



**CITY OF LATHROP
CITY COUNCIL SPECIAL MEETING
MONDAY, JUNE 3, 2024, 5:30 P.M.
COUNCIL CHAMBER, CITY HALL
390 Towne Centre Drive, Lathrop, CA 95330**

AGENDA

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].

This public meeting will be conducted in person; all members of the City Council will attend in person. Members of the public are welcomed in person. This meeting will also be available for public participation by teleconference via ZoomGov at the following link:

<https://www.zoomgov.com/j/1614129055?pwd=NHh3Z2ttZ2NBenVwTGprSy9tUjFQZz09>

- ✦ During the meeting, those joining by ZoomGov, will be allowed to speak prior to the close of public comment on an item. If you are using this method, please “raise the hand” feature to inform the City Clerk (meeting host) you wish to speak on the matter. Please ensure your computer speaker and microphone are fully functional.
- ✦ For audio / calling in only, dial: +1 (669) 254-5252 or +1 (669) 216-1590
 - To request to speak (same as the “raise hand” feature) press *9 / When the City Clerk calls your name, press *6 to unmute.
- ✦ Meeting Webinar ID: 161 412 9055 / Passcode: 117933
- ✦ If you are not able to attend the meeting in person or virtually - Public comment / questions will be accepted by email to City Clerk Teresa Vargas at website_cco@ci.lathrop.ca.us or by calling (209) 941-7230. Please reference the Agenda Item, and the date of the City Council Meeting, in your written communication.
- ✦ Questions or comments submitted by email must be submitted by 4:00 p.m., on the day of the meeting.
- ✦ To address City Council in person, please submit a purple card to the City Clerk indicating name, address, and number of the item upon which a person wishes to speak.

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 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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MONDAY, JUNE 3, 2024, 5:30 P.M.
COUNCIL CHAMBER, CITY HALL
390 Towne Centre Drive, Lathrop, CA 95330**

AGENDA

PLEASE NOTE: There will not be a Closed Session. The Special Meeting will commence at 5:30 p.m.

1. PRELIMINARY

- 1.1 CALL TO ORDER
- 1.2 ROLL CALL
- 1.3 PLEDGE OF ALLEGIANCE
- 1.4 DECLARATION OF CONFLICT(S) OF INTEREST

2. CONSENT ITEM(S)

- 2.1 WAIVING OF READING OF ORDINANCES AND OR 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
- 2.2 ADOPT 2024 ADEQUATE PROGRESS REPORT FINDING TOWARD PROVISION OF 200-YEAR URBAN LEVEL OF FLOOD PROTECTION FOR ISLAND RECLAMATION DISTRICT 2062 (RIVER ISLANDS PHASES 1 & 2)
Adopt Resolution Adopting 2024 Adequate Progress Findings Toward Providing a 200-Year Urban Level of Flood Protection in Phases 1 and 2 Levees of Island Reclamation District 2062 by the Year 2025, Acting as the Land Use Agency
- 2.3 APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 30 LOTS IN TRACT 3795 VILLAGE "C6" AND "C7" WITHIN SOUTH RIVER BEND DISTRICT OF RIVER ISLANDS
Adopt Resolution Approving Final Map for Tract 3795 Village "C6" and "C7" within the South River Bend District, Totaling 30 Single Family Lots and a Subdivision Improvement Agreement with River Islands Custom Homesites, LLC
- 2.4 APPROVE FINAL MAP, CFD ANNEXATION, AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 62 LOTS IN TRACT 4215 VILLAGE 22 WITHIN WOODLANDS EAST DISTRICT OF RIVER ISLANDS

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

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

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

2.6 APPROVE FINAL MAP, CFD ANNEXATION, AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 105 LOTS IN TRACT 4220 VILLAGE 23 WITHIN WOODLANDS EAST DISTRICT OF RIVER ISLANDS

Adopt Resolution Approving Final Map for Tract 4220 Village 23 within the Woodlands East District, Totaling 105 Residential Lots, Annexation into CFD 2023-1, and a Subdivision Improvement Agreement with Califia, LLC

3. COUNCIL COMMUNICATIONS

3.1 MAYOR DHALI WAL REFERRAL – Discuss Renaming of the “Mayor’s Art Show and Sale” to the “Joyce Gatto Art Show and Sale”

4. ADJOURNMENT

/Teresa Vargas/

Teresa Vargas, MMC
Government Services Director
City Clerk

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ITEM 2.2

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

ITEM: ADOPT 2024 ADEQUATE PROGRESS FINDING TOWARD PROVISION OF 200-YEAR URBAN LEVEL OF FLOOD PROTECTION FOR ISLAND RECLAMATION DISTRICT 2062 (RIVER ISLANDS PHASES 1 AND 2)

RECOMMENDATION: Adopt Resolution Adopting 2024 Adequate Progress Findings toward providing a 200-Year Urban Level of Flood Protection in Phases 1 and 2 Levees of Island Reclamation District 2062 by the Year 2025, Acting as the Land Use Agency

SUMMARY:

Senate Bill 5 (SB5) and related companion bills created a new requirement for certain land use decisions made by cities and counties in the California Central Valley. Starting on July 2, 2016, prior to approving discretionary land use decisions for nonresidential projects and prior to approving ministerial land use decisions (building permits) for new residential buildings, land use agencies are required to make a Finding of Adequate Progress toward provision of Urban Level Flood Protection (ULOP) 200-year flood protection.

City Council has adopted a series of Adequate Progress Finding Reports (APFs) toward the 200-year ULOP within Islands Reclamation District (RD) 2062 (June 20, 2016, June 5, 2017, July 9, 2018, July 8, 2019, October 12, 2020, July 12, 2021, July 11, 2022, and July 10, 2023).

The 2024 APF included as Attachment D, for Phase 1 and 2 of River Islands will allow the City of Lathrop to continue to issue discretionary permits to commercial uses and ministerial permits (building permits) for new residential homes through December 2025 subject to ongoing validation of that finding.

BACKGROUND:

The California Department of Water Resources (DWR) developed technical and procedural criteria in response to requirements outlined in the Central Valley Flood Protection Act of 2008, enacted by SB5 in 2007 and amended by subsequent legislation (2007 California Flood Legislation). DWR developed the Urban Levee Design Criteria (ULDC) and ULOP criteria to assist affected cities and counties within the Sacramento-San Joaquin Valley, in making the findings related to an ULOP before approving certain land use entitlements in accordance with the 2007 California Flood Legislation.

JUNE 3, 2024 CITY COUNCIL SPECIAL MEETING**ADOPT 2024 ADEQUATE PROGRESS FINDING TOWARD PROVISION OF 200-YEAR URBAN LEVEL OF FLOOD PROTECTION FOR ISLAND RECLAMATION DISTRICT 2062 (RIVER ISLANDS PHASES 1 AND 2)**

The levees constructed for Phase 1 and Phase 2 of River Islands by RD 2062 meet the updated ULDC standards adopted by DWR in May 2012. With the Letter of Map Revision ("LOMR") for Phase 2 levees, along with additional internal drainage improvements by RD 2062, it is expected that all of River Islands will have achieved the ULOP by the end of 2024.

In April 2024, MBK Engineers, the District Engineer for RD 2062, prepared the "River Islands at Lathrop Phase 1 + 2 Areas Report of Adequate Progress Towards Urban Level of Flood Protection Annual Report" (2024 APF). The 2024 APF serves as a strategic plan describing and outlining the steps that the RD 2062 and the City as the land use authority will use to ultimately implement 200-year levee improvements for Phase 1 and 2 of River Islands. RD 2062 Board of Trustees, acting as the Local Flood Management Agency, approved the 2024 Annual Report included as Attachment C.

One of the ongoing requirements is to annually report to the Central Valley Flood Protection Board (CVFPB) on the efforts in working toward completion of the flood protection system. RD 2062 has provided this report included as Attachment E to CVFPB on behalf of the District and the City.

The River Islands Phase 2 Levee Project construction is complete. The Phase 2 levee supersedes the need for the interior portions of the Phase 1 levee, and so portions of that levee have been removed. The April 2024 APR describes the final steps needed to achieve ULOP, including:

- Preparation of deeds and the transfer of real estate rights (easements) to RD 2062 for the Phase 2 levees.
- Progress on Scour Prevention Projects, including evaluation of the potential for erosion and scour failure of the Old River and Paradise Cut Levees, caused by failure of the Old River or Paradise Cut Levee, as well as a separate analysis for the erosion and scour failure of the Cross Levee, due to its proximity to the UPRR embankment. These evaluations initially indicated that six "check dams" are required to address the scour potential. Completion of this analysis and required permitting from the Central Valley Flood Protection Board (CVFPB) for an encroachment permit to construct the check dams is expected by 2024. It is expected the check dam construction would be completed in 2024.
- Seepage analyses associated with the Paradise Cut Setback Levee indicated that underseepage mitigation will be necessary to achieve 200-year level of flood protection. A line of relief wells is proposed between the Paradise Cut Setback Levee and the Main Drain between approximate levee stations 46+00 to 71+00 to intercept flow during high water events and reduce the exit gradient within the Main Drain. Final design of the relief wells is expected in 2022, with construction expected in 2024.

CITY MANAGER'S REPORT **PAGE 3**
JUNE 3, 2024 CITY COUNCIL SPECIAL MEETING
**ADOPT 2024 ADEQUATE PROGRESS FINDING TOWARD PROVISION OF 200-
YEAR URBAN LEVEL OF FLOOD PROTECTION FOR ISLAND RECLAMATION
DISTRICT 2062 (RIVER ISLANDS PHASES 1 AND 2)**

- Completion of the RD 2062 Operation and Maintenance (O&M) Manual Modernization Project is expected after the construction of the scour prevention projects are complete, scheduled in 2024.

REASON FOR RECOMMENDATION:

Approval of the 2024 Annual Adequate Progress Report Update for a 200-Year ULOP for the River Islands Phase 1 and 2 Area, and submission by RD 2062 of this report to the CVFPB, allows the City of Lathrop, as a Land Use Agency, to rely on the prior findings of Adequate Progress. This will then allow the City of Lathrop to continue to issue within the RD 2062 area, discretionary permits to commercial and ministerial permits (building permits) for new residential homes while RD 2062 continues to make progress toward establishing ULOP 200-year flood protection through December 2025.

FISCAL IMPACT:

There is no budget impact to the City as to date. All technical reports and studies have been funded by RD 2062 and River Islands. This includes City staff time to review these documents.

ATTACHMENTS:

- A. Resolution Adopting 2024 Adequate Progress Findings toward providing a 200-Year Urban Level of Flood Protection in Phases 1 and 2 Levees of Island Reclamation District 2062 by the Year 2025, Acting as the Land Use Agency
- B. Vicinity Map of River Islands Levee System
- C. Letter from RD 2062 to the City of Lathrop, as the Local Flood Management Agency dated, May 24, 2024
- D. River Islands at Lathrop Phase 1+2 Areas Report of Adequate Progress Towards Urban Level of Flood Protection dated April 2024
- E. Draft Letter from RD 2062 to the CVFPB providing required notification of the Adequate Progress Finding

CITY MANAGER'S REPORT **PAGE 4**
JUNE 3, 2024 CITY COUNCIL SPECIAL MEETING
ADOPT 2024 ADEQUATE PROGRESS FINDING TOWARD PROVISION OF 200-
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DISTRICT 2062 (RIVER ISLANDS PHASES 1 AND 2)

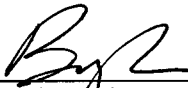
APPROVALS



Veronica Albarran
Junior Engineer

05/23/2024

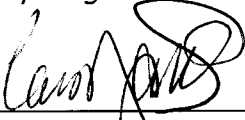
Date



Brad Taylor
City Engineer

5/24/2024

Date



Cari James
Finance Director

5/29/2024

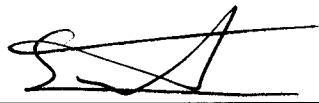
Date



Michael King
Assistant City Manager

5.28.2024

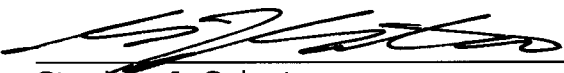
Date



Salvador Navarrete
City Attorney

5.29.2024

Date



Stephen J. Salvatore
City Manager

5.30.24

Date

RESOLUTION NO. 24-

A RESOLUTION OF THE CITY OF LATHROP ADOPTING 2024 ADEQUATE PROGRESS FINDINGS TOWARD PROVIDING A 200-YEAR URBAN LEVEL OF FLOOD PROTECTION IN PHASES 1 AND 2 LEVEES OF ISLAND RECLAMATION DISTRICT 2062 BY THE YEAR 2025, ACTING AS THE LAND USE AGENCY

WHEREAS, California Senate Bill 5 (SB5), passed in 2007 and later amended by various bills, requires the State to develop and adopt a comprehensive Central Valley Flood Protection Plan (CVFPP), which was approved by the Central Valley Flood Protection Board (CVFPB) in June 2012; and

WHEREAS, SB5 also required all cities and counties in the Central Valley to incorporate the CVFPP into their general plans by July 2, 2015 and into their zoning ordinances by July 2, 2016, and both actions were completed by Lathrop within the deadlines; and

WHEREAS, SB5 restricted development beyond July 2, 2016 unless the land use agency makes a finding related to an Urban Level of Flood Protection (ULOP), a 200-year level of flood protection; and

WHEREAS, on June 20, 2016, June 5, 2017, July 9, 2018, July 8, 2019, July 13, 2020, July 12, 2021, July 11, 2022, and July 10, 2023, the City Council approved an Adequate Progressing Finding Report (APF) toward provision of 200-year ULOP in Island Reclamation District 2062 ("RD 2062"); and

WHEREAS, RD 2062, as the local maintenance agency for the levee system associated with the River Islands at Lathrop project, has provided the City documentation for the 2024 APF conformation with SB5 which allows development to continue within the River Islands at Lathrop Phase 1 and 2 Areas; and

WHEREAS, RD 2062 will transmit a letter to CVFPB for the 2024 APF report update for ULOP should the Council adopt this resolution and approve the 2024 APF; and

WHEREAS, pursuant to Government Code Sections 65865, 65962, and 66474, approval of the 2024 APF with the passage of this resolution by the City as the local land use agency, will allow the City to approve discretionary and ministerial permits within the River Islands at Lathrop Phase 1 and 2 Areas; and

WHEREAS, this 2024 APF is based on substantial evidence in the record, including the 2024 Annual Report of Progress provided by RD 2062 as drafted by its District Engineer, included as Attachment D to the June 3, 2024 City Manager's Report that accompanied this resolution and incorporated herein.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lathrop, acting as the Land Use Agency as defined by State law, hereby adopts this Adequate Progress Finding pursuant to California Government Code Sections 65865, 65962, and 66474 based on substantial evidence in the record, including Attachment D to the June 3, 2024 City Manager’s Report that accompanied this resolution, that adequate progress towards providing a 200-year Urban Level of Flood Protection by the year 2025 for the River Islands at Lathrop Phase 1 and 2 is being made.

PASSED AND ADOPTED by the City Council of the City of Lathrop this 3rd day of June 2024 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Sonny Dhaliwal, Mayor

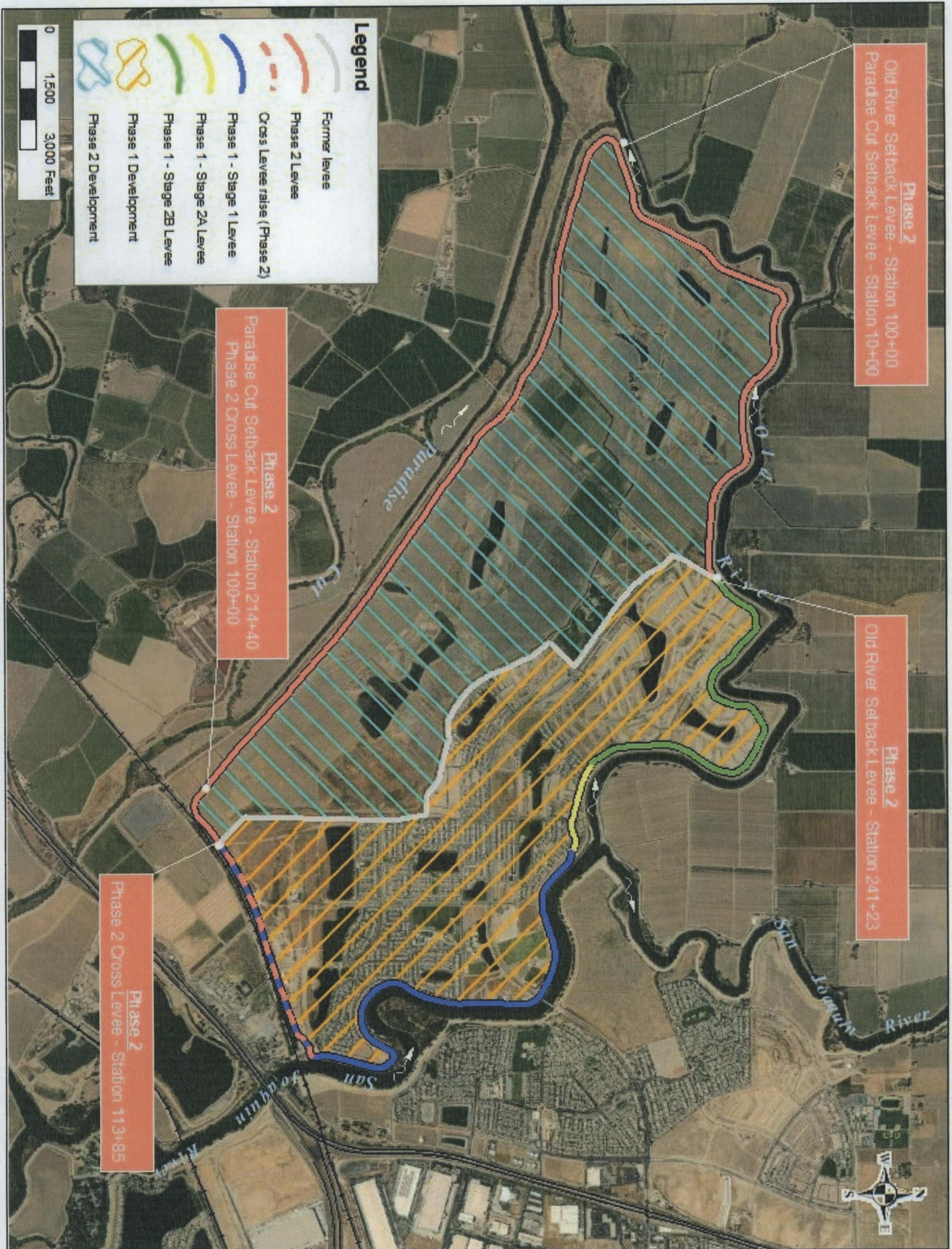
ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney



ISLAND RECLAMATION DISTRICT No. 2062

STEWART TRACT – SAN JOAQUIN COUNTY

73 W. Stewart Road

LATHROP, CALIFORNIA 95330

TEL: (209) 879-7900

ATTACHMENT " C "

May 24, 2024

Mr. Brad Taylor, City Engineer
City of Lathrop
390 Towne Center Drive
Lathrop, CA 95330

Re: Adequate Progress Finding for Phases 1 and 2 – River Islands at Lathrop

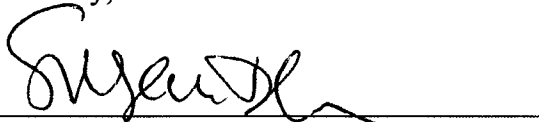
Dear Brad:

At its May 20, 2024 special meeting, the Island Reclamation District 2062 Board of Trustees (RD 2062) unanimously adopted Resolution 24-1, approving the "*River Islands at Lathrop Phase 1 + 2 Areas Report Of Adequate Progress Towards Urban Level Of Flood Protection Annual Report*" ("2024 Annual Report") and directed the President to provide the Annual Report to the City for adoption of an Adequate Progress Finding ("APF").

Substantial evidence is provided in the Annual Report that meets California Government Code Section 65007(a). This includes the required Engineer's Report, prepared by a Professional Civil Engineer registered in California to document the data and analyses for demonstrating that the development project and proposed subdivision will have an urban level of flood protection at the time when the flood protection system is completed. The Engineer's Report, drafted by MBK Engineers as the District Engineer, fulfills this requirement and is included in the Annual Report. The District and River Islands continues to improve the urban levee system within RD 2062, with only ancillary improvements and actions required to meet the ULOP Criteria.

The Annual Report is enclosed with this letter for your review and the City Council's adoption at their next available meeting.

Sincerely,



SUSAN DELL'OSSO
President, RD 2062

Encl.: 2024 Annual Report – Phases 1 and 2 Levees

cc: Becky Money, MBK Engineers

RD 2062



RIVER ISLANDS AT LATHROP PHASE 1 + 2 AREAS

REPORT OF ADEQUATE PROGRESS TOWARDS URBAN LEVEL OF FLOOD PROTECTION

ANNUAL REPORT

APRIL 2024

Prepared by:



455 University Avenue, Suite 100
Sacramento, California 95825

PURPOSE

Beginning in 2016 and continuing through 2020, the City of Lathrop adopted a finding of adequate progress (APF) toward an Urban Level of Flood Protection (ULOP) for the River Islands at Lathrop, Phase 1 urban area, and in 2020 adopted an APF for the Phase 2 urban area, both protected by the RD 2062 levees. When a local land use agency makes an APF, as described in the *Urban Level of Flood Protection Criteria* (ULOP Criteria), issued by the Department of Water Resources in 2013, Government Code Section 65007 (a) (5) requires the Local Flood Management Agency annually report to the Central Valley Flood Protection Board (CVFPB) on the progress toward the completion of the flood protection system. This report serves as that Annual Report for 2024. As required by the ULOP Criteria, this report will be made publicly available at www.ci.lathrop.ca.us.

RD 2062 is the local flood management agency. This report has been prepared by RD 2062's District Engineer, MBK Engineers.

ADEQUATE PROGRESS FINDING

The City of Lathrop's APFs were based on several supporting documents including:

- RD 2062's March 2016 *River Islands at Lathrop Stage 1 Levee System, Urban Level of Flood Protection Engineer's Report*;
- RD 2062's January 2017 *River Islands at Lathrop Stage 2A and 2B Levees, Adequate Progress Towards an Urban Level of Flood Protection Engineer's Report*;
- RD 2062's February 2017 *River Islands at Lathrop, Phase 1 Area, Report of Adequate Progress towards an Urban Level of Flood Protection (APF Report)*;
- RD 2062's August 2020 *River Islands at Lathrop Phase 2 Levee, Adequate Progress Towards an Urban Level of Flood Protection Engineer's Report*;
- RD 2062's August 2021 *River Islands at Lathrop Phase 2, Report of Adequate Progress Towards an Urban Level of Flood Protection*; and
- RD 2062's May 2022 *River Islands at Lathrop Phase 2, Report of Adequate Progress Towards an Urban Level of Flood Protection*.
- RD 2062's June 2023 *River Islands at Lathrop Phase 2, Report of Adequate Progress Towards an Urban Level of Flood Protection*.

These documents collectively describe an attainable, reasonable approach toward providing an urban level of flood protection for the River Islands at Lathrop, Phase 1 and Phase 2 Areas by the end of 2025. Specifically, these documents describe the levee system and the urban area it protects; provide substantial evidence, including data and references, demonstrating the levee system will provide an urban level of flood protection; and the scope, schedule, cost and identified sources of funding and their expected timing to provide an urban level of flood protection. The Engineer's Reports and APF Reports are hereby incorporated by reference.

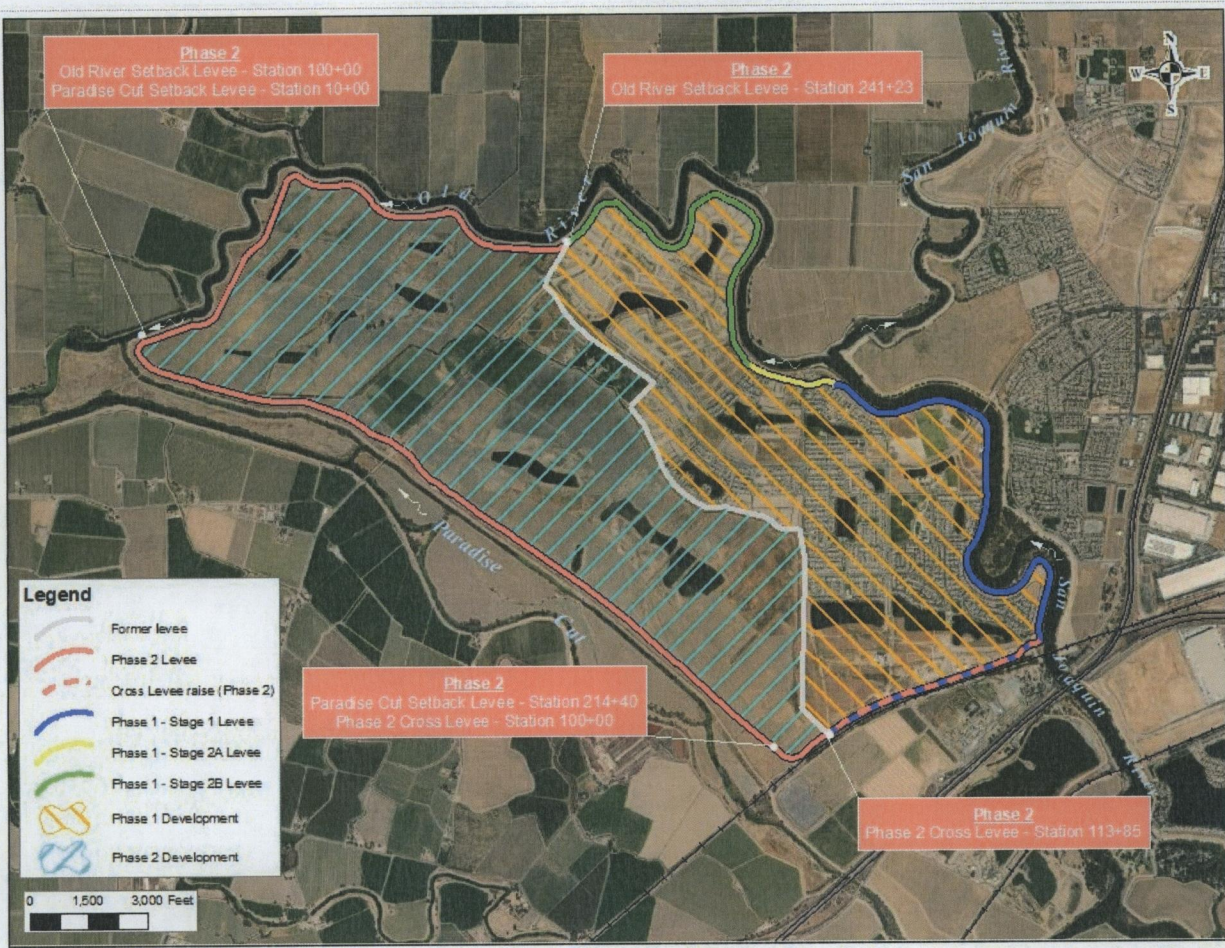
Pursuant to DWR's ULOP Criteria, a finding based on adequate progress has an effective period of 10 years or until the finding is superseded, whichever is sooner, provided that the adequate progress requirements per California Government Code Section 65007(a) are met. Based upon this criterion, the



finding made by the City of Lathrop based upon the APF is valid until December 31, 2025,¹ so long as the requirements of Government Code §65007(a) are met by RD 2062, the local flood management agency.

CURRENT URBAN LEEVE SYSTEM

As described in the reports listed above, River Islands at Lathrop has built the urban levee system in phases. For each new phase of work, a new ring levee was designed and constructed to join with the previous phase. Thus, with each new ring levee, the resulting interior levees were removed, and a larger ring levee was formed. The current levee configuration for the River Islands at Lathrop Phase 1 and 2 Areas is shown below. This figure reflects the construction and connection of the Phase 2 levee with the Phase 1 levees (at one end with the Phase 1, Stage 2B levee, and at the other end with the Phase 1, Cross levee). The Phase 2 levee supersedes the need for the interior portions of the Phase 1 levee, and these portions are identified as "Former levee" in the figure.



¹ Pursuant to Government Code Sections 65865.5, 65962, and 66474.5, for area protected by SPFC levees, an urban level of flood protection shall be achieved by 2025, therefore, after 2025, a local agency can no longer rely on findings of adequate progress after 2025 for an area protected by SPFC levees.

PROGRESS

The Phase 1 APF Report identified two construction projects as being necessary to provide an urban level of flood protection to the Phase 1 Area: the River Islands Stage 2B Levee Project (Stage 2B Levee Project) and the scour prevention projects. The Stage 2B Levee Project was completed as reported in the 2018 annual report.

Two construction projects were also identified as being necessary to provide an urban level of flood protection to the Phase 2 Area in the Phase 2 APR Report: a scour prevention project, similar to that required for Phase 1, and installation of relief wells.

Finally, both the Phase 1 and Phase 2 APF Reports identified non-structural actions required for certification of the levee system.

For simplicity and clarity, and because the Phase 1 levees and Phase 2 levee now protect a single and common urban area, this report and future reports will consolidate the required actions to provide a 200-year level of flood protection to the River Islands at Lathrop urban area. The status of these actions is described below.

SCOUR PREVENTION PROJECTS

As part of the IPE review of the Phase 1 substantial evidence record, the IPE requested that River Islands evaluate the potential for erosion and scour failure of the new urban levees caused by failure of other embankments (i.e., the federal perimeter project levees and the UPRR embankment).

Initial evaluation and design of the scour prevention projects was completed in 2020 and includes a series of landside fill embankments, i.e. "check dams", located between the Phase 1 and 2 levees and the Federal Project levees. The check dams will reduce the exposure time to erosive hydraulic shear stress on the interior levees in the event of breach of the Federal Project levee and/or the UPRR embankment. Additional and advanced engineering and design, using higher resolution hydraulic inputs and more robust scour evaluation tools, began in 2021 and was completed in early 2022. Independent review of the final design, and follow-up environmental clearances are complete. River Islands submitted a revised permit application to reflect the design changes and environmental evaluations on September 6, 2022. The design team has had communication with USACE and CVFPB and has provided additional requested documentation as recent as February 2024.

Schedule

The schedule presented in the 2023 APF Report identified schedule delays for permitting, and construction. Construction is expected to occur in 2024.

ACTION	ESTIMATED START	ESTIMATED COMPLETION
Scour Prevention Project – Old River & Paradise Cut – Design and Permitting	<i>Ongoing</i>	2024
Scour Prevention Project - Old River & Paradise Cut - Construction	2024	2024
Scour Prevention Project - UPRR – Design and Permitting	<i>Ongoing</i>	2024
Scour Prevention Project – UPRR - Construction	2024	2024



Note: **Bold** indicates a change in schedule.

Costs and Expenditures

The estimated cost to construct the six check dams and two erosion mitigation areas is \$3,100,000. The scour prevention projects will be funded by River Islands Development (RID).

Delays and Changes

As described above, the design is complete and permit application review by CVFPB and USACE is in progress and is anticipated to be received early Summer 2024, construction is still anticipated to occur in 2024. The levee system is on schedule for certification of 200-year level of flood protection by 2025. There have been no significant changes to the project's approach.

PHASE 2 RELIEF WELLS

As part of the design of the Phase 2 levee, seepage analyses associated with the Paradise Cut Setback Levee indicated that underseepage mitigation will be necessary to achieve 200-year level of flood protection. Final design of the relief wells is complete and construction began in the fall of 2022 and was complete in the fall of August 2023. A line of relief wells was constructed between the Paradise Cut Setback Levee and the Main Drain between approximate levee stations 46+00 to 71+00 to intercept flow during high water events and reduce the exit gradient within the Main Drain. The relief well locations are shown on Figure 1. Final surface improvements are still underway to protect the relief wells and construct an all-weather access road. This work is anticipated to be complete in the summer of 2024.

Schedule

The schedule identified in the 2023 APF Report identified schedule delays for design. Relief well design is complete and construction/installation of the relief wells began in the fall of 2022 and is expected to be completed in Summer 2024.

ACTION	ESTIMATED START	ESTIMATED COMPLETION
Phase 2 Relief Wells - Design	<i>Ongoing</i>	Completed in 2022
Phase 2 Relief Wells - Construction	2022	2024
Note: Bold indicates a change in schedule.		

Costs and Expenditures

The relief wells cost to construct was approximately \$750,000. This work was funded by RID.

Delays and Changes

Based on the schedule outlined in the 2023 APF, no additional delays to the schedule have been identified and the levee system is on schedule for certification of 200-year level of flood protection by 2025. There have been no significant changes to the project's approach.



RD 2062 O&M MODERNIZATION AND RIGHT-OF-WAY

The ULDC provides requirements to support a modern levee program. This includes ensuring robust operations and maintenance (O&M) practices and procedures and appropriate right-of-way are in place for urban levees. The scope identified in the APF Report remains the same and progress continues to be made. River Islands has granted easements to RD 2062 for the entire embankment, 20 feet landward of the landside toes, and 15 feet waterward of the waterside toes for the Stage 1 levees in 2016 and the Stage 2A and Stage 2B levees in 2018. River Islands is currently in the process of granting easements to RD 2062 for Phase 2 levees.

Schedule

The schedule for this action was pushed back a year since the last report. A new O&M Manual for the levee system continues to be developed while the Phase 1 and 2 levees are modified (i.e., levees are built and removed, features are added). Completion of the effort is expected after the construction of the scour prevention projects, scheduled in 2024. Easements to RD 2062 for Phase 2 will be recorded later this calendar year.

ACTION	ESTIMATED START	ESTIMATED COMPLETION
RD 2062 O&M Modernization	<i>Ongoing</i>	2024
RD 2062 Transfer of Real Estate Rights for Phase 2 Levee	<i>Ongoing</i>	2024

Costs and Expenditures

Progress on the RD 2062 O&M Modernization effort is in progress and is not being tracked by costs and expenditures, but instead through production of deliverables such as technical memoranda, updated O&M Manual chapters, plans, etc. A high-level cost estimate for performing the work is \$50,000. RD 2062 will accomplish these tasks using funds obtained through its annual assessment and/or through funds provided by RID.

Delays and Changes

There have been no significant delays in developing a new O&M Manual and program for the levee system, nor were there any significant changes to the project's approach. However, as described above, the O&M modernization will continue to progress until after construction of the scour prevention projects, representing the last construction efforts for the urban area.

CONCLUSION

RD 2062 continues to make progress towards providing an urban level of flood protection to the River Islands combined Phase 1 and Phase 2 Areas by 2025. RD 2062 will continue to make progress and report on this progress annually. It is anticipated that the entirety of levee improvements for River Islands (Phases 1 and 2) will be complete and an Engineer's Report and other support documentation will be provided in support of the ULOP Urban Level of Protection (ULOP) finding. This ULOP finding will replace the annual report and will be submitted in spring 2025 and therefore end the need to provide annual updates.



ISLAND RECLAMATION DISTRICT No. 2062

STEWART TRACT – SAN JOAQUIN COUNTY

73 W. Stewart Road

LATHROP, CALIFORNIA 95330

TEL: (209) 879-7900

ATTACHMENT " E "

June 4, 2024

Ms. Leslie Gallagher, Executive Officer
Central Valley Flood Protection Board
3310 El Camino Avenue, Suite 170
Sacramento, CA 95821

Re: Annual Report of Progress - River Islands at Lathrop Phase 1 and Phase 2 Areas,
Lathrop, CA

On June 4, 2024, the City of Lathrop City Council approved an Adequate Progress Finding for the River Islands at Lathrop Phase 1 Area and Phase 2 Area, respectively. In accordance with the requirements of Government Code §65007(a) and the Urban Level of Flood Protection Criteria issued by the Department of Water Resources in 2013. Island Reclamation District No. 2062, as the local flood management agency, respectfully submits the enclosed annual report of progress towards providing an urban level of flood protection for the River Islands at Lathrop Phase 1 and 2 urban areas. This report is available to the public at the following website: www.ci.lathrop.ca.us.

Questions on the matter may be referred to Ms. Becky Money at money@mbkengineers.com or 916-456-4400.

Sincerely,

Susan Dell'Osso
President, RD 2062

Encl.: 2024 Annual Report

cc: Brad Taylor, City Engineer
Becky Money, MBK Engineers

ITEM 2.3

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

ITEM: APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 30 LOTS IN TRACT 3795 VILLAGE "C6" AND "C7" WITHIN SOUTH RIVER BEND DISTRICT OF RIVER ISLANDS

RECOMMENDATION: Adopt Resolution Approving Final Map for Tract 3795 Village "C6" and "C7" within the South River bend District, Totaling 30 Single Family Lots and a Subdivision Improvement Agreement with River Islands Custom Homesites, LLC

SUMMARY:

The proposed Final Map for Tract 3795 Villages "C6" and "C7" (Tract 3795), included as Attachment "E", is within the South River Bend District of Phase 1 for the River Islands Project. River Islands Custom Homesites, LLC (River Islands) is proposing thirty (30) semi-custom home lots. A Vicinity Map is included as Attachment "B".

Staff recommends that the City Council approve the proposed Final Map for Tract 3795, to be recorded pursuant to the terms of the escrow instruction included as Attachment "D" and a Subdivision Improvement Agreement (SIA), included as Attachment "C", with River Islands Custom Homesites, LLC, by Resolution included as Attachment "A".

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 September 4, 2013, the City of Lathrop Planning Commission approved a Neighborhood Design Plan (NDP) and Architectural Guidelines and Design Standards (AG/DS) for the South River Bend District, known as Stage 1A, within Phase 1 of the project. The land for the proposed Final Map for Tract 3795 is within the geographic boundaries of VTM 3694 and Stage 1A.

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

Construction of the public improvements associated with Villages "C6" and "C7" is complete and therefore no performance or labor & materials security for Tract 3795 is necessary. Potential acceptance of the public improvements will be processed by staff at a later date. Prior to acceptance, River Islands will be required to provide a one (1) year warranty bond.

CITY MANAGER’S REPORT **PAGE 2**
JUNE 3, 2024, CITY COUNCIL SPECIAL MEETING
APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR
30 LOTS IN TRACT 3795 VILLAGE “C6” AND “C7” WITHIN SOUTH RIVER
BEND DISTRICT OF RIVER ISLANDS

Villages “C6” and “C7” were annexed to Community Facilities Districts (CFDs) No. 2016-1 Annexation No. 10 for maintenance purposes in 2016. River Islands 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.

As a precondition to record the Final Map, River Islands must satisfy the Escrow Instructions by depositing necessary sums to guarantee the payment of all fees and providing required documents.

REASON FOR RECOMMENDATION:

River Islands has fulfilled all of the requirements of the City’s subdivision ordinance as listed below:

Documents	Status
1. Final Map ready for signature	Completed
2. Subdivision Improvement Agreement	Completed
3. Performance Security – Uncompleted Landscaping and Miscellaneous Improvements	Not Required
4. Labor and Materials Security – Uncompleted Landscaping and Miscellaneous Improvements	Not Required
5. Street Improvement, Landscape, Light & Joint Trench	Completed
6. Geotechnical Report	Completed
7. Agreement for Backbone Improvements and Parks (Agreement for Dedication, Inspection and Guarantee of Streets and Public Improvements)	Completed
8. Approval of 3 rd Amendment to Development Agreement that guarantees creation of CFD for City Maintenance and Shortfalls, and Guarantee of Developer CFDs for Developer/other public agency Maintenance	Completed
9. Allocation of Water and Sewer capacity	Completed
10. Recommendation for approval from Stewart Tract Design Review Committee	Completed
11. Submitted Certificate of Insurance, Tax Letter	Completed
12. Submitted Preliminary Guarantee of Title	Completed
13. Escrow Instructions	Completed
14. Tract 3795 Villages “C6” and “C7” – City of Lathrop Community Facilities District No. 2016-1 Annexation No. 10	Annexed in 2016
Fees	Status
1. Final Map plan check fee	Paid

CITY MANAGER’S REPORT **PAGE 3**
JUNE 3, 2024, CITY COUNCIL SPECIAL MEETING
APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR
30 LOTS IN TRACT 3795 VILLAGE “C6” AND “C7” WITHIN SOUTH RIVER
BEND DISTRICT OF RIVER ISLANDS

2.	Improvement Plans - Plan check and inspection fees	Paid
3.	Sierra Club Settlement fee	To be paid in escrow

FISCAL IMPACT:


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

ATTACHMENTS:

- A. Resolution Approving Final Map for Tract 3795 Village “C6” and “C7” within the South River Bend District, Totaling 30 Single Family Lots and a Subdivision Improvement Agreement with River Islands Custom Homesites, LLC
- B. Vicinity Map – Tract 3795 - Villages “C6” and “C7”
- C. Subdivision Improvement Agreement between the City of Lathrop and River Islands Custom Homesites, LLC, a Delaware limited liability company, for Tract 3795, Villages “C6” and “C7”
- D. Escrow Instructions for Final Map Tract 3795 Village “C6” and “C7”
- E. Final Map – Tract 3795 - Villages “C6” and “C7”

CITY MANAGER'S REPORT
JUNE 3, 2024, CITY COUNCIL SPECIAL MEETING
APPROVE FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR
30 LOTS IN TRACT 3795 VILLAGE "C6" AND "C7" WITHIN SOUTH RIVER
BEND DISTRICT OF RIVER ISLANDS

APPROVALS



Bellal Nabizadah
Assistant Engineer

5/20/24
Date



Brad Taylor
City Engineer

5/20/2024
Date



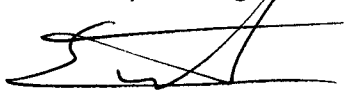
Cari James
Finance Director

5/23/2024
Date




Michael King
Assistant City Manager

5.22.2024
Date



Salvador Navarrete
City Attorney

5-22-2024
Date



Stephen Salvatore
City Manager

5.30.24
Date

RESOLUTION NO. 24-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING FINAL MAP FOR TRACT 3795 VILLAGE "C6" AND "C7" WITHIN THE SOUTH RIVER BEND DISTRICT, TOTALING 30 SINGLE FAMILY LOTS, AND A SUBDIVISION IMPROVEMENT AGREEMENT WITH RIVER ISLANDS CUSTOM HOMESITES, LLC

WHEREAS, on March 27, 2007, the City of Lathrop City Council approved Vesting Tentative Subdivision Map (VTM) 3694 and an amended VTM 3694 with updated conditions of approval on June 1, 2015; and

WHEREAS, on September 4, 2013, the City of Lathrop Planning Commission approved a Neighborhood Design Plan (NDP) and Architectural Guidelines and Design Standards (AG/DS) for the South River Bend District, known as Stage 1A, within Phase 1 of the project; and

WHEREAS, the land for the proposed Final Map for Tract 3795 is within the geographic boundaries of VTM 3694 and Stage 1A; 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. Construction of the improvements associated with Villages "C6" and "C7" are complete and therefore no performance or labor & materials security is necessary; and

WHEREAS, Villages "C6" and "C7" were annexed to Community Facilities Districts (CFDs) No. 2016-1 Annexation No. 10 for maintenance purposes in 2016; and

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

WHEREAS, River Islands must satisfy the Escrow Instructions, included as Attachment D to the City Manager's Report that accompanies this Resolution, by depositing necessary sums to guarantee the payment of all fees and providing required documents.

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 3795 and is hereby approved as submitted and recordation with the San Joaquin County Assessor/Recorder/County Clerk Office is authorized once the terms and conditions of the escrow instructions are met.
2. The City Manager, or their designee, is authorized to execute a Subdivision Improvement Agreement with River Islands Custom Homesites, LLC in substantially the form as attached to the June 3, 2024 staff report.

PASSED AND ADOPTED by the City Council of the City of Lathrop this 3rd day of June 2024 by the following vote:

AYES:

NOES:

ABSTAIN:

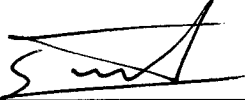
ABSENT:

Sonny Dhaliwal, Mayor

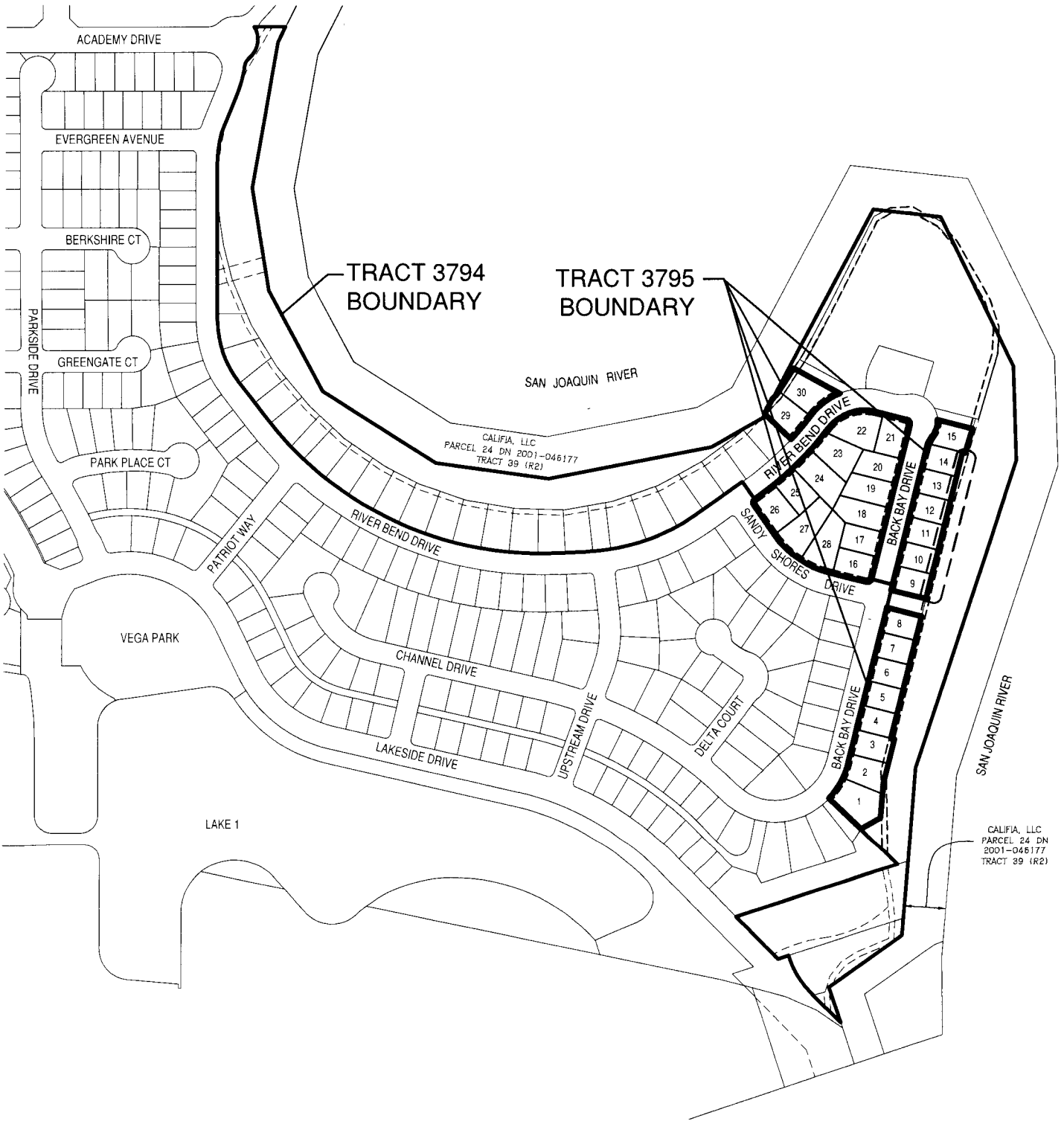
ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney



ATTACHMENT "B"
VILLAGE C - TRACT 3795
VICINITY MAP
APRIL 2024

SUBDIVISION IMPROVEMENT AGREEMENT
BY AND BETWEEN THE CITY OF LATHROP AND
RIVER ISLANDS CUSTOM HOMESITES, LLC,
DELAWARE LIMITED LIABILITY COMPANY
FOR TRACT 3795 VILLAGES "C6" & "C7" 30 RESIDENTIAL LOTS

RECITALS

- A. This Agreement is made and entered into this **3rd day of June 2024**, by and between the **CITY OF LATHROP**, a municipal corporation of the State of California (hereinafter "CITY") and **River Islands Custom Homesites, LLC**, a Delaware limited liability company, (hereinafter "SUBDIVIDER").
- B. Pursuant to Division 2 of Title 7 of the Government Code of the State of California and the CITY's Subdivision Regulations (City of Lathrop, Code of Ordinances, Chapter 16), SUBDIVIDER is required to make dedications and improve Tract 3795. However, SUBDIVIDER has completed all of public infrastructure improvements associated with Tract 3794 and Tract 3795 (Villages "C6" & "C7") located within the South River Bend District of River Islands Phase 1, which also includes major streets necessary to access the site and therefore Performance and Labor & Material securities are not required.
- C. SUBDIVIDER has completed the joint trench improvements for Tract 3795 and as noted in Recital B. Improvement plans, and street light plans have already been approved by the City.

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

1. SUBDIVIDER shall complete construction of, or cause construction to be completed at its sole cost and expense, the Improvements for all of the lots within the South River Bend neighborhood, to the limits identified in Exhibit "A", including the public landscaping, streetlight and joint trench improvements. A Vicinity Map is included as Exhibit "B".

Subdivision Improvement Agreement (River Islands Custom Homesites, LLC)
Tract 3795 Villages "C6" & "C7"

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

2. SUBDIVIDER shall complete the Improvements, including all deferred and unfinished improvements as defined in this agreement, prior to issuance of certificate of occupancy of the last home constructed in Tract 3794, or June 3, 2025, whichever comes first.

3. CITY, or its agent(s), shall, at any time during the progress of the Improvements, have free access thereto, and shall be allowed to examine the same and all material to be used therein. If the Improvements or any part thereof are not completed in strict compliance with the standards set forth in Paragraph 1 above, CITY may refuse to accept and may reject the defective Improvements and/or materials therein.

4. SUBDIVIDER shall secure the services of skilled personnel necessary to construct the Improvements. CITY is not skilled in these matters and relies upon the skill of the SUBDIVIDER to ensure that the construction of the Improvements is in the most skillful and durable manner.

5. CITY'S acceptance of the Improvements does not operate as a release of SUBDIVIDER from any guarantee hereunder.

6. SUBDIVIDER guarantees and warrants that the Improvements shall be constructed in compliance with the standards set forth in Paragraph 1 above, free from any defects in work or labor done, and from any defects in materials furnished. Further, SUBDIVIDER shall repair and maintain the Improvements in good condition and in accordance with CITY specifications for one (1) year after CITY'S acceptance of the Improvements. As required by this Agreement, prior to acceptance of the Improvements, SUBDIVIDER shall deposit with the City Engineer a Warranty Bond equal to 10% of the estimated cost of the Improvements for the Villages "C6" and "C7" entire area to insure SUBDIVIDER'S repair and warranty of the Improvements in accordance with the terms of this Agreement. The Warranty Bond shall be released at the end of the one year guarantee period, provided there are no claims against it are then outstanding.

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

Once action is taken by CITY to complete, repair, replace and/or reconstruct the Improvements, SUBDIVIDER shall be responsible for all costs incurred by CITY, even if SUBDIVIDER subsequently completes the work.

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

8. Because the Improvements are complete, the SUBDIVIDER is not required to post Performance or Labor & Materials bonds to guarantee the improvements associated with Tract 3795.

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

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

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

12. SUBDIVIDER hereby agrees to, and shall hold CITY, its elective and appointive boards, commissions, officers, agents and employees (collectively, "Indemnitees"), harmless from any liability for damage or claims which may arise from SUBDIVIDER and/or SUBDIVIDER'S contractors, subcontractors, agents, or employees' operations under this Agreement, whether such operations be by SUBDIVIDER or by any SUBDIVIDER contractors, subcontractors, or by any one or more persons directly or indirectly employed by, or acting as agent for, SUBDIVIDER or any of SUBDIVIDER'S contractors or subcontractors. SUBDIVIDER shall, at its own cost and expense, defend any and all actions, suits, or legal proceedings or any type that may be brought or instituted against CITY and indemnities on any claim or demand, of any nature whatsoever, and pay or satisfy any judgment that may be rendered against CITY and the Indemnitees in any such action, suit or legal proceedings, resulting from or alleged to have resulted from SUBDIVIDER'S performance or non-performance of his duties and obligations under this Agreement, or from the negligent act or omission of himself, his agents, contractors, representatives, servants or employees. The promises and Agreement to indemnify and hold harmless set forth in this section is not conditioned or dependent on whether or not any indemnity has prepared, supplied or approved any plan or specification in connection with this work or subdivision, whether or not any such indemnity has insurance or indemnification covering any of these matters. CITY does not,

and shall not; waive any rights against SUBDIVIDER which it may have by reason of the aforesaid hold harmless agreement, because of the acceptance by CITY of any deposit with CITY by SUBDIVIDER. The aforesaid hold harmless agreement by SUBDIVIDER shall apply to all damages and claims for damages of every kind suffered, or alleged to have been suffered, by reason of any of the aforesaid operations referred to in this paragraph, regardless of whether or not CITY has prepared, supplied or approved of, plans and/or specifications for the subdivision.

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

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

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

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

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

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

Subdivision Improvement Agreement (River Islands Custom Homesites, LLC)
Tract 3795 Villages "C6" & "C7"

19. This Agreement and any amendments hereto comprise the entire understanding and agreement between the parties regarding the improvements to be constructed and dedications for Tract 3794.
20. The following miscellaneous provisions are applicable to this Agreement:
 - a. Controlling Law. The parties agree that this Agreement shall be governed and construed by and in accordance with the laws of the State of California.
 - b. Definitions. The definitions and terms are as defined in this Agreement.
 - c. Force Majeure. Neither party shall be deemed to be in default on account of any delay or failure to perform its obligations under this Agreement, which directly results from an Act of God or an act of a superior governmental authority.
 - d. Headings. The paragraph headings are not a part of this Agreement and shall have no effect upon the construction or interpretation of any part of this Agreement.
 - e. Incorporation of Documents. All documents referred to herein and all documents which may, from time to time, be referred to in any duly executed amendment hereto are by such reference incorporated herein and shall be deemed to be part of this Agreement.
 - f. Modification of Agreement. This Agreement shall not be modified or be binding upon the parties unless such modification is agreed to in writing and signed by the parties.
 - g. Severability. If a court of competent jurisdiction finds or rules that any provision of this Agreement is void or unenforceable, the provisions of this Agreement not so affected shall remain in full force and effect.
 - h. Successors and Assigns. Except as otherwise expressly provided herein, the provisions of this Agreement shall inure to the benefit of, and shall apply to and bind, the successors and assigns of the parties.
 - i. Time of the Essence. Time is of the essence of this Agreement and each of its provisions. In the calculation of time hereunder, the time in which an act is to be performed shall be computed by excluding the first Day and including the last. If the time in which an act is to be performed falls on a Saturday, Sunday or any Day observed as a legal holiday by CITY, the time for performance shall be extended to the following Business Day.
 - j. Venue. In the event either party brings that suit hereunder, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of San Joaquin.

Subdivision Improvement Agreement (River Islands Custom Homesites, LLC)
Tract 3795 Villages "C6" & "C7"

ATTACHMENTS:

EXHIBIT A FINAL MAP - TRACT 3795

EXHIBIT B TRACT 3795 VILLAGE "C6" and "C7" AREA

EXHIBIT C: CITY INSURANCE REQUIREMENTS

Subdivision Improvement Agreement (River Islands Custom Homesites, LLC)
Tract 3795 Villages "C6" & "C7"

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

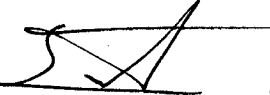
ATTEST: TERESA VARGAS
City Clerk of and for the City
of Lathrop, State of California

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

BY: _____
Teresa Vargas Date
City Clerk

BY: _____
Stephen J. Salvatore Date
City Manager

APPROVED AS TO FORM BY THE CITY OF LATHROP CITY ATTORNEY

BY:  _____
Salvador Navarrete 5.22.2024
City Attorney Date

Subdivision Improvement Agreement (River Islands Custom Homesites, LLC)
Tract 3795 Villages "C6" & "C7"

SUBDIVIDER

River Islands Custom Homesites, LLC,
a Delaware limited liability company

BY:

Susan Dell'Osso
President

Subdivision Improvement Agreement (River Islands Custom Homesites, LLC)
Tract 3795 Villages "C6" & "C7"

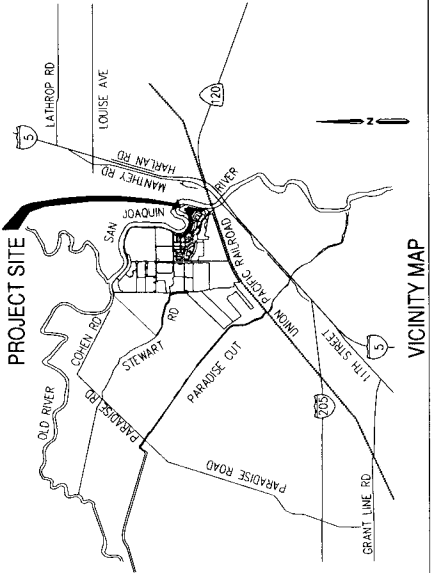
EXHIBIT "A"

FINAL MAP - TRACT 3795

TRACT 3795 RIVER ISLANDS - PHASE 1A VILLAGES C6 & C7

A PORTION OF SANJOA EL PESQUERO, BEING A PORTION OF TOWNSHIPS 1 AND 2 SOUTH, RANGE 6 EAST, N.W.M., BEING A SUBDIVISION OF PARCELS 1, 2, 3 AND 6 OF TRACT 5794 (44 MAP 37) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2024



NOT TO SCALE

SECRETARY OF THE PLANNING COMMISSION'S STATEMENT

THIS MAP CONFORMS TO VESTING TENTATIVE MAP NO. 3894 RECOMMENDED BY THE PLANNING COMMISSION AND APPROVED BY THE CITY COUNCIL ON JUNE 11, 2015.

DATED THIS _____ DAY OF _____, 2024.

SUSANO CASALAT, COMMUNITY DEVELOPMENT DIRECTOR
CITY OF LATHROP

CITY ENGINEER'S STATEMENT

I, BRAD R. TAYLOR, HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA AND THAT I HAVE EXAMINED THIS FINAL MAP OF TRACT 3795, RIVER ISLANDS, PHASE 1A, VILLAGES C6 AND C7, CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS SHOWN ON THE VESTING TENTATIVE MAP NO. 3894, RECOMMENDED BY THE PLANNING COMMISSION AND APPROVED BY THE CITY COUNCIL ON JUNE 11, 2015. THE MAP COMPLES WITH ALL APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF THE VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2024.

