

EXHIBIT "A"

REZONE - LEGAL DESCRIPTION

COMMERCIAL, GENERAL (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
Tanya Cissell, P.L.S. 9857



10-2-25

INDUSTRIAL, LIMITED (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 289.96 feet;

thence leaving said Southwest right-of-way line, South 80°37'16" West 251.25 feet;

thence South 56°57'16" West 486.51 feet;

thence North 82°42'14" West 266.18 feet;

thence North 47°08'54" West 423.14 feet;

thence North 29°45'54" West 300.54 feet;


thence North 05°13'54" West 405.87 feet;

thence North 65°31'54" West 29.61 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 73°49'00" East;

thence Northeasterly 300.54 feet along said Southeast right-of-way line and the arc of said curve, through a central angle of 04°02'50" to the **POINT OF BEGINNING**.

Containing 19.98 acres, more or less.

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


Tanya Cissell, P.L.S. 9857



10-2-25



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



AREA OF REZONE TO INDUSTRIAL,
LIMITED (IL) - 19.98 ACRES

POINT OF BEGINNING

COMMERCIAL, GENERAL (CG)

EXHIBIT 1A

POINT OF COMMENCEMENT

INDUSTRIAL, LIMITED (IL)

APN 177-260-04



10-2-25

APN 177-050-32

TRUE POINT OF BEGINNING
INDUSTRIAL, LIMITED (IL)

S79°04'34"E(R)

L4

N48°28'19"E(R)

N48°36'18"E(R)

S77°51'50"E(R)

S73°49'00"E(R)

APN 177-050-31

L12

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

COPYRIGHT © 2014 NORTHSTAR ENGINEERING GROUP, INC.

APN 177-100-36

NorthStar
Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

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:	10/2/2025
SCALE:	1"=300'
DRAWN:	TC
CHK'D:	TC
SHEET	1
OF	2

DWG NAME: K:\19-2338 Tidewater Crossings\DWG\Maping\Exhibit\19-2338 REZONE PLAT-REV TC.dwg PLOTTED: 10/2/25 10:56

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	04°02'50"	4254.56'	300.54'

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	289.96'
L6	S80°37'16"W	251.25'
L7	S56°57'16"W	486.51'
L8	N82°42'14"W	266.18'
L9	N47°08'54"W	423.14'
L10	N29°45'54"W	300.54'
L11	N05°13'54"W	405.87'
L12	N65°31'54"W	29.61'

COPYRIGHT © 2014 NORTHSTAR ENGINEERING GROUP, INC.



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: 10/2/2025
SCALE: N/A
DRAWN: TC
CHK'D: TC
SHEET
2
OF **2**