

**GENERAL PLAN CHANGE FOR
CANNERY PARK UNIT NO. 1, LOTS 4 & 5
AND CANNERY PARK NO. 12, REMAINDER
LEGAL DESCRIPTION**

Being a portion of Lot 4, and Lot 5, as shown on that certain map entitled "Tract No. 3465, Cannery Park Unit No. 1" filed for record in Book 40 of Maps and Plats, Page 51, Amended per Certificate of Correction recorded as Document No. 2006-081669, and on the map entitled "Tract No. 4076, Cannery Park No. 12-Village C", San Joaquin County Records, City of Stockton, County of San Joaquin, State of California, more particularly described as follows:

PARCEL 1

COMMERCIAL PROPOSED CHANGE IN SIZE:

APN: 122-020-32 & 33

Being a portion of said Lot 4, more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 4; thence, along the Easterly and Southeaster lines of said Lot 4 the following five (5) courses: (L12) South 08°37'05" West 74.09 feet; thence, (L13) South 32°05'10" West 155.94 feet; thence, (L14) South 31°56'19" West 279.44 feet; thence, (L15) South 37°30'51" West 40.68 feet; thence, (L16) South 39°35'53" West 74.78 feet; thence, (L17) North 58°03'48" West 166.20 feet; thence, (L18) North 00°29'52" East 82.94 feet; thence, (L19) North 44°30'08" West 57.26 feet; thence, (L20) North 89°30'08" West 160.61 feet to a non-tangent curve concave to the North having a radius of 63.00 feet, to which a radial line bears (L67) South 66°07'20" East; thence, along said curve (C1) through a central angle of 133°14'25" an arc distance of 146.51 feet, and a chord course of North 89°30'08" West 115.65 feet; thence, (L21) North 89°30'08" West 636.15 feet; thence, (L22) South 00°29'52" West 307.70 feet to a non-tangent curve concave to the West having a radius of 62.50 feet, to which a radial line bears South 24°04'33" West thence, along said curve (C2) through a central angle of 132°50'37" an arc distance of 144.91 feet, and a chord course of South 0°29'52" West 114.56 feet; thence, (L23) South 0°29'52" West 159.64 feet; thence, (L24) North 87°51'54" East 157.64 feet to a tangent curve concave to the Southwest having a radius of 70.00; thence, along said curve (C3) through a central angle of 65°49'23" an arc distance of 80.42 feet, and a chord course of South 59°13'24" East 76.07 feet; thence; thence, (L25) South 26°18'43" East 37.14 feet; thence, (L26) South 88°51'17" West 78.07 feet; thence, (L27) South 89°34'20" West 130.36 feet to a non-tangent curve concave to the Southeast having a radius of 725.76 feet, to which a radial line bears (L69) North 4°48'44" West; thence, along said curve (C4) through a central angle 29°30'30" an arc distance of 373.78 feet, and a chord course of South 70°26'01" West 369.66 feet; thence, (L28) South 61°07'39" West 42.51 feet; thence, (L29) North 78.92 feet; thence, (L30) North 41°27'48" West 30.21 feet; thence, (L31) North 274.78 feet; thence, (L32) North 45°00'00" East 21.21 feet; thence, (L33) North 78.00 feet; thence, (L34) North 45°00'00" West 21.21 feet; thence, (L35) North 269.29 feet to a beginning of curve concave to the East having a radius of 250.00 feet; thence, along said curve

(C5) through a central angle of 05°42'38" an arc distance of 24.92 feet, and a chord course of North 2°51'19" East 24.91 feet; thence, (L36) North 05°42'38" East 63.09 feet to a tangent curve concave to the West having a radius of 500.00 feet; thence, along said curve (C6) through a central angle of 05°42'38" an arc distance of 49.83 feet, and a chord course of North 2°51'19" East 49.81 feet; thence, (L37) North 195.15 feet; thence, (L1) North 45°14'56" East 21.31 feet; thence, (L2) South 79°50'37" East 59.60 feet; thence, (L3) South 89°30'08" East 101.98 feet; thence, (L4) North 84°52'07" East 141.07 feet; thence, (L5) North 87°29'58" East 136.92 feet; thence, (L6) South 89°30'08" East 514.31 feet; thence, (L7) South 44°30'08" East 49.50 feet; thence, (L8) South 89°30'08" East 96.00 feet; thence, (L9) North 00°29'52" East 11.00 feet; thence, (L10) North 45°29'52" East 49.50 feet; thence, (L11) South 89°30'08" East 643.27 feet to **THE POINT OF BEGINNING**.

