January 12, 2009

NOTE TO FILE:

Correction to Ordinance 016-08, Item 9.02, meeting of 2008-10-28, Tidewater Crossing. The ordinance was amended by the Community Development Department, with approval by the City attorney, as the legal description of CG (Commercial, General) was omitted. The correct legal descriptions were provided by the Planner of Community Development Department and replaced, with City Attorney approval. There was no change to the Staff Report.

This Note to File will be scanned with the revised Ordinance 016-08 to become part of the permanent record.

KATHERINE GONG MEISSNER
CITY CLERK

BY: [Signature]
DORA MARTINEZ SIDRIAN
Supervising Deputy Clerk
From: Paula Cazale  
To: Sidrian, Dora  
Date: 1/12/2009 10:24 AM  
Subject: Fwd: Re: Tidewater Crossing Project  
Attachments: 2008 CC Ordinance Tidewater Crossing Zoning Z-1-05; 2008 CC Resolution Tide water Crossing GPA1-05

>>> Jenny Liaw 11/19/2008 9:24 AM >>>
Paula:

Attached are revised resolution and ordinance. I provided Guy legal descriptions for annexation and prezoning, thanks

Jenny Liaw  
Senior Planner  
City of Stockton  
345 North El Dorado Street  
Stockton, CA 95202  
(209) 937-8316  
Fax 937-8893  
E-mail: Jenny.liaw@ci.stockton.ca.us

>>> Paula Cazale 11/19/2008 9:12 AM >>>
Jenny: I need to see you re this to make sure we are changing the rights things.

>>> Jenny Liaw 11/19/2008 9:10 AM >>>
Guy:

Can you have Paula to revise Tidewater Crossing GPA resolution and Prezoning ordinance. LAFCo need both documents for their annexation, thanks!

Jenny Liaw  
Senior Planner  
City of Stockton  
345 North El Dorado Street  
Stockton, CA 95202  
(209) 937-8316  
Fax 937-8893  
E-mail: Jenny.liaw@ci.stockton.ca.us
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 RL (RESIDENTIAL, LOW-DENSITY), RM (RESIDENTIAL, MEDIUM-DENSITY), RH (RESIDENTIAL, HIGH DENSITY), CG (COMMERCIAL, GENERAL), IL (INDUSTRIAL, LIMITED), PF (PUBLIC FACILITIES) AND OS (OPEN SPACE), FOR PROPERTY LOCATED ON THE SOUTHWEST SIDE OF THE STOCKTON METROPOLITAN AIRPORT, WEST OF THE STATE ROUTE 99 AND NORTHEAST OF FRENCH CAMP ROAD (TIDEWATER CROSSING, Z-1-05)

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 (EIR2-05) for the Tidewater Crossing Master Development Plan Project, has been prepared for French Camp Investments, 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-1-05) by French Camp Investments, 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 Exhibits "A through F", 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 FRENCH CAMP INVESTMENTS, LLC, ET AL, Z-1-05).
SECTION 2. **Effective Date.**

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

ADOPTED: OCT 28 2008  
EFFECTIVE: NOV 27 2008

EDWARD J. CHÁVEZ  
Mayor of the City of Stockton

KATHERINE GONG MEISSNER  
City Clerk of the City of Stockton
LEGAL DESCRIPTION
PREZONE AREA - LOW DENSITY RESIDENTIAL
TIDEWATER CROSSING
SAN JOAQUIN COUNTY, CALIFORNIA

REAL PROPERTY, SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:


COMMENCING AT THE SOUTHEASTERN CORNER OF THAT CERTAIN 64.787 ACRE PARCEL OF LAND AS SHOWN AND SO DESIGNATED ON THAT CERTAIN RECORD OF SURVEY RECORDED JUNE 20, 2002, IN BOOK 35 OF SURVEYS, AT PAGE 39, IN SAID OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, SAID POINT ALSO BEING ON THE SOUTHWESTERN RIGHT OF WAY LINE OF TIDEWATER SOUTHERN RAILWAY (60.00 FEET WIDE);

THENCE, FROM SAID POINT OF COMMENCEMENT, ALONG SAID SOUTHWESTERN RIGHT OF WAY LINE, SOUTH 35°06'12" EAST 81.34 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, CONTINUING ALONG SAID SOUTHWESTERN RIGHT OF WAY LINE, SOUTH 35°06'12" EAST 2,502.24 FEET TO A POINT ON THE SOUTHEASTERN LINE OF SAID PARCEL OF LAND (2006-005826);

THENCE, ALONG SAID SOUTHEASTERN LINE (2006-005826), SOUTH 31°32'02" WEST 2,146.30 FEET;

THENCE, LEAVING SAID SOUTHEASTERN LINE, ALONG THE ARC OF A NON-TANGENT 3,933.72 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 34°04'30" WEST, THROUGH A CENTRAL ANGLE OF 03°42'15", AN ARC DISTANCE OF 254.39 FEET;

THENCE, NORTH 59°34'59" WEST 918.77 FEET;

THENCE, NORTH 14°14'59" WEST 113.14 FEET;

THENCE, NORTH 59°34'59" WEST 88.00 FEET;
THENCE, SOUTH 75°25'01" WEST 113.14 FEET;

THENCE, NORTH 59°34'59" WEST 1,107.15 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 3,705.72 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 30°25'28" EAST, THROUGH A CENTRAL ANGLE OF 07°48'55", AN ARC DISTANCE OF 505.47 FEET TO A POINT ON THE NORTHWESTERN LINE OF SAID PARCEL OF LAND (2006-005857);

THENCE, ALONG SAID NORTHWESTERN LINE (2006-005857), NORTH 30°29'55" EAST 1,705.57 FEET;

THENCE, LEAVING SAID NORTHWESTERN LINE, ALONG THE ARC OF A NON-TANGENT 1,962.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 52°03'22" EAST, THROUGH A CENTRAL ANGLE OF 21°02'47", AN ARC DISTANCE OF 720.70 FEET;

THENCE, ALONG THE ARC OF A COMPOUND 30.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 31°00'35" EAST, THROUGH A CENTRAL ANGLE OF 62°41'08", AN ARC DISTANCE OF 32.82 FEET;

THENCE, ALONG THE ARC OF A REVERSE 100.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 31°40'33" EAST, THROUGH A CENTRAL ANGLE OF 30°39'59", AN ARC DISTANCE OF 53.52 FEET;

THENCE, ALONG THE ARC OF A REVERSE 30.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 01°00'34" WEST, THROUGH A CENTRAL ANGLE OF 61°00'46", AN ARC DISTANCE OF 31.95 FEET;

THENCE, NORTH 27°58'40" EAST 163.12 FEET;

THENCE, ALONG THE ARC OF A TANGENT 1,167.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 23°43'55", AN ARC DISTANCE OF 483.38 FEET;

THENCE, ALONG THE ARC OF A COMPOUND 20.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 95°45'16" WEST, THROUGH A CENTRAL ANGLE OF 94°04'30", AN ARC DISTANCE OF 32.84 FEET;

THENCE, NORTH 00°46'11" EAST 106.01 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 20.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 03°05'12" EAST, THROUGH A CENTRAL ANGLE OF 93°29'22", AN ARC DISTANCE OF 32.52 FEET;

THENCE, ALONG THE ARC OF A COMPOUND 1,167.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 86°56'50" WEST, THROUGH A CENTRAL ANGLE OF 17°32'36", AN ARC DISTANCE OF 357.12 FEET;
THENCE, NORTH 73°09'09" EAST 302.16 FEET;
THENCE, NORTH 72°59'27" EAST 123.26 FEET;
THENCE, NORTH 72°03'36" EAST 48.97 FEET;
THENCE, NORTH 73°59'06" EAST 86.66 FEET;
THENCE, NORTH 79°52'09" EAST 42.73 FEET;
THENCE, NORTH 86°00'58" EAST 19.44 FEET;
THENCE, NORTH 78°47'47" EAST 29.91 FEET TO SAID POINT OF BEGINNING.
CONTAINING 173.24 ACRES OF LAND, MORE OR LESS.
THIS LEGAL DESCRIPTION IS BASED UPON RECORD INFORMATION.
ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

[Seal and signature]

Christopher S. Harmison, P.L.S.
L.S. No. 7176
Expires: December 31, 2009
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LEGAL DESCRIPTION
PREZONE AREA - LOW DENSITY RESIDENTIAL
TIDEWATER CROSSING
SAN JOAQUIN COUNTY, CALIFORNIA

REAL PROPERTY, SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:


BEGINNING AT THE NORTHWESTERN CORNER OF SAID 145.340 ACRE PARCEL OF LAND;

THENCE, FROM SAID POINT OF BEGINNING, ALONG NORTHERN LINE OF SAID 145.340 ACRE PARCEL OF LAND, NORTH 16° 54' 33" WEST 945.90 FEET;

THENCE, LEAVING SAID NORTHERN LINE, NORTH 72° 50' 56" EAST 91.72 FEET;

THENCE, SOUTH 51° 05' 39" EAST 175.05 FEET;

THENCE, SOUTH 46° 17' 02" EAST 146.10 FEET;

THENCE, SOUTH 37° 54' 56" EAST 257.33 FEET;

THENCE, SOUTH 32° 34' 58" EAST 8.48 FEET;

THENCE, SOUTH 34° 26' 58" EAST 39.84 FEET;

THENCE, SOUTH 36° 24' 41" EAST 78.64 FEET;

THENCE, SOUTH 41° 03' 16" EAST 96.07 FEET;

