20. The City shall pay Sierra Club’s attorney’s fees and costs in the amount of $157,000 to the law firm of Shute, Mihaly & Weinberger LLP within 15 days of the Sierra Club’s dismissal of its Action.

21. Any notice given under this Agreement shall be in writing and shall be delivered as follows with notice deemed given as indicated: (a) by personal delivery when delivered personally; (b) by overnight courier upon written verification of receipt; or (c) by certified or registered mail, return receipt requested, upon verification of receipt. Notice shall be sent as set forth below, or as either party may specify in writing:

City of Stockton:
Richard E. Nosky, City Attorney
425 N. El Dorado Street, 2nd Floor
Stockton, CA 95202

Attorney General’s Office
Lisa Trankley
Susan Durbin
Deputy Attorneys General
1300 I Street, P.O. Box 944255
Sacramento, CA 94255-2550

Sierra Club:
Aaron Isherwood
Environmental Law Program
85 Second Street, 2nd Floor
San Francisco, CA 94105

Rachel Hooper
Amy Bricker
Shute, Mihaly & Weinberger
396 Hayes Street
San Francisco, CA 94102

22. Nothing in this Agreement shall be construed as requiring the City to relinquish or delegate its land use authority or police power.

(SIGNATURES ON FOLLOWING PAGE)
In witness whereof, this Agreement is executed by the following:

PEOPLE OF THE STATE OF CALIFORNIA
BY AND THROUGH ATTORNEY GENERAL
EDMUND G. BROWN JR.

__________________________________

DATED: ____________________________

ATTEST:

KATHERINE GONG MEISSNER
City Clerk of the City of Stockton

CITY OF STOCKTON,
a municipal corporation

J. GORDON PALMER, JR.
City Manager

APPROVED AS TO FORM:

DATED ____________________________

RICHARD E. NOSKY, JR.
City Attorney

DATED ____________________________

THE SIERRA CLUB

BARBARA WILLIAMS, CHAIR
MOTHER LODE CHAPTER

DATED ____________________________

9-5-08
EXHIBIT A

Policy Re: VMT Monitoring Program
The City’s policy is to monitor key City-maintained roadways to estimate Vehicle Miles Traveled (VMT) by single-occupant automobile per capita on an annual basis, to be submitted as an annual report to the City Council. The estimate of citywide VMT should be developed in cooperation with the San Joaquin Council of Governments ("SJCOG"), by augmenting local City data with VMT estimates from SJCOG and Caltrans for the regional Congestion Management Plan network. The estimated change in annual VMT should be used to measure the effectiveness of jobs/housing balance, greenhouse gas emission reduction, and transit plans and programs.

Implementation Program
In order to develop an annual estimate of citywide VMT, the City should augment local City data with VMT estimates from SJCOG and Caltrans for regional facilities, or adopt other methodologies to estimate citywide VMT that are approved in concept by the two agencies. For purposes of calculating annual changes in VMT, the annual estimate of VMT should subtract out the estimates of regional truck and other through traffic on the major freeways (I-5, SR 4, SR 99).

Policy Re: Reduce Growth in VMT
The City’s policy is to achieve the following fundamental goals to regulate vehicle emissions and reduce greenhouse gas emissions, improve jobs/housing balance, and increase transit usage over the duration of this General Plan: Reduce the projected increase in VMT by single-occupant automobile per capita to an annual rate over the planning period that is equal to or less than the population increase (this goal is also required for the City to receive funding through the Measure K/Congestion Management Plan program).

Implementation Program
In order to keep annual increases in VMT to a rate equal to or less than population increases, the following trip reduction programs should be considered by the City: increased transit service (Bus Rapid Transit) funded through new development fees; planning all future housing development to be in the closest possible proximity to existing and planned employment centers; provision of affordable housing; creation of higher density, mixed use and walkable communities and development of bicycle and pedestrian trails; and other proven programs.