Containing 19.77 acres, more or less.

PARCEL 2

PROPOSED HIGH DENSITY RESIDENTIAL, CHANGE FROM COMMERCIAL

APN: 122-020-32 & 33

Being a portion of said Lot 4, more particularly described as follows:

COMMENCING at a the Northeast corner of said Lot 4; thence, along Easterly and Southeasterly of said Lot 4 the following five (5) courses: (L12) South 8°37'05" West 74.09 feet; (L13) South 32°05'10" West 155.94 feet; (L14) South 31°56'19" West 279.44 feet ; (L15) South 37°30'51" West 40.68 feet; (L16) South 39°55'53" West 74.78 feet to **THE POINT OF BEGINNING**; thence, continue on the Southeasterly line of said Lot 4 (L60) South 39°35'53" West 17.04 feet; thence, (L38) South 53°01'55" West 331.26 feet; thence, (L39) South 53°36'09" West 268.60 feet; thence, (L40) South 63°23'39" West 92.55 feet; thence, (L41) South 80°36'49" West 68.05 feet; thence, (L42) South 88°51'17" West 216.98 feet; thence, leaving last said line (L25) North 26°18'43" West 37.14 feet to a tangent curve concave to the Southwest having a radius of 70.00 feet; thence along said curve (C3) through a central angle of 65°49'23" an arc distance of 80.42 feet, and a chord course of North 59°13'24" West 76.07 feet; thence, (L24) South 87°51'54" West 157.64 feet; thence, (L23) North 0°29'52" East 159.64 feet to beginning of a non-tangent curve concave to the West having a radius of 62.50 feet, to which a radial line bears (L61) South 23°04'49" East; thence, (L22) North 0°29'52" East 307.70 feet; thence, (L21) South 89°30'08" East 636.15 feet to a non-tangent curve concave to the North having a radius of 63.00 feet, to which a radial line bears (L62) South 67°07'04" West; thence, along said curve (C1) through a central angle of 133°14'25" an arc distance of 146.51 feet, and a chord course of South 89°30'08" East 115.65 feet; thence, (L20) South 89°30'08" East 160.61 feet; thence, (L19) South 44°30'08" East 57.26 feet; thence, (L18) South 0°29'52" West 82.94 feet ; thence, (L17) South 58°03'48" East 166.20 feet to **THE POINT OF BEGINNING**.

Containing 12.34 acres, more or less.

PARCEL 3

PROPOSED LOW DENSITY RESIDENTIAL, CHANGE FROM COMMERCIAL & HIGH DENSIRTY RESIDENTIAL:

APN: 122-020-38

Being a portion of said Lot 5, more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 5; thence, (L43) North 89°22'15" East 150.78 feet to beginning of a non-tangent curve concave to the Northwest having a radius of 623.00 feet, to which a radial line bears (L63) South 3°06'54" West; thence, along said curve (C7) through a central angle of 40°11'56" an arc distance of 437.10 feet, and a chord course of North 73°00'56" East 428.19 feet; thence, (L44) North 53°35'08" East, a distance of 513.88 feet to a non-tangent curve concave to the Northwest having a radius of 843.00 feet, to which a radial line bears (L65) South 37°57'44" East; thence, along said curve (C8) through a central angle of 21°16'16" an arc distance of 312.96 feet, and a chord course of North 41°24'08" East 311.17 feet; thence, (L45) North 31°57'15" East 248.32 feet; thence, (L46) North 30°48'26" East 278.36 feet; thence, (L47) North 32°06'05" East 10.36 feet to the most Northerly corner of said Lot 5; thence, (L48) South 62°54'17" East 28.98 feet; thence, (L49) South 12°39'10" East 82.92 feet; thence, (L50) South 29°35'46" East 256.86 feet; thence, (L51) South 28°16'08" East 505.61 feet; thence, (L52) South 22°04'50" East 187.54 feet; thence, (L53) South 09°20'57" East 198.35 feet; thence, (L54) South 02°48'08" East 788.53 feet; thence, (L55) South 87°11'52" West 46.62 feet; thence, (L56) South 43°35'56" West 19.33 feet; thence, West 1,950.75 feet; thence, North 812.38 feet to **THE POINT OF BEGINNING**.

