265.42 per SFD Lot	\$125.88 per SFD Lot
Single Family Detached Property	4,801 to 5,800 SqFt	\$243.51 per SFD Lot	\$115.49 per SFD Lot
Single Family Detached Property	4,000 to 4,800 SqFt	\$206.98 per SFD Lot	\$ 98.16 per SFD Lot
Single Family Detached Property	Less than 4,000 SqFt	\$192.37 per SFD Lot	\$ 91.23 per SFD Lot
Single Family Attached Property	Not Applicable	\$ 0.00 per Unit	\$ 0.00 per Unit
Multi-Family Property	Not Applicable	\$ 0.00 per Unit	\$ 0.00 per Unit
Non-Residential Property	Not Applicable	\$0.00 per Non-Residential Square Foot	\$0.00 per Non-Residential Square Foot

**** On July 1, 2014 and on each July 1 thereafter, all figures shown in Table 1 above shall be increased by the Escalation Factor.***

2. *Facilities Special Tax, Tax Zone 1*

Table 2 below identifies the Maximum Facilities Special Tax for Developed Property within Tax Zone 1 both before and after the Trigger Event; a different Maximum Facilities Special Tax may be identified for property that annexes into the CFD and is part of a separate Tax Zone.

TABLE 2
Maximum Facilities Special Tax
Tax Zone 1

<i>Type of Property</i>	<i>Lot Size</i>	<i>Maximum Facilities Special Tax in Tax Zone 1 Prior to the Trigger Event (Fiscal Year 2013-14)*</i>	<i>Maximum Facilities Special Tax in Tax Zone 1 After the Trigger Event (Fiscal Year 2013-14)*</i>
Residential Property:			
Single Family Detached Property	Greater than 7,000 SqFt	\$ 0.00 per SFD Lot	\$172.83 per SFD Lot
Single Family Detached Property	5,801 to 7,000 SqFt	\$ 0.00 per SFD Lot	\$139.54 per SFD Lot
Single Family Detached Property	4,801 to 5,800 SqFt	\$ 0.00 per SFD Lot	\$128.02 per SFD Lot
Single Family Detached Property	4,000 to 4,800 SqFt	\$ 0.00 per SFD Lot	\$108.82 per SFD Lot
Single Family Detached Property	Less than 4,000 SqFt	\$ 0.00 per SFD Lot	\$101.14 per SFD Lot
Single Family Attached Property	Not Applicable	\$ 0.00 per Unit	\$ 0.00 per Unit
Multi-Family Property	Not Applicable	\$ 0.00 per Unit	\$ 0.00 per Unit
Non-Residential Property	Not Applicable	\$0.00 per Non-Residential Square Foot	\$0.00 per Non-Residential Square Foot

*** On July 1, 2014 and on each July 1 thereafter until the first Fiscal Year after the Trigger Event, all figures shown in Table 2 above shall be increased by the Escalation Factor. On July 1 of the first Fiscal Year after the Trigger Event, and on each July 1 thereafter, the Maximum Facilities Special Taxes shall increase by two percent (2%) of the amount in effect in the prior Fiscal Year.**

3. *Maximum Special Taxes for Mixed-Use Buildings*

If, in any Fiscal Year, the Administrator determines that a Parcel of Developed Property is built or proposed to be built with both Units and Non-Residential Square Footage, the Maximum Special Tax for the Parcel shall be the sum of (i) the aggregate Maximum Special Taxes for all Units on the Parcel, and (ii) the Maximum Special Taxes determined for all of the Non-Residential Square Footage on the Parcel.

D. METHOD OF LEVY OF THE SPECIAL TAXES

1. Services Special Tax

Each Fiscal Year, the Administrator shall determine the Services Special Tax Requirement for the Fiscal Year, and the Services Special Tax shall be levied on each Parcel of Developed Property within the CFD in the amount of either (i) the Maximum Services Special Tax, or (ii) the Proportionately determined percentage of the Maximum Services Special Tax required to generate the Services Special Tax Requirement, whichever is less.

2. Facilities Special Tax

Each Fiscal Year after the Trigger Event, the Administrator shall determine the Facilities Special Tax Requirement for the Fiscal Year, and the Facilities Special Tax shall be levied on each Parcel of Developed Property within the CFD in the amount of either (i) the Maximum Facilities Special Tax, or (ii) the Proportionately determined percentage of the Maximum Facilities Special Tax required to generate the Facilities Special Tax Requirement, whichever is less.

E. MANNER OF COLLECTION OF SPECIAL TAXES

The Special Taxes shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that the City may directly bill, collect at a different time or in a different manner, and/or collect delinquent Special Taxes through foreclosure or other available methods.

The Facilities Special Tax shall be levied for thirty (30) Fiscal Years, beginning the first Fiscal Year after the Trigger Event has taken place. Under no circumstances may the Facilities Special Tax on a Parcel in residential use be increased in any Fiscal Year as a consequence of delinquency or default in payment of the Facilities Special Tax levied on another Parcel or Parcels by more than ten percent (10%) above the amount that would have been levied in that fiscal year had there never been any such delinquencies or defaults. The Services Special Tax may be levied and collected in perpetuity.

F. EXEMPTIONS

No Special Taxes shall be levied on Public Property or any other Parcels in the CFD that are not Residential Property or Non-Residential Property, as defined herein.

G. INTERPRETATION OF SPECIAL TAX FORMULA

The City may interpret, clarify, and/or revise this Amended RMA to correct any inconsistency, vagueness or ambiguity as it relates to the Special Tax rate, the method of apportionment, the classification of properties or any definition applicable to the CFD, by resolution or ordinance. The City, upon the request of an owner of land within the CFD which is not Developed Property, may also amend this Amended RMA in any manner acceptable to the City, by resolution or

ordinance following a public hearing, upon the affirmative vote of such owner to such amendment and without the vote of owners of any other land within the CFD, provided such amendment only affects such owner's land.

EXHIBIT C
CITY OF LATHROP
COMMUNITY FACILITIES DISTRICT NO. 2013-1
(RIVER ISLANDS PUBLIC SERVICES AND FACILITIES)
ANNEXATION NO. 15

MAXIMUM SERVICES SPECIAL TAX FOR ZONE 1 OF THE CFD

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

Type of Property	Lot Size	Maximum Services Special Tax in Tax Zone 1 Prior to the Trigger Event (Fiscal Year 2013-14)*	Maximum Services Special Tax in Tax Zone 1 After the Trigger Event (Fiscal Year 2013-14)*
<u>Residential Property:</u>			
Single Family Detached Property	Greater than 7,000 SqFt	\$328.74 per SFD Lot	\$155.91 per SFD Lot
Single Family Detached Property	5,801 to 7,000 SqFt	\$265.42 per SFD Lot	\$125.88 per SFD Lot
Single Family Detached Property	4,801 to 5,800 SqFt	\$243.51 per SFD Lot	\$115.49 per SFD Lot
Single Family Detached Property	4,000 to 4,800 SqFt	\$206.98 per SFD Lot	\$98.16 per SFD Lot
Single Family Detached Property	Less Than 4,000 SqFt	\$192.37 per SFD Lot	\$91.23 per SFD Lot
Single Family Attached Property	Not Applicable	\$0.00 per Unit	\$0.00 per Unit
Multi-Family Property	Not Applicable	\$0.00 per Unit	\$0.00 per Unit
Non-Residential Property	Not Applicable	\$0.00 per Non-Residential Square Foot	\$0.00 per Non-Residential Square Foot

** On July 1, 2014, and on each July 1 thereafter, all figures shown in the table above shall be increased by the Escalation Factor.*

MAXIMUM FACILITIES SPECIAL TAX FOR ZONE 1 OF THE CFD

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

Type of Property	Lot Size	Maximum Facilities Special Tax in Tax Zone 1 Prior to the Trigger Event (Fiscal Year 2013-14)*	Maximum Facilities Special Tax in Tax Zone 1 After the Trigger Event (Fiscal Year 2013-14)*
Residential Property:			
Single Family Detached Property	Greater than 7,000 SqFt	\$0.00 per SFD Lot	\$172.83 per SFD Lot
Single Family Detached Property	5,801 to 7,000 SqFt	\$0.00 per SFD Lot	\$139.54 per SFD Lot
Single Family Detached Property	4,801 to 5,800 SqFt	\$0.00 per SFD Lot	\$128.02 per SFD Lot
Single Family Detached Property	4,000 to 4,800 SqFt	\$0.00 per SFD Lot	\$108.82 per SFD Lot
Single Family Detached Property	Less Than 4,000 SqFt	\$0.00 per SFD Lot	\$101.14 per SFD Lot
Single Family Attached Property	Not Applicable	\$0.00 per Unit	\$0.00 per Unit
Multi-Family Property	Not Applicable	\$0.00 per Unit	\$0.00 per Unit
Non-Residential Property	Not Applicable	\$0.00 per Non-Residential Square Foot	\$0.00 per Non-Residential Square Foot

** On July 1, 2014, and on each July 1 thereafter until the first Fiscal Year after the Trigger Event, all figures shown in the table above shall be increased by the Escalation Factor. On July 1 of the first Fiscal Year after the Trigger Event, and on each July 1 thereafter, the Maximum Facilities Special Taxes shall increase by two percent (2%) of the amount in effect in the prior Fiscal Year.*

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

Secretary
Island Reclamation District No. 2062
73 West Stewart Road
Lathrop, CA 95330

Recorded for the benefit of Island
Reclamation District No. 2062 pursuant
to Government Code Section 27383

FIFTEENTH AMENDMENT TO NOTICE OF SPECIAL TAX LIEN

Island Reclamation District No. 2062
Community Facilities District No. 2013-1
(Levee and Lake Maintenance Services)
Annexation No. 15

Pursuant to the requirements of Section 3117.5 of the Streets and Highways Code of California and the Mello-Roos Community Facilities Act of 1982, as amended, Section 53311, *et. seq.*, of the California Government Code (the "Act"), the undersigned Secretary of Island Reclamation District No. 2062 (the "IRD 2062"), County of San Joaquin, State of California, hereby gives notice that a lien to secure payment of a special tax is hereby imposed by the Board of Trustees of IRD 2062 on the property described in Exhibit A hereto. The special tax secured by this lien is authorized to be levied for the purpose of paying the costs of services described in Exhibit A to the Notice of Special Tax Lien heretofore recorded in the Office of the County Recorder for the County of San Joaquin, State of California (the "County Recorder") on October 3, 2013 as Document No. 2013-126695 (the "Original Notice"), and said special tax is to be levied according to the Amended and Restated Rate and Method of Apportionment of Special Tax set forth in that certain First Amendment to Notice of Special Tax Lien heretofore recorded in the Office of the County Recorder on September 10, 2014 as Document No. 2014-089987 (the "First Amendment"), to which recorded Notice of Special Tax Lien and recorded First Amendment to Notice of Special Tax Lien reference is hereby made and the provisions of which are hereby incorporated herein in full by this reference.

This Fifteenth Amendment to Notice of Special Tax Lien amends the Notice of Special Tax Lien to add to the territory within Island Reclamation District No. 2062 Community Facilities District No. 2013-1 (Levee and Lake Maintenance Services) certain real property identified in Exhibit A hereto (the "Property") and shown within the future annexation area on the boundary map of the community facilities district recorded on August 29, 2013, in Book 6 of Maps of Assessment and Community Facilities Districts at Page 41 (Document No. 2013-111318, in the Office of the County Recorder, which map is the final boundary map of the community facilities district. The Property is being annexed into Tax Zone 1 of the community facilities district, as described in the Amended and Restated Rate and Method of Apportionment of Special Tax

attached as Exhibit A to the First Amendment, with the maximum special tax rates identified in Exhibit B hereto.

The assessor's tax parcel(s) numbers of all parcels or any portion thereof which are included in this Fifteenth Amendment to Notice of Special Tax Lien, together with the name(s) of the owner(s) thereof, as they appear on the latest secured assessment roll as of the date of recording hereof or as are otherwise known to IRD 2062 are as set forth in Exhibit A hereto which is by this reference made a part hereof.

For further information concerning the current and estimated future tax liability of owners or purchasers of real property or interests therein subject to the special tax lien, interested persons should contact the Treasurer of Island Reclamation District No. 2062, 73 West Stewart Road, Lathrop, California 95330, telephone number (209) 879-7900.

Dated: _____, 2020.

By: _____
Susan Dell'Osso, President,
Island Reclamation District No. 2062

EXHIBIT A

ISLAND RECLAMATION DISTRICT NO. 2062
COMMUNITY FACILITIES DISTRICT NO. 2013-1
(LEVEE AND LAKE MAINTENANCE SERVICES)
ANNEXATION NO. 15

ASSESSOR'S PARCEL NUMBER(S) AND OWNER(S) OF LAND WITHIN
ANNEXATION NO. 15 TO ISLAND RECLAMATION DISTRICT NO. 2062
COMMUNITY FACILITIES DISTRICT NO. 2013-1
(LEVEE AND LAKE MAINTENANCE SERVICES)

<u>Name(s) of Property Owner(s)</u>	<u>San Joaquin County Assessor's Parcel No.</u>
RIVER ISLANDS STAGE 2B, LLC 73 W. STEWART RD., LATHROP, CA 95330	213-470-02

EXHIBIT B

ISLAND RECLAMATION DISTRICT NO. 2062
COMMUNITY FACILITIES DISTRICT NO. 2013-1
(LEVEE AND LAKE MAINTENANCE SERVICES)
ANNEXATION NO. 15

MAXIMUM SPECIAL TAXES FOR ZONE 1 OF THE CFD

The table below identifies the Maximum Special Tax for Taxable Property within Tax Zone 1 and all Parcels that annex into Tax Zone 1.

TAX ZONE 1
MAXIMUM SPECIAL TAXES

<i>Type of Property</i>	<i>Maximum Special Tax Fiscal Year 2013-14 *</i>
Residential Property	\$81.00 per SFD Lot or Residential Unit
Non-Residential Property	\$640.00 per Acre
Mixed-Use Property	See Formula in RMA
Undeveloped Property	\$736.00 per Acre

** On July 1, 2014, and on each July 1 thereafter, the Maximum Special Taxes shown in Table 1 above shall be increased by the Escalation Factor.*

CONSENT TO, AND BALLOT IN FAVOR OF, ANNEXATION OF REAL PROPERTY TO ISLAND RECLAMATION DISTRICT NO. 2062 COMMUNITY FACILITIES DISTRICT NO. 2013-1 (LEVEE AND LAKE MAINTENANCE SERVICES)

To: Board of Trustees of Island Reclamation
District No. 2062, in its capacity as the
legislative body for Island Reclamation
District No. 2062 Community Facilities
District No. 2013-1 (Levee and Lake
Maintenance Services)

The undersigned hereby states and certifies, under penalty of perjury, as follows:

1. The undersigned is the owner (the "Owner"), or the legally authorized representative of the Owner, of fee title to the real property identified by San Joaquin County Assessor's parcel number(s) listed below (the "Property"), and possesses all legal authority necessary to execute this consent to, and ballot in favor of (the "Consent and Ballot"), the annexation of the Property to Island Reclamation District No. 2062 Community Facilities District No. 2013-1 (Levee and Lake Maintenance Services) (the "CFD").

2. The Owner understands that the Board of Trustees of Island Reclamation District No. 2062 (the "Board") has conducted proceeding pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the "Law") to form the CFD to finance various services (the "Services") described in Exhibit A hereto. The Owner also understands that the proceedings for the formation of the CFD authorized the Board to levy an annual special tax (the "Special Tax") on property in the CFD as specified in the Amended and Restated Rate and Method of Apportionment of Special Taxes (the "Rate and Method") for the CFD, a copy of which is attached hereto as Exhibit B, and authorized the annexation of property to the CFD, without additional public hearings, upon approval of the fee title owner of the property to be annexed as permitted by Section 53339.7(a) of the Law.

The Owner has been advised that a Notice of Special Tax Lien was recorded against the real property initially included within the boundaries of the CFD in the Office of the San Joaquin County Recorder (the "County Recorder") on October 3, 2013 as Document No. 2013-126695, and a First Amendment to Notice of Special Tax Lien was recorded against the real property initially included within the boundaries of the CFD in the Office of the County Recorder on September 10, 2014 as Document No. 2014-089987 (collectively, the "Notice of Special Tax Lien").

3. The Owner hereby irrevocably consents to, approves, and votes (for purposes of Article XIII A of the California Constitution) in favor of the annexation of the Property to Tax Zone 1 of the CFD (as such Tax Zone is described in the Notice of Special Tax Lien, and as the Maximum Special Tax rates for such Tax Zone 1 are set forth in Exhibit C hereto), and irrevocably consents to, approves and votes in favor of the annual levy of the Special Tax on the Property pursuant to the Rate and Method to finance the Services. The Owner acknowledges that the Secretary of Island Reclamation District No. 2062 will record, or cause to be recorded, against the Property in

the Office of the County Recorder an amendment to the Notice of Special Tax Lien as required by Section 3117.5 of the California Streets and Highways Code, which will impose a continuing lien on the Property to secure each levy of the Special Tax, and that under the Law said lien (a) will be coequal with the lien for ad valorem real property taxes levied by the County of San Joaquin on the Property, and (b) will be senior to any lien of any mortgage on the Property whether such mortgage lien was recorded prior to or after the recordation of the amendment to the Notice of Special Tax Lien.

4. The Owner hereby irrevocably waives any right the Owner may otherwise have to protest or challenge the validity of the proceedings of the Board to form the CFD and to authorize the annexation of any property (including the Property) to the CFD, and any necessity, requirement or right for further public hearings or any election pertaining to the annexation of the Property to the CFD or the levy of the Special Tax on the Property.

5. The Owner hereby agrees to provide written notice of the annexation of the Property to the CFD, and of the authority of the Board to levy the Special Tax on the Property pursuant to the Rate and Method, to any subsequent purchaser of the Property to the extent required by applicable law.

The Property subject to this Consent and Ballot, and to be annexed to the CFD, consist of the following San Joaquin County Assessor's Parcel(s):

213-470-02

The full legal name of the fee title Owner of the Property is:

River Islands Stage 2B, LLC

The foregoing Consent and Ballot is hereby executed on _____, 2020, in Lathrop, California.

By: _____
(signature)

Susan Dell'Osso
(type name of person executing
Consent and Ballot)

Its: President
(insert legal capacity of person
executing Consent and Ballot)

EXHIBIT A

ISLAND RECLAMATION DISTRICT NO. 2062 COMMUNITY FACILITIES DISTRICT NO. 2013-1 (LEVEE AND LAKE MAINTENANCE SERVICES)

DESCRIPTION OF SERVICES ELIGIBLE TO BE FUNDED BY THE DISTRICT

Services:

The services to be funded, in whole or in part, by the community facilities district (the "District") include all direct and incidental costs related to providing for the maintenance of lakes and levees within the River Islands area including the area initially included in the District, as well as any future annexation area of the District and areas adjacent to the foregoing. More specifically, the services shall include, but not be limited to, the maintenance of: (i) levees in urban and rural areas, including but not limited to squirrel and rodent abatement, vegetation control and repairs and renovations; (ii) lakes and their storm drainage and recreational functions, including but not limited to maintenance of pumps, intake and outfall structures, aeration systems and vegetation along lake edge areas; and (iii) other public services authorized to be funded under Section 53313(e) of the California Government Code. The District may fund any of the following related to the services described in the preceding sentence: obtaining, constructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of personnel necessary or convenient to provide the services, payment of insurance costs and other related expenses and the provision of reserves for repairs and replacements and for the future provision of services.

The services to be financed by the District are in addition to those provided in the territory of the District before the date of creation of the District, and will not supplant services already available within that territory when the District is created.

Administrative Expenses:

The administrative expenses to be funded by the District include the direct and indirect expenses incurred by Island Reclamation District No. 2062 (the "RD") in carrying out its duties with respect to the District (including, but not limited to, the levy and collection of the special taxes) including the fees and expenses of attorneys, any fees of the County of San Joaquin related to the District or the collection of special taxes, an allocable share of the salaries of any RD staff directly related thereto and a proportionate amount of the RD's general administrative overhead related thereto, any amounts paid by the RD from its general fund with respect to the District or the services authorized to be financed by the District, and expenses incurred by the RD in undertaking action to foreclose on properties for which the payment of special taxes is delinquent, and all other costs and expenses of the RD in any way related to the District.

Other:

The incidental expenses that may be funded by the District include, in addition to the administrative expenses identified above, the payment or reimbursement to the RD of all costs associated with the establishment and administration of the District.

EXHIBIT B

**ISLAND RECLAMATION DISTRICT 2062
COMMUNITY FACILITIES DISTRICT NO. 2013-1
(LEVEE AND LAKE MAINTENANCE SERVICES)**

AMENDED RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in the Island Reclamation District 2062 Community Facilities District No. 2013-1 (Levee and Lake Maintenance Services) shall be levied and collected according to the tax liability determined by the Board of Trustees or its designee, through the application of the appropriate amount or rate for Taxable Property, as described below. All of the property in CFD No. 2013-1, unless exempted by law or by the provisions of Section E below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to the CFD unless a separate rate and method of apportion of Special Tax is adopted for the annexation area.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Accessory Unit" means a second residential unit of limited size (e.g., granny cottage, second unit) that shares a Parcel with a single-family detached unit.

"Acre" or "Acreage" means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Final Map or other parcel map recorded with the County.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, (commencing with Section 53311), Division 2 of Title 5 of the California Government Code.

"Administrative Expenses" means any or all of the following: the expenses of RD 2062 in carrying out its duties with respect to CFD No. 2013-1 including, but not limited to, levying and collecting the Special Tax, fees and expenses of legal counsel, charges levied by the County Auditor's Office, Tax Collector's Office, and/or Treasurer's Office, costs related to annexing property into the CFD, costs related to property owner inquiries regarding the Special Tax, and all other costs and expenses of RD 2062, Lathrop Irrigation District, and the River Islands Public Financing Authority in any way related to the establishment or administration of the CFD.