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



RECORDERS STATEMENT

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

SEE: \$ _____

BY: _____ DEPUTY RECORDER

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

CITY CLERK'S STATEMENT

I, TERESA WARGAS, 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 3795, RIVER ISLANDS, PHASE 1A, VILLAGES C6 AND C7", CITY OF LATHROP, CALIFORNIA, CONSISTING OF NINE (9) SHEETS, THIS STATEMENT WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 2024, AND THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. _____ DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP, AND AUTHORIZED ITS RECORDATION AND ACCEPTED ON BEHALF OF THE CITY OF LATHROP, FOR PUBLIC USE, THE RELINQUISHMENT OF ACCESS RIGHTS TO LOTS 16, 21 AND 26, AND THE DEDICATION OF GROUND WATER RIGHTS.

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 WARGAS,
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 _____, 2024 BEFORE ME, _____ WHO
A NOTARY PUBLIC, PERSONALLY APPEARED.

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 IS/ARE THE SAME IN HIS/HER/HEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND:

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

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

OWNER'S STATEMENT

THE UNDERSIGNED, DOES HEREBY STATE THAT THEY ARE THE OWNERS OF ALL THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINE OF THE HEREIN EMBODIED FINAL MAP ENTITLED, "TRACT 3795, RIVER ISLANDS, PHASE 1A, VILLAGES C6 AND C7", CITY OF LATHROP, CALIFORNIA, CONSISTING OF NINE (9) 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.

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

THE UNDERSIGNED DOES HEREBY RELINQUISH TO THE CITY OF LATHROP ALL ABUTTERS RIGHTS OF ACCESS TO LOTS 16, 21 AND 26.

OWNER: RIVER ISLANDS CUSTOM HOMESITES, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY: _____ DATE _____
NAME: SUSAN E. DELL'OSSO
TITLE: PRESIDENT

TRUSTEES STATEMENT

OLD REPUBLIC TITLE COMPANY, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED DECEMBER 22, 2016, AS DOCUMENT NUMBER 2016-160866, AND AS AMENDED IN DOCUMENT RECORDED DECEMBER 26, 2017 AS DOCUMENT NUMBER 2017-150771, AND AS AMENDED IN DOCUMENT RECORDED APRIL 15, 2020 AS DOCUMENT NUMBER 2020-046005 AND FURTHER AMENDED IN DOCUMENT RECORDED NOVEMBER 23, 2022 AS DOCUMENT NUMBER 2022-132046, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

DATED THIS _____ DAY OF _____, 2024.

BY: _____
NAME: _____
TITLE: _____

ACKNOWLEDGEMENT CERTIFICATE (OWNERS)

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

STATE OF CALIFORNIA }
COUNTY OF SAN JOAQUIN }

ON _____, 2024 BEFORE ME, _____ WHO
A NOTARY PUBLIC, PERSONALLY APPEARED.

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 IS/ARE THE SAME IN HIS/HER/HEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND:

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

TRACT 3795 RIVER ISLANDS - PHASE 1A VILLAGES C6 & C7

A PORTION OF RANCHO EL PESCADERO, BEING A PORTION OF TOWNSHIPS 1 AND 2 SOUTH, RANGE 6 EAST, T.10N., R.6E., BEING A SUBDIVISION OF PARCELS 1, 2, 3 AND 6 OF TRACT 3794 (44 MAP 37) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2024



CITY SURVEYOR'S STATEMENT

I, DARRYL A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 3795, RIVER ISLANDS, PHASE 1A, VILLAGES C6 AND C7" OF THE CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON COMPLES WITH ALL THE PROVISIONS OF CHAPTER 7 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2024.

DARRYL A. ALEXANDER, P.L.S. 5071
ACTING CITY SURVEYOR



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF RIVER ISLANDS DEVELOPMENT, LLC. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED ON THIS MAP. I HAVE BEEN ADVISED THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED ON THIS MAP. I WILL BE SUFFICIENT TO ENABLE THIS SURVEY TO BE REPEATED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2024.

DTLAN CRAWFORD, P.L.S. NO 7788



SIGNATURE OMISSIONS

- PURSUANT TO SECTION 86423 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:
1. HONORABLE JAMES L. SUTHERLAND, DISTRICT CLERK OF SACRAMENTO COUNTY, CALIFORNIA, FOR HIS SIGNATURE ON THE PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF LATHROP PER TRACT 3859 FILED OCTOBER 9, 2015, IN BOOK 42 OF MAPS AND PLATS, AT PAGE 46, S.J.C.R.
 2. PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF LATHROP PER TRACT 3793 FILED MARCH 26, 2015, IN BOOK 42 OF MAPS AND PLATS, AT PAGE 33, S.J.C.R.
 3. PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF LATHROP PER TRACT 3793 FILED MARCH 26, 2015, IN BOOK 42 OF MAPS AND PLATS, AT PAGE 33, S.J.C.R.
 4. PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF LATHROP PER TRACT 3794 FILED JUNE 17, 2022, IN BOOK 44 OF MAPS AND PLATS, AT PAGE 37, S.J.C.R.

RECITALS

1. RIGHT TO FARM STATEMENT
PER CITY OF LATHROP MUNICIPAL CODE OF ORDINANCES, TITLE 15, CHAPTER 15.48.014, THE CITY OF LATHROP PERMITS OPERATION OF PROPERTY 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 INTERFERENCE FROM AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATION, AGRICULTURAL OPERATIONS, INCLUDING PLANTING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM PREDATION, AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, ODOR, RODENTS AND PESTS. BE AWARE ALSO, THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.
2. A SOILS REPORT ENTITLED, "GEO-TECHNICAL EXPLORATION, RIVER ISLANDS PHASE 1, LATHROP, CALIFORNIA", REFERENCED AS PROJECT NO. 50445.001.01 AND DATED JULY 29, 2005, HAS BEEN PREPARED FOR THIS PROJECT BY ENGECO, INCORPORATED, JOSEF J. TOOTLE, G.E. NO. 2677, AND IS ON FILE WITH THE CITY OF LATHROP.
3. "TRACT 3795, RIVER ISLANDS, PHASE 1A, VILLAGES C6 AND C7", CONTAINS 30 RESIDENTIAL LOTS CONTAINING 5.95 ACRES, MORE OR LESS, ALL AS SHOWN ON THIS FINAL MAP. (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW).
4. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT ORDER NUMBER 1214022736-1R (VERSION 8), DATED MARCH 20, 2024, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

TRACT 3795 AREA SUMMARY	
30 RESIDENTIAL LOTS	5.95 AC±
TOTAL	5.95 AC±

CURVE	CURVE TABLE	
	RADIUS	DELTA
C1	210.00	2947'03"
C2	172.00	2953'25"
C3	210.00	9947'43"
C4	87.00	231'8"06"
C5	73.00	397'2"40"
C6	12.00	90'00"00"
C7	12.00	90'00"00"
C8	12.00	90'00"00"
C9	870.00	540'41"
C10	190.00	3103'43"

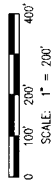
LINE TABLE	
LINE #	DIRECTION
L1	N75°52'17"W
L2	S68°31'36"E
L3	N64°54'54"E

LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 4 AND 5 ONLY

TRACT 3795 RIVER ISLANDS - PHASE 1A VILLAGES C6 & C7

A PORTION OF RANCHO EL PESCADERO, BEING A PORTION OF TOWNSHIPS 1 AND 2 SOUTH, RANGE 6 EAST, M.D.M., BEING A SUBDIVISION OF PARCELS 1, 2, 3 AND 6 OF TRACT 3794 (44 MAP 37) CITY OF LAHROP, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2024



BOUNDARY SHEET INDEX

SHEET NUMBER	DESCRIPTION
1	CERTIFICATE SHEET
2	CERTIFICATES AND NOTES
3	BOUNDARY SHEET INDEX, EXISTING EASEMENTS AND REFERENCES
4 THROUGH 5	BOUNDARY SHEET / COURSE TABLES FOR SHEETS 4 AND 5 / AND BASIS OF BEARINGS
6	SHEET INDEX - TRACT 3795
7 THROUGH 8	TRACT 3795 LOTTING
9	COURSE TABLES FOR SHEET 9 AND DETAILS

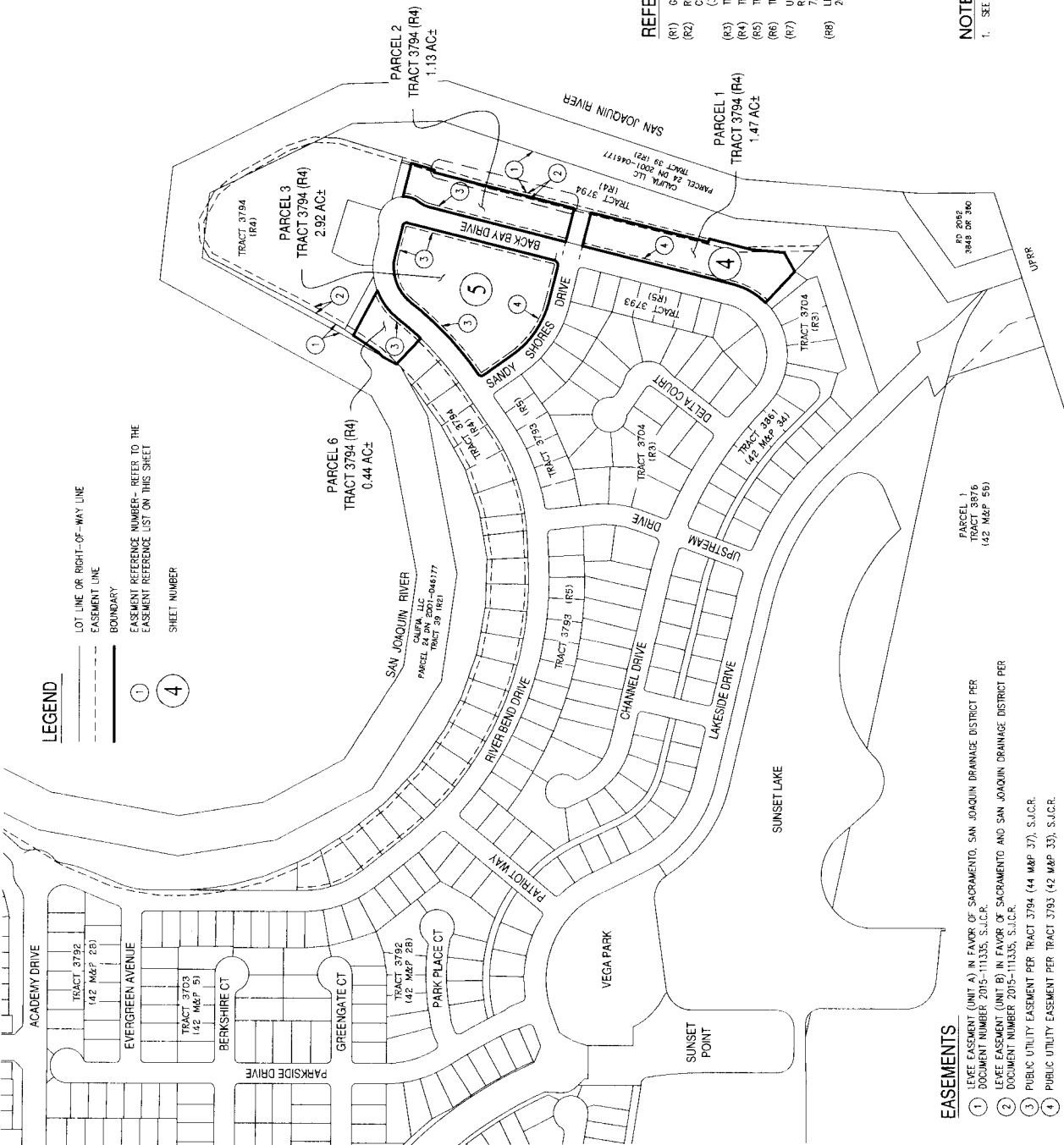


REFERENCES

- (R1) GRANT DEED RECORDED AUGUST 30, 2013, AS DOCUMENT NUMBER 2013-111587, S.J.C.R.
- (R2) RECORD OF SURVEY FILED AUGUST 4, 2004, IN BOOK 35 OF SURVEYS, PAGE 142, AS CORRECTED BY CERTIFICATE OF CORRECTION RECORDED JULY 15, 2005 AS DOCUMENT NUMBER 2005-171264, S.J.C.R. (35 SURVEYS 142)
- (R3) TRACT 3704, FILED DECEMBER 20, 2013, IN BOOK 42 OF MAPS AND PLATS, PAGE 4, S.J.C.R. (42 MAP 4)
- (R4) TRACT 3794, FILED JUNE 17, 2022, IN BOOK 44 OF MAPS AND PLATS, PAGE 37, S.J.C.R. (44 MAP 37)
- (R5) TRACT 3793, FILED MARCH 26, 2015, IN BOOK 42 OF MAPS AND PLATS, PAGE 33, S.J.C.R. (42 MAP 33)
- (R6) TRACT 3858, FILED OCTOBER 9, 2015, IN BOOK 42 OF MAPS AND PLATS, PAGE 46, S.J.C.R. (42 MAP 46)
- (R7) UNFILED MAP ENTITLED "CALIFORNIA REGISTERS FARM, UNIT NO. 3, PESCADERO COLONY BEING RECLAMATION DISTRICT NO. 2062, SURVEYED PURSUANT TO AN ORDER OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SACRAMENTO, DATED MAY 1929 BY SAID BOARD AND RABE, DATED NOVEMBER 7, 1929, FILED IN THE OFFICE OF THE SAN JOAQUIN COUNTY SURVEYOR
- (R8) LEVEE EASEMENT IN FAVOR OF SACRAMENTO-SAN JOAQUIN DRAINAGE DISTRICT, RECORDED SEPTEMBER 14, 2015, AS D.N. 2015-111335, S.J.C.R.

NOTES

- 1. SEE SHEET 2 FOR ADDITIONAL NOTES.



LEGEND

- LOT LINE OR RIGHT-OF-WAY LINE
- - - EASEMENT LINE
- BOUNDARY
- ① EASEMENT REFERENCE NUMBER—REFER TO THE EASEMENT REFERENCE LIST ON THIS SHEET
- ④ SHEET NUMBER

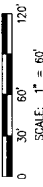
EASEMENTS

- ① LEVEE EASEMENT (UNIT A) IN FAVOR OF SACRAMENTO, SAN JOAQUIN DRAINAGE DISTRICT PER DOCUMENT NUMBER 2015-111335, S.J.C.R.
- ② LEVEE EASEMENT (UNIT B) IN FAVOR OF SACRAMENTO AND SAN JOAQUIN DRAINAGE DISTRICT PER DOCUMENT NUMBER 2015-111335, S.J.C.R.
- ③ PUBLIC UTILITY EASEMENT PER TRACT 3794 (44 MAP 37), S.J.C.R.
- ④ PUBLIC UTILITY EASEMENT PER TRACT 3793 (42 MAP 33), S.J.C.R.

TRACT 3795 RIVER ISLANDS - PHASE 1A VILLAGES C6 & C7

A PORTION OF RANCHO EL PESCADERO, BEING A PORTION OF TOWNSHIPS 1 AND 2 SOUTH, RANGE 8 EAST, M.D.M., BEING A SUBDIVISION OF PARCELS 1, 2, AND 3, TRACT 3794, (44 MAP 37) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2024



BOUNDARY SHEET

NOTES

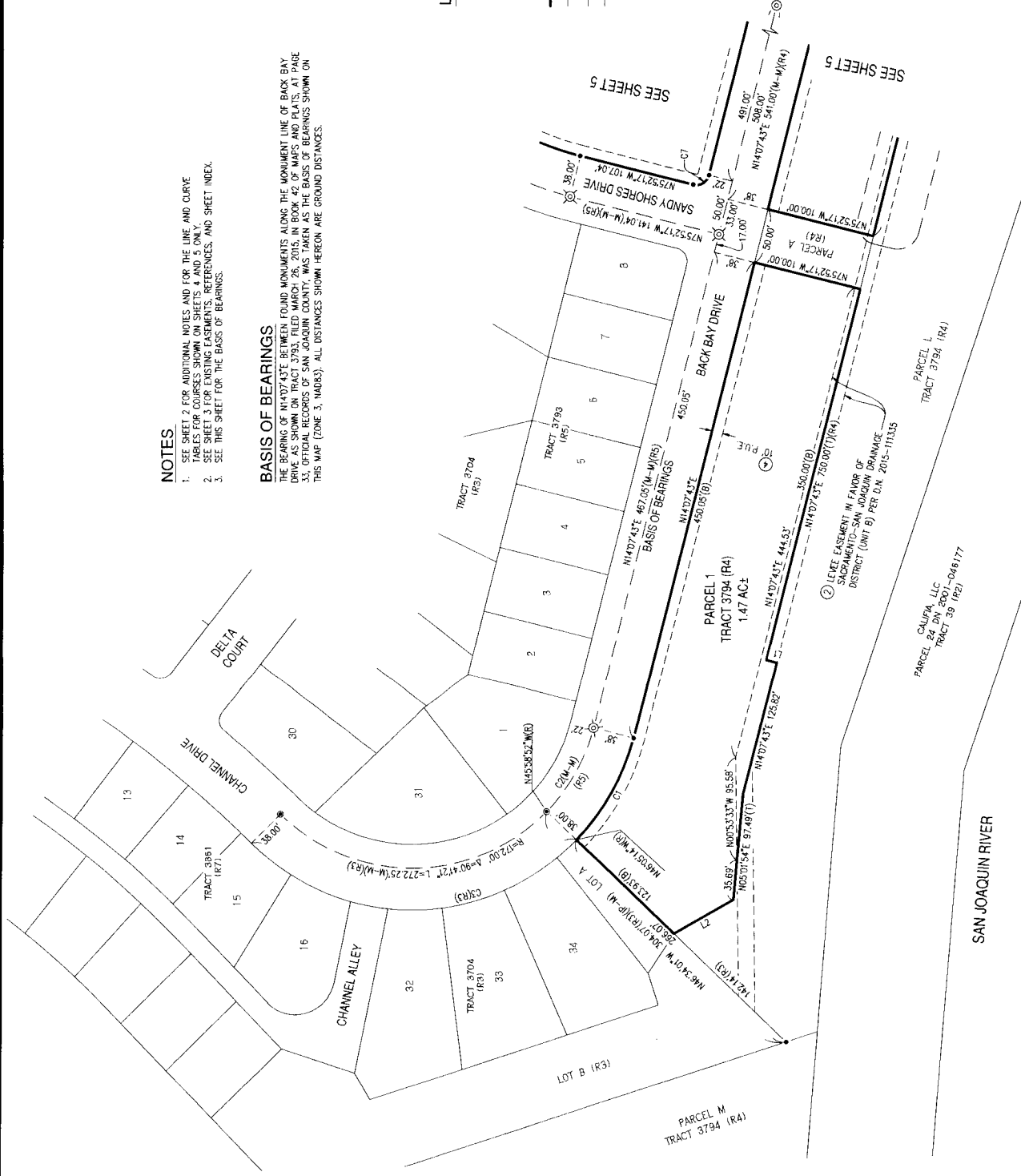
- SEE SHEET 2 FOR ADDITIONAL NOTES AND FOR THE LINE AND CURVE TABULAR DATA.
- SEE SHEET 3 FOR EXISTING EASEMENTS, REFERENCES, AND SHEET INDEX.
- SEE THIS SHEET FOR THE BASIS OF BEARINGS.

BASIS OF BEARINGS

THE BEARING OF N140°43'E BETWEEN FOUND MONUMENTS ALONG THE MONUMENT LINE OF BACK BAY DRIVE AS SHOWN ON TRACT 3793, FILED MARCH 26, 2015, IN BOOK 42 OF MAPS AND PLATS, AT PAGE 33, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP (ZONE 3, NAD83). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

LEGEND

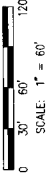
- ⊙ FOUND MONUMENT STAMPED "PLS 7788" PER (R3)
 - ⊗ FOUND MONUMENT STAMPED "PLS 7788" PER (RS)
 - ⊙ FOUND MONUMENT STAMPED "PLS 7788" PER (R4)
 - FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" PER (R4), (RS) OR (R4), RESPECTIVELY
 - BOUNDARY LINE
 - LOT LINE OR RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - MONUMENT LINE
 - 200.00' (R1)
 - (R1)
 - (N-M)
 - (R)
 - (T)
 - (B)
 - D.N.
 - P.U.E.
- MEASURED AND RECORD DATA PER REFERENCE (R1)
 MONUMENT TO MONUMENT
 RADIAL BEARING
 TOTAL
 BOUNDARY
 DOCUMENT NUMBER
 PUBLIC UTILITY EASEMENT



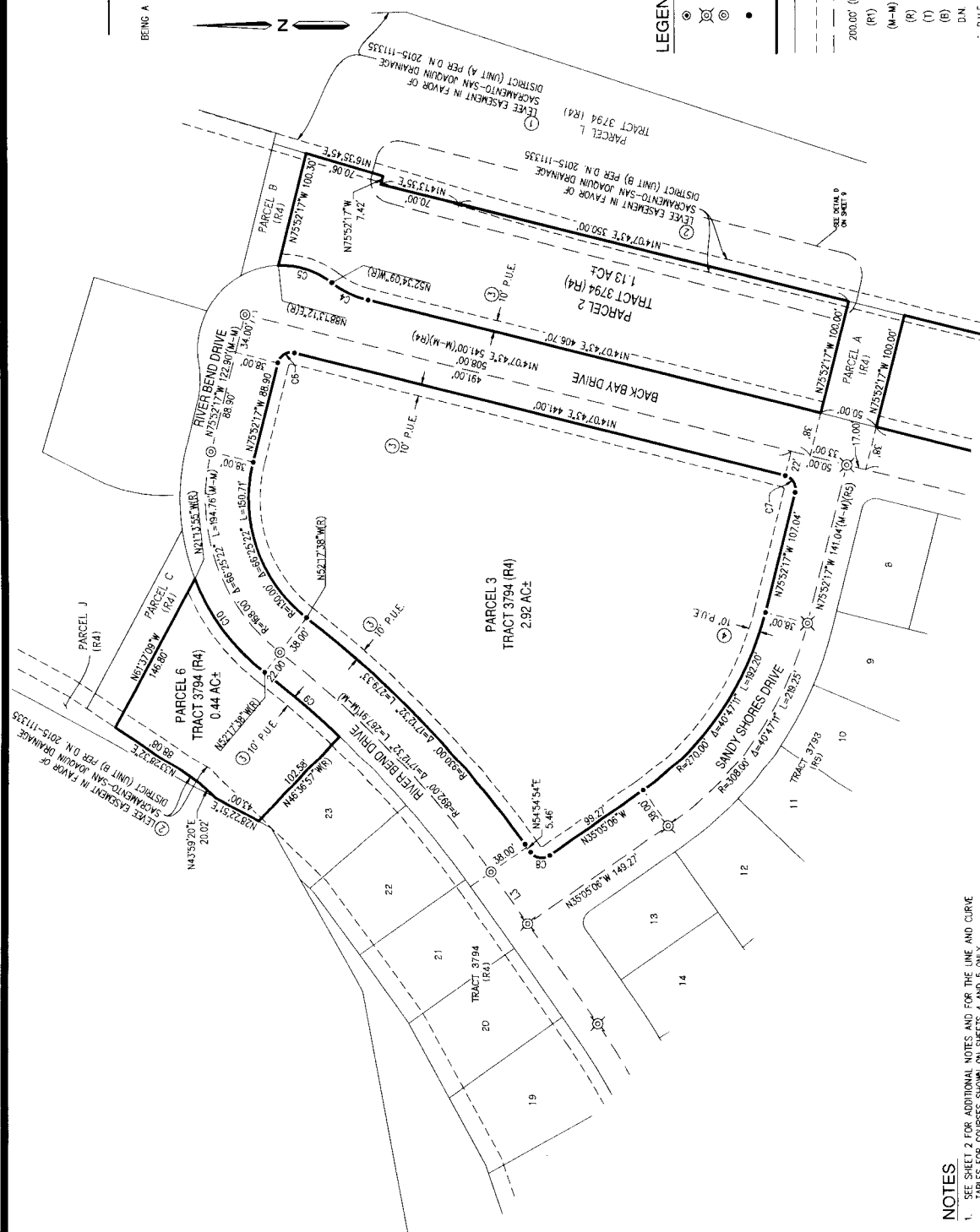
TRACT 3795 RIVER ISLANDS - PHASE 1A VILLAGES C6 & C7

A PORTION OF RANCHO EL PESCADERO, BEING A PORTION OF TOWNSHIPS 1 AND 2 SOUTH, RANGE 6 EAST, M.D.M., BEING A SUBDIVISION OF PARCELS 1, 2, 3 AND 6 OF TRACT 3794 (44 MAP 37), CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2024



BOUNDARY SHEET



LEGEND

- FOUND MONUMENT STAMPED "PLS 7788" PER (R3)
- FOUND MONUMENT STAMPED "PLS 7788" PER (R6)
- FOUND MONUMENT STAMPED "PLS 7788" PER (R4)
- FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" PER (R4), (R5) OR (R4), RESPECTIVELY
- BOUNDARY LINE
- LOT LINE OR RIGHT-OF-WAY LINE
- EASEMENT LINE
- MONUMENT LINE
- 200.00' (R1)
- (R1) MEASURED AND RECORD DATA PER REFERENCE (R1)
- (M-M) MONUMENT TO MONUMENT
- (R) RADIAL BEARING
- (T) TOTAL
- (B) BOUNDARY
- D.N. DOCUMENT NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT

NOTES

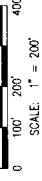
1. SEE SHEET 2 FOR ADDITIONAL NOTES AND FOR THE LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 4 AND 5 ONLY.
2. SEE SHEET 3 FOR EXISTING EASEMENTS, REFERENCES, AND SHEET INDEX.
3. SEE SHEET 4 FOR THE BASIS OF BEARINGS.

SEE SHEET 4

TRACT 3795 RIVER ISLANDS - PHASE 1A VILLAGES C6 & C7

A PORTION OF PLANS NO. EL PRESIDENTE, BEING A PORTION OF TOWNSHIPS 14 AND 2 SOUTH, RANGE 6 EAST, M.D.W. BEING A SUBDIVISION OF PARCELS 1, 2, 3 AND 6 OF TRACT 3794 (44 MAP 377) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

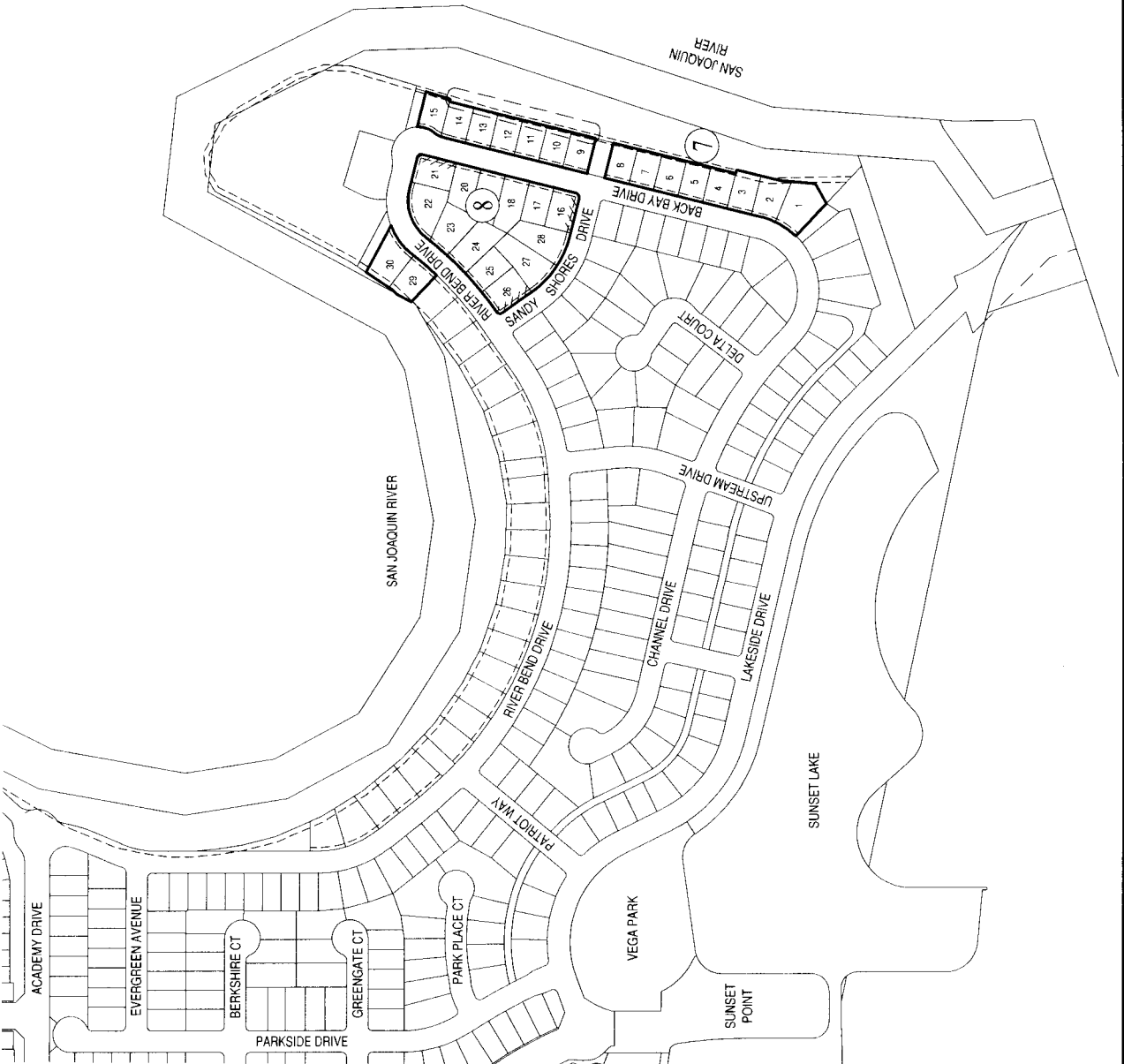
APRIL 2024



SHEET INDEX

LEGEND

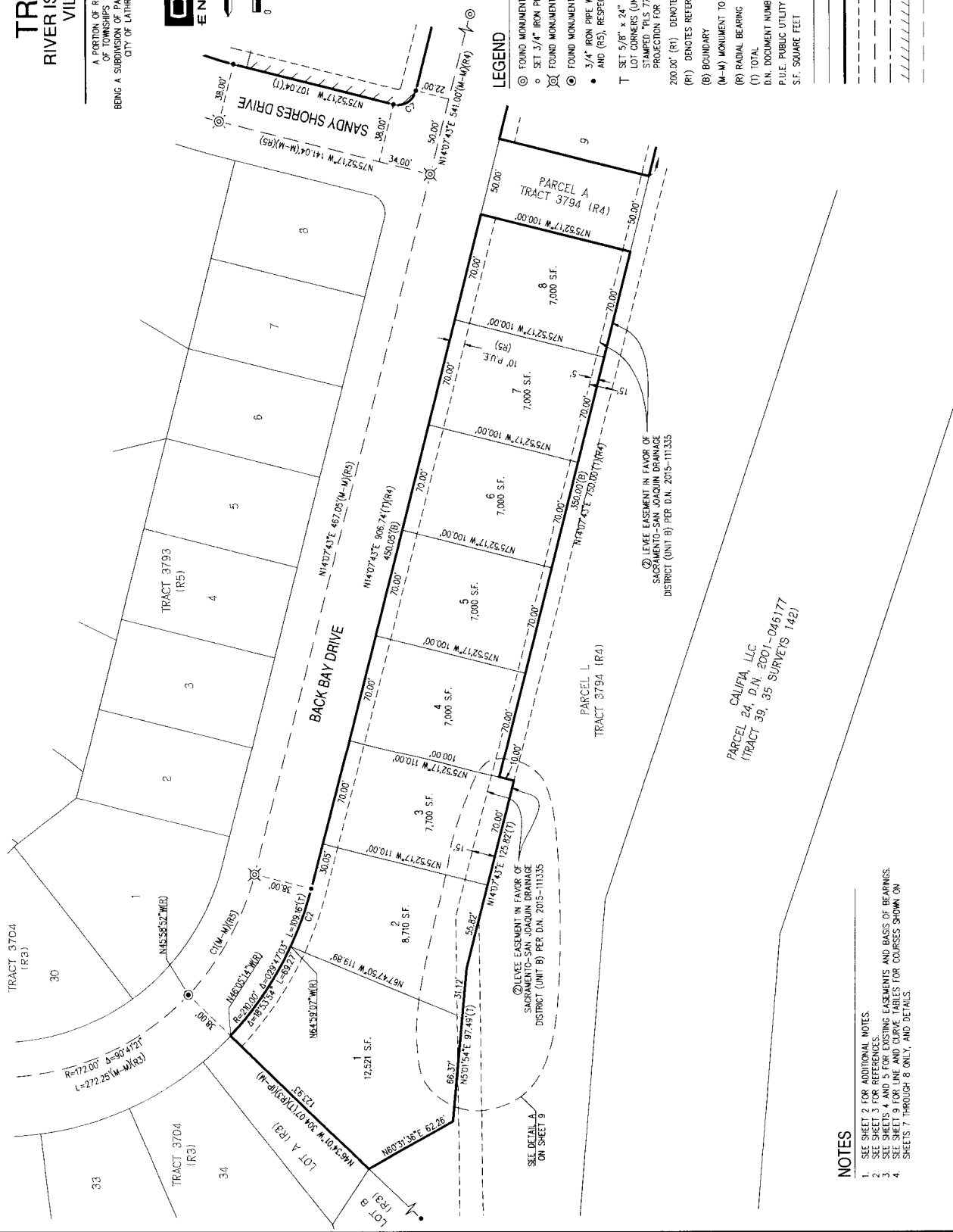
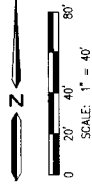
- LOT LINE
- RIGHT-OF-WAY LINE
- BOUNDARY
- LOT NUMBER
- SHEET NUMBER
- RESTRICTED ACCESS



TRACT 3795 RIVER ISLANDS - PHASE 1A VILLAGE C6 & C7

A PORTION OF RANCHO EL PESQUERO, BEING A PORTION OF TOWNSHIPS 1 AND 2 SOUTH, RANGE 6 EAST, M.D.M., BEING A SUBDIVISION OF PARCELS 1, 2, 3 AND 6 OF TRACT 3794 (44 MAP 37) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2024



LEGEND

- ⊙ FOUND MONUMENT STAMPED "PLS 7788" PER (R4)
- SET 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ⊗ FOUND MONUMENT STAMPED "PLS 7788" PER (R5)
- ⊙ FOUND MONUMENT STAMPED "PLS 7788" PER (R3)
- AND (R5), RESPECTIVELY, UNLESS OTHERWISE NOTED
- T SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1.17" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS
- 200.00' (R1) DENOTES MEASURED AND RECORD DATA PER REFERENCE (R1)
- (R1) DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 3
- (B) BOUNDARY
- (M-H) MONUMENT TO MONUMENT
- (R) RADIAL BEARING
- (T) TOTAL
- D.N. DOCUMENT NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT
- S.F. SQUARE FEET
- LOT LINE
- BOUNDARY LINE
- EASEMENT LINE
- MONUMENT LINE
- CENTERLINE
- /////// RESTRICTED ACCESS
- STREET TIES

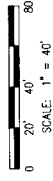
NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES.
2. SEE SHEET 3 FOR REFERENCES.
3. SEE SHEETS 4 AND 5 FOR EXISTING EASEMENTS AND BASIS OF BEARINGS.
4. SEE SHEET 9 FOR REF AND CURV TABLES FOR CURVES SHOWN ON SHEETS 7 THROUGH 9 ONLY, AND DETAILS.

TRACT 3795 RIVER ISLANDS - PHASE 1A VILLAGE C6 & C7

A PORTION OF RANCHO EL PESQUERO, BEING A PORTION OF TOWNSHIPS 1 AND 2 SOUTH, RANGE 6 EAST, M.D.M., BEING A SUBDIVISION OF PARCELS 1, 2, 3 AND 6 OF TRACT 3794 (44 MAR 37) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2024

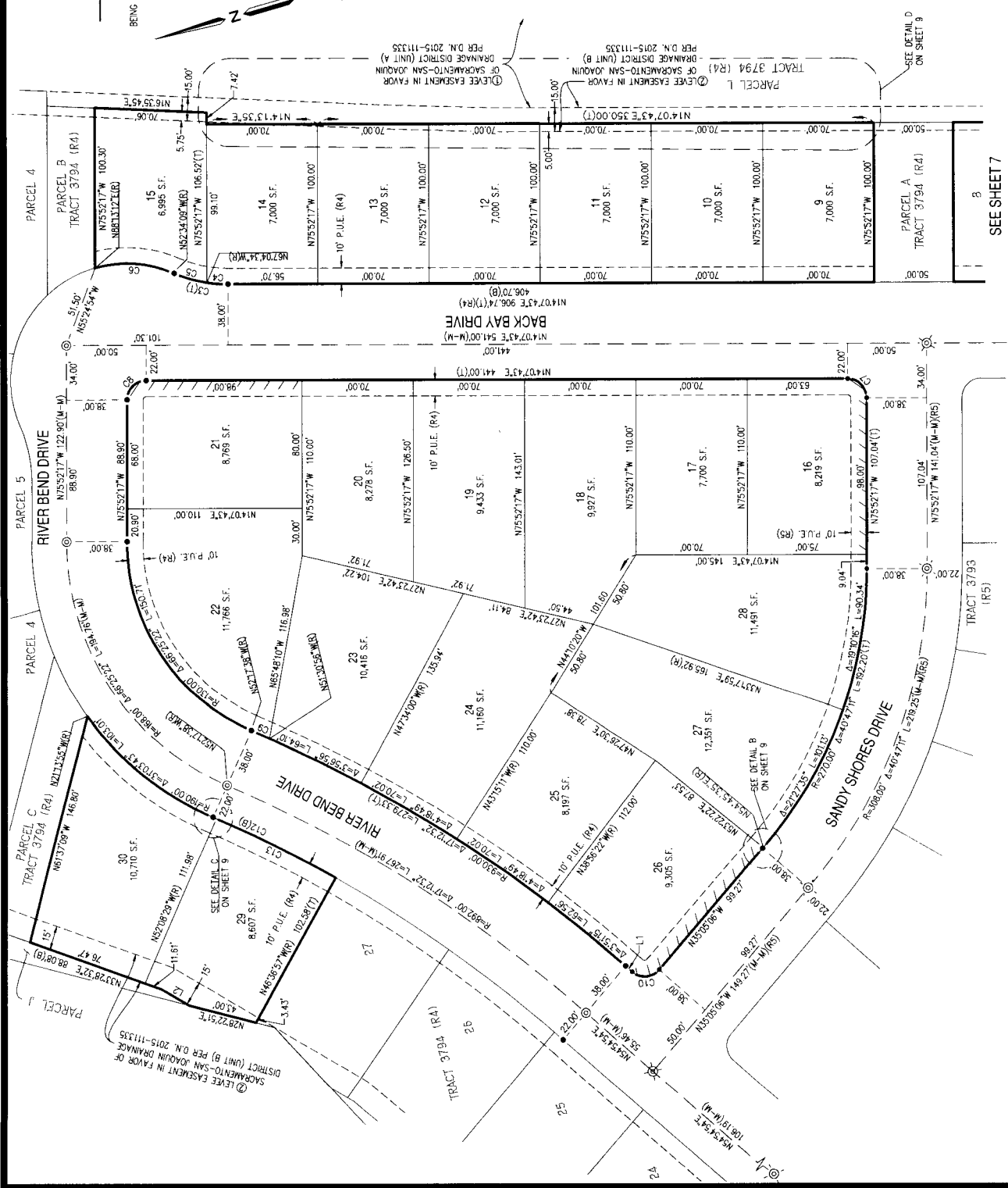


LEGEND

- ⊙ FOUND MONUMENT STAMPED "PLS 7788" PER (R4)
- SET 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788"
- ⊙ FOUND MONUMENT STAMPED "PLS 7788" PER (R5)
- ⊙ FOUND MONUMENT STAMPED "PLS 7788" PER (R3)
- 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" TO BE SET PER (R4) AND (R5), RESPECTIVELY, UNLESS OTHERWISE NOTED
- T SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1.17" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS
- 200.00' (R1) DENOTES MEASURED AND RECORD DATA PER REFERENCE (R1)
- (R1) DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 3
- (B) BOUNDARY
- (M-M) MONUMENT TO MONUMENT
- (R) RADIAL BEARING
- (T) TOTAL
- D.N. DOCUMENT NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT
- S.F. SQUARE FEET
- LOT LINE
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- EASEMENT LINE
- MONUMENT LINE
- CENTERLINE
- RESTRICTED ACCESS
- STREET TIES

NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES.
2. SEE SHEET 3 FOR REFERENCES.
3. SEE SHEETS 4 AND 5 FOR EXISTING EASEMENTS AND BASIS OF BEARINGS.
4. SEE SHEET 9 FOR LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 7 THROUGH 8 ONLY, AND DETAILS.



SEE SHEET 7

SHEET 8 OF 9

TRACT 3795 RIVER ISLANDS - PHASE 1A VILLAGE C6 & C7

A PORTION OF RANCHO EL PESCADERO, BEING A PORTION OF THE UNDIVIDED INTERESTS OF THE TRACT 3795, BEING A SUBDIVISION OF PARCELS 2, 3, 4 AND 5 OF TRACT 3794 (44 MAR 37) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA.

APRIL 2024



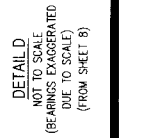
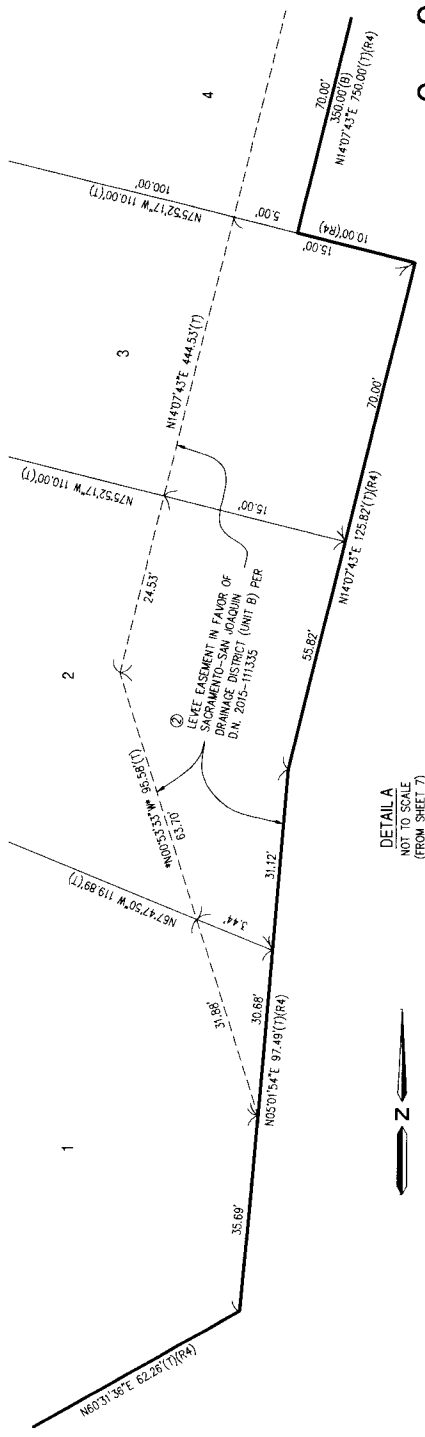
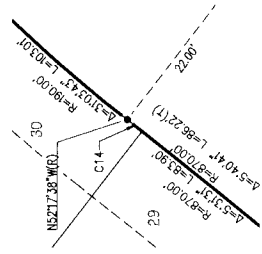
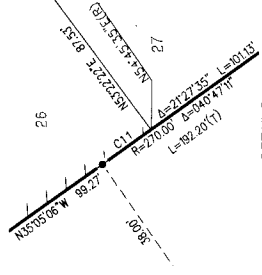
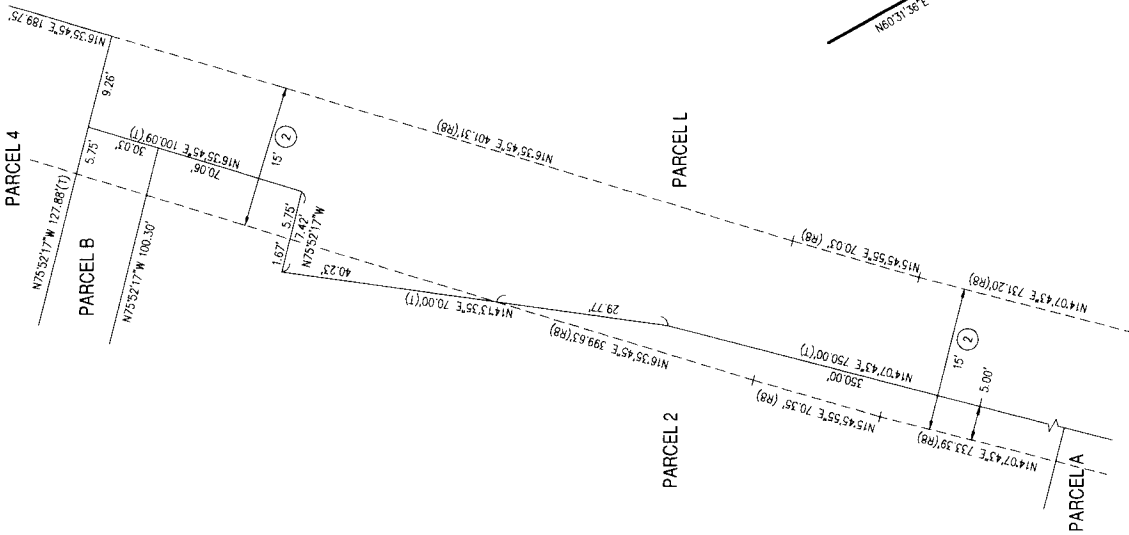
NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES.
2. SEE SHEET 3 FOR REFERENCES.
3. SEE SHEETS 4 AND 5 FOR EXISTING EASEMENTS AND BASIS OF BEARINGS.
4. SEE SHEET 9 FOR LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 7 THROUGH 8 ONLY, AND DETAILS.

LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 7 THROUGH 9 ONLY

LINE	DIRECTION	LENGTH
L1	N54°54'54"E	5.46'
L2	N43°59'20"E	20.02'

CURVE	RADIUS	DELTA	LENGTH
C1	172.00	29°53'25"	89.73'
C2	210.00	10°53'10"	39.90'
C3	87.00	23°18'08"	35.36'
C4	87.00	8°47'43"	13.36'
C5	87.00	14°30'25"	22.03'
C6	73.00	39°12'40"	49.96'
C7	12.00	90°00'00"	18.85'
C8	12.00	90°00'00"	18.85'
C9	930.00	0°46'43"	12.64'
C10	12.00	90°00'00"	18.85'
C11	270.00	0°09'19"	0.73'
C12	870.00	5°40'41"	86.27'
C13	870.00	5°31'31"	83.90'
C14	870.00	0°09'10"	2.32'



Subdivision Improvement Agreement (River Islands Custom Homesites, LLC)
Tract 3795 Villages "C6" & "C7"

EXHIBIT "B"

TRACT 3795 VILLAGE "C6" and "C7" AREA

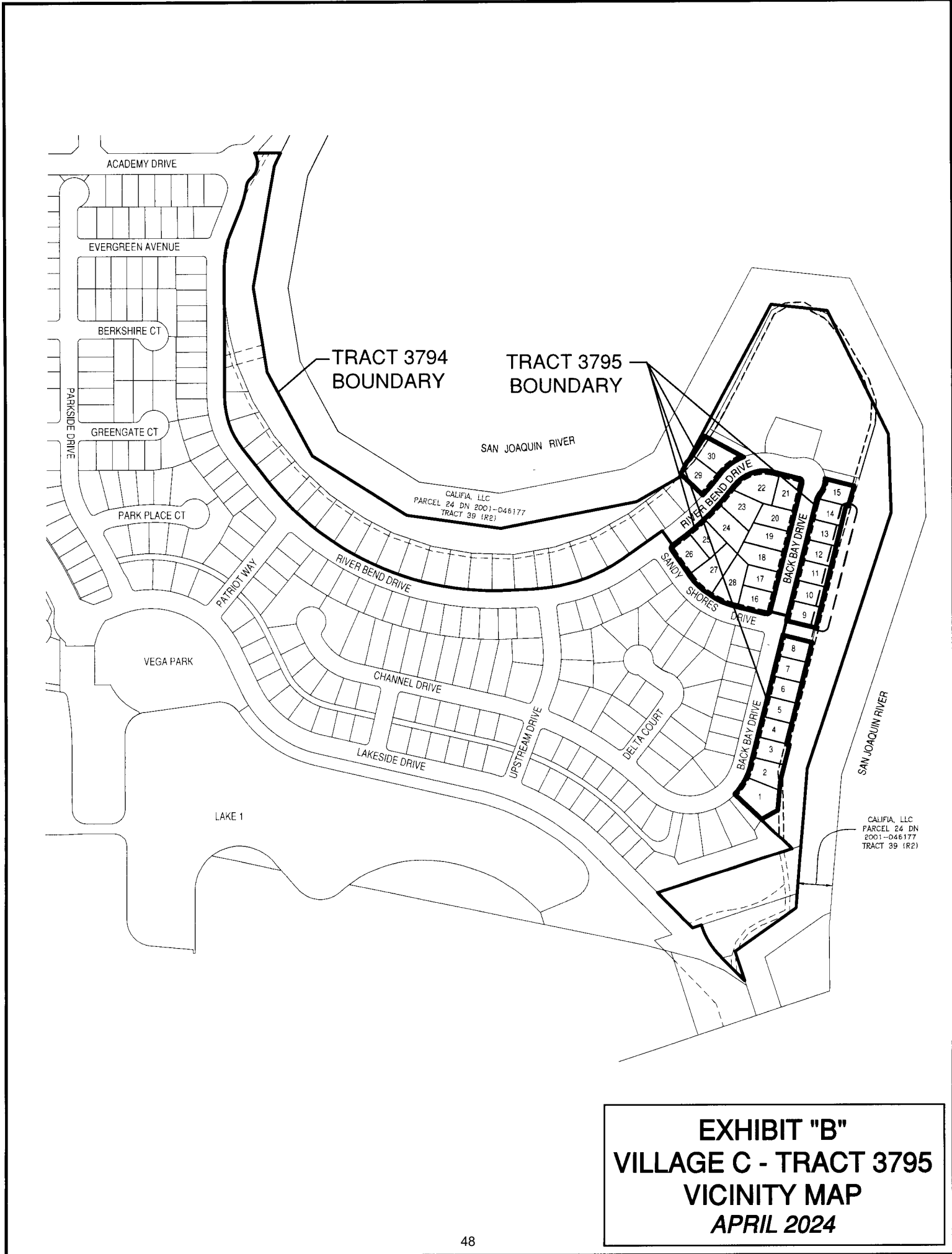


EXHIBIT "B"
VILLAGE C - TRACT 3795
VICINITY MAP
APRIL 2024

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)
4/29/2024

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

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

PRODUCER
Alliant Insurance Services, Inc.
333 S Hope St Ste 3750
Los Angeles CA 90071

License#: 0C36861
RIVEISL-01

CONTACT NAME: Gloria Gabriel
PHONE (A/C, No, Ext): _____ **FAX (A/C, No):** _____
E-MAIL ADDRESS: Gloria.Gabriel@alliant.com
INSURER(S) AFFORDING COVERAGE **NAIC #**
INSURER A : United Specialty Insurance Co. 12537
INSURER B : _____
INSURER C : _____
INSURER D : _____
INSURER E : _____
INSURER F : _____

INSURED
River Islands Custom Homesites, LLC.
73 W. Stewart Rd.
Lathrop, CA 95330

COVERAGES **CERTIFICATE NUMBER:** 1947100971 **REVISION NUMBER:** _____

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER: _____	Y		ATN2036868	3/19/2024	3/19/2027	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 0 MED EXP (Any one person) \$ 0 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED _____ RETENTION \$ _____						EACH OCCURRENCE \$ AGGREGATE \$ \$
	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 <input type="checkbox"/> N / A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> 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)
Re: FM Tract 3795

City of Lathrop, its officers, City Council, boards and commissions and members thereof, its employees and agents are included as Additional Insureds as respects to General Liability. General Liability shall be Primary and Non-Contributory with any other insurance in force for or which may be purchased by City of Lathrop, its officers, employees and agents.
30 days advanced written notice to Certificate Holder in the event of cancellation, except 10 days for non-payment of premium.

CERTIFICATE HOLDER

City of Lathrop
390 Towne Centre Drive
Lathrop CA 95330

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Vasil G. Matsas

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	As Required By Written Contract, Fully Executed Prior To The Named Insured's Work
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

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

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

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

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

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

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

United Specialty Insurance Company

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

VEN 051 00 (02/20)

PRIMARY AND NON-CONTRIBUTING INSURANCE ENDORSEMENT

This endorsement modifies the Conditions provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

The following is added to **SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS** of the **COMMERCIAL GENERAL LIABILITY COVERAGE PART**, and supersedes any provision to the contrary:

Primary and Non-Contributory Insurance

Any coverage provided to an Additional Insured under this policy shall be excess over any other valid and collectible insurance available to such Additional Insured whether primary, excess, contingent or on any other basis unless:

- a. (1) The Additional Insured is a Named Insured under such other insurance;
and
 - (2) A fully written contract fully executed prior to the Named Insured's commencement of work for such Additional Insured for the specific project that is the subject of the claim, "suit," or "occurrence" expressly requires that this insurance:
 - (i) apply on a primary and non-contributory basis;
and
 - (ii) would not seek contribution from any other insurance available to the additional insured.
- or
- b. Prior to a loss, you request in writing and we agree in writing that this insurance shall apply on a primary and non-contributory basis.

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

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

Policy: ATN2036868

UNITED SPECIALTY INSURANCE COMPANY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

VEN 064 00 (01/15)

THIRD PARTY CANCELLATION NOTICE ENDORSEMENT

This endorsement modifies the Conditions provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

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

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

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

SCHEDULE

Name and Address of Other Person/Organization

Number of Days Notice

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

30

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

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

June 3, 2024

Via Email and Hand Delivery

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

Re: Recordation of Final Map 3795; Escrow No. 1214022738

Dear Lori:

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

B. Documents to be Delivered and Recordation Document

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

- One original Final Map for Tract 3795, executed and acknowledged by the City (provided to title by City).

The document listed above is referred to as the "**Recordation Document**." The Recordation Document shall be recorded in the order referred to above. The date on which the Recordation Document is recorded in the Official Records is the Recordation Date.

C. Funds and Settlement Statement

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

JOINT ESCROW INSTRUCTIONS 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 **\$22,455.30**, payable to the City pursuant to that certain Agreement to Settle Litigation Regarding River Islands at Lathrop (as amended "**Sierra Club Agreement**"), constituting the amount of **\$3,774.00** multiplied by **5.95** 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@riverislands.com); (b) Debbie Belmar (dbelmar@riverislands.com); (c) Brad Taylor (btaylor@ci.lathrop.ca.us); (d) Salvador Navarrete (snavarrete@ci.lathrop.ca.us); (e) Sandra Lewis (slewis@ci.lathrop.ca.us), and have confirmation (by telephone or email) from Susan Dell'Osso and Brad Taylor that the Settlement Statement is accurate and acceptable;

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

D.3. The Recordation 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;

D.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;

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

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

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

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

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

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

River Islands Custom Homesites, LLC
73 W. Stewart Road
Lathrop, CA 95330
Attn: Susan Dell'Osso

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

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

- (A) a certified copy of the Recordation Document, showing all recording information of the Recordation Document; 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 Custom Homesites, LLC

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

ESCROW INSTRUCTIONS
ACKNOWLEDGEMENT AND AGREEMENT:

Receipt of the foregoing Escrow Instructions from RICH 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 RICH 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: _____

TRACT 3795
RIVER ISLANDS - PHASE 1A
VILLAGES C6 & C7



April 2024

A PORTION OF PARADISE PL RESUBDIVISION, BEING A PORTION OF PARADISE PL, PARCELS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, BEING A SUBDIVISION OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

OWNERS STATEMENT
THE UNDERSIGNED DOES HEREBY STATE THAT THEY ARE THE OWNERS OF ALL THE LAND DELINEATED AND ENCLOSED WITHIN THE EXTERIOR BOUNDARY LINE OF THE HEREIN EMBODIED FINAL MAP ENTITLED "TRACT 3795, RIVER ISLANDS, PHASE 1A, VILLAGES C6 AND C7", CITY OF LATHROP, CALIFORNIA, CONSISTING OF NINE (9) 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.
TO ENGAGE MUNICIPAL WATER SERVICES TO ALL LOTS SHOWN UPON THIS MAP, ALL GROUND WATER RIGHTS THAT THE UNDERSIGNED MAY HAVE WITHIN THE DISTINGUISHING BORDER UPON THIS MAP, HEREBY ARE DEeded TO THE CITY OF LATHROP.
THE UNDERSIGNED DOES HEREBY RELINQUISH TO THE CITY OF LATHROP ALL ABUTTERS RIGHTS OF ACCESS TO LOTS 16, 21 AND 26.
OWNER: RIVER ISLANDS CUSTOM HOMESITES, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY: STEVEN E. DELLORSO DATE _____
PRESIDENT

TRUSTEES STATEMENT

OLD REPUBLIC TITLE COMPANY, AS TRUSTEE UNDER THE DEED OF TRUST RECORDED DECEMBER 22, 2016, AS DOCUMENT NUMBER 2016-160896, AND AS AMENDED IN DOCUMENT RECORDED DECEMBER 26, 2017 AS DOCUMENT NUMBER 2017-160771 AND AS AMENDED IN DOCUMENT RECORDED APRIL 15, 2020 AS DOCUMENT NUMBER 2020-049505 AND FURTHER AMENDED IN DOCUMENT RECORDED NOVEMBER 23, 2022 AS DOCUMENT NUMBER 2022-132046, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.
DATED THIS _____ DAY OF _____, 2024.

