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November 16, 2018

Michael McDowell
Deputy Director-Planning and Engineering
City of Stockton
425 N. El Dorado
Stockton, CA. 95202

Re: Amendment for Subdivision Agreement dated March 10, 2017

Dear Michael,

Please accept this letter as an application request by Norcal Landco LLC (ODS) to amend Subdivision Agreement dated March 10, 2017 with the following modifications:

1. Vacate Condition 14 of Vesting Tentative Map #3733 so the ODS has no obligation for dedication, design, roadway improvements and development timing for the extension of Newcastle Road from the existing terminus north to Mariposa Road.
2. Relinquish the access restriction along the entire site frontage of Mariposa Road except at the approved opening shown on Vesting Tentative Map #3733. Once the access rights have been relinquished back, the decision for the quantity and location of future access points shall be at the discretion of the ODS and will be requested through a Site Plan Review administrative process in accordance with Development Code Standards.
3. ODS shall design and construct interim partial Stockton Municipal Code improvements along the entire site frontage of Mariposa Road in general accordance with the attached exhibit for Interim Improvements and dated September 6, 2018 prepared by Kier & Wright Civil Engineers. Access points shown on the exhibits are conceptual and may be modified by location and quantity to accommodate the final site plan.

Thank you for processing this request. Should there be any further information required or any clarification to the above please let us know. As previously agreed upon this matter will be calendared for the February 5, 2019 City Council Hearing.

Sincerely,

A handwritten signature in blue ink, appearing to read "MS Belluomini", with a horizontal line extending to the right.

Marc S. Belluomini
EVP
For Norcal Landco LLC

Attachments:

- a. Traffic analysis for Newcastle Road Extension dated October 24, 2018 by KDA Associated
- b. Traffic Analysis for Mariposa Road Access dated November 15, 2018 by KDA Associates
- c. Improvement Plans, Mariposa Road-Ultimate dated September 6, 2018 by Kier & Wright Civil
- d. Improvement Plans, Mariposa Road-Interim dated September 6, 2018 by Kier & Wright Civil
- e. Cost Estimate for Mariposa Road-Ultimate dated November 8, 2018 by CT Realty
- f. Cost Estimate for Mariposa Road-Temporary dated November 8, 2018 by CT Realty
- g. SDA dated March 10, 2017