"Administrator" means the person or firm designated by RD 2062 to administer the Special Tax according to the Amended RMA.

"Amended RMA" means this Amended Rate and Method of Apportionment of Special Tax.

"Assessor's Parcel" or "Parcel" means a lot or parcel shown on an Assessor's Parcel Map with an assigned Assessor's Parcel number.

“Assessor’s Parcel Map” means an official map of the County Assessor designating parcels by Assessor’s Parcel number.

“Association Property” means any property within the CFD that is owned by a homeowners association or property owners association, excluding Association Property under the pad or footprint of a Residential Unit.

“Authorized Services” means the public services authorized to be funded by the CFD as set forth in the documents adopted by the Board when the CFD was formed.

“Board of Trustees” or **“Board”** means the Board of Trustees of RD 2062.

“CFD” or **“CFD No. 2013-1”** means the Island Reclamation District 2062 Community Facilities District No. 2013-1 (Levee and Lake Maintenance Services).

“CFD Formation” means the date on which the Resolution of Formation to form CFD No. 2013-1 was adopted by the Board of Trustees.

“City” means the City of Lathrop.

“City Council” means the City Council of the City of Lathrop.

“County” means the County of San Joaquin.

“Developed Property” means, in any Fiscal Year, the following:

- for Single Family Detached Property, all Parcels of Taxable Property for which a Final Map was recorded on or prior to June 30 of the preceding Fiscal Year
- for Multi-Family Property and Single Family Attached Property, all Parcels of Taxable Property for which a building permit for new construction of a residential structure was issued on or prior to June 30 of the preceding Fiscal Year
- for Non-Residential Property, all Parcels of Taxable Property for which a building permit for new construction of a structure was issued on or prior to June 30 of the preceding Fiscal Year.

“Escalation Factor” means, in any Fiscal Year, the lesser of (i) the increase from the prior Fiscal Year, if any, in the Local Consumer Price Index (CPI) for the San Francisco-Oakland-San Jose Area for All Urban Consumers, or (ii) four percent (4%). The CPI used shall be as determined by the Bureau of Labor Statistics from April to April beginning with the period from April 2013 to April 2014.

“Final Map” means a final map, or portion thereof, recorded by the County pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) that creates individual lots on which building permits for new construction may be issued without further subdivision

and for which no further subdivision is anticipated pursuant to a tentative map approved for the property or, if no tentative map has been approved, pursuant to a then current specific plan or other land use plan for the property.

“Fiscal Year” means the period starting July 1 and ending on the following June 30.

“Maximum Special Tax” means the greatest amount of Special Tax that can be levied in any Fiscal Year determined in accordance with Section C below.

“Multi-Family Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a building permit or use permit has been issued for construction of a residential structure with five or more Units that share a single Assessor’s Parcel number, are offered for rent to the general public, and cannot be purchased by individual homebuyers.

“Non-Residential Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a building permit was or is expected to be issued for construction of a structure that will be used for any non-residential purpose.

“Proportionately” means the following: (i) for Developed Property, the ratio of the actual Special Tax levied in any Fiscal Year to the Maximum Special Tax authorized to be levied in that Fiscal Year is equal for all Assessor’s Parcels of Developed Property; and (ii) for Undeveloped Property, the ratio of the actual Special Tax to the Maximum Special Tax is equal for all Assessor’s Parcels of Undeveloped Property.

“Public Property” means any property within the boundaries of CFD No. 2013-1 that is owned by or irrevocably offered for dedication to the federal government, State of California, County, City, or other local government or public agency.

“RD 2062” means Island Reclamation District 2062.

“Residential Property” means, in any Fiscal Year, collectively, Single Family Detached Property, Single Family Attached Property, and Multi-Family Property. Notwithstanding the foregoing, if a building permit is issued for a structure that includes both Residential Units and non-residential uses, the Residential Units within the building will be categorized as Residential Property, and a Special Tax shall be calculated separately for the Residential Units and Non-Residential Property on the Parcel, as set forth in Section C.1.c below.

“Residential Unit” means an individual single-family detached unit, an individual residential unit within a duplex, halfplex, triplex, fourplex, townhome, live/work or condominium structure, or an individual apartment unit.

“SFD Lot” means an individual residential lot, identified and numbered on a recorded Final Map, on which a building permit was or is permitted to be issued for construction of a single family detached unit without further subdivision of the lot and for which no further subdivision of the lot is anticipated pursuant to an approved tentative map.

“Single Family Attached Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a building permit was or is expected to be issued for construction of a residential structure consisting of two or more Units that share common walls, have separate Assessor’s Parcel numbers assigned to them (except for a duplex unit, which may share an Assessor’s Parcel with another duplex unit), and may be purchased by individual homebuyers (which shall still be the case even if the Units are purchased and subsequently offered for rent by the owner of the unit), including such residential structures that meet the statutory definition of a condominium contained in Civil Code Section 1351.

“Single Family Detached Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a building permit was or is expected to be issued for construction of a Unit that does not share a common wall with another Unit. An Accessory Unit that shares a Parcel with a single-family detached unit shall not be considered a separate Unit for purposes of this Amended RMA.

“Special Tax” means a Special Tax levied in any Fiscal Year to pay the Special Tax Requirement.

“Special Tax Requirement” means the amount of revenue needed in any Fiscal Year to pay for the following: (i) Authorized Services; (ii) Administrative Expenses; and (iii) amounts needed to cure any delinquencies in the payment of Special Taxes which have occurred or, based on delinquency rates in prior years, may be expected to occur in the Fiscal Year in which the Special Tax will be collected.

“Taxable Property” means all Assessor’s Parcels within the boundaries of CFD No. 2013-1 that are not exempt from the Special Tax pursuant to law or Section E below.

“Tax Zone” means a mutually exclusive geographic area within which the Special Tax may be levied pursuant to this Amended RMA. All of the property within CFD No. 2013-1 at the time of CFD Formation is within Tax Zone 1. Additional Tax Zones may be created when property is annexed to the CFD, and a separate Maximum Special Tax shall be identified for property within the new Tax Zone at the time of such annexation. The Assessor’s Parcels included within a new Tax Zone established when such Parcels are annexed to the CFD shall be identified by Assessor’s Parcel number in the Unanimous Approval Form that is signed by the owner(s) of the Parcels at the time of annexation.

“Unanimous Approval Form” means that form executed by the record owner of fee title to a Parcel or Parcels annexed into the CFD that constitutes the property owner’s approval and unanimous vote in favor of annexing into the CFD and the levy of the Special Tax against his/her Parcel or Parcels pursuant to this Amended RMA.

“Undeveloped Property” means, in any Fiscal Year, all Parcels of Taxable Property in CFD No. 2013-1 that are not Developed Property.

B. DATA FOR ANNUAL TAX LEVY

Each Fiscal Year, the Administrator shall identify the current Assessor’s Parcel numbers for all Parcels of Taxable Property within the CFD. The Administrator shall also determine: (i) whether each Assessor’s Parcel of Taxable Property is Developed Property or Undeveloped Property; (ii)

in which Tax Zone each Assessor's Parcel is located; and (iii) the Special Tax Requirement for the then-current Fiscal Year.

In any Fiscal Year, if it is determined that (i) a Final Map for a portion of property in the CFD was recorded after the last date upon which the Assessor will incorporate the newly-created Parcels into the then current tax roll, and (ii) because of the date the Final Map was recorded, the Assessor does not yet recognize the new Parcels created by the Final Map, the Administrator shall calculate the Special Tax for the property affected by recordation of the Final Map by determining the Special Tax that applies separately to each newly-created Parcel, then applying the sum of the individual Special Taxes to the original Parcel that was subdivided by recordation of the Final Map.

C. **MAXIMUM SPECIAL TAXES**

1. **Developed Property**

a. Residential Property

The Maximum Special Tax for Fiscal Year 2013-14 for all Parcels of Residential Property within Tax Zone 1 shall be \$81 per SFD Lot or Residential Unit. All of the property within the CFD at the time of CFD Formation is within Tax Zone 1; a different Maximum Special Tax may be identified for property that annexes into the CFD and is part of a separate Tax Zone. Beginning July 1, 2014 and each July 1 thereafter, the Maximum Special Tax for Residential Property shall be increased by the Escalation Factor.

b. Non-Residential Property

The Maximum Special Tax for Fiscal Year 2013-14 for Non-Residential Property within Tax Zone 1 shall be \$640 per Acre. All of the property within the CFD at the time of CFD Formation is within Tax Zone 1 a different Maximum Special Tax may be identified for property that annexes into the CFD and is part of a separate Tax Zone. Beginning July 1, 2014 and each July 1 thereafter, the Maximum Special Tax for Non-Residential Property shall be increased by the Escalation Factor.

c. Mixed-Use Property

If, in any Fiscal Year, the Administrator determines that a Parcel of Developed Property is built or proposed to be built with both Residential Units and non-residential uses, the Maximum Special Tax for the Parcel shall be the sum of (i) the Maximum Special Tax for Residential Property multiplied by all Residential Units on the Parcel, and (ii) the Maximum Special Tax for Non-Residential Property multiplied by the full Acreage of the Parcel. After the aggregate Maximum Special Tax has been determined for a Parcel, such Maximum Special Tax shall be escalated beginning the next Fiscal Year and each Fiscal Year thereafter by the Escalation Factor.

2. Undeveloped Property

The Maximum Special Tax for Fiscal Year 2013-14 for all Parcels of Undeveloped Property within Tax Zone 1 shall be \$736 per Acre. Beginning July 1, 2014 and each July 1 thereafter, the Maximum Special Tax for Undeveloped Property shall be increased by the Escalation Factor.

D. METHOD OF LEVY AND COLLECTION OF SPECIAL TAXES

Each Fiscal Year, the Administrator shall determine the Special Tax Requirement for that Fiscal Year and levy the Special Tax on all Parcels of Taxable Property as follows:

Step 1: The Special Tax shall be levied Proportionately on each Parcel of Developed Property up to 100% of the Maximum Special Tax for each Parcel for such Fiscal Year until the amount levied is equal to the Special Tax Requirement;

Step 2: If additional revenue is needed after Step 1, the Special Tax shall be levied Proportionately on each Parcel of Undeveloped Property up to 100% of the Maximum Special Tax for each Parcel for such Fiscal Year until the amount levied, when combined with the amount levied pursuant to Step 1, is equal to the Special Tax Requirement.

The Special Taxes for CFD No. 2013-1 shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that RD 2062 may directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner, and may collect delinquent Special Taxes through foreclosure or other available methods.

E. EXEMPTIONS

Notwithstanding any other provision of this Amended RMA, no Special Tax shall be levied on Parcels of Association Property or Public Property, except as otherwise provided in the Act.

F. INTERPRETATION OF SPECIAL TAX FORMULA

RD 2062 reserves the right to make minor administrative and technical changes to this document that do not materially affect the rate and method of apportioning Special Taxes. In addition, the interpretation and application of any section of this document shall be left to RD 2062's discretion. Interpretations may be made by RD 2062 by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Amended RMA.

G. APPEAL OF SPECIAL TAX LEVY

Any property owner claiming that the amount or application of the Special Tax is not correct may file a written notice of appeal with the Administrator not later than one calendar year after having paid the Special Tax that is disputed. The Administrator shall promptly review the appeal and, if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the Special Tax, and decide the appeal. If the property owner disagrees with the Administrator's decision relative to the appeal, the owner may then file a written appeal with the

Board whose subsequent decision shall be binding. If the decision of the Administrator (if the appeal is not filed with the Board) or the Board (if the appeal is filed with the Board) requires the Special Tax to be modified or changed in favor of the property owner, no cash refund shall be made for prior years' Special Tax levies, but an adjustment shall be made to the next Special Tax levy(ies). This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to filing any legal action by such owner.

EXHIBIT B

ISLAND RECLAMATION DISTRICT NO. 2062
COMMUNITY FACILITIES DISTRICT NO. 2013-1
(LEVEE AND LAKE MAINTENANCE SERVICES)
ANNEXATION NO. 15

MAXIMUM SPECIAL TAXES FOR ZONE 1 OF THE CFD

The table below identifies the Maximum Special Tax for Taxable Property within Tax Zone 1 and all Parcels that annex into Tax Zone 1.

TAX ZONE 1
MAXIMUM SPECIAL TAXES

<i>Type of Property</i>	<i>Maximum Special Tax Fiscal Year 2013-14 *</i>
Residential Property	\$81.00 per SFD Lot or Residential Unit
Non-Residential Property	\$640.00 per Acre
Mixed-Use Property	See Formula in RMA
Undeveloped Property	\$736.00 per Acre

* On July 1, 2014, and on each July 1 thereafter, the Maximum Special Taxes shown in Table 1 above shall be increased by the Escalation Factor.

BL

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

Secretary
River Islands Public Financing Authority
73 West Stewart Road
Lathrop, CA 95330

Recorded for the benefit of the River Islands
Public Financing Authority pursuant to
Government Code Section 27383

FIFTEENTH AMENDMENT TO NOTICE OF SPECIAL TAX LIEN

River Islands Public Financing Authority
Community Facilities District No. 2013-1
(River Islands Public Services)
Annexation No. 15

Pursuant to the requirements of Section 3117.5 of the Streets and Highways Code of California and the Mello-Roos Community Facilities Act of 1982, as amended, Section 53311, *et. seq.*, of the California Government Code (the "Act"), the undersigned Secretary of the River Islands Public Financing Authority (the "Authority"), County of San Joaquin, State of California, hereby gives notice that a lien to secure payment of a special tax is hereby imposed by the Board of Directors of the Authority on the property described in Exhibit A hereto. The special tax secured by this lien is authorized to be levied for the purpose of paying the costs of services described in Exhibit A to the Notice of Special Tax Lien heretofore recorded in the Office of the County Recorder for the County of San Joaquin, State of California (the "County Recorder") on October 3, 2013 as Document No. 2013-126691 (the "Original Notice"), and said special tax is to be levied according to the Amended and Restated Rate and Method of Apportionment of Special Tax set forth in that certain First Amendment to Notice of Special Tax Lien heretofore recorded in the Office of the County Recorder on September 10, 2014 as Document No. 2014-089986 (the "First Amendment"), to which recorded Notice of Special Tax Lien and recorded First Amendment to Notice of Special Tax Lien reference is hereby made and the provisions of which are hereby incorporated herein in full by this reference.

This Fifteenth Amendment to Notice of Special Tax Lien amends the Notice of Special Tax Lien to add to the territory within the River Islands Public Financing Authority Community Facilities District No. 2013-1 (River Islands Public Services) certain real property identified in Exhibit A hereto (the "Property") and shown within the future annexation area on the boundary map of the community facilities district recorded on August 29, 2013, in Book 6 of Maps of Assessment and Community Facilities Districts at Page 40 (Document No. 2013-111317, in the Office of the County Recorder, which map is the final boundary map of the community facilities district. The Property is being annexed into Tax Zone 2 of the community facilities district, as described in the Amended and Restated Rate and Method of Apportionment of Special Tax

attached as Exhibit A to the First Amendment, with the maximum special tax rates identified in Exhibit B hereto.

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

For further information concerning the current and estimated future tax liability of owners or purchasers of real property or interests therein subject to the special tax lien, interested persons should contact the Treasurer of the River Islands Public Financing Authority, 73 West Stewart Road, Lathrop, California 95330, telephone number (209) 879-7900.

Dated: _____, 2020.

By: _____
Jeanne Zolezzi, Secretary,
River Islands Public Financing Authority

EXHIBIT A

RIVER ISLANDS PUBLIC FINANCING AUTHORITY
COMMUNITY FACILITIES DISTRICT NO. 2013-1
(RIVER ISLANDS PUBLIC SERVICES)
ANNEXATION NO. 15

ASSESSOR'S PARCEL NUMBER(S) AND OWNER(S) OF LAND WITHIN
ANNEXATION NO. 15 TO RIVER ISLANDS PUBLIC FINANCING AUTHORITY
COMMUNITY FACILITIES DISTRICT NO. 2013-1
(RIVER ISLANDS PUBLIC SERVICES)

<u>Name(s) of Property Owner(s)</u>	<u>San Joaquin County Assessor's Parcel No.</u>
RIVER ISLANDS STAGE 2B, LLC 73 W. STEWART RD., LATHROP, CA 95330	213-470-02

EXHIBIT B

RIVER ISLANDS PUBLIC FINANCING AUTHORITY
COMMUNITY FACILITIES DISTRICT NO. 2013-1
(RIVER ISLANDS PUBLIC SERVICES)
ANNEXATION NO. 15

MAXIMUM SPECIAL TAXES FOR ZONE 2 OF THE CFD

The table below identifies the Maximum Special Tax for Taxable Property within Tax Zone 2 and all Parcels that annex into Tax Zone 2.

TAX ZONE 2
MAXIMUM SPECIAL TAXES

<i>Type of Property</i>	<i>Maximum Special Tax Fiscal Year 2013-14 *</i>
Residential Property	\$276.26 per SFD Lot or Residential Unit
Non-Residential Property	\$960.00 per Acre
Mixed-Use Property	See Formula in RMA
Undeveloped Property	\$1,191.00 per Acre

** On July 1, 2014, and on each July 1 thereafter, the Maximum Special Taxes shown in Table 1 above shall be increased by the Escalation Factor.*

CONSENT TO, AND BALLOT IN FAVOR OF, ANNEXATION OF REAL PROPERTY TO THE RIVER ISLANDS PUBLIC FINANCING AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 2013-1 (RIVER ISLANDS PUBLIC SERVICES)

To: Board of Directors of the River Islands
Public Financing Authority, in its capacity
as the legislative body for the River Islands
Public Financing Authority Community
Facilities District No. 2013-1 (River Islands
Public Services)

The undersigned hereby states and certifies, under penalty of perjury, as follows:

1. The undersigned is the owner (the "Owner"), or the legally authorized representative of the Owner, of fee title to the real property identified by San Joaquin County Assessor's parcel number(s) listed below (the "Property"), and possesses all legal authority necessary to execute this consent to, and ballot in favor of (the "Consent and Ballot"), the annexation of the Property to the River Islands Public Financing Authority Community Facilities District No. 2013-1 (River Islands Public Services) (the "CFD").

2. The Owner understands that the Board of Directors of the River Islands Public Financing Authority (the "Board") has conducted proceeding pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the "Law") to form the CFD to finance various services (the "Services") described in Exhibit A hereto. The Owner also understands that the proceedings for the formation of the CFD authorized the Board to levy an annual special tax (the "Special Tax") on property in the CFD as specified in the Amended and Restated Rate and Method of Apportionment of Special Taxes (the "Rate and Method") for the CFD, a copy of which is attached hereto as Exhibit B, and authorized the annexation of property to the CFD, without additional public hearings, upon approval of the fee title owner of the property to be annexed as permitted by Section 53339.7(a) of the Law.

The Owner has been advised that a Notice of Special Tax Lien was recorded against the real property initially included within the boundaries of the CFD in the Office of the San Joaquin County Recorder (the "County Recorder") on October 3, 2013 as Document No. 2013-126691, and a First Amendment to Notice of Special Tax Lien was recorded against the real property initially included within the boundaries of the CFD in the Office of the County Recorder on September 10, 2014 as Document No. 2014-089986 (collectively, the "Notice of Special Tax Lien").

3. The Owner hereby irrevocably consents to, approves, and votes (for purposes of Article XIII A of the California Constitution) in favor of the annexation of the Property to Tax Zone 2 of the CFD (as such Tax Zone is described in the Notice of Special Tax Lien, and as the Maximum Special Tax rates for such Tax Zone 2 are set forth in Exhibit C hereto), and irrevocably consents to, approves and votes in favor of the annual levy of the Special Tax on the Property pursuant to the Rate and Method to finance the Services. The Owner acknowledges that the Secretary of the River Islands Public Financing Authority will record, or cause to be recorded, against the

Property in the Office of the County Recorder an amendment to the Notice of Special Tax Lien as required by Section 3117.5 of the California Streets and Highways Code, which will impose a continuing lien on the Property to secure each levy of the Special Tax, and that under the Law said lien (a) will be coequal with the lien for ad valorem real property taxes levied by the County of San Joaquin on the Property, and (b) will be senior to any lien of any mortgage on the Property whether such mortgage lien was recorded prior to or after the recordation of the amendment to the Notice of Special Tax Lien.

4. The Owner hereby irrevocably waives any right the Owner may otherwise have to protest or challenge the validity of the proceedings of the Board to form the CFD and to authorize the annexation of any property (including the Property) to the CFD, and any necessity, requirement or right for further public hearings or any election pertaining to the annexation of the Property to the CFD or the levy of the Special Tax on the Property.

5. The Owner hereby agrees to provide written notice of the annexation of the Property to the CFD, and of the authority of the Board to levy the Special Tax on the Property pursuant to the Rate and Method, to any subsequent purchaser of the Property to the extent required by applicable law.

The Property subject to this Consent and Ballot, and to be annexed to the CFD, consist of the following San Joaquin County Assessor's Parcel(s):

213-470-02

The full legal name of the fee title Owner of the Property is:

River Islands Stage 2B, LLC

The foregoing Consent and Ballot is hereby executed on _____, 2020, in Lathrop, California.

By: _____
(signature)

Susan Dell'Osso
(type name of person executing
Consent and Ballot)

Its: President
(insert legal capacity of person
executing Consent and Ballot)

EXHIBIT A

RIVER ISLANDS PUBLIC FINANCING AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 2013-1 (RIVER ISLANDS PUBLIC SERVICES)

DESCRIPTION OF SERVICES ELIGIBLE TO BE FUNDED BY THE DISTRICT

Services:

The services to be funded, in whole or in part, by the community facilities district (the "District") include all direct and incidental costs related to providing for the maintenance of public infrastructure within the River Islands area including the area initially included in the District, as well as any future annexation area of the District and areas adjacent to the foregoing. More specifically, the services shall include, but not be limited to, the maintenance of: (i) parks and open space, including trails and habitat areas, with services to include, but not be limited to, irrigation and vegetation control; (ii) roads and roadways, with services to include, but not be limited to, the maintenance and repair of public streets, striping of streets and repair and repainting of sound walls and other appurtenances; (iii) street lighting, including, but not limited to, repairs to and replacement of street lights along public streets; (iv) landscaping in public areas and in the public right of way along public streets, including, but not limited to, irrigation, tree trimming and vegetation maintenance and control; and (v) any other public services authorized to be funded under Section 53313(d) of the California Government Code. The District may fund any of the following related to the services described in the preceding sentence: obtaining, constructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of personnel necessary or convenient to provide the services, payment of insurance costs and other related expenses and the provision of reserves for repairs and replacements and for the future provision of services.