BY: _____
NAME: _____
TITLES: _____

ACKNOWLEDGEMENT CERTIFICATE (OWNERS)

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

STATE OF CALIFORNIA }
COUNTY OF SAN JOAQUIN }

ON _____, 2024 BEFORE ME, _____ WHO
A NOTARY PUBLIC, PERSONALLY APPEARED, _____ WHO
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

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

CITY CLERKS STATEMENT

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT 3795, RIVER ISLANDS, PHASE 1A, VILLAGES C6 AND C7", CITY OF LATHROP, CALIFORNIA, CONSISTING OF NINE (9) SHEETS, THIS STATEMENT WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 2024, AND THAT SAID CITY COUNCIL DID THEREUPON SAY MAP, AND AUTHORIZED ITS RECOGNITION, AND ACCEPTED ON BEHALF OF THE CITY OF LATHROP FOR PUBLIC USE, THE RELINQUISHMENT OF ACCESS RIGHTS TO LOTS 16, 21 AND 26, AND THE DEDICATION OF GROUND WATER RIGHTS.
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)

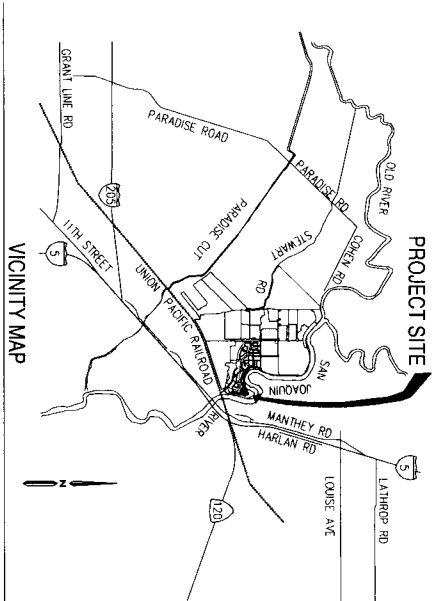
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF SAN JOAQUIN }

ON _____, 2024 BEFORE ME, _____ WHO
A NOTARY PUBLIC, PERSONALLY APPEARED, _____ WHO
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
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 27398.1; 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 VESTING TENTATIVE MAP NO. 3594 RECOMMENDED BY THE PLANNING COMMISSION AND APPROVED BY THE CITY COUNCIL ON JUNE 1, 2015.
DATED THIS _____ DAY OF _____, 2024.

RICHARD GARGALI
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF LATHROP

CITY ENGINEERS STATEMENT

I, BRAD R. TAYLOR, HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA AND THAT I HAVE EXAMINED THIS FINAL MAP OF TRACT 3795, RIVER ISLANDS, PHASE 1A, VILLAGES C6 AND C7, CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP NO. 3594, AND AM APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP CONFORMS TO VESTING TENTATIVE MAP NO. 3594, AND THAT THE MAP SHOWS ALL AMENDMENTS HERETO, APPLICABLE AT THE TIME OF APPROVAL OF THE VESTING TENTATIVE MAP.
DATED THIS _____ DAY OF _____, 2024.

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



RECORDERS STATEMENT

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

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

CITY SURVEYORS STATEMENT

I, DARRYL A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF TRACT 3795, RIVER ISLANDS, PHASE 1A, VILLAGES C6 AND C7, CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN 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 _____, 2024.

DARRYL A. ALEXANDER, P.L.S. 5071
ACTING CITY SURVEYOR



SURVEYORS 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. THE FIELD SURVEY WAS CONDUCTED ON APRIL 30, 2024, AND THE MONUMENTS ARE SUCH THAT THE POINTS OF BEGINNING OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE APRIL 30, 2025, AND THAT THE MONUMENTS ARE SUCH THAT THEY WILL BE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2024.

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



RECITALS

- RIGHT TO FARM STATEMENT:
PER CITY OF LATHROP MUNICIPAL 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 PESTICIDES AND PESTICIDES. YOU ARE HEREBY NOTICED THAT THE PROPERTY YOU ARE PURCHASING IS LOCATED WITHIN AN AGRICULTURAL ZONING DISTRICT AND IS SUBJECT TO THE CITY'S AGRICULTURE AND RECREATION DISPOSBORT ABROG FROM THE LAWRIT AND PROPER USE OF AGRICULTURE, CHEMICAL PESTICIDES AND PESTICIDES, AND OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATIONS, CULTIVATION, PLANTING, SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DEREDEATION, AND OTHER ACTIVITIES WHICH MAY GENERATE DUST, SMOKE, NOISE, ODOOR, RODENTS AND PESTS. BE AWARE ALSO, THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION, CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PERMITTED ACCESS, SPECIAL PRIVILEGES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.
- A SOUS REPORT ENTITLED "GEOCHEMICAL EXPLORATION, RIVER ISLANDS PHASE 1, LATHROP, CALIFORNIA," REFERENCED AS PROJECT NO. S0444.5.001.01 AND DATED JULY 29, 2005, HAS BEEN PREPARED FOR THIS PROJECT BY ENGEO. INCORPORATED, 3055F J. TOOTLE, G.E. NO. 2677, AND IS ON FILE WITH THE CITY OF LATHROP.
- "TRACT 3795, RIVER ISLANDS, PHASE 1A, VILLAGES C6 AND C7" CONTAINS 30 RESIDENTIAL LOTS CONTAINING 5.95 ACRES, MORE OR LESS, ALL AS SHOWN ON THIS FINAL MAP. (PLEASE REFER TO THE AREA SUMMARY TABLE BELOW):

TRACT 3795 AREA SUMMARY	
30 RESIDENTIAL LOTS	5.95 AC±
TOTAL	5.95 AC±

4. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT ORDER NUMBER 1214022739-1R (VERSION 8), DATED MARCH 20, 2024, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

**TRACT 3795
RIVER ISLANDS - PHASE 1A
VILLAGES C6 & C7**

A PORTION OF PARCEL B1 RESEARCHED BEING A PORTION OF PARCELS 1, 2, 3 AND 6 OF TRACT 3794 (44 MAP 37) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA



- SIGNATURE OMISSIONS**
- PLURANT TO SECTION 66.636 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED: 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.L.C.R.
 - PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF LATHROP PER TRACT 3659 FILED OCTOBER 9, 2015, IN BOOK 42 OF MAPS AND PLATS, AT PAGE 46, S.L.C.R.
 - PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF LATHROP PER TRACT 3793 FILED MARCH 26, 2015, IN BOOK 42 OF MAPS AND PLATS, AT PAGE 46, S.L.C.R.
 - LEVEL EASEMENTS IN FAVOR OF SACRAMENTO- SAN JOAQUIN DRAINAGE DISTRICT PER DOCUMENT NUMBER 2015-11135, S.L.C.R.
 - PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF LATHROP PER TRACT 3794 FILED JUNE 17, 2022, IN BOOK 44 OF MAPS AND PLATS, AT PAGE 37, S.L.C.R.

LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 4 AND 5 ONLY

LINE #	DIRECTION	LENGTH
L1	N55°21'7" W	10.00'
L2	N60°31'34" E	62.26'
L3	N54°54'54" E	55.46'

CURVE	RADIUS	DELTA	LENGTH
C1	210.00	29°47'03"	109.31'
C2	172.00	29°32'26"	89.23'
C3	210.00	90°47'43"	332.28'
C4	87.00	237°00'08"	35.38'
C5	73.00	397°42'40"	49.96'
C6	12.00	90°00'00"	18.85'
C7	12.00	90°00'00"	18.85'
C8	12.00	90°00'00"	18.85'
C9	870.00	5°40'41"	86.22'
C10	190.00	37°03'43"	103.01'

TRACT 3795 RIVER ISLANDS - PHASE 1A VILLAGES C6 & C7

A PORTION OF PARCEL 21, RESCADERO, BEING A PORTION OF PARCELS 1, 2, 3, 4 AND 5 OF TRACT 3794 (44 MAP 37) BEING A SUBDIVISION OF PARCELS 1, 2, 3 AND 5 OF TRACT 3794 (44 MAP 37) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2024

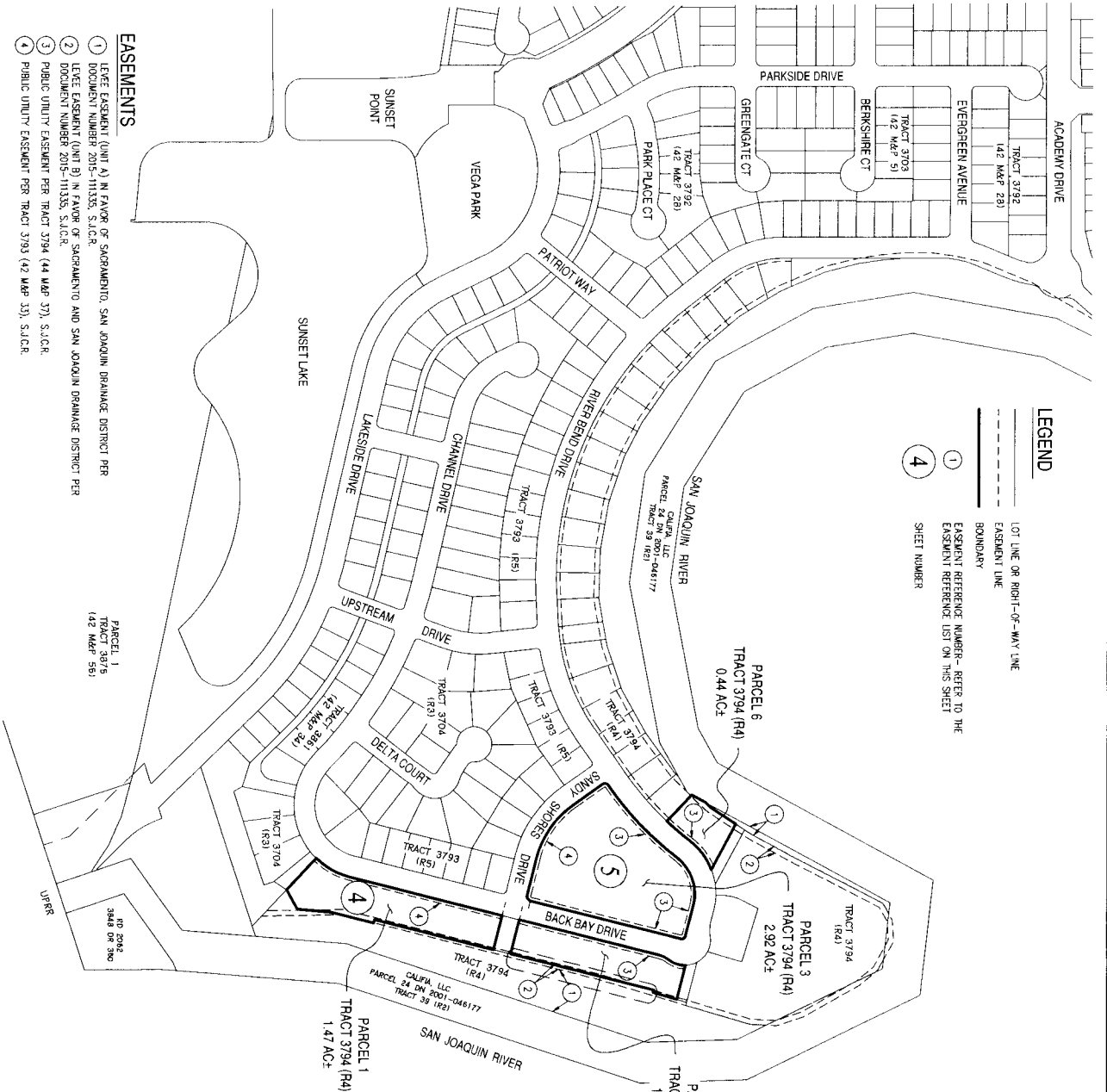


0 100' 200' 400'
SCALE: 1" = 200'

BOUNDARY SHEET INDEX

SHEET NUMBER	DESCRIPTION
1	CERTIFICATE SHEET
2	GENERICATS AND NOTES
3	BOUNDARY SHEET INDEX, EXISTING EASEMENTS AND REFERENCES
4 THROUGH 5	BOUNDARY SHEET/COURSE TABLES FOR SHEETS 4 AND 5 / AND BASIS OF BEARINGS
6	SHEET INDEX - TRACT 3795
7 THROUGH 8	TRACT 3795 LOTTING
9	COURSE TABLES FOR SHEET 9 AND DETAILS

- ### LEGEND
- LOT LINE OR RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - BOUNDARY
 - EASEMENT REFERENCE NUMBER - REFER TO THE EASEMENT REFERENCE LIST ON THIS SHEET
 - SHEET NUMBER

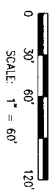


- ### EASEMENTS
- 1 EASEMENT (UNIT A) IN FAVOR OF SACRAMENTO, SAN JOAQUIN DRAINAGE DISTRICT PER DOCUMENT NUMBER 2015-11335, S.I.C.R.
 - 2 EASEMENT (UNIT B) IN FAVOR OF SACRAMENTO AND SAN JOAQUIN DRAINAGE DISTRICT PER DOCUMENT NUMBER 2015-11335, S.I.C.R.
 - 3 PUBLIC UTILITY EASEMENT PER TRACT 3794 (44 MAP 37), S.I.C.R.
 - 4 PUBLIC UTILITY EASEMENT PER TRACT 3793 (42 MAP 33), S.I.C.R.
- ### NOTES
1. SEE SHEET 2 FOR ADDITIONAL NOTES.
- ### REFERENCES
- (R1) GRANT BEED RECORDED AUGUST 30, 2013, AS DOCUMENT NUMBER 2013-11097, S.I.C.R.
 - (R2) RECORD OF SURVEY FILED AUGUST 14, 2004, IN BOOK 33 OF SURVEYS, PAGE 142, AS CORRECTED BY RECORD OF SURVEY RECORDED JULY 15, 2009, AS DOCUMENT NUMBER 2009-17294, S.I.C.R. (35 SURVEYS 142)
 - (R3) TRACT 3704, FILED DECEMBER 20, 2013, IN BOOK 42 OF MAPS AND PLATS, PAGE 4, S.I.C.R. (42 MAP 4)
 - (R4) TRACT 3794, FILED JUNE 17, 2022, IN BOOK 44 OF MAPS AND PLATS, PAGE 37, S.I.C.R. (44 MAP 37)
 - (R5) TRACT 3793, FILED MARCH 26, 2015, IN BOOK 42 OF MAPS AND PLATS, PAGE 33, S.I.C.R. (42 MAP 33)
 - (R6) TRACT 3699, FILED OCTOBER 9, 2015, IN BOOK 42 OF MAPS AND PLATS, PAGE 46, S.I.C.R. (42 MAP 46)
 - (R7) UNFILED MAP ENTITLED "CALIFORNIA IRRIGATED FARMS, UNIT NO. 3, RESCADERO COLONY BEING RECLAMATION DISTRICT NO. 2092, SURVEYED APRIL AND MAY 1929 BY O.H. AND R.A.H., DATED NOVEMBER 7, 1929, FILED IN THE OFFICE OF THE SAN JOAQUIN COUNTY SURVEYOR.
 - (R8) EASEMENT IN FAVOR OF SACRAMENTO-SAN JOAQUIN DRAINAGE DISTRICT, RECORDED SEPTEMBER 14, 2015, AS D.N. 2015-11335, S.I.C.R.

TRACT 3795 RIVER ISLANDS - PHASE 1A VILLAGES C6 & C7

A PORTION OF PARCEL 11, RECORDING BEING A PORTION OF PARCEL 11, TRACT 3794 (4 MAP 37) BEING A SUBDIVISION OF PARCELS 1, 2, 3, AND 5 OF TRACT 3794 (4 MAP 37) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2024



BOUNDARY SHEET

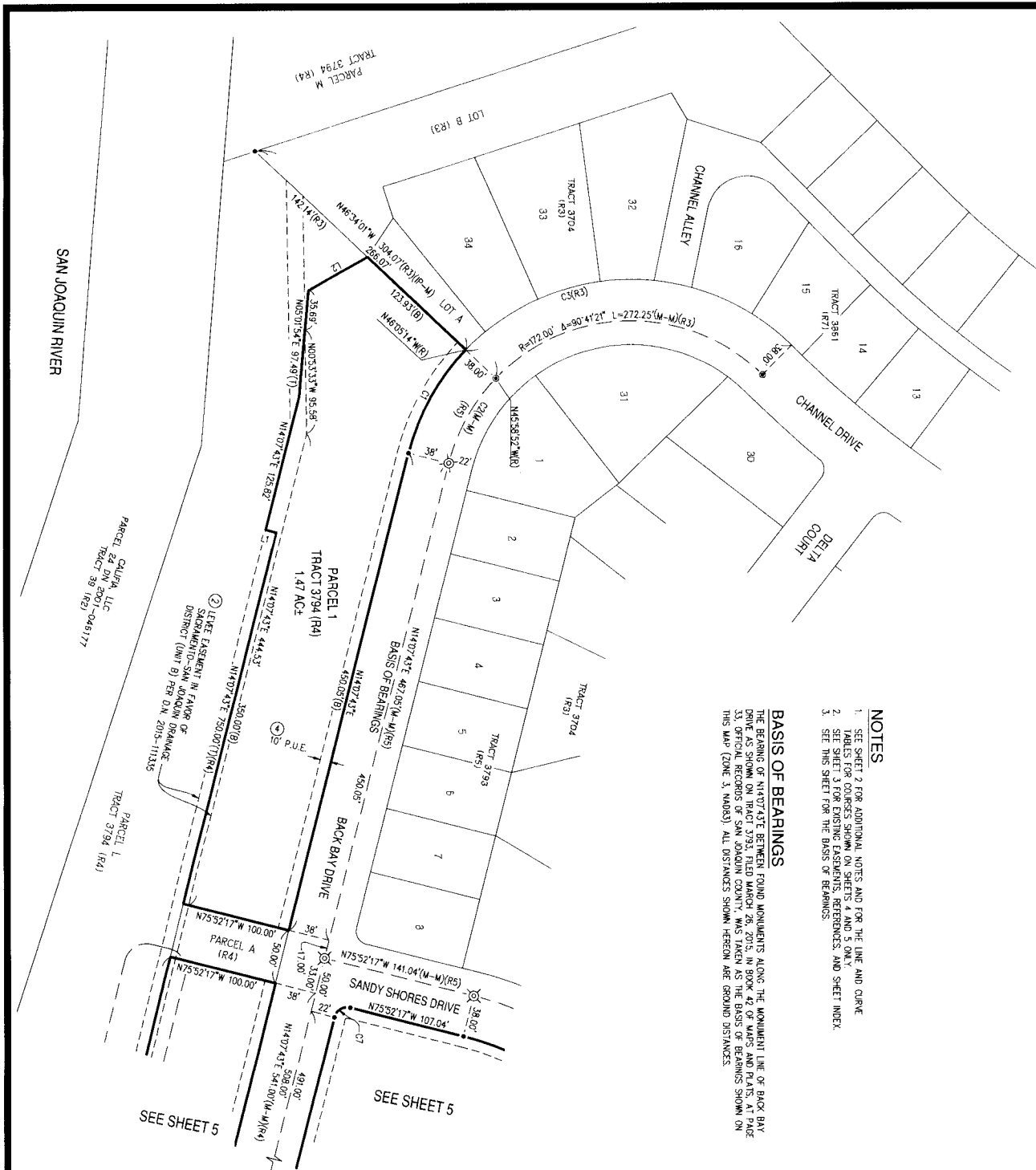
- NOTES**
1. SEE SHEET 2 FOR ADDITIONAL NOTES AND FOR THE LINE AND CURVE TABLES FOR CURVES SHOWN ON SHEETS 4 AND 5 ONLY.
 2. SEE SHEET 3 FOR EXISTING EASEMENTS, REFERENCES, AND SHEET INDEX.
 3. SEE THIS SHEET FOR THE BASIS OF BEARINGS.

BASIS OF BEARINGS

THE BEARING OF N14°07'43"E BETWEEN FOUND MONUMENTS ALONG THE MONUMENT LINE OF BACK BAY DRIVE AS SHOWN ON TRACT 3793, FILED MARCH 26, 2015, IN BOOK 42 OF MAPS AND PLATS, AT PAGE 33, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP (ZONE 3, NAD83). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

LEGEND

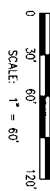
- FOUND MONUMENT STAMPED "P.S. 7788" PER (R3)
- ⊗ FOUND MONUMENT STAMPED "P.S. 7788" PER (R5)
- ⊙ FOUND MONUMENT STAMPED "P.S. 7788" PER (R4)
- FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "P.S. 7788" PER (R4), (R5) OR (R4), RESPECTIVELY
- BOUNDARY LINE
- LOT LINE OR RIGHT-OF-WAY LINE
- EASEMENT LINE
- MONUMENT LINE
- MEASURED AND RECORD DATA PER REFERENCE (R1)
- (R1)
- (R1)
- (M-M)
- MONUMENT TO MONUMENT
- RADIAL BEARING
- TOTAL
- (T)
- (B)
- D.N.
- DOCUMENT NUMBER
- PUBLIC UTILITY EASEMENT



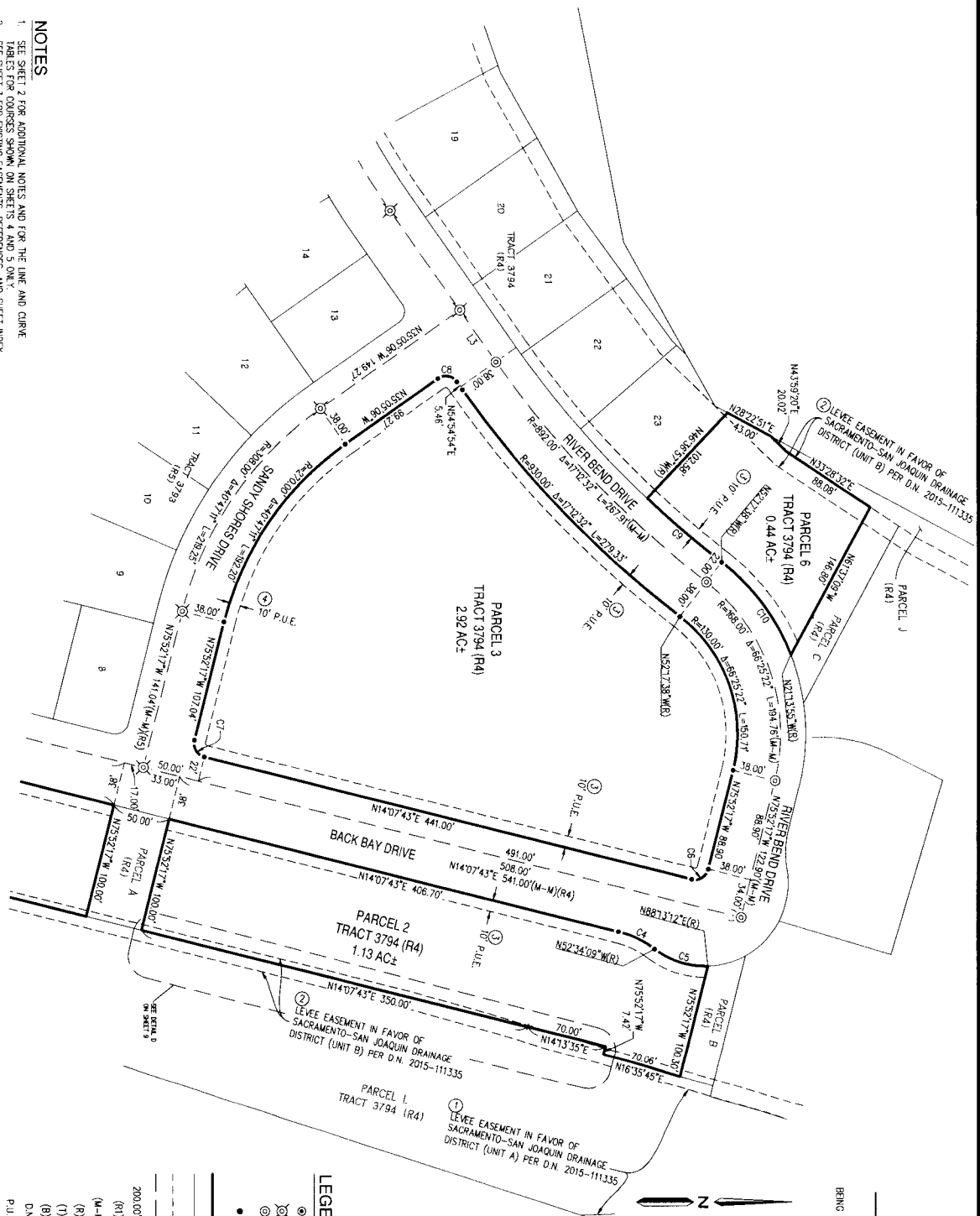
TRACT 3795 RIVER ISLANDS - PHASE 1A VILLAGES C6 & C7

A PORTION OF RANCHO EL PESCADERO, BEING A PORTION OF TOWNSHIPS 1 AND 2 SOUTH, RANGE 6 EAST, M.D.M., BEING A SUBDIVISION OF PARCELS 1, 2, 3 AND 5 OF TRACT 3794 (44 MAP 37) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2024



BOUNDARY SHEET

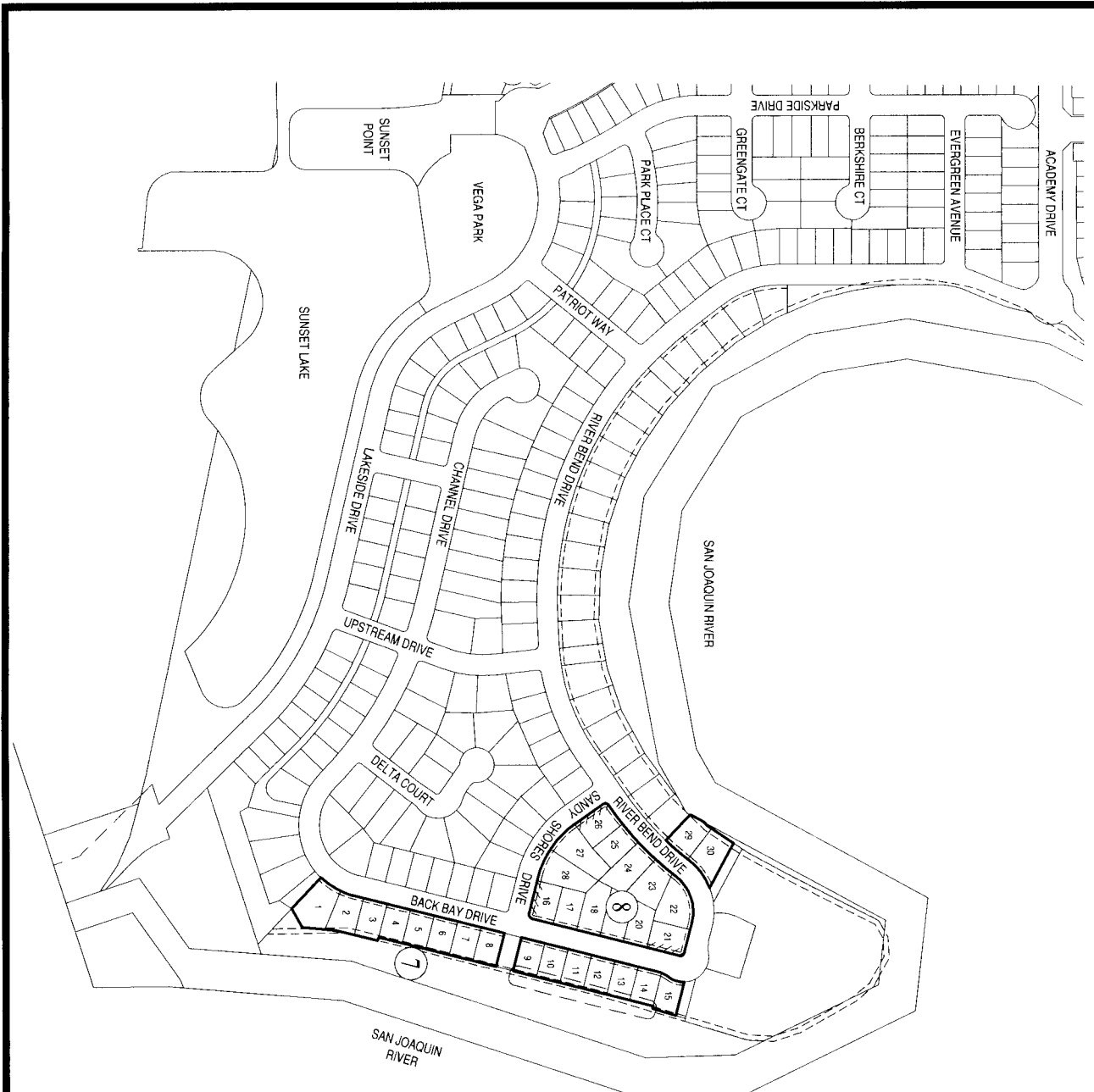


- NOTES**
- SEE SHEET 2 FOR ADDITIONAL NOTES AND FOR THE LINE AND CURVE TABLES FOR CURVES SHOWN ON SHEETS 4 AND 5 ONLY.
 - SEE SHEET 3 FOR EXISTING EASEMENTS, REFERENCES, AND SHEET INDEX.
 - SEE SHEET 4 FOR THE BASIS OF BEARINGS.

SEE SHEET 4

LEGEND

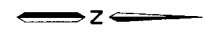
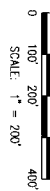
	FOUND MONUMENT STAMPED "PLS 7788" PER (R3)
	FOUND MONUMENT STAMPED "PLS 7788" PER (R5)
	FOUND MONUMENT STAMPED "PLS 7788" PER (R4)
	FOUND 3/4" IRON PIPE W/ PLASTIC PLUG "PLS 7788" PER (R4), (R5) OR (R4), RESPECTIVELY
	BOUNDARY LINE
	LOT LINE OR RIGHT-OF-WAY LINE
	EASEMENT LINE
	MONUMENT LINE
	MEASURED AND RECORD DATA PER REFERENCE (R1)
	DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 3
	MONUMENT TO MONUMENT
	RADIAL BEARING
	TOTAL
	BOUNDARY NUMBER
	DOCUMENT NUMBER
	PUBLIC UTILITY EASEMENT








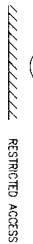
TRACT 3795
RIVER ISLANDS - PHASE 1A
VILLAGES C6 & C7

A PORTION OF FRANCO EL PESCADERO, BEING A PORTION OF TOMKINS ISLANDS, RANGE 2 SOUTH, RANGE 6 EAST, M.D.M., BEING A SUBDIVISION OF LOTS 1, 2, 3 AND 5 OF PACIFIC 25th (44 MAP 37) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA.

APRIL 2024



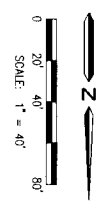
SHEET INDEX

- LEGEND**
-  LOT LINE
 -  RIGHT-OF-WAY LINE
 -  BOUNDARY
 -  LOT NUMBER
 -  SHEET NUMBER
 -  RESTRICTED ACCESS

TRACT 3795 RIVER ISLANDS - PHASE 1A VILLAGE C6 & C7

A PORTION OF RANCHO EL PESQUERO, BEING A PORTION OF TOMPKINS' 1 AND 2 SOUTH, RANGE 6 EAST, T10N, BEING A SUBDIVISION OF LOTS 1, 2, 3 AND 4 OF TRACT 3794 (44 MAP 37) CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2024



LEGEND

- ⊙ FOUND MONUMENT STAMPED "P.S. 7788" PER (R4)
- SET 3/4" IRON PIPE W/ PLASTIC PLUG "P.S. 7788"
- ⊗ FOUND MONUMENT STAMPED "P.S. 7788" PER (R5)
- ⊙ FOUND MONUMENT STAMPED "P.S. 7788" PER (R3)
- 3/4" IRON PIPE W/ PLASTIC PLUG "P.S. 7788" TO BE SET PER (R4) AND (R5), RESPECTIVELY, UNLESS OTHERWISE NOTED
- T SET 5/8" x 24" BEAR W/ PLASTIC PLUG "P.S. 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1.17" BRASS DISK STAMPED "P.S. 7788" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS
- 200.00' (R1) DENOTES MEASURED AND RECORD DATA PER REFERENCE (R1)
- (R0) DENOTES REFERENCE (R0) - SEE REFERENCE LIST ON SHEET 3
- (R) BOUNDARY
- (M-M) MONUMENT TO MONUMENT
- (R) RADIAL BEARING
- (T) TOTAL
- D.N. DOCUMENT NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT
- S.F. SQUARE FEET
- LOT LINE
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- EASEMENT LINE
- MONUMENT LINE
- CENTERLINE
- ////// RESTRICTED ACCESS
- STREET TIES

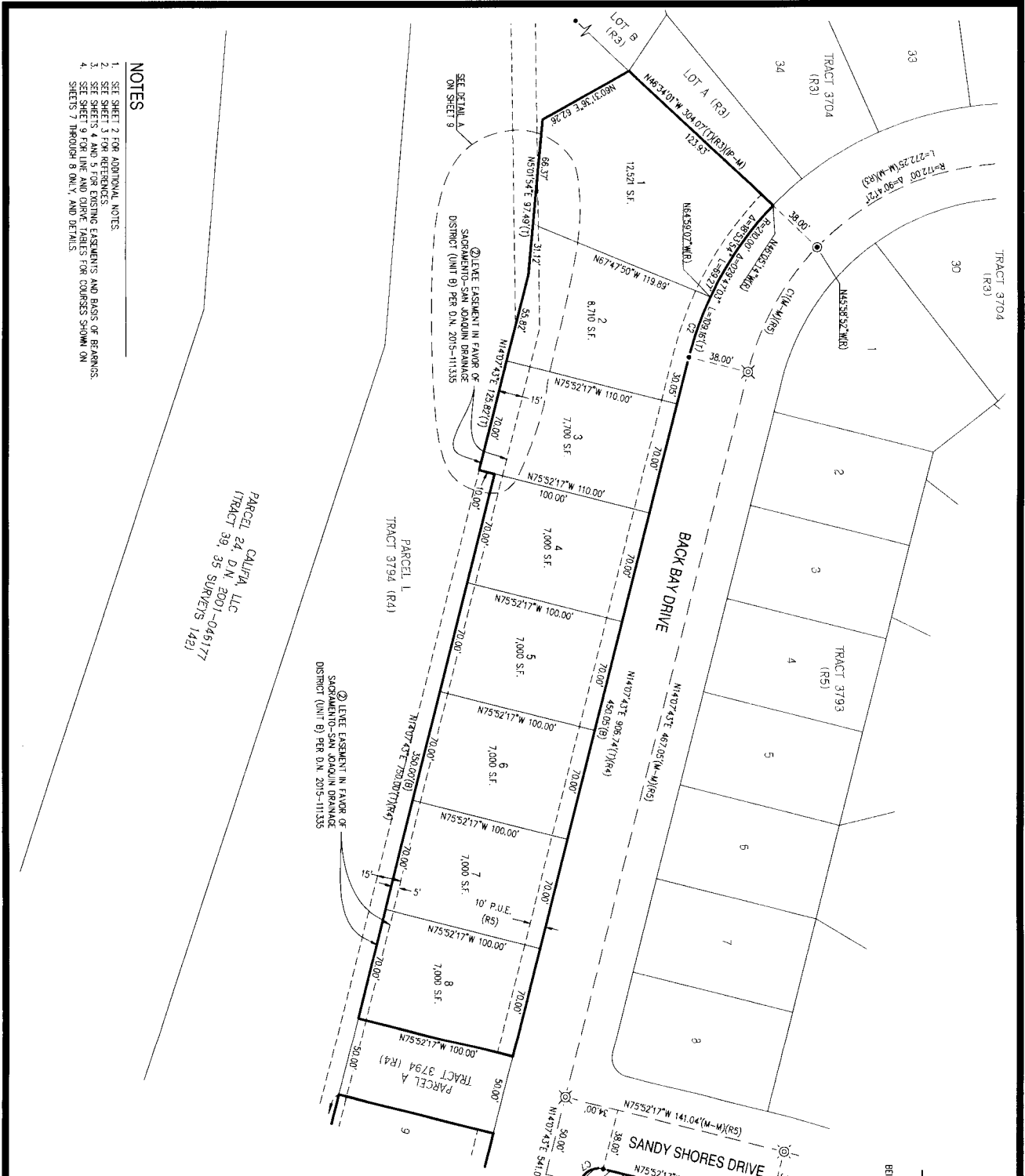
SHEET 7 OF 9

- ## NOTES
1. SEE SHEET 2 FOR ADDITIONAL NOTES.
 2. SEE SHEET 3 FOR REFERENCES.
 3. SEE SHEETS 4 AND 5 FOR EXISTING EASEMENTS AND BASIS OF BEARINGS.
 4. SEE SHEET 9 FOR LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 7 THROUGH 9 ONLY, AND DETAILS.

PARCEL CALIFORNIA, LLC
TRACT 39, 35 SURVEYS 1421

⊙ LEVEE EASEMENT IN FAVOR OF SACRAMENTO-SAN JOAQUIN DRAINAGE DISTRICT (UNIT B) PER D.N. 2015-11335

⊙ LEVEE EASEMENT IN FAVOR OF SACRAMENTO-SAN JOAQUIN DRAINAGE DISTRICT (UNIT B) PER D.N. 2015-11335



TRACT 3795 RIVER ISLANDS - PHASE 1A VILLAGE C6 & C7

A PORTION OF RANCHO EL PESQUERO, BEING A PORTION OF THE LANDS OF THE PUBLIC DOMAIN, BEING A PORTION BEING A SUBDIVISION OF PARCELS 1, 2, 3 AND 5 OF TRACT 3794 (44 MAP 37) CITY OF LAHORE, SAN JOAQUIN COUNTY, CALIFORNIA

APRIL 2024



SCALE: 1" = 40'

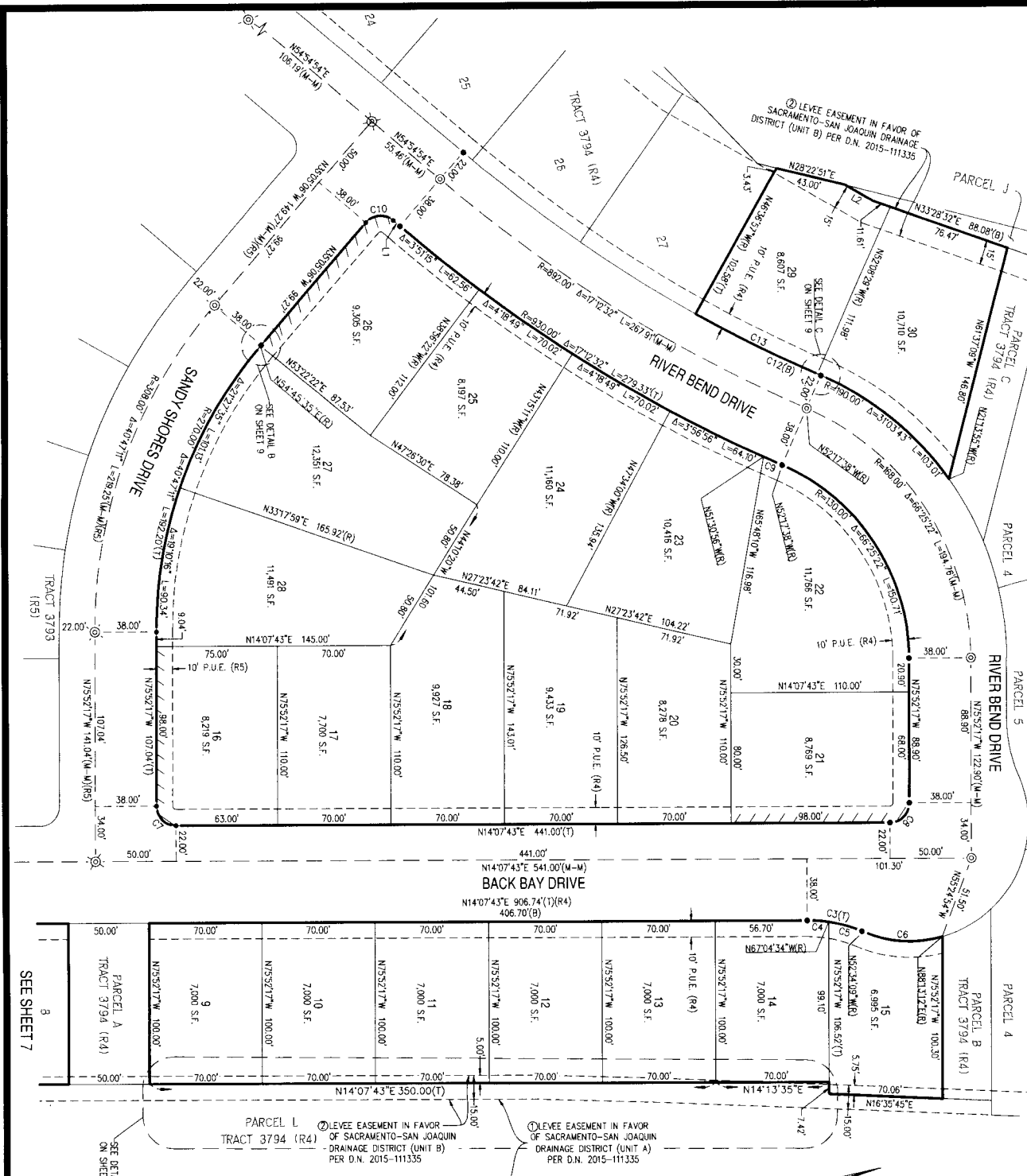
LEGEND

- FOUND MONUMENT STAMPED "S 7788" PER (R4)
- SET 3/4" IRON PIPE W/ PLASTIC PLUG "S 7788"
- ⊗ FOUND MONUMENT STAMPED "S 7788" PER (R3)
- FOUND MONUMENT STAMPED "S 7788" PER (R3)
- 3/4" IRON PIPE W/ PLASTIC PLUG "S 7788" TO BE SET PER (R4)
- AND (R5), RESPECTIVELY, UNLESS OTHERWISE NOTED
- T SET 5/8" x 24" REBAR W/ PLASTIC PLUG "S 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1.17" BRASS DISK STAMPED "S 7788" IN SINKHOLE 1.00' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS.
- 200.00' (R1) DENOTES MEASURED AND RECORD DATA PER REFERENCE (R1)
- (R1) DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 3
- (R) DENOTES REFERENCE (R) - SEE REFERENCE LIST ON SHEET 3
- (M-W) MONUMENT TO MONUMENT
- (R) RADIAL BEARING
- (T) TOTAL
- D.N. DOCUMENT NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT
- S.F. SQUARE FEET

- LOT LINE
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- EASEMENT LINE
- MONUMENT LINE
- CENTERLINE
- RESTRICTED ACCESS
- STREET TIES

NOTES

1. SEE SHEET 2 FOR ADDITIONAL NOTES
2. SEE SHEET 3 FOR REFERENCES
3. SEE SHEETS 4 AND 5 FOR EXISTING EASEMENTS AND BASIS OF BEARINGS
4. SEE SHEET 9 FOR LINE AND CURVE TABLES FOR CURVES SHOWN ON SHEETS 7 THROUGH 8 ONLY, AND DETAILS



SEE SHEET 7

LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 7 THROUGH 9 ONLY

LINE TABLE		CURVE TABLE				
LINE	DIRECTION	LENGTH	CURVE RADIUS	DELTA	LENGTH	
L1	N64°54'54"E	5.46'	C1	172.00'	295°5'25"	89.73'
L2	N43°59'20"E	20.02'	C2	210.00'	103°51'0"	39.90'
			C3	87.00'	231°18'09"	35.38'
			C4	87.00'	84°7'45"	13.36'
			C5	87.00'	143°0'25"	22.03'
			C6	73.00'	391°2'40"	49.96'
			C7	12.00'	90°00'00"	18.85'
			C8	12.00'	90°00'00"	18.85'
			C9	930.00'	0°46'45"	12.64'
			C10	12.00'	90°00'00"	18.85'
			C11	270.00'	0°09'19"	0.73'
			C12	870.00'	5°40'44"	86.22'
			C13	870.00'	5°31'31"	83.90'
			C14	870.00'	0°09'10"	2.32'

CURVE	RADIUS	DELTA	LENGTH
C1	172.00'	295°5'25"	89.73'
C2	210.00'	103°51'0"	39.90'
C3	87.00'	231°18'09"	35.38'
C4	87.00'	84°7'45"	13.36'
C5	87.00'	143°0'25"	22.03'
C6	73.00'	391°2'40"	49.96'
C7	12.00'	90°00'00"	18.85'
C8	12.00'	90°00'00"	18.85'
C9	930.00'	0°46'45"	12.64'
C10	12.00'	90°00'00"	18.85'
C11	270.00'	0°09'19"	0.73'
C12	870.00'	5°40'44"	86.22'
C13	870.00'	5°31'31"	83.90'
C14	870.00'	0°09'10"	2.32'

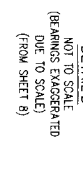
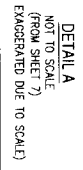
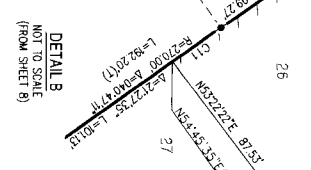
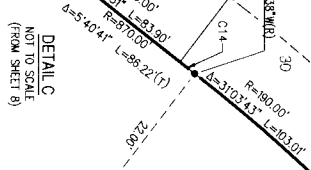
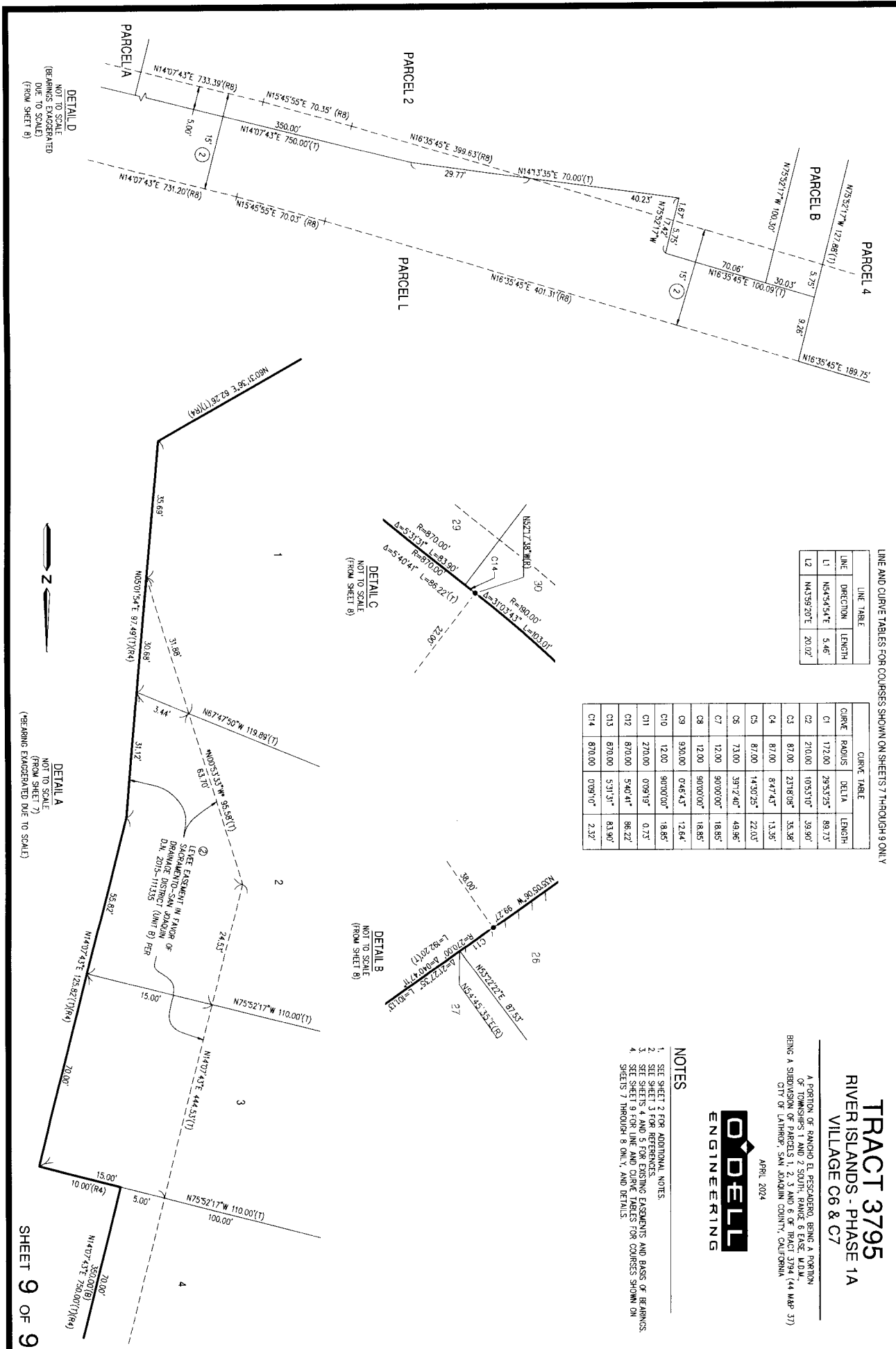
TRACT 3795
RIVER ISLANDS - PHASE 1A
VILLAGE C6 & C7

APRIL 2024

A PORTION OF RANCHO EL PESCADERO, BEING A PORTION OF TOWNSHIPS 1 AND 2 SOUTH, RANGE 6 EAST, M.D.M., BEING A SUBDIVISION OF PARCELS 1, 2, 3 AND 6 OF TRACT 3794 (44 MAP 37) CITY OF LAHARBOR, SAN JOAQUIN COUNTY, CALIFORNIA

ODDELL ENGINEERING

- NOTES**
1. SEE SHEET 2 FOR ADDITIONAL NOTES.
 2. SEE SHEET 3 FOR REFERENCES.
 3. SEE SHEET 4 FOR LEGAL EASEMENTS AND BASIS OF BEARINGS.
 4. SEE SHEET 5 FOR LINE AND CURVE TABLES FOR COURSES SHOWN ON SHEETS 7 THROUGH 9 ONLY, AND DETAILS.



ITEM 2.4

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

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

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

SUMMARY:

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

Staff recommends that the City Council approve the proposed Final Map for Tract 4215 to be recorded pursuant to the terms of the escrow instruction included as Attachment "D" and a Subdivision Improvement Agreement (SIA), included as Attachment "C", with River Islands by Resolution included as Attachment "A".

BACKGROUND:

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

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

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

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

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

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

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

As a precondition to record the Final Map, River Islands must satisfy the Escrow Instructions by depositing necessary sums to guarantee the payment of all fees and providing required documents.

REASON FOR RECOMMENDATION:

River Islands has fulfilled all of the requirements of the City’s subdivision ordinance as listed below:

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

JUNE 3, 2024, CITY COUNCIL SPECIAL MEETING

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

9.	Allocation of Water and Sewer capacity	Completed
10.	Recommendation for approval from Stewart Tract Design Review Committee	Completed
11.	Submitted Certificate of Insurance, Tax Letter	Completed
12.	Submitted Preliminary Guarantee of Title	Completed
13.	Escrow Instructions	Completed
14.	Tract 4215 Village 22 – City of Lathrop Community Facilities District No. 2023-1 Annexation	Approval pending with this item
Fees		Status
1.	Final Map plan check fee	Paid
2.	Improvement Plans - Plan check and inspection fees	Paid
3.	Sierra Club Settlement fee	To be paid in escrow

FISCAL IMPACT:

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

ATTACHMENTS:

- A. Resolution Approving Final Map for Tract 4215 Village 22 within the Woodlands East District, Totaling 62 Residential Lots, Annexation into CFD 2023-1, and a Subdivision Improvement Agreement with Califia, LLC
- B. Vicinity Map – Tract 4215 - Village 22
- C. Subdivision Improvement Agreement between the City of Lathrop and Califia, LLC, a California limited liability company, for Tract 4215, Village 22
- D. Escrow Instructions for Final Map Tract 4215 Village 22
 - Annexation into City of Lathrop CFD 2023-1 (B2 of Attachment “D”)
- E. Final Map – Tract 4215 – Village 22

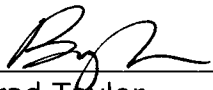
CITY MANAGER'S REPORT **PAGE 4**
JUNE 3, 2024, CITY COUNCIL SPECIAL MEETING
APPROVE FINAL MAP, CFD ANNEXATION, AND SUBDIVISION IMPROVEMENT
AGREEMENT FOR 62 LOTS IN TRACT 4215 VILLAGE 22 WITHIN WOODLANDS
EAST DISTRICT OF RIVER ISLANDS

APPROVALS



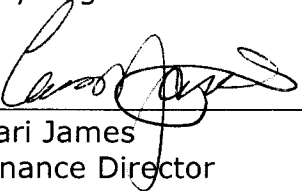
Veronica Albarran
Junior Engineer

05/20/2024
Date



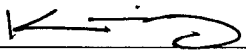
Brad Taylor
City Engineer

5/20/2024
Date




Cari James
Finance Director

5/23/2024
Date



Michael King
Assistant City Manager

5.22.2024
Date



Salvador Navarrete
City Attorney

5.22.2024
Date



Stephen Salvatore
City Manager

5.30.24
Date

RESOLUTION NO. 24-

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

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

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

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

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

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

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

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

; and

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

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

WHEREAS, River Islands must satisfy the Escrow Instructions, included as Attachment D to the City Manager’s Report that accompanies this Resolution, by depositing necessary sums and required security to guarantee execution of the documents related to the SIA.

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

1. The Final Map for Tract 4215 and is hereby approved as submitted and recordation with the San Joaquin County Assessor/Recorder/County Clerk Office is authorized once the terms and conditions of the escrow instructions are met.
2. The City Manager, or their designee, is authorized to execute a Subdivision Improvement Agreement with Califia, LLC in substantially the form as attached to the June 3, 2024 staff report.
3. Annexation into the City of Lathrop Community Facilities District No. 2023-1 (River Islands Public Services and Facilities) in substantially the form as attached to the June 3, 2024 staff report.

PASSED AND ADOPTED by the City Council of the City of Lathrop this 3rd day of June 2024 by the following vote:

AYES:

NOES:

ABSTAIN:


ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

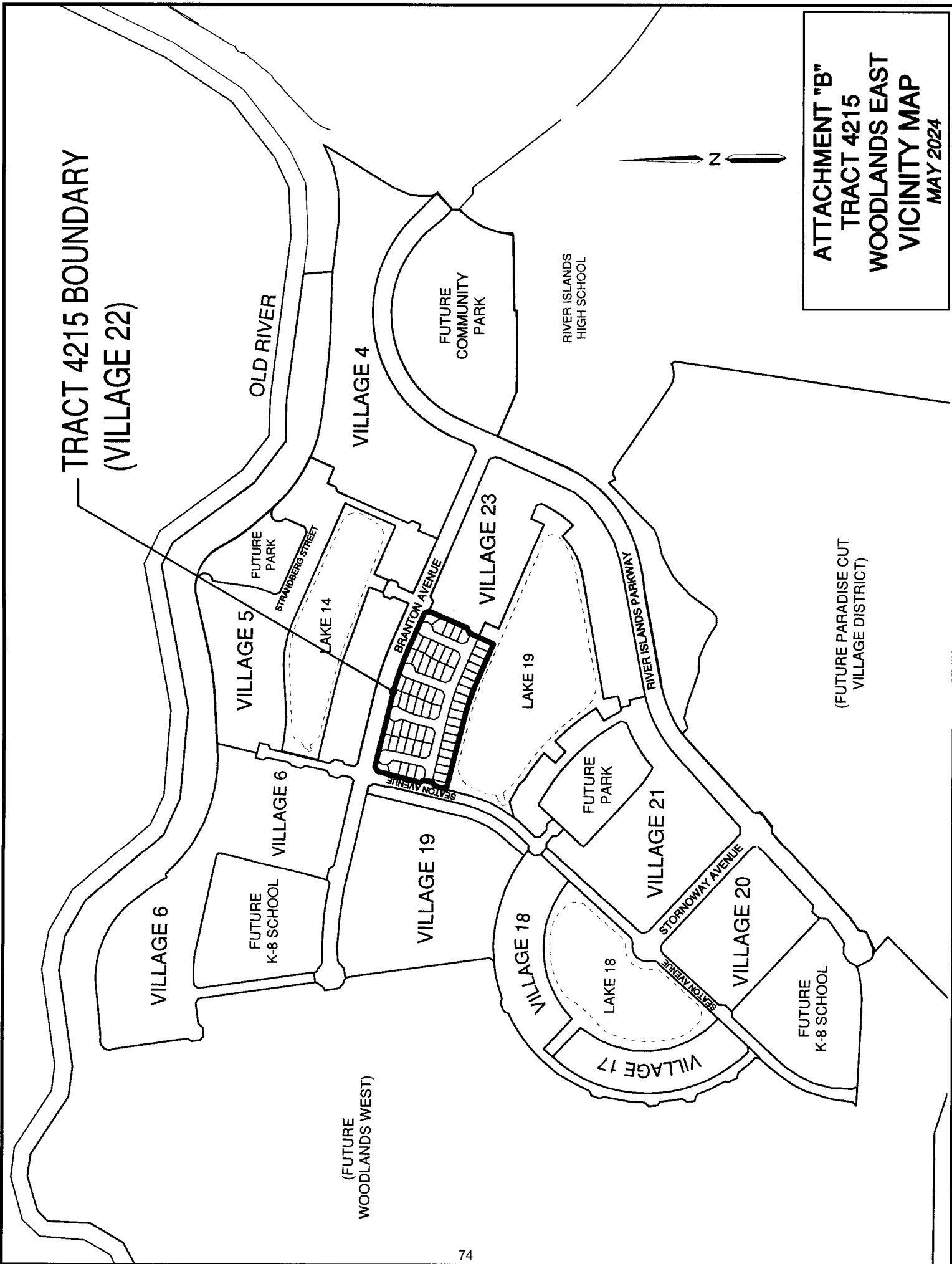
Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

TRACT 4215 BOUNDARY
(VILLAGE 22)



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

(FUTURE
WOODLANDS WEST)

(FUTURE PARADISE CUT
VILLAGE DISTRICT)

SUBDIVISION IMPROVEMENT AGREEMENT

BY AND BETWEEN THE CITY OF LATHROP AND

CALIFIA, LLC,

CALIFORNIA LIMITED LIABILITY COMPANY

FOR TRACT 4215 VILLAGE 22 62 RESIDENTIAL LOTS

RECITALS

A. This Agreement is made and entered into this **3rd day of June 2024**, by and between the **CITY OF LATHROP**, a municipal corporation of the State of California (hereinafter "CITY") and **Califia, LLC**, a California limited liability company, (hereinafter "SUBDIVIDER").

