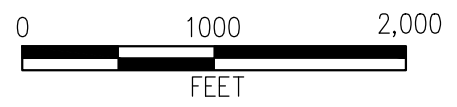
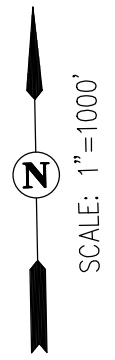
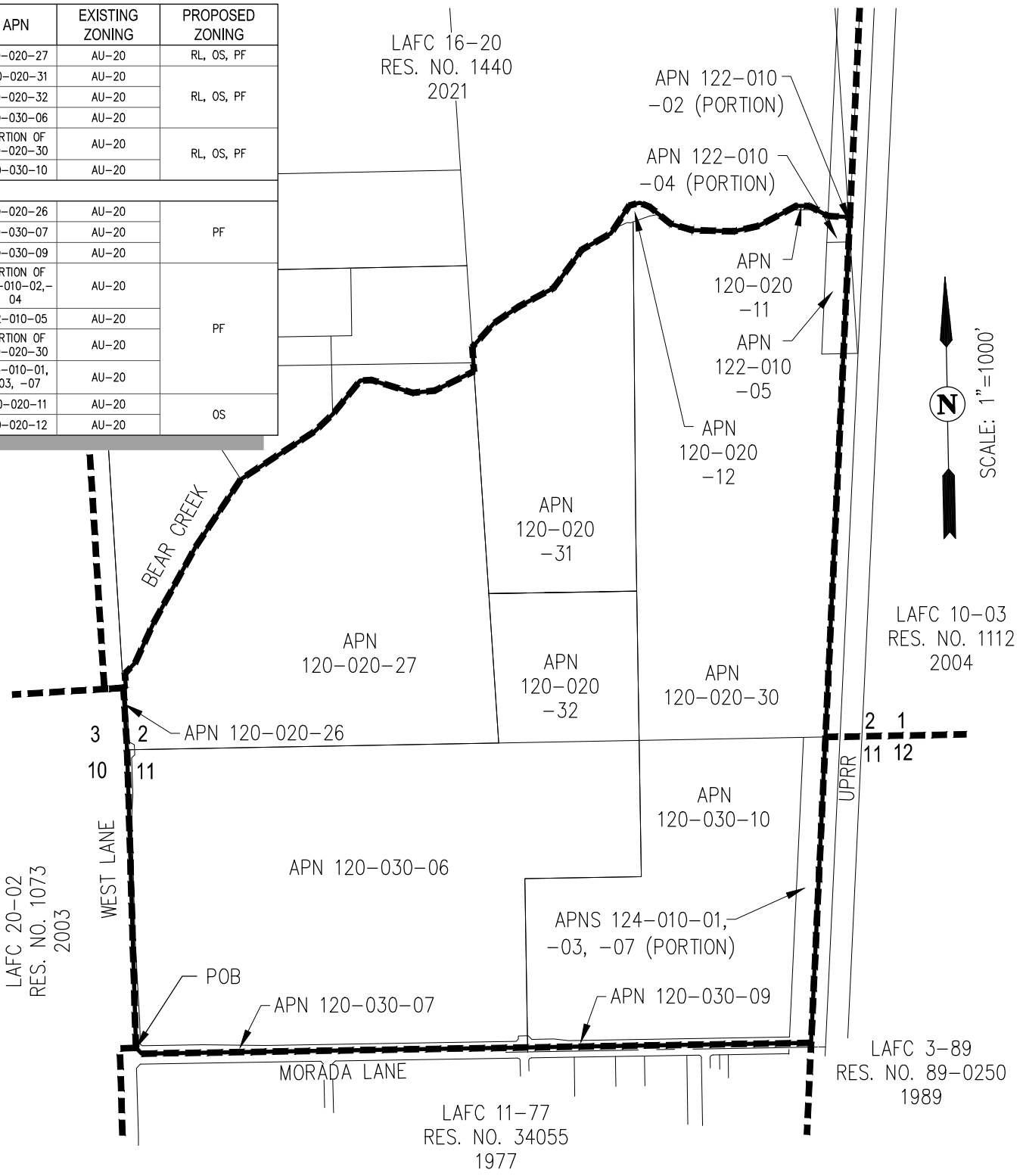


APN	EXISTING ZONING	PROPOSED ZONING
120-020-27	AU-20	RL, OS, PF
120-020-31	AU-20	RL, OS, PF
120-020-32	AU-20	
120-030-06	AU-20	
PORTION OF 120-020-30	AU-20	RL, OS, PF
120-030-10	AU-20	
120-020-26	AU-20	PF
120-030-07	AU-20	
120-030-09	AU-20	
PORTION OF 122-010-02, -04	AU-20	PF
122-010-05	AU-20	
PORTION OF 120-020-30	AU-20	
124-010-01, -03, -07	AU-20	OS
120-020-11	AU-20	
120-020-12	AU-20	