Implementation Program
If the City goal of reducing the projected increase in VMT to an amount equal to or less than the population increase, and increase transit usage, is not met for two or more years during each five-year cycle of VMT monitoring, the City should consider adoption of the following programs, among others:

Adopt more vigorous economic development programs with funding for staff; and
Slow the rate of approvals of building permits for housing developments.

9-5-08
EXHIBIT B

Policy Re: Bus Rapid Transit
The City’s policy is to vigorously support efforts to develop Bus Rapid Transit (BRT) within and beyond Stockton as a major priority of its General Plan, in order to increase overall transit usage over time. Based on an updated transit study, the City should plan for and provide BRT service running along key north-south routes as a first priority: Pacific Avenue; El Dorado Street; West Lane/Airport Way; Pershing Avenue. BRT service along key east-west corridors should also be provided. Transit use goals should be approved and monitored by the City over the planning period.

Implementation Program
In order to fund the initial capital and operating costs for BRT along major north-south arterials, the City should consider adoption of a comprehensive new development BRT fee program that requires new growth to significantly fund BRT, following a study consistent with the requirements of State law. The new development BRT fee program should ensure that “greenfield” projects approved at the fringe of the City pay a fee that represents the full cost of providing BRT service to the new housing; infill development may be granted a reduced BRT fee based on the reduced distance of service provided to the inner city areas.

Implementation Program
In order to augment the new development funding of the initial capital and operating costs for BRT, the City should strongly advocate for Measure K funding and should seriously consider placing an initiative on the ballot to receive voter approval for additional funding from existing residents and businesses.

Implementation Program
The City should establish transit use goals that set specific targets (e.g., transit mode split percentage of total trips and bus headways) that represent an increase in public transportation ridership and level of service over current levels by 2012 and then another increase by 2018.
RESOLUTION APPROVING THE FINAL ENVIRONMENTAL IMPACT REPORT (FEIR11-03) FOR THE MARIPOSA LAKES SPECIFIC PLAN PROJECT

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STOCKTON, AS FOLLOWS:

The City Council of the City of Stockton, after careful review and consideration of all comments received, and after using its independent judgment, hereby approves the Final Environmental Impact Report for the Mariposa Lakes Specific Plan Project and adopts the Findings, Statement of Overriding Considerations and Mitigation Monitoring/Reporting Program for the General Plan amendment (GPA12-03), Prezoning (Z-17-03), Specific Plan (SPA4-03) and Development Agreement (DA7-05), for property located generally north and east of Mariposa Road, south of Farmington Road, and west of Kaiser Road, as set forth in the report of the Planning Commission filed with the City Council on October 28, 2008, based upon the following findings:

1. The Draft EIR and Final EIR has been completed in compliance with the California Environmental Quality Act (CEQA), State CEQA Guidelines, and City Guidelines for the Implementation of CEQA.

2. The FEIR has been reviewed and considered prior to any related project approvals, reflects the City's independent judgment, and has been found to be adequate for said approvals.

3. The anticipated benefits of the proposed project outweigh the unavoidable or unresolved adverse environmental effects, as supported by the Findings, Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program for the Mariposa Lakes Specific Plan.

4. Based on the significant and/or potentially significant environmental effects identified in Final Environmental Impact Report for the Mariposa Lakes Specific Plan (FEIR11-03) and pursuant to Sections 15091 and 15093 of the State CEQA Guidelines, all applicable approvals are based on, and subject to, the adopted findings, mitigation/measures and mitigation monitoring/reporting provisions, as specified in the Findings, Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program for the Mariposa Lakes Specific Plan.

PASSED, APPROVED AND ADOPTED ________________________________.