THENCE, SOUTH 37° 54' 56" EAST 114.50 FEET;

THENCE, SOUTH 34° 07' 48" EAST 47.86 FEET;

THENCE, SOUTH 29° 51' 26" EAST 64.92 FEET;

THENCE, SOUTH 26° 31' 26" EAST 47.76 FEET;
THENCE, SOUTH 19°28'26" EAST 309.98 FEET;
THENCE, SOUTH 18°08'12" EAST 171.95 FEET;
THENCE, SOUTH 23°33'58" EAST 68.12 FEET;
THENCE, SOUTH 30°29'18" EAST 62.77 FEET;
THENCE, SOUTH 34°04'06" EAST 40.95 FEET;
THENCE, SOUTH 26°32'36" EAST 55.12 FEET;
THENCE, SOUTH 38°26'56" EAST 403.72 FEET;
THENCE, SOUTH 65°03'06" EAST 165.34 FEET;
THENCE, SOUTH 50°33'33" EAST 81.76 FEET;
THENCE, SOUTH 49°33'54" EAST 1,002.80 FEET;
THENCE, SOUTH 44°30'56" EAST 47.12 FEET;
THENCE, SOUTH 40°40'41" EAST 69.21 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 4,133.56 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 70°00'36" WEST, THROUGH A CENTRAL ANGLE OF 03°57'48", AN ARC DISTANCE OF 285.93 FEET;

THENCE, SOUTH 23°56'18" WEST 633.55 FEET;
THENCE, SOUTH 68°33'54" WEST 95.51 FEET;
THENCE, SOUTH 30°22'25" WEST 78.00 FEET;
THENCE, NORTH 59°37'35" WEST 43.34 FEET;
THENCE, NORTH 53°54'57" WEST 60.30 FEET;
THENCE, NORTH 59°37'35" WEST 82.02 FEET;

THENCE, ALONG THE ARC OF A TANGENT 1,433.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°41'23", AN ARC DISTANCE OF 242.19 FEET;

THENCE, ALONG THE ARC OF A REVERSE 20.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 40°03'48" WEST, THROUGH A CENTRAL ANGLE OF 87°07'12", AN ARC DISTANCE OF 30.41 FEET,
THENCE, NORTH 43°16'26" WEST 106.23 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 26.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 47°03'24" WEST, THROUGH A CENTRAL ANGLE OF 87°06'23", AN ARC DISTANCE OF 30.41 FEET;

THENCE, ALONG THE ARC OF A REVERSE 1,426.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 45°50'13" EAST, THROUGH A CENTRAL ANGLE OF 15°20'03", AN ARC DISTANCE OF 381.54 FEET;

THENCE, NORTH 74°18'42" WEST 14.26 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 975.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 29°47'40" EAST, THROUGH A CENTRAL ANGLE OF 02°14'17", AN ARC DISTANCE OF 38.08 FEET;

THENCE, ALONG THE ARC OF A REVERSE 1,026.27 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 32°01'57" WEST, THROUGH A CENTRAL ANGLE OF 12°06'13", AN ARC DISTANCE OF 216.53 FEET;

THENCE, SOUTH 70°04'16" WEST 5.59 FEET TO A POINT ON THE SOUTHWESTERN LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED TO SEQUOIA TIDEWATER INVESTMENT, LLC, RECORDED DECEMBER 1, 2005, AS INSTRUMENT NO. 2005-299988 OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY;

THENCE, ALONG SAID SOUTHWESTERN LINE, NORTH 16°44'47" WEST 1,176.34 FEET TO THE EASTERN CORNER OF SAID RECORD OF SURVEY (12 RS 192);

THENCE, FROM SAID EASTERN CORNER, ALONG THE SOUTHEASTERN LINE OF SAID RECORD OF SURVEY (12 RS 192), THE FOLLOWING TWO (2) COURSES:

1) SOUTH 72°56'47" WEST 2,313.13 FEET, AND

2) SOUTH 16°31'13" EAST 609.31 FEET;

THENCE, LEAVING SAID SOUTHEASTERN LINE, NORTH 59°10'40" WEST 489.67 FEET;

THENCE, ALONG THE ARC OF A TANGENT 15.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 88°13'35", AN ARC DISTANCE OF 23.10 FEET;

THENCE, NORTH 58°19'44" WEST 78.03 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 15.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 60°57'05" WEST, THROUGH A CENTRAL ANGLE OF 92°37'51", AN ARC DISTANCE OF 24.25 FEET;
THENCE, ALONG THE ARC OF A COMPOUND 3,733.72 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 31°40'47" EAST, THROUGH A CENTRAL ANGLE OF 01°02'21", AN ARC DISTANCE OF 67.72 FEET TO A POINT ON THE SOUTHWESTERN LINE OF SAID RECORD OF SURVEY (12 RS 192);

THENCE, ALONG SAID SOUTHWESTERN LINE, AND ALONG THE NORTHERN LINE OF SAID RECORD OF SURVEY (12 RS 192), THE FOLLOWING EIGHT (8) COURSES:

1) NORTH 51°39'07" EAST 231.07 FEET,
2) NORTH 51°00'53" WEST 726.66 FEET,
3) SOUTH 10°02'53" EAST 449.19 FEET,
4) NORTH 51°00'52" WEST 30.51 FEET,
5) NORTH 10°02'53" WEST 1,856.20 FEET,
6) NORTH 73°25'07" EAST 505.39 FEET,
7) SOUTH 16°31'13" EAST 944.79 FEET, AND
8) NORTH 72°52'47" EAST 2,300.19 FEET TO SAID POINT OF BEGINNING.

CONTAINING 146.84 ACRES OF LAND, MORE OR LESS.

THIS LEGAL DESCRIPTION IS BASED UPON RECORD INFORMATION.

ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

CHRISTOPHER S. HARMISON, P.L.S.
L.S. NO 7176
EXPIRES: DECEMBER 21, 2009
LEGAL DESCRIPTION
PREZONE AREA - LIMITED INDUSTRIAL
TIDEWATER CROSSING
SAN JOAQUIN COUNTY, CALIFORNIA

REAL PROPERTY, SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY
OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF SECTION 26 OF THE C. M. WEBER GRANT "EL RANCHO DEL
CAMPO DE LOS FRANCESES", ALSO BEING A PORTION THAT CERTAIN 145.340
ACRE PARCEL OF LAND AS SHOWN AND SO DESIGNATED ON THAT CERTAIN
RECORD OF SURVEY RECORDED JUNE 20, 2002, IN BOOK 35 OF SURVEYS, AT PAGE 39,
IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERN LINE OF SAID 145.340 ACRE PARCEL
OF LAND, SAID POINT BEING THE NORTHWESTERN TERMINUS OF THAT CERTAIN
COURSE DESIGNATED AS "SOUTH 47°29'54" EAST 1889.54 FEET" ON SAID
RECORD OF SURVEY, SAID POINT ALSO BEING A POINT ON THE SOUTHWESTERN
RIGHT OF WAY LINE OF THE TIDEWATER SOUTHERN RAILWAY (72.00 FEET WIDE);

THENCE, FROM SAID POINT OF BEGINNING, ALONG SAID SOUTHWESTERN RIGHT OF
WAY LINE, THE FOLLOWING TWO (2) COURSES:

1)  SOUTH 47°29'54" EAST 1,889.54 FEET, AND

2)  ALONG THE ARC OF A TANGENT 5,693.65 FOOT RADIUS CURVE TO
THE RIGHT, THROUGH A CENTRAL ANGLE OF 01°35'28", AN ARC
DISTANCE OF 158.12 FEET;

THENCE, LEAVING SAID SOUTHWESTERN RIGHT OF WAY LINE, ALONG THE ARC OF
A NON-TANGENT 3,284.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE
CENTER OF SAID CURVE BEARS SOUTH 88°10'30" WEST, THROUGH A CENTRAL
ANGLE OF 12°44'56", AN ARC DISTANCE OF 730.72 FEET;

THENCE, ALONG THE ARC OF A COMPOUND 4,133.56 FOOT RADIUS CURVE TO THE
RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 79°04'34" WEST,
THROUGH A CENTRAL ANGLE OF 04°33'46", AN ARC DISTANCE OF 329.18 FEET;

THENCE, NORTH 50°46'14" WEST 204.06 FEET;

THENCE, NORTH 46°17'22" WEST 138.06 FEET;

THENCE, NORTH 54°59'13" WEST 114.25 FEET;

THENCE, NORTH 54°09'41" WEST 126.55 FEET;

THENCE, NORTH 53°30'54" WEST 247.43 FEET;
THENCE, NORTH 51°32'15" WEST 104.35 FEET;
THENCE, NORTH 49°29'29" WEST 195.46 FEET;
THENCE, NORTH 57°55'22" WEST 102.21 FEET;
THENCE, NORTH 58°43'37" WEST 114.72 FEET;
THENCE, NORTH 56°35'35" WEST 50.92 FEET;
THENCE, NORTH 52°03'06" WEST 17.25 FEET;
THENCE, NORTH 47°02'43" WEST 37.51 FEET;
THENCE, NORTH 41°04'17" WEST 85.33 FEET;
THENCE, NORTH 40°39'35" WEST 50.36 FEET;
THENCE, NORTH 38°21'10" WEST 52.82 FEET;
THENCE, NORTH 30°58'39" WEST 54.16 FEET;
THENCE, NORTH 20°34'23" WEST 124.54 FEET;
THENCE, NORTH 10°22'11" WEST 137.91 FEET;
THENCE, NORTH 06°00'12" WEST 105.96 FEET;
THENCE, NORTH 01°04'02" WEST 34.72 FEET;
THENCE, NORTH 09°20'29" WEST 136.80 FEET;
THENCE, NORTH 23°14'22" WEST 93.18 FEET;
THENCE, NORTH 28°51'38" WEST 86.59 FEET;
THENCE, NORTH 36°23'12" WEST 32.28 FEET;
THENCE, NORTH 44°05'23" WEST 78.93 FEET;
THENCE, NORTH 51°04'46" WEST 82.95 FEET;
THENCE, NORTH 44°27'02" WEST 178.66 FEET;
THENCE, NORTH 31°14'45" WEST 177.94 FEET;
THENCE, NORTH 49°32'49" WEST 112.20 FEET;
THENCE, NORTH 50°09'44" WEST 17.66 FEET TO A POINT ON SAID NORTHERN LINE;

THENCE, ALONG SAID NORTHERN LINE, NORTH 72°50'56" EAST 588.08 FEET TO SAID POINT OF BEGINNING.