The services to be financed by the District are in addition to those provided in the territory of the District before the date of creation of the District, and will not supplant services already available within that territory when the District is created.

Administrative Expenses:

The administrative expenses to be funded by the District include the direct and indirect expenses incurred by the River Islands Public Financing Authority (the "Authority") in carrying out its duties with respect to the District (including, but not limited to, the levy and collection of the special taxes) including the fees and expenses of attorneys, any fees of the County of San Joaquin related to the District or the collection of special taxes, an allocable share of the salaries of any Authority staff directly related thereto and a proportionate amount of the Authority's general administrative overhead related thereto, any amounts paid by the Authority from its general fund with respect to the District or the services authorized to be financed by the District, and expenses incurred by the Authority in undertaking action to foreclose on properties for which the payment of special taxes is delinquent, and all other costs and expenses of the Authority in any way related to the District.

Other:

The incidental expenses that may be funded by the District include, in addition to the administrative expenses identified above, the payment or reimbursement to the Authority of all costs associated with the establishment and administration of the District.

EXHIBIT B

RIVER ISLANDS PUBLIC FINANCING AUTHORITY
COMMUNITY FACILITIES DISTRICT NO. 2013-1
(RIVER ISLANDS PUBLIC SERVICES)

AMENDED AND RESTATED RATE AND METHOD
OF APPORTIONMENT OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in the River Islands Public Financing Authority Community Facilities District No. 2013-1 (River Islands Public Services) shall be levied and collected according to the tax liability determined by the Board of Directors or its designee, through the application of the appropriate amount or rate for Taxable Property, as described below. All of the property in CFD No. 2013-1, unless exempted by law or by the provisions of Section E below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to the CFD unless a separate rate and method of apportionment of Special Tax is adopted for the annexation area.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Accessory Unit" means a second residential unit of limited size (e.g., granny cottage, second unit) that shares a Parcel with a single-family detached unit.

"Acre" or "Acreage" means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Final Map or other parcel map recorded with the County.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, (commencing with Section 53311), Division 2 of Title 5 of the California Government Code.

"Administrative Expenses" means any or all of the following: the expenses of the Authority in carrying out its duties with respect to CFD No. 2013-1 including, but not limited to, levying and collecting the Special Tax, fees and expenses of legal counsel, charges levied by the County Auditor's Office, Tax Collector's Office, and/or Treasurer's Office, costs related to annexing property into the CFD, costs related to property owner inquiries regarding the Special Tax, and all other costs and expenses of the Authority, Lathrop Irrigation District, and Island Reclamation District No. 2062 in any way related to the establishment or administration of the CFD.

"Administrator" means the person or firm designated by the Authority to administer the Special Tax according to the Amended RMA.

"Amended RMA" means this Amended Rate and Method of Apportionment of Special Tax.

"Assessor's Parcel" or "Parcel" means a lot or parcel shown on an Assessor's Parcel Map with an assigned Assessor's Parcel number.

“**Assessor’s Parcel Map**” means an official map of the County Assessor designating parcels by Assessor’s Parcel number.

“**Association Property**” means any property within the CFD that is owned by a homeowners association or property owners association, excluding Association Property under the pad or footprint of a Residential Unit.

“**Authority**” means the River Islands Public Financing Authority.

“**Authorized Services**” means the public services authorized to be funded by the CFD as set forth in the documents adopted by the Board when the CFD was formed.

“**Board of Directors**” or “**Board**” means the Board of Directors of the River Islands Public Financing Authority.

“**CFD**” or “**CFD No. 2013-1**” means the River Islands Public Financing Authority Community Facilities District No. 2013-1 (River Islands Public Services).

“**CFD Formation**” means the date on which the Resolution of Formation to form CFD No. 2013-1 was adopted by the Board of Directors.

“**City**” means the City of Lathrop.

“**City Council**” means the City Council of the City of Lathrop.

“**County**” means the County of San Joaquin.

“**Developed Property**” means, in any Fiscal Year, the following:

- for Single Family Detached Property, all Parcels of Taxable Property for which a Final Map was recorded on or prior to June 30 of the preceding Fiscal Year
- for Multi-Family Property and Single Family Attached Property, all Parcels of Taxable Property for which a building permit for new construction of a residential structure was issued on or prior to June 30 of the preceding Fiscal Year
- for Non-Residential Property, all Parcels of Taxable Property for which a building permit for new construction of a structure was issued on or prior to June 30 of the preceding Fiscal Year.

“**Escalation Factor**” means, in any Fiscal Year, the lesser of (i) the increase from the prior Fiscal Year, if any, in the Local Consumer Price Index (CPI) for the San Francisco-Oakland-San Jose Area for All Urban Consumers, or (ii) four percent (4%). The CPI used shall be as determined by the Bureau of Labor Statistics from April to April beginning with the period from April 2013 to April 2014.

“**Final Map**” means a final map, or portion thereof, recorded by the County pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) that creates individual lots on which building permits for new construction may be issued without further subdivision

and for which no further subdivision is anticipated pursuant to a tentative map approved for the property or, if no tentative map has been approved, pursuant to a then current specific plan or other land use plan for the property.

“Fiscal Year” means the period starting July 1 and ending on the following June 30.

“Maximum Special Tax” means the greatest amount of Special Tax that can be levied in any Fiscal Year determined in accordance with Section C below.

“Multi-Family Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a building permit or use permit has been issued for construction of a residential structure with five or more Units that share a single Assessor’s Parcel number, are offered for rent to the general public, and cannot be purchased by individual homebuyers.

“Non-Residential Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a building permit was or is expected to be issued for construction of a structure that will be used for any non-residential purpose.

“Proportionately” means the following: (i) for Developed Property, the ratio of the actual Special Tax levied in any Fiscal Year to the Maximum Special Tax authorized to be levied in that Fiscal Year is equal for all Assessor’s Parcels of Developed Property; and (ii) for Undeveloped Property, the ratio of the actual Special Tax to the Maximum Special Tax is equal for all Assessor’s Parcels of Undeveloped Property.

“Public Property” means any property within the boundaries of CFD No. 2013-1 that is owned by or irrevocably offered for dedication to the federal government, State of California, County, City, or other local government or public agency.

“Residential Property” means, collectively, Single Family Detached Property, Single Family Attached Property, and Multi-Family Property. Notwithstanding the foregoing, if a building permit is issued for a structure that includes both Residential Units and non-residential uses, the Residential Units within the building will be categorized as Residential Property, and a Special Tax shall be calculated separately for the Residential Units and Non-Residential Property on the Parcel, as set forth in Section C.1.c below.

“Residential Unit” means an individual single-family detached unit, an individual residential unit within a duplex, halfplex, triplex, fourplex, townhome, live/work or condominium structure, or an individual apartment unit.

“SFD Lot” means an individual residential lot, identified and numbered on a recorded Final Map, on which a building permit was or is permitted to be issued for construction of a single family detached unit without further subdivision of the lot and for which no further subdivision of the lot is anticipated pursuant to an approved tentative map.

“Single Family Attached Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a building permit was or is expected to be issued for construction of a residential structure consisting of two or more Units that share common walls, have separate Assessor’s Parcel numbers assigned to them (except for a duplex unit, which may share an Assessor’s Parcel with another duplex unit), and may be purchased by individual homebuyers (which shall still be the

case even if the Units are purchased and subsequently offered for rent by the owner of the unit), including such residential structures that meet the statutory definition of a condominium contained in Civil Code Section 1351.

“Single Family Detached Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a building permit was or is expected to be issued for construction of a Unit that does not share a common wall with another Unit. An Accessory Unit that shares a Parcel with a single-family detached unit shall not be considered a separate Unit for purposes of this Amended RMA.

“Special Tax” means a Special Tax levied in any Fiscal Year to pay the Special Tax Requirement.

“Special Tax Requirement” means the amount of revenue needed in any Fiscal Year to pay for the following: (i) Authorized Services; (ii) Administrative Expenses; and (iii) amounts needed to cure any delinquencies in the payment of Special Taxes which have occurred or, based on delinquency rates in prior years, may be expected to occur in the Fiscal Year in which the Special Tax will be collected.

“Taxable Property” means all Assessor’s Parcels within the boundaries of CFD No. 2013-1 that are not exempt from the Special Tax pursuant to law or Section E below.

“Tax Zone” means a mutually exclusive geographic area within which the Special Tax may be levied pursuant to this Amended RMA. All of the property within CFD No. 2013-1 at the time of CFD Formation is within Tax Zone 1. Additional Tax Zones may be created when property is annexed to the CFD, and a separate Maximum Special Tax shall be identified for property within the new Tax Zone at the time of such annexation. The Assessor’s Parcels included within a new Tax Zone established when such Parcels are annexed to the CFD shall be identified by Assessor’s Parcel number in the Unanimous Approval Form that is signed by the owner(s) of the Parcels at the time of annexation.

“Unanimous Approval Form” means that form executed by the record owner of fee title to a Parcel or Parcels annexed into the CFD that constitutes the property owner’s approval and unanimous vote in favor of annexing into the CFD and the levy of the Special Tax against his/her Parcel or Parcels pursuant to this Amended RMA.

“Undeveloped Property” means, in any Fiscal Year, all Parcels of Taxable Property in CFD No. 2013-1 that are not Developed Property.

B. DATA FOR ANNUAL TAX LEVY

Each Fiscal Year, the Administrator shall identify the current Assessor’s Parcel numbers for all Parcels of Taxable Property within the CFD. The Administrator shall also determine: (i) whether each Assessor’s Parcel of Taxable Property is Developed Property or Undeveloped Property; (ii) in which Tax Zone each Assessor’s Parcel is located; and (iii) the Special Tax Requirement for the then-current Fiscal Year.

In any Fiscal Year, if it is determined that (i) a Final Map for a portion of property in the CFD was recorded after the last date upon which the Assessor will incorporate the newly-created Parcels into the then current tax roll, and (ii) because of the date the Final Map was recorded, the Assessor does not yet recognize the new Parcels created by the Final Map, the Administrator shall calculate

the Special Tax for the property affected by recordation of the Final Map by determining the Special Tax that applies separately to each newly-created Parcel, then applying the sum of the individual Special Taxes to the original Parcel that was subdivided by recordation of the Final Map.

C. **MAXIMUM SPECIAL TAXES**

1. **Developed Property**

a. Residential Property

The Maximum Special Tax for Fiscal Year 2013-14 for all Parcels of Residential Property within Tax Zone 1 shall be \$146 per SFD Lot or Residential Unit. All of the property within the CFD at the time of CFD Formation is within Tax Zone 1; a different Maximum Special Tax may be identified for property that annexes into the CFD and is part of a separate Tax Zone. Beginning July 1, 2014 and each July 1 thereafter, the Maximum Special Tax for Residential Property shall be increased by the Escalation Factor.

b. Non-Residential Property

The Maximum Special Tax for Fiscal Year 2013-14 for Non-Residential Property within Tax Zone 1 shall be \$960 per Acre. All of the property within the CFD at the time of CFD Formation is within Tax Zone 1 a different Maximum Special Tax may be identified for property that annexes into the CFD and is part of a separate Tax Zone. Beginning July 1, 2014 and each July 1 thereafter, the Maximum Special Tax for Non-Residential Property shall be increased by the Escalation Factor.

c. Mixed-Use Property

If, in any Fiscal Year, the Administrator determines that a Parcel of Developed Property is built or proposed to be built with both Residential Units and non-residential uses, the Maximum Special Tax for the Parcel shall be the sum of (i) the Maximum Special Tax for Residential Property multiplied by all Residential Units on the Parcel, and (ii) the Maximum Special Tax for Non-Residential Property multiplied by the full Acreage of the Parcel. After the aggregate Maximum Special Tax has been determined for a Parcel, such Maximum Special Tax shall be escalated beginning the next Fiscal Year and each Fiscal Year thereafter by the Escalation Factor.

2. **Undeveloped Property**

The Maximum Special Tax for Fiscal Year 2013-14 for all Parcels of Undeveloped Property within Tax Zone 1 shall be \$1,191 per Acre. Beginning July 1, 2014 and each July 1 thereafter, the Maximum Special Tax for Undeveloped Property shall be increased by the Escalation Factor.

D. METHOD OF LEVY AND COLLECTION OF SPECIAL TAXES

Each Fiscal Year, the Administrator shall determine the Special Tax Requirement for that Fiscal Year and levy the Special Tax on all Parcels of Taxable Property as follows:

Step 1: The Special Tax shall be levied Proportionately on each Parcel of Developed Property up to 100% of the Maximum Special Tax for each Parcel for such Fiscal Year until the amount levied is equal to the Special Tax Requirement;

Step 2: If additional revenue is needed after Step 1, the Special Tax shall be levied Proportionately on each Parcel of Undeveloped Property up to 100% of the Maximum Special Tax for each Parcel for such Fiscal Year until the amount levied, when combined with the amount levied pursuant to Step 1, is equal to the Special Tax Requirement.

The Special Taxes for CFD No. 2013-1 shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that the Authority may directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner, and may collect delinquent Special Taxes through foreclosure or other available methods.

E. EXEMPTIONS

Notwithstanding any other provision of this Amended RMA, no Special Tax shall be levied on Parcels of Association Property or Public Property, except as otherwise provided in the Act.

F. INTERPRETATION OF SPECIAL TAX FORMULA

The Authority reserves the right to make minor administrative and technical changes to this document that do not materially affect the rate and method of apportioning Special Taxes. In addition, the interpretation and application of any section of this document shall be left to the Authority's discretion. Interpretations may be made by the Authority by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Amended RMA.

G. APPEAL OF SPECIAL TAX LEVY

Any property owner claiming that the amount or application of the Special Tax is not correct may file a written notice of appeal with the Administrator not later than one calendar year after having paid the Special Tax that is disputed. The Administrator shall promptly review the appeal and, if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the Special Tax, and decide the appeal. If the property owner disagrees with the Administrator's decision relative to the appeal, the owner may then file a written appeal with the Board whose subsequent decision shall be binding. If the decision of the Administrator (if the appeal is not filed with the Board) or the Board (if the appeal is filed with the Board) requires the Special Tax to be modified or changed in favor of the property owner, no cash refund shall be made for prior years' Special Tax levies, but an adjustment shall be made to the next Special Tax levy(ies). This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to filing any legal action by such owner.

EXHIBIT C

**RIVER ISLANDS PUBLIC FINANCING AUTHORITY
COMMUNITY FACILITIES DISTRICT NO. 2013-1
(RIVER ISLANDS PUBLIC SERVICES)
ANNEXATION NO. 15**

MAXIMUM SPECIAL TAXES FOR ZONE 2 OF THE CFD

The table below identifies the Maximum Special Tax for Taxable Property within Tax Zone 2 and all Parcels that annex into Tax Zone 2.

**TAX ZONE 2
MAXIMUM SPECIAL TAXES**

<i>Type of Property</i>	<i>Maximum Special Tax Fiscal Year 2013-14 *</i>
Residential Property	\$276.26 per SFD Lot or Residential Unit
Non-Residential Property	\$960.00 per Acre
Mixed-Use Property	See Formula in RMA
Undeveloped Property	\$1,191.00 per Acre

** On July 1, 2014, and on each July 1 thereafter, the Maximum Special Taxes shown in Table 1 above shall be increased by the Escalation Factor.*

BT

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

DRAFT

Secretary
River Islands Public Financing Authority
73 West Stewart Road
Lathrop, CA 95330

Recorded for the benefit of the River Islands
Public Financing Authority pursuant to
Government Code Section 27383

AMENDMENT NO. 2 TO NOTICE OF SPECIAL TAX LIEN

River Islands Public Financing Authority
Community Facilities District No. 2020-1
(Stage 2B Public Improvements)
Annexation No. 2

Pursuant to the requirements of Section 3117.5 of the Streets and Highways Code of California and the Mello-Roos Community Facilities Act of 1982, as amended, Section 53311, *et. seq.*, of the California Government Code (the "Act"), the undersigned Secretary of the River Islands Public Financing Authority (the "Authority"), County of San Joaquin, State of California, hereby gives notice that a lien to secure payment of a special tax is hereby imposed by the Board of Directors of the Authority on the property described in Exhibit A hereto. The special tax secured by this lien is authorized to be levied for the purpose of paying the costs of facilities described in Exhibit A to the Notice of Special Tax Lien heretofore recorded in the Office of the County Recorder for the County of San Joaquin, State of California (the "County Recorder") on December 1, 2020 as Document No. 2020-166793 (the "Original Notice"), and said special tax is to be levied according to the Rate and Method of Apportionment of Special Tax set forth in Exhibit B to the Original Notice, to which recorded Original Notice reference is hereby made and the provisions of which are incorporated herein in full by this reference.

This Amendment No. 2 to Notice of Special Tax Lien amends the Original Notice to add to the territory within the River Islands Public Financing Authority Community Facilities District No. 2020-1 (Stage 2B Public Improvements) certain real property identified in Exhibit A hereto (the "Property") and shown within the future annexation area on the boundary map of the community facilities district recorded on September 29, 2020, in Book 7 of Maps of Assessment and Community Facilities Districts at Page 21 (Document No. 2020-128845, in the Office of the County Recorder, which map is the final boundary map of the community facilities district. The Property is being annexed into Zone 2 of the community facilities district, as described in the Rate and Method of Apportionment of Special Taxes for the community facilities district attached as Exhibit B to the Original Notice, with the maximum special tax rates identified in Exhibit B hereto.

The assessor's tax parcel(s) numbers of all parcels or any portion thereof which are included in this Amendment No. 2 to Notice of Special Tax Lien, together with the name(s) of the owner(s) thereof, as they appear on the latest secured assessment roll as of the date of recording hereof or as are otherwise known to the Authority are as set forth in Exhibit A hereto which is by this reference made a part hereof.

For further information concerning the current and estimated future tax liability of owners or purchasers of real property or interests therein subject to the special tax lien, interested persons should contact the Treasurer of the River Islands Public Financing Authority, 73 West Stewart Road, Lathrop, California 95330, telephone number (209) 879-7900.

Dated: _____, 2020.

By: _____
Jeanne Zolezzi, Secretary,
River Islands Public Financing Authority

EXHIBIT A

**RIVER ISLANDS PUBLIC FINANCING AUTHORITY
COMMUNITY FACILITIES DISTRICT NO. 2020-1
(STAGE 2B PUBLIC IMPROVEMENTS)
ANNEXATION NO. 2**

**ASSESSOR'S PARCEL NUMBER(S) AND OWNER(S) OF LAND WITHIN
ANNEXATION NO. 2 TO RIVER ISLANDS PUBLIC FINANCING AUTHORITY
COMMUNITY FACILITIES DISTRICT NO. 2020-1
(STAGE 2B PUBLIC IMPROVEMENTS)**

<u>Name(s) of Property Owner(s)</u>	<u>San Joaquin County Assessor's Parcel No.</u>
River Islands Stage 2B, LLC 73 W. Stewart Rd., Lathrop, CA 95330	213-470-02

EXHIBIT B

**RIVER ISLANDS PUBLIC FINANCING AUTHORITY
COMMUNITY FACILITIES DISTRICT NO. 2020-1
(STAGE 2B PUBLIC IMPROVEMENTS)**

MAXIMUM SPECIAL TAXES FOR ZONE 2 OF THE CFD

The table below identifies the Maximum Special Tax for Taxable Property within Tax Zone 2 and all Parcels that annex into Tax Zone 2.

**TAX ZONE 2
MAXIMUM SPECIAL TAXES**

<i>Type of Property</i>	<i>Maximum Special Tax Fiscal Year 2020-21 *</i>
Residential Property	\$_____ per Unit
Other Property	\$_____ per Acre
Final Map Property	\$_____ per Final Map Lot
Undeveloped Property	\$_____ per Acre

** On July 1, 2021, and on each July 1 thereafter, the Maximum Special Taxes shown in the Table above shall be increased by an amount equal to two percent (2%) of the amount in effect for the prior Fiscal Year.*

CONSENT TO, AND BALLOT IN FAVOR OF, ANNEXATION OF REAL PROPERTY TO THE RIVER ISLANDS PUBLIC FINANCING AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 2020-1 (STAGE 2B PUBLIC IMPROVEMENTS)

To: Board of Directors of the River Islands Public Financing Authority, in its capacity as the legislative body for the River Islands Public Financing Authority Community Facilities District No. 2020-1 (Stage 2B Public Improvements)

DRAFT

The undersigned hereby states and certifies, under penalty of perjury, as follows:

1. The undersigned is the owner (the "Owner"), or the legally authorized representative of the Owner, of fee title to the real property identified by San Joaquin County Assessor's parcel number(s) listed below (the "Property"), and possesses all legal authority necessary to execute this consent to, and ballot in favor of (the "Consent and Ballot"), the annexation of the Property to the River Islands Public Financing Authority Community Facilities District No. 2020-1 (Stage 2B Public Improvements) (the "CFD").

2. The Owner understands that the Board of Directors of the River Islands Public Financing Authority (the "Board") has conducted proceeding pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the "Law") to form the CFD to finance various facilities (the "Facilities") described in Exhibit A hereto. The Owner also understands that the proceedings for the formation of the CFD authorized the Board to levy an annual special tax (the "Special Tax") on property in the CFD as specified in the Rate and Method of Apportionment of Special Tax for the CFD (the "Rate and Method"), a copy of which is attached hereto as Exhibit B, and authorized the annexation of property to the CFD, without additional public hearings, upon approval of the fee title owner of the property to be annexed as permitted by Section 53339.7(a) of the Law.