B. Pursuant to Division 2 of Title 7 of the Government Code of the State of California and the CITY's Subdivision Regulations (City of Lathrop, Code of Ordinances, Chapter 16), SUBDIVIDER is required to make dedications and improve Tract 4215 Woodlands East Village 22 (Tract 4215). However, SUBDIVIDER has completed a significant portion of public infrastructure improvements associated with Tract 4215 located within the Woodlands East District of River Islands Phase 2, which also includes major streets necessary to access the site. Performance and Labor & Material securities have been provided by SUBDIVIDER that guarantee the unfinished improvements for Tract 4215, in the amount shown in Section 8 of this agreement.

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

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

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

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

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

2. SUBDIVIDER shall complete the Improvements, including all deferred and unfinished improvements as defined in this agreement, prior to issuance of certificate of occupancy of the last home constructed in Tract 4215, or June 3, 2025, whichever comes first.

3. CITY, or its agent(s), shall, at any time during the progress of the Improvements, have free access thereto, and shall be allowed to examine the same and all material to be used therein. If the Improvements or any part thereof are not completed in strict compliance with the standards set forth in Paragraph 1 above, CITY may refuse to accept and may reject the defective Improvements and/or materials therein.

4. SUBDIVIDER shall secure the services of skilled personnel necessary to construct the Improvements. CITY is not skilled in these matters and relies upon the skill of the SUBDIVIDER to ensure that the construction of the Improvements is in the most skillful and durable manner.

5. CITY'S acceptance of the Improvements does not operate as a release of SUBDIVIDER from any guarantee hereunder.

6. SUBDIVIDER guarantees and warrants that the Improvements shall be constructed in compliance with the standards set forth in Paragraph 1 above, free from any defects in work or labor done, and from any defects in materials furnished. Further, SUBDIVIDER shall repair and maintain the Improvements in good condition and in accordance with CITY specifications for one (1) year after CITY'S acceptance of the Improvements. As required by this Agreement, prior to acceptance of the Improvements, SUBDIVIDER shall deposit with the City Engineer a Warranty Bond in the amount of \$240,000, equal to 10% of the estimated cost of the Improvements for the Woodlands East Village 22 neighborhood (\$2,400,000) as included in the Engineer's estimate attached to this Agreement as Exhibit "D", to insure SUBDIVIDER'S repair and warranty of the Improvements in accordance with the terms of this Agreement. The Warranty Bond shall be released at the end of the one year guarantee period, provided there are no claims against it are then outstanding.

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

Once action is taken by CITY to complete, repair, replace and/or reconstruct the Improvements, SUBDIVIDER shall be responsible for all costs incurred by CITY, even if SUBDIVIDER subsequently completes the work.

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

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

Table 1 – Bond Values

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

i. Time of the Essence. Time is of the essence of this Agreement and each of its provisions.

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

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

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

ATTACHMENTS:

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

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

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

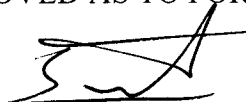
ATTEST: TERESA VARGAS
City Clerk of and for the City
of Lathrop, State of California

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

BY: _____
Teresa Vargas Date
City Clerk

BY: _____
Stephen J. Salvatore Date
City Manager

APPROVED AS TO FORM BY THE CITY OF LATHROP CITY ATTORNEY

BY:  _____
Salvador Navarrete Date
City Attorney 5.22-2024

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

SUBDIVIDER

Califa, LLC,
a California limited liability company

BY: _____
Susan Dell'Osso
President

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

EXHIBIT "A"

FINAL MAP - TRACT 4215

TRUSTEES STATEMENT

OLD REPUBLIC TITLE COMPANY, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED AUGUST 29, 2003, AS DOCUMENT NUMBER 2003-197463, AND AMENDED IN DOCUMENT RECORDED FEBRUARY 4, 2014, AS DOCUMENT NUMBER 2014-079300; AND THE DEED OF TRUST RECORDED OCTOBER 1, 2007, AS DOCUMENT NUMBER 2007-14642, AND FURTHER AMENDED IN DOCUMENT RECORDED OCTOBER 3, 2007, AS DOCUMENT NUMBER 2007-14642, AND FURTHER AMENDED IN DOCUMENT RECORDED OCTOBER 24, 2023, AS DOCUMENT NUMBER 2023-067141, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

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

ACKNOWLEDGEMENT CERTIFICATE (TRUSTEE)

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

STATE OF CALIFORNIA }
COUNTY OF SAN JOAQUIN }
ON _____, 2024 BEFORE ME, _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THAT THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/HEIR SIGNATURE(S) ON THE INSTRUMENT, HE/SHE/HEY HAS/HAVE AGREED TO BE BOUND BY THE TERMS AND CONDITIONS OF THE INSTRUMENT, AND THAT HE/SHE/HEY HAS/HAVE AGREED TO BE BOUND BY THE TERMS AND CONDITIONS OF THE INSTRUMENT, AND THAT HE/SHE/HEY HAS/HAVE AGREED TO BE BOUND BY THE TERMS AND CONDITIONS OF THE INSTRUMENT.

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

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

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66438 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:
1. RECLAIMED ISLANDS LAND COMPANY, RESERVATION FOR OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, PER DOCUMENT NUMBER 2001-07046177, S.J.C.R.

EASEMENT ABANDONMENT NOTE

THE FOLLOWING EASEMENT IS BEING ABANDONED BY THIS FINAL MAP. PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET 1.
1. THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (P.U.E.) FOR PUBLIC PURPOSES DEDICATED PER TRACT 4205 FINAL MAP RECORDED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 95, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN PARCEL 6 OF TRACT 4205.

CERTIFICATE OF DEDICATION

THE FOLLOWING REAL PROPERTY IS DEDICATED BY CALIFIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.
AS FOLLOWS:
1) PARCELS A AND B FOR PURPOSES OF LANDSCAPE OPEN SPACES INCLUDING PUBLIC UTILITIES AND STORM DRAIN FACILITIES, AND PEDESTRIAN IMPROVEMENTS AND EGRESS.

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

CITY SURVEYORS STATEMENT

I, DARRYL A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF TRACT 4215, RIVER ISLANDS - PHASE 2, VILLAGE 22 FINAL MAP, CITY OF LATHROP, CALIFORNIA, AND I AM SATISFIED THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2024.
DARRYL A. ALEXANDER, P.L.S. 5071
ACTING CITY SURVEYOR



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CALIFIA, LLC, ON MARCH 15, 2024. I HEREBY STATE ALL THE MONUMENTS, POINTS, AND LOCATIONS AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THESE POSITIONS BEFORE THIS SURVEY TO BE RETAINED PERMANENTLY AND THAT THEY WILL BE SUFFICIENT TO ENABLE THIS SURVEY TO BE REPRODUCED ACCURATELY AND THAT THEY WILL BE SUBSTANTIALLY CONFORMING TO THE CONDITIONALLY APPROVED VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2024.



DTLAIN GRANFORD, P.L.S. NO 7788

RECITALS

- 1. RIGHT TO FARM STATEMENT: THE CITY OF LATHROP MUNICIPAL CODE OF ORDINANCES, TITLE 15, CHAPTER 15.48.04, THE CITY OF LATHROP CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICALS FOR AGRICULTURAL PURPOSES. YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND ARE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATIONS, CULTIVATION, PLANTING, SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DEPRECIATION, AND OTHER ACTIVITIES WHICH MAY BE NECESSARY TO AGRICULTURE, PREPARATION OF SOILS, AND OTHER ACTIVITIES WHICH MAY BE NECESSARY TO AGRICULTURE, PREPARATION OF SOILS, AND OTHER ACTIVITIES WHICH MAY BE NECESSARY TO AGRICULTURE. YOU 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 AS PROJECT NO. 5444-S-007-01 AND DATED JULY 29, 2005, HAS BEEN PREPARED FOR THIS PROJECT BY ENGEO, INCORPORATED, JOSEPH J. TOTTLE, C.E. NO. 2677, AND IS ON FILE WITH THE CITY OF LATHROP.
3. TRACT 4215, RIVER ISLANDS - PHASE 2, VILLAGE 22 FINAL MAP CONTAINS 57 RESIDENTIAL LOTS WITH A TOTAL OF 7,829 ACRES, MORE OR LESS, PARCELS A THROUGH M CONTAINING 27,800 ACRES, MORE OR LESS, AND ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP WHICH INCLUDE 3,588 ACRES, MORE OR LESS, AND A DESIGNATED REMAINDER OF 0.676 ACRES, MORE OR LESS, AS SHOWN ON THIS FINAL MAP (PLEASE REFER TO THE AREA TABLE BELOW).

TRACT 4215 AREA SUMMARY
Table with 2 columns: Description (Lots 1 Through 57, Parcels A Through M, Street Deductions, Total, Designated Remainder) and Area (7,829 AC, 27,800 AC, 3,588 AC, 39,217 AC, 0.676 AC)

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

TRACT 4215
RIVER ISLANDS - PHASE 2
VILLAGE 22

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

MAY 2024



LINE AND CURVE TABLES FOR SHEET 3 ONLY

Table with 3 columns: LINE, DIRECTION, LENGTH. Rows L1 through L40.

Table with 3 columns: LINE, DIRECTION, LENGTH. Rows L21 through L40.

Table with 3 columns: LINE, DIRECTION, LENGTH. Rows L41 through L47.

CURVE TABLE
Table with 4 columns: CURVE, RADIUS, DELTA, LENGTH. Rows C1 through C5.

RADIAL BEARINGS
Table with 3 columns: LINE #, DIRECTION, BEARING. Rows (R1) through (R3).

TRACT 4215 RIVER ISLANDS - PHASE 2 VILLAGE 22

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 6 AND PARCEL 7 OF TRACT 4205 (44 MAP 95), MAP 95, WEST 1/4 SECTION 36, T4S, R12E, SAN JOAQUIN COUNTY, CALIFORNIA, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MAY 2024



EXISTING BOUNDARY SHEET



REFERENCES

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

EASEMENTS

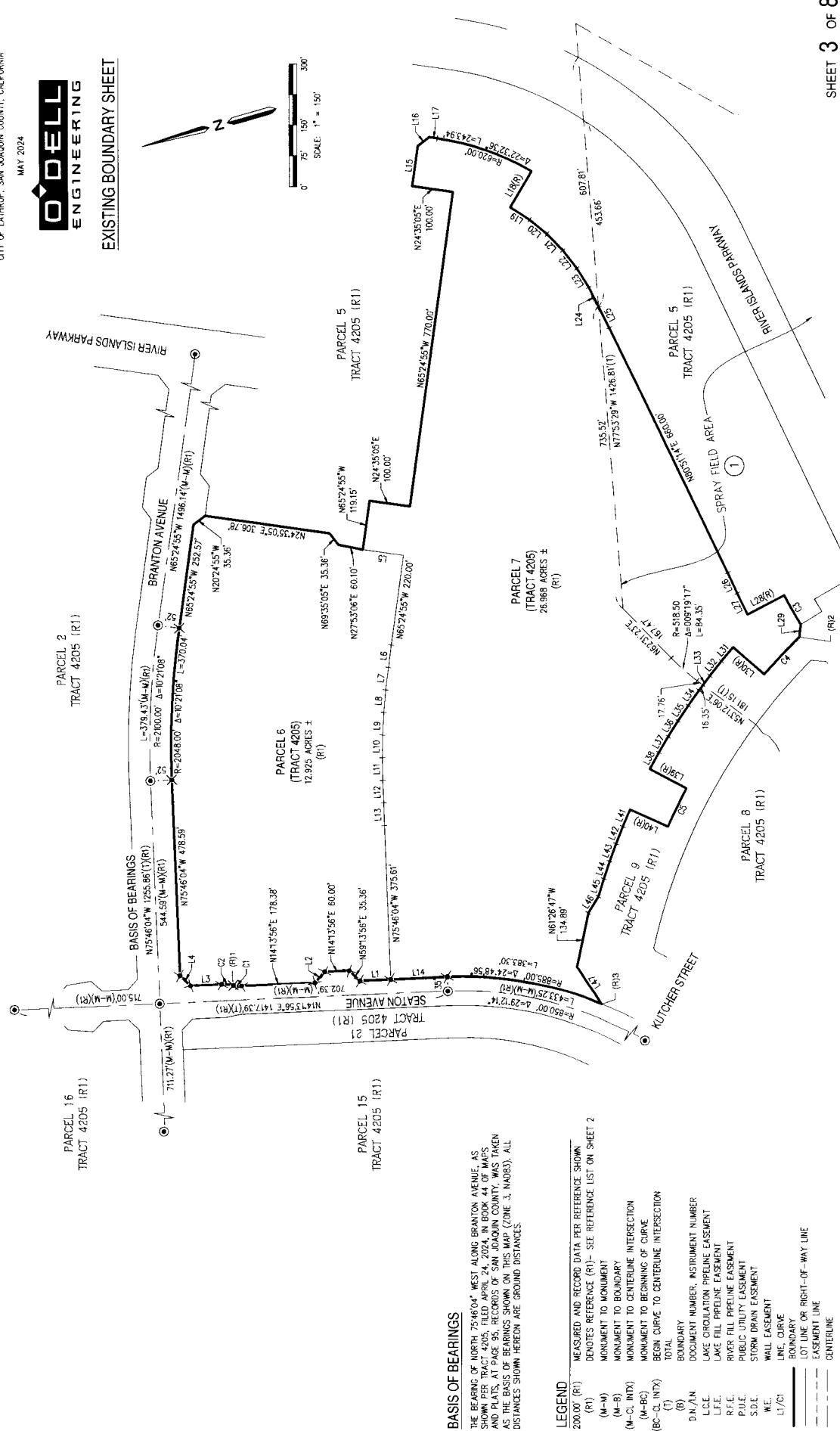
- (1) SPRAY FIELD LEASE AGREEMENT BETWEEN CALIFPA, LLC AND THE CITY OF LATHROP, FILED UNDER 225390 AND FURTHER AMENDED PER DOCUMENT NUMBERS 2206-119361, 2019-095254, AND 2022-068747

NOTES

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

MONUMENTATION NOTES

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



BASIS OF BEARINGS

THE BEARINGS OF NORTH 75°56'04" WEST ALONG BRANTON AVENUE AS SHOWN PER TRACT 4205, FILED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, AT PAGE 95, RECORDS OF SAN JOAQUIN COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP (ZONE 3, NAD83). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

LEGEND

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

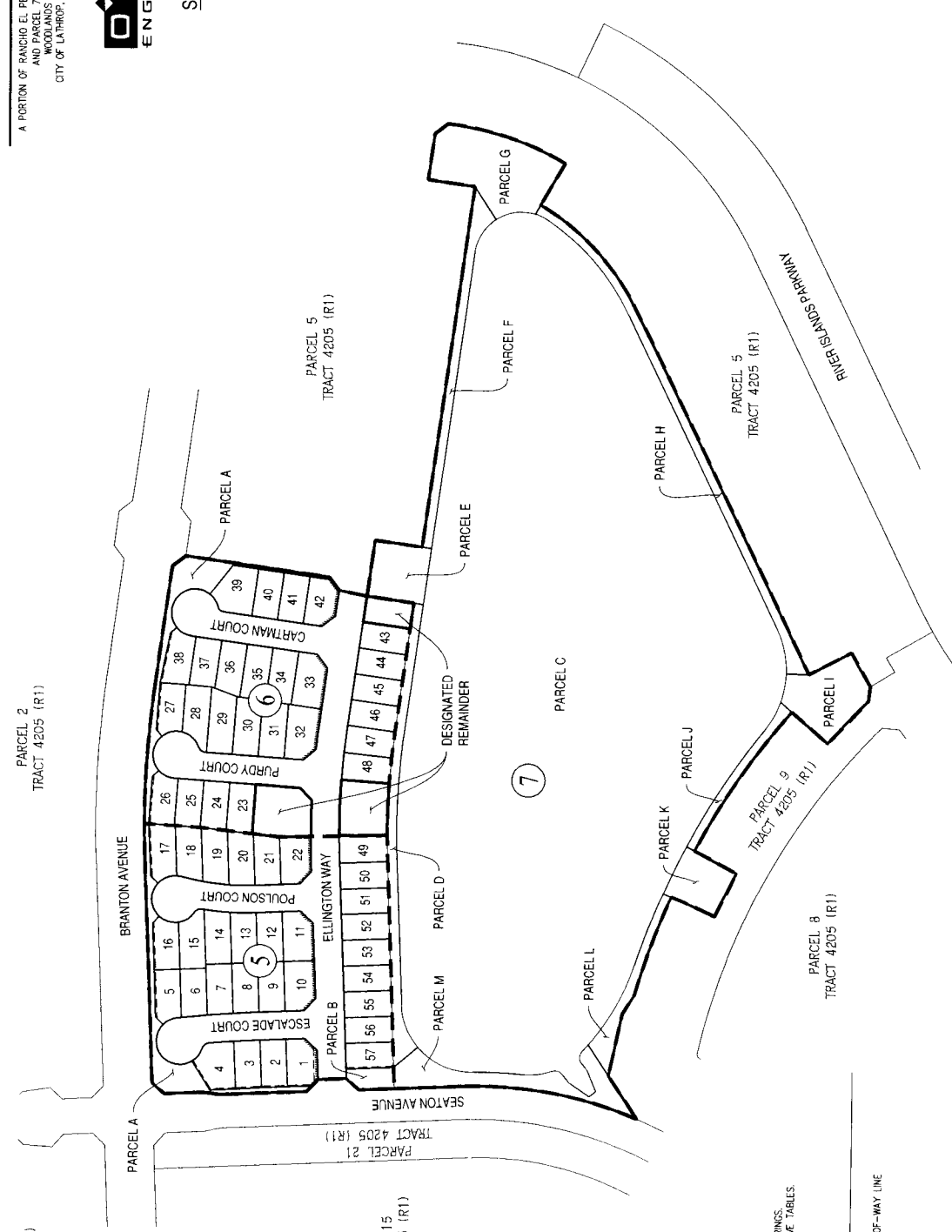
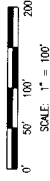
TRACT 4215 RIVER ISLANDS - PHASE 2 VILLAGE 22

A PORTION OF RANCHO EL PESQUERO, BEING A SUBDIVISION OF PARCEL 6 AND PARCEL 7 OF TRACT 4205 (R1) (AS SHOWN ON MAPS (A) AND (B)), WOODLANDS EAST LARGE LOT FINAL MAP, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MAY 2024



SHEET INDEX



NOTES

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

LEGEND

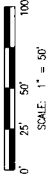
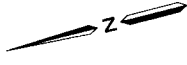
- BOUNDARY
- LOT LINE OR RIGHT-OF-WAY LINE
- - - EASEMENT LINE
- - - SHEET LIMIT LINE
- 5 SHEET NUMBER
- ////// RESTRICTED ACCESS

TRACT 4215 RIVER ISLANDS - PHASE 2 VILLAGE 22

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



MAY 2024



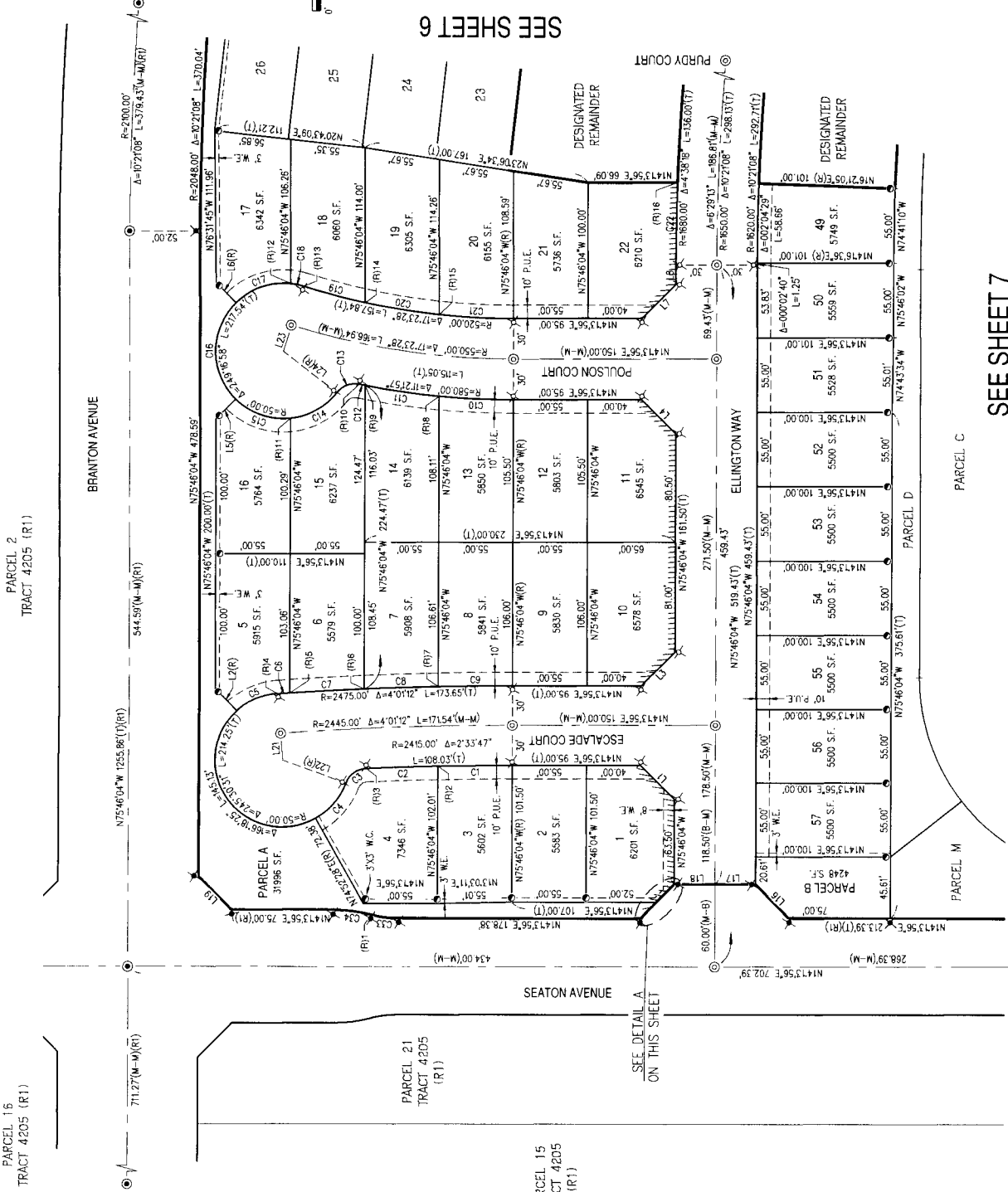
NOTES

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

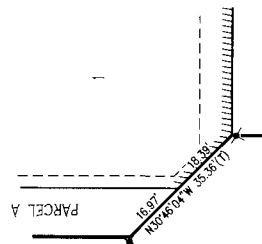
MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE WITH CAP STAMPED "PLS 7788"
- SET 3.00" WITNESS CORNER (W.C.) UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE. 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788"
- ⊙ FOUND MONUMENT PER (R)
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R)
- T SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1.17" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS.
- ⊗ SET 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE. 1.17" BRASS DISK STAMPED "PLS 7788"
- ⊗ FOUND 1.00" WITNESS CORNER (W.C.) IN SIDEWALK OR ALONG PROPERTY LINE PROJECTION. FOUND BEARING 74° FROM PERPENDICULAR TO CENTERLINE. 1.17" BRASS DISK STAMPED "PLS 7788" PER (R)

SEE SHEET 6



SEE SHEET 7



TRACT 4215 RIVER ISLANDS - PHASE 2 VILLAGE 22

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

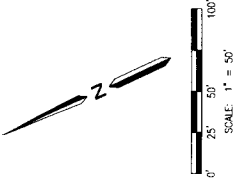


RIVER ISLANDS PARKWAY

NOTES

- SEE SHEET 3 FOR EASEMENT NOTES AND REFERENCES.
- SEE SHEET 5 FOR NOTES ON BEGINNING AND LEGEND.
- SEE SHEET 8 FOR LINE & CURVE TABLES.

PARCEL 2
TRACT 4205 (R1)



BRANTON AVENUE



SEE SHEET 5

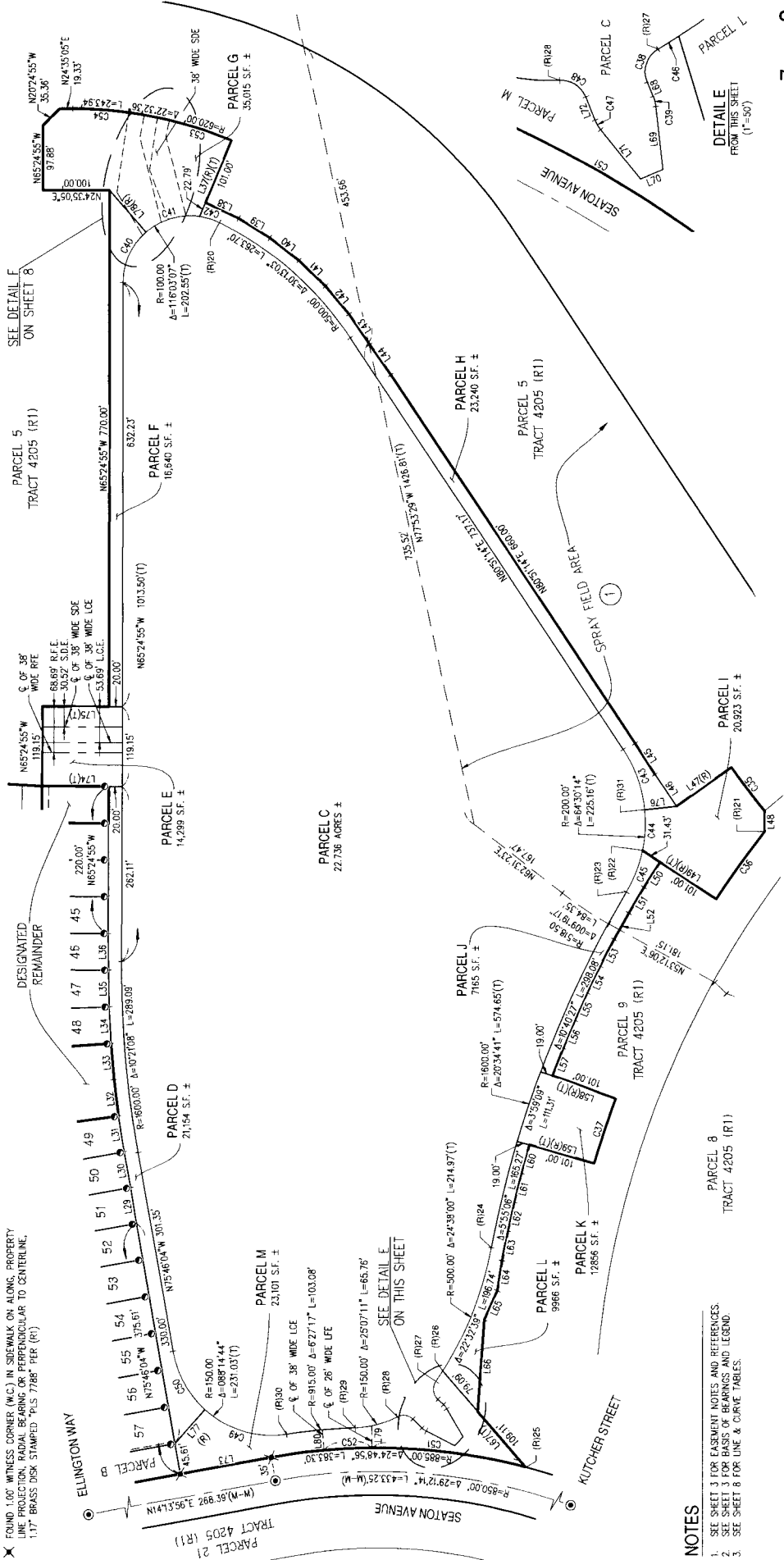
SEE SHEET 7

MONUMENTATION NOTES

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

TRACT 4215 RIVER ISLANDS - PHASE 2 VILLAGE 22

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



MONUMENTATION NOTES

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



NOTES

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

TRACT 4215 RIVER ISLANDS - PHASE 2 VILLAGE 22

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



LINE TABLE			
LINE #	DIRECTION	LENGTH	LENGTH
L61	N61°44'28"W	44.87'	
L62	N63°22'01"W	44.87'	
L63	N64°59'35"W	44.87'	
L64	N66°37'09"W	44.87'	
L65	N68°14'29"W	46.98'	
L66	N69°51'28"E	134.89'	
L67	N71°08'37"E	188.20'	
L68	N72°06'59"E	11.36'	
L69	N73°05'28"E	48.03'	
L70	N74°04'12"E	18.00'	
L71	N75°02'35"E	48.03'	
L72	N76°01'04"E	18.85'	
L73	N77°00'00"E	138.39'	
L74	N78°00'00"E	120.00'	
L75	N79°00'00"E	120.00'	
L76	N80°00'00"E	47.89'	
L77	N81°00'00"E	82.70'	
L78	N82°00'00"E	32.47'	
L79	N83°00'00"E	30.00'	
L80	N84°00'00"E	30.00'	

LINE TABLE			
LINE #	DIRECTION	LENGTH	LENGTH
L31	N72°41'10"W	55.00'	
L32	N73°36'41"W	55.00'	
L33	N74°32'12"W	55.00'	
L34	N75°27'43"W	55.00'	
L35	N76°23'14"W	55.00'	
L36	N77°18'45"W	55.01'	
L37	N78°14'16"W	122.79'	
L38	N79°09'47"W	55.00'	
L39	N80°05'18"W	55.00'	
L40	N81°00'49"W	55.00'	
L41	N81°56'20"E	55.00'	
L42	N82°51'51"E	55.00'	
L43	N83°47'22"E	55.00'	
L44	N84°42'53"E	55.01'	
L45	N85°38'24"E	55.01'	
L46	N86°33'55"E	57.88'	
L47	N87°29'26"E	101.00'	
L48	N88°24'57"E	31.28'	
L49	N89°20'28"E	132.43'	
L50	N90°15'59"E	44.87'	
L51	N91°11'30"E	44.87'	
L52	N92°07'01"E	44.87'	
L53	N93°02'32"E	44.87'	
L54	N94°00'00"E	44.87'	
L55	N95°00'00"E	44.87'	
L56	N96°00'00"E	120.00'	
L57	N97°00'00"E	120.00'	
L58	N98°00'00"E	120.00'	
L59	N99°00'00"E	44.87'	
L60	N100°00'00"E	44.87'	

LINE TABLE			
LINE #	DIRECTION	LENGTH	LENGTH
L1	N89°13'56"E	35.36'	
L2	N90°09'27"E	23.24'	
L3	N91°04'58"E	35.36'	
L4	N92°00'29"E	20.45'	
L5	N92°56'00"E	20.76'	
L6	N93°51'31"E	34.78'	
L7	N94°47'02"E	18.45'	
L8	N95°42'33"E	35.36'	
L9	N96°38'04"E	35.36'	
L10	N97°33'35"E	35.36'	
L11	N98°29'06"E	35.36'	
L12	N99°24'37"E	35.36'	
L13	N100°20'08"E	35.36'	
L14	N01°15'39"E	35.36'	
L15	N02°11'10"E	35.36'	
L16	N03°06'41"E	35.36'	
L17	N04°02'12"E	35.36'	
L18	N04°57'43"E	35.36'	
L19	N05°53'14"E	35.36'	
L20	N06°48'45"E	35.36'	
L21	N07°44'16"E	35.36'	
L22	N08°39'47"E	35.36'	
L23	N09°35'18"E	35.36'	
L24	N10°30'49"E	35.36'	
L25	N11°26'20"E	35.36'	
L26	N12°21'51"E	35.36'	
L27	N13°17'22"E	35.36'	
L28	N14°12'53"E	35.36'	
L29	N15°08'24"E	35.36'	
L30	N16°03'55"E	35.36'	

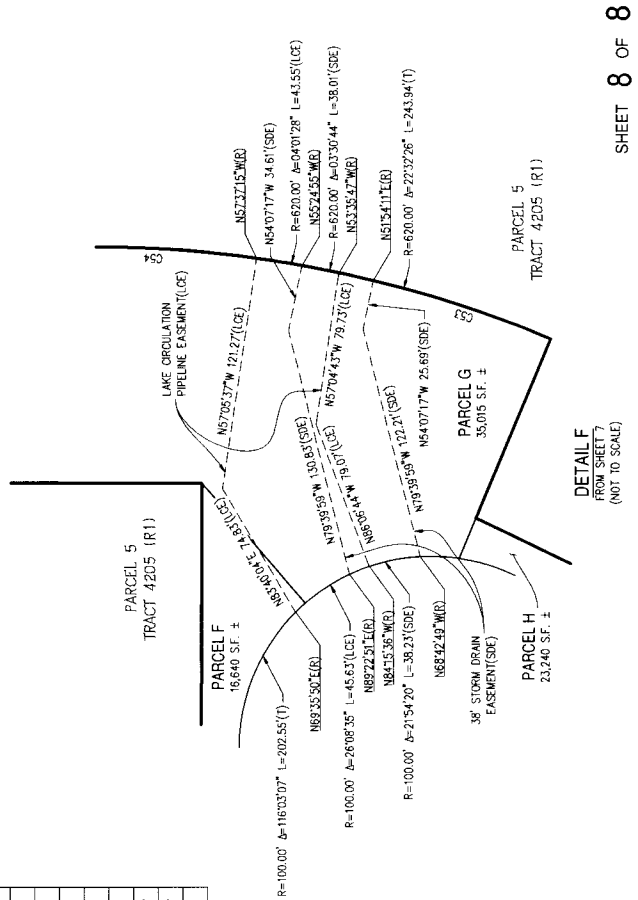
CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C31	50.00'	35°44'25"	31.19'
C32	17.00'	66°14'06"	19.65'
C33	85.00'	14°04'12"	20.38'
C34	117.00'	14°04'12"	28.73'
C35	1086.00'	41°18'00"	81.51'
C36	1480.00'	44°48'04"	124.02'
C37	1480.00'	5°59'09"	102.96'
C38	20.00'	82°15'48"	28.72'
C39	27.50'	16°42'29"	8.02'
C40	100.00'	48°56'34"	85.42'
C41	100.00'	49°25'51"	86.27'
C42	100.00'	17°40'42"	30.85'
C43	200.00'	27°41'27"	96.66'
C44	200.00'	17°38'43"	61.59'
C45	200.00'	19°10'04"	66.91'
C46	500.00'	2°05'21"	18.23'
C47	27.50'	16°42'29"	8.02'
C48	20.00'	70°46'44"	24.71'
C49	150.00'	50°11'04"	131.38'
C50	150.00'	38°03'40"	99.64'
C51	885.00'	15°02'05"	226.23'
C52	885.00'	4°37'48"	71.52'
C53	620.00'	10°43'28"	116.05'
C54	620.00'	7°47'40"	84.34'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	2415.00'	1°18'18"	55.00'
C2	2415.00'	1°15'29"	53.02'
C3	17.00'	66°37'56"	19.67'
C4	50.00'	40°10'14"	35.06'
C5	50.00'	38°01'52"	34.06'
C6	2475.00'	0°11'50"	8.53'
C7	2475.00'	1°16'21"	55.03'
C8	2475.00'	1°16'24"	55.00'
C9	2475.00'	1°16'24"	55.00'
C10	560.00'	5°28'29"	55.06'
C11	560.00'	5°28'29"	55.59'
C12	560.00'	5°25'59"	4.38'
C13	17.00'	63°15'28"	18.77'
C14	50.00'	45°43'33"	39.90'
C15	50.00'	50°57'10"	44.46'
C16	50.00'	50°40'34"	79.13'
C17	50.00'	50°42'08"	44.25'
C18	50.00'	11°14'37"	9.81'
C19	520.00'	5°10'37"	46.96'
C20	520.00'	6°08'28"	55.73'
C21	520.00'	6°04'17"	55.10'
C22	1680.00'	2°03'58"	60.56'
C23	1680.00'	2°34'20"	75.42'
C24	50.00'	43°04'43"	37.59'
C25	50.00'	52°34'17"	45.88'
C26	50.00'	52°34'17"	45.88'
C27	50.00'	56°44'30"	49.52'
C28	17.00'	66°14'06"	19.65'
C29	1680.00'	2°01'01"	59.14'
C30	50.00'	42°02'32"	36.76'

RADIAL BEARINGS		
LINE #	DIRECTION	LENGTH
R23	N55°21'28"E	
R24	N84°46'47"E	
R25	N62°57'06"W	
R26	N57°19'28"E	
R27	N59°24'47"E	
R28	N67°19'19"E	
R29	N87°33'30"W	
R30	N74°00'47"W	
R31	N18°52'41"E	

RADIAL BEARINGS		
LINE #	DIRECTION	LENGTH
R12	N69°36'08"W	
R13	N58°22'41"W	
R14	N63°30'19"W	
R15	N69°41'46"W	
R16	N16°17'54"E	
R17	N16°52'14"E	
R18	N59°47'15"W	
R19	N22°34'04"E	
R20	N59°21'49"W	
R21	N62°29'35"E	
R22	N36°11'24"E	

RADIAL BEARINGS		
LINE #	DIRECTION	LENGTH
R1	N61°41'52"W	
R2	N77°44'22"W	
R3	N78°19'50"W	
R4	N79°47'15"W	
R5	N79°45'25"W	
R6	N78°18'54"W	
R7	N77°42'28"W	
R8	N70°19'55"W	
R9	N64°50'06"W	
R10	N64°24'07"W	
R11	N81°56'00"W	



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

EXHIBIT "B"

TRACT 4215 WOODLANDS EAST VILLAGE 22 AREA

**TRACT 4215 BOUNDARY
(VILLAGE 22)**

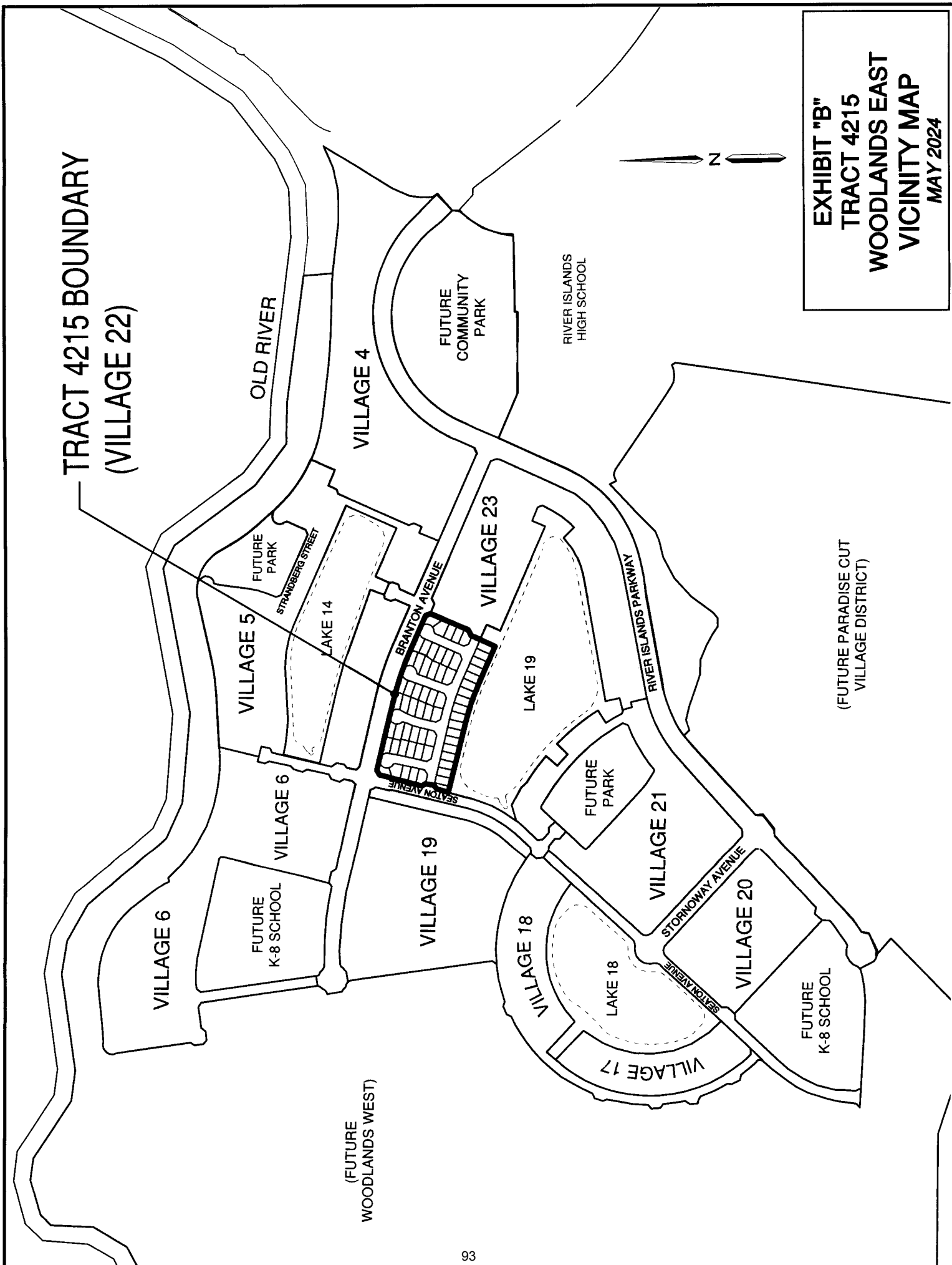


EXHIBIT "B"
TRACT 4215
WOODLANDS EAST
VICINITY MAP
MAY 2024

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)
5/6/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

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.

PRODUCER License # 0C36861
Los Angeles-Alliant Insurance Services, Inc.
333 S Hope St Ste 3700
Los Angeles, CA 90071
CONTACT NAME:
PHONE (A/C, No, Ext):
FAX (A/C, No):
E-MAIL ADDRESS:
INSURER(S) AFFORDING COVERAGE
INSURER A: United Specialty Insurance Company NAIC # 12537
INSURER B:
INSURER C:
INSURER D:
INSURER E:
INSURER F:

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

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

Table with columns: INSR LTR, TYPE OF INSURANCE, ADDL INSD, SUBR WVD, POLICY NUMBER, POLICY EFF (MM/DD/YYYY), POLICY EXP (MM/DD/YYYY), LIMITS. Includes rows for Commercial General Liability, Automobile Liability, Umbrella Liab, Excess Liab, and Workers Compensation and Employers' Liability.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Tract 4215
City of Lathrop, its officers, City Council, boards and commissions and members thereof, its employees and agents are included as Additional Insureds as respects to General Liability.

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

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

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

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	Location(s) Of Covered Operations
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

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

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

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

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

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

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

United Specialty Insurance Company

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

VEN 051 00 (02/20)

PRIMARY AND NON-CONTRIBUTING INSURANCE ENDORSEMENT

This endorsement modifies the Conditions provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

The following is added to **SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS** of the **COMMERCIAL GENERAL LIABILITY COVERAGE PART**, and supersedes any provision to the contrary:

Primary and Non-Contributory Insurance

Any coverage provided to an Additional Insured under this policy shall be excess over any other valid and collectible insurance available to such Additional Insured whether primary, excess, contingent or on any other basis unless:

- a. (1) The Additional Insured is a Named Insured under such other insurance;
and
 - (2) A fully written contract fully executed prior to the Named Insured's commencement of work for such Additional Insured for the specific project that is the subject of the claim, "suit," or "occurrence" expressly requires that this insurance:
 - (i) apply on a primary and non-contributory basis;
and
 - (ii) would not seek contribution from any other insurance available to the additional insured.
- or
- b. Prior to a loss, you request in writing and we agree in writing that this insurance shall apply on a primary and non-contributory basis.

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

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

Policy: ATN2418343P

UNITED SPECIALTY INSURANCE COMPANY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

VEN 064 00 (01/15)

THIRD PARTY CANCELLATION NOTICE ENDORSEMENT

This endorsement modifies the Conditions provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

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

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

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

SCHEDULE

Name and Address of Other Person/Organization

Number of Days Notice

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

30

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

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

EXHIBIT "D"

WOODLANDS EAST VILLAGE 22

UNFINISHED IMPROVEMENTS AND FULL IMPROVEMENTS COST ESTIMATE



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

May 13, 2024
Job No.: 25505-31

CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

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

Notes:

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

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

May 13, 2024
Job No.: 25505-31

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

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

Notes:

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

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

June 3, 2024

Via Email and Hand Delivery

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

Re: Recordation of Final Map 4215; Escrow No. 1214023330

Dear Lori:

This letter constitutes the joint escrow instructions ("**Escrow Instructions**") of River Islands Development Area 1, LLC, a Delaware limited liability company ("**RIDA1**") and the City of Lathrop ("**City**") in connection with the above-referenced escrow ("**Escrow**"). The Escrow was opened in connection with recordation of the above-referenced final map ("**Final Map**"). Recordation of the Final Map is subject to the conditions set forth below. The transactions described in these Escrow Instructions are referred to as the "**Transaction**." Old Republic Title Company is referred to as "you" or "**ORTC**."

A. Date for Closings

The Final Map will be recorded at the time designated by RIDA1 as set forth below. The Final Map can only be recorded after the City has approved the map in writing. The closing date for the Transaction is intended to occur by December 31, 2024, at the time designated in writing by RIDA1, subject to satisfaction of the conditions set forth below (each a "**Closing**"). If the Final Map has not been recorded by June 30, 2025, ORTC will return the Final Map to the City.

B. Documents to be Delivered and Recordation Documents

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

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

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

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

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

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

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

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

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

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

C. Funds and Settlement Statement

You also have received, or will receive from RIDA3, prior to the recordation of the Recordation Documents, in immediately available funds, the following amounts, in accordance with the settlement statement prepared by you and approved in writing by both RIDA3 and City (“**Settlement Statement**”): recordation costs, escrow fees and other amounts as set forth in the Settlement Statement. Such costs, fees and other amounts are the sole responsibility of RIDA3.

- Funds to be wire transferred directly to the entity set forth below, immediately upon recordation of the Final Map, in accordance with the wire transfer instructions for each entity are as follows: The amount of **\$147,967.21**, payable to the City pursuant to that certain Agreement to Settle Litigation Regarding River Islands at Lathrop (as amended “**Sierra Club Agreement**”), constituting the amount of **\$3,774.00** multiplied by **39.207** acres (or portion thereof) included in the Final Map, is to be transferred to the City upon recordation of the Final Map. The City’s wire instructions are set forth below.

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

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

D. Closing Requirements

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

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

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

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

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

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

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

E. Closing Process and Priorities

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

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

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

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

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

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

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

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

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

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

F. Additional Instructions

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

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

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

Very truly yours,

Stephen J. Salvatore Date
City Manager
City of Lathrop

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

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

ESCROW INSTRUCTIONS

ACKNOWLEDGEMENT AND AGREEMENT:

Receipt of the foregoing Escrow Instructions from RIDA1 and the City is hereby acknowledged. The undersigned agrees, for itself, and on behalf of ORTC, to proceed in strict accordance with these Escrow Instructions. The undersigned represents and warrants to RIDA1 and the City that the undersigned is authorized to execute this Acknowledgement and Agreement, for itself, and on behalf of ORTC.

Old Republic Title Company

By: _____

Its: _____

Date: _____

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

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

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

SIXTH AMENDMENT TO NOTICE OF SPECIAL TAX LIEN

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

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

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

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

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

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

Dated: _____, 2024.

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

EXHIBIT A

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

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

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

MAXIMUM SERVICES SPECIAL TAX FOR ZONE 1 OF THE CFD

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

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

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

MAXIMUM FACILITIES SPECIAL TAX FOR ZONE 1 OF THE CFD

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

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

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

OWNERS STATEMENT

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

- 1. TO THE CITY OF LATHROP FOR PUBLIC RIGHT-OF-WAY PURPOSES, THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS ELUNGTION WAY, ESCALADE COURT, POLLISON COURT, PERRY COURT AND CAYMAN COURT AS SHOWN ON THIS FINAL MAP.
2. A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN, PIPES, CHUTES, COULEES, PRESS, AND CONDUITS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS 'P.U.L.E.' (PUBLIC UTILITY EASEMENT).

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

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

THE UNDERSIGNED DOES HEREBY RESERVE PARCELS C THROUGH W FOR LAKE PURPOSES, AS SHOWN ON THIS FINAL MAP. SAID PARCELS ARE NOT DEDICATED HERETO, BUT WILL BE CONVEYED TO RIVER ISLANDS PUBLIC FINANCE AUTHORITY BY A SEPARATE DOCUMENT SUBSEQUENT TO THE FILING OF THIS FINAL MAP. SAID PARCELS D, F, H, J AND I WILL BE SUBJECT TO A LOUSE EASEMENT AND SHARED DOCK ACCESS FOR THE BENEFIT OF ADJACENT LAKE FRONT LOTS, TO BE CONVEYED BY SEPARATE DOCUMENT SUBSEQUENT TO THE FILING OF THIS FINAL MAP.

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

OWNER INTENDS TO SUBMIT THE LAND SUBJECT TO THIS MAP WITH ANY AND ALL PERMANENT RIGHTS OR OTHER WATER INTERESTS TO WHICH THE SUBJECT LAND IS ENTITLED THEREIN APPURTENANT OR RELATING TO THE LANDS, WHETHER SUCH WATER RIGHTS SHALL BE PERMANENT, OVERLAPPING, UTILITY, PERCOLATING, PRESERVING, ADJUDICATED, STATUTORY OR CONTRACTUAL. OWNER DOES NOT INTEND BY THE RECORDATION OF THIS MAP TO SEVER THE PERMANENT RIGHTS OF THE SUBJECT LANDS WITHIN THE BOUNDARIES OF THIS MAP OR THE SURROUNDING PROPERTIES.

OWNER, CALIFIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
BY: NAME: SYDNEY DELTOS
TITLE: PRESIDENT
DATE:

SEE SHEET 2 FOR TRUSTEES STATEMENT

EXEMPT FROM FEE PER GOVERNMENT CODE 27398.1, DOCUMENT RECORDATION FEE, AND FROM THE PROPERTY TRANSFER SUBJECT TO THE IMPOSITION OF DOCUMENTARY TRANSFER TAX.

TRACT 4215
RIVER ISLANDS - PHASE 2
VILLAGE 22

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



CITY CLERKS STATEMENT

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

ALSO, PURSUANT TO SECTION 66446(G) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE CITY OF LATHROP DOES HEREBY ABANDON THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (P.U.L.E.) FOR PUBLIC PURPOSES DEDICATED PER TRACT 4205 FINAL MAP RECORDED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 95, ORIGINAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN THE BOUNDARY OF THIS FINAL MAP.

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

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

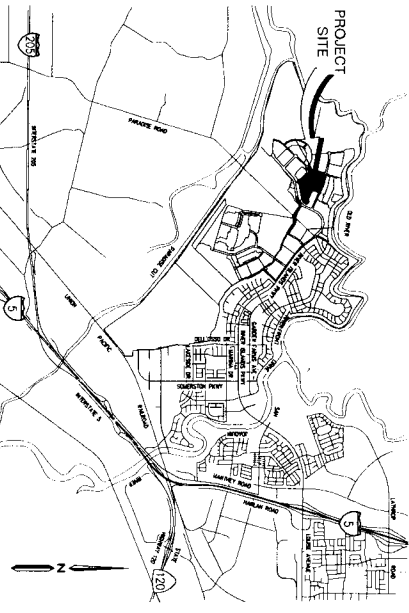
ACKNOWLEDGEMENT CERTIFICATE (OWNER)

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

STATE OF CALIFORNIA
COUNTY OF SAN JOAQUIN
ON _____ 2024, BEFORE ME, _____, a Notary Public, Personally Appeared, _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that his/her/their signature(s) on the instrument is/are his/hers/their own and the entry upon behalf of which the person(s) acted, executed the instrument.

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

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



VICINITY MAP
NOT TO SCALE

SECRETARY OF THE PLANNING COMMISSIONS STATEMENT

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

REASO CALIATI
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF LATHROP

CITY ENGINEERS STATEMENT

I, BRAD R. TAYLOR, HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA AND THAT I HAVE EXAMINED THIS FINAL MAP OF TRACT 4215, RIVER ISLANDS - PHASE 2, VILLAGE 22, CITY OF LATHROP, CALIFORNIA, CONSISTING OF EIGHT (8) SHEETS, AND THAT THE MAP IS IN ACCORDANCE WITH THE CITY ENGINEER'S REVIEW OF THE EXISTING TENTATIVE MAP NO. 6476, AND ANY APPROVED AMENDMENTS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLIES WITH ALL PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA STATE SUBDIVISION MAP ACT AND APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2024.
BRAD R. TAYLOR, R.C.E. 92823
CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA



RECORDER'S STATEMENT

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

BY: ASSISTANT/JENITY RECORDER
STEVE RESTOJARROS
ASSASSOR-RECORDER-COUNTY CLERK
SAN JOAQUIN COUNTY, CALIFORNIA

TRACT 4215 RIVER ISLANDS - PHASE 2 VILLAGE 22

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

MAY 2024



TRUSTEES STATEMENT

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

BY: _____
NAME: _____
ITS: _____

ACKNOWLEDGEMENT CERTIFICATE (TRUSTEE)

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

STATE OF CALIFORNIA }
COUNTY OF SAN JOAQUIN }

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

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

WITNESS MY HAND:

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

SIGNATURE OMISSIONS

PURSUANT TO SECTION 8648 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

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

EASEMENT ABANDONMENT NOTE

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

- DESIGNATED FEET TRACT 4205 FINAL MAP RECORDED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 95, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN PARCEL 8 OF TRACT 4205.

CERTIFICATE OF DEDICATION

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

AS FOLLOWS:

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

THE CITY OF LATHROP SHALL RECONVEY THE PROPERTY TO THE SUBDMBER IF THE CITY OF LATHROP HAS A RECORDING NUMBER 2024-044775 THE PROPERTY WAS DEDICATED DOES NOT EXIST.

CITY SURVEYOR'S STATEMENT

I, DARRYL A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4215, RIVER ISLANDS - PHASE 2, VILLAGE 22 FINAL MAP", CITY OF LATHROP, CALIFORNIA, AND I AM SATISFIED THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2024.

DARRYL A. ALEXANDER, P.L.S. 5071
ACTING CITY SURVEYOR



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AS THE REQUEST OF CAUFIA, LLC, ON MARCH 15, 2024. I HEREBY STATE ALL THE MONUMENTS ARE CORRECTLY LOCATED AND THE MONUMENTS ARE CORRECTLY SET IN THOSE POSITIONS BEFORE JUNE 1, 2025, AND THAT THE MONUMENTS ARE, OR THAT THEY WILL BE, SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2024.

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



RECITALS

- RIGHT TO FARM STATEMENT: LOCAL CODE OF ORDINANCES, TITLE 15, CHAPTER 15.46 OF THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY OF LATHROP. THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES, YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATIONS, CULTIVATION, PLOWING, SPRINKLING, IRRIGATION, PLANNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, AND OTHER AGRICULTURAL ACTIVITIES. YOU ARE ADVISED THAT THESE ACTIVITIES MAY GENERATE DUST, SMOKE, NOISE, ODORS, VIBRATIONS, AND PESTS BE AWARE ALSO THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.
- AGRICULTURAL CHEMICALS: AGRICULTURAL CHEMICALS, INCLUDING FERTILIZERS AND PESTICIDES, ARE USED IN THE PRODUCTION OF AGRICULTURAL PRODUCTS. THESE CHEMICALS ARE STORED AND APPLIED IN THE COURSE OF AGRICULTURAL OPERATIONS. YOU ARE ADVISED THAT THESE CHEMICALS MAY BE APPLIED TO THE PROPERTY YOU ARE PURCHASING. YOU ARE ADVISED THAT THESE CHEMICALS MAY BE APPLIED TO THE PROPERTY YOU ARE PURCHASING. YOU ARE ADVISED THAT THESE CHEMICALS MAY BE APPLIED TO THE PROPERTY YOU ARE PURCHASING.
- TRACT 4215, RIVER ISLANDS - PHASE 2, VILLAGE 22 FINAL MAP, CONTAINS 57 RESIDENTIAL LOTS WITH A TOTAL OF 7,829 ACRES, MORE OR LESS; PARCELS A THROUGH M CONTAINING 27,800 ACRES, MORE OR LESS, AND ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP WHICH INCLUDE 3,588 ACRES, MORE OR LESS. YOU ARE ADVISED THAT THE TOTAL AREA OF THE TRACT 4215, RIVER ISLANDS - PHASE 2, VILLAGE 22 FINAL MAP IS 10,765 ACRES, MORE OR LESS, AS SHOWN ON THIS FINAL MAP (PLEASE REFER TO THE AREA TABLE BELOW).

