

**AMENDMENT NO. 1 TO THE IMPROVEMENT
AGREEMENT FOR THE CROSSING – MANTECA,
BETWEEN THE CITY OF MANTECA AND DIAMOND
GALAXY PARTNERS, LLC**

This Amendment No. 1 (Amendment) to the Improvement Agreement for “The Crossing – Manteca” (C2024-126) (Agreement), between the City of Manteca and Diamond Galaxy Partners, LLC, is made and entered into this _____ day of _____ 2026, by and between the City of Manteca, a public body, corporate and politic (City) and Diamond Galaxy Partners, LLC, a California Limited Liability Company (Developer).

RECITALS

- A. On February 14, 2024, the City of Manteca and the property owner of “The Crossing – Manteca”, Diamond Galaxy Partners, LLC, entered into the “The Crossing – Manteca Improvement Agreement” (C2024-126) with the Estimated Total Cost of Improvements of \$2,975,990.
- B. The Improvement Agreement for “The Crossing – Manteca” (C2024-126) included SCHEDULE B, PUBLIC FACILITIES IMPLEMENTATION PLAN (P.F.I.P.), that identified Credits and Reimbursements, including TRANSPORTATION SYSTEM, Table 1: Transportation System P.F.I.P. Reimbursement totaling \$1,810,127.12.
- C. TRANSPORTATION SYSTEM, Table 1: Transportation System P.F.I.P. Reimbursement, did not include various unforeseen items of work that included conflicting striping and pavement markings; additional grind and asphalt concrete overlay thickness; additional striping and roadway signs; addition of vehicle video detection in lieu of signal loop detection, replacement of CALTRANS signal loop; and adjustment to medians and signal poles, all at the request of the City resulting in an increase total of \$288,715.40. Collectively, these changes increased the Transportation System P.F.I.P. Reimbursement amount to \$2,098,842.52.
- D. In light of the previous Recitals, the City of Manteca and Diamond Galaxy Partners, LLC, desire to amend the Improvement Agreement for “The Crossing – Manteca” (C2024-126).

NOW THEREFORE, the City of Manteca and Diamond Galaxy Partners, LLC, hereby agree as follows:

- 1. SCHEDULE B, P.F.I.P. Credits and Reimbursements, Transportation System, Table 1: Transportation Systems P.F.I.P., Reimbursement, contained in the Improvement Agreement for “The Crossing – Manteca” (C2024-126) is deleted in its entirety and replaced by EXHIBIT “A”, REVISED SCHEDULE B, Transportation System, Table 1, Transportation System P.F.I.P. Reimbursement, incorporated by reference and attached to this amendment.

2. Except as otherwise provided in this Amendment No 1, the Improvement Agreement for "The Crossing – Manteca" Improvements (C2024-126) between the City of Manteca and Diamond Galaxy Partners, LLC, shall continue in full force and effect.

TO EFFECTUATE THIS AMENDMENT, each of the parties has caused this Amendment No 1 to be executed by its duly authorized representative as of the date set forth in the introductory paragraph on page 1 above.

CITY OF MANTECA:

Toni Lundgren,
City Manager

DIAMOND GALAXY PARTNERS, LLC:

(Signature)

Drew Mickel, President
(Print Name & Title)

ATTEST:

Cassandra Candini-Tilton,
Director of Legislative Services

DIAMOND GALAXY PARTNERS, LLC
1200 Concord Avenue, Suite 200
Concord, CA 94520

COUNTERSIGNED:

Mathew Boring, Director of
Finance

COUNTERSIGNED:

Stephanie Van Steyn,
Director of Human Resources

APPROVED AS TO FORM:

Kousha Mckeenejad, Deputy
City Attorney

EXHIBIT "A"
REVISED SCHEDULE B
MANTECA CROSSINGS

TABLE 1: TRANSPORTATION SYSTEM P.F.I.P. REIMBURSEMENT

ITEM NO.	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL PRICE
1	5" AC OVER 6" AB	7,440	SF	\$13.75	\$102,300.00
2	3" GRIND & OVERLAY	36,137	SF	\$2.05	\$74,080.85
3	2" GRIND & OVERLAY	60,035	SF	\$1.20	\$72,042.00
4	ROAD EXCAVATION	11,400	SF	\$8.30	\$94,620.00
5	PAVEMENT STRIPING & MARKINGS	1	LS	\$97,395.00	\$97,395.00
6	CL II A.B.- MEDIAN CURB & GUTTER	86	LF	\$148.90	\$12,805.40
7	CL II A.B.- MEDIAN CONCRETE	3,562	SF	\$6.35	\$22,618.70
8	CURB & GUTTER	86	LF	\$39.10	\$3,362.60
9	MEDIAN CURB	4,050	LF	\$31.77	\$128,668.50
10	MEDIAN STAMPED CONCRETE	3,562	SF	\$6.35	\$22,618.70
11	WET SET COBBLES IN MEDIAN	4,256	SF	\$10.28	\$43,751.68
12	MEDIAN LANDSCAPING & IRRIGATION	1	LS	\$101,809.00	\$101,809.00
13	RAISING UTILITES	1	LS	\$26,990.00	\$26,990.00
14	ROADWAY SIGNS	15	EA	\$750.00	\$11,250.00
15	TRAFFIC CONTROL	1	LS	\$83,780.00	\$83,780.00
16	EROSION CONTROL /STORMWATER MANAGEMENT	1	LS	\$25,550.00	\$25,550.00
17	CONSTRUCTION MANGEMENT	1	1	\$85,500.00	\$85,500.00
18	ELECTRICAL	1	LS	\$77,950.00	\$77,950.00
19	STREET LIGHT (AIRPORT WAY)	2	EA	\$17,575.00	\$35,150.00
20	TRAFFIC SIGNAL	1	LS	\$652,392.00	\$652,392.00
21	MOBILIZATION	2	%		\$35,492.69
ADDITIONAL WORK¹					
1	REMOVE EXISTING STRIPING & PAVEMENT MARKINGS, ADDED ADDITIONAL STRIPING, PAVEMENT MARKINGS, AND ROADSIDE SIGNS	1	LS	\$23,105.00	\$23,105.00
2	ADDITIONAL WORK TO REMOVE THE TEMPORARY ROCK PLACED IN AC PATCH PAVING AREAS BY OTHERS AND ASPHALT DEMO WORK DONE ON ATHERTON WAY	1	LS	\$5,168.00	\$5,168.00
3	REVISIONS TO AIRPORT WAY MEDIAN - SHIFT OF MEDIAN AND WIDENING MEDIAN TO THE WEST	1	LS	\$21,612.15	\$21,612.15
4	ADDITIONAL GRIND AND ASPHALT CONCRETE OVERLAY FOR STRUCTURAL STABILTY	172,385	SF	\$1.25	\$215,117.25
5	CITY REQUIRED REVISION THE PROPOSED MEDIAN AND SIGNALIZATION, INCLUDING THE ADDITION OF VIDEO DETECTION IN LIEU OF SIGNAL LOOP	1	LS	\$20,000.00	\$20,000.00
6	REPLACE DAMAGED CALTRANS SIGNAL LOOPS IN AIRPORT WAY	1	LS	\$3,713.00	\$3,713.00
TOTAL TRANSPORTATION FACILITIES SYSTEM PFIP REIMBURSEMENT					\$2,098,842.52

¹ Additional Work due to unforeseen field conditions and City requested work.