The Owner has been advised that a Notice of Special Tax Lien was recorded against the real property initially included within the boundaries of the CFD in the Office of the San Joaquin County Recorder (the "County Recorder") on December 1, 2020 as Document No. 2020-166793 (the "Notice of Special Tax Lien").

3. The Owner hereby irrevocably consents to, approves, and votes (for purposes of Article XIII A of the California Constitution) in favor of the annexation of the Property to Tax Zone 2 of the CFD (as such Tax Zone is described in the Rate and Method, and as the Maximum Special Tax rates for such Zone 2 are set forth in Exhibit C hereto), and irrevocably consents to, approves and votes in favor of the annual levy of the Special Tax on the Property pursuant to the Rate and Method to finance the Facilities and for the other authorized purposes of the CFD. The Owner

acknowledges that the Secretary of the River Islands Public Financing Authority will record, or cause to be recorded, against the Property in the Office of the County Recorder an amendment to the Notice of Special Tax Lien as required by Section 3117.5 of the California Streets and Highways Code, which will impose a continuing lien on the Property to secure each levy of the Special Tax, and that under the Law said lien (a) will be coequal with the lien for ad valorem real property taxes levied by the County of San Joaquin on the Property, and (b) will be senior to any lien of any mortgage on the Property whether such mortgage lien was recorded prior to or after the recordation of the amendment to the Notice of Special Tax Lien.

4. The Owner hereby irrevocably waives any right the Owner may otherwise have to protest or challenge the validity of the proceedings of the Board to form the CFD and to authorize the annexation of any property (including the Property) to the CFD, and any necessity, requirement or right for further public hearings or any election pertaining to the annexation of the Property to the CFD or the levy of the Special Tax on the Property.

5. The Owner hereby agrees to provide written notice of the annexation of the Property to the CFD, and of the authority of the Board to levy the Special Tax on the Property pursuant to the Rate and Method, to any subsequent purchaser of the Property to the extent required by applicable law.

The Property subject to this Consent and Ballot, and to be annexed to the CFD, consist of the following San Joaquin County Assessor's Parcel(s):

_____ See Exhibit D

The full legal name of the fee title Owner of the Property is:

River Islands Stage 2B, LLC

The foregoing Consent and Ballot is hereby executed this _____ day of _____, 202__, in _____, California.

By: _____
(signature)

Susan Dell'Osso
(type name of person executing
Consent and Ballot)

Its: President
(insert legal capacity of person
executing Consent and Ballot)

NOTARY ACKNOWLEDGMENT

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 _____ } ss.

On _____, before me, _____
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared _____
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ [Seal]
Notary Public

EXHIBIT A

RIVER ISLANDS PUBLIC FINANCING AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 2020-1 (STAGE 2B PUBLIC IMPROVEMENTS)

DESCRIPTION OF FACILITIES AUTHORIZED TO BE FUNDED BY THE DISTRICT

The following generally described public infrastructure and related improvements within, in the vicinity or otherwise incident to the development of the area generally known as River Islands at Lathrop:

Lake improvements, discharge facilities and intake facilities, including grading, pumps, shore improvements, aeration facilities, CDS units, pipes and other necessary infrastructure required to provide storm water, flood retention and recreational facilities.

Bio Retention Basins and BMP improvements, including planting, irrigation and other improvements necessary for storm water storage and cleansing.

Roadway improvements, including grading, fill, pavement section, joint trench, water, sewer, reclaimed water and other utility improvements necessary for or incident to road construction. Also including landscaping, street lights and signage, monuments and traffic signals.

Bridge improvements, including design, construction, utility connections, roadway approaches and other incidental improvements required for construction of bridges.

Water system infrastructure, including tanks, pump stations, distribution lines and other improvements necessary for delivery of potable or reclaimed water.

Sewer system infrastructure and improvements, including treatment facilities, sanitary sewer collection lines and force mains, effluent holding and storage, spray fields, pump stations, lift stations, and other improvements necessary for delivery and treatment of sanitary sewer service.

Public parks, as well as landscaping and recreational features along rivers, lakes, within parks and along and including pathways and other public areas.

Electrical system improvements, including offsite improvements, overhead facilities, substations, relocation and removal of electrical poles, undergrounding of service facilities and associated improvements to service the development.

Natural gas facilities upgrades and extensions, including pipeline extension and gas transmission regulator stations.

Telecommunications facilities, including fiber optic cable on and off site and other required infrastructure.

Grading for and construction of levees.

Public safety facilities, including but not limited to fire stations and related appurtenances, also including related site improvements, plus related equipment with a useful life of five years or more.

Elementary schools, middle schools and high schools and related appurtenances, including sports fields, parking and other customary amenities.

Environmental mitigation and related appurtenances related to the facilities and improvements eligible to be funded by the District.

All or a portion of any amount necessary to eliminate any fixed special assessment liens, or to pay, repay, or defease any obligation to pay or any indebtedness secured by any tax, fee, charge, or assessment levied within the area of the District and any property annexed thereto or to pay debt service on any such indebtedness.

The foregoing improvements may include the acquisition of right of way and land, the cost of design, engineering and planning, the costs of any environmental review or traffic studies, survey or other reports, landscaping and irrigation, soils testing, soil preparation including deep dynamic compaction, dewatering, permits, plan check and inspection fees, other public fees, insurance, legal and related overhead costs, coordination and supervision and any other costs or appurtenances related to any of the foregoing.

OTHER

The District may also finance any of the following:

1. Bond related expenses, including underwriter's discount, reserve fund, capitalized interest, structuring agent, bond, disclosure and underwriter's counsel and all other incidental expenses.
2. Administrative fees of the Authority and the Bond trustee or fiscal agent related to the District and the Bonds.
3. Reimbursement of costs related to the formation of the District advanced by the Authority or any landowner or developer within the District, as well as reimbursement of any costs

advanced by the Authority or any landowner or developer within the District, for facilities, fees or other purposes or costs of the District.

EXHIBIT B

RIVER ISLANDS PUBLIC FINANCING AUTHORITY
COMMUNITY FACILITIES DISTRICT NO. 2020-1
(STAGE 2B PUBLIC IMPROVEMENTS)

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in the River Islands Public Financing Authority Community Facilities District No. 2020-1 (Stage 2B Public Improvements) shall be levied and collected according to the tax liability determined by the Board of Directors or its designee, through the application of the appropriate amount or rate for Taxable Property, as described below. All of the property in CFD No. 2020-1, unless exempted by law or by the provisions of Section F below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed into the CFD.

A. **DEFINITIONS**

The terms hereinafter set forth have the following meanings:

"Accessory Unit" means a second residential unit of limited size (e.g., granny cottage, second unit) that shares a Parcel with a single-family detached unit.

"Acre" or "Acreage" means the land area of an Assessor's Parcel as shown on an Assessor's Parcel map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Final Map or other parcel map recorded with the County.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, (commencing with Section 53311), Division 2 of Title 5 of the California Government Code.

"Administrative Expenses" means any or all of the following: the fees and expenses of any fiscal agent or trustee (including any fees or expenses of its counsel) employed in connection with any Bonds, and the expenses of the Authority in carrying out its duties with respect to CFD No. 2020-1 and the Bonds, including, but not limited to, levying and collecting the Special Tax, the fees and expenses of legal counsel, charges levied by the County Auditor's Office, Tax Collector's Office, and/or Treasurer's Office, costs related to annexing property into the CFD, costs related to property owner inquiries regarding the Special Tax, amounts needed to pay rebate to the federal government with respect to the Bonds, costs associated with complying with any continuing disclosure requirements for the Bonds and the Special Tax, and all other costs and expenses of the Authority, Lathrop Irrigation District, and Island Reclamation District No. 2062 in any way related to the establishment or administration of the CFD.

"Administrator" means the person or firm designated by the Authority to administer the Special Tax according to the RMA.

“Assessor’s Parcel” or **“Parcel”** means a lot or parcel shown on an Assessor’s Parcel Map with an assigned Assessor’s Parcel number.

“Assessor’s Parcel Map” means an official map of the County Assessor designating parcels by Assessor’s Parcel number.

“Association Property” means any property within the CFD that is owned by a homeowners association or property owners association, excluding Association Property under the pad or footprint of a Unit.

“Authority” means the River Islands Public Financing Authority.

“Authorized Facilities” means those public facilities authorized to be funded by the CFD as set forth in the CFD formation proceedings.

“Board of Directors” or **“Board”** means the Board of Directors of the River Islands Public Financing Authority.

“Bonds” means bonds or other debt (as defined in the Act), whether in one or more series, issued, insured or assumed by CFD No. 2020-1, including debt issued by agencies other than the Authority (as referenced in Section 53313.5(g) of the Act), to pay for public infrastructure and/or improvements that will serve property included within, or intended to be annexed into, the CFD.

“Boundary Map” means Exhibit D to the Resolution of Intention adopted by the Board of Directors, as summarized in Attachment 2.

“BP Parcel” means, in any Fiscal Year, all Parcels of Residential Property in CFD No. 2020-1 that is not a COE Parcel as of June 30 of the preceding Fiscal Year.

“Capitalized Interest” means funds in any capitalized interest account available to pay debt service on Bonds.

“CFD” or **“CFD No. 2020-1”** means the River Islands Public Financing Authority Community Facilities District No. 2020-1 (Stage 2B Public Improvements).

“CFD Formation” means the date on which the Resolution of Formation to form CFD No. 2020-1 was adopted by the Board of Directors.

“City” means the City of Lathrop.

“City Council” means the City Council of the City of Lathrop.

“COE Parcel” means, in any Fiscal Year, all Parcels of Residential Property in CFD No. 2020-1 for which the First Transfer Date has occurred on or prior to June 30 of the preceding Fiscal Year.

“**County**” means the County of San Joaquin.

“**Developed Property**” means, in any Fiscal Year, all Parcels of Taxable Property in CFD No. 2020-1 for which a building permit for new construction was issued by the City on or prior to June 30 of the preceding Fiscal Year.

“**Excess Public Property**” means the acres of Public Property that exceeds the acreage exempted in Section F below. In any Fiscal Year in which a Special Tax must be levied on Excess Public Property pursuant to Step 6 in Section D below, Excess Public Property shall be those Assessor’s Parcel(s) that most recently became Public Property based on the dates on which Final Maps recorded creating such Public Property.

“**Final Map**” means a final map, or portion thereof, recorded by the County pursuant to the Subdivision Map Act (California Government Code Section 66410 *et seq.*) that creates individual lots on which building permits for new construction may be issued without further subdivision and for which no further subdivision is anticipated pursuant to a Tentative Map approved for the property or, if no Tentative Map has been approved, pursuant to a then current specific plan or other land use plan for the property.

“**Final Map Lot**” means an individual residential lot identified and numbered on a Final Map.

“**Final Map Property**” means, in any Fiscal Year, all Final Map Lots for which a Final Map was recorded on or before June 30 of the preceding Fiscal Year and which are not yet Developed Property.

“**First Transfer Date**” means for a Parcel of Residential Property, the date of the first transfer of ownership to a private homeowner after a building permit for new construction has been issued.

“**Fiscal Year**” means the period starting July 1 and ending on the following June 30.

“**Master Developer**” means River Islands Development, and its successors and assignees.

“**Maximum Special Tax**” means the greatest amount of Special Tax that can be levied in any Fiscal Year determined in accordance with Section C below.

“**Other Property**” means, in any Fiscal Year, all Parcels of Developed Property that are not Residential Property.

“**Proportionately**” means the following: (i) for Developed Property, the ratio of the actual Special Tax levied in any Fiscal Year to the Maximum Special Tax authorized to be levied in that Fiscal Year is equal for all Assessor’s Parcels of Developed Property; (ii) for Final Map Property, the ratio of the actual Special Tax levied in any Fiscal Year to the Maximum Special Tax authorized to be levied in that Fiscal Year is equal for all Assessor’s Parcels of Final Map Property; (iii) for Undeveloped Property, the ratio of the actual Special Tax to the Maximum Special Tax is equal for all Assessor’s Parcels of Undeveloped Property; (iv) for Association Property, the ratio of the actual Special Tax to the Maximum Special Tax is equal for all Assessor’s Parcels of Association

Property; and (v) for Excess Public Property, the ratio of the actual Special Tax to the Maximum Special Tax is equal for all Assessor's Parcels of Excess Public Property.

"Public Property" means, in any Fiscal Year: (i) all Parcels within the boundaries of the CFD that are owned by or irrevocably offered for dedication to the federal government, the State of California, the City or any other public agency; and (ii) all Parcels within the boundaries of the CFD that are encumbered by an unmanned utility easement making impractical its utilization for other than the purpose set forth in the easement.

"Purchase Agreement" means an agreement between the Master Developer and a homebuilder.

"Required Coverage" means the amount by which the Maximum Special Tax revenues must exceed the debt service on the Bonds and required Administrative Expenses, as set forth in the Indenture, Certificate of Special Tax Consultant, or other formation or bond document that sets forth the minimum required debt service coverage.

"Residential Property" means, in any Fiscal Year, all Parcels of Developed Property for which a building permit was issued for construction of a residential structure consisting of one or more Units.

"RMA" means this Rate and Method of Apportionment of Special Tax.

"Special Tax" means a Special Tax levied in any Fiscal Year to pay the Special Tax Requirement.

"Special Tax Requirement" means the amount necessary in any Fiscal Year: (i) to pay principal and interest on Bonds which are due in the calendar year that begins in such Fiscal Year; (ii) to create and/or replenish reserve funds for the Bonds to the extent such replenishment has not been included in the computation of Special Tax Requirement in a previous Fiscal Year; (iii) to cure any delinquencies in the payment of principal or interest on Bonds which have occurred in the prior Fiscal Year; (iv) to pay Administrative Expenses; and (v) if the Administrator determines Special Tax revenues are available after items (i) through (iv) have been funded, to directly pay the costs of Authorized Facilities that have not been paid by the proceeds of previously issued Bonds to the extent that the inclusion of such amounts does *not* increase the Special Tax levied on Undeveloped Property. The amounts referred to in clauses (i) and (ii) of the preceding sentence may be reduced in any Fiscal Year by: (i) interest earnings on or surplus balances in funds and accounts for the Bonds to the extent that such earnings or balances are available to apply against debt service pursuant to a Bond indenture, Bond resolution, or other legal document that sets forth these terms; (ii) proceeds from the collection of penalties associated with delinquent Special Taxes; and (iii) any other revenues available to pay debt service on the Bonds as determined by the Administrator.

"Taxable Property" means all of the Assessor's Parcels within the boundaries of the CFD which are not exempt from the Special Tax pursuant to law or Section F below.

"Tax Zone" means a mutually exclusive geographic area within which the Special Tax may be levied pursuant to this RMA. *All property within CFD No. 2020-1 at the time of CFD Formation*

is within Tax Zone 1. Additional Tax Zones may be created when property is annexed to the CFD, and a separate Maximum Special Tax shall be identified for property within the new Tax Zone at the time of such annexation. The Assessor's Parcels included within a new Tax Zone established when such Parcels are annexed to the CFD shall be identified by Assessor's Parcel number in the Unanimous Approval Form that is signed by the owner(s) of the Parcels at the time of annexation.

"Tentative Map" means a map that is made for the purpose of showing the design of a proposed subdivision and the conditions pertaining thereto and is not based on a detailed survey of the property within the map and is not recorded at the County Recorder's Office to create legal lots.

"Unanimous Approval Form" means that form executed by the record owner of fee title to a Parcel or Parcels annexed into the CFD that constitutes the property owner's approval and unanimous vote in favor of annexing into the CFD and the levy of the Special Tax against his/her Parcel or Parcels pursuant to this RMA.

"Undeveloped Property" means, in any Fiscal Year, all Parcels of Taxable Property within the CFD that are not Developed Property, Final Map Property, Association Property, or Excess Public Property.

"Unit" means an individual single family detached residential unit or an individual residential rental unit within a duplex, triplex, fourplex, townhome, condominium structure, or apartment complex. An Accessory Unit that shares a Parcel with a single-family detached unit shall not be considered a separate Unit for purposes of this RMA

B. DATA FOR ANNUAL ADMINISTRATION

On or about July 1 of each Fiscal Year, the Administrator shall identify the current Assessor's Parcel numbers for all Taxable Property. The Administrator shall also determine: (i) within which Tax Zone each Parcel is located, (ii) whether each Assessor's Parcel is Developed Property, Final Map Property, Undeveloped Property, Association Property, or Excess Public Property, (iii) for Developed Property, which Parcels are Residential Property or Other Property, (iv) for Residential Property, which Parcels are COE Parcels or BP Parcels, and (v) the Special Tax Requirement. In addition, the Administrator shall keep a record of all Parcels for which the Maximum Special Tax has been reduced pursuant to Section C.3 of the RMA as well as the resulting Maximum Special Tax for each Parcel.

In any Fiscal Year, if it is determined that (i) a Final Map for a portion of property in the CFD was recorded after the last date upon which the Assessor will incorporate the newly-created Parcels into the then current tax roll, and (ii) because of the date the Final Map was recorded, the Assessor does not yet recognize the new Parcels created by the Final Map, the Administrator shall calculate the Special Tax for the property affected by recordation of the Final Map by determining the Special Tax that applies separately to each newly-created Parcel, then applying the sum of the individual Special Taxes to the original Parcel that was subdivided by recordation of the Final Map.

C. MAXIMUM SPECIAL TAX

1. Tax Zone 1

Table 1 below identifies the Maximum Special Tax for Taxable Property within Tax Zone 1 at CFD Formation and all Parcels that annex into Tax Zone 1 after CFD Formation.

TABLE 1
TAX ZONE 1
MAXIMUM SPECIAL TAXES

<i>Type of Property</i>	<i>Maximum Special Tax Fiscal Year 2020-21 *</i>
Residential Property	\$0 per Unit
Other Property	\$10 per Acre
Final Map Property	\$0 per Final Map Lot
Undeveloped Property	\$10 per Acre

** On July 1, 2021, and on each July 1 thereafter, the Maximum Special Taxes shown in Table 1 above shall be increased by an amount equal to two percent (2%) of the amount in effect for the prior Fiscal Year.*

2. Additional Tax Zones

If property is annexed into the CFD and a separate Tax Zone is established for such property, Maximum Special Tax rates will be identified for Taxable Property in the new Tax Zone in the Unanimous Approval Form signed by the annexing property owner.

3. Changes to the Maximum Special Tax

Prior to the First Transfer Date, the Maximum Special Tax for a Parcel of Residential Property may be reduced **once** if the Administrator determines that the Maximum Special Tax for a Parcel of Residential Property would result in a total effective tax rate, including property tax, tax overrides, and other direct special taxes and assessments, greater than the percentage of the estimated sales price specified in the Purchase Agreement. Notwithstanding the forgoing, the Maximum Special Tax shall **not** be reduced for any Parcel if such a reduction reduces debt service coverage on outstanding Bonds below the Required Coverage.

The Special Tax reduction required pursuant to this section shall be made without a vote of the qualified electors in the CFD and shall be reflected in an amended Notice of Special

Tax Lien against the Parcel in question which the CFD shall cause to be recorded by executing a certificate in substantially the form attached herein as Attachment 1.

Pursuant to Section 53321 (d) of the Act, the Special Tax levied against a Parcel used for private residential purposes shall under no circumstances increase more than ten percent (10%) as a consequence of delinquency or default by the owner of any other Parcel or Parcels and shall, in no event, exceed the Maximum Special Tax in effect for the Fiscal Year in which the Special Tax is being levied.

D. METHOD OF LEVY OF THE SPECIAL TAX

Each Fiscal Year, the Administrator shall determine the Special Tax Requirement to be collected in that Fiscal Year, and the Special Tax shall be levied according to the steps outlined below.

- Step 1:** The Special Tax shall be levied Proportionately on each COE Parcel within the CFD up to 100% of the Maximum Special Tax for each Parcel for such Fiscal Year determined pursuant to Section C;
- Step 2:** If additional revenue is needed after Step 1, the Special Tax shall be levied Proportionately on each remaining Parcel of Developed Property within the CFD up to 100% of the Maximum Special Tax for each Parcel for such Fiscal Year determined pursuant to Section C;
- Step 3:** If additional revenue is needed after Step 2, and after applying Capitalized Interest to the Special Tax Requirement, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Final Map Property within the CFD, up to 100% of the Maximum Special Tax for Final Map Property for such Fiscal Year determined pursuant to Section C;
- Step 4:** If additional revenue is needed after Step 3, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property within the CFD, up to 100% of the Maximum Special Tax for Undeveloped Property for such Fiscal Year determined pursuant to Section C;
- Step 5:** If additional revenue is needed after applying the first four steps, the Special Tax shall be levied Proportionately on each Parcel of Association Property within the CFD, up to 100% of the Maximum Special Tax for Undeveloped Property for such Fiscal Year determined pursuant to Section C;
- Step 6:** If additional revenue is needed after applying the first five steps, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Excess Public Property, exclusive of property exempt from the Special Tax pursuant to Section F below, up to 100% of the Maximum Special Tax for Undeveloped Property for such Fiscal Year determined pursuant to Section C.

E. COLLECTION OF SPECIAL TAX

The Special Taxes for CFD No. 2020-1 shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that prepayments are permitted as set forth in Section G below and provided further that the Authority may directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner, and may collect delinquent Special Taxes through foreclosure or other available methods.

The Special Tax shall be levied and collected until principal and interest on Bonds have been paid and Authorized Facilities have been completed. However, in no event shall a Special Tax be levied after Fiscal Year 2101-02.