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

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

LINE AND CURVE TABLES FOR SHEET 3 ONLY

LINE	DIRECTION	LENGTH
L1	N141°3'56"E	75.00'
L2	N30°46'04"W	35.36'
L3	N141°3'56"E	75.00'
L4	N89°13'56"E	35.36'
L5	N24°35'05"E	100.00'
L6	N66°27'25"W	55.01'
L7	N66°23'18"W	55.00'
L8	N68°27'43"W	55.00'
L9	N70°32'12"W	55.00'
L10	N72°36'41"W	55.00'
L11	N74°41'10"W	55.00'
L12	N75°46'02"W	55.00'
L13	N74°43'34"W	55.01'
L14	N141°3'56"E	138.39'
L15	N65°24'55"W	97.88'
L16	N20°44'55"W	35.36'
L17	N42°52'20"W	19.33'
L18	N42°52'20"W	101.00'
L19	N50°09'55"E	55.00'
L20	N59°14'23"E	55.00'

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

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

CURVE	RADIUS	DELTA	LENGTH
C1	83.00'	14°14'12"	20.38'
C2	117.00'	14°14'12"	28.73'
C3	1086.00'	41°59'00"	81.51'
C4	1480.00'	44°48'04"	124.02'
C5	1480.00'	35°09'09"	102.96'

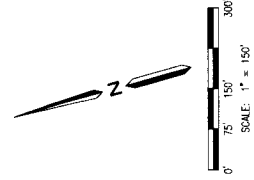
RADIAL BEARINGS	
LINE #	DIRECTION
(R1)	N61°41'52"W
(R2)	S82°29'35"W
(R3)	N65°15'08"W

TRACT 4215 RIVER ISLANDS - PHASE 2 VILLAGE 22

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



EXISTING BOUNDARY SHEET



REFERENCES

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

EASEMENTS

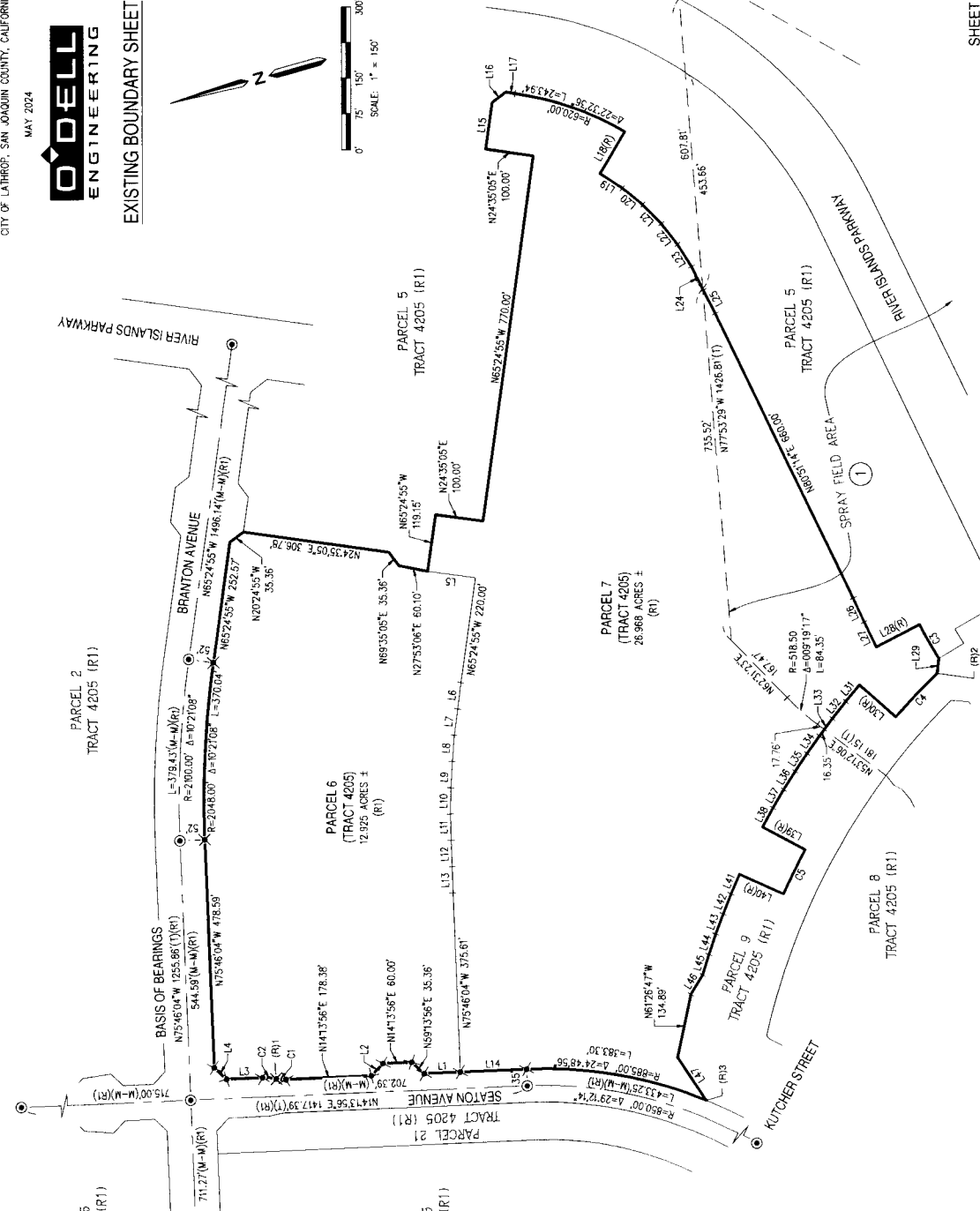
- ① SPRAY FIELD LEASE AGREEMENT BETWEEN CAUSA, LLC AND THE CITY OF LATHROP BEGINS 2006-225700 AND FURTHER AMENDED PER DOCUMENT NUMBERS 2006-119381, 2019-095234, AND 2022-088747

MONUMENTATION NOTES

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

NOTES

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



BASIS OF BEARINGS

THE BEARING OF NORTH 75°46'04" WEST ALONG BRANTON AVENUE AS SHOWN PER TRACT 4205, FILED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, AT PAGE 95, RECORDS OF SAN JOAQUIN COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP (ZONE 3, NAD83). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

LEGEND

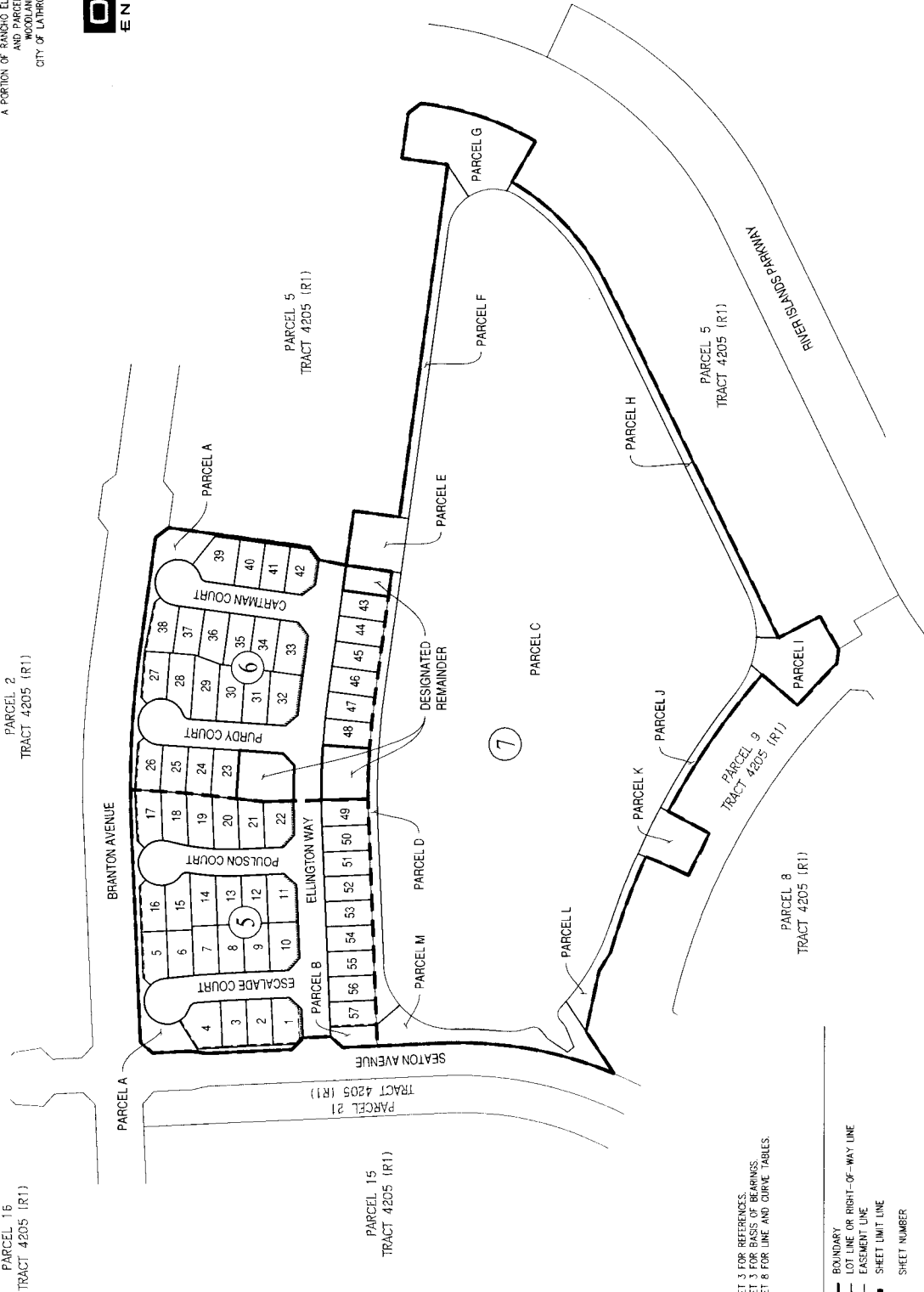
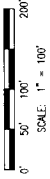
- 200.00' (R1) MEASURED AND RECORD DATA PER REFERENCE SHOWN
- (R1) DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 2
- (M-M) MONUMENT TO MONUMENT
- (M-E) MONUMENT TO BOUNDARY
- (M-CL INTX) MONUMENT TO CENTERLINE INTERSECTION
- (M-BC) MONUMENT TO BEGINNING OF CURVE
- (BC-CL INTX) BEGIN CURVE TO CENTERLINE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

TRACT 4215 RIVER ISLANDS - PHASE 2 VILLAGE 22

A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 6 AND PARCEL 7 OF TRACT 4205 (44 MAP 95), MAP 95, PART 1, EAST AND WEST OF THE RIVER ISLANDS TRACT, CITY OF LATHROP, SAN GABRIEL COUNTY, CALIFORNIA
MAY 2024



SHEET INDEX



NOTES

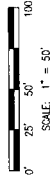
1. SEE SHEET 3 FOR REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS.
3. SEE SHEET 6 FOR LINE AND CURVE TABLES.

LEGEND

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

TRACT 4215 RIVER ISLANDS - PHASE 2 VILLAGE 22

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



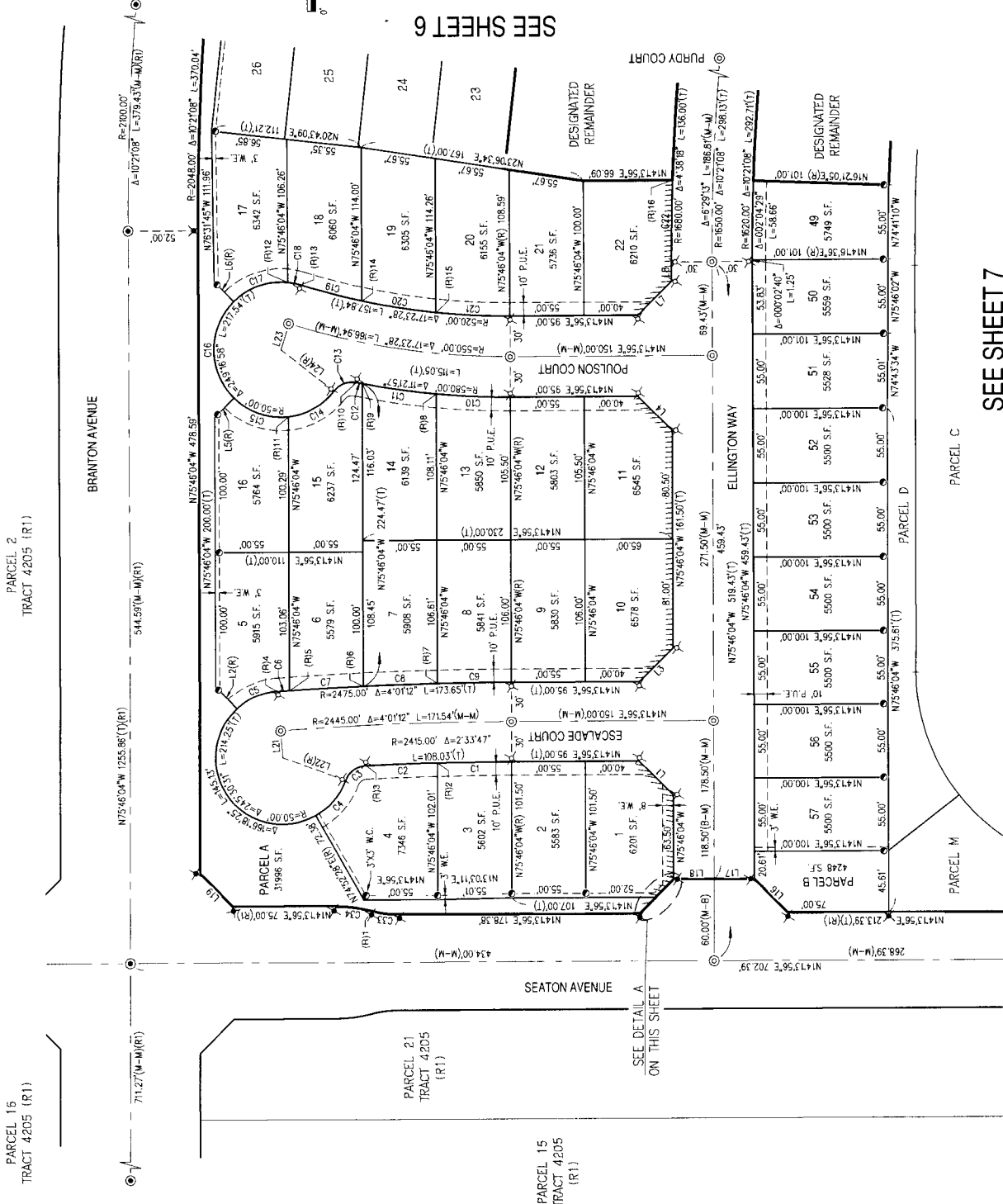
NOTES

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

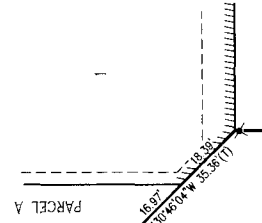
MONUMENTATION NOTES

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

SEE SHEET 6



SEE SHEET 7



NOTES

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

PARCEL 2
TRACT 4205 (R1)

TRACT 4215
RIVER ISLANDS - PHASE 2
VILLAGE 22

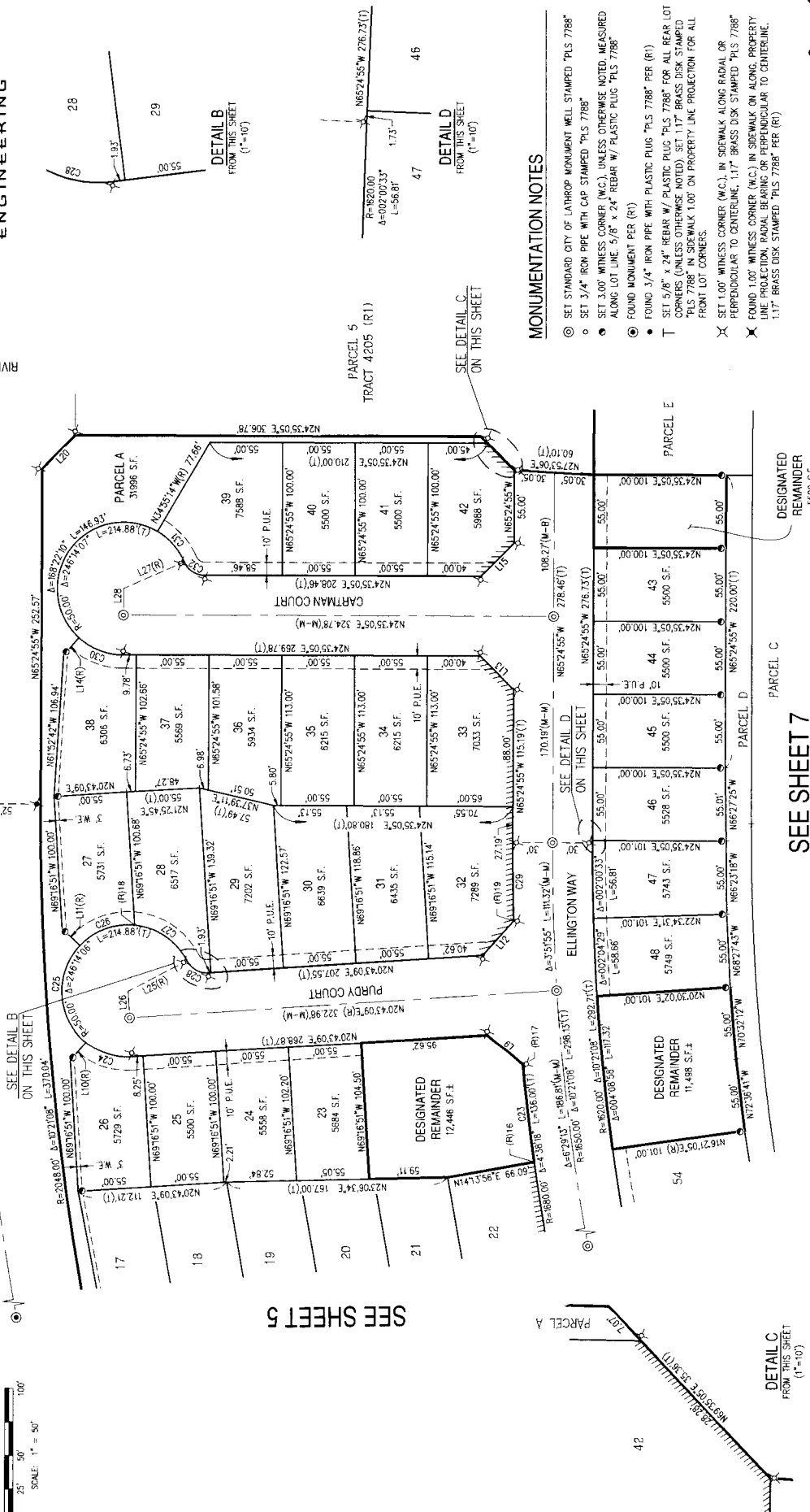
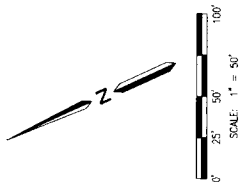
A PORTION OF RANCHO EL PESCADERO, BEING A SUBDIVISION OF PARCEL 6 AND PARCEL 7 OF TRACT 4205 (44 MAP 95), WOODLANDS EAST LARGE LOT FINAL MAP, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MAY 2024



RIVER ISLANDS PARKWAY

BRANTON AVENUE



SEE SHEET 5

SEE SHEET 7

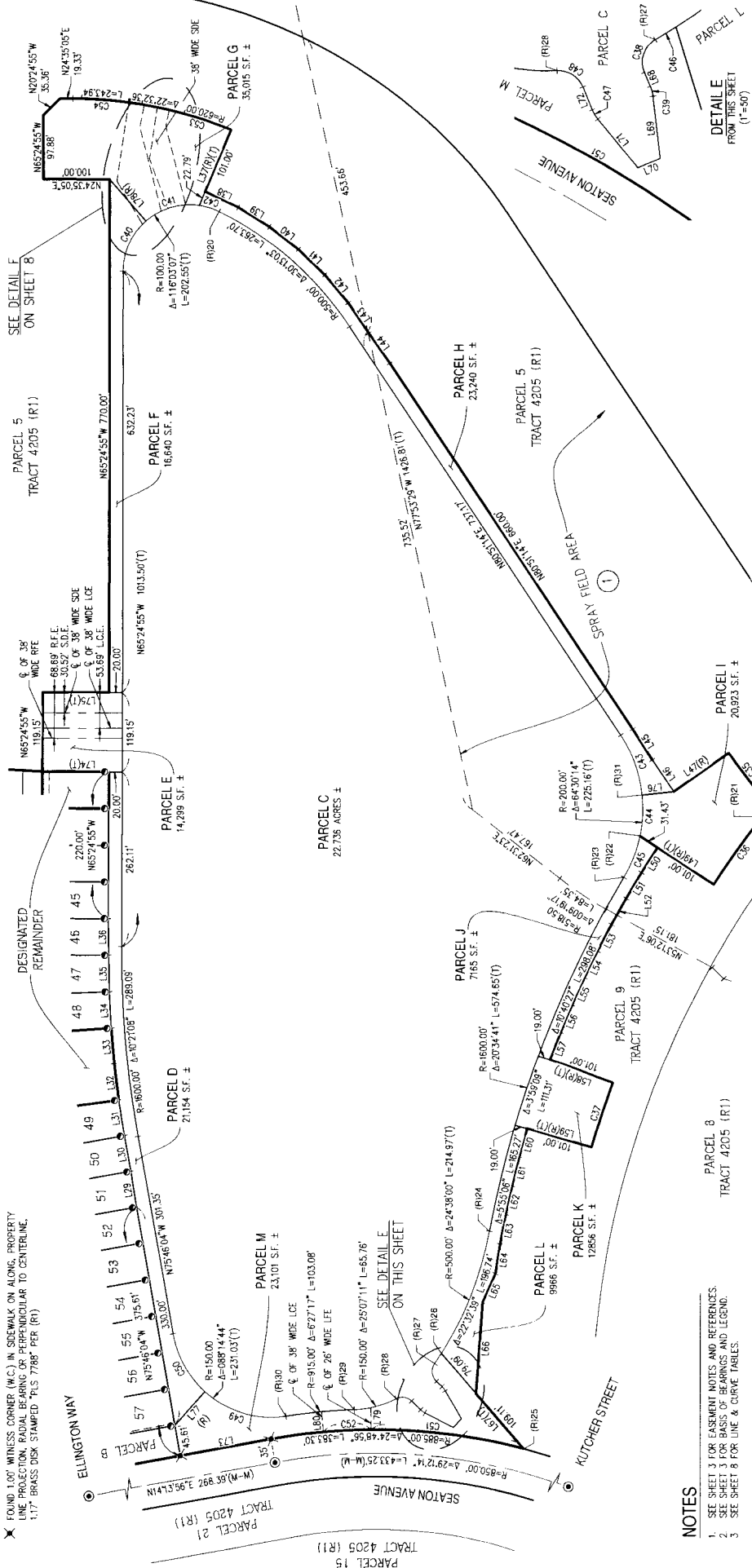
MONUMENTATION NOTES

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

TRACT 4215 RIVER ISLANDS - PHASE 2 VILLAGE 22

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

MAY 2024



MONUMENTATION NOTES

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

NOTES

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

TRACT 4215 RIVER ISLANDS - PHASE 2 VILLAGE 22

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



LINE #	DIRECTION	LENGTH
L61	N51°44'28"W	44.87
L62	N53°22'01"W	44.87
L63	N54°59'35"W	44.87
L64	N56°37'09"W	44.87
L65	N41°40'29"W	46.98
L66	N61°26'47"W	134.89
L67	N73°08'37"E	188.20
L68	N87°09'59"E	11.36
L69	N85°51'28"E	48.03
L70	N22°22'29"W	18.00
L71	N51°23'35"E	48.03
L72	N68°06'04"E	18.85
L73	N14°13'56"E	108.39
L74	N24°35'05"E	120.00
L75	N24°35'05"E	120.00
L76	N18°32'41"E	47.80
L77	N23°49'43"W	87.18
L78	N23°31'39"E	82.70
L79	N65°59'13"W	32.47
L80	N70°37'01"W	30.00

LINE #	DIRECTION	LENGTH
L31	N74°41'10"W	55.00
L32	N72°38'24"W	55.00
L33	N70°32'12"W	55.00
L34	N68°27'43"W	55.00
L35	N66°23'18"W	55.00
L36	N62°52'20"W	123.79
L38	N50°09'55"E	55.00
L39	N68°14'23"E	55.00
L40	N62°18'52"E	55.00
L41	N68°22'31"E	55.00
L42	N74°27'50"E	55.00
L43	N79°55'49"E	55.00
L44	N79°48'45"E	55.00
L45	N81°53'44"E	55.00
L46	N80°28'17"E	57.68
L47	N19°40'04"W	101.00
L48	N68°14'15"W	31.28
L49	N57°41'31"E	132.43
L50	N33°07'15"W	44.87
L51	N34°44'49"W	44.87
L52	N38°22'23"W	44.87
L53	N37°59'57"W	44.87
L54	N39°37'30"W	44.87
L55	N41°15'04"W	44.87
L56	N42°52'28"W	44.87
L57	N44°30'11"W	44.87
L58	N44°31'02"E	120.00
L59	N46°41'50"E	120.00
L60	N50°08'54"W	44.87

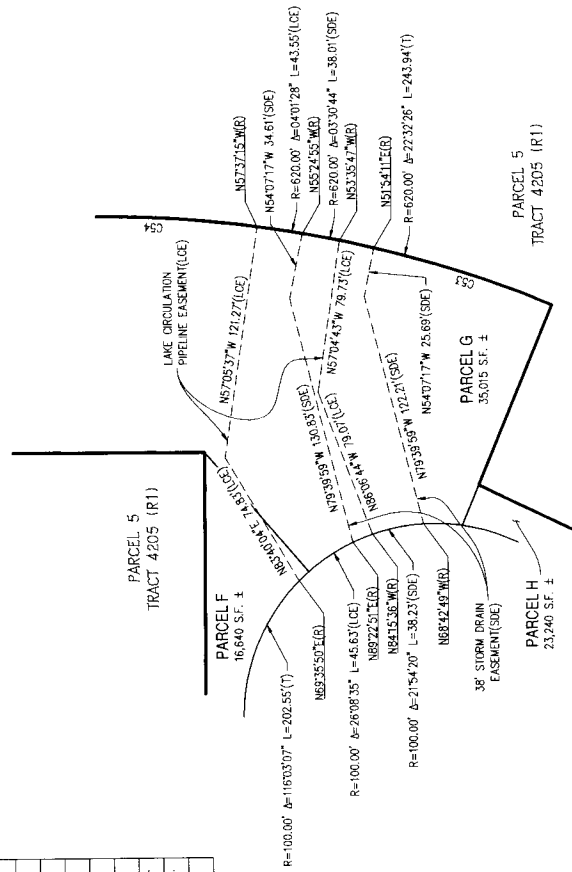
LINE #	DIRECTION	LENGTH
L1	N69°13'56"E	35.36
L2	N61°10'53"E	23.24
L3	N30°46'04"W	35.36
L4	N39°13'56"E	35.36
L5	N39°38'00"W	20.45
L6	N59°41'44"E	20.76
L7	N30°46'04"W	35.36
L8	N75°46'04"W	14.43
L9	N64°47'42"E	34.78
L10	N26°12'09"W	18.45
L11	N67°38'28"E	18.45
L12	N23°21'23"W	34.78
L13	N69°35'05"E	35.36
L14	N23°17'24"W	17.41
L15	N20°24'55"W	35.36
L16	N69°13'56"E	35.36
L17	N14°13'56"E	30.00
L18	N14°13'56"E	30.00
L19	N69°13'56"E	35.36
L20	N20°24'55"W	35.36
L21	N75°47'15"W	20.00
L22	N34°42'13"E	50.00
L23	N58°22'35"W	20.00
L24	N52°20'27"E	50.00
L25	N3°02'44"W	50.00
L26	N69°16'51"W	20.00
L27	N0°49'11"E	50.00
L28	N65°24'55"W	20.00
L29	N74°43'34"W	55.00
L30	N75°46'02"W	55.00

CURVE #	RADIUS	DELTA	LENGTH
C31	50.00	35°44'25"	31.19
C32	17.00	66°14'06"	19.65
C33	83.00	14°04'12"	20.38
C34	117.00	14°04'12"	28.73
C35	1086.00	4°18'00"	81.51
C36	1480.00	4°48'04"	124.02
C37	1480.00	3°59'09"	102.96
C38	20.00	82°15'48"	28.72
C39	27.50	16°42'29"	8.02
C40	100.00	49°58'34"	85.42
C41	100.00	49°25'51"	86.27
C42	100.00	17°49'42"	30.85
C43	200.00	27°41'27"	96.66
C44	200.00	17°38'43"	61.59
C45	200.00	19°10'04"	66.91
C46	500.00	2°05'21"	18.23
C47	27.50	16°42'29"	8.02
C48	20.00	70°46'44"	24.71
C49	150.00	50°11'04"	131.38
C50	150.00	38°03'40"	99.64
C51	885.00	15°02'05"	202.23
C52	885.00	4°37'48"	71.52
C53	620.00	10°43'28"	118.05
C54	620.00	7°47'40"	84.34

CURVE #	RADIUS	DELTA	LENGTH
C1	2415.00	1°18'18"	55.00
C2	2415.00	1°15'29"	53.02
C3	17.00	66°57'56"	19.97
C4	50.00	40°10'14"	35.06
C5	50.00	39°01'52"	34.06
C6	2475.00	0°11'50"	8.53
C7	2475.00	1°16'31"	55.09
C8	2475.00	1°16'28"	55.03
C9	2475.00	1°16'24"	55.00
C10	590.00	5°29'29"	55.08
C11	590.00	5°29'29"	55.59
C12	560.00	0°25'59"	4.38
C13	17.00	63°15'26"	18.77
C14	50.00	45°43'33"	39.90
C15	50.00	50°57'10"	44.46
C16	50.00	50°40'34"	79.13
C17	50.00	50°42'08"	44.25
C18	50.00	1°11'43"	9.81
C19	520.00	5°10'37"	46.98
C20	520.00	6°08'28"	55.73
C21	520.00	6°04'17"	55.10
C22	1680.00	2°03'58"	60.58
C23	1680.00	2°34'20"	75.42
C24	50.00	43°04'43"	37.97
C25	50.00	90°50'37"	81.89
C26	50.00	52°34'17"	45.88
C27	50.00	56°44'30"	49.52
C28	17.00	66°14'06"	19.65
C29	1680.00	2°01'01"	59.14
C30	50.00	42°07'32"	36.76

RADIAL BEARINGS	LINE #	DIRECTION
(R12)	N69°36'08"W	
(R13)	N58°22'41"W	
(R14)	N63°33'19"W	
(R15)	N69°47'15"W	
(R16)	N16°17'54"E	
(R17)	N18°52'14"E	
(R18)	N69°47'15"W	
(R19)	N22°34'04"E	
(R20)	N39°21'49"W	
(R21)	N64°24'07"W	
(R22)	N36°11'24"E	

RADIAL BEARINGS	LINE #	DIRECTION
(R1)	N61°41'52"W	
(R2)	N77°04'22"W	
(R3)	N78°19'50"W	
(R4)	N79°47'15"W	
(R5)	N79°52'55"W	
(R6)	N78°18'54"W	
(R7)	N77°02'28"W	
(R8)	N70°19'35"W	
(R9)	N64°50'05"W	
(R10)	N64°24'07"W	
(R11)	N81°56'00"W	



DETAIL F
FROM SHEET 7
(NOT TO SCALE)

ITEM 2.5

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

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

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

SUMMARY:

The proposed Final Map for Tract 4219 Village 21 (Tract 4219), included as Attachment "E", is within the Woodlands East District of Phase 2 for the River Islands Project. Califia, LLC (River Islands) is proposing one hundred and thirty-three (133) 42' x 100' residential lots. A Vicinity Map is included as Attachment "B".

Staff recommends that the City Council approve the proposed Final Map for Tract 4219 to be recorded pursuant to the terms of the escrow instruction included as Attachment "D" and a Subdivision Improvement Agreement (SIA), included as Attachment "C", with River Islands by Resolution included as Attachment "A".

BACKGROUND:

On June 14, 2021 the City of Lathrop City Council adopted resolutions and ordinances approving the River Islands modified Phase 2 Project and Vesting Tentative Subdivision Map (VTM) 6716. On November 14, 2022 City Council approved Tract 4149 West Village Large Lot Final Map (LLFM) to create 34 undevelopable parcels. On March 25, 2024 City Council approved Tract 4205 Woodlands East LLFM to create 23 undevelopable parcels. On March 29, 2023, the City of Lathrop Planning Commission approved a Neighborhood Design Plan (NDP) and Architectural Guidelines and Design Standards (AG/DS) for the Woodlands East District. The land for the proposed Final Map for Tract 4219 is within the geographic boundaries of VTM 6716, LLFM 4149, and LLFM 4205.

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

The total cost of the improvements for Tract 4219 is \$4,640,000, however a large portion of the improvements have already been constructed and therefore do not need to be guaranteed. Performance and labor & material securities have been provided with the SIA for Tract 4219 that guarantees the unfinished improvements in the amount of:

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

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

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

Tract 4219 will need to be annexed into three different Community Facilities Districts (CFDs) for maintenance purposes. The CFDs are for the City, Island Reclamation District (RD) 2062, and River Islands Public Financing Authority (RIPFA). Approval of Annexation into City of Lathrop CFD 2023-1 is proposed with this Council item. Annexation into additional CFDs administered by RD 2062 and RIPFA is required as part of the escrow instructions prior to recording of the final map.

As a precondition to record the Final Map, River Islands must satisfy the Escrow Instructions by depositing necessary sums to guarantee the payment of all fees and providing required documents.

REASON FOR RECOMMENDATION:

River Islands has fulfilled all of the requirements of the City’s subdivision ordinance as listed below:

Documents	Status
1. Final Map ready for signature	Completed
2. Subdivision Improvement Agreement	Completed
3. Performance Security – Uncompleted Landscaping and Miscellaneous Improvements	Received
4. Labor and Materials Security – Uncompleted Landscaping and Miscellaneous Improvements	Received
5. Street Improvement, Landscape, Light & Joint Trench	Completed
6. Geotechnical Report	Completed
7. Agreement for Backbone Improvements and Parks (Agreement for Dedication, Inspection and Guarantee of Streets and Public Improvements)	Completed

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

8.	Approval of 3 rd Amendment to Development Agreement that guarantees creation of CFD for City Maintenance and Shortfalls, and Guarantee of Developer CFDs for Developer/other public agency Maintenance	Completed
9.	Allocation of Water and Sewer capacity	Completed
10.	Recommendation for approval from Stewart Tract Design Review Committee	Completed
11.	Submitted Certificate of Insurance, Tax Letter	Completed
12.	Submitted Preliminary Guarantee of Title	Completed
13.	Escrow Instructions	Completed
14.	Tract 4219 Village 21 – City of Lathrop Community Facilities District No. 2023-1 Annexation	Approval pending with this item
Fees		Status
1.	Final Map plan check fee	Paid
2.	Improvement Plans - Plan check and inspection fees	Paid
3.	Sierra Club Settlement fee	To be paid in escrow

FISCAL IMPACT:

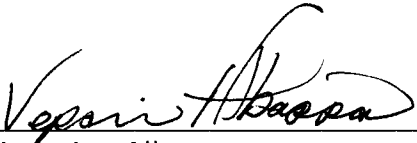
There is no fiscal impact to the City as all costs are covered by development fees and any shortfalls in the City’s maintenance and operating costs are covered by the CFDs.

ATTACHMENTS:

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

CITY MANAGER'S REPORT **PAGE 4**
JUNE 3, 2024, CITY COUNCIL SPECIAL MEETING
APPROVE FINAL MAP, CFD ANNEXATION, AND SUBDIVISION IMPROVEMENT
AGREEMENT FOR 133 LOTS IN TRACT 4219 VILLAGE 21 WITHIN
WOODLANDS EAST DISTRICT OF RIVER ISLANDS

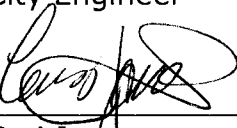
APPROVALS



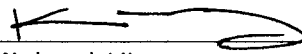
Veronica Albarran
Junior Engineer 05/20/2024
Date



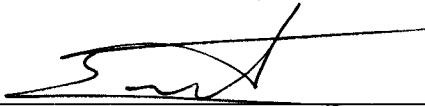
Brad Taylor
City Engineer 5/20/2024
Date



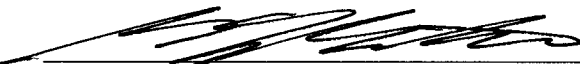
Cari James
Finance Director 5/23/2024
Date



Michael King
Assistant City Manager 5-22-2024
Date



Salvador Navarrete
City Attorney 5-22-2024
Date



Stephen Salvatore
City Manager 5.30.24
Date

RESOLUTION NO. 24-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING FINAL MAP FOR TRACT 4219 VILLAGE 21 WITHIN THE WOODLANDS EAST DISTRICT, TOTALING 133 RESIDENTIAL LOTS, ANNEXATION INTO CFD 2023-1, AND A SUBDIVISION IMPROVEMENT AGREEMENT WITH CALIFIA, LLC

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

WHEREAS, on November 14, 2022, the City of Lathrop City Council approved West Village Large Lot Final Map (LLFM) 4149; and

WHEREAS, on March 25, 2024, the City of Lathrop City Council approved Woodlands East LLFM 4205; and

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

WHEREAS, the land for the proposed Final Map for Tract 4219 is within the geographic boundaries of VTM 6716, LLFM 4149, and LLFM 4205; and

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

WHEREAS, Califia, LLC, provided performance and labor & material securities with the SIA for Tract 4219 that guarantee the unfinished improvements in the amount as follows:

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

; and

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

WHEREAS, Tract 4219 needs to be annexed into three different Community Facilities Districts (CFDs) for maintenance purposes. Staff recommends that Council approve Annexation into City of Lathrop CFD 2023-1. Additional CFDs administered

by Island Reclamation District (RD) 2062, and River Islands Public Financing Authority (RIPFA) are recorded and included as part of the Escrow instructions; and

WHEREAS, River Islands must satisfy the Escrow Instructions, included as Attachment D to the City Manager’s Report that accompanies this Resolution, by depositing necessary sums and required security to guarantee execution of the documents related to the SIA.

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

1. The Final Map for Tract 4219 and is hereby approved as submitted and recordation with the San Joaquin County Assessor/Recorder/County Clerk Office is authorized once the terms and conditions of the escrow instructions are met.
2. The City Manager, or their designee, is authorized to execute a Subdivision Improvement Agreement with Califia, LLC in substantially the form as attached to the June 3, 2024 staff report.
3. Annexation into the City of Lathrop Community Facilities District No. 2023-1 (River Islands Public Services and Facilities) in substantially the form as attached to the June 3, 2024 staff report.

PASSED AND ADOPTED by the City Council of the City of Lathrop this 3rd day of June 2024 by the following vote:

AYES:

NOES:

ABSTAIN:

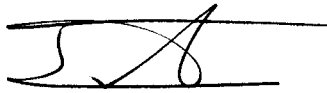
ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

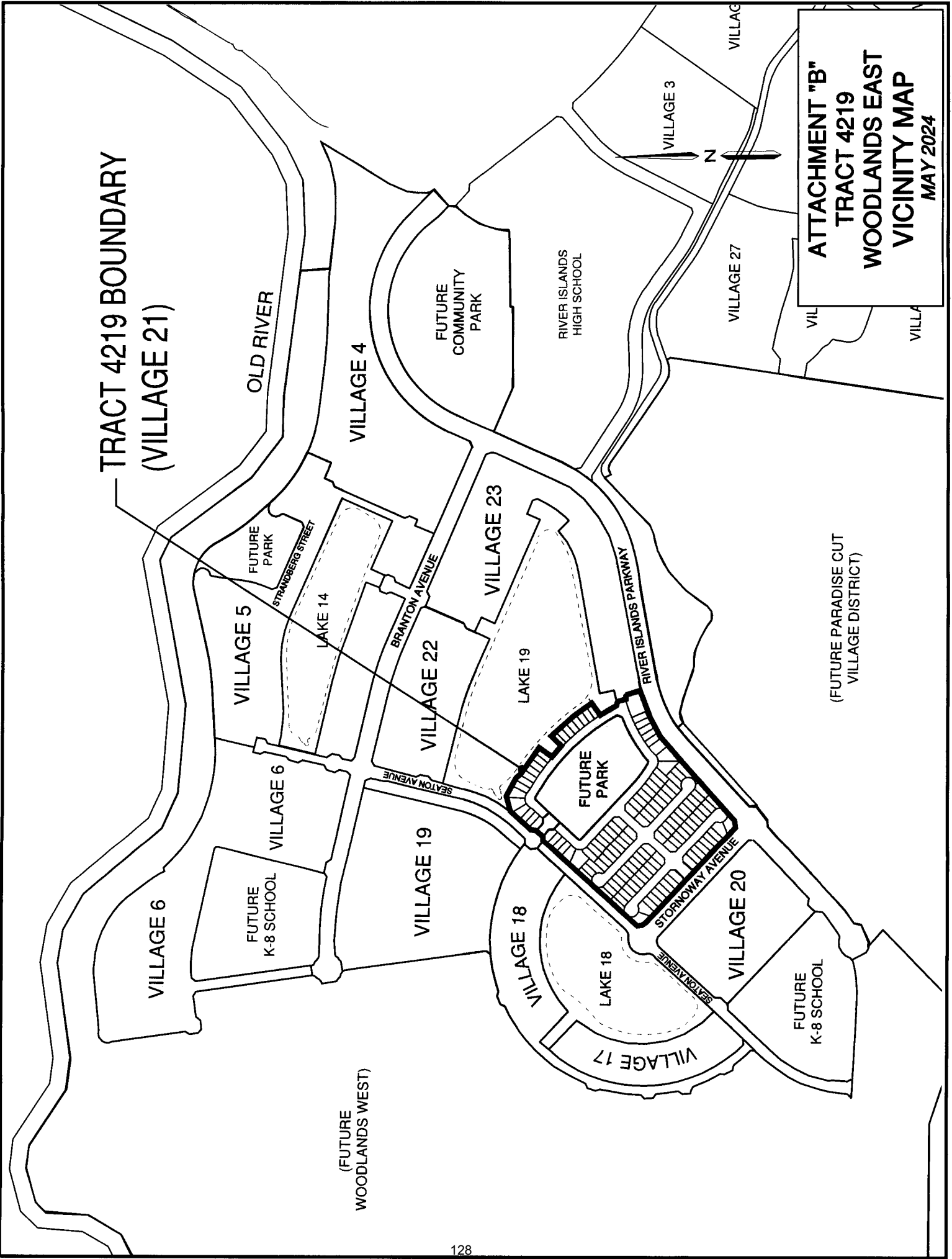
Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

**TRACT 4219 BOUNDARY
(VILLAGE 21)**



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

(FUTURE
WOODLANDS WEST)

(FUTURE PARADISE CUT
VILLAGE DISTRICT)

SUBDIVISION IMPROVEMENT AGREEMENT
BY AND BETWEEN THE CITY OF LATHROP AND
CALIFIA, LLC,
CALIFORNIA LIMITED LIABILITY COMPANY
FOR TRACT 4219 VILLAGE 21 133 RESIDENTIAL LOTS

RECITALS

A. This Agreement is made and entered into this **3rd day of June 2024**, by and between the **CITY OF LATHROP**, a municipal corporation of the State of California (hereinafter "CITY") and **Califia, LLC**, a California limited liability company, (hereinafter "SUBDIVIDER").

B. Pursuant to Division 2 of Title 7 of the Government Code of the State of California and the CITY's Subdivision Regulations (City of Lathrop, Code of Ordinances, Chapter 16), SUBDIVIDER is required to make dedications and improve Tract 4219 Woodlands East Village 21 (Tract 4219). However, SUBDIVIDER has completed a significant portion of public infrastructure improvements associated with Tract 4219 located within the Woodlands East District of River Islands Phase 2, which also includes major streets necessary to access the site. Performance and Labor & Material securities have been provided by SUBDIVIDER that guarantee the unfinished improvements for Tract 4219, in the amount shown in Section 8 of this agreement.

C. SUBDIVIDER has completed a portion of the joint trench improvements for Tract 4219 and as noted in Recital B, security shall be required for the unfinished portion of these improvements, along with other required infrastructure associated with Tract 4219. Improvement plans, and street light plans have already been approved by the City. The street, sidewalk, underground utility, storm drainage, streetlight and joint trench improvements (hereinafter "Improvements") are substantially completed and minor improvements not yet constructed as part of the required infrastructure for Tract 4219 are required security as outlined in this Agreement is required.

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

1. SUBDIVIDER shall complete construction of, or cause construction to be completed at its sole cost and expense, the Improvements for all of the lots within the Woodlands East Village 21

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

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

2. SUBDIVIDER shall complete the Improvements, including all deferred and unfinished improvements as defined in this agreement, prior to issuance of certificate of occupancy of the last home constructed in Tract 4219, or June 3, 2025, whichever comes first.

3. CITY, or its agent(s), shall, at any time during the progress of the Improvements, have free access thereto, and shall be allowed to examine the same and all material to be used therein. If the Improvements or any part thereof are not completed in strict compliance with the standards set forth in Paragraph 1 above, CITY may refuse to accept and may reject the defective Improvements and/or materials therein.

4. SUBDIVIDER shall secure the services of skilled personnel necessary to construct the Improvements. CITY is not skilled in these matters and relies upon the skill of the SUBDIVIDER to ensure that the construction of the Improvements is in the most skillful and durable manner.

5. CITY'S acceptance of the Improvements does not operate as a release of SUBDIVIDER from any guarantee hereunder.

6. SUBDIVIDER guarantees and warrants that the Improvements shall be constructed in compliance with the standards set forth in Paragraph 1 above, free from any defects in work or labor done, and from any defects in materials furnished. Further, SUBDIVIDER shall repair and maintain the Improvements in good condition and in accordance with CITY specifications for one (1) year after CITY'S acceptance of the Improvements. As required by this Agreement, prior to acceptance of the Improvements, SUBDIVIDER shall deposit with the City Engineer a Warranty Bond in the amount of \$464,000, equal to 10% of the estimated cost of the Improvements for the Woodlands East Village 21 neighborhood (\$4,640,000) as included in the Engineer's estimate attached to this Agreement as Exhibit "D", to insure SUBDIVIDER'S repair and warranty of the Improvements in accordance with the terms of this Agreement. The Warranty Bond shall be released at the end of the one year guarantee period, provided there are no claims against it are then outstanding.

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

Once action is taken by CITY to complete, repair, replace and/or reconstruct the Improvements, SUBDIVIDER shall be responsible for all costs incurred by CITY, even if SUBDIVIDER subsequently completes the work.

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

8. Because the Improvements are not entirely complete, the SUBDIVIDER is required to only post Performance or Labor & Materials bonds to guarantee the unfinished improvements associated with Tract 4219 as included and described in Exhibit "D" of this Agreement. Performance and Labor & Material securities have been provided in the amount shown in Table 1 below. SUBDIVIDER shall also comply with CITY's insurance requirements set forth on Exhibit "C" attached hereto and incorporated herein.

Table 1 – Bond Values

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

i. Time of the Essence. Time is of the essence of this Agreement and each of its provisions.

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

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

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

ATTACHMENTS:

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

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

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

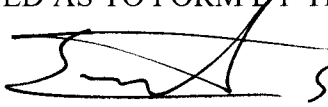
ATTEST: TERESA VARGAS
City Clerk of and for the City
of Lathrop, State of California

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

BY: _____
Teresa Vargas Date
City Clerk

BY: _____
Stephen J. Salvatore Date
City Manager

APPROVED AS TO FORM BY THE CITY OF LATHROP CITY ATTORNEY

BY:  _____
Salvador Navarrete Date
City Attorney

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

SUBDIVIDER

Califia, LLC,
a California limited liability company

BY:

Susan Dell'Osso
President

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

EXHIBIT "A"

FINAL MAP - TRACT 4219

OWNERS STATEMENT

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

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

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

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

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

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

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

OWNER INTENDS TO SUBDIVIDE THE LAND SUBJECT TO THIS MAP WITH ANY AND ALL RIPARIAN RIGHTS OR OTHER WATER INTERESTS TO WHICH THE SUBJECT LAND IS ENTITLED HEREIN APPURTENANT OR RELATING TO THE LANDS, WHETHER SUCH WATER RIGHTS SHALL BE RIPARIAN, OVERHUNG, FORMAL, PERCOLATING, PRESRIPTIVE, AUDDICATED, STATUTORY OR OTHERWISE, TOGETHER WITH ALL OTHER RIGHTS AND INTERESTS TO WHICH THE SUBJECT LANDS WITHIN THE BOUNDARIES OF THIS MAP OR THE SURROUNDING PROPERTIES.

OWNER: CALIFIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: SUSAN DEL'ROSSO DATE: _____
 ITS: PRESIDENT

SEE SHEET 2 FOR TRUSTEE'S STATEMENT

ACKNOWLEDGEMENT CERTIFICATE (OWNER)

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

STATE OF CALIFORNIA }
 COUNTY OF SAN JOAQUIN }

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

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

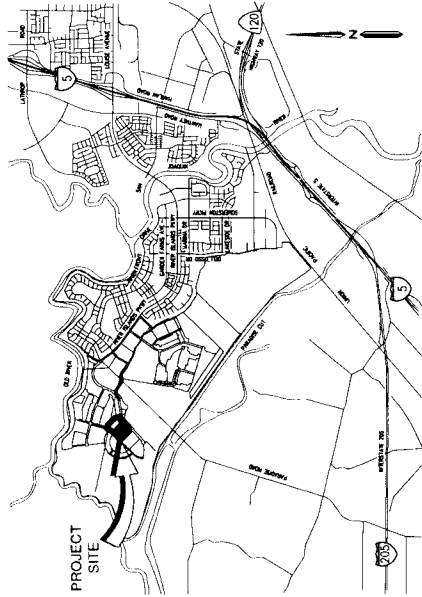
WITNESS MY HAND:

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

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

A PORTION OF RAMONDO EL PESCADERO, BEING SUBDIVISION OF PARCEL 9 OF TRACT 4205 (14 MAP 95), WOODLANDS EAST LARGE LOT FINAL MAP, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MAY 2024



VICINITY MAP
 NOT TO SCALE

SECRETARY OF THE PLANNING COMMISSION'S STATEMENT

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

DATED THIS _____ DAY OF _____, 2024.

RICHARDO CASQUAT, COMMUNITY DEVELOPMENT DIRECTOR
 CITY OF LATHROP

CITY ENGINEERS STATEMENT

I, BRAD R. TAYLOR, HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA AND I HAVE EXAMINED THIS FINAL MAP AND THE SUBDIVISION MAP ENTITLED TRACT 4219, RIVER ISLANDS - PHASE 2, VILLAGE 21, CITY OF LATHROP, CALIFORNIA, CONSISTING OF SEVEN (7) PARCELS, TOGETHER WITH THE STRIPS OF LAND AND PLING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA. AS IT APPEARED ON THE VESTING TENTATIVE MAP NO. 6716 AND ANY APPROVED AMENDMENTS THERE TO, I FURTHER STATE THAT THIS FINAL MAP COMPLIES WITH ALL PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA STATE SUBDIVISION MAP ACT AND APPLICABLE ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THERE TO, APPLICABLE AT THE TIME OF APPROVAL OF VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2024.



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

RECORDER'S STATEMENT

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

FEE: \$ _____

BY: _____
 ASSISTANT/DEPUTY RECORDER

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

TRACT 4219 RIVER ISLANDS - PHASE 2 VILLAGE 21

A PORTION OF RANCHO EL PESCADERO, BEING SUBDIVISION OF PARCEL 9 OF TRACT 4205 (44 MAP 96), WOODLANDS EAST LARGE LOT FINAL MAP, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MAY 2024



TRUSTEES STATEMENT

OLD REPUBLIC TITLE COMPANY, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED AUGUST 29, 2003, AS DOCUMENT NUMBER 2003-197463, AND AMENDED IN DOCUMENT RECORDED FEBRUARY 4, 2014, AS DOCUMENT NUMBER 2014-01174, AND FURTHER AMENDED IN DOCUMENT RECORDED JULY 26, 2019, AS DOCUMENT NUMBER 2019-079300, HAS BEEN ADVISED BY THE CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA, THAT THE CITY HAS A PRELIMINARY TITLE REPORT, ORDER NUMBER 1214023385-LP (VERSION 1), DATED OCTOBER 3, 2022, AS DOCUMENT NUMBER 2022-114642, AND FURTHER AMENDED IN DOCUMENT RECORDED AUGUST 24, 2023, AS DOCUMENT NUMBER 2023-067141, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

DATED THIS _____ DAY OF _____, 2024.

BY: _____
NAME: _____
TITLE: _____

SIGNATURE OMISSIONS

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

1. RECLAIMED ISLANDS LAND COMPANY RESERVATION FOR OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, PER DOCUMENT NUMBER 2001-00046177, S.J.C.R.

EASEMENT ABANDONMENT NOTE

THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (P.U.E.) FOR PUBLIC PURPOSES DEDICATED PER TRACT 4219, RIVER ISLANDS - PHASE 2, VILLAGE 21, SAN JOAQUIN COUNTY, CALIFORNIA, AS SHOWN ON THE PRELIMINARY TITLE REPORT, ORDER NUMBER 1214023385-LP (VERSION 1), DATED OCTOBER 3, 2022, AS DOCUMENT NUMBER 2022-114642, AND FURTHER AMENDED BY THIS FINAL MAP, PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET 1.

CERTIFICATE OF DEDICATION

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

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

THE CITY OF LATHROP SHALL RECONVEY THE PROPERTY TO THE SUBDIVIDER IF THE CITY MAKES A DETERMINATION THAT THE DEDICATION DOES NOT COMPLY WITH THE CITY CODE SECTION 06477.5 THE SAME PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST.

CITY SURVEYOR'S STATEMENT

I, DARRYL A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4219, RIVER ISLANDS - PHASE 2, VILLAGE 21, FINAL MAP", CITY OF LATHROP, CALIFORNIA, AND I AM SATISFIED THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2024.

DARRYL A. ALEXANDER, P.L.S. 5071
ACTING CITY SURVEYOR



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CALIFA, LLC, ON MARCH 15, 2024. I HEREBY STATE ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE CHARACTER AND POSITIONS INDICATED OR THAT THEY WILL BE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED AND THAT THIS FINAL MAP WILL BE SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2024.

DYLAN DRAWFORD, P.L.S. NO 7788



RECITALS

1. RIGHT TO FARM STATEMENT:
PERMITS OPERATION OF PROPERTY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THE RIGHT TO FARM, TO BE EXERCISED BY THE OWNER OF THE PROPERTY. THE CITY OF LATHROP IS NOT SUBJECT TO INCARCERATION OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATIONS, CULTIVATION, FLOWING, SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF GROPS AND ANIMALS FROM DEPRECIATION, AND OTHER ACTIVITIES WHICH MAY OCCUR IN CONNECTION WITH SUCH AGRICULTURAL OPERATIONS. THE CITY OF LATHROP DOES NOT ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL, AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.
A SOILS REPORT ENTITLED "GEO-TECHNICAL EXPLORATION, RIVER ISLANDS PHASE 1, LATHROP, CALIFORNIA," REFERENCED AS PROJECT NO. 50443.001.01 AND DATED JULY 29, 2005, HAS BEEN PREPARED FOR THIS PROJECT BY ENGEO, INCORPORATED, JOSEF J. TOOLE, G.E. NO. 2677, AND IS ON FILE WITH THE CITY OF LATHROP.
2. TRACT 4219, RIVER ISLANDS - PHASE 2, VILLAGE 21 FINAL MAP, CONTAINS 112 RESIDENTIAL LOTS WITH A TOTAL OF 12,375 ACRES, MORE OR LESS, PARCELS A THROUGH I CONTAINING 1,364 ACRES, MORE OR LESS, AND ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP WHICH INCLUDE 7,295 ACRES, MORE OR LESS, AND A DESIGNATED REMAINDER OF 2,331 ACRES, MORE OR LESS, AS SHOWN ON THIS FINAL MAP (PLEASE REFER TO THE AREA TABLE BELOW):

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

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

LINE AND CURVE TABLES FOR SHEET 3 ONLY

LINE	DIRECTION	LENGTH
L1	N46°33'50"W	60.00'
L2	N68°26'10"E	35.36'
L3	N46°33'50"W	63.00'
L4	N1°33'50"W	35.36'
L5	N58°37'06"W	44.87'
L6	N54°53'35"W	44.87'
L7	N33°22'07"W	44.87'
L8	N51°14'25"W	44.87'
L9	N30°06'54"W	44.87'
L10	N44°30'11"W	44.87'
L11	N42°52'38"W	44.87'
L12	N39°37'30"W	44.87'
L13	N41°15'04"W	44.87'
L14	N37°58'57"W	44.87'
L15	N36°22'23"W	44.87'
L16	N34°44'49"W	44.87'
L17	N33°07'16"W	44.87'
L18	N66°14'15"W	31.28'
L19	N14°58'04"W	60.00'
L20	N12°59'52"W	112.11'

LINE	DIRECTION	LENGTH
L21	N88°26'10"E	35.36'
L22	N46°33'50"W	63.00'
L23	N1°33'50"W	35.36'
L24	N46°33'50"W	60.00'

CURVE	RADIUS	DELTA	LENGTH
C1	1480.00'	446°04'	124.02'
C2	1028.00'	175°13'	35.28'

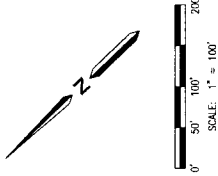
TRACT 4219 RIVER ISLANDS - PHASE 2 VILLAGE 21

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

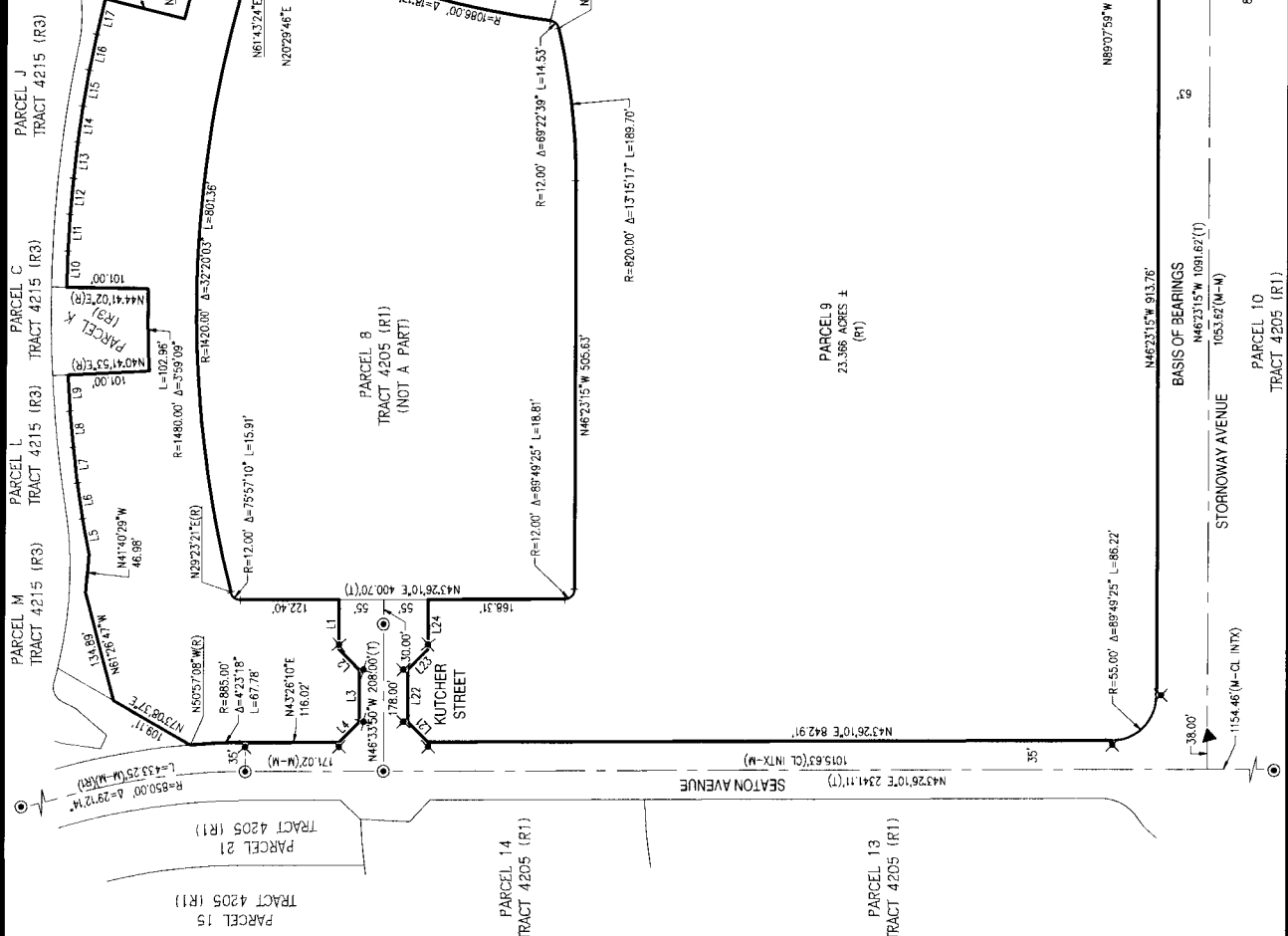
MAY 2024



EXISTING BOUNDARY SHEET



SEE SHEET 2 FOR LINE AND CURVE TABLES



- LEGEND**
- 200.00' (R1) MEASURED AND RECORD DATA PER REFERENCE SHOWN
 - (R1) DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 2
 - (M-M) MONUMENT TO MONUMENT
 - (M-B) MONUMENT TO BOUNDARY
 - (M-CL INTX) MONUMENT TO CENTERLINE INTERSECTION
 - (M-BC) MONUMENT TO BEGINNING OF CURVE
 - (BC-CL INTX) BEGIN CURVE TO CENTERLINE INTERSECTION TOTAL
 - (I) BOUNDARY
 - (B) D.N./A.N. DOCUMENT NUMBER, INSTRUMENT NUMBER
 - P.U.E. PUBLIC UTILITY EASEMENT
 - W.E. WALL EASEMENT
 - U/CI LOT LINE OR RIGHT-OF-WAY LINE
 - BOUNDARY
 - EASEMENT LINE
 - CENTERLINE

MONUMENTATION NOTES

- ✕ FOUND 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ON ALONG PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788" PER (R1)
- FOUND MONUMENT PER (R1)
- ⊙ FOUND MONUMENT PER (R1)
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788" PER (R1)

BASIS OF BEARINGS

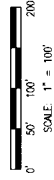
THE BEARING OF NORTH 46°23'15" WEST ALONG STORNEWAY AVENUE, AS SHOWN PER TRACT 4205, FILED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, AT PAGE 95, RECORDS OF SAN JOAQUIN COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP (ZONE 3, NAD83). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

REFERENCES

- (R1) TRACT 4205, RIVER ISLANDS-PHASE 2, WOODLANDS EAST LARGE LOT FINAL MAP, FILED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 95, S.I.C.R. (44 MAP 95)
- (R2) TRACT 4149, RIVER ISLANDS-PHASE 2, WEST VILLAGE LARGE LOT FINAL MAP, FILED DECEMBER 5, 2023, IN BOOK 44 OF MAPS AND PLATS, PAGE 52, S.I.C.R. (44 MAP 52)
- (R3) TRACT 4205, RIVER ISLANDS-PHASE 2, VILLAGE 22, FILED IN BOOK 44 OF MAPS AND PLATS, PAGE _____, S.I.C.R. (44 MAP _____) 2024.