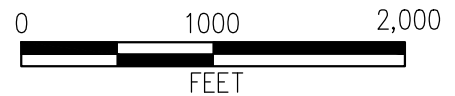
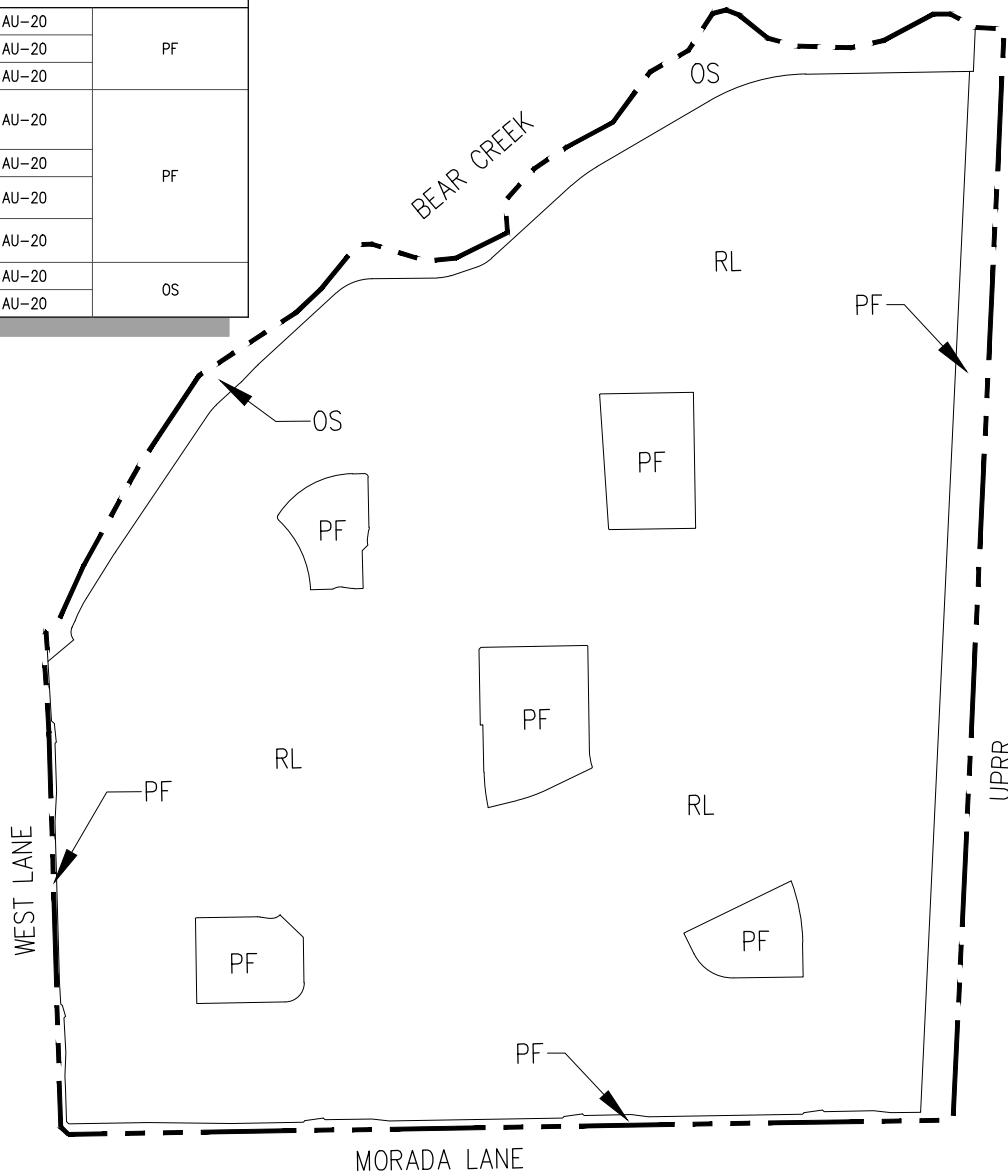
DATE: MARCH 31, 2026

# BEAR CREEK SOUTH PROPOSED PRE-ZONE



SAN RAMON (925) 866-0322  
 ROSEVILLE (916) 788-4456  
 WWW.CBANDG.COM  
 SURVEYORS PLANNERS

APN	EXISTING ZONING	PROPOSED ZONING
120-020-27	AU-20	RL, OS, PF
120-020-31	AU-20	RL, OS, PF
120-020-32	AU-20	
120-030-06	AU-20	
PORTION OF 120-020-30	AU-20	RL, OS, PF
120-030-10	AU-20	
120-020-26	AU-20	PF
120-030-07	AU-20	
120-030-09	AU-20	
PORTION OF 122-010-02, -04	AU-20	PF
122-010-05	AU-20	
PORTION OF 120-020-30	AU-20	
124-010-01, -03, -07	AU-20	
120-020-11	AU-20	OS
120-020-12	AU-20	OS



