

## EXHIBIT "A"

### REZONE - LEGAL DESCRIPTION

#### GENERAL COMMERCIAL (CG)

All that certain real property situate in a portion of Sections 26 and 38 of the C.M. Weber Grant, City of Stockton, County of San Joaquin, State of California, more particularly described as follows:

**BEGINNING** at the point of intersection of the Southeast right-of-way line of Airport Way (110' wide) and the Southwest right-of-way line of the Tidewater Southern Railroad as shown on that certain Record of Survey filed for record in Book 35 of Surveys, at Page 39, San Joaquin County Records, said point being the beginning of a curve concave to the Northwest, having a radius of 3405.00 feet and to which beginning a radial line bears South 89°43'16" East;

thence Southwesterly 632.61 feet along said Southeast right-of-way line of Airport Way and the arc of said curve, through a central angle of 10°38'42" to the beginning of a compound curve concave to the Northwest, having a radius of 4254.56 feet and to which beginning a radial line bears South 79°04'34" East;

thence continuing along said Southeast right-of-way line, Southwesterly 90.01 feet along the arc of said curve, through a central angle of 01°12'44";

thence leaving said Southeast right-of-way line, South 77°52'06" East 93.87 feet to the beginning of a curve concave to the Southwest, having a radius of 500.00 feet;

thence Southeasterly 428.91 feet along the arc of said curve, through a central angle of 49°09'00";

thence South 28°43'06" East 146.16 feet to the beginning of a curve concave to the Northeast, having a radius of 675.00 feet;

thence Southeasterly 724.01 feet along the arc of said curve, through a central angle of 61°27'22";

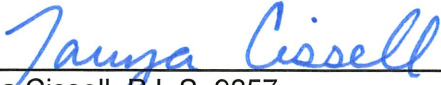
thence North 89°49'32" East 113.41 feet to a point on said Southwest right-of-way line of the Tidewater Southern Railroad;

thence along said Southwest right-of-way line the following four (4) courses:

- 1) North 35°06'12" West 945.64 feet to the beginning of a curve concave to the Southwest, having a radius of 5699.65 feet;
- 2) Northwesterly 639.12 feet along the arc of said curve, through a central angle of 06°25'29";
- 3) South 17°04'04" East 14.53 feet to the beginning of a non-tangent curve concave to the Southwest, having a radius of 5693.65 feet and to which beginning a radial line bears North 48°36'18" East;
- 4) Northwesterly 276.26 feet along the arc of said curve, through a central angle of 02°46'48" to the **POINT OF BEGINNING**.

Containing 13.30 acres, more or less.

SUBJECT TO all easements and/or rights-of-way of record.

  
 Tanya Cissell, P.L.S. 9857



9-3-25 Page 1 of 5

## LIGHT/LIMITED INDUSTRIAL (IL)

All that certain real property situate in a portion of Sections 26 and 38 of the C.M. Weber Grant, City of Stockton, County of San Joaquin, State of California, more particularly described as follows:

**COMMENCING** at the point of intersection of the Southeast right-of-way line of Airport Way (110' wide) and the Southwest right-of-way line of the Tidewater Southern Railroad as shown on that certain Record of Survey filed for record in Book 35 of Surveys, at Page 39, San Joaquin County Records, said point being the beginning of a curve concave to the Northwest, having a radius of 3405.00 feet and to which beginning a radial line bears South 89°43'16" East;

thence Southwesterly 632.61 feet along said Southeast right-of-way line of Airport Way and the arc of said curve, through a central angle of 10°38'42" to the beginning of a compound curve concave to the Northwest, having a radius of 4254.56 feet and to which beginning a radial line bears South 79°04'34" East;

thence continuing along said Southeast right-of-way line, Southwesterly 90.01 feet along the arc of said curve, through a central angle of 01°12'44" to the **TRUE POINT OF BEGINNING** of this description;

thence leaving said Southeast right-of-way line, South 77°52'06" East 93.87 feet to the beginning of a curve concave to the Southwest, having a radius of 500.00 feet;

thence Southeasterly 428.91 feet along the arc of said curve, through a central angle of 49°09'00";

thence South 28°43'06" East 146.16 feet to the beginning of a curve concave to the Northeast, having a radius of 675.00 feet;

thence Southeasterly 724.01 feet along the arc of said curve, through a central angle of 61°27'22";

thence North 89°49'32" East 113.41 feet to a point on said Southwest right-of-way line of the Tidewater Southern Railroad;

thence along said Southwest right-of-way line South 35°06'12" East 221.80 feet;

thence leaving said Southwest right-of-way line South 89°58'13" West 18.99 feet;

thence South 82°09'40" West 113.37 feet;