TRACT 4219 RIVER ISLANDS - PHASE 2 VILLAGE 21

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

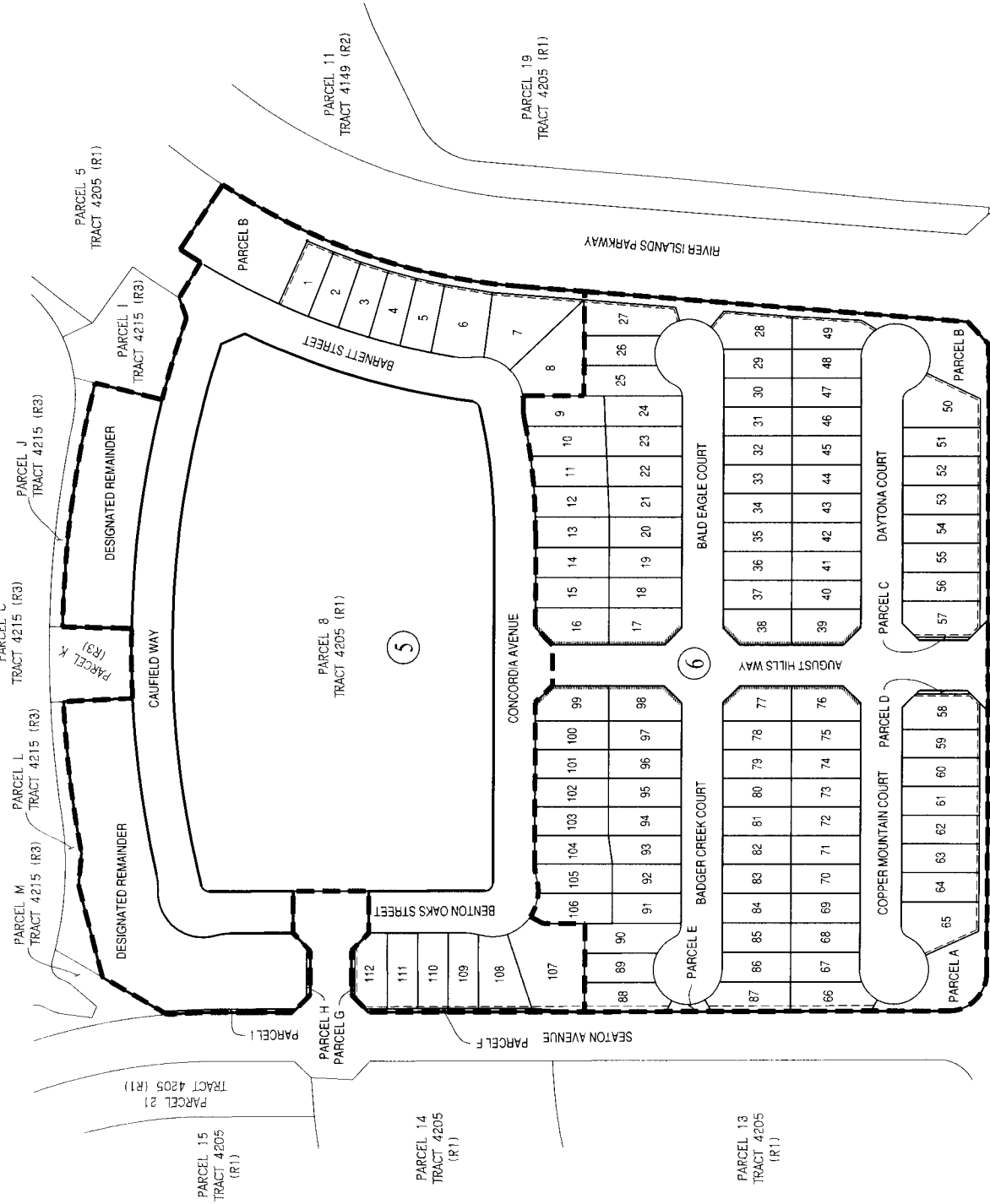


LEGEND

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

NOTES

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

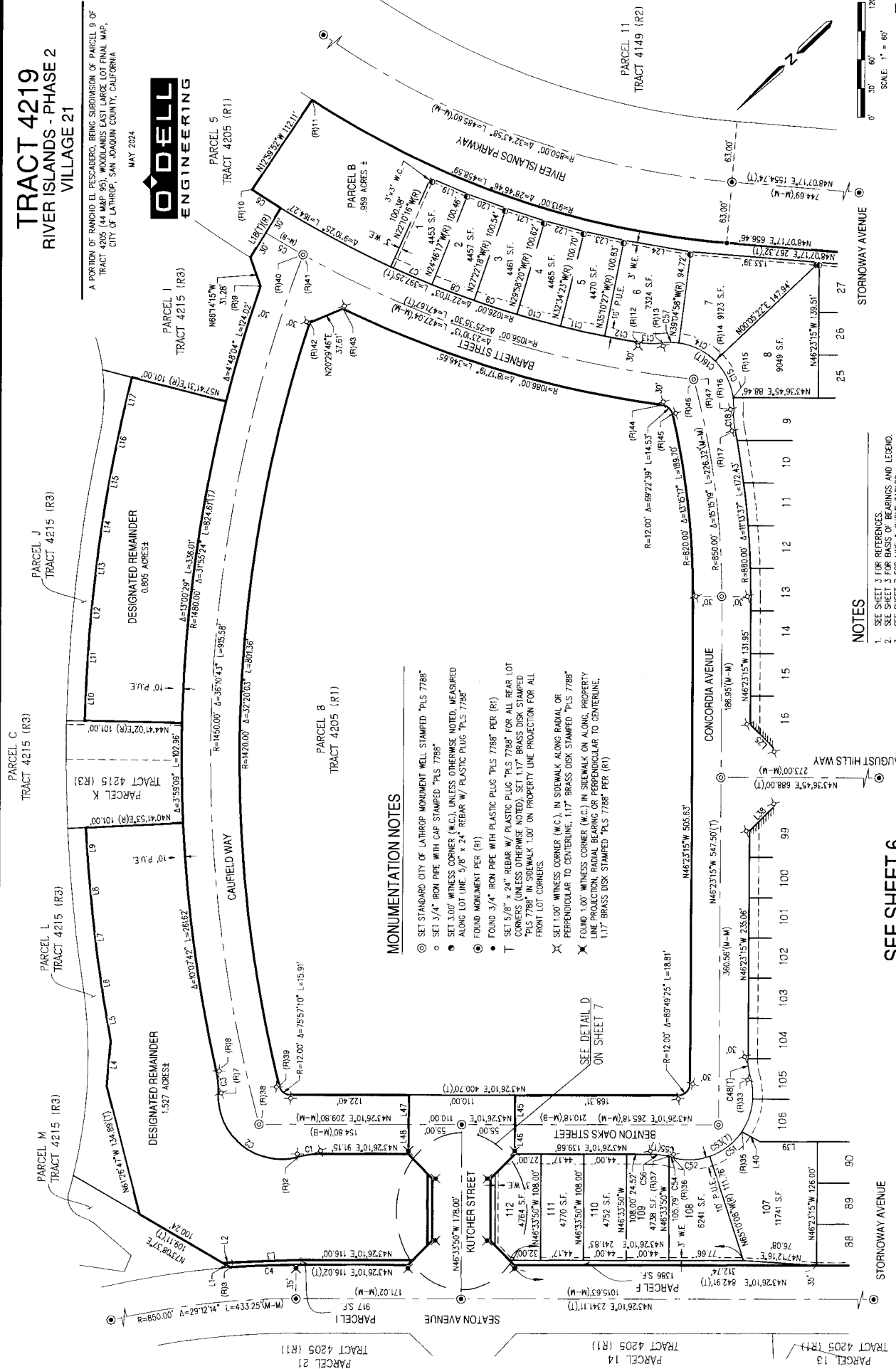


STORNOWAY AVENUE

TRACT 4219 RIVER ISLANDS - PHASE 2 VILLAGE 21

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

MAY 2024



MONUMENTATION NOTES

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

SEE DETAIL D ON SHEET 7

NOTES

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

SEE SHEET 6



TRACT 4219 RIVER ISLANDS - PHASE 2 VILLAGE 21

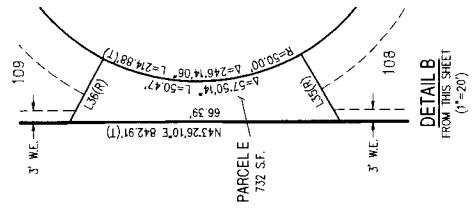
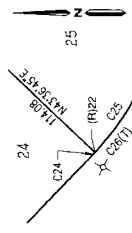
A PORTION OF RANCHO EL PESCADERO, BEING SUBDIVISION OF PARCEL 9 OF TRACT 4205 (44 MAP 95), WOODLANDS EAST LARGE LOT FINAL MAP, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA



MAY 2024

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

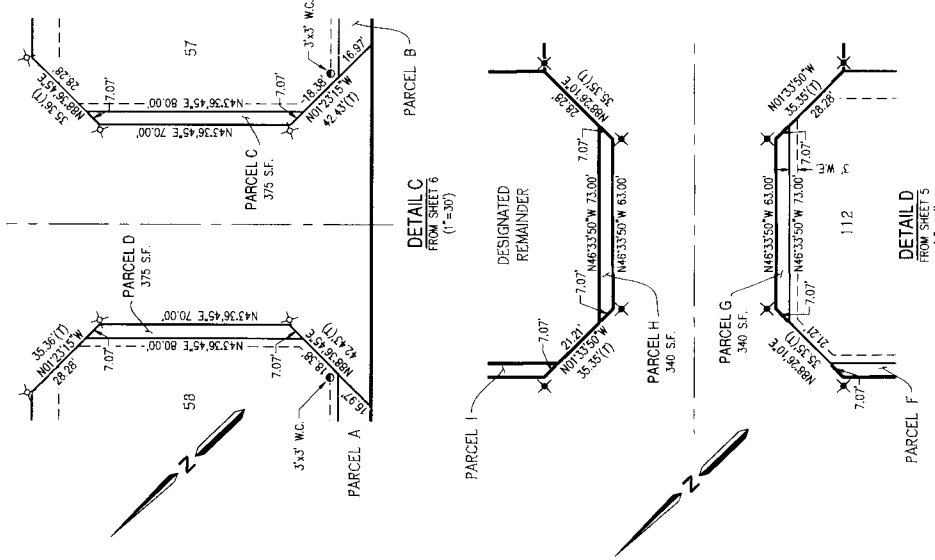
SEE SHEET 5



SHEET 6 OF 7

TRACT 4219 RIVER ISLANDS - PHASE 2 VILLAGE 21

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



CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C31	50.00	43°16'43"	37.77
C32	50.00	8°02'52"	7.02
C33	50.00	15°34'03"	13.59
C34	50.00	40°58'29"	35.76
C35	50.00	40°46'05"	35.58
C36	17.00	66°14'06"	19.65
C37	17.00	66°14'06"	19.65
C38	50.00	42°33'52"	37.14
C39	50.00	39°56'15"	34.85
C40	50.00	21°12'03"	18.50
C41	50.00	20°13'14"	17.65
C42	50.00	40°58'29"	35.76
C43	50.00	49°46'51"	43.44
C44	50.00	37°48'23"	32.99
C45	17.00	66°14'06"	19.65
C46	87.00	1°16'30"	1.94
C47	87.00	14°09'34"	21.50
C48	87.00	15°26'05"	23.44
C49	65.50	18°21'58"	21.00
C50	65.50	31°20'20"	35.83
C51	65.50	36°56'53"	42.24
C52	65.50	34°02'23"	39.91
C53	65.50	120°41'35"	137.88
C54	87.00	2°29'36"	3.79
C55	87.00	15°26'05"	23.44
C56	87.00	12°56'29"	19.65
C57	65.50	14°41'50"	16.80
C58	50.00	39°36'55"	34.57

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

LINE TABLE		
LINE #	DIRECTION	LENGTH
L01	N75°01'55"E	26.29
L02	N38°52'22"E	9.25
L03	N88°36'45"E	35.36
L04	N1°23'15"W	35.36
L05	N76°33'05"W	19.34
L06	N18°42'51"W	17.93
L07	N88°36'45"E	35.36
L08	N1°23'15"W	35.36
L09	N43°26'10"E	60.00
L10	N71°16'35"E	21.31
L11	N54°31'03"W	42.43
L12	N46°33'50"W	30.00
L13	N46°33'50"W	30.00
L14	N46°33'50"W	30.00
L15	N43°36'45"E	20.00
L16	N70°09'08"W	50.00
L17	N22°37'21"W	50.00
L18	N43°36'45"E	20.00
L19	N43°36'45"E	20.00
L20	N58°49'06"E	42.00
L21	N61°25'28"E	42.00
L22	N58°36'53"E	42.00
L23	N55°57'31"E	48.00
L24	N55°09'05"E	70.17
L25	N88°36'45"E	35.36
L26	N1°23'15"W	35.36
L27	N74°23'07"W	30.02
L28	N88°36'45"E	35.36
L29	N1°23'15"W	35.36

LINE TABLE		
LINE #	DIRECTION	LENGTH
L31	N22°03'37"E	8.87
L32	N38°52'22"E	9.25
L33	N41°27'19"E	71.26
L34	N41°40'29"W	46.98
L35	N65°37'09"W	44.87
L36	N54°59'35"W	44.87
L37	N65°22'01"W	44.87
L38	N51°44'28"W	44.87
L39	N65°06'54"W	44.87
L40	N44°30'11"W	44.87
L41	N42°52'38"W	44.87
L42	N41°15'04"W	44.87
L43	N39°37'30"W	44.87
L44	N37°59'57"W	44.87
L45	N34°44'49"W	44.87
L46	N32°22'23"W	44.87
L47	N33°07'16"W	44.87
L48	N68°22'23"W	44.87
L49	N68°22'23"W	44.87
L50	N68°22'23"W	44.87
L51	N68°22'23"W	44.87
L52	N68°22'23"W	44.87
L53	N68°22'23"W	44.87
L54	N68°22'23"W	44.87
L55	N68°22'23"W	44.87
L56	N68°22'23"W	44.87
L57	N68°22'23"W	44.87

RADIAL BEARINGS	
LINE #	DIRECTION
(R41)	N64°16'06"E
(R42)	N61°43'24"E
(R43)	N20°49'53"W
(R44)	N39°01'12"W
(R45)	N30°21'28"E
(R46)	N28°21'26"E
(R47)	N40°33'34"W

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

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

RADIAL BEARINGS	
LINE #	DIRECTION
(R1)	N61°59'54"W
(R2)	N50°57'08"W
(R3)	N45°14'39"E
(R4)	N30°34'11"E
(R5)	N62°29'35"E
(R6)	N12°59'52"W
(R7)	N37°05'58"W
(R8)	N37°09'08"W
(R9)	N53°46'48"W
(R10)	N1°40'59"W
(R11)	N35°47'07"E
(R12)	N45°34'09"E

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

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

EXHIBIT "B"

TRACT 4219 WOODLANDS EAST VILLAGE 21 AREA

TRACT 4219 BOUNDARY
(VILLAGE 21)

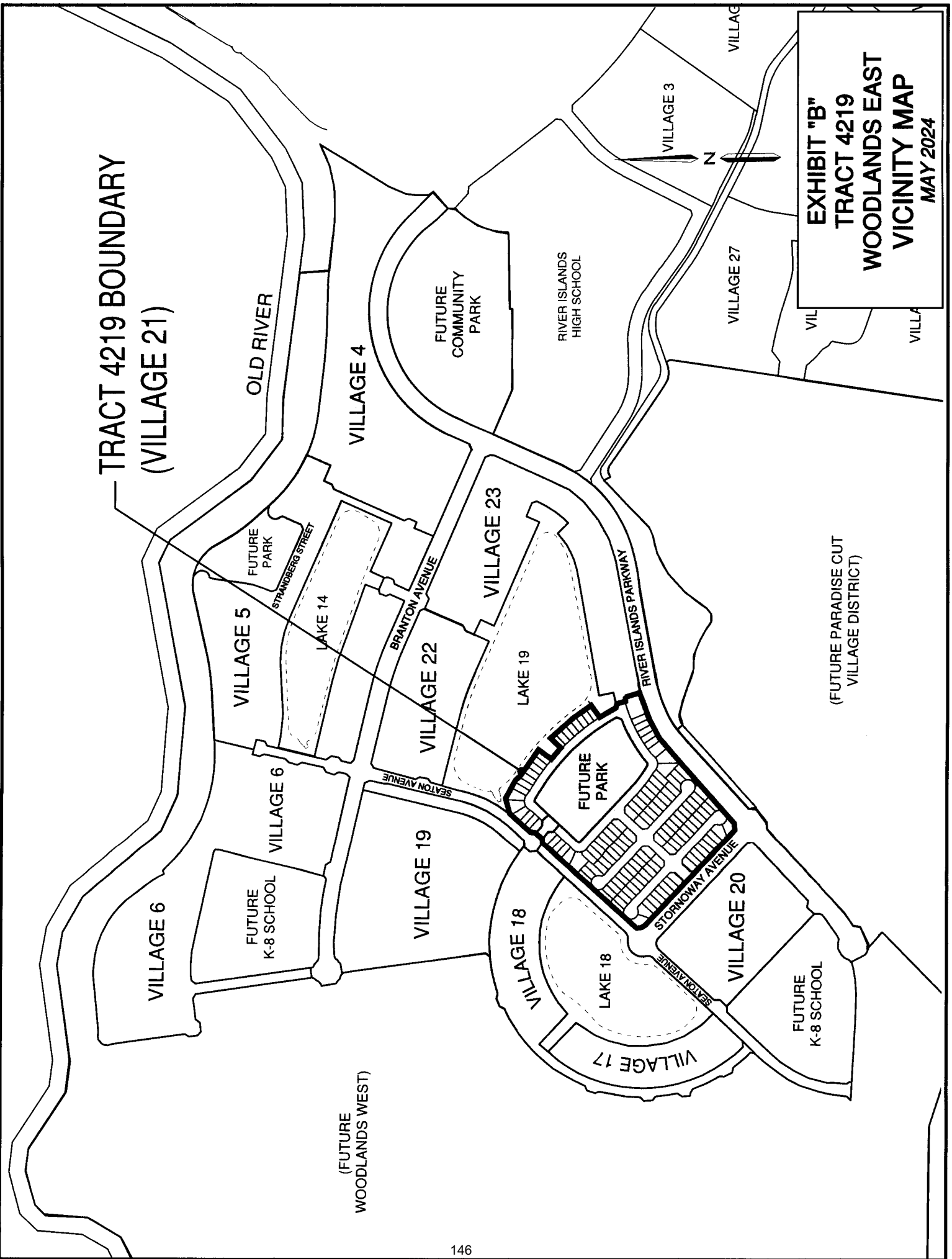


EXHIBIT "B"
TRACT 4219
WOODLANDS EAST
VICINITY MAP
MAY 2024

(FUTURE
WOODLANDS WEST)

(FUTURE PARADISE CUT
VILLAGE DISTRICT)

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)
5/6/2024

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

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

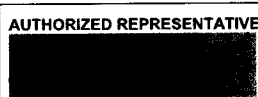
PRODUCER License # 0C36861 Los Angeles-Alliant Insurance Services, Inc. 333 S Hope St Ste 3700 Los Angeles, CA 90071	CONTACT NAME: PHONE (A/C, No, Ext): _____ FAX (A/C, No): _____ E-MAIL ADDRESS: _____	
	INSURER(S) AFFORDING COVERAGE NAIC # INSURER A : United Specialty Insurance Company 12537 INSURER B : _____ INSURER C : _____ INSURER D : _____ INSURER E : _____ INSURER F : _____	
INSURED Califia, LLC. 73 W. Stewart Rd. Lathrop, CA 95330		

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

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

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

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

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

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

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

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	Location(s) Of Covered Operations
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

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

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

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

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

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

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

United Specialty Insurance Company

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

VEN 051 00 (02/20)

PRIMARY AND NON-CONTRIBUTING INSURANCE ENDORSEMENT

This endorsement modifies the Conditions provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

The following is added to SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS of the COMMERCIAL GENERAL LIABILITY COVERAGE PART, and supersedes any provision to the contrary:

Primary and Non-Contributory Insurance

Any coverage provided to an Additional Insured under this policy shall be excess over any other valid and collectible insurance available to such Additional Insured whether primary, excess, contingent or on any other basis unless:

- a. (1) The Additional Insured is a Named Insured under such other insurance;

and

- (2) A fully written contract fully executed prior to the Named Insured's commencement of work for such Additional Insured for the specific project that is the subject of the claim, "suit," or "occurrence" expressly requires that this insurance:

- (i) apply on a primary and non-contributory basis; and
- (ii) would not seek contribution from any other insurance available to the additional insured.

or

- b. Prior to a loss, you request in writing and we agree in writing that this insurance shall apply on a primary and non-contributory basis.

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

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

Policy: ATN2418343P

UNITED SPECIALTY INSURANCE COMPANY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

VEN 064 00 (01/15)

THIRD PARTY CANCELLATION NOTICE ENDORSEMENT

This endorsement modifies the Conditions provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

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

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

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

SCHEDULE

Name and Address of Other Person/Organization

Number of Days Notice

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

30

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

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

EXHIBIT “D”

WOODLANDS EAST VILLAGE 21

UNFINISHED IMPROVEMENTS AND FULL IMPROVEMENTS COST ESTIMATE



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

May 13, 2024
Job No.: 25505-30

CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

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

Notes:

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

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

May 13, 2024
 Job No.: 25505-30

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

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

Notes:

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

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

June 3, 2024

Via Email and Hand Delivery

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

Re: Recordation of Final Map 4219; Escrow No. 1214023385

Dear Lori:

This letter constitutes the joint escrow instructions ("**Escrow Instructions**") of River Islands Development Area 1, LLC, a Delaware limited liability company ("**RIDA1**") and the City of Lathrop ("**City**") in connection with the above-referenced escrow ("**Escrow**"). The Escrow was opened in connection with recordation of the above-referenced final map ("**Final Map**"). Recordation of the Final Map is subject to the conditions set forth below. The transactions described in these Escrow Instructions are referred to as the "**Transaction**." Old Republic Title Company is referred to as "you" or "**ORTC**."

A. Date for Closings

The Final Map will be recorded at the time designated by RIDA1 as set forth below. The Final Map can only be recorded after the City has approved the map in writing. The closing date for the Transaction is intended to occur by December 31, 2024, at the time designated in writing by RIDA1, subject to satisfaction of the conditions set forth below (each a "**Closing**"). If the Final Map has not been recorded by June 30, 2025, ORTC will return the Final Map to the City.

B. Documents to be Delivered and Recordation Documents

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

B.1. One original Final Map for Tract 4219, executed and acknowledged by the City (provided to title by City).

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

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

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

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

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

B.6. A fully executed and acknowledged Amendment to Notice of Special Tax Lien for River Islands Public Financing Authority Community Facilities District No. 2023-2 (Public Facilities Supplemental) (provided to title by RIDA1).

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

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

C. Funds and Settlement Statement

You also have received, or will receive from RIDA1, prior to the recordation of the Recordation Documents, in immediately available funds, the following amounts, in accordance with the settlement statement prepared by you and approved in writing by both RIDA1 and City (“**Settlement Statement**”): recordation costs, escrow fees and other amounts as set forth in the Settlement Statement. Such costs, fees and other amounts are the sole responsibility of RIDA1.

- Funds to be wire transferred directly to the entity set forth below, immediately upon recordation of the Final Map, in accordance with the wire transfer instructions for each entity are as follows: The amount of **\$88,183.28**, payable to the City pursuant to that certain Agreement to Settle Litigation Regarding River Islands at Lathrop (as amended “**Sierra Club Agreement**”), constituting the amount of **\$3,774.00** multiplied by **23.366** acres (or portion thereof) included in the Final Map, is to be transferred to the City upon recordation of the Final Map. The City’s wire instructions are set forth below.

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

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

D. Closing Requirements

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

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

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

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

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

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

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

E. Closing Process and Priorities

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

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

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

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

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

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

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

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

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

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

F. Additional Instructions

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

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

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

Very truly yours,

Stephen J. Salvatore Date
City Manager
City of Lathrop

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

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

ESCROW INSTRUCTIONS

ACKNOWLEDGEMENT AND AGREEMENT:

Receipt of the foregoing Escrow Instructions from RIDA1 and the City is hereby acknowledged. The undersigned agrees, for itself, and on behalf of ORTC, to proceed in strict accordance with these Escrow Instructions. The undersigned represents and warrants to RIDA1 and the City that the undersigned is authorized to execute this Acknowledgement and Agreement, for itself, and on behalf of ORTC.

Old Republic Title Company

By: _____

Its: _____

Date: _____

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

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

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

EIGHTH AMENDMENT TO NOTICE OF SPECIAL TAX LIEN

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

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

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

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

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

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

Dated: _____, 2024.

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

EXHIBIT A

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

Name(s) of Property Owner(s)	San Joaquin County Assessor's Parcel No.	Legal Description of Property
CALIFIA, LLC 73 W. STEWART RD., LATHROP, CA 95330	213-630-01 (Por.)	Parcel 9 of Tract 4205 as shown in the Large Lot Final Map recorded in the office of the San Joaquin County Recorder on April 24, 2024, in Book 44 of Maps and Plats, at Page 95 as Document Number 2024-033794.

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

MAXIMUM SERVICES SPECIAL TAX FOR ZONE 1 OF THE CFD

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

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

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

MAXIMUM FACILITIES SPECIAL TAX FOR ZONE 1 OF THE CFD

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

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

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

OWNERS STATEMENT

THE UNDERSIGNED DOES HEREBY STATE THAT THEY ARE THE OWNERS OR HAVE SOME RECORD TITLE INTEREST IN THE LAND DESCRIBED AND EMBODIED WITHIN THE EXTERIOR BOUNDARY LINE OF THE HERIN ENHANCED MAP ENTITLED, TRACT 4219, RIVER ISLANDS - PHASE 2, VILLAGE 21, CITY OF LATHROP, CALIFORNIA, CONSISTING OF SEVEN (7) SHEETS, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

- 1. TO THE CITY OF LATHROP FOR PUBLIC RIGHT-OF-WAY PURPOSES, THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS CORNER MOUNTAIN COURT, DAYTONA COURT, BRAD EAGLE COURT, BRODER GREEN COURT, AUGUST STREET, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.
2. A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN, POLES, WIRES, CABLES, PIPES, AND CONDUITS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE PARCELS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "PILE" (PUBLIC UTILITY EASEMENT)
3. A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN THE SOUND WALLS UPON AND OVER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "W.E." (WALL EASEMENT).

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:
1. PARCELS A THROUGH I TO THE CITY OF LATHROP FOR APPROX. OF OPEN SPACE, LANDSCAPING, PUBLIC UTILITIES, FENCE MAINTENANCE, AND APPURTENANCES THEREOF, FOR THE BENEFIT OF THE PUBLIC, AS SHOWN ON THIS FINAL MAP.

THE UNDERSIGNED DOES HEREBY RELINQUISH TO THE CITY OF LATHROP ALL ABUTTERS RIGHT OF ACCESS TO LOTS 37, 38, 59, 60, 97, 98, 119 AND 120 ALONG THE LOT LINES AS INDICATED BY THE SYMBOLS AS SHOWN ON THIS FINAL MAP.
THE UNDERSIGNED DOES HEREBY RESERVE, TAKE FULL PRELIMINARY EASEMENTS, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN, POLES, WIRES, CABLES, PIPES, AND CONDUITS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "TAKE FULL PRELIMINARY EASEMENT" UNDER PRELIMINARY EASEMENT AND TAKE CONSTRUCTION PRELIMINARY EASEMENT, THESE EASEMENTS ARE NOT DEDICATED HEREOF, BUT WILL BE CONVEYED TO RIVER ISLANDS PUBLIC FINANCE AUTHORITY BY A SEPARATE DOCUMENT SUBSEQUENT TO THE FILING OF THIS FINAL MAP.

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

OWNER: CALIFA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: SYDNEY DELROSSO, DATE: _____, PRESIDENT

SEE SHEET 2 FOR TRUSTEES STATEMENT

ACKNOWLEDGEMENT CERTIFICATE (OWNER)

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

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

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

TRACT 4219 RIVER ISLANDS - PHASE 2 VILLAGE 21

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



CITY CLERK'S STATEMENT

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HERIN ENHANCED MAP ENTITLED "TRACT 4219, RIVER ISLANDS-PHASE 2, VILLAGE 21 FINAL MAP", CITY OF LATHROP, CALIFORNIA, CONSISTING OF SEVEN (7) SHEETS, THIS STATEMENT WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A MEETING HELD ON THE _____ DAY OF _____, 2024, AND THAT SAID CITY COUNCIL DID MEETING APPROVED SAID MAP AND AUTHORIZED ITS RECOGNITION AND ACCEPTED A RESOLUTION OF THE CITY OF LATHROP FOR PUBLIC USE, THE REINDEMENT OF ACCESS RIGHTS TO LOTS 37, 38, 59, 60, 97, 98, 119 AND 120 ALONG THE LOT LINES AS INDICATED BY THE SYMBOLS AS SHOWN ON THIS FINAL MAP. THE DEDICATION OF ALL PUBLIC UTILITY EASEMENTS AND WALL EASEMENTS, THE DEDICATION OF GROUND WATER RIGHTS, THE DEDICATION IN FEE OF PARCELS A THROUGH I, AND ACCEPTED THE OFFER OF DEDICATION OF WORKER/OPERATOR COURT, DAYTONA COURT, BRAD EAGLE COURT, BRODER GREEN COURT, AUGUST STREET, SAID MAP SUBJECT TO THE UNDERTAKINGS BEING COMPLETED IN ACCORDANCE WITH CHAPTER 65, TITLE 16.16 OF THE CITY OF LATHROP MUNICIPAL CODE.

ALSO, PURSUANT TO SECTION 66434(d) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE CITY OF LATHROP DOES HEREBY ABANDON THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (PILE) FOR PUBLIC PURPOSES DEDICATED PER TRACT 4205 FINAL MAP RECORDED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 95, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN THE BOUNDARY OF THIS FINAL MAP. I FURTHER STATE THAT ALL BODIES AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP, IF APPLICABLE, HAVE BEEN APPROVED BY THE CITY COUNCIL OF LATHROP AND FILED IN MY OFFICE.

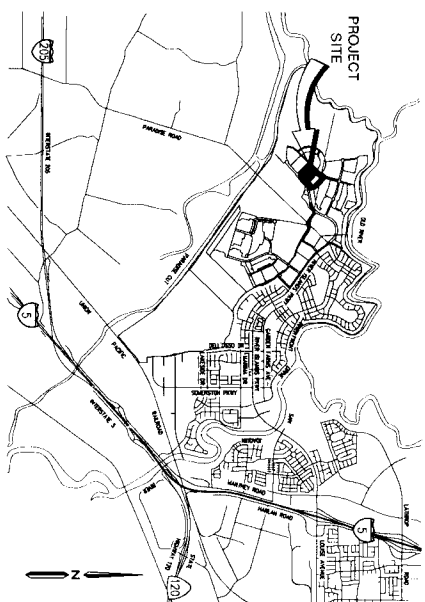
TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

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.

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

1. CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND:
SIGNATURE: _____
NAME (PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
EXEMPT FROM FEE PER GOVERNMENT CODE 27398.1; DOCUMENT RECORDED IN CONNECTION WITH A CONJUGATE TRANSFER SUBJECT TO THE IMPOSITION OF DOCUMENTARY TRANSFER TAX



VICINITY MAP NOT TO SCALE

SECRETARY OF THE PLANNING COMMISSIONS STATEMENT

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

DATED THIS _____ DAY OF _____, 2024.
RICARDO CALAMITA, COMMUNITY DEVELOPMENT DIRECTOR, CITY OF LATHROP

CITY ENGINEER'S STATEMENT

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



RECORDERS STATEMENT

FILED THIS _____ DAY OF _____, 2024, AT _____ M, IN BOOK _____ OF MAPS AND PLATS, AT PAGE _____ AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY.
RECORDER: STEVE BESTIGLIARDES, ASSISTANT/DEPUTY RECORDER, SAN JOAQUIN COUNTY, CALIFORNIA

CITY SUREVEYORS STATEMENT

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

DATED THIS _____ DAY OF _____ 2024



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTOR AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CAUTRA, LLC. ON MARCH 15, 2024. I HEREBY STATE ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED ON THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE JUNE 1, 2025, AND THAT THE MONUMENTS ARE, OR THAT THEY WILL BE, SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY COMPLEMS TO THE COMPLETIONALLY APPROVED VESTING MAP.

DATED THIS _____ DAY OF _____ 2024.

DITAN GRANADO, P.L.S. NO. 7788



RECITALS

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

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

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

TRUSTEES STATEMENT

QUD REPUBLIC TITLE COMPANY, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED AUGUST 29, 2002, AS DOCUMENT NUMBER 2003-197463, AND AMENDED IN DOCUMENT RECORDED FEBRUARY 4, 2014, AS DOCUMENT NUMBER 2014-011474, AND FURTHER AMENDED IN DOCUMENT RECORDED JULY 26, 2019, AS DOCUMENT NUMBER 2019-073300, AND THE DEED OF TRUST RECORDED APRIL 16, 2020, AS DOCUMENT NUMBER 2020-046455, AND AS AMENDED IN DOCUMENT RECORDED OCTOBER 3, 2022, AS DOCUMENT NUMBER 2022-114842, AND FURTHER AMENDED IN DOCUMENT RECORDED AUGUST 24, 2023, AS DOCUMENT NUMBER 2023-081941, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

DATED THIS _____ DAY OF _____ 2024.

BY: _____
ITS: _____

SIGNATURE OMISSIONS

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

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

EASEMENT ABANDONMENT NOTE

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

CERTIFICATE OF DEDICATION

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

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

THE CITY OF LATHROP SHALL RECOVER THE PROPERTY TO THE SUBDIVIDER IF THE CITY MAKES A DETERMINATION PURSUANT TO GOVERNMENT CODE SECTION 65477.5 THE SAME PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST.

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

A PORTION OF PARCEL 9, RESUBDIVISION, BEING SUBDIVISION OF PARCEL 9 OF TRACT 4205 (44 MAPS 35), AND PARCELS EAST LARGELY IDENTICAL MAP, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
MAY 2024



LINE AND CURVE TABLES FOR SHEET 3 ONLY

LINE	DIRECTION	LENGTH	CURVE	RADIUS	DELTA	LENGTH
L1	N46°33'50"W	60.00'	C1	1480.00'	448°04'	124.02'
L2	N88°26'10"E	35.36'	C2	1026.00'	158°15'	35.28'
L3	N46°33'50"W	63.00'				
L4	N133°50'W	35.36'				
L5	N05°37'09"W	44.87'				
L6	N54°59'35"W	44.87'				
L7	N53°22'01"W	44.87'				
L8	N51°44'28"W	44.87'				
L9	N50°05'54"W	44.87'				
L10	N44°30'11"W	44.87'				
L11	N42°52'38"W	44.87'				
L12	N41°15'04"W	44.87'				
L13	N39°37'30"W	44.87'				
L14	N37°59'57"W	44.87'				
L15	N36°22'23"W	44.87'				
L16	N34°44'49"W	44.87'				
L17	N33°07'16"W	44.87'				
L18	N66°14'15"W	31.28'				
L19	N14°58'04"W	60.00'				
L20	N12°59'52"W	112.11'				

TRACT 4219 RIVER ISLANDS - PHASE 2 VILLAGE 21

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



EXISTING BOUNDARY SHEET

LEGEND

- 200.00' (R1) MEASURED AND RECORD DATA PER REFERENCE SHOWN
- (R1) DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 2
- (M-W) MONUMENT TO BOUNDARY
- (M-B) MONUMENT TO BOUNDARY INTERSECTION
- (M-CL-INTX) MONUMENT TO BEGINNING OF CURVE
- (B-C-CL-INTX) BEGIN CURVE TO CENTERLINE INTERSECTION TOTAL
- (B) BOUNDARY
- D.N./M. DOCUMENT NUMBER, INSTRUMENT NUMBER
- FILE PUBLIC UTILITY EASEMENT
- WE WALL EASEMENT
- L/C/L LOT LINE OR RIGHT-OF-WAY LINE
- EASEMENT LINE
- CENTERLINE

MONUMENTATION NOTES

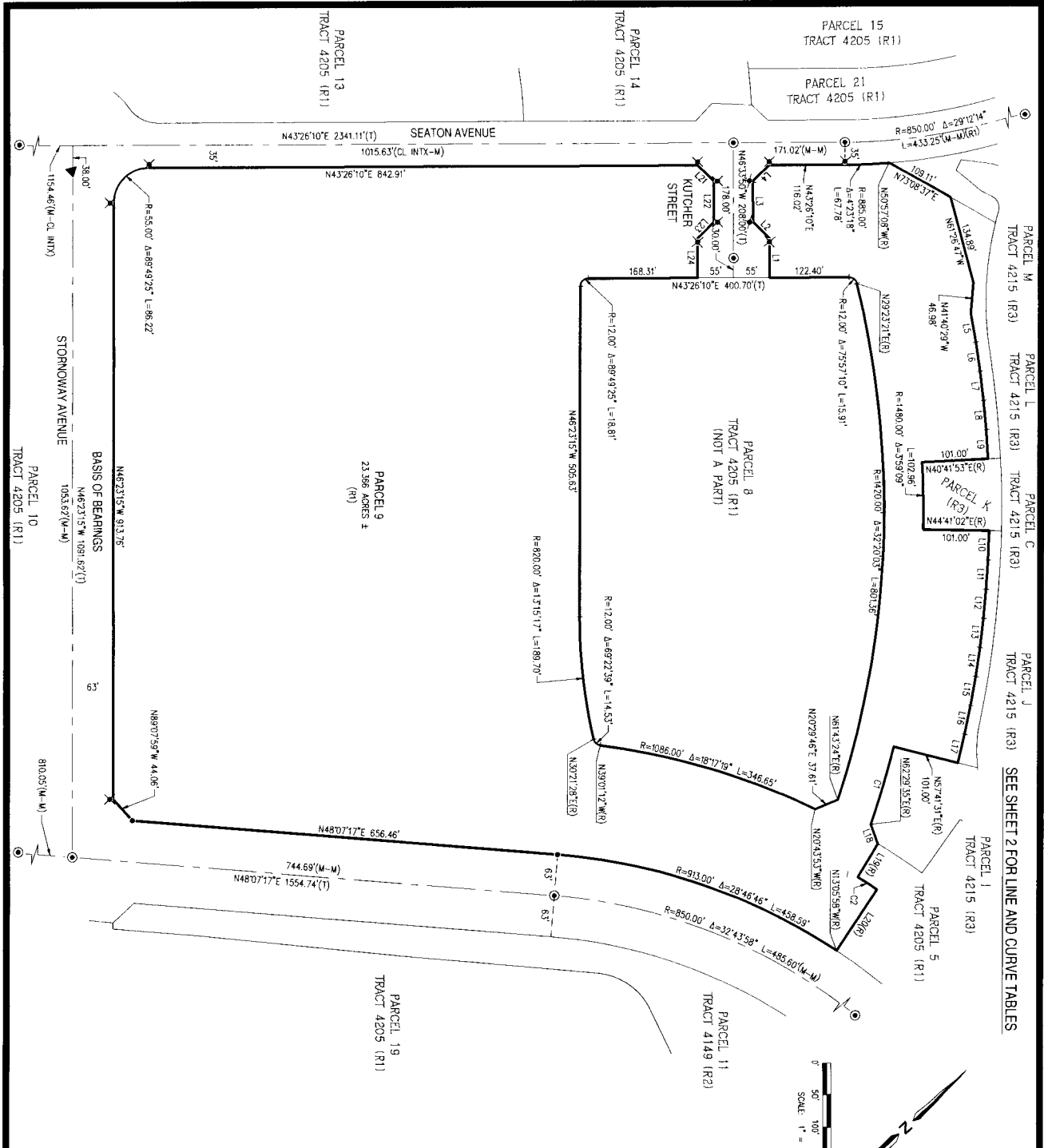
- ✕ FOUND LOT WIRELESS CORNER (W/C) IN SIDEWALK ON ALONG PROPERTY LINE AT INTERSECTION OF PARALLEL TO CENTERLINE.
- FOUND BRASS DISK STAMPED "PLS 7788" PER (R1)
- FOUND MONUMENT PER (R1)
- ▲ FOUND 2-1/2" BRASS DISK STAMPED "PLS 7788" PER (R1)

BASIS OF BEARINGS

THE BEARING OF NORTH 45°23'15" WEST ALONG STORMWAY AVENUE, AS SHOWN PER THIS MAP, IS BASED UPON THE BEARING OF THE CENTERLINE OF THE RIVER ISLANDS PHASE 2, VILLAGE 21, AS SHOWN ON THE FINAL MAP, FILED IN BOOK 44 OF MAPS AND PLATS, PAGE 95, S.I.C.R. (44 MAP 95) ON DECEMBER 5, 2022. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

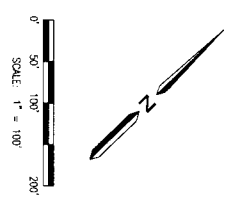
REFERENCES

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



TRACT 4219 RIVER ISLANDS - PHASE 2 VILLAGE 21

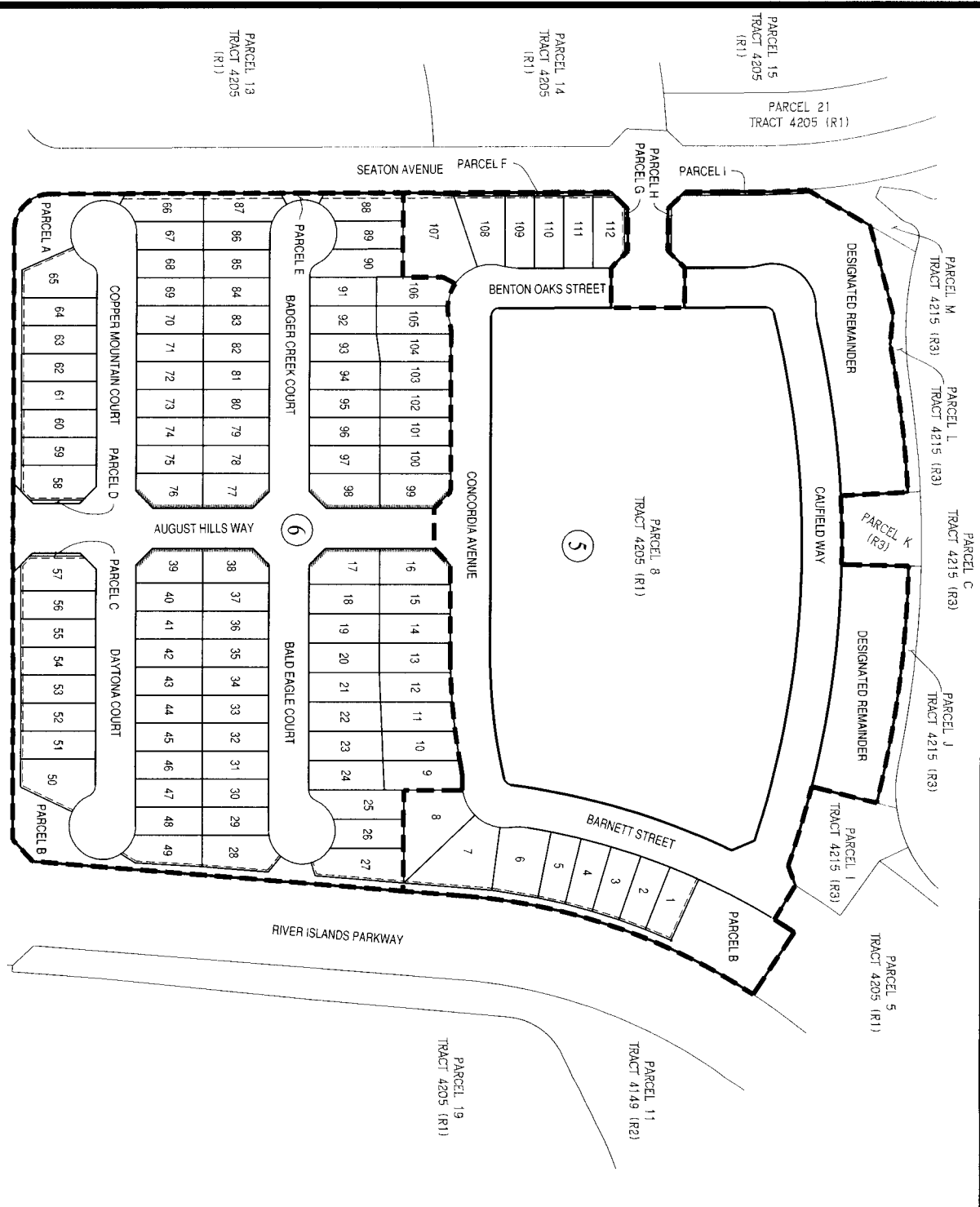
A PORTION OF RANCHO EL PESQUERO, BEING SUBDIVISION OF PARCEL 9 OF TRACT 4205 (44 MAP 95), MORGANLANDS EAST LARGO LOT FINAL MAP, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
MAY 2024

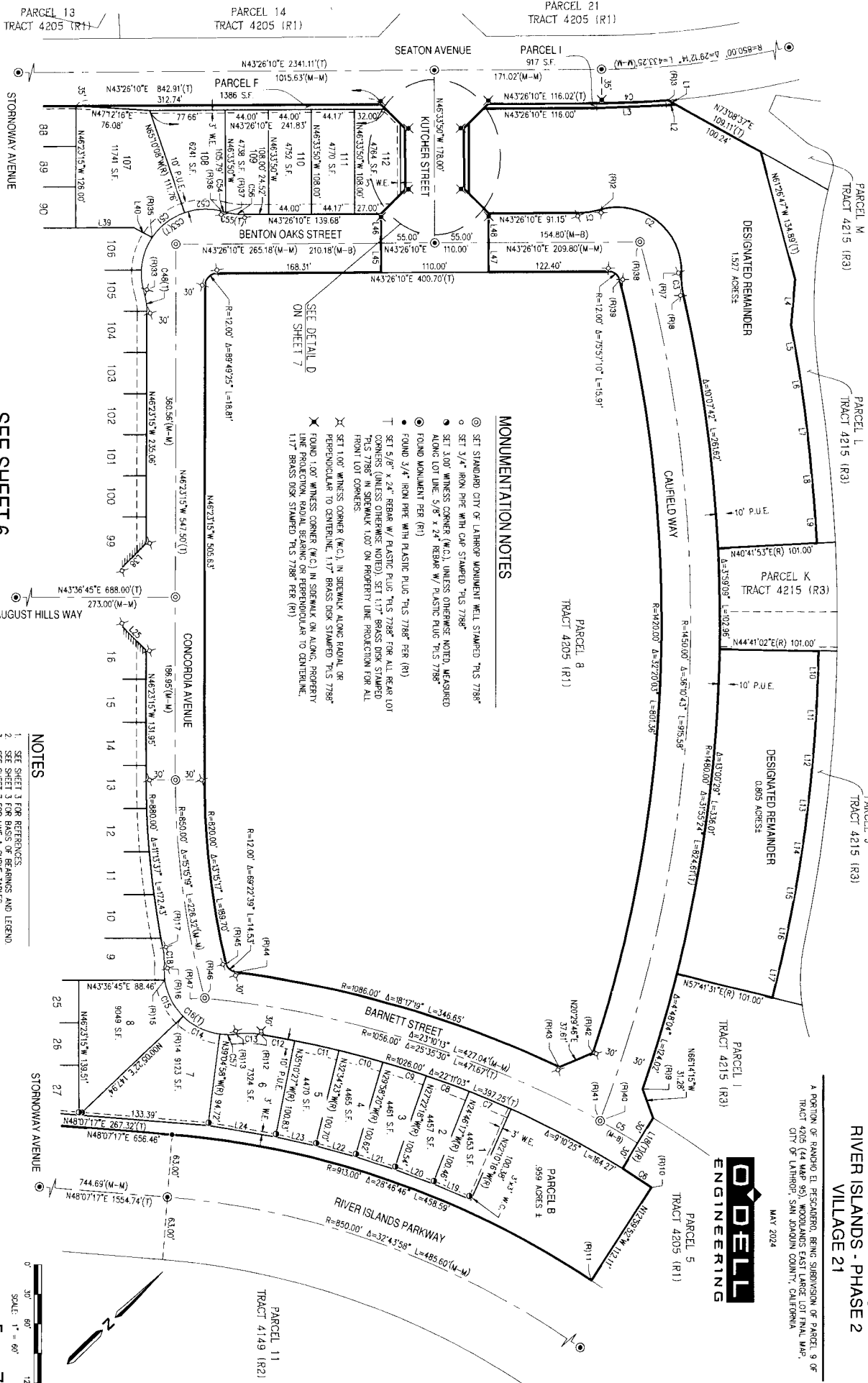


LEGEND

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

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





MONUMENTATION NOTES

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

NOTES

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

SHEET 5 OF 7



MAY 2024

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

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



SEE SHEET 5

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

TRACT 4219
RIVER ISLANDS - PHASE 2
VILLAGE 21

O'DELL
ENGINEERING

MAY 2024

A PORTION OF PARCEL 9 OF TRACT 4205 (44 MAP 95), WOODLANDS EAST LARGE LOT FINAL MAP, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

SHEET 6 OF 7

TRACT 4219 RIVER ISLANDS - PHASE 2 VILLAGE 21

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



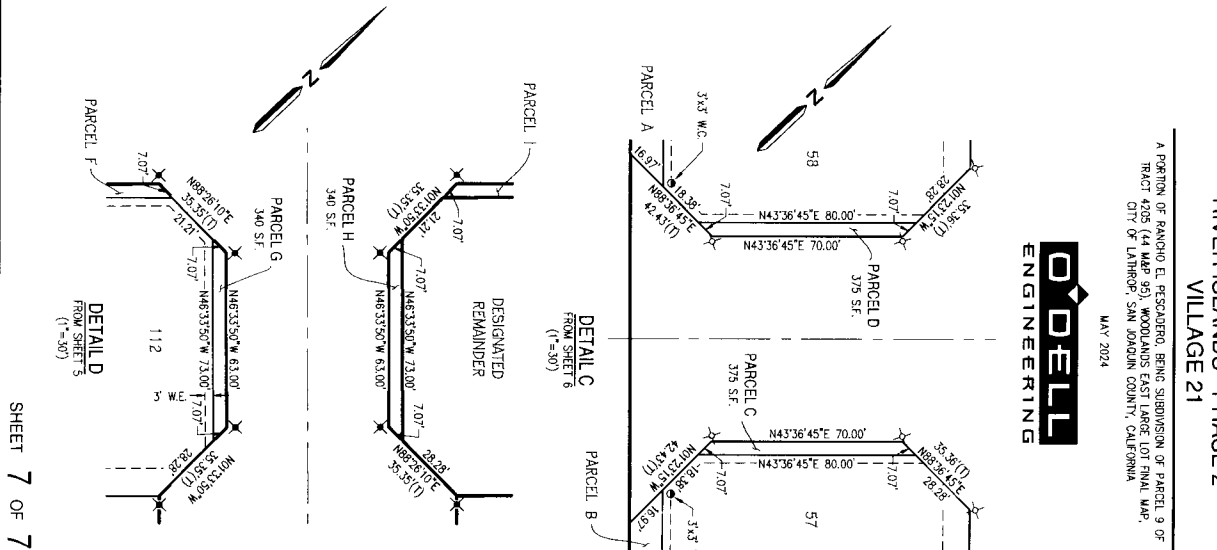
LINE TABLE			CURVE TABLE			
LINE #	DIRECTION	LENGTH	CURVE #	RADIUS	DELTA	LENGTH
L1	N20°08'37"E	8.87	C1	87.00'	15°26'05"	23.44'
L2	N88°42'27"E	9.25'	C2	65.50'	107°14'33"	122.80'
L3	N41°27'13"E	71.26'	C3	87.00'	14°40'28"	22.28'
L4	N41°40'23"W	46.98'	C4	888.00'	4°23'18"	67.78'
L5	N65°37'03"W	44.87'	C5	1056.00'	2°25'17"	44.63'
L6	N65°52'35"W	44.87'	C6	1026.00'	1°58'13"	35.28'
L7	N63°22'01"W	44.87'	C7	1026.00'	2°38'01"	46.56'
L8	N61°44'23"W	44.87'	C8	1026.00'	2°36'02"	46.57'
L9	N65°06'54"W	44.87'	C9	1026.00'	2°36'02"	46.57'
L10	N44°30'11"W	44.87'	C10	1026.00'	2°36'03"	46.57'
L11	N42°52'38"W	44.87'	C11	1026.00'	2°36'04"	46.58'
L12	N41°15'04"W	44.87'	C12	1026.00'	1°58'41"	35.42'
L13	N39°37'29"W	44.87'	C13	87.00'	16°37'41"	25.25'
L14	N37°53'37"W	44.87'	C14	65.50'	37°23'59"	42.76'
L15	N35°22'21"W	44.87'	C15	65.50'	37°28'03"	42.83'
L16	N33°44'43"W	44.87'	C16	65.50'	100°20'54"	114.72'
L17	N33°07'15"W	44.87'	C17	65.50'	10°46'59"	12.33'
L18	N26°25'12"E	42.00'	C18	87.00'	14°10'58"	21.54'
L19	N62°49'08"E	42.00'	C19	880.00'	0°40'53"	10.47'
L20	N62°49'08"E	42.00'	C20	880.00'	2°54'08"	44.56'
L21	N61°12'39"E	42.00'	C21	880.00'	2°52'55"	44.26'
L22	N58°45'37"E	42.00'	C22	880.00'	2°52'12"	44.08'
L23	N56°47'31"E	42.00'	C23	880.00'	1°53'31"	29.06'
L24	N53°09'05"E	70.17'	C24	17.00'	1°04'28"	0.32'
L25	N48°46'45"E	35.36'	C25	17.00'	65°09'38"	19.33'
L26	N1°23'15"W	35.36'	C26	17.00'	66°14'06"	19.65'
L27	N67°44'43"W	20.85'	C27	50.00'	46°21'30"	40.46'
L28	N1°42'50"W	30.02'	C28	50.00'	52°33'38"	45.97'
L29	N88°36'45"E	35.36'	C29	50.00'	40°58'29"	35.76'
L30	N1°23'15"W	35.36'	C30	50.00'	55°00'55"	48.01'

LINE TABLE			CURVE TABLE			
LINE #	DIRECTION	LENGTH	CURVE #	RADIUS	DELTA	LENGTH
L31	N30°15'55"E	28.28'	C31	50.00'	43°16'43"	37.77'
L32	N1°21'33"W	18.56'	C32	50.00'	80°252"	7.02'
L33	N88°36'45"E	35.36'	C33	50.00'	15°34'03"	13.59'
L34	N1°23'15"W	35.36'	C34	50.00'	40°58'29"	35.76'
L35	N76°33'05"W	19.34'	C35	50.00'	40°46'05"	35.58'
L36	N18°42'51"W	17.93'	C36	17.00'	66°14'06"	19.65'
L37	N88°36'45"E	35.36'	C37	17.00'	66°14'06"	19.65'
L38	N1°23'15"W	35.36'	C38	50.00'	42°30'52"	37.14'
L39	N43°26'10"E	60.00'	C39	50.00'	39°56'15"	34.65'
L40	N7°16'35"E	21.31'	C40	50.00'	21°12'03"	18.50'
L41	N64°31'03"W	42.43'	C41	50.00'	20°13'14"	17.65'
L42	N63°35'00"W	30.00'	C42	50.00'	40°58'29"	35.76'
L43	N46°33'50"W	30.00'	C43	50.00'	48°46'51"	43.44'
L44	N46°33'50"W	30.00'	C44	50.00'	37°48'23"	32.99'
L45	N43°36'45"E	30.00'	C45	17.00'	66°14'06"	19.65'
L46	N43°36'45"E	30.00'	C46	87.00'	1°16'30"	1.94'
L47	N43°36'45"E	30.00'	C47	87.00'	14°03'34"	21.50'
L48	N43°36'45"E	30.00'	C48	87.00'	15°28'05"	23.44'
L49	N43°36'45"E	20.00'	C49	65.50'	18°27'58"	21.00'
L50	N43°36'45"E	20.00'	C50	65.50'	31°24'20"	35.83'
L51	N43°36'45"E	20.00'	C51	65.50'	36°56'33"	42.24'
L52	N43°36'45"E	20.00'	C52	65.50'	34°02'23"	38.91'
L53	N43°36'45"E	20.00'	C53	65.50'	120°41'35"	137.88'
L54	N43°36'45"E	20.00'	C54	87.00'	2°29'36"	3.79'
L55	N43°36'45"E	20.00'	C55	87.00'	15°28'05"	23.44'
L56	N43°36'45"E	20.00'	C56	87.00'	15°28'05"	19.65'
L57	N43°36'45"E	107.00'	C57	65.50'	14°41'50"	16.80'
L58	N43°36'45"E	107.00'	C58	50.00'	38°36'55"	34.57'

RADIAL BEARINGS			RADIAL BEARINGS			RADIAL BEARINGS		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
(R)1	N61°53'54"W	42.00'	(R)17	N62°23'08"E	42.00'	(R)29	N69°48'58"E	42.00'
(R)2	N65°57'08"W	42.00'	(R)18	N33°04'01"E	42.00'	(R)30	N22°15'37"E	42.00'
(R)3	N45°14'38"E	42.00'	(R)19	N35°58'07"E	42.00'	(R)31	N72°02'28"E	42.00'
(R)4	N62°24'11"E	42.00'	(R)20	N38°51'02"E	42.00'	(R)32	N42°20'15"E	42.00'
(R)5	N67°09'08"W	42.00'	(R)21	N41°43'14"E	42.00'	(R)33	N28°10'40"E	42.00'
(R)6	N1°23'15"W	42.00'	(R)22	N42°32'17"E	42.00'	(R)34	N46°32'38"E	42.00'
(R)7	N1°50'55"W	42.00'	(R)23	N23°44'09"E	42.00'	(R)35	N77°02'59"E	42.00'
(R)8	N57°46'48"W	42.00'	(R)24	N76°17'46"E	42.00'	(R)36	N107°07'45"W	42.00'
(R)9	N1°40'59"W	42.00'	(R)25	N35°33'53"E	42.00'	(R)37	N23°37'21"W	42.00'
(R)10	N35°47'07"E	42.00'	(R)26	N59°10'48"E	42.00'	(R)38	N28°05'23"E	42.00'
(R)11	N45°34'06"E	42.00'	(R)27	N79°50'43"W	42.00'	(R)39	N29°23'21"E	42.00'
(R)12	N22°24'42"E	42.00'	(R)28	N22°24'42"E	42.00'	(R)40	N17°23'21"W	42.00'

RADIAL BEARINGS			RADIAL BEARINGS		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
(R)41	N64°16'06"E	42.00'	(R)46	N28°21'26"E	42.00'
(R)42	N61°44'24"E	42.00'	(R)47	N40°33'34"W	42.00'
(R)43	N20°43'53"W	42.00'			
(R)44	N89°01'12"W	42.00'			
(R)45	N80°21'28"E	42.00'			

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



ITEM 2.6

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

ITEM: **APPROVE FINAL MAP, CFD ANNEXATION, AND SUBDIVISION IMPROVEMENT AGREEMENT FOR 105 LOTS IN TRACT 4220 VILLAGE 23 WITHIN WOODLANDS EAST DISTRICT OF RIVER ISLANDS**

RECOMMENDATION: **Adopt Resolution Approving Final Map for Tract 4220 Village 23 within the Woodlands East District, Totaling 105 Residential Lots, Annexation into CFD 2023-1, and a Subdivision Improvement Agreement with Califia, LLC**

SUMMARY:

The proposed Final Map for Tract 4220 Village 23 (Tract 4220), included as Attachment "E", is within the Woodlands East District of Phase 2 for the River Islands Project. Califia, LLC (River Islands) is proposing one hundred and five (105) 55' x 100' residential lots. A Vicinity Map is included as Attachment "B".