F. EXEMPTIONS

Notwithstanding any other provision of this RMA, no Special Tax shall be levied on any Parcel of Public Property at CFD Formation, except as otherwise provided in the Act. A separate amount of public acreage may be exempted each time property annexes into the CFD, and such additional exemption shall only apply to property within the annexation area. A Special Tax may be levied on Excess Public Property pursuant to Step 6 of Section D; however, a public agency may require that the special tax obligation on land conveyed to it that would be classified as Excess Public Property be prepaid pursuant to Section G below.

G. PREPAYMENT OF SPECIAL TAX

The following definitions apply to this Section G:

“Final Bond Sale” means, at any point in time, the last series of Bonds issued by the CFD, which issuance uses up virtually all of the remaining capacity available from the Maximum Special Tax revenues that can be generated within the CFD, as determined by the Authority. If additional Bonds are expected to be issued after outstanding Bonds retire, the “Final Bond Sale” may not be the last series of Bonds ever issued by the CFD, but instead the last sale of Bonds that can be issued before some or all of the outstanding Bonds retire.

“Outstanding Bonds” means all outstanding Bonds issued on behalf of the CFD prior to the date of prepayment, with the following exception: if a Special Tax has been levied against, or already paid by, an Assessor’s Parcel making a prepayment, and a portion of the Special Tax will be used to pay a portion of the next principal payment on the Bonds that remain outstanding (as determined by the Administrator), that next principal payment shall be subtracted from the total Bond principal that remains outstanding, and the difference shall be used as the amount of Outstanding Bonds for purposes of this prepayment formula.

The Special Tax obligation applicable to an Assessor's Parcel in the CFD may be prepaid and the obligation of the Assessor's Parcel to pay the Special Tax permanently satisfied as described herein, provided that a prepayment may be made only if there are no delinquent Special Taxes with respect to such Assessor's Parcel at the time of prepayment. An owner of an Assessor's Parcel intending to prepay the Special Tax obligation shall provide the Authority with written notice of intent to prepay. Within 30 days of receipt of such written notice, the Authority or its designee shall notify such owner of the prepayment amount for such Assessor's Parcel.

1. Full Prepayment Prior to Final Bond Sale

As of the proposed date of prepayment, the Prepayment Amount shall be determined by application of the following steps:

- Step 1.** Compute the total Maximum Special Tax that could be collected from the Assessor's Parcel prepaying the Special Tax in the Fiscal Year in which prepayment would be received by the Authority.
- Step 2.** Estimate the bonding capacity based on the Maximum Special Tax determined in Step 1 and an assumed bond term of 30 years using, as the interest rate for the bonding capacity calculation, the greater of (i) the current interest rate as determined by the Administrator based on discussions with industry professionals or (ii) the average true interest cost (TIC) on the Outstanding Bonds as identified by the Administrator. Notwithstanding the foregoing, if at any point in time the Administrator determines that the Maximum Special Tax revenue that could be collected from Taxable Property after the proposed prepayment is less than 110% of debt service on Bonds that will remain outstanding after defeasance or redemption of Bonds from proceeds of the estimated prepayment, the amount of the prepayment shall be increased until the amount of Bonds defeased or redeemed is sufficient to reduce remaining annual debt service to a point at which 110% debt service coverage is realized.
- Step 3.** Determine the costs of computing the prepayment amount and the costs of recording any notices to evidence the prepayment (the "*Administrative Fees and Expenses*").
- Step 4.** The Special Tax prepayment is equal to the sum of the amounts computed pursuant to Steps 2 and 3 (the "*Prepayment Amount*").

2. Full Prepayment After Final Bond Sale

Prepayment must be made not less than 75 days prior to any redemption date for Bonds to be redeemed with the proceeds of such prepaid Special Taxes. The Prepayment Amount shall be calculated as follows: (capitalized terms as defined below):

	Bond Redemption Amount
plus	Redemption Premium
plus	Defeasance Requirement
plus	Administrative Fees and Expenses
<u>less</u>	<u>Reserve Fund Credit</u>
equals	Prepayment Amount

As of the proposed date of prepayment, the Prepayment Amount shall be determined by application of the following steps:

- Step 1.** Compute the total Maximum Special Tax that could be collected from the Assessor’s Parcel prepaying the Special Tax in the Fiscal Year in which prepayment would be received by the Authority.
- Step 2.** Divide the Maximum Special Tax from Step 1 by the Maximum Special Tax revenues that could be collected in that Fiscal Year.
- Step 3.** Multiply the quotient computed pursuant to Step 2 by the Outstanding Bonds to compute the amount of Outstanding Bonds to be retired and prepaid (*the “Bond Redemption Amount”*).
- Step 4.** Multiply the Bond Redemption Amount computed pursuant to Step 3 by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed (*the “Redemption Premium”*).
- Step 5.** Compute the amount needed to pay interest on the Bond Redemption Amount starting with the first Bond interest payment date after which the prepayment has been received until the earliest redemption date for the Outstanding Bonds. However, if Bonds are callable at the first interest payment date after the prepayment has been received, Steps 5, 6 and 7 of this prepayment formula will not apply.
- Step 6:** Compute the amount of interest the Authority reasonably expects to derive from reinvestment of the Bond Redemption Amount plus the Redemption Premium from the first Bond interest payment date after which the prepayment has been received until the redemption date for the Outstanding Bonds.
- Step 7:** Take the amount computed pursuant to Step 5 and subtract the amount computed pursuant to Step 6 (*the “Defeasance Requirement”*).
- Step 8.** Determine the costs of computing the prepayment amount, the costs of redeeming Bonds, and the costs of recording any notices to evidence the prepayment and the redemption (*the “Administrative Fees and Expenses”*).
- Step 9.** If and to the extent so provided in the indenture pursuant to which the Outstanding Bonds to be redeemed were issued, a reserve fund credit shall be

calculated as a reduction in the applicable reserve fund for the Outstanding Bonds to be redeemed pursuant to the prepayment (the “*Reserve Fund Credit*”).

Step 10. The Special Tax prepayment is equal to the sum of the amounts computed pursuant to Steps 3, 4, 7, and 8, less the amount computed pursuant to Step 9 (the “*Prepayment Amount*”).

3. *Partial Prepayments*

A partial prepayment may be made in an amount equal to any percentage of full prepayment desired by the party making a partial prepayment, except that the full amount of administrative fees and expenses determined in Step 3 of Section G.1 or Step 8 of Section G.2 shall be included in the partial prepayment. The Maximum Special Tax that can be levied on an Assessor’s Parcel after a partial prepayment is made is equal to the Maximum Special Tax that could have been levied prior to the prepayment, reduced by the percentage of a full prepayment (less the amount collected for administrative fees and expenses) that the partial prepayment (less the amount collected for administrative fees and expenses) represents, all as determined by or at the direction of the Administrator.

H. INTERPRETATION OF SPECIAL TAX FORMULA

The Authority reserves the right to make minor administrative and technical changes to this document that do not materially affect the rate and method of apportioning Special Taxes. In addition, the interpretation and application of any section of this document shall be left to the Authority’s discretion. Interpretations may be made by the Authority by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this RMA.

I. APPEAL OF SPECIAL TAX LEVY

Any property owner claiming that the amount or application of the Special Tax is not correct may file a written notice of appeal with the Administrator not later than one calendar year after having paid the Special Tax that is disputed. The Administrator shall promptly review the appeal and, if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the Special Tax, and decide the appeal. If the property owner disagrees with the Administrator’s decision relative to the appeal, the owner may then file a written appeal with the Board whose subsequent decision shall be binding. If the decision of the Administrator (if the appeal is not filed with the Board) or the Board (if the appeal is filed with the Board) requires the Special Tax to be modified or changed in favor of the property owner, no cash refund shall be made for prior years’ Special Tax levies, but an adjustment shall be made to the next Special Tax levy(ies). This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to filing any legal action by such owner.

ATTACHMENT 1

**RIVER ISLANDS PUBLIC FINANCING AUTHORITY
COMMUNITY FACILITIES DISTRICT NO. 2020-1
(STAGE 2B PUBLIC IMPROVEMENTS)**

CERTIFICATE OF MODIFICATION OF SPECIAL TAX

1. Pursuant to Section C.3 of the Rate and Method of Apportionment of Special Tax (the "Rate and Method") for the River Islands Public Financing Authority Community Facilities District No. 2020-1 (Stage 2B Public Improvements) ("CFD No. 2020-1"), the Maximum Special Tax for a Parcel of Residential Property within CFD No. 2020-1 has been modified as follows:

<i>Assessor's Parcel Number</i>	<i>Maximum Special Tax Fiscal Year 2020-21 *</i>
XXX-XXX-XXX	\$[] per Unit

** On July 1, 2021, and on each July 1 thereafter, the Maximum Special Taxes shown in the table above shall be increased by an amount equal to two percent (2%) of the amount in effect for the prior Fiscal Year.*

2. The Maximum Special Tax for Residential Property may only be modified prior to the First Transfer Date (i.e., the date of the first transfer of ownership to a private homeowner after a building permit for new construction was issued).
3. Upon execution of this Certificate by CFD No. 2020-1, CFD No. 2020-1 shall prepare an amended notice of Special Tax lien for CFD No. 2020-1 reflecting the modifications set forth herein. Amended notices of Special Tax lien shall be recorded by groups, once a sufficient number of notices have been prepared.

The undersigned acknowledges receipt of this certificate and of the modification of the Maximum Special Tax as set forth in this Certificate. Capitalized undefined terms used herein have the meanings ascribed thereto in the Rate and Method.

River Islands Public Financing Authority
Community Facilities District No. 2020-1 (Stage 2B Public Improvements)

By: _____

Date: _____

ATTACHMENT 2

PROPOSED BOUNDARY OF
**RIVER ISLANDS PUBLIC FINANCING AUTHORITY
 COMMUNITY FACILITIES DISTRICT NO. 2020-1
 (STAGE 2B PUBLIC IMPROVEMENTS)**
 SAN JOAQUIN COUNTY, STATE OF CALIFORNIA

SECRETARY'S CERTIFICATE

1. I HEREBY CERTIFY THAT THE MAP WAS APPROVED BY THE BOARD OF DIRECTORS OF THE RIVER ISLANDS PUBLIC FINANCING AUTHORITY THIS _____ DAY OF _____ 2020.

SECRETARY

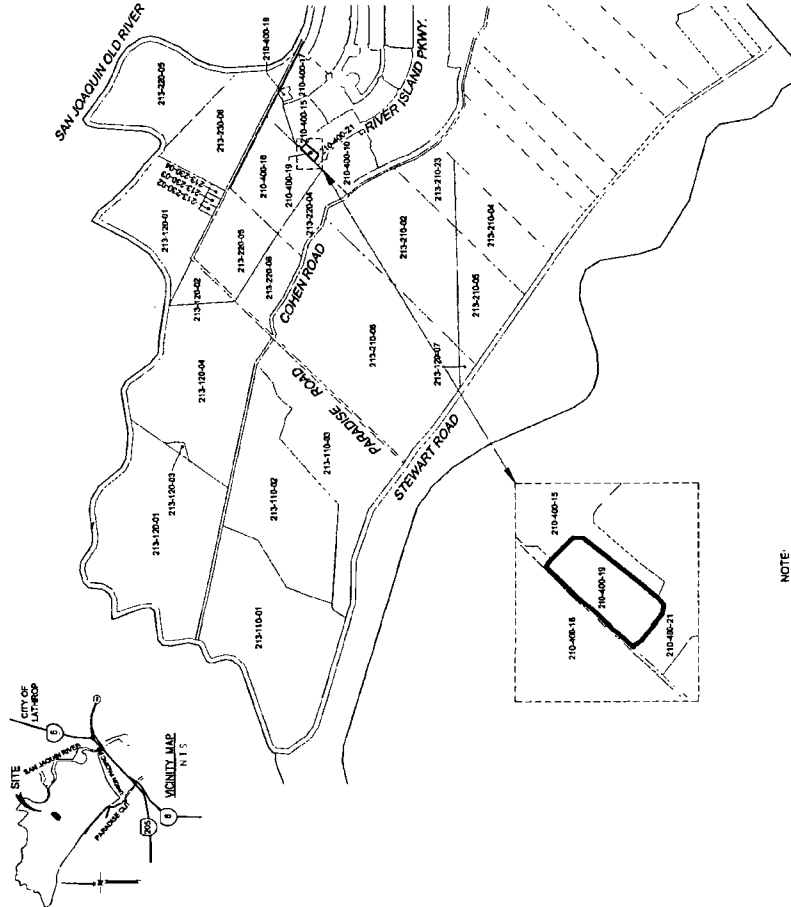
2. I HEREBY CERTIFY THAT THIS MAP WAS APPROVED BY THE BOARD OF DIRECTORS OF THE RIVER ISLANDS PUBLIC FINANCING AUTHORITY AT A MEETING THEREOF, HELD ON THE _____ DAY OF _____ 2020, BY ITS RESOLUTION NO. _____

SECRETARY

COUNTY RECORDERS CERTIFICATE

I FILED THIS _____ MAP OF _____ COUNTY, AT THE OFFICE OF _____ COUNTY RECORDER, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, ON _____ DAY OF _____ 2020, BY ITS RESOLUTION NO. _____

COUNTY RECORDER
 COUNTY OF SAN JOAQUIN,
 STATE OF CALIFORNIA



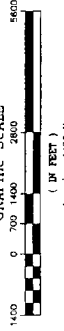
NOTE:

1. REFERENCES IN THESE MAPS TO THE MAP NUMBERS OF RECORDS IN THE OFFICE OF THE ASSESSOR OF THE COUNTY OF SAN JOAQUIN AND TO THE DETAILED DESCRIPTIONS OF THE LOTS AND DIMENSIONS OF ANY PARCELS SHOWN HEREON.
2. CTD NO. 2020-1 INCLUDES ONLY APN 210-400-18 AT FORMATION.

LEGEND

- 210-400-18 ASSESSOR'S PARCEL NUMBER
- FUTURE AIR NAVIGATION AREA
- ASSESSOR'S PARCEL LOT LINE
- COMMUNITY FACILITIES DISTRICT NO. 2020-1

GRAPHIC SCALE



GCG

GOODWIN CONSULTING GROUP

EXHIBIT C

RIVER ISLANDS PUBLIC FINANCING AUTHORITY
COMMUNITY FACILITIES DISTRICT NO. 2020-1
(STAGE 2B PUBLIC IMPROVEMENTS)

MAXIMUM SPECIAL TAXES FOR ZONE 2 OF THE CFD

The table below identifies the Maximum Special Tax for Taxable Property within Tax Zone 2 and all Parcels that annex into Tax Zone 2.

TAX ZONE 2
MAXIMUM SPECIAL TAXES

<i>Type of Property</i>	<i>Maximum Special Tax Fiscal Year 2020-21 *</i>
Residential Property	\$_____ per Unit
Other Property	\$_____ per Acre
Final Map Property	\$_____ per Final Map Lot
Undeveloped Property	\$_____ per Acre

** On July 1, 2021, and on each July 1 thereafter, the Maximum Special Taxes shown in the Table above shall be increased by an amount equal to two percent (2%) of the amount in effect for the prior Fiscal Year.*

EXHIBIT D

**RIVER ISLANDS PUBLIC FINANCING AUTHORITY
COMMUNITY FACILITIES DISTRICT NO. 2020-1
(STAGE 2B PUBLIC IMPROVEMENTS)
ANNEXATION NO. 2**

**ASSESSOR'S PARCEL NUMBER(S) AND OWNER(S) OF LAND WITHIN
ANNEXATION NO. 2 TO RIVER ISLANDS PUBLIC FINANCING AUTHORITY
COMMUNITY FACILITIES DISTRICT NO. 2020-1
(STAGE 2B PUBLIC IMPROVEMENTS)**

Name(s) of Property Owner(s)	San Joaquin County Assessor's Parcel No.
River Islands Stage 2B, LLC 73 W. Stewart Rd., Lathrop, CA 95330	213-470-02

ITEM 4.8

CITY MANAGER'S REPORT JANUARY 11, 2021, CITY COUNCIL REGULAR MEETING

ITEM: **APPROVAL OF FINAL MAP TO RESUBDIVIDE 44 LOTS IN TRACT 4060 VILLAGE "S" AND DEDICATION OF PARCEL "L" TO RIPFA, ALL WITHIN LAKESIDE EAST DISTRICT OF RIVER ISLANDS**

RECOMMENDATION: **Adopt Resolution Approving Final Map for Tract 4060 Village "S" to Resubdivide 44 Single Family Lots and Dedication of Parcel "L" to RIPFA within the Lakeside East District of River Islands**

SUMMARY:

The City of Lathrop City Council approved the Final Map for Tract 4021, Village "S", on May 11, 2020. The proposed Final Map for Tract 4060 is the resubdivision of 44 lots in Tract 4021 to modify the access driveway ownership from the property owner to Home Owner's Association (HOA). It also dedicates Parcel "L" along Dell'Osso Drive to the City, for subsequent dedication to River Islands Public Financing Authority (RIPFA). A Vicinity Map is included as Attachment "B".

Staff recommends that the City Council approve the proposed Final Map Tract 4060, Village "S", (included as Attachment "C") and dedication of Parcel "L" to RIPFA (deed included as Attachment "D"). No Subdivision Improvement Agreement (SIA) is required because all improvements were guaranteed with the original Tract 4021 SIA, and that agreement remains in place.

BACKGROUND:

The City of Lathrop City Council approved the Final Map for Tract 4021, Village "S", on May 11, 2020. The proposed Final Map for Tract 4060 is the resubdivision of 44 lots in Tract 4021 to modify the access driveway ownership from property owner to Home Owner's Association (HOA). It also provides a separate Parcel "L" along Dell'Osso Drive that will be dedicated to the City, for subsequent dedication to River Islands Public Financing Authority (RIPFA). The reason for the changes:

1. State Department of Real Estate (DRE) approval is required for this type of subdivision (attached/grouped units) and the DRE requires delineation of open property that is HOA owned. Since the HOA will be responsible to maintain the joint driveways, they need to own that area.
2. Parcel L creates a separate parcel that will protect the embankment of Dell'Osso Drive by dedicating it to the City, for subsequent dedication to RIPFA while retaining a fence easement and slope easement over it in favor of the City. The Grant Deed from the City to RIPFA is included as Attachment "D".

CITY MANAGER'S REPORT **PAGE 2**
JANUARY 11, 2021, CITY COUNCIL REGULAR MEETING
APPROVAL OF FINAL MAP FOR 44 LOTS IN TRACT 4060 VILLAGE "S" AND
DEDICATION OF PARCEL L TO RIPFA, ALL WITHIN LAKESIDE EAST DISTRICT
OF RIVER ISLANDS

Adjacent homeowners will still have some benefit of the slope by having an easement granted to them by RIPFA for certain non-structural improvements (e.g. landscaping). This same arrangement has been done on other final maps that are adjacent to Dell'Osso Drive.

Typically, final maps include a Subdivision Improvement Agreement (SIA) to guarantee specific offsite and onsite improvements. The SIA with River Islands Stage 2A, LLC for Tract 4021 already guarantees the unfinished improvements for Village "S", and that SIA remains valid. Therefore, no new SIA or performance bonds are required for approval of the Final Map for Tract 4060.

The ownership of Tract 4021 was transferred from River Islands Stage 2A, LLC to the home builder, Lennar Homes of California, Inc. ("Lennar Homes"), and so the Final Map for Tract 4060 will be signed by Lennar Homes. River Islands, as the master developer, will remain responsible to complete the public improvements. The Escrow Instructions are included as Attachment "E".

REASON FOR RECOMMENDATION:

Staff recommends that the City Council approve the proposed Final Map Tract 4060, Village "S" and approve dedication of Parcel "L" to RIPFA. No Subdivision Improvement Agreement (SIA) is required, because all improvements were guaranteed with the original Tract 4021 SIA, and that agreement remains in place.