CONTAINING 47.28 ACRES OF LAND, MORE OR LESS.

THIS LEGAL DESCRIPTION IS BASED UPON RECORD INFORMATION.

ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

[Signature]
CHRISTOPHER S. HARMISON, P.L.S.
L.S. NO. 7176
EXPIRES: DECEMBER 31, 2009
LEGAL DESCRIPTION
PREZONE AREA - MEDIUM DESIHY RESIDENTIAL
TIDEWATER CROSSING
SAN JOAQUIN COUNTY, CALIFORNIA

REAL PROPERTY, SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY
OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF SECTIONS 26 AND 27 OF THE C. M. WEBER GRANT, "EL
RANCHO DEL CAMPO DE LOS FRANCÉSES", ALSO BEING A PORTION THAT CERTAIN
145.340 ACRE PARCEL OF LAND AS SHOWN AND SO DESIGNATED ON THAT CERTAIN
RECORD OF SURVEY RECORDED JUNE 20, 2002, IN BOOK 35 OF SURVEYS, AT
PAGE 39, IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERN CORNER OF SAID 145.340 ACRE PARCEL OF LAND;

THENCE, FROM SAID POINT OF COMMENCEMENT, ALONG THE SOUTHWESTERN LINE
OF SAID 145.340 ACRE PARCEL OF LAND, NORTH 37°06'05" WEST 12.06 FEET
TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, CONTINUING ALONG SAID
SOUTHWESTERN LINE, THE FOLLOWING FOUR (4) COURSE:

1. NORTH 37°06'05" WEST 674.16 FEET,
2. NORTH 19°52'24" WEST 130.00 FEET,
3. NORTH 72°50'36" EAST 24.00 FEET, AND
4. NORTH 16°44'47" WEST 727.75 FEET;

THENCE, LEAVING SAID SOUTHWESTERN LINE, NORTH 70°04'16" EAST 5.59
FEET;

THENCE, ALONG THE ARC OF A TANGENT 1,025.00 FOOT RADIUS CURVE TO THE
LEFT, THROUGH A CENTRAL ANGLE OF 12°06'13", AN ARC DISTANCE OF 216.61
FEET;

THENCE, ALONG THE ARC OF A REVERSE 975.00 FOOT RADIUS CURVE TO THE
RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 32°01'57" EAST,
THROUGH A CENTRAL ANGLE OF 02°14'17", AN ARC DISTANCE OF 38.08 FEET;

THENCE, SOUTH 74°18'42" EAST 14.26 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 1,426.00 FOOT RADIUS CURVE TO
THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 61°17'16"
EAST, THROUGH A CENTRAL ANGLE OF 15° 20' 03", AN ARC DISTANCE OF 381.64 FEET;

THENCE, ALONG THE ARC OF A REVERSE 20.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 45° 50' 13" WEST, THROUGH A CENTRAL ANGLE OF 87° 06' 23", AN ARC DISTANCE OF 30.41 FEET;

THENCE, SOUTH 43° 16' 26" EAST 106.23 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 47° 03' 24" EAST, THROUGH A CENTRAL ANGLE OF 87° 07' 12", AN ARC DISTANCE OF 30.41 FEET;

THENCE, ALONG THE ARC OF A REVERSE 1,433.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 40° 03' 48" EAST, THROUGH A CENTRAL ANGLE OF 99° 41' 23", AN ARC DISTANCE OF 242.35 FEET;

THENCE, SOUTH 59° 37' 35" EAST 82.02 FEET;

THENCE, SOUTH 53° 54' 57" EAST 60.30 FEET;

THENCE, SOUTH 59° 37' 35" EAST 43.34 FEET;

THENCE, SOUTH 19° 06' 10" EAST 111.11 FEET;

THENCE, SOUTH 23° 56' 18" WEST 581.04 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 4,645.15 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 66° 04' 58" WEST, THROUGH A CENTRAL ANGLE OF 02° 30' 58", AN ARC DISTANCE OF 212.77 FEET TO SAID POINT OF BEGINNING.

CONTAINING 15.34 ACRES OF LAND, MORE OR LESS.

THIS LEGAL DESCRIPTION IS BASED UPON RECORD INFORMATION.

ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION
PLAT TO ACCOMPANY LEGAL DESCRIPTION  
PRE-ZONE AREA  
MEDIUM DENSITY RESIDENTIAL  
SAN JOAQUIN COUNTY, CALIFORNIA  
JULY 2008
LEGAL DESCRIPTION
PREZONE AREA - MEDIUM DENSITY RESIDENTIAL
TIDEWATER CROSSING
SAN JOAQUIN COUNTY, CALIFORNIA

REAL PROPERTY, SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:


COMMENCING AT THE NORTHERN CORNER OF SAID 64.787 ACRE PARCEL OF LAND;

THENCE, FROM SAID POINT OF COMMENCEMENT, ALONG THE NORTHWESTERN LINE OF SAID 64.787 ACRE PARCEL OF LAND, THE FOLLOWING TWO (2) COURSES:

1) ALONG THE ARC OF A NON-TANGENT 3,405.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 89°43'16" WEST, THROUGH A CENTRAL ANGLE OF 10°38'41", AN ARC DISTANCE OF 632.61 FEET, AND

2) ALONG THE ARC OF A COMPOUND 4,254.56 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 79°04'34" WEST, THROUGH A CENTRAL ANGLE OF 12°35'08", AN ARC DISTANCE OF 934.54 FEET;

THENCE, LEAVING SAID NORTHWESTERN LINE, SOUTH 65°29'26" EAST 11.59 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 26°19'23" EAST 32.55 FEET;

THENCE, SOUTH 26°35'63" EAST 17.31 FEET;

THENCE, SOUTH 27°00'25" EAST 37.15 FEET;

THENCE, SOUTH 28°00'42" EAST 39.35 FEET;
THENCE, SOUTH 23°36'10" EAST 33.35 FEET;
THENCE, SOUTH 26°17'18" EAST 40.25 FEET;
THENCE, SOUTH 27°49'10" EAST 36.61 FEET;
THENCE, SOUTH 33°02'01" EAST 55.09 FEET;
THENCE, SOUTH 36°46'37" EAST 56.59 FEET;
THENCE, SOUTH 40°40'48" EAST 207.11 FEET;
THENCE, SOUTH 38°15'07" EAST 26.58 FEET;
THENCE, SOUTH 34°13'12" EAST 29.06 FEET;
THENCE, SOUTH 31°48'45" EAST 275.06 FEET;
THENCE, SOUTH 35°10'01" EAST 112.82 FEET;
THENCE, SOUTH 27°37'23" EAST 39.52 FEET;
THENCE, SOUTH 58°42'53" EAST 17.13 FEET;
THENCE, SOUTH 42°06'04" EAST 7.21 FEET;
THENCE, SOUTH 46°54'54" EAST 47.12 FEET;
THENCE, SOUTH 57°28'25" EAST 40.94 FEET;
THENCE, SOUTH 60°37'24" EAST 33.63 FEET;
THENCE, SOUTH 61°21'26" EAST 18.63 FEET;
THENCE, SOUTH 56°57'51" EAST 50.57 FEET;
THENCE, SOUTH 77°14'43" EAST 40.77 FEET;
THENCE, SOUTH 86°29'50" EAST 32.88 FEET;
THENCE, NORTH 84°50'27" EAST 30.74 FEET;
THENCE, NORTH 74°09'29" EAST 511.88 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 1,187.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 68°24'14" WEST, THROUGH A CENTRAL ANGLE OF 11°32'16", AN ARC DISTANCE OF 357.32 FEET;
THENCE, ALONG THE ARC OF A COMPOUND 20.00 FOOT RADIUS CURVE TO THE
RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 86°56'50" WEST,
THROUGH A CENTRAL ANGLE OF 91°09'22", AN ARC DISTANCE OF 32.52 FEET;

THENCE, SOUTH 00°46'11" WEST 106.01 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 20.00 FOOT RADIUS CURVE TO THE
RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 00°10'14" WEST,
THROUGH A CENTRAL ANGLE OF 94°04'30", AN ARC DISTANCE OF 32.84 FEET;

THENCE, ALONG THE ARC OF A COMPOUND 1,167.00 FOOT RADIUS CURVE TO THE
RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 85°45'16" WEST,
THROUGH A CENTRAL ANGLE OF 23°43'56", AN ARC DISTANCE OF 483.38 FEET;

THENCE, SOUTH 27°58'40" WEST 163.12 FEET;