Staff recommends that the City Council approve the proposed Final Map for Tract 4220, to be recorded pursuant to the terms of the escrow instruction included as Attachment "D" and a Subdivision Improvement Agreement (SIA), included as Attachment "C", with River Islands by Resolution included as Attachment "A".

BACKGROUND:

On June 14, 2021 the City of Lathrop City Council adopted resolutions and ordinances approving the River Islands modified Phase 2 Project and Vesting Tentative Subdivision Map (VTM) 6716. On March 25, 2024 City Council approved Tract 4205 Woodlands East Large Lot Final Map (LLFM) to create 23 undevelopable parcels. On March 29, 2023, the City of Lathrop Planning Commission approved a Neighborhood Design Plan (NDP) and Architectural Guidelines and Design Standards (AG/DS) for the Woodlands East District. The land for the proposed Final Map for Tract 4220 is within the geographic boundaries of VTM 6716 and LLFM 4205.

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

The total cost of the improvements for Tract 4220 is \$3,487,000, however a large portion of the improvements have already been constructed and therefore do not need to be guaranteed. Performance and labor & material securities have been provided with the SIA for Tract 4220 that guarantees the unfinished improvements in the amount of:

**JUNE 3, 2024, CITY COUNCIL SPECIAL MEETING
 APPROVE FINAL MAP, CFD ANNEXATION, AND SUBDIVISION IMPROVEMENT
 AGREEMENT FOR 105 LOTS IN TRACT 4220 VILLAGE 23 WITHIN
 WOODLANDS EAST DISTRICT OF RIVER ISLANDS**

Unfinished Improvement Total:	\$728,900
Performance Security (110% of Unfinished Improvements) Bond No. 0844453	\$801,790
Labor & Materials Security (50% of Performance Security) Bond No. 0844453	\$400,895

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

Tract 4220 will need to be annexed into three different Community Facilities Districts (CFDs) for maintenance purposes. The CFDs are for the City, Island Reclamation District (RD) 2062, and River Islands Public Financing Authority (RIPFA). Approval of Annexation into City of Lathrop CFD 2023-1 is proposed with this Council item. Annexation into additional CFDs administered by RD 2062 and RIPFA is required as part of the escrow instructions prior to recording of the final map.

As a precondition to record the Final Map, River Islands must satisfy the Escrow Instructions by depositing necessary sums to guarantee the payment of all fees and providing required documents.

REASON FOR RECOMMENDATION:

River Islands has fulfilled all of the requirements of the City’s subdivision ordinance as listed below:

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

**JUNE 3, 2024, CITY COUNCIL SPECIAL MEETING
 APPROVE FINAL MAP, CFD ANNEXATION, AND SUBDIVISION IMPROVEMENT
 AGREEMENT FOR 105 LOTS IN TRACT 4220 VILLAGE 23 WITHIN
 WOODLANDS EAST DISTRICT OF RIVER ISLANDS**

9. Allocation of Water and Sewer capacity	Completed
10. Recommendation for approval from Stewart Tract Design Review Committee	Completed
11. Submitted Certificate of Insurance, Tax Letter	Completed
12. Submitted Preliminary Guarantee of Title	Completed
13. Escrow Instructions	Completed
14. Tract 4220 Village 23 – City of Lathrop Community Facilities District No. 2023-1 Annexation	Approval pending with this item
Fees	Status
1. Final Map plan check fee	Paid
2. Improvement Plans - Plan check and inspection fees	Paid
3. Sierra Club Settlement fee	To be paid in escrow

FISCAL IMPACT:


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

ATTACHMENTS:

- A. Resolution Approving Final Map for Tract 4220 Village 23 within the Woodlands East District, Totaling 105 Residential Lots, Annexation into CFD 2023-1, and a Subdivision Improvement Agreement with Califia, LLC
- B. Vicinity Map – Tract 4220 - Village 23
- C. Subdivision Improvement Agreement between the City of Lathrop and Califia, LLC, a California limited liability company, for Tract 4220, Village 23
- D. Escrow Instructions for Final Map Tract 4220 Village 23
 - Annexation into City of Lathrop CFD 2023-1 (B2 of Attachment “D”)
- E. Final Map – Tract 4220 – Village 23


JUNE 3, 2024, CITY COUNCIL SPECIAL MEETING
APPROVE FINAL MAP, CFD ANNEXATION, AND SUBDIVISION IMPROVEMENT
AGREEMENT FOR 105 LOTS IN TRACT 4220 VILLAGE 23 WITHIN
WOODLANDS EAST DISTRICT OF RIVER ISLANDS

APPROVALS



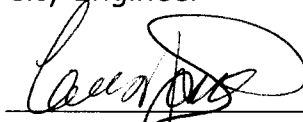
 Veronica Albarran
 Junior Engineer

05/20/2024
Date



 Brad Taylor
 City Engineer

5/20/2024
Date



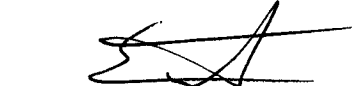
 Cari James
 Finance Director

5/23/2024
Date



 Michael King
 Assistant City Manager

5.22.2024
Date



 Salvador Navarrete
 City Attorney

5.22.2024
Date



 Stephen Salvatore
 City Manager

5.30.24
Date

RESOLUTION NO. 24-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP APPROVING FINAL MAP FOR TRACT 4220 VILLAGE 23 WITHIN THE WOODLANDS EAST DISTRICT, TOTALING 105 RESIDENTIAL LOTS, ANNEXATION INTO CFD 2023-1, AND A SUBDIVISION IMPROVEMENT AGREEMENT WITH CALIFIA, LLC

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

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

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

WHEREAS, the land for the proposed Final Map for Tract 4220 is within the geographic boundaries of VTM 6716 and LLFM 4205; and

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

WHEREAS, Califia, LLC, provided performance and labor & material securities with the SIA for Tract 4220 that guarantee the unfinished improvements in the amount as follows:

Unfinished Improvement Total:	\$728,900
Performance Security (110% of Unfinished Improvements) Bond No. 0844453	\$801,790
Labor & Materials Security (50% of Performance Security) Bond No. 0844453	\$400,895

; and

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

WHEREAS, Tract 4220 needs to be annexed into three different Community Facilities Districts (CFDs) for maintenance purposes. Staff recommends that Council approve Annexation into City of Lathrop CFD 2023-1. Additional CFDs administered by Island Reclamation District (RD) 2062, and River Islands Public Financing Authority (RIPFA) are recorded and included as part of the Escrow instructions; and

WHEREAS, River Islands must satisfy the Escrow Instructions, included as Attachment D to the City Manager’s Report that accompanies this Resolution, by depositing necessary sums and required security to guarantee execution of the documents related to the SIA.

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

1. The Final Map for Tract 4220 and is hereby approved as submitted and recordation with the San Joaquin County Assessor/Recorder/County Clerk Office is authorized once the terms and conditions of the escrow instructions are met.
2. The City Manager, or their designee, is authorized to execute a Subdivision Improvement Agreement with Califia, LLC in substantially the form as attached to the June 3, 2024 staff report.
3. Annexation into the City of Lathrop Community Facilities District No. 2023-1 (River Islands Public Services and Facilities) in substantially the form as attached to the June 3, 2024 staff report.

PASSED AND ADOPTED by the City Council of the City of Lathrop this 3rd day of June 2024 by the following vote:

AYES:

NOES:

ABSTAIN:

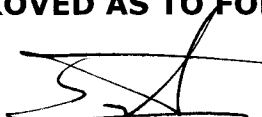
ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

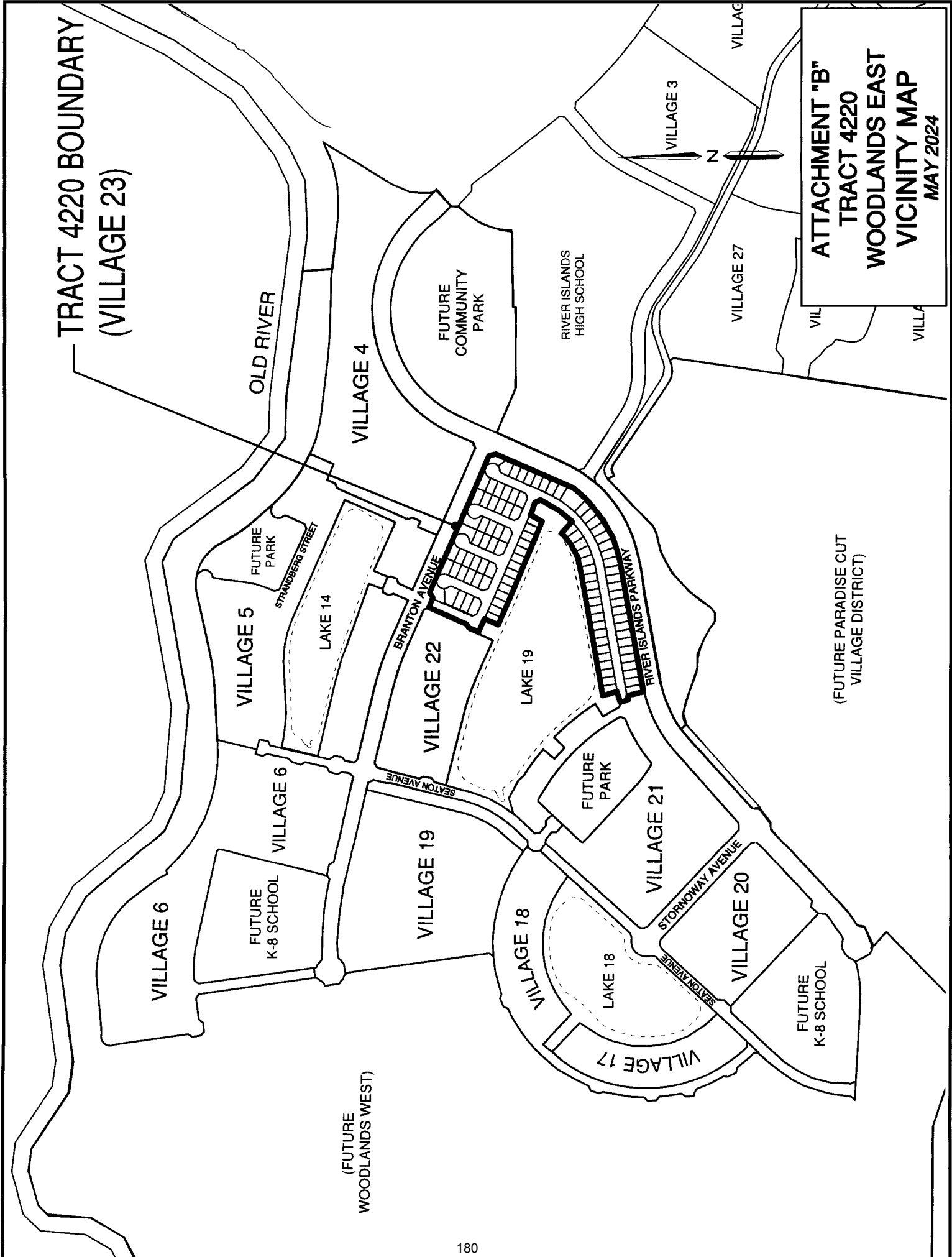
Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

TRACT 4220 BOUNDARY
(VILLAGE 23)

ATTACHMENT "B"
TRACT 4220
WOODLANDS EAST
VICINITY MAP
MAY 2024



SUBDIVISION IMPROVEMENT AGREEMENT
BY AND BETWEEN THE CITY OF LATHROP AND
CALIFIA, LLC,
CALIFORNIA LIMITED LIABILITY COMPANY
FOR TRACT 4220 VILLAGE 23 105 RESIDENTIAL LOTS

RECITALS

A. This Agreement is made and entered into this **3rd day of June 2024**, by and between the **CITY OF LATHROP**, a municipal corporation of the State of California (hereinafter "CITY") and **Califia, LLC**, a California limited liability company, (hereinafter "SUBDIVIDER").

B. Pursuant to Division 2 of Title 7 of the Government Code of the State of California and the CITY's Subdivision Regulations (City of Lathrop, Code of Ordinances, Chapter 16), SUBDIVIDER is required to make dedications and improve Tract 4220 Woodlands East Village 23 (Tract 4220). However, SUBDIVIDER has completed a significant portion of public infrastructure improvements associated with Tract 4220 located within the Woodlands East District of River Islands Phase 2, which also includes major streets necessary to access the site. Performance and Labor & Material securities have been provided by SUBDIVIDER that guarantee the unfinished improvements for Tract 4220, in the amount shown in Section 8 of this agreement.

C. SUBDIVIDER has completed a portion of the joint trench improvements for Tract 4220 and as noted in Recital B, security shall be required for the unfinished portion of these improvements, along with other required infrastructure associated with Tract 4220. Improvement plans, and street light plans have already been approved by the City. The street, sidewalk, underground utility, storm drainage, streetlight and joint trench improvements (hereinafter "Improvements") are substantially completed and minor improvements not yet constructed as part of the required infrastructure for Tract 4220 are required security as outlined in this Agreement is required.

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

1. SUBDIVIDER shall complete construction of, or cause construction to be completed at its sole cost and expense, the Improvements for all of the lots within the Woodlands East Village 23

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

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

2. SUBDIVIDER shall complete the Improvements, including all deferred and unfinished improvements as defined in this agreement, prior to issuance of certificate of occupancy of the last home constructed in Tract 4220, or June 3, 2025, whichever comes first.

3. CITY, or its agent(s), shall, at any time during the progress of the Improvements, have free access thereto, and shall be allowed to examine the same and all material to be used therein. If the Improvements or any part thereof are not completed in strict compliance with the standards set forth in Paragraph 1 above, CITY may refuse to accept and may reject the defective Improvements and/or materials therein.

4. SUBDIVIDER shall secure the services of skilled personnel necessary to construct the Improvements. CITY is not skilled in these matters and relies upon the skill of the SUBDIVIDER to ensure that the construction of the Improvements is in the most skillful and durable manner.

5. CITY'S acceptance of the Improvements does not operate as a release of SUBDIVIDER from any guarantee hereunder.

6. SUBDIVIDER guarantees and warrants that the Improvements shall be constructed in compliance with the standards set forth in Paragraph 1 above, free from any defects in work or labor done, and from any defects in materials furnished. Further, SUBDIVIDER shall repair and maintain the Improvements in good condition and in accordance with CITY specifications for one (1) year after CITY'S acceptance of the Improvements. As required by this Agreement, prior to acceptance of the Improvements, SUBDIVIDER shall deposit with the City Engineer a Warranty Bond in the amount of \$348,700, equal to 10% of the estimated cost of the Improvements for the Woodlands East Village 23 neighborhood (\$3,487,000) as included in the Engineer's estimate attached to this Agreement as Exhibit "D", to insure SUBDIVIDER'S repair and warranty of the Improvements in accordance with the terms of this Agreement. The Warranty Bond shall be released at the end of the one year guarantee period, provided there are no claims against it are then outstanding.

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

Once action is taken by CITY to complete, repair, replace and/or reconstruct the Improvements, SUBDIVIDER shall be responsible for all costs incurred by CITY, even if SUBDIVIDER subsequently completes the work.

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

8. Because the Improvements are not entirely complete, the SUBDIVIDER is required to only post Performance or Labor & Materials bonds to guarantee the unfinished improvements associated with Tract 4220 as included and described in Exhibit "D" of this Agreement. Performance and Labor & Material securities have been provided in the amount shown in Table 1 below. SUBDIVIDER shall also comply with CITY's insurance requirements set forth on Exhibit "C" attached hereto and incorporated herein.

Table 1 – Bond Values

Unfinished Improvement Total:	\$728,900
Performance Security (Bond No. 0844453)	\$801,790
Labor & Materials Security (Bond No. 0844453)	\$400,895

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

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

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

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

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

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

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

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

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

17. SUBDIVIDER shall not assign this Agreement without the prior written consent of CITY. If such consent is given, the terms of this Agreement shall apply to and bind the heirs, successors,

executors, administrators and assignees of SUBDIVIDER, and any heirs, successors, executors, administrators and assignees of the SUBDIVIDER and shall be jointly and severally liable hereunder.

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

19. This Agreement and any amendments hereto comprise the entire understanding and agreement between the parties regarding the improvements to be constructed and dedications for Tract 4220.

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

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

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

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

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

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

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

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

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

i. Time of the Essence. Time is of the essence of this Agreement and each of its provisions. In the calculation of time hereunder, the time in which an act is to be performed shall be computed by excluding the first Day and including the last. If the time in which an act is to be performed

Subdivision Improvement Agreement (Califia, LLC)
Tract 4220 Woodlands East Village 23

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 4220
EXHIBIT B TRACT 4220 WOODLANDS EAST VILLAGE 23 AREA
EXHIBIT C: CITY INSURANCE REQUIREMENTS
EXHIBIT D: WOODLANDS EAST VILLAGE 23 UNFINISHED IMPROVEMENTS AND FULL IMPROVEMENTS COST ESTIMATE

Subdivision Improvement Agreement (Califia, LLC)
Tract 4220 Woodlands East Village 23

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

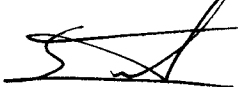
ATTEST: TERESA VARGAS
City Clerk of and for the City
of Lathrop, State of California

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

BY: _____
Teresa Vargas Date
City Clerk

BY: _____
Stephen J. Salvatore Date
City Manager

APPROVED AS TO FORM BY THE CITY OF LATHROP CITY ATTORNEY

BY:  _____
Salvador Navarrete Date
City Attorney

Subdivision Improvement Agreement (Califia, LLC)
Tract 4220 Woodlands East Village 23

SUBDIVIDER

Califia, LLC,
a California limited liability company

BY: _____
Susan Dell'Osso
President

Subdivision Improvement Agreement (Califia, LLC)
Tract 4220 Woodlands East Village 23

EXHIBIT "A"

FINAL MAP - TRACT 4220

OWNER'S STATEMENT

THE UNDERSIGNED DOES HEREBY STATE THAT THEY ARE THE OWNERS OR HAVE SOME RECORD TITLE INTEREST IN THE LAND UNDEVELOPED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINE OF THE HERON EMBODIED FINAL MAP ENTITLED, "TRACT 4220, RIVER ISLANDS - PHASE 2, VILLAGE 23", CITY OF LATHROP, CALIFORNIA, CONSISTING OF EIGHT (8) SHEETS, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

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

- TO THE CITY OF LATHROP FOR PUBLIC RIGHT-OF-WAY PURPOSES. THOSE PORTIONS OF SAID LANDS DESIGNATED ON SHEETS 1, 2, 3 AND 4 OF THIS FINAL MAP, TOGETHER WITH THE TRACTS OF SAID LANDS DESIGNATED AS "LOT 1, 2, 3 AND 4" AND "BARRETT STREET", AS SHOWN ON THIS FINAL MAP.
- A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN, POLES, WIRES, CABLES, PIPES, AND CONDUITS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE PARCELS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "POLE" (PUBLIC UTILITY EASEMENT)
- A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN THE SOUNDING WALLS UPON AND OVER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "W.E." (WALL EASEMENT).

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

- PARCELS 1, 2, 3 AND 4 TO THE CITY OF LATHROP FOR PURPOSES OF OPEN SPACE, LANDSCAPING, PUBLIC UTILITIES, FENCE MAINTENANCE, AND APPURTENANCES THERE TO, FOR THE BENEFIT OF THE PUBLIC, AS SHOWN ON THIS FINAL MAP.
- THE UNDERSIGNED DOES HEREBY RELINQUISH TO THE CITY OF LATHROP ALL ABUTTERS' RIGHT OF ACCESS TO LOTS 1, 10, 11, 21, 22, 32 AND 33 ALONG THE LOT LINES AS INDICATED BY THE SYMBOL: //, AS SHOWN ON THIS FINAL MAP.
- TO ENSURE MUNICIPAL WATER SERVICES TO ALL LOTS SHOWN UPON THIS FINAL MAP, ALL GROUND WATER RIGHTS THAT THE UNDERSIGNED MAY HAVE WITHIN THE DISTINCTIVE BORDER UPON THIS MAP, HEREBY ARE DEDICATED TO THE CITY OF LATHROP.

OWNER INTENDS TO SUBDIVIDE THE LAND SUBJECT TO THIS MAP WITH ANY AND ALL REPARIAN RIGHTS OR OTHER WATER INTERESTS TO WHICH THE SUBJECT LAND IS ENTITLED THEREIN APPURTENANT OR RELATING TO THE LANDS, WHETHER SUCH RIGHTS OR INTERESTS ARE NOW CLAIMED OR MAY BE CLAIMED IN THE FUTURE. THE UNDERSIGNED HEREBY WAIVES ALL SUCH RIGHTS OR INTERESTS, AND DOES NOT INTEND TO RECONSTRUCT OR REPAIR THE SUBJECT LANDS WITHIN THE BOUNDARIES OF THIS MAP OR THE SURROUNDING PROPERTIES.

OWNER: CAUIFA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
 BY: SUSAN DELIROSSO, PRESIDENT
 DATE: _____

TRUSTEE'S STATEMENT

OLD REPUBLIC TITLE COMPANY, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED AUGUST 29, 2023, AS DOCUMENT NO. 2023-067300, HAS BEEN ADVISED BY THE RECORDS OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA, THAT THE DEED OF TRUST RECORDED APRIL 16, 2020, AS DOCUMENT NUMBER 2020-046455, AND AS AMENDED IN DOCUMENT RECORDED OCTOBER 3, 2022, AS DOCUMENT NUMBER 2022-114642, AND FURTHER AMENDED IN DOCUMENT RECORDED AUGUST 24, 2023, AS DOCUMENT NUMBER 2023-067141, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY,

DATED THIS _____ DAY OF _____, 2024.
 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 _____, 2024 BEFORE ME, _____ 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/HEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

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

**TRACT 4220
 RIVER ISLANDS - PHASE 2
 VILLAGE 23**

A PORTION OF RANCHO EL PESCADERO, BEING SUBDIVISION OF PARCEL 5 OF TRACT 4205 (44 MAP 95), WOODLANDS EAST LARGE LOT FINAL MAP, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA.

MAY 2024



CITY CLERK'S STATEMENT

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THE RECORDED MAP ENTITLED, "TRACT 4220, RIVER ISLANDS - PHASE 2, VILLAGE 23, CITY OF LATHROP, CALIFORNIA, CONSISTING OF EIGHT (8) SHEETS," THIS STATEMENT WAS PRESENTED TO SAID CITY COUNCIL, AS PROVIDED BY LAW, AT A MEETING HELD ON THE _____ DAY OF _____, 2024, AND THAT SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. _____, 2024, AND THAT SAID CITY COUNCIL DID MEETING, APPROVE SAID MAP, AND AUTHORIZED ITS RECORDED, AND ACCEPTED ON BEHALF OF THE CITY OF LATHROP, FOR PUBLIC USE, THE REIMBURSEMENT OF ACCESS RIGHTS TO LOTS 10, 11, 21, 22, 32 AND 33 ALONG THE LOT LINES AS INDICATED BY THE SYMBOL: //, AS SHOWN ON THIS FINAL MAP, AND ACCEPTED THE OFFER OF DEDICATION OF GROUND WATER RIGHTS, THE DEDICATION IN FEE OF PARCEL A, AND TOLEDO COURT, SOUTUDE COURT, BARNETT STREET, AND WIMACK STREET, BEFOING MAP SUBJECT TO THE IMPROVEMENTS BEING COMPLETED IN ACCORDANCE WITH CHAPTER 16, TITLE 16.16 OF THE CITY OF LATHROP MUNICIPAL CODE.

ADDITIONAL TO SECTION 66434(C) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE CITY OF LATHROP DOES HEREBY CERTIFY THAT THE CITY ENGINEER HAS REVIEWED THE MAP FOR PUBLIC PURPOSES, AND HAS RECORDED PER TRACT 4205 FINAL MAP RECORDED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 95, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN THE BOUNDARY OF THIS FINAL MAP.

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

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

ACKNOWLEDGEMENT CERTIFICATE (TRUSTEE)

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

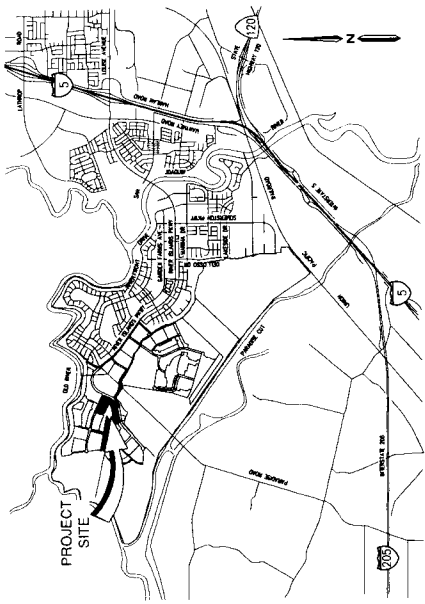
STATE OF CALIFORNIA }
 COUNTY OF SAN JOAQUIN }

ON _____, 2024 BEFORE ME, _____ WHO 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/HEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

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

EXEMPT FROM FEE PER GOVERNMENT CODE 27386.1; DOCUMENT RECORDED IN CONNECTION WITH A CONCURRENT TRANSFER SUBJECT TO THE IMPOSITION OF DOCUMENTARY TRANSFER TAX



VICINITY MAP
 NOT TO SCALE

SECRETARY OF THE PLANNING COMMISSION'S STATEMENT

THIS MAP CONFORMS TO VESTING TENTATIVE MAP NO. 6716 RECOMMENDED BY THE PLANNING COMMISSION AND APPROVED BY THE CITY COUNCIL PER RESOLUTION NO. 21-4808.

DATED THIS _____ DAY OF _____, 2024.

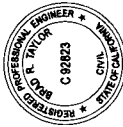
RICARDO CAGHAT, COMMUNITY DEVELOPMENT DIRECTOR
 CITY OF LATHROP

CITY ENGINEER'S STATEMENT

I, BRAD R. TAYLOR, HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA, AND THAT I HAVE REVIEWED THIS FINAL MAP OF TRACT 4220, RIVER ISLANDS-PHASE 2, VILLAGE 23, CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP NO. 6716, 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 VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2024.

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



RECORDERS STATEMENT

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

FILED \$ _____

BY: _____
 ASSTANT/DEPUTY RECORDER

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

TRACT 4220 RIVER ISLANDS - PHASE 2 VILLAGE 23

A PORTION OF RANCHO EL PESCADERO, BEING SUBDIVISION OF PARCEL 5 OF TRACT 4205 (44 MAP 95), WOODLANDS EAST LARGE LOT FINAL MAP, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MAY 2024



CITY SURVEYOR'S STATEMENT

I, DARRYL A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF TRACT 4220, RIVER ISLANDS - PHASE 2, VILLAGE 23 FINAL MAP, CITY OF LATHROP, CALIFORNIA, AND I AM SATISFIED THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2024.



DARRYL A. ALEXANDER, P.L.S. 5071
ACTING CITY SURVEYOR

SURVEYOR'S STATEMENT

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

DATED THIS _____ DAY OF _____, 2024.



DYLAN CRAWFORD, P.L.S. NO 7788

RECITALS

- RIGHT TO FARM STATEMENT:
PER CITY OF LATHROP MUNICIPAL CODE OF ORDINANCES, TITLE 15, CHAPTER 15.48.04, THE CITY OF LATHROP HAS A POLICY OF SUPPORTING AND ENCOURAGING AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING BUT NOT LIMITED TO, THE PRODUCTION, PROCESSING, DISTRIBUTION, AND SALE OF AGRICULTURAL PRODUCTS. THESE OPERATIONS SHOULD BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATIONS, CULTIVATION, PLOWING, SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PRODUCTION OF CROPS AND ANIMALS FROM DEPRECIATION, AND OTHER ACTIVITIES WHICH MAY BE NEARBY OR ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, YOU ACCEPT 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.
- A SOILS REPORT ENTITLED "GEOTECHNICAL EXPLORATION, RIVER ISLANDS PHASE 1, LATHROP, CALIFORNIA", PREPARED AS PROJECT NO. 5044-S-001.01 AND DATED JULY 29, 2020, HAS BEEN PREPARED FOR THIS PROPERTY BY ENRGO, INCORPORATED, JOSEF J. TOOTLE, G.E. NO. 2677, AND IS ON FILE WITH THE CITY OF LATHROP.
- TRACT 4220, RIVER ISLANDS - PHASE 2, VILLAGE 23 FINAL MAP, CONTAINS 99 RESIDENTIAL LOTS WITH A TOTAL OF 13,232 ACRES, MORE OR LESS, PARCEL A CONTAINING 1,586 ACRES, MORE OR LESS, AND ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP WHICH INCLUDE 6,450 ACRES, MORE OR LESS, AND A DESIGNATED REMAINDER CONTAINING 0.762 ACRES, MORE OR LESS, AS SHOWN ON THIS FINAL MAP (PLEASE REFER TO THE AREA TABLE BELOW).

TRACT 4220 AREA SUMMARY	
LOTS 1 THROUGH 99	13,232 AC±
PARCEL A	1,586 AC±
STREET DEDICATIONS	6,450 AC±
TOTAL	22,030 AC±
DESIGNATED REMAINDER	0.762 AC±

4. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 121402338-LR (VERSION 1), DATED APRIL 24, 2024, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

REFERENCES

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

SIGNATURE OMISSIONS

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

- DECLARED ISLANDS LAND COMPANY, PRESERVATION FOR OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, PER DOCUMENT NUMBER 2001-0046177, S.J.C.R.

EASEMENT ABANDONMENT NOTE

THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (P.U.E.) FOR PUBLIC PURPOSES DEDICATED PER TRACT 4205 FINAL MAP RECORDED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 95, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN PARCEL 5 OF TRACT 4205 IS BEING ABANDONED BY THIS FINAL MAP. PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET 1.

CERTIFICATE OF DEDICATION

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

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

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

TRACT 4220 RIVER ISLANDS - PHASE 2 VILLAGE 23

A PORTION OF RANCHO EL PESCADERO, BEING SUBDIVISION OF PARCEL 5 OF TRACT 4205 (44 M&P 95), WOODLANDS EAST LARGE LOT FINAL MAP, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MAY 2024

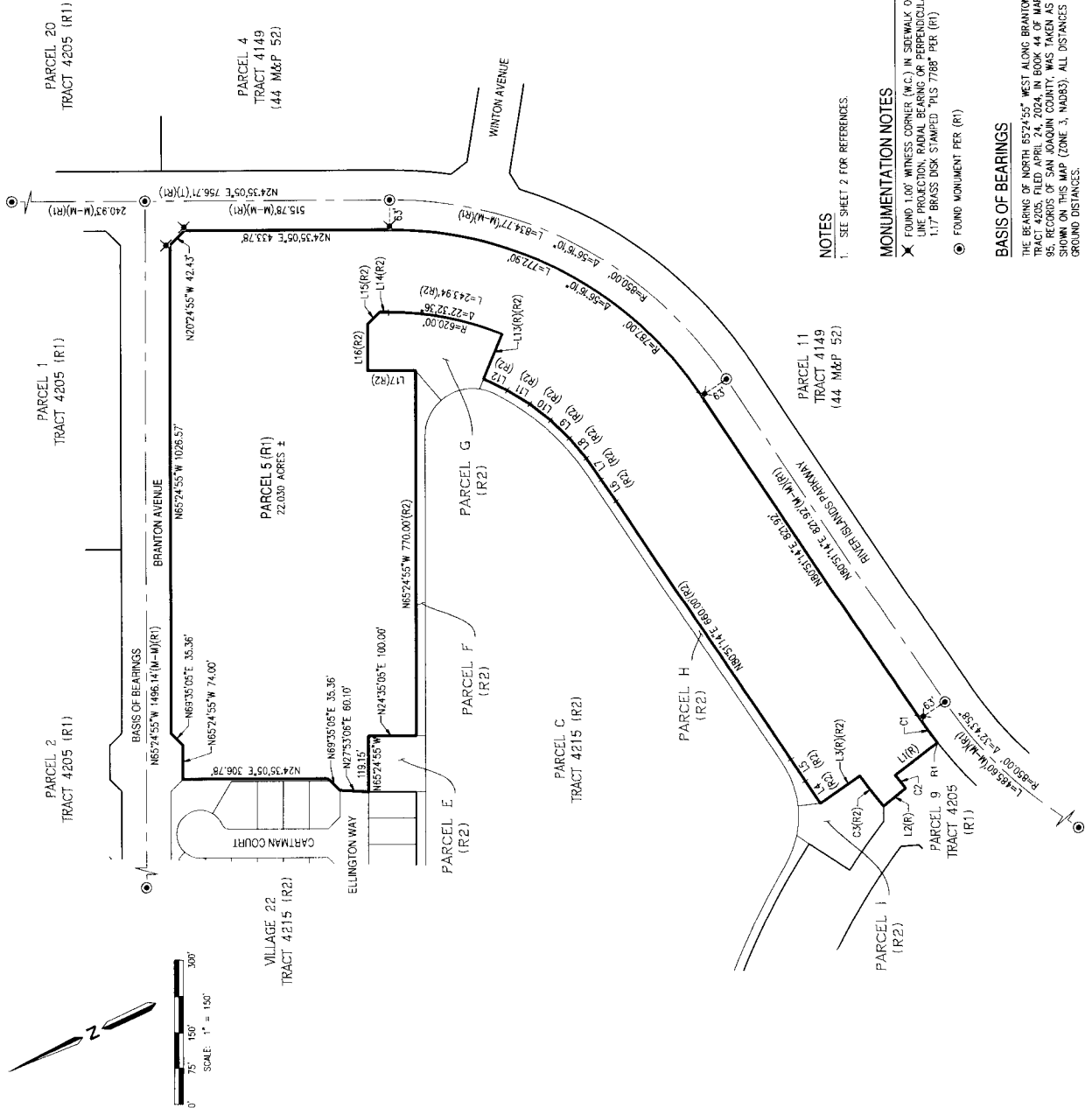


EXISTING BOUNDARY SHEET

LINE AND CURVE TABLES FOR THIS SHEET ONLY

LINE TABLE			CURVE TABLE			
LINE #	DIRECTION	LENGTH	CURVE #	RADIUS	DELTA	LENGTH
L1	N12°59'52"W	112.11'	C1	913.00'	3°57'12"	63.00'
L2	N14°59'04"W	60.00'	C2	1026.00'	1°58'13"	35.28'
L3	N19°40'04"W	101.00'	C3	1086.00'	4°18'00"	81.51'
L4	N89°28'17"E	57.88'				
L5	N81°53'44"E	55.01'				
L6	N79°48'45"E	55.01'				
L7	N79°55'42"E	55.00'				
L8	N74°27'50"E	55.00'				
L9	N68°23'21"E	55.00'				
L10	N62°18'52"E	55.00'				
L11	N56°14'22"E	55.00'				
L12	N50°09'55"E	55.00'				
L13	N42°52'20"W	101.00'				
L14	N24°35'05"E	19.33'				
L15	N20°24'55"W	35.36'				
L16	N65°24'55"W	97.88'				
L17	N24°35'05"E	100.00'				

RADIAL BEARINGS	
LINE #	DIRECTION
R1	N13°05'58"W



LEGEND
 200.00' (R1) MEASURED AND RECORD DATA PER REFERENCE SHOWN
 (R1) DENOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 2
 (M-W) MONUMENT TO MONUMENT
 (M-B) MONUMENT TO BOUNDARY
 (M-CL-INTX) MONUMENT TO CENTERLINE INTERSECTION
 (M-RC) MONUMENT TO BEGINNING OF CURVE
 (RC-CL-INTX) BEGIN CURVE TO CENTERLINE INTERSECTION
 (T) TOTAL
 (B) BOUNDARY
 D.N./A.N. DOCUMENT NUMBER, INSTRUMENT NUMBER
 P.U.E. PUBLIC UTILITY EASEMENT
 W.E. WALL EASEMENT
 L1/CI LINE, CURVE
 BOUNDARY
 LOT LINE OR RIGHT-OF-WAY LINE
 EASEMENT LINE
 CENTERLINE

NOTES
 1. SEE SHEET 2 FOR REFERENCES.
 2. FOUND 1.00' WITNESS CORNER (W.C.) IN SIDEWALK ON ALONG PROPERTY LINE PROJECTION, RADIAL BEARING OF PERPENDICULAR TO CENTERLINE, L17 BRASS DISK STAMPED "115 7786" PER (R1)
 3. FOUND MONUMENT PER (R1)

MONUMENTATION NOTES
 FOUND 1.00' WITNESS CORNER (W.C.) IN SIDEWALK ON ALONG PROPERTY LINE PROJECTION, RADIAL BEARING OF PERPENDICULAR TO CENTERLINE, L17 BRASS DISK STAMPED "115 7786" PER (R1)
 FOUND MONUMENT PER (R1)

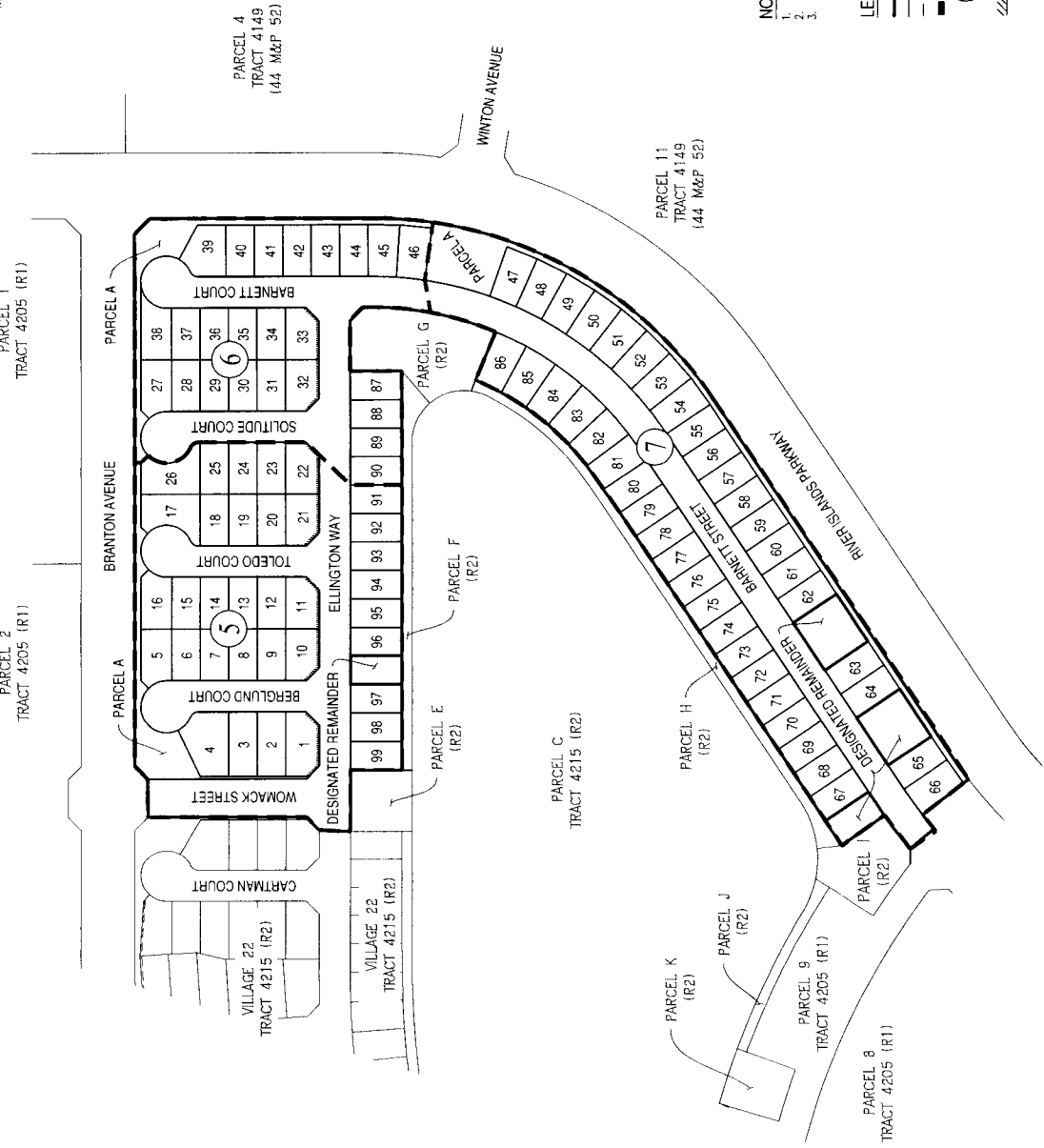
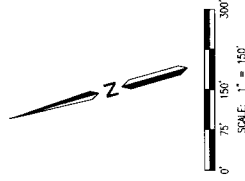
BASIS OF BEARINGS
 THE BEARING OF NORTH 65°24'55" WEST ALONG BRANTON AVENUE, AS SHOWN PER TRACT 4205, FILED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, AT PAGE 95, RECORDS OF SAN JOAQUIN COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP (ZONE 3, NAD83). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

TRACT 4220 RIVER ISLANDS - PHASE 2 VILLAGE 23

A PORTION OF RANCHO EL PESCADERO, BEING SUBDIVISION OF PARCEL 5 OF TRACT 4205 (44 M&P 95), WOODLANDS EAST LARGE LOT FINAL MAP, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
MAY 2024



SHEET INDEX

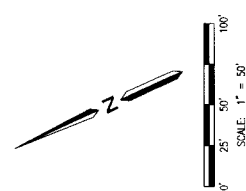


NOTES
1. SEE SHEET 2 FOR REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS.
3. SEE SHEET 6 FOR LINE AND CURVE TABLES.

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

TRACT 4220 RIVER ISLANDS - PHASE 2 VILLAGE 23

A PORTION OF RANCHO EL PESCADERO, BEING SUBDIVISION OF PARCEL 5 OF TRACT 4205 (44 MAP 95), WOODLANDS EAST/LARGE LOT FINAL MAP, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
MAY 2024

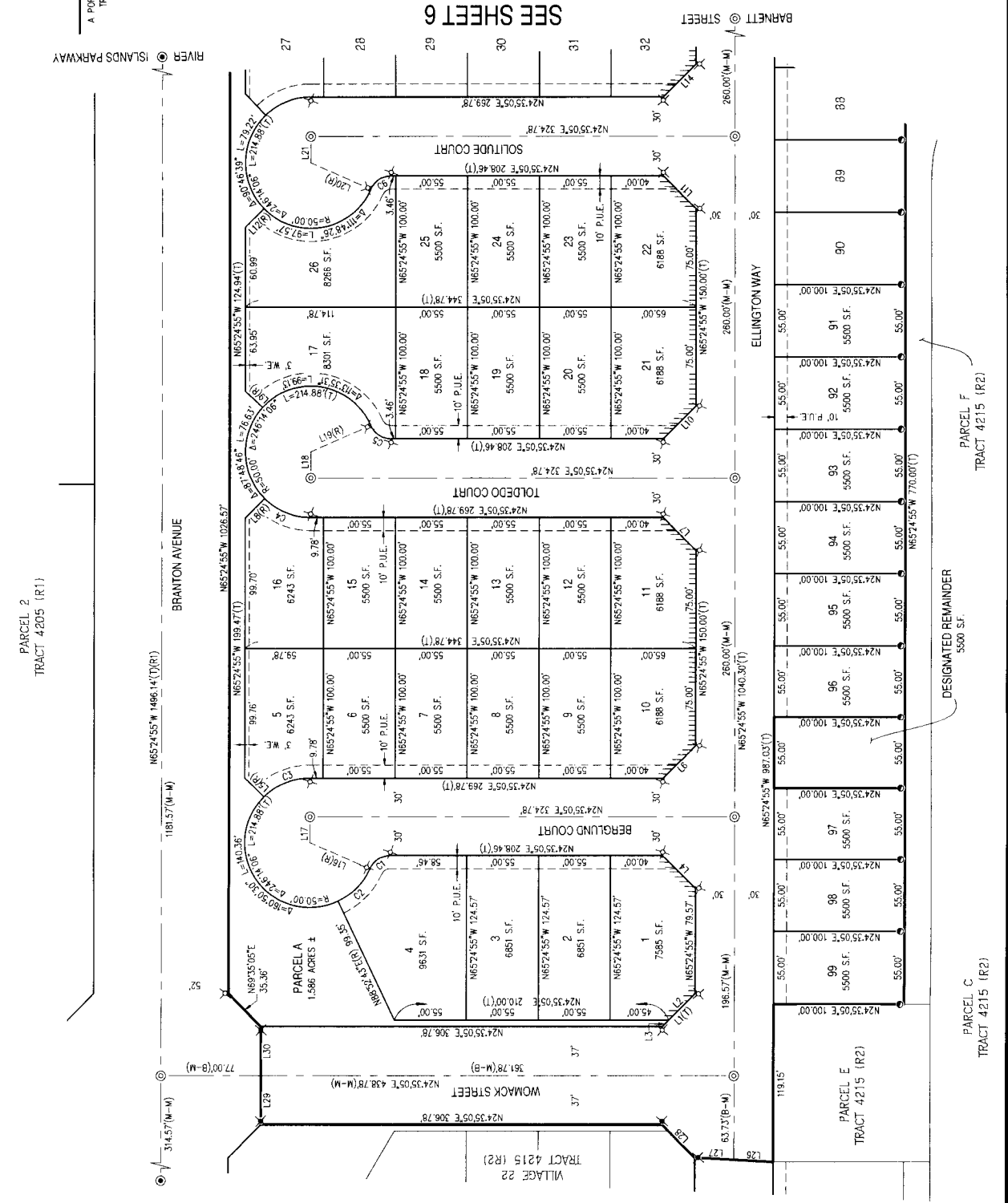


NOTES

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

MONUMENTATION NOTES

- SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE WITH CAP STAMPED "PLS 7788"
- SET 3.00" WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE, 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788"
- FOUND MONUMENT PER (R)
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R)
- SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1.17" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS.
- SET 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788" PER (R) OR (R2)
- FOUND 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ALONG PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788" PER (R) OR (R2)

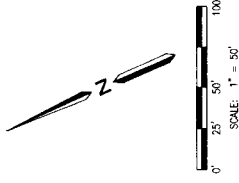


SEE SHEET 6

TRACT 4220 RIVER ISLANDS - PHASE 2 VILLAGE 23

A PORTION OF RANCHO EL PESCADERO, BEING SUBDIVISION OF PARCEL 5 OF TRACT 4205 (44 MAP 95), WOODLANDS EAST, LARGE LOT FINAL MAP, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MAY 2024



PARCEL 11
TRACT 4149
144 (M&P 52)

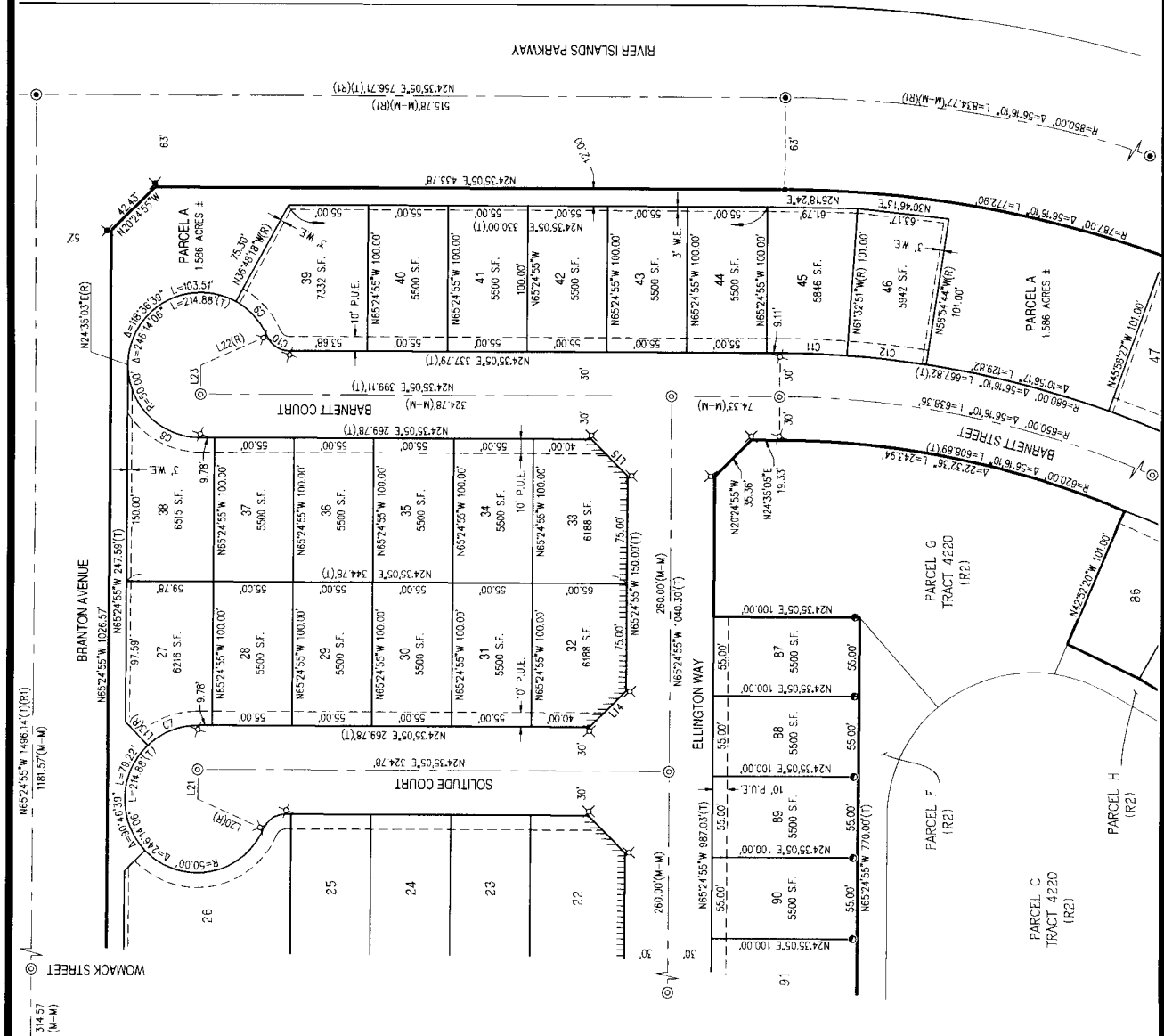
NOTES

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

MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE WITH CAP STAMPED "PLS 7788"
- SET 3.00" WITNESS CORNER (W.C.) UNLESS OTHERWISE NOTED. MEASURED ALONG LOT LINE. 5/8" X 24" REBAR W/ PLASTIC PLUG "PLS 7788"
- FOUND MONUMENT PER (R1)
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1)
- ⊕ SET 5/8" X 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1.17" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS.
- ⊗ SET 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788"
- ⊗ FOUND 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ON ALONG PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788" PER (R1) OR (R2)

SHEET 6 OF 8



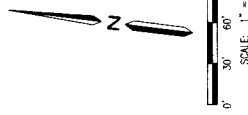
SEE SHEET 5

SEE SHEET 7

TRACT 4220 RIVER ISLANDS - PHASE 2 VILLAGE 23

A PORTION OF RANCHO EL PESCADERO, BEING SUBDIVISION OF PARCEL 5 OF TRACT 4020 (44 MAP), WOODLAND TRACT, APPROXIMATELY 1/4 SECTION 35, T4N, R12E, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA.