Containing 55.876 acres, more or less.

PARCEL 4

CHANGE FROM COMMERCIAL TO PROPOSED LOW DENSIRTY RESIDENTIAL:

APN: 122-020-43

Being said Remainder, more particularly described as follows:

BEGINNING at the Northwest corner of said Remainder; thence, along the Northerly line of said Remainder East 1100.56 feet; thence, (L57) South 46°24'04" East 13.79 feet; thence, (L58) South 2°48'08" East 453.16 feet; thence, North 89°53'30" West 1132.71 feet; thence, (L59) North 459.98 feet to **THE POINT OF BEGINNING**.

Containing 11.90 acres, more or less.

All Parcels are subject to covenants, conditions, restrictions, reservations, rights, rights-of-way, and easements of record, if any.

See Exhibit B attached hereto and made a part hereof.

Kaiser I. Shahbaz
Kaiser I. Shahbaz, L. S. 8599

2/08/2024
Date





VICINITY MAP

NOT TO SCALE

ABBREVIATIONS:

- AC ACRE
- APN ASSESSOR'S PARCEL NUMBER
- EXIST EXISTING
- PROP PROPOSED
- POB-1 POINT OF BEGINNING OF PARCEL 1 (TYP)
- POC-2 POINT OF COMMENCING OF PARCEL 2 (TYP)

PROPERTY OWNER:

HOLMAN INVESTORS LLC
 4114 E EIGHT MILE RD
 STOCKTON, CA 95212
 122-020-32, 22, 38 & 43

REFERENCE:

- (R1) BK 40 OF MAPS & PLATS, PAGE 51, SJCR
- (R2) BK 44 OF MAPS & PLATS, PAGE 46, SJCR

BASIS OF BEARINGS:

ALL BEARINGS AND DISTANCES SHOWN ARE BASED ON BK 40 OF MAPS AND PLATS, PAGE 51 PER (R1)



Kaiser Isaac Shahbaz

2/08/2024

LOTS 4 & 5 OF CANNERY PARK UNIT NO. 1, TRACT NO. 3465, FILED AS BOOK 40 OF MAPS AND PLATS, PAGE 51, SAN JOAQUIN COUNTY RECORDS, AND BEING A PORTION OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 6 EAST, MOUNT DIABLO MERIDIAN, CITY OF STOCKTON, SAN JOAQUIN COUNTY, CALIFORNIA