THENCE, ALONG THE ARC OF A TANGENT 30.00 FOOT RADIUS CURVE TO THE
RIGHT, THROUGH A CENTRAL ANGLE OF 61°00'46", AN ARC DISTANCE OF 31.95
FEET;

THENCE, ALONG THE ARC OF A REVERSE 100.00 FOOT RADIUS CURVE TO THE
LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 01°00'34" EAST,
THROUGH A CENTRAL ANGLE OF 30°39'59", AN ARC DISTANCE OF 53.52 FEET;

THENCE, ALONG THE ARC OF A REVERSE 30.00 FOOT RADIUS CURVE TO THE
RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 31°40'33" WEST,
THROUGH A CENTRAL ANGLE OF 62°41'08", AN ARC DISTANCE OF 32.82 FEET;

THENCE, ALONG THE ARC OF A COMPOUND 1,962.00 FOOT RADIUS CURVE TO THE
RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 31°00'35" EAST,
THROUGH A CENTRAL ANGLE OF 21°02'47", AN ARC DISTANCE OF 720.70 FEET
TO A POINT ON THE SOUTHEASTERLY LINE OF SAID PARCEL OF LAND (6 RS 19);

THENCE, ALONG SAID SOUTHEASTERLY LINE, SOUTH 30°29'55" WEST 71.62 FEET
TO A POINT ON THE SOUTHWESTERN LINE OF THAT CERTAIN PARCEL OF LAND
GRANTED TO FRENCH CAMP INVESTMENTS, LLC, ET AL. RECORDED MAY 30, 2006,
AS INSTRUMENT NO. 2006-116109 OF OFFICIAL RECORDS, IN SAID OFFICE OF
THE COUNTY RECORDER OF SAN JOAQUIN COUNTY;

THENCE, ALONG SAID SOUTHWESTERN LINE (2006-116109), THE FOLLOWING TWO
(2) COURSES:

ALONG THE ARC OF A NON-TANGENT 2,028.00 FOOT RADIUS CURVE TO THE
RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 51°19'34" EAST,
THROUGH A CENTRAL ANGLE OF 08°54'34", AN ARC DISTANCE OF 315.35 FEET, AND
ALONG THE ARC OF A REVERSE 972.00 FOOT RADIUS CURVE TO THE
LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH
60° 14' 08" WEST, THROUGH A CENTRAL ANGLE OF 20° 49' 31",
AN ARC DISTANCE OF 353.29 FEET TO A POINT ON THE NORTHERN LINE
OF SAID PARCEL OF LAND (6 RS 19);

THEN, ALONG SAID NORTHERN LINE, NORTH 59° 37' 15" WEST 450.66 FEET;

THEN, LEAVING SAID NORTHERN LINE, NORTH 75° 13' 07" EAST 2.54 FEET;

THEN, NORTH 30° 22' 25" EAST 79.00 FEET;

THEN, NORTH 12° 44' 09" WEST 120.40 FEET;

THEN, NORTH 23° 56' 18" EAST 635.52 FEET;

THEN, ALONG THE ARC OF A NON-TANGENT 4,265.56 FOOT RADIUS CURVE TO
THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 65° 02' 50"
WEST, THROUGH A CENTRAL ANGLE OF 00° 26' 01", AN ARC DISTANCE OF 32.28
FEET TO SAID POINT OF BEGINNING.

CONTAINING 29.93 ACRES OF LAND, MORE OR LESS.

THIS LEGAL DESCRIPTION IS BASED UPON RECORD INFORMATION.

ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS
REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

Christopher S. Harmison, P.L.S.
L.S. No. 7176
Expires: December 31, 2009

Licensed Land Surveyor
No. 7176
Exp. 12/31/09
State of California
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**DETAIL A**

**DETAIL B**

*NOT TO SCALE*

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**PLAT TO ACCOMPANY LEGAL DESCRIPTION**

**PRE-ZONE AREA**

**MEDIUM DENSITY RESIDENTIAL**

**SAN JOAQUIN COUNTY, CALIFORNIA**

**JULY 2008**

---

**Carlson, Barbee, & Gibson, Inc.**

**CIVIL ENGINEERS • SURVEYORS • PLANNERS**

16974 SOUTH HARLAN ROAD, LATHROP, CALIFORNIA 95330

**TELEPHONE: (209) 858-4944 FAX: (209) 858-4977**
LEGAL DESCRIPTION
PREZONE AREA - HIGH DENSITY RESIDENTIAL
TIDEWATER CROSSING
SAN JOAQUIN COUNTY, CALIFORNIA

REAL PROPERTY, SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY
OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF SECTIONS 26 AND 38 OF THE C. M. WEBER GRANT "EL
RANCHO DEL CAMPO DE LOS FRANCESCOS", ALSO BEING A PORTION THAT CERTAIN
64.787 ACRE PARCEL OF LAND SHOWN AND SO DESIGNATED ON THAT CERTAIN
RECORD OF SURVEY RECORDED JUNE 20, 2002, IN BOOK 35 OF SURVEYS, AT
PAGE 39, IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERN CORNER OF SAID 64.787 ACRE PARCEL OF LAND;

THENCE, FROM SAID POINT OF COMMENCEMENT, ALONG THE NORTHWESTERN LINE
OF SAID 64.787 ACRE PARCEL OF LAND, THE FOLLOWING TWO COURSES:

1)  ALONG THE ARC OF A NON-TANGENT 3,405.00 FOOT RADIUS CURVE
TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS
NORTH 89°43'15" WEST, THROUGH A CENTRAL ANGLE OF 10°38'41'',
AN ARC DISTANCE OF 632.61 FEET, AND

2)  ALONG THE ARC OF A COMPOUND 4,254.56 FOOT RADIUS CURVE TO
THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH
79°04'34" WEST, THROUGH A CENTRAL ANGLE OF 03°31'46'', AN ARC DISTANCE OF 262.08 FEET;

THENCE, LEAVING SAID NORTHWESTERN LINE, SOUTH 75°32'48" EAST 11.70
FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, NORTH 52°49'15" EAST 88.45 FEET;

THENCE, SOUTH 72°52'41" EAST 127.25 FEET;

THENCE, ALONG THE ARC OF A TANGENT 461.06 FOOT RADIUS CURVE TO THE
RIGHT, THROUGH A CENTRAL ANGLE OF 45°49'29'', AN ARC DISTANCE OF 368.70
FEET;

THENCE, SOUTH 27°03'12" EAST 499.00 FEET;

THENCE, SOUTH 32°45'51" EAST 60.30 FEET;

THENCE, SOUTH 27°03'12" EAST 280.31 FEET;

THENCE, SOUTH 60°16'11" WEST 52.46 FEET;
THENCE, SOUTH 66°54'57" WEST 36.53 FEET;
THENCE, SOUTH 76°03'40" WEST 44.28 FEET;
THENCE, SOUTH 84°10'02" WEST 36.21 FEET;
THENCE, NORTH 87°44'06" WEST 40.11 FEET;
THENCE, NORTH 77°54'57" WEST 44.11 FEET;
THENCE, NORTH 70°56'19" WEST 30.96 FEET;
THENCE, NORTH 62°21'07" WEST 45.41 FEET;
THENCE, NORTH 54°31'07" WEST 98.24 FEET;
THENCE, NORTH 50°06'44" WEST 67.11 FEET;
THENCE, NORTH 44°13'09" WEST 113.85 FEET;
THENCE, NORTH 44°18'53" WEST 215.45 FEET;
THENCE, NORTH 36°31'27" WEST 64.52 FEET;
THENCE, NORTH 30°33'07" WEST 55.34 FEET;
THENCE, NORTH 24°18'27" WEST 60.59 FEET;
THENCE, NORTH 18°45'56" WEST 36.06 FEET;
THENCE, NORTH 15°49'57" WEST 55.95 FEET;
THENCE, NORTH 15°26'42" WEST 124.09 FEET;
THENCE, NORTH 16°43'51" WEST 35.76 FEET;
THENCE, NORTH 20°52'53" WEST 53.34 FEET;
THENCE, NORTH 26°04'39" WEST 76.14 FEET.
THENCE, ALONG THE ARC OF A NON-TANGENT 4,266.56 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 71°50'41" WEST, THROUGH A CENTRAL ANGLE OF 01°41'36". AN ARC DISTANCE OF 126.07 FEET TO SAID POINT OF BEGINNING.

CONTAINING 10.32 ACRES OF LAND, MORE OR LESS.

THIS LEGAL DESCRIPTION IS BASED UPON RECORD INFORMATION.

ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

[Stamp]

CHRISTOPHER S. HARMISON, P.L.S.
L.S. NO. 7176
EXPIRES: DECEMBER 31, 2009
PLAT TO ACCOMPANY LEGAL DESCRIPTION
PRE-ZONE AREA
HIGH DENSITY RESIDENTIAL
SAN JOAQUIN COUNTY, CALIFORNIA
JULY 2008

Carlson, Barbee, & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
16974 SOUTH HARLAN ROAD, LATHROP, CALIFORNIA 95330
TELEPHONE: (209) 858-4944 FAX: (209) 858-4977

JOB NO. 1384-001
G:\1384\PLATS\PLAT-009.DWG
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<td>C3</td>
<td>461.00'</td>
<td>45'49&quot;29'</td>
<td>368.70'</td>
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<td>C4</td>
<td>4265.56'</td>
<td>01'41&quot;36'</td>
<td>126.07'</td>
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**PLAT TO ACCOMPANY LEGAL DESCRIPTION**
**PRE-ZONE AREA**
**HIGH DENSITY RESIDENTIAL**
**SAN JOAQUIN COUNTY, CALIFORNIA**
**JULY 2008**

---

**Carlson, Barbee, & Gibson, Inc.**
**Civil Engineers • Surveyors • Planners**
**16974 South Harlan Road, Lathrop, California 95330**
**Telephone: (209) 858-4944 Fax: (209) 858-4977**
LEGAL DESCRIPTION
PREZONED AREA - GENERAL COMMERCIAL
TIDEWATER CROSSING
SAN JOAQUIN COUNTY, CALIFORNIA

REAL PROPERTY, SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY
OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF SECTIONS 26 AND 38 OF THE C. M. WEBER GRANT "EL
RANCHO DEL CAMPO DE LOS FRANCIESES", ALSO BEING A PORTION THAT CERTAIN
64.787 ACRE PARCEL OF LAND AS SHOWN AND SO DESIGNATED ON THAT CERTAIN
RECORD OF SURVEY RECORDED JUNE 20, 2002, IN BOOK 35 OF SURVEYS, AT
PAGE 39, IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERN CORNER OF SAID 64.787 ACRE PARCEL OF LAND;

THENCE, FROM SAID POINT OF COMMENCEMENT, ALONG THE SOUTHWESTERN LINE
OF SAID 64.787 ACRE PARCEL OF LAND, ALONG THE ARC OF A NON-TANGENT
3,405.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID
CURVE BEARS NORTH 89°43'15" WEST, THROUGH A CENTRAL ANGLE OF
93°12'09", AN ARC DISTANCE OF 190.32 FEET TO A POINT ON THE MID-
SECTION LINE OF SAID SECTION 26;

THENCE, LEAVING SAID SOUTHWESTERN LINE, ALONG SAID MID-SECTION LINE,
NORTH 72°53'07" EAST 12.61 FEET TO THE POINT OF BEGINNING FOR THIS
DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, CONTINUING ALONG SAID MID-
SECTION LINE, NORTH 72°53'07" EAST 137.29 FEET TO A POINT ON THE
NORTHEASTERN LINE OF SAID 64.787 ACRE PARCEL OF LAND;

THENCE, ALONG SAID NORTHEASTERN LINK, THE FOLLOWING FOUR (4) COURSES:

1) ALONG THE ARC OF A NON-TANGENT 5,693.65 FOOT RADIUS CURVE
TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS
SOUTH 47°50'26" WEST, THROUGH A CENTRAL ANGLE OF 00°45'52",
AN ARC DISTANCE OF 75.97 FEET,

2) NORTH 17°04'04" WEST 14.53 FEET,

3) ALONG THE ARC OF A NON-TANGENT 5,699.65 FOOT RADIUS CURVE
TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS
SOUTH 46°28'18" WEST, THROUGH A CENTRAL ANGLE OF 06°25'29",
AN ARC DISTANCE OF 639.12 FEET, AND

4) SOUTH 35°06'12" EAST 1,201.16 FEET;
THENCE, LEAVING SAID NORTHEASTERN LINE, SOUTH 82°26'50" WEST 186.09 FEET;

THENCE, SOUTH 80°34'32" WEST 52.85 FEET;

THENCE, SOUTH 71°40'57" WEST 59.46 FEET;

THENCE, SOUTH 68°49'17" WEST 36.96 FEET;

THENCE, SOUTH 64°10'12" WEST 40.87 FEET;

THENCE, SOUTH 60°16'11" WEST 183.92 FEET;

THENCE, NORTH 27°03'12" WEST 280.31 FEET;

THENCE, NORTH 32°45'51" WEST 60.30 FEET;

THENCE, NORTH 27°03'12" WEST 499.00 FEET;

THENCE, ALONG THE ARC OF A TANGENT 461.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 45°49'29", AN ARC DISTANCE OF 368.70 FEET;

THENCE, NORTH 72°52'41" WEST 127.25 FEET;

THENCE, SOUTH 52°49'15" WEST 88.45 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 4,265.56 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 75°32'17" WEST, THROUGH A CENTRAL ANGLE OF 03°32'17", AN ARC DISTANCE OF 263.40 FEET;

THENCE, ALONG THE ARC OF A COMPOUND 3,416.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 79°04'34" WEST, THROUGH A CENTRAL ANGLE OF 7°30'31", AN ARC DISTANCE OF 447.67 FEET TO SAID POINT OF BEGINNING.

CONTAINING: 18.84 ACRES OF LAND, MORE OR LESS.

ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

[Signature]

CHRISTOPHER S. HARMISON, P.L.S.
L.S. NO. 7176
EXPIRES: DECEMBER 31, 2018
LEGAL DESCRIPTION
PREZONE AREA – LIMITED INDUSTRIAL
TIDEWATER CROSSING
SAN JOAQUIN COUNTY, CALIFORNIA

REAL PROPERTY, SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY
OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF SECTION 26 OF THE C. M. WEBER GRANT "EL RANCHO DEL
CAMPO DE LOS FRANCESES", ALSO BEING ALL OF THAT CERTAIN 3.378 ACRE
PARCEL OF LAND AS SHOWN AND SO DESIGNATED ON THAT CERTAIN RECORD OF
SURVEY RECORDED JUNE 20, 2002, IN BOOK 35 OF SURVEYS, AT PAGE 39, IN
THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERN CORNER OF SAID 3.378 ACRE PARCEL OF LAND;

THENCE, FROM SAID POINT OF BEGINNING, ALONG THE BOUNDARY OF SAID 3.378
ACRE PARCEL OF LAND, THE FOLLOWING ELEVEN (11) COURSES:

1) NORTH 72°55'56" EAST 457.92 FEET,

2) ALONG THE ARC OF A NON-TANGENT 3,245.00 FOOT RADIUS CURVE
   TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS
   SOUTH 74°04'34" WEST, THROUGH A CENTRAL ANGLE OF 06°41'38",
   AN ARC DISTANCE OF 39.30 FEET,

3) ALONG THE ARC OF A NON-TANGENT 225.00 FOOT RADIUS CURVE TO
   THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH
   74°46'12" WEST, THROUGH A CENTRAL ANGLE OF 43°41'43",
   AN ARC DISTANCE OF 171.59 FEET,

4) ALONG THE ARC OF A REVERSE 125.00 FOOT RADIUS CURVE TO THE
   LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH
   61°32'05" EAST, THROUGH A CENTRAL ANGLE OF 38°04'26",
   AN ARC DISTANCE OF 83.06 FEET,

5) SOUTH 09°36'31" EAST 122.00 FEET,

6) NORTH 80°23'29" EAST 88.00 FEET,

7) ALONG THE ARC OF A TANGENT 39.00 FOOT RADIUS CURVE TO THE
   RIGHT, THROUGH A CENTRAL ANGLE OF 69°42'55",
   AN ARC DISTANCE OF 59.48 FEET,

8) SOUTH 09°55'38" EAST 198.88 FEET.
9) ALONG THE ARC OF A NON-TANGENT 3,295.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 85°15'38" WEST, THROUGH A CENTRAL ANGLE OF 01°16'25", AN ARC DISTANCE OF 73.25 FEET.

10) ALONG THE ARC OF A NON-TANGENT 5,765.66 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 43°28'59" WEST, THROUGH A CENTRAL ANGLE OF 00°53'53", AN ARC DISTANCE OF 98.76 FEET, AND

11) NORTH 47°29'54" WEST 724.33 FEET TO SAID POINT OF BEGINNING.

CONTAINING 3.38 ACRES OF LAND, MORE OR LESS.

THIS LEGAL DESCRIPTION IS BASED UPON RECORD INFORMATION.

ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

CHRISTOPHER S. HARMISON, P.L.S.
L.S. NO. 7176
EXPIRES: DECEMBER 31, 2009
LEGAL DESCRIPTION
PREZONE AREA - LIMITED INDUSTRIAL
TIDEWATER CROSSING
SAN JOAQUIN COUNTY, CALIFORNIA

REAL PROPERTY, SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:


BEGINNING AT THE NORTHEASTERN CORNER OF SAID 221.540 ACRES PARCEL OF LAND, SAID POINT ALSO BEING ON THE WESTERN LINE OF SAID SECTION 50;

THENCE, FROM SAID POINT OF BEGINNING, ALONG SAID WESTERN LINE, SOUTH 17°18'36" EAST 1,652.00 FEET TO A POINT ON THE WESTERLY PROLON CATION OF THE NORTHERN LINE OF SAID SECTION 5;

THENCE, ALONG SAID WESTERLY PROLON CATION AND SAID NORTHERN LINE OF SECTION 5, SOUTH 89°35'31" EAST 1,723.55 FEET TO THE WESTERN CORNER OF THAT CERTAIN 12.247 ACRES PARCEL OF LAND SHOWN AND SO DESIGNATED ON THAT CERTAIN RECORD OF SURVEY, RECORDED JULY 22, 1965, IN BOOK 14 OF SURVEYS, AT PAGE 25, IN SAID OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY;

THENCE, ALONG THE SOUTHWESTERN LINE OF SAID 12.247 ACRES PARCEL OF LAND (14 RS 25), SOUTH 54°23'31" EAST 1,536.28 FEET TO THE SOUTHERN CORNER OF SAID 12.247 ACRES PARCEL OF LAND (14 RS 25), SAID CORNER ALSO BEING A POINT ON THE WESTERN RIGHT OF WAY LINE OF STATE HIGHWAY 99;