ATTEST:

EDWARD J. CHAVEZ
Mayor of the City of Stockton

KATHERINE GONG MEISSNER
City Clerk of the City of Stockton

::ODMA\GRPWISE\COS.CDD.CDD\Library:71524.1

City Atty
Review
Date October 22, 2008
Resolution No. _______

STOCKTON CITY COUNCIL

RESOLUTION APPROVING A GENERAL PLAN AMENDMENT TO AMEND THE PROJECT SITE FROM PORTIONS OF VILLAGE AND INDUSTRIAL TO RESIDENTIAL ESTATES, LOW-DENSITY RESIDENTIAL, MEDIUM-DENSITY RESIDENTIAL, HIGH-DENSITY RESIDENTIAL, ADMINISTRATIVE PROFESSIONAL COMMERCIAL, INDUSTRIAL, OPEN SPACE/AGRICULTURE, PARKS AND RECREATION, AND INSTITUTIONAL FOR THE MARIPOSA LAKES SPECIFIC PLAN PROJECT (GPA12-03)

The City of Stockton has heretofore formulated and adopted a General Plan for the physical development of the City, which General Plan contains each of the elements required by law to be part of it; and

An amendment to the City of Stockton 2035 General Plan Diagram has been requested by PCCP Mariposa Lakes, LLC, et al, relative to property located north and east of Mariposa Road, south of Farmington Road, and west of Kaiser Road; and

Following a public hearing, the Planning Commission adopted a resolution on October 2, 2008, recommending the City Council approve a request by PCCP Mariposa Lakes, LLC, et al, for a General Plan amendment to amend portions of Village and Industrial to Residential Estates, Low-Density Residential, Medium-Density Residential, High-Density Residential, Administrative Professional, Commercial, Industrial, Open Space/Agriculture, Parks and Recreation, and Institutional for property located north and east of Mariposa Road, south of Farmington Road, and west of Kaiser Road; and

The City Council of the City of Stockton has reviewed and considered the Planning Commission's recommendation and all environmental documents necessary for the approval of the proposed amendment to the City of Stockton 2035 General Plan Diagram at a duly noticed public hearing on October 28, 2008; now, therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STOCKTON, AS FOLLOWS:

A. The City Council finds as follows:

1. The City of Stockton has reviewed the Final Environmental Impact Report (FEIR11-03) for the proposed project and has certified that it has been completed in compliance with CEQA and that the final decision-making body for this and/or any related discretionary approval for the project has considered the information contained in the Draft EIR and Final EIR prior to approving the project.
2. The land uses allowed under the proposed General Plan designation are expected to be compatible with existing and proposed land uses surrounding sides of the Plan Area.

3. The proposed General Plan amendment is not expected to endanger, jeopardize or otherwise constitute a hazard to the public convenience, health, interest, safety or general welfare of persons residing or working in the City.

4. The proposed project is consistent with the 2035 General Plan, as amended. In the event that a court determines that the 2035 General Plan is invalid, then this project is found to be consistent with the 1990 General Plan as amended by this project. In this event, approval of this project includes, by inference, approval of an amendment to the 1990 General Plan.

5. The Industrial land uses allowed under the proposed General Plan designation are expected to be compatible with existing and proposed surrounding land uses within the project.

B. Based upon the above findings, the City Council upholds the Planning Commission’s recommendation and approves the proposed General Plan amendment to amend the portions of the project site from portions of Village and Industrial to Residential Estates, Low-Density Residential, Medium-Density Residential, High-Density Residential, Administrative Professional, Commercial, Industrial, Open Space/Agriculture, Parks and Recreation, and Institutional for property located north and east of Mariposa Road, south of Farmington Road, and west of Kaiser Road (the Mariposa Lakes Specific Plan Project, GPA12-03).