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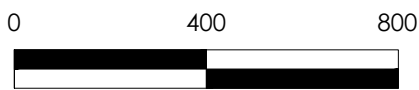
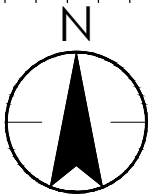
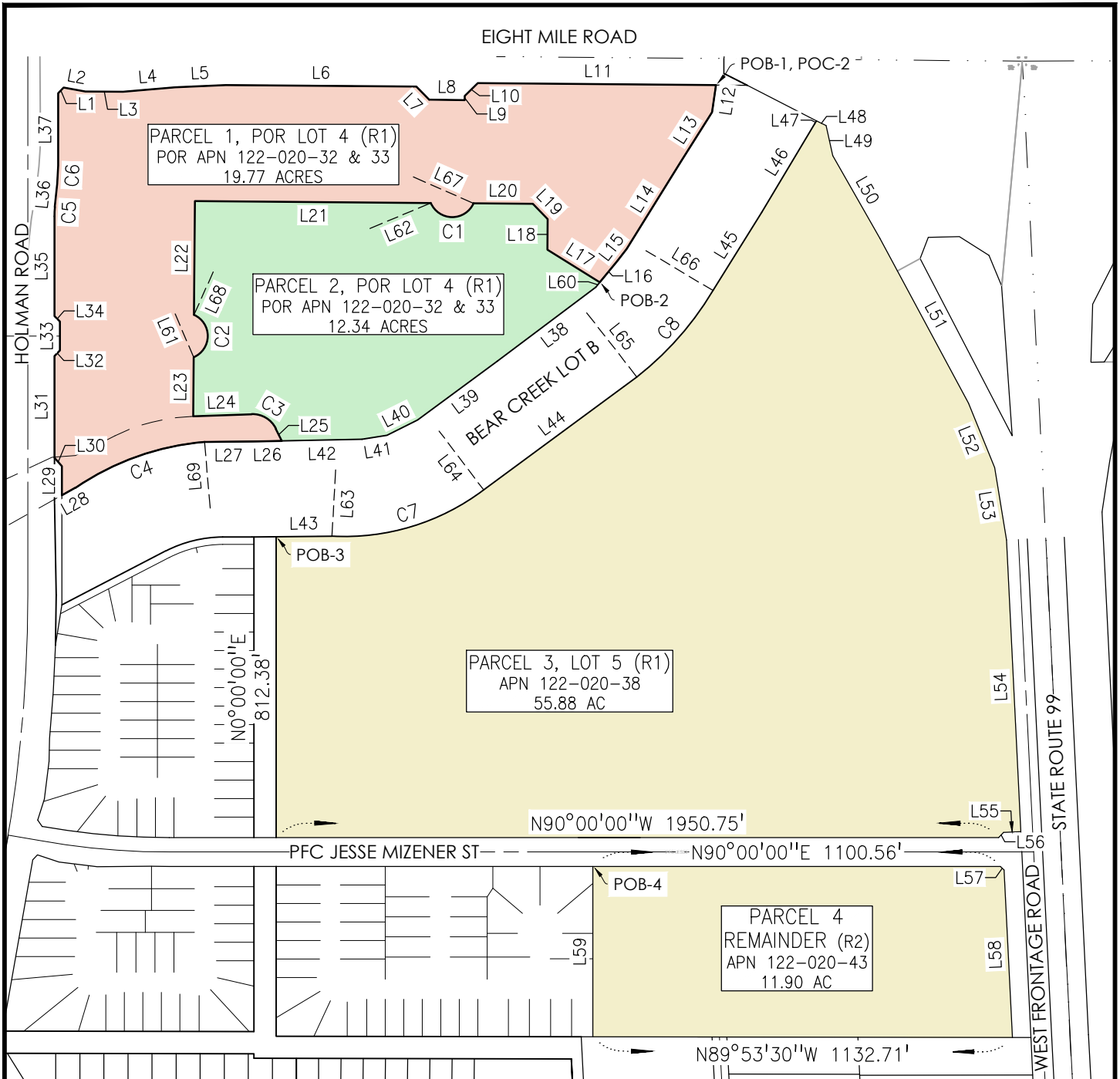
HOLAM INVESTORS LLC

4114 E EIGHT MILE ROAD
 STOCKTON, CA 95212

PROPOSED GENERAL PLAN CHANGE
 CANNERY PARK UNIT NO. 1, LOTS 4 & 5
 AND UNIT NO. 12, REMAINDER
 APN 122-020-32, 22, 38 & 43

EXHIBIT

1



SCALE: 1" = 400'

PROPOSED GENERAL PLAN PARCELS:

- PARCEL 1: PROP COMMERCIAL, REDUCED SIZE EXISTING COMMERCIAL
- PARCEL 2: PROP HIGH DENSITY RESIDENTIAL, EXISTING COMMERCIAL
- PARCEL 3: PROP LOW DENSITY RESIDENTIAL, EXISTING HIGH DENSITY RESIDENTIAL AND COMMERCIAL
- PARCEL 4: PROP LOW DENSITY RESIDENTIAL EXISTING COMMERCIAL

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EXHIBIT

2

| LINE DATA TABLE | | |
|-----------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N45°14'56"E | 21.31' |
| L2 | S79°50'37"E | 59.60' |
| L3 | S89°30'08"E | 101.98' |
| L4 | N84°52'07"E | 141.07' |
| L5 | N87°29'58"E | 136.92' |
| L6 | S89°30'08"E | 514.31' |
| L7 | S44°30'08"E | 49.50' |
| L8 | S89°30'08"E | 96.00' |
| L9 | N0°29'52"E | 11.00' |
| L10 | N45°29'52"E | 49.50' |
| L11 | S89°30'08"E | 643.27' |
| L12 | S8°37'05"W | 74.09' |
| L13 | S32°05'10"W | 155.94' |
| L14 | S31°56'19"W | 279.44' |
| L15 | S37°30'51"W | 40.68' |
| L16 | S39°35'53"W | 74.78' |
| L17 | N58°03'48"W | 166.20' |
| L18 | N0°29'52"E | 82.94' |
| L19 | N44°30'08"W | 57.26' |
| L20 | N89°30'08"W | 160.61' |