FISCAL IMPACT:

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

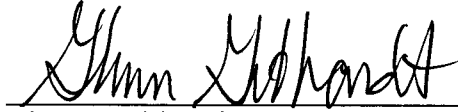
ATTACHMENTS:

- A. Resolution Approving Final Map for Tract 4060 Village "S" to Resubdivide 44 Single Family Lots and Dedication of Parcel "L" to RIPFA within the Lakeside East District of River Islands
- B. Village "S" Vicinity Map
- C. Final Map 4060 Village "S"
- D. Grant Deed for Parcel "L" from City to RIPFA
- E. Escrow Instructions for Final Map Tract 4060 Village "S"

JANUARY 11, 2021, CITY COUNCIL REGULAR MEETING

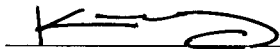
APPROVAL OF FINAL MAP FOR 44 LOTS IN TRACT 4060 VILLAGE "S" AND DEDICATION OF PARCEL L TO RIPFA, ALL WITHIN LAKESIDE EAST DISTRICT OF RIVER ISLANDS

APPROVALS



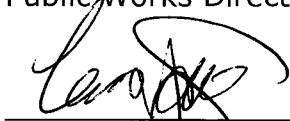
Glenn Gebhardt
City Engineer

1/4/21
Date



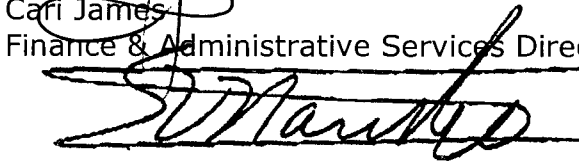
Michael King
Public Works Director

1/4/2021
Date



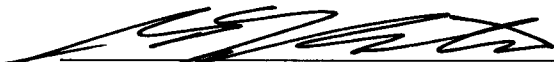
Cari James
Finance & Administrative Services Director

1/4/2021
Date



Salvador Navarrete
City Attorney

1/4/2021
Date



Stephen J. Salvatore
City Manager

1.4.21
Date

RESOLUTION NO. 21-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING FINAL MAP FOR TRACT 4060 VILLAGE "S" TO RESUBDIVIDE 44 SINGLE FAMILY LOTS AND DEDICATION OF PARCEL "L" TO RIPFA WITHIN THE LAKESIDE EAST DISTRICT OF RIVER ISLANDS

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

WHEREAS, on July 18, 2018, the City of Lathrop Planning Commission approved a Neighborhood Design Plan (NDP) and Architectural Guidelines and Design Standards (AG/DS) for the Lakeside East District, known as Stage 2A, within Phase 1 of the project; and

WHEREAS, the land for the proposed Final Map for Tract 4060 is within the geographic boundaries of VTM 3694 and Stage 2A; and

WHEREAS, the City of Lathrop City Council approved the Final Map for Tract 4021, Village "S", on May 11, 2020. The proposed Final Map for Tract 4060 is the remapping of Tract 4021 to modify the access driveway ownership from property owner to Home Owner's Association (HOA) and provide a separate Parcel L along Dell'Osso Drive that will be reserved for dedication to River Islands Public Financing Authority (RIPFA). The reason for the changes:

1. The State Department of Real Estate (DRE) approval is required for this type of subdivision (attached/grouped units) and the DRE requires delineation of open property that is HOA owned. Since the HOA will be responsible to maintain the joint driveways, they need to own that area.
2. Parcel L creates a separate parcel that will protect the embankment of Dell'Osso Drive by reserving it for dedication to RIPFA and placing a slope easement over it in favor of the City. Adjacent homeowners will still have some benefit of the slope by having easement granted to them for certain non-structural improvements (e.g. landscaping). This same arrangement has been done on other final maps that are adjacent to Dell'Osso Drive; and

WHEREAS, the ownership of Tract 4021 was transferred from River Islands Stage 2A, LLC to the home builder, Lennar Homes of California, Inc. ("Lennar Homes") after the approval of Tract 4021. The Final Map for Tract 4060 will be signed by Lennar Homes as the legal landowners; and

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

WHEREAS, performance and labor & material securities were provided by River Islands with the SIA for Tract 4021 that guarantee the unfinished improvements for Village "S", in the amounts shown in Table 1. Upon approval of the Final Map for Tract 4060, the bonds provided with Tract 4021 will remain in place; and

Table 1 – Bond Values

Unfinished Improvement Total:	\$3,835,421
Performance Bond (120% of Unfinished Improvements):	\$4,602,505
Labor & Materials Bond (50% of Performance Bond)	\$2,301,253

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

WHEREAS, Village "S" was annexed to the three different Community Facilities Districts (CFDs) for maintenance purposes with the approval of the Tract 4021 Final Map; and

WHEREAS, River Islands Stage 2A must satisfy the Escrow Instructions, included as Attachment "C" to the City Manager's Report, to guarantee the payment of all fees and recordation of the documents; and

WHEREAS, Final Map 4060 dedicated Parcel "L" in fee to the City, for purposes of open space, slope control and fence maintenance and any appurtenances thereto, for the benefit of the public, as shown on the Final Map. The dedication also stated that "Such Parcel L may be conveyed from the City to River Islands Public Financing Authority in the future while retaining the fence easement for maintenance purposes and the slope easement to prohibit any construction of retaining walls or structures to prohibit excavations in to the slope, other than for planting, irrigation and fence posts"; and

WHEREAS, City staff are requesting Council authorization to dedicate Parcel L to RIPFA, per the Grant Deed included as Attachment "D" to the City Manager's Report.

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

1. The Final Map for Tract 4060 and is hereby approved as submitted for recordation with the San Joaquin County Assessor/Recorder/County Clerk Office. The recorded executed copy will be filed with the City Clerk.
2. The City agrees to dedication of Parcel "L" to the River Islands Public Financing Authority pursuant to the deed included as Attachment "D" to the City Manager's Report dated January 11, 2021. The City Manager is authorized to make minor amendments to the grant deeds.

PASSED AND ADOPTED by the City Council of the City of Lathrop this 11th day of January 2021 by the following vote:

AYES:

NOES:

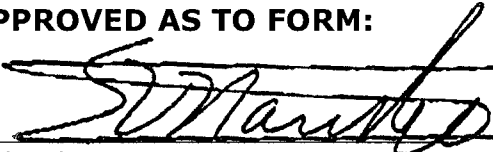
ABSTAIN:

ABSENT:

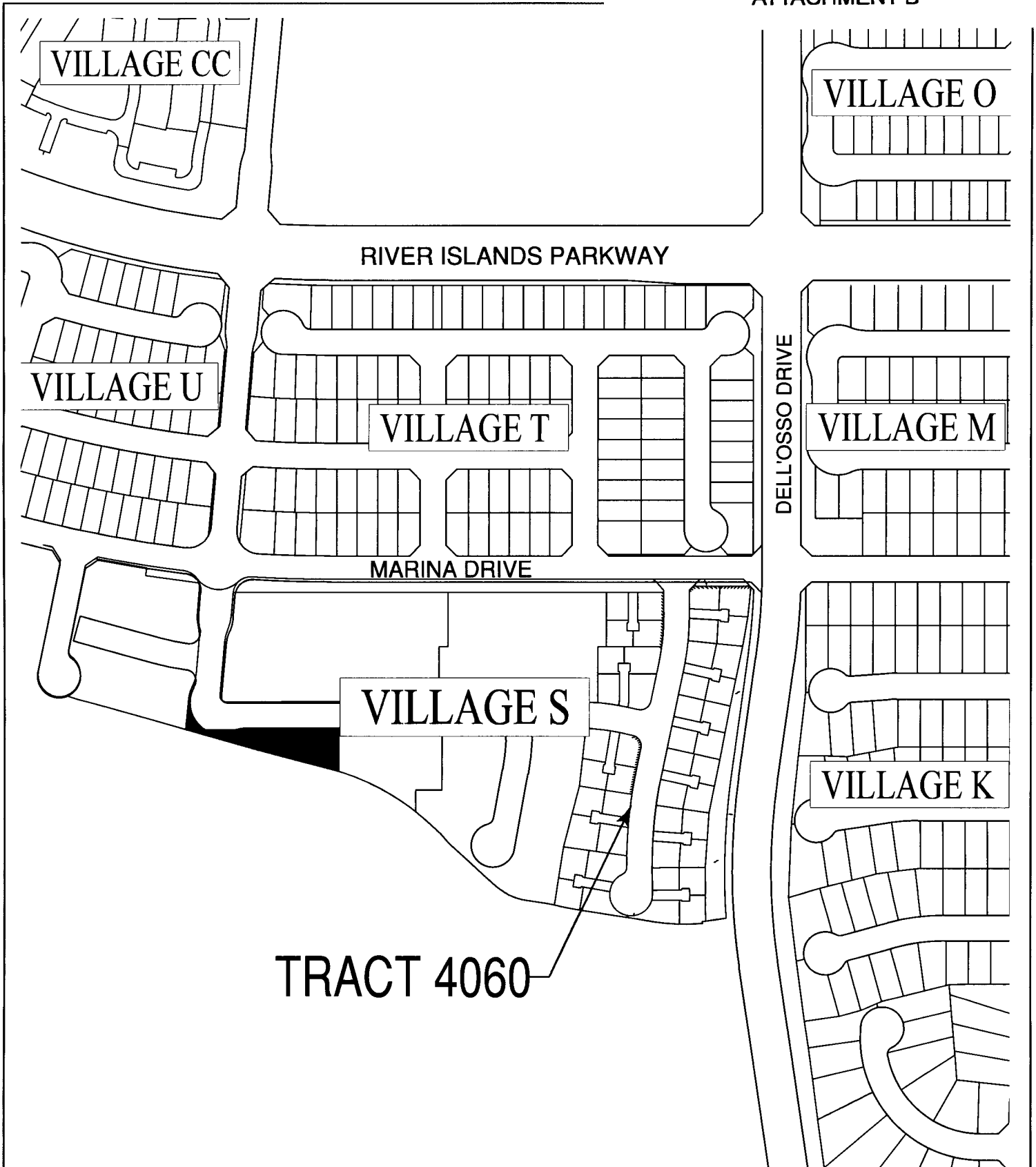
Sonny Dhaliwal, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:


Salvador Navarrete, City Attorney



TRACT 4060

ATTACHMENT B
TRACT 4060
VICINITY MAP
DECEMBER 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 HEREBY EMBODIED FINAL MAP ENTITLED, "TRACT 4060, RIVER ISLANDS-STAGE 2A, VILLAGE S4", CITY OF LATHROP, CALIFORNIA, CONSISTING OF EIGHT (8) SHEETS, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

THE UNDERSIGNED DOES HEREBY DEDICATE TO THE CITY OF LATHROP, FOR PUBLIC PURPOSES, A NON-EXCLUSIVE EASEMENT TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN, POLES, WIRES, CABLES, PIPES, AND CONDUITS, AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "P.U.E." (PUBLIC UTILITY EASEMENT) ALL EXISTING PUBLIC UTILITY EASEMENTS FROM TRACT 4021 (43 MAP 139) WITHIN BOUNDARY OF THIS FINAL MAP ARE BEING REDEDICATED TO THE CITY OF LATHROP.

THE UNDERSIGNED DOES HEREBY DEDICATE TO THE CITY OF LATHROP, IN FEE, PARCEL L FOR PURPOSES OF OPEN SPACE, SLOPE CONTROL AND FENCE MAINTENANCE AND ANY APPURTENANCES THEREOF, FOR THE BENEFIT OF THE PUBLIC, AS SHOWN ON THIS FINAL MAP. SUCH PARCEL L MAY BE CONVEYED FROM THE CITY TO RIVER ISLANDS PUBLIC FINANCING AUTHORITY IN THE FUTURE WHILE RETAINING THE FENCE EASEMENT FOR MAINTENANCE PURPOSES AND THE SLOPE EASEMENT TO PROHIBIT ANY CONSTRUCTION OF ANY KIND OR TYPE OF EXCAVATION OR TO PROHIBIT EXCAVATIONS INTO THE SLOPE, OTHER THAN FOR PLANTING, IRRIGATION AND FENCE POSTS.

THE UNDERSIGNED DOES HEREBY RELINQUISH TO THE CITY OF LATHROP ALL ABUTTERS RIGHT OF ACCESS TO LOTS 1, 2, 33, 36, 37, 40, 41, AND 44, ALONG THE LOT LINES AS INDICATED BY THE SYMBOL ||||| AS SHOWN ON THIS FINAL MAP.

THE UNDERSIGNED DOES HEREBY RESERVE PARCELS A THROUGH K AS ACCESS LOTS AND WILL TRANSFER TO HOMEOWNERS ASSOCIATION BY SEPARATE DOCUMENT.

OWNER, LENNAR HOMES OF CALIFORNIA, INC A CALIFORNIA CORPORATION

DATED THIS _____ DAY OF _____, 202____, BEFORE ME, _____, NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND.

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

OLD REPUBLIC TITLE COMPANY, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED SEPTEMBER 15, 2020, AS DOCUMENT NUMBER 2020-120713 OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

DATED THIS _____ DAY OF _____, 202____, BEFORE ME, _____, NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

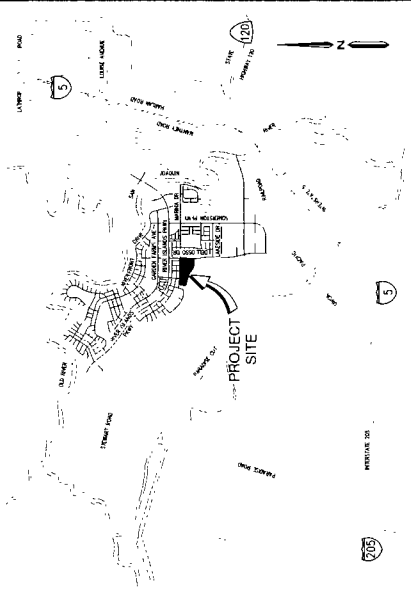
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

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

**TRACT 4060
RIVER ISLANDS - STAGE 2A
VILLAGE S4**

A PORTION OF RANCHO EL PESCADERO, BEING A RESUBDIVISION OF LOTS 1-44 OF TRACT 4021 (43 MAP 139) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
JANUARY 2021



VICINITY MAP
NOT TO SCALE

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 HEREBY EMBODIED MAP ENTITLED "TRACT 4060, RIVER ISLANDS-STAGE 2A, VILLAGE S4", CITY OF LATHROP, CALIFORNIA, CONSISTING OF EIGHT (8) SHEETS, THIS STATEMENT WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED FOR IN SECTION 16.000 OF THE CITY CHARTER, AND WAS DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP AND AUTHORIZED ITS RECORDATION, AND ACCEPTED ON BEHALF OF THE CITY OF LATHROP, FOR PUBLIC USE, THE RELINQUISHMENT OF ACCESS RIGHTS TO LOTS 1, 2, 33, 36, 37, 40, 41, AND 44 ALONG THE LOT LINES AS INDICATED BY THE SYMBOL |||||. THE DEDICATION OF ALL PUBLIC UTILITY EASEMENTS, AND PARCEL L IN FEE, AS SHOWN ON SAID MAP SUBJECT TO THE IMPROVEMENTS BEING COMPLETED IN ACCORDANCE WITH CHAPTER 16, TITLE 16.16 OF THE CITY OF LATHROP MUNICIPAL CODE.

I FURTHER STATE THAT ALL SECURITIES AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP 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

SECRETARY OF THE PLANNING COMMISSIONS STATEMENT

THIS MAP CONFORMS TO AMENDED VESTING TENTATIVE MAP NO. 3894 APPROVED BY THE PLANNING COMMISSION

DATED THIS _____ DAY OF _____, 202____.

MARK WESSNER, COMMUNITY DEVELOPMENT DIRECTOR
CITY OF LATHROP

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 202____, AT _____, IN BOOK _____ OF MAPS AND PLATS, AT PAGE _____, AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY

SEE \$ _____

BY _____ ASSISTANT/DEPUTY RECORDER
STEVE J. BISTOLARIDES, ASSESSOR-RECORDER-COUNTY CLERK
SAN JOAQUIN COUNTY, CALIFORNIA

ACKNOWLEDGEMENT CERTIFICATE (OPTIONEE)

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 _____, 202____, BEFORE ME, _____, NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND.

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

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 _____, 202____, BEFORE ME, _____, NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND.

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

ACKNOWLEDGEMENT CERTIFICATE (OWNER)

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

STATE OF CALIFORNIA }
COUNTY OF SAN JOAQUIN }

ON _____, 202____, BEFORE ME, _____, NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND.

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

CITY SURVEYOR'S STATEMENT

I, ANNE-SOPHE TRUONG, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF TRACT 4060, RIVER ISLANDS-STAGE 2A, VILLAGE S4, CITY OF LATHROP, CALIFORNIA, AND I AM SATISFIED THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 202_.



ANNE-SOPHE TRUONG, P.L.S. 8998
ACTING CITY SURVEYOR
CSG CONSULTANTS

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF RIVER ISLANDS DEVELOPMENT, LLC, ON OCTOBER 15, 2020. I HEREBY STATE ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED ON THIS MAP. I HEREBY STATE THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY AND THAT IT WILL BE SURFICIENT TO ENABLE THIS SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED AMENDED VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 202_.

DTLAK CRAWFORD, P.L.S. NO. 7788



CITY ENGINEER'S STATEMENT

I, GLENN GEBHART, HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA AND THAT I HAVE EXAMINED THIS FINAL MAP OF TRACT 4060, RIVER ISLANDS-STAGE 2A, VILLAGE S4, CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREIN IS SUBSTANTIALLY THE SAME AS THAT APPEARED ON THE AMENDED VESTING TENTATIVE MAP NO. 3694, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLES WITH ALL APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF THE AMENDED VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 202_.

GLENN GEBHART, S.C.E. 34581
CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA



**TRACT 4060
RIVER ISLANDS - STAGE 2A
VILLAGE S4**

A PORTION OF RANCHO EL PESCADERO, BEING A RESUBDIVISION OF LOTS 1-44 OF TRACT 4021 (43 MAP 139) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA, JANUARY 2021.



REFERENCES

- (R1) TRACT 3908, RIVER ISLANDS-STAGE 2A, LARGE LOT FINAL MAP, FILED SEPTEMBER 20, 2018, IN BOOK 43 MAPS AND PLATS, PAGE 52, S.J.C.R. (43 MAP 52)
- (R2) TRACT 3989, RIVER ISLANDS-STAGE 2A, VILLAGE U FINAL MAP, FILED NOVEMBER 2, 2018, IN BOOK 43 MAPS AND PLATS, PAGE 54, S.J.C.R. (43 MAP 54)
- (R3) TRACT 3992, RIVER ISLANDS-STAGE 2A, VILLAGE V FINAL MAP, FILED NOVEMBER 8, 2019, IN BOOK 43 MAPS AND PLATS, PAGE 111, S.J.C.R. (43 MAP 111)
- (R4) TRACT 3994, RIVER ISLANDS-STAGE 2A, VILLAGE T FINAL MAP, FILED DECEMBER 13, 2018, IN BOOK 43 MAPS AND PLATS, PAGE 60, S.J.C.R. (43 MAP 60)
- (R5) TRACT 3995, RIVER ISLANDS-STAGE 2A, VILLAGE T FINAL MAP, FILED DECEMBER 17, 2019, IN BOOK 42 MAPS AND PLATS, PAGE 114, S.J.C.R. (43 MAP 114)
- (R6) TRACT 3995, RIVER ISLANDS-PHASE 1B, VILLAGES J & K FINAL MAP, FILED JUNE 20, 2017, IN BOOK 42 MAPS AND PLATS, PAGE 88, S.J.C.R. (42 MAP 88)
- (R7) TRACT 4021, RIVER ISLANDS-STAGE 2A, VILLAGE S FINAL MAP, FILED SEPTEMBER 15, 2020, IN BOOK 43 MAPS AND PLATS, PAGE 139, S.J.C.R. (43 MAP 139)
- (R8) TRACT 3831, RIVER ISLANDS-PHASE 1B, VILLAGE J & K FINAL MAP, FILED JANUARY 23, 2018, IN BOOK 43 MAPS AND PLATS, PAGE 16, S.J.C.R. (43 MAP 16)
- (R9) TRACT 3832, RIVER ISLANDS-PHASE 1B, VILLAGE J & K FINAL MAP, FILED AUGUST 1, 2016, IN BOOK 42 MAPS AND PLATS, PAGE 66, S.J.C.R. (42 MAP 66)
- (R10) RECORD OF SURVEY FILED AUGUST 4, 2004, IN BOOK 35 OF SURVEYS, PAGE 142, AS CORRECTED BY CERTIFICATE OF CORRECTION RECORDED JULY 15, 2009 AS DOCUMENT NUMBER 2005-17284, S.J.C.R. (35 SURVEYS 142)

SIGNATURE OMISSIONS

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

- 1. RECLAIMED ISLANDS LAND COMPANY, RESERVATION FOR OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, PER DOCUMENT NUMBER 2001-046177, S.J.C.R.
- 2. PUBLIC UTILITY EASEMENTS IN FAVOR OF THE CITY OF LATHROP PER TRACT 3989, RIVER ISLANDS, STAGE 2A, VILLAGE S, FILED SEPTEMBER 15, 2020, IN BOOK 43 OF MAPS AND PLATS, PAGE 139, S.J.C.R.

RECITALS

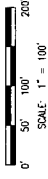
- 1. RIGHT TO FARM STATEMENT PER CITY OF LATHROP MUNICIPAL CODE OF ORDINANCES, TITLE 15, CHAPTER 15.49.04, THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS YOU MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE NORMAL AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING BUT NOT LIMITED TO: HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DEPRECIATION, AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, ODOR, RODENTS AND PESTS BE AWARE ALSO, THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY JURISDICTION. CONSEQUENTLY, INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.
- 2. A SOILS REPORT ENTITLED "GEOCHEMICAL EXPLORATION, RIVER ISLANDS PHASE 1, LATHROP, CALIFORNIA", REFERENCED AS PROJECT NO. 5044.5.001.01 AND DATED JULY 29, 2005, HAS BEEN PREPARED FOR THIS PROJECT BY ENCO, INCORPORATED, JOSEF J. TOULLE, G.E. NO. 2877, AND IS ON FILE WITH THE CITY OF LATHROP.
- 3. TRACT 4060, RIVER ISLANDS-STAGE 2A, VILLAGE S4* CONTAINS 44 RESIDENTIAL LOTS, CONTAINING 4,897 ACRES, MORE OR LESS, INCLUDING 1,080 ACRES, MORE OR LESS, ALL AS SHOWN ON SAID MAP HEREIN (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW).

