

**EXHIBIT "A"****COMMERCIAL**

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

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  
Tanya Cissell, P.L.S. 9857



10-2-25





AREA OF GENERAL PLAN  
AMENDMENT TO COMMERCIAL  
- 13.30 ACRES



AREA OF GENERAL PLAN  
AMENDMENT TO INDUSTRIAL  
- 19.98 ACRES

POINT OF BEGINNING  
COMMERCIAL

EXHIBIT 1

POINT OF COMMENCEMENT  
INDUSTRIAL

APN 177-260-04



10-2-25

APN 177-050-32

TRUE POINT OF BEGINNING  
INDUSTRIAL

S79°04'34"E(R)

S73°49'00"E(R)

APN 177-050-31

APN 177-110-04

AIRPORT WAY

TIDEWATER SOUTHERN RAILROAD

APN 177-050-09

NOTE: SEE SHEET 2 FOR LINE  
AND CURVE TABLE

**FRENCH CAMP SLOUGH**

C.M. WEBER GRANT

26 | 38

27 | 39

APN 177-100-47

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APN  
177-100-36



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**EXHIBIT "B"**

**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         |

| 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'  |

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**EXHIBIT "B"****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**