thence South 74°21'30" West 113.37 feet;

thence South 66°33'20" West 113.37 feet;

thence South 58°45'09" West 113.37 feet;

thence South 64°01'15" West 120.26 feet;

thence South 82°53'42" West 120.26 feet;

thence North 78°13'50" West 120.26 feet;

thence North 59°21'23" West 120.26 feet;

thence North 46°20'53" West 224.74 feet;

thence North 42°43'09" West 224.74 feet;

thence North 21°24'39" West 195.02 feet;

thence North 11°49'07" West 195.02 feet;

thence North 00°06'25" East 45.58 feet;

thence North 10°00'34" West 55.86 feet;

thence North 30°23'48" West 49.75 feet;


thence North 36°47'38" West 28.96 feet;

thence North 75°07'17" West 9.88 feet to a point on said Southeast right-of-way line of Airport Way and the beginning of a non-tangent curve concave to the Northwest, having a radius of 4254.56 feet and to which beginning a radial line bears South 75°07'17" East;

thence Northeasterly 203.65 feet along said Southeast right-of-way line and the arc of said curve, through a central angle of 02°44'33" to the **POINT OF BEGINNING**.

Containing 15.12 acres, more or less.

SUBJECT TO all easements and/or rights-of-way of record.

  
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Tanya Cissell, P.L.S. 9857



9-3-25



## OPEN SPACE (OS)

All that certain real property situate in a portion of Sections 26 and 38 of the C.M. Weber Grant, City of Stockton, County of San Joaquin, State of California, more particularly described as follows:

**COMMENCING** at the point of intersection of the Southeast right-of-way line of Airport Way (110' wide) and the Southwest right-of-way line of the Tidewater Southern Railroad as shown on that certain Record of Survey filed for record in Book 35 of Surveys, at Page 39, San Joaquin County Records, said point being the beginning of a curve concave to the Northwest, having a radius of 3405.00 feet and to which beginning a radial line bears South 89°43'16" East;

thence Southwesterly 632.61 feet along said Southeast right-of-way line of Airport Way and the arc of said curve, through a central angle of 10°38'42" to the beginning of a compound curve concave to the Northwest, having a radius of 4254.56 feet and to which beginning a radial line bears South 79°04'34" East;

thence continuing along said Southeast right-of-way line, Southwesterly 293.66 feet along the arc of said curve, through a central angle of 03°57'17" to the beginning of a compound curve concave to the Northwest, having a radius of 4254.56 feet and to which beginning a radial line bears South 75°07'17" East, said point being the **TRUE POINT OF BEGINNING** of this description;

thence continuing along said Southeast right-of-way line, Southwesterly 96.88 feet along the arc of said curve, through a central angle of 01°18'17";

thence leaving said Southeast right-of-way line, South 65°31'54" East 29.61 feet;

thence South 05°13'54" East 405.87 feet;

thence South 29°45'54" East 300.54 feet;

thence South 47°08'54" East 423.14 feet;

thence South 82°42'14" East 266.18 feet;

thence North 56°57'16" East 486.51 feet;

thence North 80°37'16" East 251.25 feet to a point on said Southwest right-of-way line of the Tidewater Southern Railroad;

thence along said Southwest right-of-way line North 35°06'12" West 68.16 feet;

thence leaving said Southwest right-of-way line South 89°58'13" West 18.99 feet;

thence South 82°09'40" West 113.37 feet;

thence South 74°21'30" West 113.37 feet;

thence South 66°33'20" West 113.37 feet;

thence South 58°45'09" West 113.37 feet;

thence South 64°01'15" West 120.26 feet;

thence South 82°53'42" West 120.26 feet;

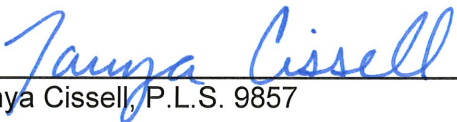
thence North 78°13'50" West 120.26 feet;

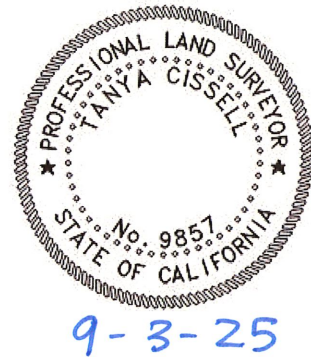
thence North 59°21'23" West 120.26 feet;

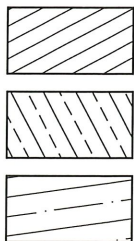
thence North 46°20'53" West 224.74 feet;  
thence North 42°43'09" West 224.74 feet;  
thence North 21°24'39" West 195.02 feet;  
thence North 11°49'07" West 195.02 feet;  
thence North 00°06'25" East 45.58 feet;  
thence North 10°00'34" West 55.86 feet;  
thence North 30°23'48" West 49.75 feet;  
thence North 36°47'38" West 28.96 feet;  
thence North 75°07'17" West 9.88 feet to the **POINT OF BEGINNING**.