MAY 2024



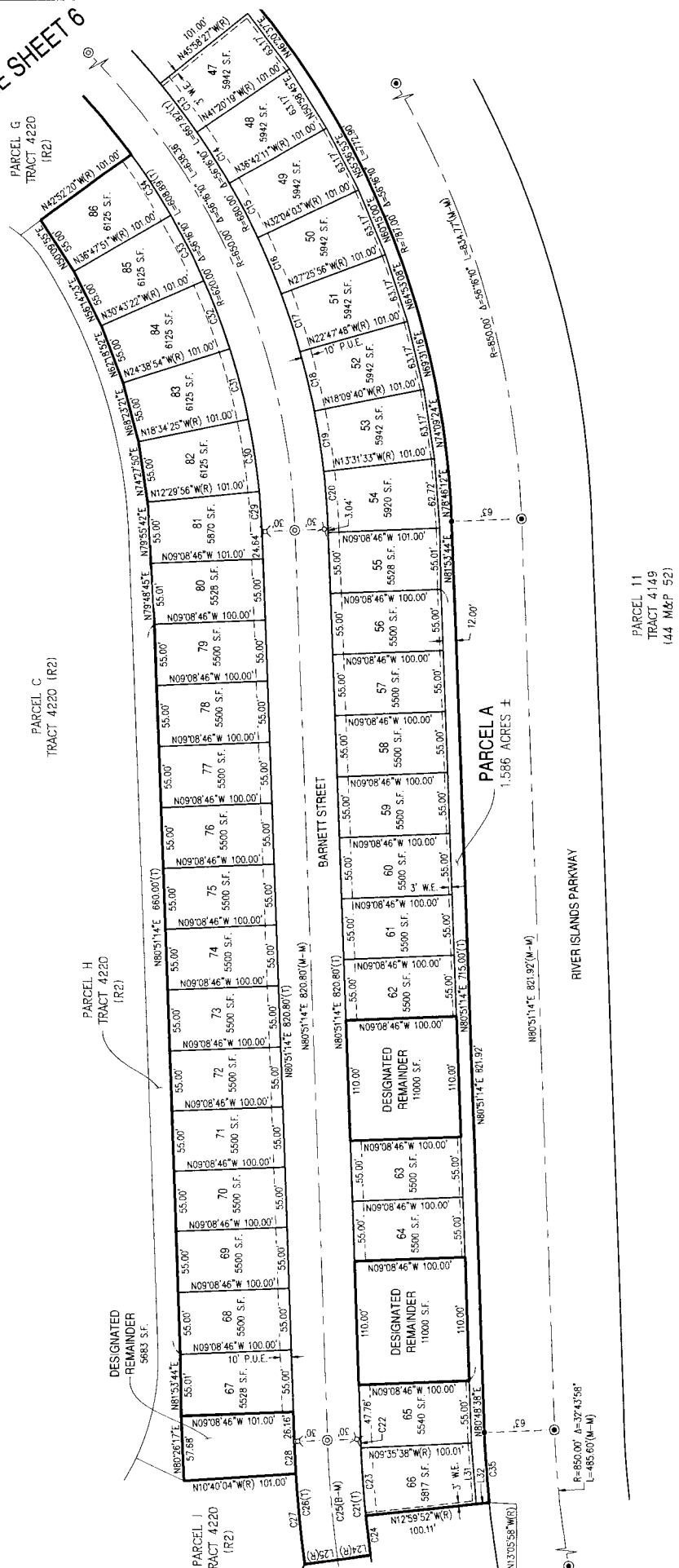
SEE SHEET 6

NOTES

1. SEE SHEET 2 FOR REFERENCES.
2. SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
3. SEE SHEET 6 FOR LINE & CURVE TABLES.

MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE WITH CAP STAMPED "PLS 7788"
- SET 3.00" WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE, 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788"
- ⊙ FOUND MONUMENT PER (R)
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R)
- ⊕ SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1.17" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS.
- ⊗ SET 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788"
- ⊗ FOUND 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ON ALONG PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788" PER (R) OR (R2)



SHEET 7 OF 8

PARCEL 11
TRACT 4149
(44 MAP 52)

TRACT 4220 RIVER ISLANDS - PHASE 2 VILLAGE 23

A PORTION OF RANCHO EL PESQUERO, BEING SUBDIVISION OF PARCEL S OF TRACT 4220 (A MAP 65) WOODLANDS EAST LARCE LOT FINAL MAP, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MAY 2024



CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	DELTA
C1	17.00'	66°14'06"	19.65'	19.65'
C2	50.00'	40°31'45"	35.37'	35.37'
C3	50.00'	44°51'52"	39.15'	39.15'
C4	50.00'	44°49'49"	39.12'	39.12'
C5	17.00'	66°14'06"	19.65'	19.65'
C6	17.00'	66°14'06"	19.65'	19.65'
C7	50.00'	43°39'01"	36.09'	36.09'
C8	50.00'	89°59'59"	78.54'	78.54'
C9	50.00'	37°37'29"	32.83'	32.83'
C10	17.00'	66°14'06"	19.65'	19.65'
C11	680.00'	3°52'04"	45.90'	45.90'
C12	680.00'	4°38'08"	55.02'	55.02'
C13	680.00'	4°38'08"	55.02'	55.02'
C14	680.00'	4°38'08"	55.02'	55.02'
C15	680.00'	4°38'08"	55.02'	55.02'
C16	680.00'	4°38'08"	55.02'	55.02'
C17	680.00'	4°38'08"	55.02'	55.02'
C18	680.00'	4°38'08"	55.02'	55.02'
C19	680.00'	4°38'08"	55.02'	55.02'
C20	680.00'	4°22'47"	51.98'	51.98'
C21	1026.00'	5°49'19"	104.25'	104.25'
C22	1026.00'	9°28'52"	8.02'	8.02'
C23	1026.00'	9°24'14"	60.95'	60.95'
C24	1026.00'	1°58'13"	35.28'	35.28'
C25	1056.00'	5°49'19"	107.30'	107.30'
C26	1086.00'	5°49'19"	110.35'	110.35'
C27	1086.00'	4°18'00"	81.51'	81.51'
C28	1086.00'	1°31'18"	28.84'	28.84'
C29	620.00'	9°21'10"	36.28'	36.28'
C30	620.00'	6°04'29"	65.73'	65.73'
C31	620.00'	6°04'29"	65.73'	65.73'
C32	620.00'	6°04'29"	65.73'	65.73'
C33	620.00'	6°04'29"	65.73'	65.73'
C34	620.00'	6°04'29"	65.73'	65.73'
C35	913.00'	8°57'12"	63.00'	63.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N20°24'55"W	35.36'
L2	N20°24'55"W	28.28'
L3	N20°24'55"W	7.07'
L4	N69°35'05"E	35.36'
L5	N69°49'13"E	20.88'
L6	N20°24'55"W	35.36'
L7	N69°35'05"E	35.36'
L8	N20°35'06"W	20.92'
L9	N67°15'46"E	17.97'
L10	N20°24'55"W	35.36'
L11	N69°35'05"E	35.36'
L12	N19°50'36"W	20.01'
L13	N70°56'04"E	25.44'
L14	N20°24'55"W	35.36'
L15	N69°35'05"E	35.36'
L16	N48°20'58"E	50.00'
L17	N65°24'55"W	20.00'
L18	N65°24'55"W	20.00'
L19	N74°48'11"E	50.00'
L20	N48°20'58"E	50.00'
L21	N65°24'55"W	20.00'
L22	N0°48'11"E	50.00'
L23	N65°24'55"W	20.00'
L24	N14°58'04"W	30.00'
L25	N14°58'04"W	30.00'
L26	N27°53'06"E	30.05'
L27	N27°53'06"E	30.05'
L28	N69°35'05"E	35.36'
L29	N65°24'55"W	37.00'
L30	N65°24'55"W	37.00'
L31	N78°26'20"E	55.00'
L32	N12°59'52"W	12.00'

Subdivision Improvement Agreement (Califia, LLC)
Tract 4220 Woodlands East Village 23

EXHIBIT "B"

TRACT 4220 WOODLANDS EAST VILLAGE 23 AREA

TRACT 4220 BOUNDARY
(VILLAGE 23)

OLD RIVER

VILLAGE 4

FUTURE
COMMUNITY
PARK

RIVER ISLANDS
HIGH SCHOOL

VILLAGE 3

VILLAGE 27

EXHIBIT "B"
TRACT 4220
WOODLANDS EAST
VICINITY MAP
MAY 2024

VILLAGE 5

FUTURE
PARK

STRANDBERG STREET

LAKE 14

BRANTON AVENUE

VILLAGE 22

LAKE 19

RIVER ISLANDS PARKWAY

(FUTURE PARADISE CUT
VILLAGE DISTRICT)

VILLAGE 6

FUTURE
K-8 SCHOOL

VILLAGE 6

VILLAGE 19

SEATON AVENUE

FUTURE
PARK

VILLAGE 21

(FUTURE
WOODLANDS WEST)

VILLAGE 18

LAKE 18

STOPNOWAY AVENUE

VILLAGE 20

FUTURE
K-8 SCHOOL

VILLAGE 17

EXHIBIT "C"

CITY INSURANCE REQUIREMENTS

1. The Subdivider shall obtain commercial general liability insurance companies licensed to do business in the State of California with an A.M. Best Company rating Insurance rating of no less than A:VII which provides coverage for bodily injury, personal injury and property damage liability in the amount of at least \$1,000,000 for each occurrence and \$2,000,000 in the aggregate.

Said insurance coverage shall be evidenced by a certificate of insurance with policy endorsements, executed by an authorized official of the insurer(s). All parties to the Subdivision Improvement Agreement must be named insured on the policy. The policy endorsements to be attached to the certificate must provide all the following:

a. Name the City of Lathrop, its officers, City Council, boards and commissions, and members thereof, its employees and agents as additional insured as respects to any liability arising out of the activities of the named insured. A CG 2010 or CG 2026 endorsement form or the equivalent is the appropriate form.

b. State that "the insurance coverage afforded by this policy shall be primary insurance as respects to the City of Lathrop, its officers, employees and agents. Any insurance or self-insurance maintained by the City of Lathrop, its officers, employees, or agents shall be in excess of the insurance afforded to the named insured by this policy and shall not contribute to any loss.

c. Include a statement that, "the insurer will provide to the City at least thirty (30) days prior notice of cancellation or material change in coverage." The above language can be included on the additional insured endorsement form or on a separate endorsement form.

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

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

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

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

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	Location(s) Of Covered Operations
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

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

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

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

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

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

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

United Specialty Insurance Company

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.
VEN 051 00 (02/20)**

PRIMARY AND NON-CONTRIBUTING INSURANCE ENDORSEMENT

This endorsement modifies the Conditions provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

The following is added to **SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS** of the **COMMERCIAL GENERAL LIABILITY COVERAGE PART**, and supersedes any provision to the contrary:

Primary and Non-Contributory Insurance

Any coverage provided to an Additional Insured under this policy shall be excess over any other valid and collectible insurance available to such Additional Insured whether primary, excess, contingent or on any other basis unless:

- a. (1) The Additional Insured is a Named Insured under such other insurance;

and

- (2) A fully written contract fully executed prior to the Named Insured's commencement of work for such Additional Insured for the specific project that is the subject of the claim, "suit," or "occurrence" expressly requires that this insurance:

- (i) apply on a primary and non-contributory basis;
- and
- (ii) would not seek contribution from any other insurance available to the additional insured.

or

- b. Prior to a loss, you request in writing and we agree in writing that this insurance shall apply on a primary and non-contributory basis.

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

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

Policy: ATN2418343P

UNITED SPECIALTY INSURANCE COMPANY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

VEN 064 00 (01/15)

THIRD PARTY CANCELLATION NOTICE ENDORSEMENT

This endorsement modifies the Conditions provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

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

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

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

SCHEDULE

Name and Address of Other Person/Organization

Number of Days Notice

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

30

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

Subdivision Improvement Agreement (Califia, LLC)
Tract 4220 Woodlands East Village 23

EXHIBIT "D"

WOODLANDS EAST VILLAGE 23

UNFINISHED IMPROVEMENTS AND FULL IMPROVEMENTS COST ESTIMATE



ENGINEER'S BOND ESTIMATE
COST TO COMPLETE
RIVER ISLANDS - PHASE 2
VILLAGE 23

May 13, 2024
 Job No.: 25505-32

CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

Item Description	Quantity	Unit	Unit Price	Amount
1 Wet Utilities (95% Completion)	1	LS	\$ 14,900.00	\$ 14,900.00
2 Joint Trench (60% Completion)	1	LS	\$ 339,300.00	\$ 339,300.00
3 AC Paving (0% Completion)	1	LS	\$ 374,700.00	\$ 374,700.00
TOTAL COST TO COMPLETE				\$ 728,900.00

Notes:

- 1) Estimate for cost to complete based on contractor's note for Village 23 dated 5/13/2024

DRAFT ENGINEER'S OPINION OF PROBABLE COST
RIVER ISLANDS - PHASE 2
VILLAGE 23 (105 UNITS)
CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

May 13, 2024
Job No.: 25505-32

Item	Description	Quantity	Unit	Unit Price	Amount
<u>STREET WORK</u>					
1	Fine Grading	249,500	SF	\$ 0.45	\$ 112,275.00
2	3" AC Paving	52,300	SF	\$ 1.50	\$ 78,450.00
3	4.5" AC Paving	82,700	SF	\$ 2.25	\$ 186,075.00
4	6" Aggregate Base	52,300	SF	\$ 0.90	\$ 47,070.00
5	8" Aggregate Base	82,700	SF	\$ 1.20	\$ 99,240.00
6	Vertical Curb and Gutter (with AB cushion)	1,500	LF	\$ 15.00	\$ 22,500.00
7	Rolled Curb and Gutter (with AB cushion)	6,600	LF	\$ 15.00	\$ 99,000.00
8	Concrete Sidewalk	40,700	SF	\$ 5.00	\$ 203,500.00
9	Driveway Approach	105	EA	\$ 600.00	\$ 63,000.00
10	Handicap Ramps	8	EA	\$ 2,500.00	\$ 20,000.00
11	Survey Monuments	11	EA	\$ 300.00	\$ 3,300.00
12	Traffic Striping & Signage	3,900	LF	\$ 5.00	\$ 19,500.00
13	Dewatering (budget)	3,900	LF	\$ 100.00	\$ 390,000.00
Subtotal Street Work					\$ 1,343,910.00
<u>STORM DRAIN</u>					
14	Catch Basins (type I inlet over type I manhole base)	22	EA	\$ 2,800.00	\$ 61,600.00
15	Catch Basins (type I inlet over type II manhole base)	2	EA	\$ 5,000.00	\$ 10,000.00
16	Catch Basins (type I inlet over type III manhole base)	1	EA	\$ 7,500.00	\$ 7,500.00
17	15" Storm Drain Pipe (polypropylene)	500	LF	\$ 18.00	\$ 9,000.00
18	18" Storm Drain Pipe (polypropylene)	1,440	LF	\$ 20.00	\$ 28,800.00
19	24" Storm Drain Pipe (polypropylene)	860	LF	\$ 31.00	\$ 26,660.00
20	30" Storm Drain Pipe (polypropylene)	310	LF	\$ 45.00	\$ 13,950.00
21	42" Storm Drain Pipe (polypropylene)	140	LF	\$ 120.00	\$ 16,800.00
22	48" Storm Drain Pipe (RCP)	40	LF	\$ 125.00	\$ 5,000.00
23	Manholes (type I)	3	EA	\$ 3,000.00	\$ 9,000.00
24	Manholes (type II)	1	EA	\$ 5,000.00	\$ 5,000.00
25	Connect to Existing	3	EA	\$ 1,700.00	\$ 5,100.00
26	Storm Drain Stub & Plug	1	EA	\$ 1,000.00	\$ 1,000.00
Subtotal Storm Drain					\$ 199,410.00
<u>SANITARY SEWER</u>					
27	8" Sanitary Sewer Pipe (PVC)	3,820	LF	\$ 28.00	\$ 106,960.00
28	Manholes (type I)	14	EA	\$ 4,000.00	\$ 56,000.00
29	Sewer Service	105	EA	\$ 600.00	\$ 63,000.00
30	Connect to Existing	1	EA	\$ 3,000.00	\$ 3,000.00
31	Sanitary Sewer Stub & Plug	1	EA	\$ 1,000.00	\$ 1,000.00
Subtotal Sanitary Sewer					\$ 229,960.00

Item	Description	Quantity	Unit	Unit Price	Amount
<u>WATER SUPPLY</u>					
32	8" Water Line (including all appurtenances) (PVC)	4,020	LF	\$ 32.00	\$ 128,640.00
33	Water Service	105	EA	\$ 2,000.00	\$ 210,000.00
34	Fire Hydrants	11	EA	\$ 4,000.00	\$ 44,000.00
35	Temporary Blow Off Valve	1	EA	\$ 1,000.00	\$ 1,000.00
36	8" Resilient Gate Valve	16	EA	\$ 1,550.00	\$ 24,800.00
37	Connect to Existing	1	EA	\$ 4,000.00	\$ 4,000.00
38	Water Stub & Plug	1	EA	\$ 1,000.00	\$ 1,000.00
Subtotal Water Supply					\$ 413,440.00
<u>JOINT TRENCH & STREET LIGHTING</u>					
39	Joint Trench and Street Lighting (including all appurtenances - lump sum)	1	EA	\$ 1,300,000.00	\$ 1,300,000.00
Subtotal Joint Trench & Street Lighting					\$ 1,300,000.00
TOTAL CONSTRUCTION COST (nearest \$1,000)					\$ 3,487,000.00
COST PER LOT					\$ 33,200.00

Notes:

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

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

June 3, 2024

Via Email and Hand Delivery

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

Re: Recordation of Final Map 4220; Escrow No. 1214023386

Dear Lori:

This letter constitutes the joint escrow instructions ("**Escrow Instructions**") of River Islands Development Area 1, LLC, a Delaware limited liability company ("**RIDA1**") and the City of Lathrop ("**City**") in connection with the above-referenced escrow ("**Escrow**"). The Escrow was opened in connection with recordation of the above-referenced final map ("**Final Map**"). Recordation of the Final Map is subject to the conditions set forth below. The transactions described in these Escrow Instructions are referred to as the "**Transaction**." Old Republic Title Company is referred to as "you" or "**ORTC**."

A. Date for Closings

The Final Map will be recorded at the time designated by RIDA1 as set forth below. The Final Map can only be recorded after the City has approved the map in writing. The closing date for the Transaction is intended to occur by December 31, 2024, at the time designated in writing by RIDA1, subject to satisfaction of the conditions set forth below (each a "**Closing**"). If the Final Map has not been recorded by June 30, 2025, ORTC will return the Final Map to the City.

B. Documents to be Delivered and Recordation Documents

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

B.1. One original Final Map for Tract 4220, executed and acknowledged by the City (provided to title by City).

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

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

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

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

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

B.6. A fully executed and acknowledged Amendment to Notice of Special Tax Lien for River Islands Public Financing Authority Community Facilities District No. 2023-2 (Public Facilities Supplemental) (provided to title by RIDA1).

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

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

C. Funds and Settlement Statement

You also have received, or will receive from RIDA1, prior to the recordation of the Recordation Documents, in immediately available funds, the following amounts, in accordance with the settlement statement prepared by you and approved in writing by both RIDA1 and City ("**Settlement Statement**"): recordation costs, escrow fees and other amounts as set forth in the Settlement Statement. Such costs, fees and other amounts are the sole responsibility of RIDA1.

- Funds to be wire transferred directly to the entity set forth below, immediately upon recordation of the Final Map, in accordance with the wire transfer instructions for each entity are as follows: The amount of **\$83,141.22**, payable to the City pursuant to that certain Agreement to Settle Litigation Regarding River Islands at Lathrop (as amended "**Sierra Club Agreement**"), constituting the amount of **\$3,774.00** multiplied by **22.03** acres (or portion thereof) included in the Final Map, is to be transferred to the City upon recordation of the Final Map. The City's wire instructions are set forth below.

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

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

D. Closing Requirements

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

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

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

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

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

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

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

E. Closing Process and Priorities

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

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

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

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

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

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

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

E.5. Notify Susan Dell’Osso (sdelloso@riverslands.com), Debbie Belmar (dbelmar@riverislands.com), Brad Taylor (btaylor@ci.lathrop.ca.us), Sandra Lewis (slewis@ci.lathrop.ca.us), Monica Garcia (mgarcia@ci.lathrop.ca.us), Teresa Vargas (tvargas@ci.lathrop.ca.us), Sarah Pimentel (spimentel@ci.lathrop.ca.us), and Jose Molina (JMolina@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 Development Area 1, LLC, 73 W. Stewart Road, Lathrop, CA 95330; and (2) Mr. Brad Taylor, City Engineer, City Attorney, City of Lathrop, 390 Towne Centre Drive, Lathrop, CA 95330:

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

F. Additional Instructions

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

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

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

Very truly yours,

Stephen J. Salvatore Date
City Manager
City of Lathrop

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

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

ESCROW INSTRUCTIONS
ACKNOWLEDGEMENT AND AGREEMENT:

Receipt of the foregoing Escrow Instructions from RIDA1 and the City is hereby acknowledged. The undersigned agrees, for itself, and on behalf of ORTC, to proceed in strict accordance with these Escrow Instructions. The undersigned represents and warrants to RIDA1 and the City that the undersigned is authorized to execute this Acknowledgement and Agreement, for itself, and on behalf of ORTC.

Old Republic Title Company

By: _____
Its: _____
Date: _____

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

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

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

SEVENTH AMENDMENT TO NOTICE OF SPECIAL TAX LIEN

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

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

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

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

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

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

Dated: _____, 2024.

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

EXHIBIT A

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

Name(s) of Property Owner(s)	San Joaquin County Assessor's Parcel No.	Legal Description of Property
CALIFIA, LLC 73 W. STEWART RD., LATHROP, CA 95330	213-630-01 (Por.)	Parcel 5 of Tract 4205 as shown in the Large Lot Final Map recorded in the office of the San Joaquin County Recorder on April 24, 2024, in Book 44 of Maps and Plats, at Page 95 as Document Number 2024-033794.

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

MAXIMUM SERVICES SPECIAL TAX FOR ZONE 1 OF THE CFD

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

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

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

MAXIMUM FACILITIES SPECIAL TAX FOR ZONE 1 OF THE CFD

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

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

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

OWNER'S STATEMENT

THE UNDERSIGNED DOES HEREBY STATE THAT THEY ARE THE OWNERS OR HAVE SOME RECORD TITLE INTEREST IN THE LAND DELINEATED AND EMBODIED WITHIN THE EXTERIOR BOUNDARY LINE OF THE HEREIN EMBODIED FINAL MAP ENTITLED, "TRACT 4220, RIVER ISLANDS - PHASE 2, VILLAGE 23," CITY OF LATHROP, CALIFORNIA, CONSISTING OF EIGHT (8) SHEETS, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

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

- 1. TO THE CITY OF LATHROP FOR PUBLIC RIGHT-OF-WAY PURPOSES, THOSE PORTIONS OF SAID LANDS DESIGNATED ON THIS FINAL MAP AS SHOWN ON THIS FINAL MAP.
2. A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN, POLES, WIRES, CABLES, PIPES, AND CONDUITS AND THEIR APPURTENANCES UPON, OVER AND UNDER THE PARCELS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "P.U.E." (PUBLIC UTILITY EASEMENT)
3. A NON-EXCLUSIVE EASEMENT TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN THE SOUND WALLS UPON AND OVER THE STRIPS OF LAND AS SHOWN ON THIS FINAL MAP DESIGNATED AS "W.E." (WALL EASEMENT).

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

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

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

OWNER INTENDS TO SUBDIVIDE THE LAND SUBJECT TO THIS MAP WITH ANY AND ALL RIPARIAN RIGHTS OR OTHER WATER INTERESTS TO WHICH THE SUBJECT LAND IS ENTITLED HEREIN APPURTENANT OR RELATING TO THE LANDS, WHETHER OR NOT THE SUBJECT LAND IS ENTITLED TO SUCH RIGHTS UNDER ANY APPLICABLE FEDERAL, STATE, COUNTY OR CONTRACTUAL OWNER DOES NOT INTEND BY THE RECOGNITION OF THIS MAP TO SEVERE THE RIPARIAN RIGHTS OF THE CONTRACTOR LANDS WITHIN THE BOUNDARIES OF THIS MAP OR OF THE SURROUNDING PROPERTIES.

OWNER: CALIFIA, LLC A CALIFORNIA LIMITED LIABILITY COMPANY
BY: SUSAN BELLUSSO DATE:
TITLE: PRESIDENT

TRUSTEES STATEMENT

OLD REPUBLIC TITLE COMPANY, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED AUGUST 29, 2003, AS DOCUMENT NO. 2003-067141, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, CALIFORNIA, HAS BEEN ADVISED BY THE DEED OF TRUST RECORDED APRIL 16, 2020, AS DOCUMENT NUMBER 2020-046455, AND AS AMENDED IN DOCUMENT RECORDED OCTOBER 3, 2022, AS DOCUMENT NUMBER 2022-114642, AND FURTHER AMENDED IN DOCUMENT RECORDED AUGUST 24, 2023, AS DOCUMENT NUMBER 2023-067141, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY.

DATED THIS DAY OF 2024.
BY: DAY OF 2024.
TITLE: PRESIDENT

ACKNOWLEDGEMENT CERTIFICATE (OWNER)

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

STATE OF CALIFORNIA
COUNTY OF SAN JOAQUIN

ON 2024 BEFORE ME, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/HEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

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

TRACT 4220
RIVER ISLANDS - PHASE 2
VILLAGE 23

A PORTION OF RANCHO EL PESCADERO, BEING SUBDIVISION OF PARCEL 5 OF TRACT 4205 (44 MAP 95), WOODLANDS EAST LARGE LOT FINAL MAP, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MAY 2024



CITY CLERK'S STATEMENT

I, TERESA VARGAS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF LATHROP, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT 4220, RIVER ISLANDS - PHASE 2, VILLAGE 23 FINAL MAP, 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, WAS PRESENTED TO SAID CITY COUNCIL AT A PUBLIC MEETING HELD ON THE DAY OF 2024, AND SAID CITY COUNCIL DID THEREUPON BY RESOLUTION NO. 2024-01, DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP, AND AUTHORIZED ITS RECORDEMENT, AND ACCEPTED ON BEHALF OF THE CITY OF LATHROP, FOR PUBLIC USE, THE REINQUISHMENT OF ACCESS RIGHTS TO LOTS 1, 10, 11, 21, 22, 32 AND 33 ALONG THE LOT LINES AS INDICATED BY THE SYMBOLS, THE DEDICATION OF ALL PUBLIC UTILITY EASEMENTS AND WALL EASEMENTS, THE DEDICATION OF GROUND WATER RIGHTS, THE DEDICATION IN BEHALF OF THE CITY OF LATHROP, TO THE CITY OF LATHROP, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, REPAIR AND MAINTAIN THE SOUND WALLS UPON AND OVER THE STRIPS OF LAND AS SHOWN ON SAID FINAL MAP SUBJECT TO THE IMPROVEMENTS BEING COMPLETED IN ACCORDANCE WITH CHAPTER 16, TITLE 15.16 OF THE CITY OF LATHROP MUNICIPAL CODE.

ALSO, PURSUANT TO SECTION 66434(C) OF THE CALIFORNIA SUBDIVISION MAP ACT, THE CITY OF LATHROP DOES HEREBY ABANDON THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (P.U.E.) FOR PUBLIC PURPOSES DEDICATED PER TRACT 4205 FINAL MAP RECORDED APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 92, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, WITHIN THE BOUNDARY OF THIS FINAL MAP.

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

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

ACKNOWLEDGEMENT CERTIFICATE (TRUSTEE)

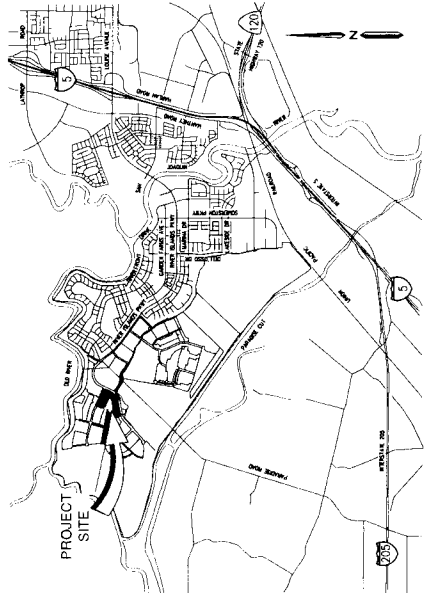
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE INSTRUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA
COUNTY OF SAN JOAQUIN

ON 2024 BEFORE ME, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/HEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

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

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



VICINITY MAP
NOT TO SCALE

SECRETARY OF THE PLANNING COMMISSION'S STATEMENT

THIS MAP CONFORMS TO VESTING TENTATIVE MAP NO. 6716 RECOMMENDED BY THE PLANNING COMMISSION AND APPROVED BY THE CITY COUNCIL PER RESOLUTION NO. 21-4906.

DATED THIS DAY OF 2024.

RICARDO CAGUIAT, COMMUNITY DEVELOPMENT DIRECTOR
CITY OF LATHROP

CITY ENGINEERS STATEMENT

I, BRAD R. TAYLOR, HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF LATHROP, CALIFORNIA AND THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4220, RIVER ISLANDS - PHASE 2, VILLAGE 23," CITY OF LATHROP, CALIFORNIA, AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP NO. 6716, AND ANY APPROVED ALTERATIONS THEREOF. FURTHER STATE THAT THE MAP CONFORMS TO THE CITY ENGINEERING STANDARDS AND ORDINANCES OF THE CITY OF LATHROP, AND ANY AMENDMENTS THERE TO, APPLICABLE AT THE TIME OF APPROVAL OF VESTING TENTATIVE MAP.

DATED THIS DAY OF 2024.

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



RECORDER'S STATEMENT

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

STEVE BESTLANDER, COUNTY CLERK
SAN JOAQUIN COUNTY, CALIFORNIA
BY: ASSISTANT/DEPUTY RECORDER

TRACT 4220 RIVER ISLANDS - PHASE 2 VILLAGE 23

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

MAY 2024



CITY SURVEYORS STATEMENT

I, DARRYL A. ALEXANDER, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT 4220, RIVER ISLANDS - PHASE 2, VILLAGE 23 FINAL MAP", CITY OF LATHROP, CALIFORNIA, AND I AM SATISFIED THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 2024.

DARRYL A. ALEXANDER, P.L.S. 5071
ACTING CITY SURVEYOR

SURVEYORS 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 CAUTIA, LLC, ON MARCH 15, 2024. I HEREBY STATE ALL THE MONUMENTS, BEARS, AND CORNERS SHOWN ON THIS MAP WERE FOUND AND THEIR POSITIONS BEING CORRECT. I HAVE BEEN ADVISED THAT THE MONUMENTS ARE, OR THAT THEY WILL BE, SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED VESTING TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 2024.

DYLAN DRAWFORD, P.L.S. NO 7788



REFERENCES

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

RECITALS

- RIGHT TO FARM STATEMENT: ORIGINAL COPE OF ORDINANCES, TITLE 15, CHAPTER 15.4804, THE CITY OF LATHROP PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICALS AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATIONS, CULTIVATION, PLOWING, SPRINKLING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE, GENERATE DUST, SMOKE, NOISE, ODORS, WINDS AND PESTS. BE AWARE ALSO THAT THIS PROPERTY MAY BE LOCATED ADJACENT TO AGRICULTURAL OPERATIONS OUTSIDE THE CITY'S JURISDICTION. CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.
- A SOILS REPORT ENTITLED "GEOTECHNICAL EXPLORATION, RIVER ISLANDS PHASE 1, LATHROP, CALIFORNIA", DATED APRIL 15, 2024, BY GEOTECHNICAL ENGINEERING, INC., 2220 SOUTH 10TH STREET, SUITE 100, LATHROP, PROJECT BY ENECO, INCORPORATED, JOSEF J. UDDILL, S.E. NO. 2677, AND IS ON FILE WITH THE CITY OF LATHROP.
- TRACT 4220, RIVER ISLANDS - PHASE 2, VILLAGE 23 FINAL MAP, CONTAINS 99 RESIDENTIAL LOTS WITH A TOTAL OF 13,232 ACRES, MORE OR LESS, PARCEL A CONTAINING 1,588 ACRES, MORE OR LESS, AND ROADWAYS THAT ARE BEING DEDICATED BY THIS FINAL MAP WHICH INCLUDE 6,450 ACRES, MORE OR LESS, BEING DEDICATED TO THE CITY OF LATHROP. THE REMAINING 0.762 ACRES, MORE OR LESS, AS SHOWN ON THIS FINAL MAP (PLEASE REFER TO THE AREA TABLE BELOW).

TRACT 4220 AREA SUMMARY	
LOTS 1 THROUGH 99	13,232 AC±
PARCEL A	1,588 AC±
STREET DEDICATIONS	6,450 AC±
TOTAL	22,030 AC±
DESIGNATED REMAINDER	0.762 AC±

SIGNATURE OMISSIONS

PURSUANT TO SECTION 86436 OF THE CALIFORNIA SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

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

EASEMENT ABANDONMENT NOTE

THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (P.U.E.) FOR PUBLIC PURPOSES DEDICATED PER TRACT 4205, RIVER ISLANDS-PHASE 2, WOODLANDS EAST LARGE LOT FINAL MAP, CITY OF LATHROP, RECORDS OF SAN JOAQUIN COUNTY, WITHIN PARCEL S OF TRACT 4205 IS BEING ABANDONED BY THIS FINAL MAP. PLEASE REFER TO THE CITY CLERK'S STATEMENT ON SHEET 1.

CERTIFICATE OF DEDICATION

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

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

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

4. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT, ORDER NUMBER 1240223366-1F (VERSION 1), DATED APRIL 24, 2024, PROVIDED BY OLD REPUBLIC TITLE COMPANY.

TRACT 4220 RIVER ISLANDS - PHASE 2 VILLAGE 23

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

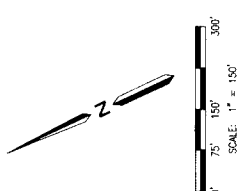
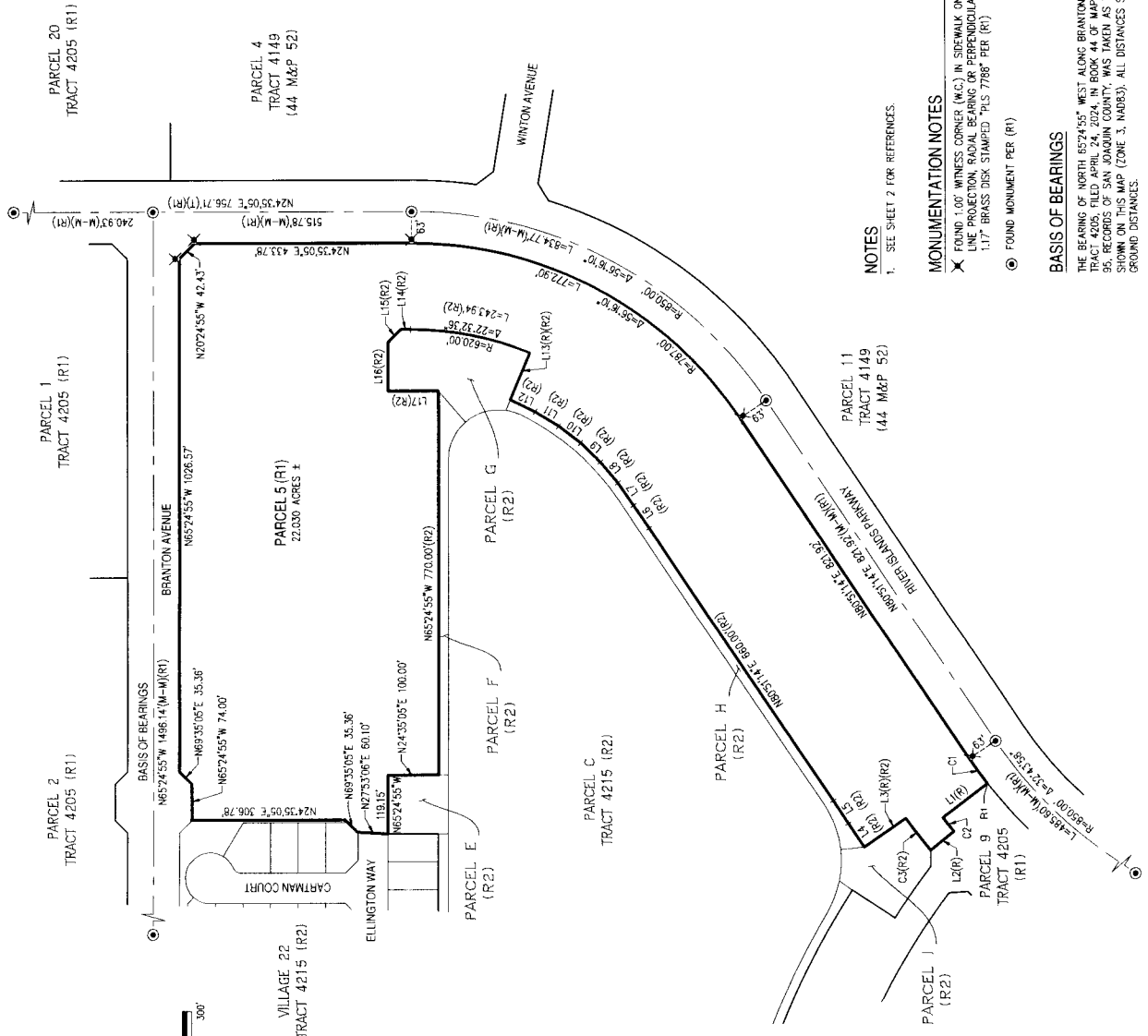


EXISTING BOUNDARY SHEET

LINE AND CURVE TABLES FOR THIS SHEET ONLY

LINE TABLE		CURVE TABLE	
LINE #	DIRECTION	RADIUS	DELTA
L1	N12°59'52"W	913.00'	3°57'12"
L2	N14°58'04"W	1026.00'	1°58'13"
L3	N10°40'04"W	1088.00'	4°19'00"
L4	N80°26'17"E	57.68'	
L5	N81°53'44"E	55.01'	
L6	N79°48'45"E	55.01'	
L7	N79°55'42"E	55.00'	
L8	N74°27'50"E	55.00'	
L9	N88°23'21"E	55.00'	
L10	N62°18'52"E	55.00'	
L11	N56°14'23"E	55.00'	
L12	N42°52'20"W	101.00'	
L13	N42°52'20"W	101.00'	
L14	N24°35'05"E	19.33'	
L15	N20°24'55"W	35.38'	
L16	N65°24'55"W	97.88'	
L17	N24°35'05"E	100.00'	

RADIAL BEARINGS	
LINE #	DIRECTION
R1	N13°05'58"W



LEGEND

MEASURED AND RECORD DATA PER REFERENCE SHOWN
 DEOTES REFERENCE (R1) - SEE REFERENCE LIST ON SHEET 2

MONUMENT TO MONUMENT (M-M)
 MONUMENT TO BOUNDARY (M-B)
 MONUMENT TO CENTERLINE INTERSECTION (M-CL INTX)
 MONUMENT TO BEGINNING OF CURVE (M-BC)
 BEGIN CURVE TO CENTERLINE INTERSECTION (BC-CL INTX)
 TOTAL (T)
 BOUNDARY (B)
 DOCUMENT NUMBER, INSTRUMENT NUMBER (D.N./I.N.)
 PUBLIC UTILITY EASEMENT (P.U.E.)
 WALL EASEMENT (W.E.)
 LINE CURVE (L/C)
 BOUNDARY (B)
 LOT LINE OR RIGHT-OF-WAY LINE (L/L OR R/W)
 EASEMENT LINE (EAS)
 CENTERLINE (CL)

NOTES

1. SEE SHEET 7 FOR REFERENCES.

MONUMENTATION NOTES

✕ FOUND 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ON ALONG PROPERTY LINE PROJECTION RADIAL BEARING OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7789 PER (R1)

⊙ FOUND MONUMENT PER (R1)

BASIS OF BEARINGS

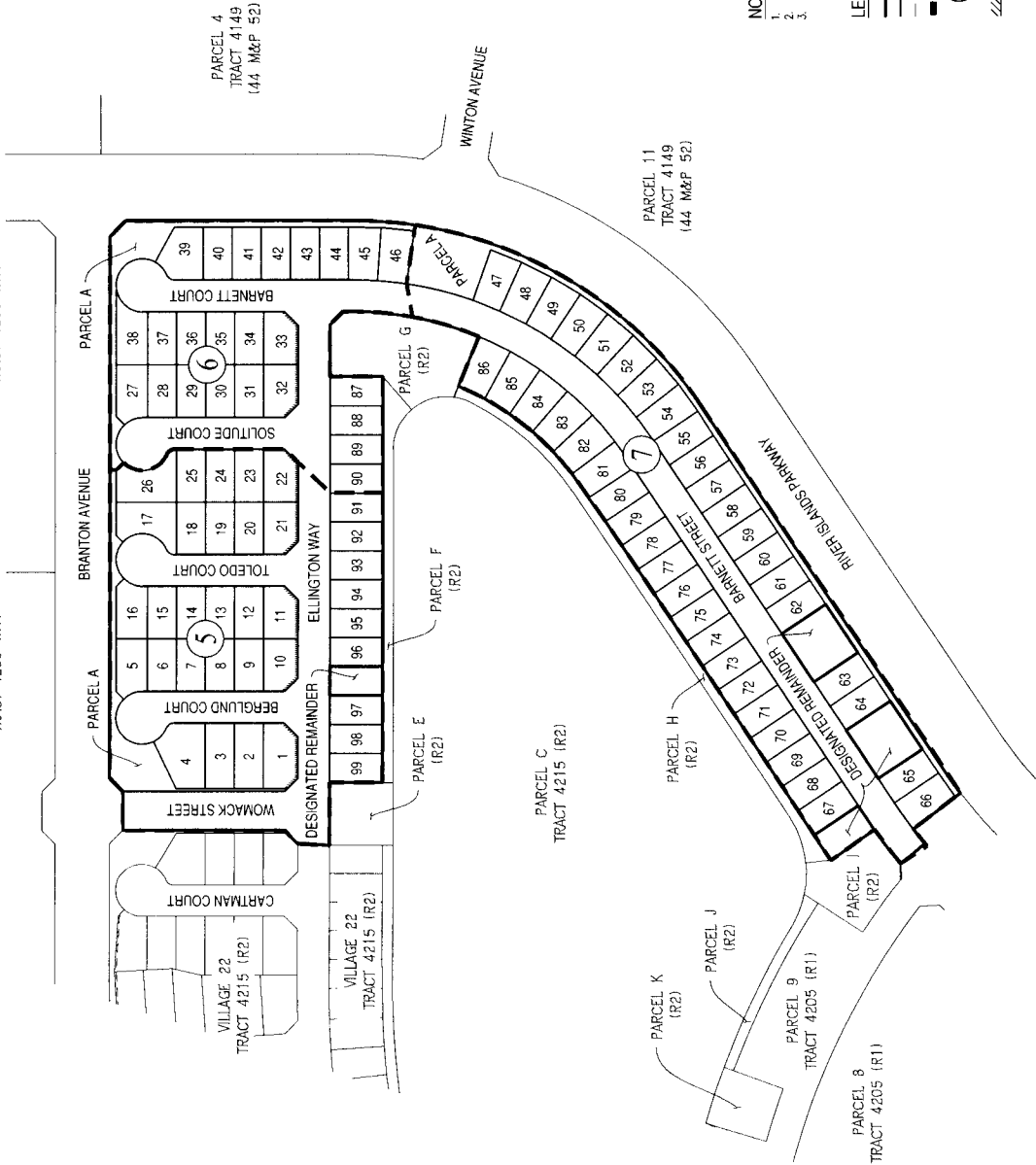
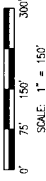
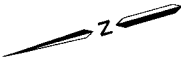
THE BEARING OF NORTH 65°24'55" WEST ALONG BRANTON AVENUE, AS SHOWN PER TRACT 4205, FIELD APRIL 24, 2024, IN BOOK 44 OF MAPS AND PLATS, PAGE 95, RECORD COUNTY OF SAN JOAQUIN, WAS THE BASIS OF BEARINGS SHOWN THIS MAP (ZONE 3, NAD83). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

TRACT 4220 RIVER ISLANDS - PHASE 2 VILLAGE 23

A PORTION OF RANCHO EL PESCADERO, BEING SUBDIVISION OF PARCEL 5 OF TRACT 4205 (44 M&P 95), WOODLANDS EAST LARGE LOT FINAL MAP, CITY OF LAHROP, SAN JOAQUIN COUNTY, CALIFORNIA
MAY 2024



SHEET INDEX



NOTES

1. SEE SHEET 1 FOR REFERENCES.
2. SEE SHEET 5 FOR BASIS OF BEARINGS.
3. SEE SHEET 8 FOR LINE AND CURVE TABLES.

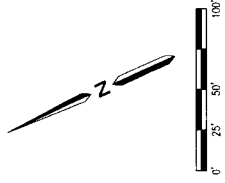
LEGEND

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

TRACT 4220 RIVER ISLANDS - PHASE 2 VILLAGE 23

A PORTION OF RANCHO EL PESCADERO, BEING SUBDIVISION OF PARCEL 5 OF TRACT 4205 (14 MAP 185) WOODLANDS EAST LARGE LOT FINAL MAP, CITY OF LATHROP, SAN JOHNSON COUNTY, CALIFORNIA

MAY 2024



NOTES

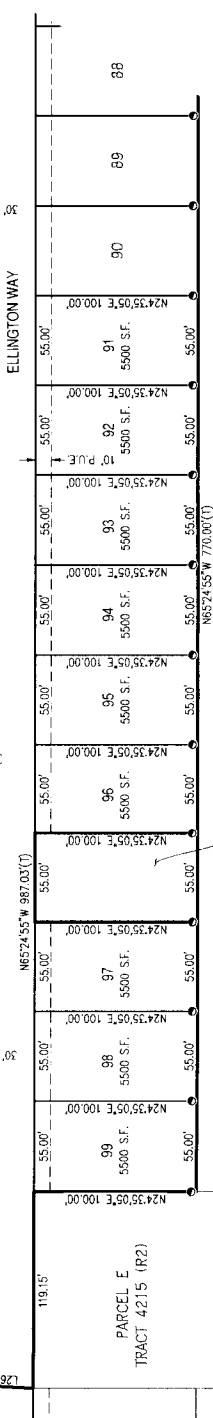
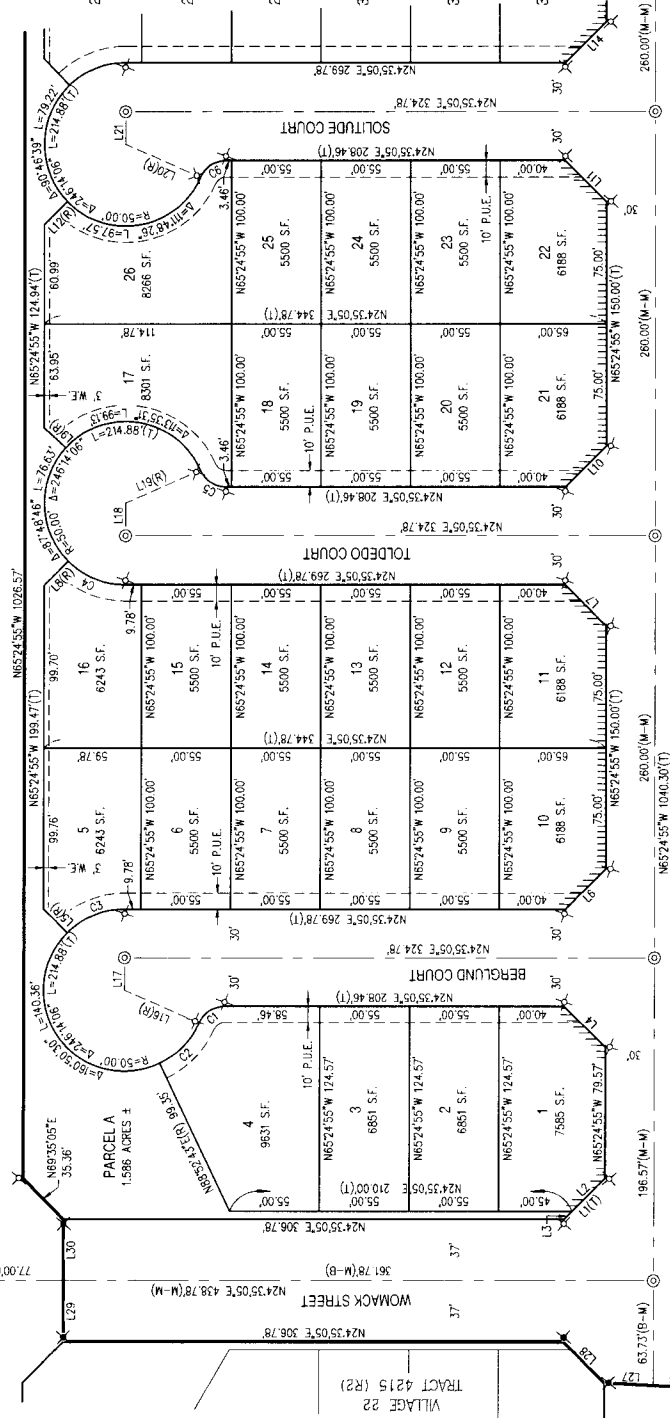
- SEE SHEET 2 FOR REFERENCES.
- SEE SHEET 3 FOR BASIS OF BEARINGS AND LEGEND.
- SEE SHEET 8 FOR LINE & CURVE TABLES.

MONUMENTATION NOTES

- SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE WITH CAP STAMPED "PLS 7788"
- SET 3.00" WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE, 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788"
- FOUND MONUMENT PER (R)
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R)
- T SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1.17" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS.
- ⊗ SET 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788"
- ⊗ FOUND 1.00" WITNESS CORNER (W.C.) IN SIDEWALK OR ALONG PROPERTY LINE PROJECTION PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788" PER (R) OR (R2)

SHEET 5 OF 8

PARCEL 2
TRACT 4205 (R1)



DESIGNATED REMAINDER
5500 S.F.

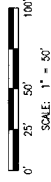
PARCEL F
TRACT 4215 (R2)

PARCEL C
TRACT 4215 (R2)

TRACT 4220 RIVER ISLANDS - PHASE 2 VILLAGE 23

A PORTION OF RANCHO EL PESCADERO, BEING SUBDIVISION OF PARCEL 5 OF TRACT 4205 (44 M&P 95), WOODLAND'S EAST LARGE LOT FINAL MAP, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA

MAY 2024



PARCEL 11
TRACT 4149
(144 M&P 52)

NOTES

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

MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE WITH CAP STAMPED "PLS 7788"
- SET 3.00" WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED. MEASURED ALONG LOT LINE 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788"
- ⊙ FOUND MONUMENT PER (R1)
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1)
- T SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1.17" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS.
- ⊗ SET 1.00" WITNESS CORNER (W.C.), IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE. 1.17" BRASS DISK STAMPED "PLS 7788"
- ⊗ FOUND 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ON ALONG PROPERTY LINE PERPENDICULAR TO CENTERLINE. 1.17" BRASS DISK STAMPED "PLS 7788" PER (R1) OR (R2)

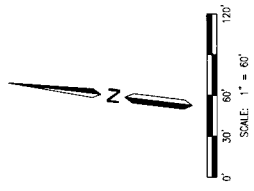


SEE SHEET 5

SEE SHEET 7

TRACT 4220 RIVER ISLANDS - PHASE 2 VILLAGE 23

A PORTION OF RANCHO EL PESCADERO, BEING SUBDIVISION OF PARCEL 5 OF TRACT 4205 (44 MAP 95), WOODLANDS EAST LARGE LOT FINAL MAP, CITY OF LATHROP, SAN JOAQUIN COUNTY, CALIFORNIA
MAY 2024



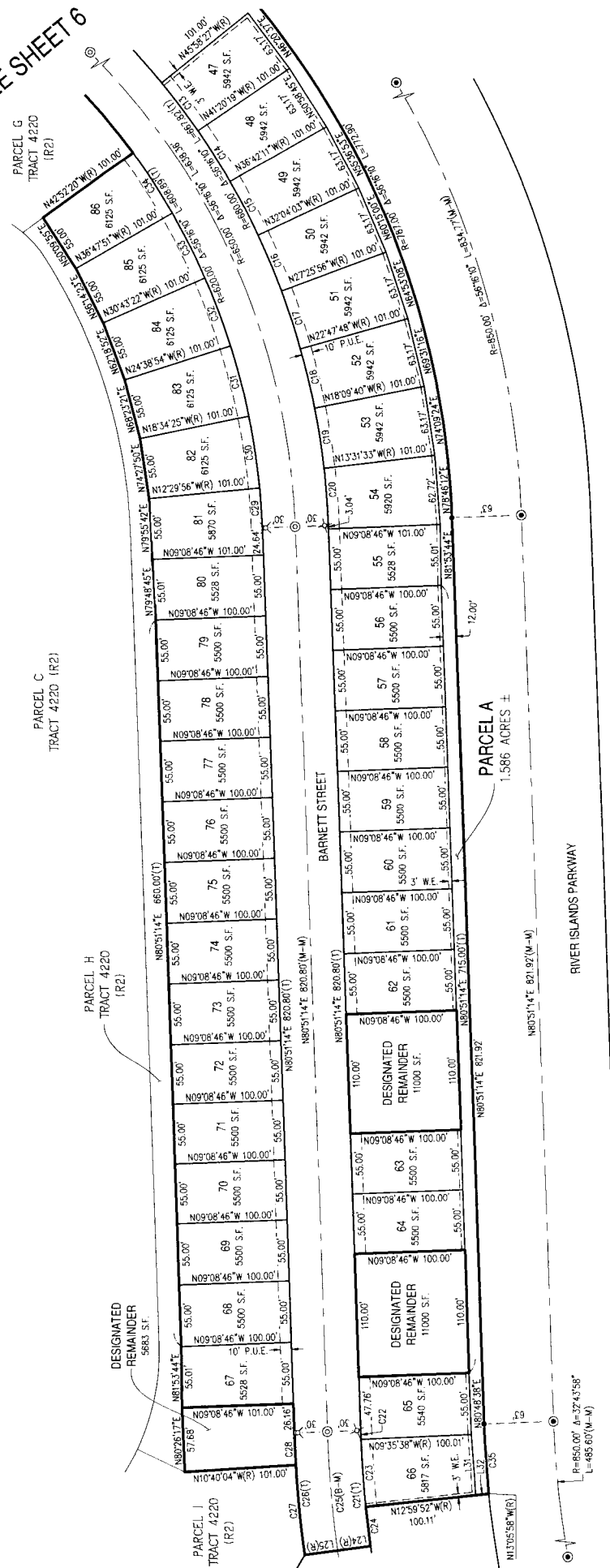
NOTES

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

MONUMENTATION NOTES

- ⊙ SET STANDARD CITY OF LATHROP MONUMENT WELL STAMPED "PLS 7788"
- SET 3/4" IRON PIPE WITH CAP STAMPED "PLS 7788"
- SET 3.00" WITNESS CORNER (W.C.), UNLESS OTHERWISE NOTED, MEASURED ALONG LOT LINE, 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788"
- ⊙ FOUND MONUMENT PER (R1)
- FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "PLS 7788" PER (R1)
- ⊕ SET 5/8" x 24" REBAR W/ PLASTIC PLUG "PLS 7788" FOR ALL REAR LOT CORNERS (UNLESS OTHERWISE NOTED). SET 1.17" BRASS DISK STAMPED "PLS 7788" IN SIDEWALK 1.00' ON PROPERTY LINE PROJECTION FOR ALL FRONT LOT CORNERS.
- ⊗ SET 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ALONG RADIAL OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788"
- ⊗ FOUND 1.00" WITNESS CORNER (W.C.) IN SIDEWALK ALONG, PROPERTY LINE PROJECTION, RADIAL BEARING OR PERPENDICULAR TO CENTERLINE, 1.17" BRASS DISK STAMPED "PLS 7788" PER (R1) OR (R2)

SEE SHEET 6



PARCEL 11
TRACT 4149
(44 MAP 52)

TRACT 4220 RIVER ISLANDS - PHASE 2 VILLAGE 23

A PORTION OF RANCHO EL PESCADERO, BEING SUBDIVISION OF PARCEL 5 OF TRACT 4205 (44 MAP 95), WOODLANDS EAST LARGE LOT FINAL MAP, CITY OF LAHROD, SAN JOAQUIN COUNTY, CALIFORNIA

MAY 2024



CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	
C1	17.00'	66°14'06"	19.65'	
C2	50.00'	40°31'45"	35.37'	
C3	50.00'	44°51'52"	39.15'	
C4	50.00'	44°49'49"	39.12'	
C5	17.00'	68°14'06"	19.65'	
C6	17.00'	66°14'06"	19.65'	
C7	50.00'	40°38'01"	38.09'	
C8	50.00'	89°59'59"	78.54'	
C9	50.00'	37°37'29"	32.88'	
C10	17.00'	68°14'06"	19.65'	
C11	680.00'	3°52'04"	45.90'	
C12	680.00'	4°38'08"	55.02'	
C13	680.00'	4°38'08"	55.02'	
C14	680.00'	4°38'08"	55.02'	
C15	680.00'	4°38'08"	55.02'	
C16	680.00'	4°38'08"	55.02'	
C17	680.00'	4°38'08"	55.02'	
C18	680.00'	4°38'08"	55.02'	
C19	680.00'	4°38'08"	55.02'	
C20	680.00'	4°22'47"	51.98'	
C21	1026.00'	5°49'19"	104.25'	
C22	1026.00'	5°28'52"	8.62'	
C23	1026.00'	3°24'14"	60.95'	
C24	1026.00'	1°58'13"	35.28'	
C25	1056.00'	5°49'19"	107.30'	
C26	1086.00'	5°49'19"	110.35'	
C27	1086.00'	4°18'00"	81.51'	
C28	1086.00'	1°31'18"	28.84'	
C29	820.00'	3°21'10"	36.20'	
C30	620.00'	6°04'29"	65.73'	
C31	620.00'	6°04'29"	65.73'	
C32	620.00'	6°04'29"	65.73'	
C33	620.00'	6°04'29"	65.73'	
C34	620.00'	6°04'29"	65.73'	
C35	913.00'	3°57'12"	60.00'	

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N20°24'55"W	35.36'
L2	N20°24'55"W	28.28'
L3	N20°24'55"W	7.07'
L4	N69°35'05"E	35.36'
L5	N69°43'13"E	20.88'
L6	N20°24'55"W	35.36'
L7	N69°35'05"E	35.36'
L8	N20°35'06"W	20.92'
L9	N67°13'40"E	17.97'
L10	N20°24'55"W	35.36'
L11	N69°35'05"E	35.36'
L12	N19°50'38"W	20.01'
L13	N70°56'04"E	22.44'
L14	N20°24'55"W	35.36'
L15	N69°35'05"E	35.36'
L16	N48°20'58"E	50.00'
L17	N65°24'55"W	20.00'
L18	N65°24'55"W	20.00'
L19	N0°49'11"E	50.00'
L20	N48°20'58"E	50.00'
L21	N65°24'55"W	20.00'
L22	N0°49'11"E	50.00'
L23	N65°24'55"W	20.00'
L24	N14°58'04"W	30.00'
L25	N14°58'04"W	30.00'
L26	N27°53'06"E	30.05'
L27	N27°53'06"E	30.05'
L28	N69°35'05"E	35.36'
L29	N65°24'55"W	37.00'
L30	N65°24'55"W	37.00'
L31	N28°36'20"E	55.00'
L32	N17°59'52"W	12.00'