THENCE, ALONG SAID WESTERN RIGHT OF WAY LINE, SOUTH 02°51'31" EAST 311.55 FEET TO THE NORTHEASTERN CORNER OF THAT CERTAIN 9.983 ACRES PARCEL OF LAND AS SHOWN AND SO DESIGNATED ON THAT CERTAIN RECORD OF SURVEY RECORDED NOVEMBER 15, 1949, IN BOOK 8 OF SURVEYS, AT PAGE 25, IN SAID OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY;

THENCE, ALONG THE NORTHERN AND WESTERN LINES OF SAID 9.983 ACRES PARCEL OF LAND (8 RS 25), THE FOLLOWING TWO (2) COURSES:
1) NORTH 89°31'11" WEST 1,024.94 FEET, AND

2) SOUTH 02°51'31" EAST 425.00 FEET TO THE SOUTHWESTERN CORNER OF SAID 9.983 ACRE PARCEL OF LAND (8 RS 25);

THENCE, FROM SAID SOUTHWESTERN CORNER, NORTH 89°31'11" WEST 1,582.67 FEET TO THE QUARTER SECTION LINE OF SAID SECTION 5,

THENCE, ALONG SAID QUARTER SECTION LINE, NORTH 03°04'58" WEST 108.59 FEET TO THE SOUTHEASTERN CORNER OF SAID PARCEL OF LAND (2006-005857);

THENCE, FROM SAID SOUTHEASTERN CORNER, ALONG THE SOUTHEASTERN LINE OF SAID PARCEL OF LAND (2006-005857), SOUTH 72°52'02" WEST 2,226.36 FEET;

THENCE, LEAVING SAID SOUTHEASTERN LINE, NORTH 69°14'25" WEST 55.57 FEET;

THENCE, NORTH 67°51'27" WEST 405.59 FEET;

THENCE, NORTH 60°59'33" WEST 28.39 FEET;

THENCE, NORTH 62°19'59" WEST 26.90 FEET;

THENCE, NORTH 54°01'58" WEST 31.11 FEET;

THENCE, NORTH 53°09'49" WEST 34.49 FEET;

THENCE, NORTH 46°46'18" WEST 22.27 FEET;

THENCE, NORTH 41°47'35" WEST 34.88 FEET;

THENCE, NORTH 39°06'47" WEST 165.45 FEET;

THENCE, NORTH 36°40'30" WEST 89.27 FEET;

THENCE, NORTH 33°57'53" WEST 85.47 FEET;

THENCE, NORTH 34°46'00" WEST 49.47 FEET;

THENCE, NORTH 39°01'33" WEST 59.62 FEET;

THENCE, NORTH 42°27'55" WEST 60.26 FEET;

THENCE, NORTH 32°47'07" WEST 36.06 FEET;

THENCE, NORTH 52°09'28" WEST 52.32 FEET;

THENCE, NORTH 59°48'04" WEST 78.83 FEET;
THENCE, NORTH 60°49'08" WEST 36.53 FEET;

THENCE, NORTH 64°46'56" WEST 37.32 FEET;

THENCE, NORTH 70°30'55" WEST 45.86 FEET;

THENCE, NORTH 77°42'17" WEST 49.03 FEET;

THENCE, NORTH 80°35'56" WEST 125.19 FEET;

THENCE, NORTH 83°43'47" WEST 48.09 FEET;

THENCE, NORTH 87°03'15" WEST 69.37 FEET;

THENCE, NORTH 89°04'11" WEST 64.27 FEET;

THENCE, SOUTH 86°12'24" WEST 25.44 FEET;

THENCE, SOUTH 89°04'16" WEST 161.37 FEET;

THENCE, SOUTH 88°41'54" WEST 74.54 FEET;

THENCE, NORTH 88°23'48" WEST 72.64 FEET;

THENCE, NORTH 88°36'06" WEST 32.26 FEET;

THENCE, SOUTH 89°55'53" WEST 63.37 FEET;

THENCE, SOUTH 89°16'26" WEST 57.06 FEET TO A POINT ON THE SOUTHWESTERN LINE OF SAID 221.540 ACRE PARCEL OF LAND (35 RS 39);

THENCE, ALONG SAID SOUTHWESTERN LINE, AND ALONG THE NORTHWESTERN LINE OF SAID 221.540 ACRE PARCEL OF LAND (35 RS 39), THE FOLLOWING FOUR (4) COURSES:

1) NORTH 35°06'12" WEST 1,240.81 FEET,

2) ALONG THE ARC OF A TANGENT 5,759.65 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06°44'59", AN ARC DISTANCE OF 578.61 FEET,

3) NORTH 72°53'07" EAST 3,302.60 FEET, AND
4) NORTH 72°35'54" EAST 1,149.27 FEET TO SAID POINT OF BEGINNING.

CONTAINING 347.60 ACRES OF LAND, MORE OR LESS.

THIS LEGAL DESCRIPTION IS BASED UPON RECORD INFORMATION.

ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

CHRISTOPHER S. HARMISON, P.L.S.
L.S. NO. 7176
EXPIRES: DECEMBER 31, 2009
NOTE: SEE SHEET 3 FOR TABLES

PLAT TO ACCOMPANY LEGAL DESCRIPTION
PRE-ZONE AREA
LIMITED INDUSTRIAL
SAN JOAQUIN COUNTY, CALIFORNIA
AUGUST 2008

Carlson, Barbee, & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
16974 SOUTH HARLAN ROAD, LATHROP, CALIFORNIA 95330
TELEPHONE: (209) 858-4944 FAX: (209) 858-4977
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LEGAL DESCRIPTION
PREZONED AREA - OPEN SPACE
TIDewater CROSSING
SAn JOAQuIN COUNTRY, CAlIFORNIA

REAL PROPERTY, SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY
OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF SECTIONS 26, 27, 38, AND 39 OF THE C. M. WEBER
GRANT "EL RANCHO DEL CAMPO DE LOS FRANCESES", ALSO BEING A PORTION
THAT CERTAIN 64.787 ACRE PARCEL OF LAND AS SHOWN AND SO DESIGNATED ON
THAT CERTAIN RECORD OF SURVEY RECORDED JUNE 20, 2002, IN BOOK 35 OF
SURVEYS, AT PAGE 39, IN THE OFFICE OF THE COUNTY RECORDER OF SAN
JOAQUIN COUNTY, AND BEING A PORTION OF THAT CERTAIN PARCEL OF LAND
GRANTED TO FRENCH CAMP INVESTMENTS, LLC, ET AL, BY DEED RECORDED
JANUARY 10, 2006, AS INSTRUMENT NO. 2006-005857 OF OFFICIAL RECORDS,
IN SAID OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERN CORNER OF SAID 64.787 ACRE PARCEL OF LAND;

THENCE, FROM SAID POINT OF COMMENCEMENT, ALONG THE NORTHEASTERN LINE
OF SAID 64.787 ACRE PARCEL OF LAND, THE FOLLOWING TWO (2) COURSES:

1) ALONG THE ARC OF A NON-TANGENT 3,405.00 FOOT RADIUS CURVE
TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS
NORTH 89°43'15" WEST, THROUGH A CENTRAL ANGLE OF 10°38'41"
AN ARC DISTANCE OF 632.61 FEET, AND

2) ALONG THE ARC OF A COMPOUND 4,254.56 FOOT RADIUS CURVE TO
THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH
79°04'34" WEST, THROUGH A CENTRAL ANGLE OF 05°13'22", AN
ARC DISTANCE OF 387.82 FEET;

THENCE, LEAVING SAID NORTHEASTERN LINE, SOUTH 73°51'12" EAST 11.68
FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 26°04'39" EAST 76.14 FEET;

THENCE, SOUTH 20°52'53" EAST 53.34 FEET;

THENCE, SOUTH 16°43'51" EAST 35.76 FEET;

THENCE, SOUTH 15°28'42" EAST 124.05 FEET;

THENCE, SOUTH 15°48'57" EAST 55.85 FEET;

THENCE, SOUTH 16°45'55" EAST 36.06 FEET;
THENCE, SOUTH 24°18'27" EAST 60.59 FEET;
THENCE, SOUTH 30°33'07" EAST 55.34 FEET;
THENCE, SOUTH 36°31'27" EAST 64.52 FEET;
THENCE, SOUTH 44°18'53" EAST 215.45 FEET;
THENCE, SOUTH 44°13'09" EAST 113.85 FEET;
THENCE, SOUTH 50°06'44" EAST 67.11 FEET;
THENCE, SOUTH 54°34'07" EAST 98.24 FEET;
THENCE, SOUTH 62°21'07" EAST 45.41 FEET;
THENCE, SOUTH 70°56'19" EAST 30.96 FEET;
THENCE, SOUTH 77°54'57" EAST 44.11 FEET;
THENCE, SOUTH 87°44'06" EAST 40.11 FEET;
THENCE, NORTH 84°10'02" EAST 36.21 FEET;
THENCE, NORTH 75°03'40" EAST 44.28 FEET;
THENCE, NORTH 68°54'57" EAST 36.53 FEET;
THENCE, NORTH 60°16'11" EAST 236.38 FEET;
THENCE, NORTH 64°10'12" EAST 40.87 FEET;
THENCE, NORTH 68°49'17" EAST 36.98 FEET;
THENCE, NORTH 71°40'57" EAST 59.46 FEET;
THENCE, NORTH 80°34'32" EAST 52.85 FEET;