DATE: MARCH 31, 2026

# BEAR CREEK SOUTH PROPOSED PRE-ZONE



CIVIL ENGINEERS

SAN RAMON (925) 866-0322  
 ROSEVILLE (916) 788-4456  
 WWW.CBANDG.COM

SURVEYORS PLANNERS

Exhibit A  
(LAFC \_\_-\_\_)  
BEAR CREEK SOUTH REORGANIZATION TO  
CITY OF STOCKTON  
SAN JOAQUIN COUNTY, CALIFORNIA

All that certain real property, situate in the unincorporated territory of the County of San Joaquin, State of California, and being a portion of Sections 2 and 11, Township 2 North, Range 6 East, Mount Diablo Meridian, described as follows:

Beginning at a point on the existing boundary of the City of Stockton, said point being a point on the northeast corner of West Lane and Morada Lane, being the northwest terminus of that certain course shown and so designated as "southeasterly 56.94 feet" on the plat for the Barosso Reorganization to the City of Stockton, LAFC 77-11, dated May 7, 1977;

- Thence (1), along said boundary of the City of Stockton, North 0°37'38" West, a distance of 2054.99 feet;
- Thence (2), North 2°28'25" West, a distance of 425.72 feet;
- Thence (3), North 86°37'27" East, a distance of 16.99 feet;
- Thence (4), North 2°27'54" West, a distance of 98.33 feet;
- Thence (5), North 58°04'17" East, a distance of 2.86 feet;
- Thence (6), North 45°04'17" East, a distance of 100.00 feet;
- Thence (7), North 25°34'17" East, a distance of 300.00 feet;
- Thence (8), North 29°59'17" East, a distance of 600.00 feet;
- Thence (9), North 34°54'17" East, a distance of 560.00 feet;
- Thence (10), North 58°04'17" East, a distance of 600.00 feet;
- Thence (11), North 47°49'17" East, a distance of 175.00 feet;
- Thence (12), North 40°24'17" East, a distance of 300.00 feet;
- Thence (13), North 87°19'17" East, a distance of 75.00 feet;

Exhibit A  
(LAFC \_\_-\_\_)  
BEAR CREEK SOUTH REORGANIZATION TO  
CITY OF STOCKTON  
SAN JOAQUIN COUNTY, CALIFORNIA

- Thence (14), South 71°40'43" East, a distance of 300.00 feet;  
Thence (15), North 85°34'17" East, a distance of 150.00 feet;  
Thence (16), North 64°49'17" East, a distance of 303.19 feet;  
Thence (17), North 2°44'59" West, a distance of 167.61 feet;  
Thence (18), North 43°18'39" East, a distance of 225.05 feet;  
Thence (19), North 57°27'39" East, a distance of 201.25 feet;  
Thence (20), North 62°57'39" East, a distance of 272.00 feet;  
Thence (21), North 37°27'39" East, a distance of 328.76 feet;  
Thence (22), North 61°58'39" East, a distance of 227.52 feet;  
Thence (23), North 34°24'39" East, a distance of 231.08 feet;  
Thence (24), North 76°49'39" East, a distance of 74.27 feet;  
Thence (25), South 66°44'21" East, a distance of 73.25 feet;  
Thence (26), South 49°52'21" East, a distance of 187.39 feet;  
Thence (27), South 73°05'21" East, a distance of 153.97 feet;  
Thence (28), South 87°08'21" East, a distance of 285.17 feet;  
Thence (29), North 78°45'39" East, a distance of 173.60 feet;  
Thence (30), North 63°06'39" East, a distance of 297.56 feet;  
Thence (31), South 88°28'21" East, a distance of 86.79 feet;  
Thence (32), South 60°52'03" East, a distance of 52.83 feet;  
Thence (33), South 60°52'21" East, a distance of 95.09 feet;  
Thence (34), South 86°15'44" East, a distance of 150.00 feet;  
Thence (35), South 3°44'16" West, a distance of 5,690.49 feet;

Exhibit A  
(LAFC \_\_-\_\_)  
BEAR CREEK SOUTH REORGANIZATION TO  
CITY OF STOCKTON  
SAN JOAQUIN COUNTY, CALIFORNIA

Thence (36), North 89°52'30" West, a distance of 4,606.52 feet;

Thence (37), North 45°15'00" West, a distance of 56.94 feet to said point of beginning.

Containing 530.1 acres of land, more or less.

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer of sale of the land described.

END OF DESCRIPTION

**PRELIMINARY**

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Sabrina Kyle Pack, P.L.S  
L.S No. 8164