PASSED, APPROVED AND ADOPTED ____________________________

EDWARD J. CHAVEZ
Mayor of the City of Stockton

ATTEST:

KATHERINE GONG MEISSNER
City Clerk of the City of Stockton
RESOLUTION APPROVING THE REQUEST OF PCCP MARIPOSA LAKES, LLC, ET AL
FOR A MARIPOSA LAKES SPECIFIC PLAN FOR A PROPOSED ±3,723 ACRE
PROJECT TO INCLUDE RESIDENTIAL, COMMERCIAL, OFFICE, INDUSTRIAL, OPEN
SPACES, PARKS, SCHOOL AND OTHER PUBLIC FACILITY USES, FOR PROPERTY
NORTH AND EAST OF MARIPOSA ROAD, SOUTH OF FARMINGTON ROAD, AND
WEST OF KAISER ROAD (SPA4-03)

The City of Stockton has heretofore formulated and adopted a General Plan for the
physical development of the City, which the General Plan contains each of the elements
required by law to be a part of it; and

A Specific Plan has been requested relative to the area north and east of Mariposa
Road, south of Farmington Road, and west of Kaiser Road; and

Said areas are bounded to the west by agricultural and industrial properties, portions
of which are within San Joaquin County; north by agricultural uses within San Joaquin
County; east by agricultural uses within San Joaquin County; and south by agricultur-
residential lands consisting of limited agricultural parcels with residences; and

The City Council of the City of Stockton has reviewed and considered the Planning
Commission recommendation and all related environmental documentation necessary for
the approval of the proposed Mariposa Lakes Specific Plan at a duly noticed public hearing
on October 28, 2008; now, therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STOCKTON, AS
FOLLOWS:

A. That the City Council finds as follows:

1. The City of Stockton has reviewed the Final Environmental Impact
Report (FEIR11-03) for the proposed project and has certified that it has been completed in
compliance with the California Environmental Quality Act (CEQA) and that the final
decision-making body for this and/or any related discretionary approval for the project has
considered the information contained in the Draft EIR and Final EIR prior to approving the
project.

2. The proposed Specific Plan is consistent with the general land uses,
objectives, policies, and programs of the 2035 General Plan and other adopted goals and
policies of the City.

City Atty
Review
Date  October 22, 2008

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3. The Specific Plan proposes development patterns that comply with the criteria established by both the General Plan and the City’s Zoning District Standards.

4. The Specific Plan will be a balanced community that includes housing, jobs, transportation services and infrastructure, shopping and retail services, and schools facilities, recreation opportunities, and all necessary public services.

5. The Specific Plan will provide a variety of housing types, densities and lot sizes.

6. The Specific Plan will provide suitable sites for office uses and retail uses which will generate jobs in addition to the residential uses proposed.

7. The Specific Plan will provide areas that will serve as local community marketplaces and provide sites for five K-8 elementary schools and one high school.

8. The Specific Plan will create a significant park, open space and trail system that connects neighborhoods, schools, and public places and provides active and passive recreation.

9. The Specific Plan will provide a necessary and logical link in the orderly, phased extension of sewer, water and stormwater systems to the southeast side of Stockton.

10. The Specific Plan will promote water conservation by establishing an integrated water management and reuse distribution system for irrigation of public and private spaces.

PASSED, APPROVED and ADOPTED ____________________________.

________________________
EDWARD J. CHAVEZ
Mayor of the City of Stockton

ATTEST:

________________________
KATHERINE GONG MEISSNER
City Clerk of the City of Stockton
ORDINANCE NO.____________

AN ORDINANCE AMENDING CHAPTER 16 OF THE STOCKTON MUNICIPAL CODE, WHICH SETS FORTH THE ZONING PROVISIONS OF THE CITY OF STOCKTON, BY AMENDING THE "ZONING MAP," PARTICULARLY REFERRED TO IN SECTION 16-210.030 OF THE STOCKTON MUNICIPAL CODE TO CLASSIFY TO RE (RESIDENTIAL ESTATE), RL (RESIDENTIAL, LOW-DENSITY), RM (RESIDENTIAL, MEDIUM-DENSITY), RH (RESIDENTIAL, HIGH DENSITY), CG (COMMERCIAL, GENERAL), CN (COMMERCIAL, NEIGHBORHOOD), IG (INDUSTRIAL, GENERAL), IL (INDUSTRIAL, LIMITED), OS (OPEN SPACE), PF (PUBLIC FACILITIES) AND UC (UNIVERSITY/COLLEGE) FOR PROPERTY LOCATED NORTH AND EAST OF MARIPOSA ROAD, SOUTH OF FARMINGTON ROAD, AND WEST OF KAISER ROAD (MARIPOSA LAKES, Z-17-03)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STOCKTON, AS FOLLOWS:

SECTION 1. Prezoning Classification.