TRACT 4060 AREA SUMMARY	
LOTS 1 THROUGH 44	3,837 AC±
PARCELS A THROUGH K	0,530 AC±
PARCEL L	0,530 AC±
TOTAL	4,897 AC±

- 4. THOSE AREAS DESIGNATED AS "A.E." OR PRIVATE NON-EXCLUSIVE ACCESS EASEMENT ARE SHOWN FOR ACCESS PURPOSES FOR THE USE OF THE ADJOINING LOT AS SHOWN AND SHALL BE MAINTAINED BY A MANDATORY HOMEOWNERS ASSOCIATION SAID AREAS TO BE CREATED BY SEPARATE DOCUMENT SUBSEQUENT TO THE FILING OF THIS FINAL MAP.
- 5. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT ORDER NUMBER 1214021605-18, DATED NOVEMBER 24, 2020, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

TRACT 4060 RIVER ISLANDS - STAGE 2A VILLAGE S4

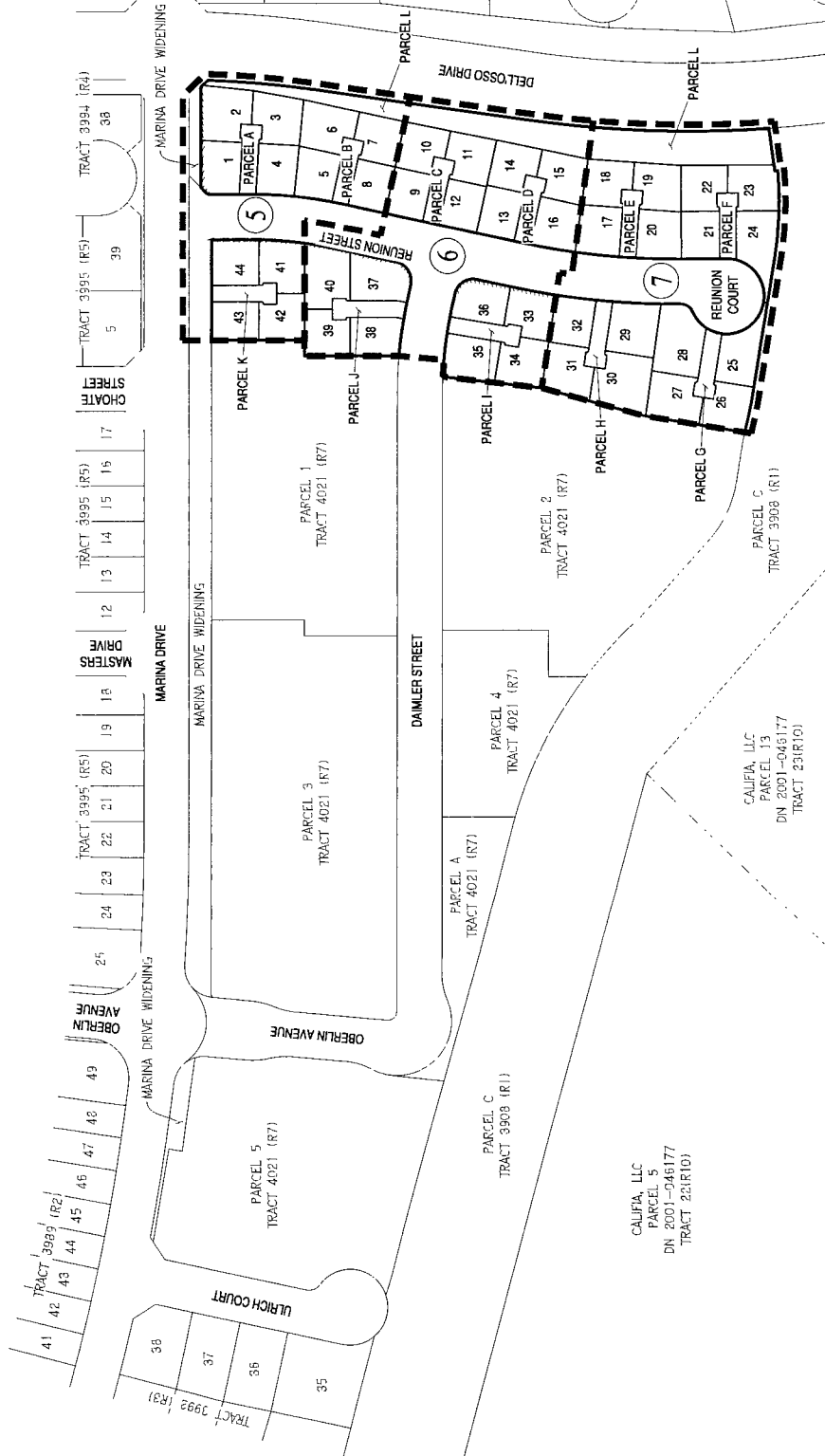
A PORTION OF RANCHO EL PESCADERO, BEING A
RESUBDIVISION OF LOTS 1-44 OF TRACT 4021 (43 MAP 139)
CITY OF LAHROP, SAN JOAQUIN COUNTY, CALIFORNIA
JANUARY 2021



SHEET INDEX

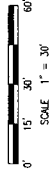
LEGEND

- BOUNDARY
- LOT LINE
- SHEET NUMBER
- SHEET LIMIT LINE
- //// RESTRICTED ACCESS



TRACT 4060 RIVER ISLANDS - STAGE 2A VILLAGE S4

A PORTION OF RANCHO EL PESCADERO, BEING A RESUBDIVISION OF LOTS 1-44 OF TRACT 4021 (43 MAP 139) CITY OF LAHORE, SAN JOAQUIN COUNTY, CALIFORNIA, JANUARY 2021

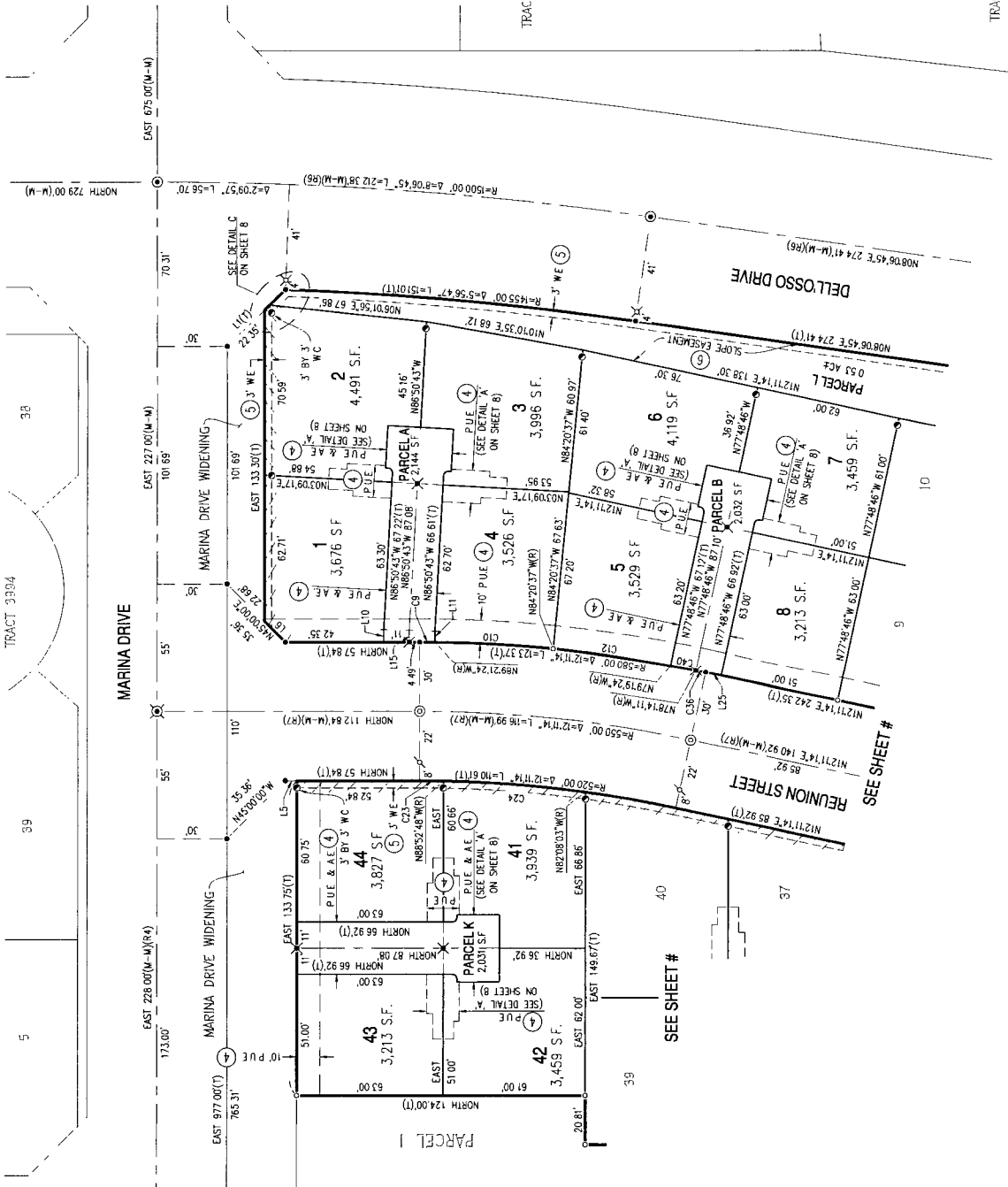


MONUMENTATION NOTES

- ⊙ FOUND MONUMENT PER (R7)
- SET 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ⊙ FOUND MONUMENT PER (R6)
- ⊗ FOUND MONUMENT PER (R4)
- ✕ FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" PER (R4)
- FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" PER (R7), UNLESS OTHERWISE NOTED
- ✕ FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" AS NOTED PER (R7)
- ✕ SET 3.00" WITNESS CORNER (W.C.) UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE, RADIAL LINE OR PERPENDICULAR TO STREET CENTRELINE AS NOTED 3/4" x 24" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ✕ FOUND 8.00" WITNESS CORNER (W.C.) RADIAL LINE OR PERPENDICULAR TO STREET CENTRELINE AS NOTED 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" PER (R7)
- T SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL BEAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1.17" BRASS DISK STAMPED "PLS 7788" IN SIDE MAX 1.00' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS
- ✕ SET 1.17" BRASS DISK STAMPED "PLS 7788"

NOTES

- 1 SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES
- 2 SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND
- 3 SEE SHEET 8 FOR LINE AND CURVE TABLES
- 4 NO MONUMENT TO BE SET ALONG PARCEL BOUNDARIES (SEE DETAIL A SHEET 8 FOR MONUMENT LOCATIONS)
- 5 SEE SHEET 3 FOR EXISTING CASSEMENT REFERENCES

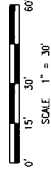


TRACT 3952

TRACT 3955

TRACT 4060 RIVER ISLANDS - STAGE 2A VILLAGE S4

A PORTION OF RANCHO EL PESQUERO, BEING A
RESUBDIVISION OF LOTS 1-44 OF TRACT 4021 (43 MAP 139)
CITY OF LAHARP, SAN JOAQUIN COUNTY, CALIFORNIA
JANUARY 2021

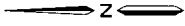


MONUMENTATION NOTES

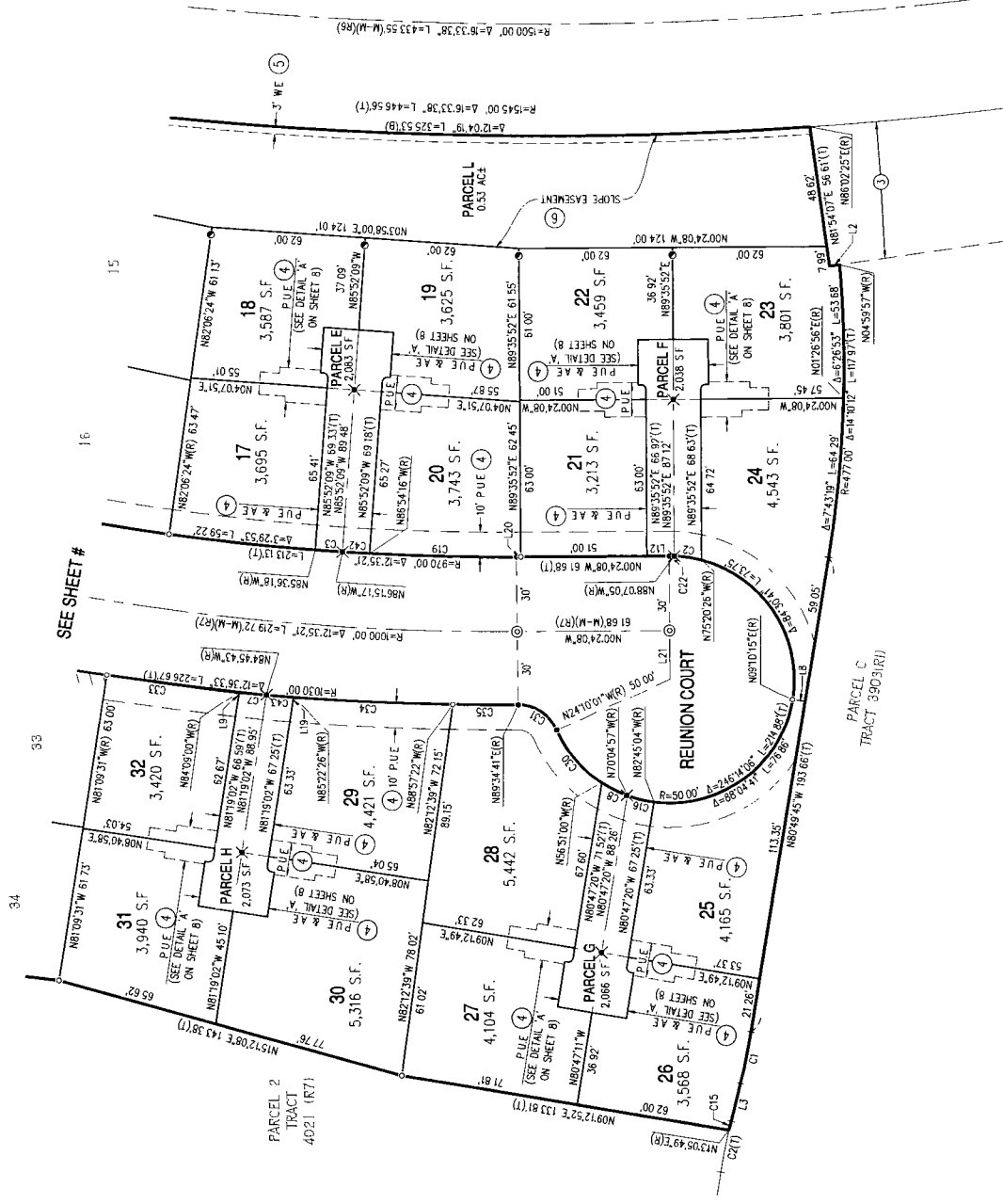
- ⊙ FOUND MONUMENT PER (R7)
- SET 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ⊙ FOUND MONUMENT PER (R6)
- ⊗ FOUND MONUMENT PER (R4)
- ⚡ FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" PER (R4)
- FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" PER (R7), UNLESS OTHERWISE NOTED
- ⊗ FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" AS NOTED PER (R7)
- SET 3.00" WITNESS CORNER (W.C.) UNLESS OTHERWISE NOTED, MEASURED FROM MONUMENT TO CENTERLINE OF ADJACENT CENTERLINE AS NOTED. 3/4" x 24" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ⚡ FOUND 8.00" WITNESS CORNER (W.C.) RADIAL LINE OR PERPENDICULAR TO STREET CENTERLINE AS NOTED. 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" PER (R7)
- T SET 5/8" x 24" BEARS W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1 1/2" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS
- ⊗ SET 1 1/2" BRASS DISK STAMPED "PLS 7788"

NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES AND REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGS.
3. SEE SHEET 8 FOR LINE AND CURVE TABLES.
4. NO MONUMENT TO BE SET ALONG PARCEL BOUNDARIES (SEE DETAIL A)
5. SEE SHEET 3 FOR EXISTING EASEMENT REFERENCES

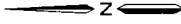


DELLOSSO DRIVE



TRACT 4060 RIVER ISLANDS - STAGE 2A VILLAGE S4

A PORTION OF RANCHO EL PESCADERO, BEING A
RESUBDIVISION OF LOTS 1-44 OF TRACT 4021 (43 MAP 139)
CITY OF LAHORE, SAN JOAQUIN COUNTY, CALIFORNIA
JANUARY 2021

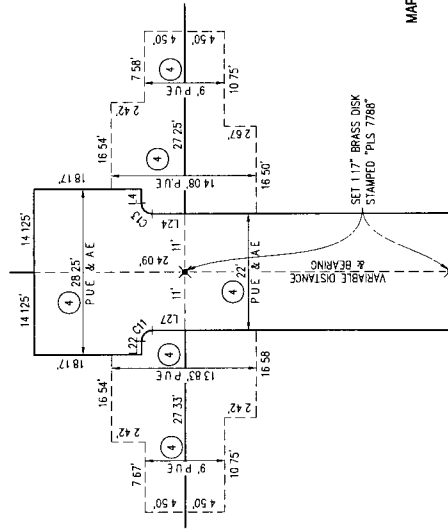


CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C31	17.00	88°15'18"	19.66'
C32	1030.00	370°45'	60.15'
C33	1030.00	239°29'	53.78'
C34	1030.00	334°56'	64.40'
C35	1030.00	127°58'	26.35'
C36	580.00	025°25'	4.28'
C37	580.00	71°9'44"	74.19'
C38	580.00	105°12'	11.00'
C39	520.00	11°24'44"	11.00'
C40	580.00	105°13'	11.00'
C41	970.00	038°58'	11.00'
C42	970.00	038°58'	11.00'
C43	1030.00	038°43'	11.00'

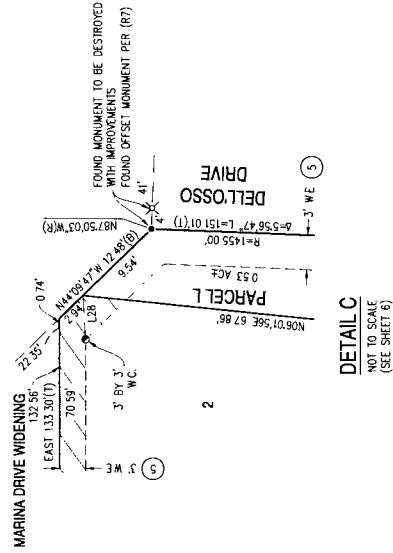
CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	250.00	444°42'	20.71'
C2	50.00	124°38'	11.15'
C3	970.00	038°58'	11.00'
C4	970.00	024°50'	1.36'
C5	580.00	105°12'	11.00'
C6	520.00	172°44'	11.00'
C7	1030.00	038°43'	11.00'
C8	50.00	131°52'	11.55'
C9	580.00	038°36'	6.51'
C10	580.00	50°47'	50.75'
C11	2.00	80°00'00"	3.14'
C12	580.00	50°13'	50.82'
C13	2.00	90°00'00"	3.14'
C14	520.00	94°42'	89.05'
C15	250.00	049°14'	3.58'
C16	50.00	124°00'	11.06'
C17	970.00	333°48'	60.33'
C18	520.00	127°11'	110.81'
C19	970.00	329°52'	58.21'
C20	520.00	058°02'	8.78'
C21	25.00	80°00'00"	39.27'
C22	50.00	277°03'	1.99'
C23	520.00	107°12'	10.16'
C24	520.00	644°45'	61.22'
C25	520.00	419°17'	39.22'
C26	25.00	80°00'00"	39.27'
C27	580.00	015°17'	2.58'
C28	580.00	454°03'	49.61'
C29	520.00	625°00'	58.26'
C30	50.00	374°05'59"	28.52'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N44°09'47"W	34.83'
L2	N8°05'53"W	4.14'
L3	N76°04'58"W	15.53'
L4	VARIABLE	1.125'
L5	NORTH	5.00'
L6	N45°00'00"E	12.88'
L7	N12°11'14"E	9.64'
L8	N9°10'15"E	5.00'
L9	N84°45'43"W	1.58'
L10	EAST	5.45'
L11	EAST	4.88'
L12	N024°08"W	9.01'
L13	N77°48'46"W	22.17'
L14	N77°48'46"W	22.17'
L15	EAST	5.15'
L16	N10°50'44"E	10.55'
L17	N12°11'14"E	1.63'
L18	N10°50'44"E	8.61'
L19	N84°45'43"W	2.25'
L20	N024°08"W	1.67'
L21	N89°35'52"E	20.00'
L22	VARIABLE	1.125'
L23	N12°11'14"E	44.80'
L24	VARIABLE	3.92'
L25	N12°11'14"E	6.71'
L26	N10°50'44"E	11.70'
L27	VARIABLE	3.92'
L28	N74°59'18"E	3.44'

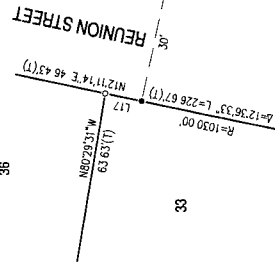
LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 5 THROUGH 8 ONLY



DETAIL A
NOT TO SCALE



DETAIL C
NOT TO SCALE
(SEE SHEET 6)



DETAIL B
NOT TO SCALE
(SEE SHEET 6)

RECORDING REQUESTED BY, AND
WHEN RECORDED MAIL TO:

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **CITY OF LATHROP** a California municipal corporation ("**Grantor**"), hereby grants to the **RIVER ISLANDS PUBLIC FINANCING AUTHORITY** a California public agency ("**Grantee**"), a parcel of land known as Parcel L of Tract 4060 as real property located in the City of Lathrop, County of San Joaquin, State of California, as more particularly described in the legal description attached hereto as **Exhibit A** ("Parcel L" of Tract 4060) incorporated herein by this reference.

Grantor conveys Parcel L for use by Grantee or successors in interest for only purposes of open space, slope control and fence maintenance and appurtenances thereto for the benefit of the public as shown on the Final Map for Tract 4060 as filed with the County of San Joaquin Recorder's Office.

Grantor transfers this restricted interest in Parcel L to Grantee on the condition that Grantee warrants and agrees to utilize Parcel L for the uses prescribed herein and that Grantee shall not unreasonably restrict Grantor from access to Parcel L for maintenance purposes for any lawful public purpose.

Notwithstanding the above grant, Grantor retains the fence easement on Parcel L dedicated with the filing of the Tract 4060 Final Map. Further, Grantor's conveyance of Parcel L is also subject to the following conditions:

1. Grantee shall ensure that any private property owner be lawfully required to maintain Parcel L under applicable City law by granting of a restrictive easement.
2. Grantee shall ensure that any private property owner be prohibited from constructing a retaining wall or any other structure without prior City of Lathrop approval and that prohibit any excavations within Parcel L other than those for planting of landscaping, irrigation and fence posts.

SUBJECT TO:

1. Rights or claims of parties in possession not shown by the public records.

2. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

IN WITNESS WHEREOF, Grantor has executed this Grant Deed as of January _____, 2021.

GRANTOR:

CITY OF LATHROP
a California municipal corporation

By: _____
Stephen J. Salvatore, City Manager

EXHIBIT A

Legal Description of Parcel L of Tract 4060

That real property located within the City of Lathrop, County of San Joaquin, State of California, as dedicated to the City of Lathrop, in fee, as Parcel L of the Tract 4060 Final Map as filed with the County of San Joaquin Recorder's Office, Book ____, Page ____ on _____, 2021.