THENCE, NORTH 82°26'50" EAST 386.09 FEET TO A POINT ON THE
NORTHEASTERN LINE OF SAID 64.787 ACRE PARCEL OF LAND, SAID POINT ALSO
BEING A POINT ON THE SOUTHWESTERN RIGHT OF WAY LINE OF TIDEMARK
SOUTHERN RAILWAY (60.00 FEET WIDE);

THENCE, ALONG SAID SOUTHWESTERN RIGHT OF WAY LINE, SOUTH 35°06'12"
EAST 619.64 FEET;

THENCE, LEAVING SAID SOUTHWESTERN RIGHT OF WAY LINE, SOUTH 78°47'47"
WEST 29.91 FEET.
THENCE, SOUTH 86°00'58" WEST 19.44 FEET;
THENCE, SOUTH 79°52'09" WEST 42.73 FEET;
THENCE, SOUTH 73°59'06" WEST 86.86 FEET;
THENCE, SOUTH 72°03'36" WEST 48.97 FEET;
THENCE, SOUTH 72°55'27" WEST 123.28 FEET;
THENCE, SOUTH 73°09'09" WEST 114.18 FEET;
THENCE, SOUTH 84°50'27" WEST 30.74 FEET;
THENCE, NORTH 86°29'50" WEST 32.88 FEET;
THENCE, NORTH 77°14'43" WEST 40.77 FEET;
THENCE, NORTH 66°57'51" WEST 50.67 FEET;
THENCE, NORTH 61°21'26" WEST 18.63 FEET;
THENCE, NORTH 60°37'24" WEST 33.63 FEET;
THENCE, NORTH 57°28'25" WEST 40.94 FEET;
THENCE, NORTH 46°54'54" WEST 47.12 FEET;
THENCE, NORTH 42°06'04" WEST 7.21 FEET;
THENCE, NORTH 68°42'53" WEST 17.13 FEET;
THENCE, NORTH 27°37'23" WEST 39.52 FEET;
THENCE, NORTH 35°10'01" WEST 112.82 FEET;
THENCE, NORTH 31°48'46" WEST 275.06 FEET;
THENCE, NORTH 34°13'12" WEST 29.06 FEET;
THENCE, NORTH 38°15'07" WEST 26.68 FEET;
THENCE, NORTH 40°48'45" WEST 201.11 FEET;
THENCE, NORTH 36°46'37" WEST 56.59 FEET;
THENCE, NORTH 33°02'01" WEST 65.09 FEET;
THENCE, NORTH 27°49'10" WEST 38.51 FEET;
THENCE, NORTH 26°17'38" WEST 40.25 FEET;
THENCE, NORTH 23°36'10" WEST 33.35 FEET;
THENCE, NORTH 20°00'41" WEST 39.36 FEET;
THENCE, NORTH 17°08'25" WEST 27.15 FEET;
THENCE, NORTH 18°55'53" WEST 17.51 FEET;
THENCE, NORTH 26°19'23" WEST 32.85 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 4,265.56 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 66°28'51" WEST, THROUGH A CENTRAL ANGLE OF 07°21'50", AN ARC DISTANCE OF 548.22 FEET TO SAID POINT OF BEGINNING.

CONTAINING 25.06 ACRES OF LAND, MORE OR LESS.

THIS LEGAL DESCRIPTION IS BASED UPON RECORD INFORMATION.

ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

CHRISTOPHER S. HARMISON, P.L.S.
L.S. NO. 7176
EXPIRES: DECEMBER 31, 2009
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**Sheet 2 of 2**

**PLAT TO ACCOMPANY LEGAL DESCRIPTION**
**PRE-ZONE AREA**
**OPEN SPACE**
SAN JOAQUIN COUNTY, CALIFORNIA
JULY 2008

**Carlson, Barbee, & Gibson, Inc.**
CIVIL ENGINEERS • SURVEYORS • PLANNERS
16974 SOUTH HARLAN ROAD, LATHROP, CALIFORNIA 95330
TELEPHONE: (209) 858-4944 FAX: (209) 858-4977
LEGAL DESCRIPTION
PREZONE AREA – OPEN SPACE
TIDewater CROSSING
SAN JOAQUIN COUNTY, CALIFORNIA

REAL PROPERTY, SITuate in the UNINCORPORATED TERRitory of the COUNTY
of SAN JOAQUIN, STATE OF CALIFORNIA, DESCRibeD AS FOLLOWS:

BEING A PORTION OF SECTION 26 OF THE C. M. WEBER GRANT, “EL RANCHO DEL
CAMPO DE LOS FRANCESCOS”, ALSO BEING A PORTION THAT CERTAIN 145.340
ACRE PARCEL OF LAND AS SHOWN AND SO DESIGNATED ON THAT CERTAIN RECORD
OF SURVEY RECORDED JUNE 20, 2002, IN BOOK 35 OF SURVEYS, AT PAGE 39,
IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERN LINE OF SAID 145.340 ACRE PARCEL
OF LAND, SAID POINT BEING THE NORTHWESTERN TERMINUS OF THAT CERTAIN
COURSE DESIGNATED AS “SOUTH 45°54'04" EAST 228.12 FEET” ON SAID MAP;

THENICE, FROM SAID POINT OF BEGINNING, ALONG SAID NORTHERN LINE, THE
FOLLOWING TWO (2) COURSES:

1) SOUTH 45°54'04" EAST 228.12 FEET, AND

2) NORTH 72°50'56" EAST 119.13 FEET;

THENICE, LEAVING SAID NORTHERN LINE, SOUTH 50°09'44" EAST 17.66 FEET;
THENICE, SOUTH 49°32'49" EAST 112.20 FEET;
THENICE, SOUTH 31°14'45" EAST 177.94 FEET;
THENICE, SOUTH 44°27'09" EAST 178.56 FEET;
THENICE, SOUTH 51°04'46" EAST 82.95 FEET;
THENICE, SOUTH 44°05'23" EAST 78.91 FEET;
THENICE, SOUTH 36°23'12" EAST 32.28 FEET;
THENICE, SOUTH 28°51'38" EAST 86.59 FEET;
THENICE, SOUTH 23°14'22" EAST 91.16 FEET;
THENICE, SOUTH 09°22'29" EAST 136.85 FEET;
THENICE, SOUTH 02°04'02" EAST 34.72 FEET;
THENCE, SOUTH 06°00'12" EAST 105.96 FEET;
THENCE, SOUTH 10°22'11" EAST 137.31 FEET;
THENCE, SOUTH 20°34'23" EAST 124.54 FEET;
THENCE, SOUTH 30°58'39" EAST 54.16 FEET;
THENCE, SOUTH 38°21'10" EAST 52.82 FEET;
THENCE, SOUTH 40°39'35" EAST 50.36 FEET;
THENCE, SOUTH 41°04'17" EAST 85.33 FEET;
THENCE, SOUTH 47°02'43" EAST 37.51 FEET;
THENCE, SOUTH 52°03'06" EAST 17.25 FEET;
THENCE, SOUTH 56°35'35" EAST 50.92 FEET;
THENCE, SOUTH 58°43'37" EAST 114.72 FEET;
THENCE, SOUTH 57°55'22" EAST 102.21 FEET;
THENCE, SOUTH 49°29'29" EAST 195.46 FEET;
THENCE, SOUTH 51°32'15" EAST 104.35 FEET;
THENCE, SOUTH 53°30'54" EAST 247.43 FEET;
THENCE, SOUTH 54°08'41" EAST 126.55 FEET;
THENCE, SOUTH 54°59'39" EAST 114.25 FEET;
THENCE, SOUTH 46°17'22" EAST 138.08 FEET;
THENCE, SOUTH 50°46'14" EAST 204.06 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 4,133.55 FOOT RADIUS CURVE TO
THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 74°30'46" WEST, THROUGH A CENTRAL ANGLE OF 04°30'12", AN ARC DISTANCE OF 324.89
FEET;

THENCE, NORTH 40°40'41" WEST 69.21 FEET;
THENCE, NORTH 44°30'56" WEST 47.12 FEET;
THENCE, NORTH 49°23'54" WEST 1,002.81 FEET.
THENCE, NORTH 50°33'33" WEST 81.76 FEET;
THENCE, NORTH 65°03'06" WEST 165.34 FEET;
THENCE, NORTH 38°26'55" WEST 403.72 FEET;
THENCE, NORTH 26°32'38" WEST 55.12 FEET;
THENCE, NORTH 14°04'06" WEST 40.95 FEET;
THENCE, NORTH 30°29'18" WEST 62.77 FEET;
THENCE, NORTH 23°33'58" WEST 68.12 FEET;
THENCE, NORTH 18°09'12" WEST 171.95 FEET;
THENCE, NORTH 19°28'26" WEST 309.98 FEET;
THENCE, NORTH 26°31'26" WEST 47.76 FEET;
THENCE, NORTH 29°51'26" WEST 64.92 FEET;
THENCE, NORTH 34°07'48" WEST 47.86 FEET;
THENCE, NORTH 37°54'56" WEST 114.50 FEET;
THENCE, NORTH 41°03'16" WEST 96.07 FEET;
THENCE, NORTH 36°24'41" WEST 78.64 FEET;
THENCE, NORTH 34°26'58" WEST 39.84 FEET;
THENCE, NORTH 32°34'58" WEST 8.48 FEET;
THENCE, NORTH 37°54'56" WEST 257.33 FEET;
THENCE, NORTH 46°17'02" WEST 146.10 FEET;
THENCE, NORTH 51°05'39" WEST 175.05 FEET;
THENCE, NORTH 72°50'56" EAST 147.51 FEET TO SAID POINT OF BEGINNING.