The City Council hereby finds and declares, based upon the record of these proceedings, that the provisions of this ordinance are consistent with the City of Stockton 2035 General Plan, specifically the Land Use Element of the General Plan and the objectives, goals and policies of the General Plan; that Final Environmental Impact Report (FEIR11-03) for the Mariposa Lakes Specific Plan Project, has been prepared for PCCP Mariposa Lakes, LLC, et al, Prezoning Project (the "Project"), in compliance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the City’s Guidelines for the Implementation of CEQA, and said environmental document has been reviewed and certified by the City Council; and that, pursuant to Sections 15091 and 15093 of the State CEQA Guidelines and Public Resources Code section 21081.6, the approval of this Prezoning request (Z-17-03) by PCCP Mariposa Lakes, LLC, et al (the property owner), is based on, and subject to, the implementation of the concurrently adopted findings as specified in the related findings for the project.

That the "Zoning Map," particularly referred to in Section 16-210.030 of the Stockton Municipal Code, and by reference made a part hereof, said Code is hereby amended as follows, to wit:

That the subject property (as described in Exhibit "9", which is attached hereto and incorporated herein by this reference), which is located in the City of Stockton, County of San Joaquin, State of California, is hereby reclassified in accordance with the Prezoning descriptions contained in the attached Exhibits (PREZONING REQUEST OF PCCP MARIPOSA LAKES, LLC, ET AL, Z-17-03).
SECTION 2. Effective Date.

This ordinance shall take effect and be in full force thirty (30) days after its passage.

ADOPTED: ____________________________
EFFECTIVE: __________________________

______________________________
EDWARD J. CHAVEZ
Mayor of the City of Stockton

ATTEST:

______________________________
KATHERINE GONG MEISSNER
City Clerk of the City of Stockton
EXHIBIT 9

Prezoning Legal Description
Figure 4.15

Proposed Zoning

Stockton, California

Mariposa Lakes
LEGAL DESCRIPTION

PREZONE FOR
MARIPOSA LAKES
INDUSTRIAL GENERAL AREA

All that certain real property situate, lying, and being a portion of Sections 58, 67, and 68 of El Rancho Del Campo De Los Franceses, being more particularly described as follows:

BEGINNING at the southwesterly corner of said Section 67; thence along the westerly line of said Section 67, North 18°05'29" West 2290.60 feet, to a point on the southerly right-of-way line of Farmington Road; thence, North 71°15'05" East 1070.19 feet, along said southerly right-of-way line to the northwesterly corner of the Togninalli property, being that certain parcel of land described in Book 2652 of Official Records, at Page 548, San Joaquin County Records; thence South 17°57'50" East 383.33 feet, along the westerly line of said property, to the southwesterly corner of said property; thence, North 71°15'05" East 150.01 feet, along the southerly line of said property to a point on the westerly line of the Hachman property, being that certain parcel of land described in Volume 620 of Official Records, at Page 395, San Joaquin County Records; thence South 17°57'50" East 441.75 feet, along said westerly line, to the southwest corner of said property; thence, North 71°15'05" East 1113.30 feet, along the southerly line of said property, to the southeasterly corner of said property; thence, North 17°51'50" West 74.91 feet, along the easterly line of said property to the southeasterly corner of the Harper property, being that certain parcel of land described in Book 2180 of Official Records, at Page 402, San Joaquin County Records; thence, North 72°01'40" East 290.24 feet, along the southerly line of said property to the southeasterly corner of said property; thence, North 17°51'50" West 750.19 feet, along the easterly line of said property to the southerly right-of-way line of said Farmington Road; thence, North 72°01'40" East 2029.06 feet, along said southerly right-of-way line, to a point on the easterly line of said Section 67; thence, South 17°05'26" East 3583.53 feet, along said easterly line and along the easterly line of said Section 68, to the beginning of a non-tangent curve to the right, from which a radial line bears North 38°46'53" West, having a radius of 2100.00 feet, a central angle of 20°46'38", and a chord bearing and distance of South 61°36'26" West 757.36 feet; thence, along the arc of said curve, 761.52 feet; thence, South 71°59'45" West 3861.49 feet; thence, North 17°28'18" West 200.01 feet, to the beginning of a non-tangent curve to the left, from which a radial line bears
South 38°14′31″ West, having a radius of 600.00 feet, a central angle of 63°50′23″, and a chord bearing and distance of North 83°40′41″ West 634.48 feet; thence, along the arc of said curve, 668.53 feet, to a point on the northeasterly right-of-way line of the Burlington Northern and Santa Fe Railroad; thence, North 52°34′05″ West 1140.88 feet, along said northeasterly right-of-way, to a point on the northerly line of said Section 58; thence, North 72°02′10″ East 1236.55 feet, along said northerly line, to the point of beginning.

Containing a total of 386.43 acres, more or less.

(Area 1)
LEGAL DESCRIPTION

PREZONE FOR
MARIPOSA LAKES
INDUSTRIAL GENERAL AREA

All that certain real property situate, lying, and being a portion of Sections 58 and 68 of El Rancho Del Campo De Los Franceses, being more particularly described as follows:

BEGINNING at the northeasterly corner of the map of Clarkadota Fig Plantations, filed in Book 10 of Maps and Plats, at Page 24, San Joaquin County Records; thence, South 72°09′35″ West 3300.73 feet, along the northerly line of said map, to the northeasterly corner of Lot 7 of said map; thence, South 17°05′48″ East 705.00 feet, along the easterly line of said Lot 7, to the southeasterly corner of said Lot 7; thence, South 72°09′35″ West 61.77 feet, along the southerly line of said Lot 7, to the southwesterly corner of said Lot 7, also being on the northeasterly right-of-way line of the Burlington Northern and Santa Fe Railroad; thence, North 52°34′05″ West 2221.18 feet, along said northeasterly right-of-way; thence, North 71°59′45″ East 3913.26 feet, to the beginning of a curve to the left, having a radius of 2400.00 feet, a central angle of 17°58′00″, and a chord bearing and distance of North 63°00′45″ East 749.51 feet; thence, along the arc of said curve, 752.59 feet, to a point on the easterly line of said Section 68; thence, South 17°05′51″ East 1251.03 feet, along said east line, to the point of beginning.

Containing a total of 115.87 acres, more or less.

(Area 2)
LEGAL DESCRIPTION

PREZONE FOR
MARIPOSA LAKES
INDUSTRIAL LIGHT AREA

All that certain real property situate, lying, and being a portion of Sections 77 and 78 of El Rancho Del Campo De Los Franceses, being more particularly described as follows:

BEGINNING at the intersection of the westerly line of said Section 77 with the southerly right-of-way line of Farmington Road; thence, North 72°02'02" East 1472.66 feet, along said southerly right-of-way; thence, South 17°57'58" East 347.51 feet, to the beginning of a curve to the right, having a radius of 1000.00 feet, a central angle of 39°19'18", and a chord bearing and distance of South 01°41'41" West 672.90 feet; thence, along the arc of said curve, 686.29 feet; thence, South 21°21'20" West 281.87 feet, to the beginning of a curve to the left, having a radius of 1700.00 feet, a central angle of 65°38'38", and a chord bearing and distance of South 11°27'59" East 1842.90 feet; thence, along the arc of said curve, 1947.69 feet; thence, South 44°17'18" East 100.00 feet; thence, South 45°42'42" West 862.65 feet, to the beginning of a curve to the right, having a radius of 2100.00 feet, a central angle of 05°30'25", and a chord bearing and distance of South 48°27'55" West 201.76 feet; thence, along the arc of said curve, 201.84 feet, to a point on the westerly line of said Section 78; thence, North 17°05'26" West 3583.53 feet, along said westerly line and along the westerly line of said Section 77, to the point of beginning.