Containing 4.86 acres, more or less.

SUBJECT TO all easements and/or rights-of-way of record.

  
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Tanya Cissell, P.L.S. 9857





AREA OF REZONE TO GENERAL  
COMMERCIAL (CG) - 13.30 ACRES

AREA OF REZONE TO LIGHT/LIMITED  
INDUSTRIAL (IL) - 15.12 ACRES

AREA OF REZONE TO OPEN  
SPACE (OS) - 4.86 ACRES

POINT OF BEGINNING EXHIBIT 1A

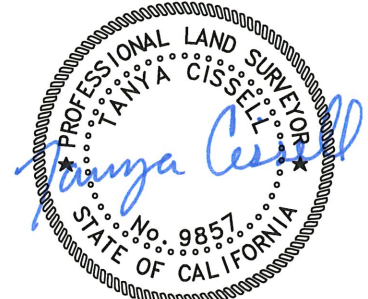
GENERAL COMMERCIAL (CG)

POINT OF COMMENCEMENT

LIGHT/LIMITED INDUSTRIAL (IL)

OPEN SPACE (OS)

APN 177-260-04



9-3-25

APN 177-050-32

TRUE POINT OF BEGINNING  
LIGHT/LIMITED INDUSTRIAL (IL)

TRUE POINT OF BEGINNING  
OPEN SPACE (OS)

APN 177-050-31

AIRPORT WAY

TIDEWATER SOUTHERN RAILROAD

APN 177-110-04

APN 177-050-09

NOTE: SEE SHEET 2 FOR LINE  
AND CURVE TABLE

**FRENCH CAMP SLOUGH**

WEBER GRANT

26 38

27 39

APN 177-100-47

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**EXHIBIT "B"**  
**REZONE**  
**PLAT TO ACCOMPANY LEGAL DESCRIPTION**

BEING A PORTION OF SECTIONS 26 AND 38 OF  
THE C.M. WEBER GRANT

**CITY OF STOCKTON**

**CALIFORNIA**

JOB: J19-2338  
DATE: 9/3/2025  
SCALE: 1"=300'  
DRAWN: TC  
CHK'D: TC

SHEET

**1**  
OF **2**



CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	10°38'42"	3405.00'	632.61'
C2	01°12'44"	4254.56'	90.01'
C3	49°09'00"	500.00'	428.91'
C4	61°27'22"	675.00'	724.01'
C5	06°25'29"	5699.65'	639.12'
C6	02°46'48"	5693.65'	276.26'
C7	02°44'33"	4254.56'	203.65'
C8	01°18'17"	4254.56'	96.88'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S77°52'06"E	93.87'
L2	S28°43'06"E	146.16'
L3	N89°49'32"E	113.41'
L4	S17°04'04"E	14.53'
L5	S35°06'12"E	221.80'
L6	S89°58'13"W	18.99'
L7	S82°09'40"W	113.37'
L8	S74°21'30"W	113.37'
L9	S66°33'20"W	113.37'
L10	S58°45'09"W	113.37'
L11	S64°01'15"W	120.26'
L12	S82°53'42"W	120.26'
L13	N78°13'50"W	120.26'
L14	N59°21'23"W	120.26'
L15	N46°20'53"W	224.74'
L16	N42°43'09"W	224.74'
L17	N21°24'39"W	195.02'
L18	N11°49'07"W	195.02'
L19	N00°06'25"E	45.58'
L20	N10°00'34"W	55.86'
L21	N30°23'48"W	49.75'
L22	N36°47'38"W	28.96'
L23	N75°07'17"W(R)	9.88'
L24	S65°31'54"E	29.61'
L25	S05°13'54"E	405.87'
L26	S29°45'54"E	300.54'
L27	S47°08'54"E	423.14'
L28	S82°42'14"E	266.18'
L29	N56°57'16"E	486.51'
L30	N80°37'16"E	251.25'
L31	N35°06'12"W	68.16'

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## EXHIBIT "B" REZONE PLAT TO ACCOMPANY LEGAL DESCRIPTION

BEING A PORTION OF SECTIONS 26 AND 38 OF  
THE C.M. WEBER GRANT

CITY OF STOCKTON

CALIFORNIA

JOB: J19-2338  
 DATE: 9/3/2025  
 SCALE: N/A  
 DRAWN: TC  
 CHK'D: TC

SHEET

2  
OF 2