| LINE DATA TABLE | | |
|-----------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L21 | N89°30'08"W | 636.15' |
| L22 | S0°29'52"W | 307.70' |
| L23 | S0°29'52"W | 159.64' |
| L24 | N87°51'54"E | 157.64' |
| L25 | S26°18'43"E | 37.14' |
| L26 | S88°51'17"W | 78.07' |
| L27 | S89°34'20"W | 130.36' |
| L28 | S61°07'39"W | 42.51' |
| L29 | N0°00'00"E | 78.92' |
| L30 | N41°27'48"W | 30.21' |
| L31 | N0°00'00"E | 274.78' |
| L32 | N45°00'00"E | 21.21' |
| L33 | N0°00'00"E | 78.00' |
| L34 | N45°00'00"W | 21.21' |
| L35 | N0°00'00"E | 269.29' |
| L36 | N5°42'38"E | 63.09' |
| L37 | N0°00'00"E | 195.15' |
| L38 | S53°01'55"W | 331.26' |
| L39 | S53°36'09"W | 268.60' |
| L40 | S63°23'39"W | 92.55' |

| LINE DATA TABLE | | |
|-----------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L41 | S80°36'49"W | 68.05' |
| L42 | S88°51'17"W | 216.98' |
| L43 | N89°22'15"E | 150.78' |
| L44 | N53°35'08"E | 513.88' |
| L45 | N31°57'15"E | 248.32' |
| L46 | N30°48'26"E | 278.36' |
| L47 | N32°06'05"E | 10.36' |
| L48 | S62°54'17"E | 28.98' |
| L49 | S12°39'10"E | 82.92' |
| L50 | S29°35'46"E | 256.86' |
| L51 | S28°16'08"E | 505.61' |
| L52 | S22°04'50"E | 187.54' |
| L53 | S9°20'57"E | 198.35' |
| L54 | S2°48'08"E | 788.53' |
| L55 | S87°11'52"W | 46.62' |
| L56 | S43°35'56"W | 19.33' |
| L57 | S46°24'04"E | 13.79' |
| L58 | S2°48'08"E | 453.16' |
| L59 | N0°00'00"E | 459.98' |
| L60 | S39°35'53"W | 17.04' |

| CURVE DATA TABLE | | | | | |
|------------------|------------|---------|---------|-------------|---------|
| CURVE | DELTA | RADIUS | LENGTH | CH.BEARING | CHORD |
| C1 | 133°14'25" | 63.00' | 146.51' | N89°30'08"W | 115.65' |
| C2 | 132°50'37" | 62.50' | 144.91' | S0°29'52"W | 114.56' |
| C3 | 65°49'23" | 70.00' | 80.42' | S59°13'24"E | 76.07' |
| C4 | 29°30'30" | 725.76' | 373.78' | S70°26'01"W | 369.66' |
| C5 | 5°42'38" | 250.00' | 24.92' | N2°51'19"E | 24.91' |
| C6 | 5°42'38" | 500.00' | 49.83' | N2°51'19"E | 49.81' |
| C7 | 40°11'56" | 623.00' | 437.10' | N73°00'56"E | 428.19' |
| C8 | 21°16'16" | 843.00' | 312.96' | N41°24'08"E | 311.17' |

| LINE DATA TABLE | | |
|-----------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L61 | S23°04'49"E | (R) |
| L62 | S67°07'04"W | (R) |
| L63 | S3°06'54"W | (R) |
| L64 | S37°05'02"E | (R) |
| L65 | S37°57'44"E | (R) |
| L66 | S59°14'00"E | (R) |
| L67 | S66°07'20"E | (R) |
| L68 | N24°04'33"E | (R) |
| L69 | N4°48'44"W | (R) |



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2/07/2024

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CANNERY PARK UNIT NO. 1, LOTS 4 & 5
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EXHIBIT

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