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

January 11, 2021

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

Re: Recordation of Final Map 4060; Escrow No. 12140_____

Dear Lori:

This letter constitutes the joint escrow instructions ("**Escrow Instructions**") of Lennar Homes of California, Inc., a California corporation ("**Lennar**") 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 Lennar as set forth below. The Final Map can only be recorded after the City has approved the map in writing. The closing date for the Transaction is intended to occur by December 31, 2020, at the time designated in writing by Lennar, subject to satisfaction of the conditions set forth below (each a "**Closing**"). If the Final Map has not been recorded by February 28, 2021, ORTC will return the Final Map to the City.

B. Documents to be Delivered and Recordation Documents

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

- One original Final Map for Tract 4060, executed and acknowledged by the City.
- Original Grant Deed for Parcel L of Tract 4060

The documents listed above is referred to as the "**Recordation Document**." The date on which the Recordation Document is 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) Kelley Stough (kelley.stough@lennar.com); (b) Debbie Belmar (dbelmar@riverislands.com); (c) Stephen Salvatore (ssalvatore@ci.lathrop.ca.us); (d) Salvador Navarrete (snavarrete@ci.lathrop.ca.us); (e) Cari James

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

(cjames@ci.lathrop.ca.us) and (f) Glenn Gebhardt (ggebhardt@ci.lathrop.ca.us), and have confirmation (by telephone or email) from Kelley Stough 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 Kelley Stough 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 Document to be recorded;

D.2. Record the Final Map and the Recordation Documents in the Official Records;

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

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

Lennar Homes of California, Inc.
2603 Camino Ramon, Suite 525
San Ramon, CA 94583
Attn: Kelley Stough

D.5. Notify Kelley Stough, Debbie Belmar, Stephen Salvatore, Glenn Gebhardt and Jose Molina (JMolina@sigov.org) of the completion of the Transaction;

D.6. Within five (5) business days after the Recordation Date, deliver by overnight delivery via recognized, national, overnight delivery carrier to: (1) Kelley Stough, Lennar Homes of California, Inc., 2603 Camino Ramon, Suite 525, San Ramon, CA 94583; and (2) Mr. Salvador Navarrete, City Attorney, City of Lathrop, 390 Towne Centre Drive, Lathrop, CA 95330:

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

(A) a certified copy of the Recordation Document, showing all recording information of the Recordation Document; and

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

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 Date
City Manager
City of Lathrop

Kelley Stough Date
Vice President
Lennar Homes of California, Inc.

**ESCROW INSTRUCTIONS
ACKNOWLEDGEMENT AND AGREEMENT:**

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

Old Republic Title Company

By: _____
Its: _____
Date: _____

RECORDING REQUESTED BY, AND
WHEN RECORDED MAIL TO:

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **CITY OF LATHROP** a California municipal corporation ("**Grantor**"), hereby grants to the **RIVER ISLANDS PUBLIC FINANCING AUTHORITY** a California public agency ("**Grantee**"), a parcel of land known as Parcel L of Tract 4060 as real property located in the City of Lathrop, County of San Joaquin, State of California, as more particularly described in the legal description attached hereto as **Exhibit A** ("Parcel L" of Tract 4060) incorporated herein by this reference.

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Grantor transfers this restricted interest in Parcel L to Grantee on the condition that Grantee warrants and agrees to utilize Parcel L for the uses prescribed herein and that Grantee shall not unreasonably restrict Grantor from access to Parcel L for maintenance purposes for any lawful public purpose.

Notwithstanding the above grant, Grantor retains the fence easement on Parcel L dedicated with the filing of the Tract 4060 Final Map. Further, Grantor's conveyance of Parcel L is also subject to the following conditions:

1. Grantee shall ensure that any private property owner be lawfully required to maintain Parcel L under applicable City law by granting of a restrictive easement.
2. Grantee shall ensure that any private property owner be prohibited from constructing a retaining wall or any other structure without prior City of Lathrop approval and that prohibit any excavations within Parcel L other than those for planting of landscaping, irrigation and fence posts.

SUBJECT TO:

1. Rights or claims of parties in possession not shown by the public records.

2. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

IN WITNESS WHEREOF, Grantor has executed this Grant Deed as of January _____, 2021.

GRANTOR:

CITY OF LATHROP
a California municipal corporation

By: _____
Stephen J. Salvatore, City Manager

EXHIBIT A

Legal Description of Parcel L of Tract 4060

That real property located within the City of Lathrop, County of San Joaquin, State of California, as dedicated to the City of Lathrop, in fee, as Parcel L of the Tract 4060 Final Map as filed with the County of San Joaquin Recorder's Office, Book ____, Page ____ on _____, 2021.

ITEM 5.1

**CITY MANAGER’S REPORT
JANUARY 11, 2021 CITY COUNCIL REGULAR MEETING**

ITEM: HEALTH BENEFITS FOR CITY COUNCILMEMBERS

RECOMMENDATION: Adopt a Resolution Offering City Paid Health Benefits to City Councilmembers and Approving Related Budget Amendment

SUMMARY:

Currently, City Councilmembers (Council) have the option of purchasing health benefits through the City at their own cost. California Government Code Section 36516(4)(d) allows cities to pay health and welfare costs for Councilmembers, provided that the same benefits are available and paid by the city for its employees. The City currently offers up to a maximum of \$21,936 per calendar year (\$1,828 per month) to employees for health, dental and vision insurance. Any amount over the city maximum is paid directly by the employee.

Council may choose to authorize the attached resolution to provide City paid health benefits to Council. The City’s dental and vision plans do not allow for coverage of elected officials. Therefore, the attached resolution is only for health benefits. The total cost per Councilmember would vary based on whether benefits were taken and the plan chosen, but would cap at the current maximum of \$21,936 per year. Any amount over the annual contribution would be the responsibility of the Councilmember. See chart below for out of pocket example:

	Medical Kaiser HMO	City Monthly Contribution	Monthly Out of Pocket
Family	\$2,115.46	\$1,828.00	\$287.46
Employee +1	\$1,627.28	\$1,828.00	\$0
Employee	\$813.64	\$1,828.00	\$0

***The most commonly used medical plan (Kaiser HMO) was used in example. Other HMO and PPO plans are available at higher and lower costs.**

Expenditures for the Council are paid for from the General Fund. A General Fund budget amendment for \$54,840 would be needed in the current Fiscal Year if Council authorizes the Resolution. The future expenditures associated with this approval would be included through the annual budget adoption process.

BACKGROUND:

In 2001, Council authorized Resolution 01-1127 that provided health benefits to City Councilmembers (Council) on a voluntary basis with the entire cost to be paid by the individual Councilmember.

**CITY MANAGER'S REPORT
JANUARY 11, 2021 CITY COUNCIL REGULAR MEETING
HEALTH BENEFITS FOR CITY COUNCILMEMBERS**

PAGE 2

California Government Code Section 36516(4)(d) allows cities to pay health and welfare costs for Council, provided that the same benefits are available and paid by the city for its employees. Currently, the City pays up to \$21,936 (\$1,828 per month) per employee, per year for benefits. Any amount over the city maximum is currently paid directly by the employee. If the premium for coverage exceeds the amount provided by the City, the individual Councilmember would be responsible for paying the balance.

Many cities in our area pay benefits for their Councils. Councilmembers in Ceres, Lodi, Manteca, Tracy and Ripon have the option of the city paying for their benefits. California Government Code Section 36516(4)(d) allows the City to offer city paid benefits to Councilmembers with the approval of a Resolution by the Council.

REASON FOR RECOMMENDATION:

Currently, the Councilmembers may choose to pay for City benefits at their own costs. California Government Code Section 36516(4)(d) allows cities to pay health and welfare costs for Council, provided that the same benefits are available and paid by the city for its employees. Many cities in our area pay benefits for their Councils. Councilmembers in Ceres, Lodi, Manteca, Tracy and Ripon have the option of the city paying for their benefits.

FISCAL IMPACT:

The City currently pays up to \$21,936 per year (\$1,828 per month) per employee for health benefits. Amounts over the City maximum are paid directly by the employee. If Council chooses to offer City paid benefits to Councilmembers, a General Fund budget amendment in the amount of \$54,840 would be needed in the current Fiscal Year. The future expenditures associated with this approval would be included through the annual budget adoption process.

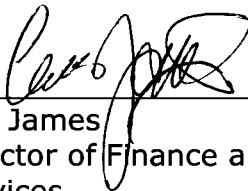
ATTACHMENTS:

- A. Resolution

**CITY MANAGER'S REPORT
JANUARY 11, 2021 CITY COUNCIL REGULAR MEETING
HEALTH BENEFITS FOR CITY COUNCILMEMBERS**

PAGE 3

APPROVALS:




Cari James
Director of Finance and Administrative
Services

1/5/2021
Date



Salvador Navarrete
City Attorney

1/6/2021
Date



Stephen J. Salvatore
City Manager

1.6.21
Date

RESOLUTION NO. 21-_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP
OFFERING CITY PAID HEALTH BENEFITS TO CITY COUNCILMEMBERS AND
APPROVING RELATED BUDGET AMENDMENT**

WHEREAS, City Councilmembers have the option to purchase health benefits through the City at their own costs; and

WHEREAS, California Government Code Section 36516(4)(d) allows cities to pay health and welfare costs for Councilmembers, provided that the same benefits are available and paid by the city for its employees; and

WHEREAS, the City currently offers up to a maximum of \$21,936 per calendar year (\$1,828 per month) to employees for health, dental and vision insurance; and

WHEREAS, any amount over the City maximum is paid directly by the employee; and

WHEREAS, Council may choose to provide City paid health benefits to Councilmembers at a maximum cost of \$21,936 per calendar year (\$1,828 per month), per councilmember; and

WHEREAS, the City's dental and vision plans do not allow for the coverage of elected officials; and

WHEREAS, any amount over the City's annual contribution amount would be the responsibility of the Councilmember.

NOW, THEREFORE, BE IT RESOLVED that the City Council authorizes the City to provide city paid health benefits to Councilmembers up to a maximum of \$21,936 per calendar year (\$1,828 per month).

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council authorize the following budget amendment for Fiscal Year 2020/21:

Increase Expenditures:	
1010-1110-410-4000	\$54,840

The foregoing resolution was passed and adopted this 11th day of January, 2021, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSENT:

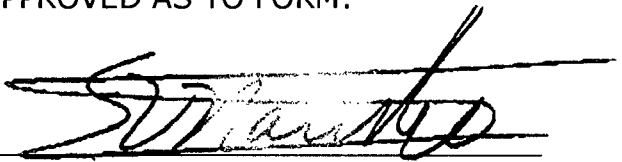
ABSTAIN:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

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ITEM 6.1



November 30, 2020

Honorable Sonny Dhaliwal, Mayor
City of Lathrop
390 Towne Center Drive
Lathrop, CA 95330

Re: Appointment to the Board of Trustees of the San Joaquin County Mosquito and Vector Control District

ED LUCCHESI
MANAGER

BOARD OF TRUSTEES

OMAR KHWEISS
PRESIDENT
CITY OF LATHROP

GARY HASKIN
VICE PRESIDENT
CITY OF ESCALON

JACK V. FIORI
SECRETARY
CITY OF LODI

FRANCIS GROEN
CITY OF RIPON

STEVE COLDANI
SAN JOAQUIN COUNTY

JAY COLOMBINI
SAN JOAQUIN COUNTY

GARY LAMBDIN
CITY OF STOCKTON

MICHAEL MANNA
SAN JOAQUIN COUNTY

PRABHJOT SINGH
CITY OF TRACY

RICHARD SILVERMAN
CITY OF MANTENA

MARC WARNERDAM
SAN JOAQUIN COUNTY

LEGAL ADVISOR
CHRISTOPHER K. ELEY

We wish to inform you that Mr. Omar Khweiss, of 776 Clover Lane, Lathrop, CA 95330 will complete his current term as a member of the Board of Trustees of the San Joaquin County Mosquito and Vector Control District (District) on December 31, 2020.

As you are aware, the City of Lathrop is authorized to appoint one (1) representative to the Board of Trustees per California Health and Safety Code, Sections 2022 and 2024. Such member appointed by the city of Lathrop serves an initial term of two or four years, and each subsequent reappointment may be for a term of two or four years.

When this matter was discussed with Mr. Khweiss, he stated he would be honored to continue to serve the City of Lathrop if reappointed. Mr. Khweiss has an excellent attendance record and is active in all District affairs. Mr. Khweiss is the current President of the Board of Trustees, and has demonstrated a "hands-on" approach to ensure effective leadership in his role as Board President. Additionally, Mr. Khweiss is an active member of the Mosquito and Vector Control Association of California, and the American Mosquito Control Association.

Do not hesitate to contact me if you have any questions or need additional information.

Sincerely,

Eddie Lucchesi
Manager

Cc: Teresa Vargas, City Clerk, City of Lathrop

7759 S. AIRPORT WAY, STOCKTON, CALIFORNIA 95206-3918
(209) 982-4675 · FAX (209) 982-0120 · www.sjmosquito.org



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ITEM 6.3

**CITY MANAGER'S REPORT
JANUARY 11, 2021 CITY COUNCIL REGULAR MEETING**

ITEM: MAYOR AND COUNCILMEMBER APPOINTMENTS TO SERVE ON OUTSIDE AGENCY BOARDS, COMMISSION AND COMMITTEES FOR 2021

RECOMMENDATION: Mayor to Assign City Council Appointments for 2021

BACKGROUND:

Councilmembers serve on various outside agency boards, commissions and committees in order to represent the interests of the City of Lathrop. Chapter V, Section B(2) of the City Council Handbook of Rules and Procedures provides: "The Mayor shall, instead of nominating, announce the appointment of the designated Councilmember as a member of a County, regional, multi-public agency, or other outside agency, at the time the matter is considered at the City Council meeting. If no motion is made by a Councilmember, immediately following the Mayor's announcement, to submit the Mayor's intended appointment to formal vote of the City Council, the Mayor's announced appointment is deemed approved."

The Mayor traditionally reviews these appointments each year, following Council reorganization, to examine whether current assignments should remain the same or if they should be changed for the upcoming year. Some assignments are made by jurisdictions that the City of Lathrop does not control. Attached to this report is a list of current appointments, some appointments require filing a Form 700 Statement of Economic Interest at the time of assuming or leaving office and annually. The Form 700 filings must be provided directly to the subject agency.

FISCAL IMPACT

None.

ATTACHMENTS:

- A. Current Mayor and Councilmember Appointments (*Assigned for 2021*)

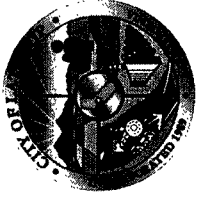
SUBMITTED BY:



Teresa Vargas
City Clerk

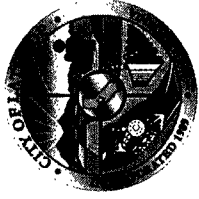
1/5/2021

Date



ATTACHMENT " A "
CITY OF LATHROP
MAYOR AND COUNCILMEMBER ASSIGNMENTS FOR 2021

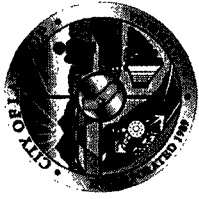
REGIONAL COMMITTEE APPOINTMENTS			
Committee	When and Where	Delegate	Alternate
Central Valley Executive Committee (League of California Cities)	<p><i>When:</i> As needed <i>Time:</i> As scheduled <i>Where:</i> Various locations League Address: 1400 K St., Suite 400 Sacramento, CA 95814 <i>Contact:</i> Stephen Qualls - (209) 614-0118 squalls@cacities.org (916) 658-8200 Main <i>Website:</i> www.cacities.org</p>	Councilmember Akinjo	VACANCY <i>(Left by former Councilmember Salcedo)</i>
Council of Governments (COG) Board of Directors Form 700	<p><i>When:</i> 4th Thursday of each month <i>Time:</i> 4:00 p.m. <i>Where:</i> 555 East Weber Stockton, CA 95202 <i>Contact:</i> Rosie Gutierrez, Office Administrator San Joaquin Council of Governments (209) 235-0600 <i>Website:</i> www.sjco.org</p>	Mayor Dhaliwal	Councilmember Lazard
Integrated Waste Management Task Force (Solid Waste Division)	<p><i>When:</i> As needed <i>Time:</i> As scheduled <i>Where:</i> Various locations 1810 East Hazelton Avenue Stockton, CA 95202 <i>Contact:</i> Dave Gorton Solid Waste Division dgorton@sjgov.org (209) 468-3066 <i>Website:</i> http://www.sjgov.org/solidwaste/</p>	Councilmember Akinjo	Vice Mayor Torres-O'Callaghan



**CITY OF LATHROP
MAYOR AND COUNCILMEMBER ASSIGNMENTS FOR 2021**

REGIONAL COMMITTEE APPOINTMENTS			
Committee	When and Where	Delegate	Alternate
<p>Reclamation District 17 Joint Powers Authority</p> <p style="text-align: center;">Form 700 <i>(mail to: Mia Brown, Attorney at Law)</i></p>	<p>When: As needed Time: As scheduled Where: Various locations 235 E Weber Avenue Stockton, CA 95202 Mailing address: P.O. Box 1461 Stockton, CA 95201-1461 Contact: Dante John Nomellini, Special Counsel ngmpics@pacbell.net Website: n/a</p>	Stephen Salvatore	N/A
<p>San Joaquin County Commission on Aging</p>	<p>When: 1st Monday of each month Time: 1:30 p.m. Where: 102 S. San Joaquin St., Conf. Rm. C Stockton, CA 95202 Contact: Barbara Parrish (209) 468-2202 bparrish@sjgov.org Website: http://www.sjgov.org</p>	Nellie Zavala <i>(Reappointed 7/13/20; term expires 6/30/2023)</i>	N/A
<p>San Joaquin Partnership Board of Directors</p>	<p>When: 4th Thursday of each month Time: 8:00 a.m. Where: 2800 W. March Lane, Suite 470 Stockton, CA 95219 Contact: Chris Bamesberger-Youngsma Office Manager cby@sjpnet.org (209) 956-3380 Website: www.sjpnet.org</p>	Stephen Salvatore	N/A

Approved at the _____, City Council Meeting



**CITY OF LATHROP
MAYOR AND COUNCILMEMBER ASSIGNMENTS FOR 2021**

REGIONAL COMMITTEE APPOINTMENTS			
Committee	When and Where	Delegate	Alternate
San Joaquin Valley Air Pollution Control District Special City Selection Committee Form 700	When: As needed Time: As scheduled Where: 4800 Enterprise Way Modesto, CA 95356-8718 Contact: Michelle Franco Deputy Clerk of the Boards 1990 E. Gettysburg Avenue Fresno, CA 93726 Michelle.Franco@valleyair.org (559) 230-6038 Website: www.valleyair.org	Councilmember Akinjo	Mayor Dhaliwal
San Joaquin County Water Advisory Commission Form 700	When: 3 rd Wednesday of each month Time: 11:30 a.m. to 1:00 p.m. with a Brown Bag from 1:00 p.m. to 3:00 p.m. Where: Public Health Building 1601 E. Hazelton Avenue Stockton, CA 95201 Contact: Rachél DeBord Clerk of the Boards rdebord@sjgov.org (209) 468-2323 Website: www.sjwater.org	Vice Mayor Torres-O'Callaghan	Councilmember Lazard
Tri Valley-San Joaquin Valley Regional Rail Authority Board of Directors Form 700	When: 2 nd Wednesday of each month Time: 2:00 p.m. to 4:00 p.m. Where: Alternating from Tracy/Livermore Tracy Transit Center 50 East 6 th Street, Tracy Robert Livermore Community Center 4444 East Avenue, Livermore Contact: Michael Tree, Executive Director mtreee@lavta.org (925) 455-7564 Website: http://www.acetobart.org/	Councilmember Akinjo	N/A <i>(Alternate has no voting rights)</i>

Approved at the _____, City Council Meeting



**CITY OF LATHROP
MAYOR AND COUNCILMEMBER ASSIGNMENTS FOR 2021**

REGIONAL COMMITTEE APPOINTMENTS			
Committee	When and Where	Delegate	Alternate
San Joaquin Area Flood Control Agency (SJAFA) – <i>Two Board Members Required</i> Form 700	When: 3 rd Thursday of each month Time: 9:00 a.m. Where: San Joaquin Area Flood Control Agency 425 N. El Dorado, City Hall, Council Chamber, 2 nd Floor Stockton, CA 95202 Contact: Marlo Duncan, Project Manager marlo.duncan@stocktongov.com Dawn Clement, Office Specialist Dawn.Clement@stocktonca.gov (209)937-8211 Website: https://www.sjaofca.com/	Councilmember Akinjo Councilmember Lazard	N/A

STANDING COMMITTEES			
Committee	When and Where	Delegate	Alternate
City of Manteca & City of Lathrop 2x2 Meetings	When: As needed Time: As scheduled Where: TBD	Mayor Dhaliwal	Vice Mayor Torres-O'Callaghan
Lathrop Manteca Fire Department & City of Lathrop 2x2 Meetings	When: As needed Time: As scheduled Where: TBD	Mayor Dhaliwal	Councilmember Akinjo
Manteca Unified School District & City of Lathrop 2x2 Meetings	When: As needed Time: As scheduled Where: MUSD Administration Offices Contact: Chelo De Leon, Superintendent's Office cdeleon@musd.net / (209)858-0729	Mayor Dhaliwal	Vice Mayor Torres-O'Callaghan
Lathrop Police Services Review 2-City Councilmember Committee	When: As needed Time: As scheduled Where: TBD	Mayor Dhaliwal	Councilmember Akinjo
Lathrop Economic Development Review Committee 2-City Councilmember Committee	When: As needed Time: As scheduled Where: TBD	Mayor Dhaliwal	Councilmember Lazard

Approved at the _____, City Council Meeting

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