Containing a total of 79.31 acres, more or less.

(Area 3)
LEGAL DESCRIPTION

PREZONE FOR
MARIPOSA LAKES
INDUSTRIAL LIGHT AREA

All that certain real property situate, lying, and being a portion of Section 78 of El Rancho Del Campo De Los Franceses, being more particularly described as follows:

COMMENCING at the southwesterly corner of said Section 78; thence North 17°05'48" West 375.04 feet, along the westerly line of said Section 78 to the TRUE POINT OF BEGINNING of this description; thence, North 17°05'16" West 2638.49 feet, continuing along the westerly line of said Section 78, to the beginning of a non-tangent curve to the left, from which a radial line bears North 35°58'12" West, having a radius of 2400.00 feet, a central angle of 08°19'06"", and a chord bearing and distance of North 49°52'15" East 348.13 feet; thence, along the arc of said curve, 348.44 feet; thence, North 45°42'42" East 862.65 feet; thence, South 44°17'18" East 235.61 feet, to the beginning of a curve to the right, having a radius of 2000.00 feet, a central angle of 31°18'36"", and a chord bearing and distance of South 28°38'00" East 1079.38 feet; thence, along the arc of said curve, 1092.93 feet; thence, South 12°58'42" East 1115.53 feet, to the beginning of a curve to the right, having a radius of 2000.00 feet, a central angle of 15°34'16"", and a chord bearing and distance of South 05°11'34" East 541.86 feet; thence, along the arc of said curve, 543.53 feet, to the beginning of a reverse curve to the left, from which a radial line bears South 87°24'26" East, having a radius of 1400.00 feet, a central angle of 25°41'59"", and a chord bearing and distance of South 10°15'26" East 622.71 feet; thence, along the arc of said curve, 627.96 feet, to a point on the southerly line of said Section 78; thence, South 72°07'13" West 620.65 feet, along said southerly line; thence, North 17°05'48" West 375.04 feet; thence, South 72°07'13" West 525.05 feet, to the point of beginning.

Containing a total of 94.30 acres, more or less.

(Area 4)
LEGAL DESCRIPTION

PREZONE FOR
MARIPOSA LAKES
PUBLIC FACILITIES AREA

All that certain real property situate, lying, and being a portion of Sections 68 and 78 of El Rancho Del Campo De Los Franceses, being more particularly described as follows:

COMMENCING at the southeasterly corner of said Section 68; thence South 72°07'30" West 225.02 feet, along the southerly line of said Section 68 to the intersection of said southerly line with the southerly extension of the westerly line of Lot 19 as shown on the map of Clarkadota Fig Plantations, filed in Book 10 of Maps and Plats, at Page 24, San Joaquin County Records, said point being the TRUE POINT OF BEGINNING of this description; thence, North 17°05'48" West 1017.63 feet, along said westerly line and southerly extension thereof, to the northwesterly corner of said Lot 19; thence, North 72°09'35" East 225.02 feet, along the northerly line of said Lot 19, to a point on the easterly line of said Section 68; thence, South 17°05'48" East 642.46 feet, along said easterly line; thence, North 72°07'13" East 525.05 feet; thence, South 17°05'48" East 375.04 feet, to a point on the southerly line of said Section 78; thence, South 72°07'18" West 750.07 feet, to the point of beginning.

Containing a total of 9.78 acres, more or less.

(Area 5)