CONTAINING 18.78 ACRES OF LAND, MORE OR LESS.

THIS LEGAL DESCRIPTION IS BASED UPON RECORD INFORMATION.

ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION
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**PLAT TO ACCOMPANY LEGAL DESCRIPTION**
**PRE-ZONE AREA**
**OPEN SPACE**
**SAN JOAQUIN COUNTY, CALIFORNIA**
**JULY 2008**

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**Carlson, Barbee, & Gibson, Inc.**
CIVIL ENGINEERS • SURVEYORS • PLANNERS
16974 SOUTH HARLAN ROAD, LATHROP, CALIFORNIA 95330
TELEPHONE: (209) 858-4944 FAX: (209) 858-4977
LEGAL DESCRIPTION
PARK SITE
TIDEWATER CROSSING
SAN JOAQUIN COUNTY, CALIFORNIA

REAL PROPERTY, SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY
OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND GRANTED TO FRENCH CAMP
INVESTMENTS, LLC, ET AL. BY DEED RECORDED JANUARY 10, 2006, IN
DOCUMENT NO. 2006-005826 OF OFFICIAL RECORDS, IN THE OFFICE OF THE
COUNTY RECORDER OF SAN JOAQUIN COUNTY, AND ALSO BEING A PORTION OF
THAT CERTAIN PARCEL OF LAND GRANTED TO FRENCH CAMP INVESTMENTS, LLC,
ET AL., BY DEED RECORDED JANUARY 10, 2006, IN DOCUMENT NO. 2006-005826
OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF SAN
JOAQUIN COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERN CORNER OF SAID PARCEL OF LAND (2006-005826),
SAID POINT BEING THE NORTHERN CORNER OF THAT CERTAIN 40.00 ACRE PARCEL
OF LAND SHOWN AND SO DESIGNATED ON THAT CERTAIN RECORD OF SURVEY
RECORDED OCTOBER 31, 1990, IN BOOK 31 OF SURVEYS, AT PAGE 113, IN SAID
OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY;

THEN, FROM SAID POINT OF COMMENCEMENT, ALONG THE SOUTHEASTERN LINE
OF SAID PARCEL OF LAND (2006-005826), SOUTH 30°11'00" WEST 1,291.71
FEET;

THEN, LEAVING SAID SOUTHEASTERN LINE, NORTH 59°49'00" WEST 762.15
FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THEN, FROM SAID POINT OF BEGINNING, NORTH 38°36'37" WEST 1,021.78
FEET;

THEN, NORTH 63°22'22" WEST 485.00 FEET;

THEN, NORTH 26°37'38" EAST 226.19 FEET;

THEN, ALONG THE ARC OF A TANGENT 30.00 FOOT RADIUS CURVE TO THE
RIGHT, THROUGH A CENTRAL ANGLE OF 64°25'01", AN ARC DISTANCE OF 33.33
FEET;

THEN, ALONG THE ARC OF A REVERSE 100.00 FOOT RADIUS CURVE TO THE
LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 01°05'39" EAST
THROUGH A CENTRAL ANGLE OF 40°55'40", AN ARC DISTANCE OF 71.83 FEET;

THEN, ALONG THE ARC OF A REVERSE 30.00 FOOT RADIUS CURVE TO THE
RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 29°49'04" EAST,
THROUGH A CENTRAL ANGLE OF 52°50'00", AN ARC DISTANCE OF 33.53 FEET.
THENCE, ALONG THE ARC OF A REVERSE 2,021.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 23°00'59" EAST, THROUGH A CENTRAL ANGLE OF 09°09'00", AN ARC DISTANCE OF 322.75 FEET;

THENCE, SOUTH 76°08'01" EAST 194.87 FEET;

THENCE, ALONG THE ARC OF A TANGENT 774.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 56°30'14", AN ARC DISTANCE OF 763.30 FEET;

THENCE, SOUTH 19°37'47" EAST 387.34 FEET;

THENCE, ALONG THE ARC OF A TANGENT 596.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 04°51'26", AN ARC DISTANCE OF 50.53 FEET;

THENCE, SOUTH 17°54'03" WEST 13.48 FEET;

THENCE, SOUTH 60°17'19" WEST 394.35 FEET TO SAID POINT OF BEGINNING.

CONTAINING 17.22 ACRES OF LAND, MORE OR LESS.

THIS LEGAL DESCRIPTION IS BASED UPON RECORD INFORMATION.

ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

CHRISTOPHER S. HARMISON, P.L.S.
L.S. NO. 7176
EXPIRES: DECEMBER 31, 2009
LEGAL DESCRIPTION
PREZONE AREA - OPEN SPACE
TIDEWATER CROSSING
SAN JOAQUIN COUNTY, CALIFORNIA

REAL PROPERTY, SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:


BEGINNING AT THE SOUTHEASTERN CORNER OF SAID 221.540 ACRE PARCEL OF LAND, SAID POINT BEING ON THE NORTHEASTERNS RIGHT OF WAY LINE OF TIDEWATER SOUTHERN RAILWAY (60.00 FEET WIDE);

THENCE, FROM SAID POINT OF BEGINNING, ALONG SAID NORTHEASTERN RIGHT OF WAY LINE, NORTH 35°06'12" WEST 518.20 FEET;

THENCE, LEAVING SAID RIGHT OF WAY LINE, NORTH 89°16'26" EAST 57.06 FEET;

THENCE, NORTH 89°55'53" EAST 63.37 FEET;

THENCE, SOUTH 88°16'06" EAST 32.26 FEET;

THENCE, SOUTH 88°23'48" EAST 72.64 FEET;

THENCE, NORTH 88°41'24" EAST 74.54 FEET;

THENCE, NORTH 89°04'16" EAST 161.17 FEET;

THENCE, NORTH 86°12'24" EAST 25.94 FEET;

THENCE, SOUTH 88°24'11" EAST 64.27 FEET;

THENCE, SOUTH 87°03'15" EAST 59.37 FEET.
THENCE, SOUTH 33°43'47" EAST 48.09 FEET;
THENCE, SOUTH 60°35'56" EAST 125.19 FEET;
THENCE, SOUTH 77°42'17" EAST 49.03 FEET;
THENCE, SOUTH 70°30'55" EAST 45.88 FEET;
THENCE, SOUTH 64°46'56" EAST 37.32 FEET;
THENCE, SOUTH 60°49'08" EAST 36.53 FEET;
THENCE, SOUTH 59°48'04" EAST 76.83 FEET;
THENCE, SOUTH 52°09'38" EAST 52.32 FEET;
THENCE, SOUTH 32°47'07" EAST 36.06 FEET;
THENCE, SOUTH 42°27'55" EAST 60.26 FEET;
THENCE, SOUTH 39°01'33" EAST 59.62 FEET;
THENCE, SOUTH 34°46'00" EAST 49.47 FEET;
THENCE, SOUTH 33°57'53" EAST 85.47 FEET;
THENCE, SOUTH 36°40'30" EAST 89.27 FEET;
THENCE, SOUTH 39°06'47" EAST 165.45 FEET;
THENCE, SOUTH 41°47'35" EAST 34.88 FEET;
THENCE, SOUTH 46°46'18" EAST 22.27 FEET;
THENCE, SOUTH 53°09'49" EAST 34.49 FEET;
THENCE, SOUTH 54°01'58" EAST 31.11 FEET;
THENCE, SOUTH 62°19'59" EAST 26.90 FEET;
THENCE, SOUTH 60°59'33" EAST 28.39 FEET;
THENCE, SOUTH 67°51'27" EAST 405.58 FEET;
THENCE, SOUTH 69°14'25" EAST 55.57 FEET TO A POINT ON THE SOUTHEASTERN
LINE OF SAID PARCEL OF LAND (2006-008857);
THENCE, ALONG SAID SOUTHEASTERN LINE, SOUTH 72°32'02" WEST 1,157.34 FEET TO A POINT ON SAID NORTHEASTERN RIGHT OF WAY LINE OF TIDEWATER SOUTHERN RAILWAY (60.00 FEET WIDE);

THENCE, ALONG SAID NORTHEASTERN RIGHT OF WAY LINE, NORTH 35°06'12" WEST 959.67 FEET TO SAID POINT OF BEGINNING.

CONTAINING 25.02 ACRES OF LAND, MORE OR LESS.

THIS LEGAL DESCRIPTION IS BASED UPON RECORD INFORMATION.

ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

Christopher S. Harisson
CHRISTOPHER S. HARMISON, P.L.S.
I.S. NO. 7176
EXPIRES: DECEMBER 31, 2009
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Carlson, Barbee, & Gibson, Inc.  
CIVIL ENGINEERS • SURVEYORS • PLANNERS  
16974 SOUTH HARLAN ROAD, LATHROP, CALIFORNIA 95330  
TELEPHONE: (209) 858-4944 FAX: (209) 858-4977
LEGAL DESCRIPTION

SCHOOL SITE
TIDEWATER CROSSING
SAN JOAQUIN COUNTY, CALIFORNIA

REAL PROPERTY, SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY
OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND GRANTED TO FRENCH CAMP
INVESTMENTS, LLC, ET AL. BY DEED RECORDED JANUARY 10, 2006, IN
DOCUMENT NO. 2006-005826 OF OFFICIAL RECORDS, IN THE OFFICE OF THE
COUNTY RECORDER OF SAN JOAQUIN COUNTY, AND ALSO BEING A PORTION OF
THAT CERTAIN PARCEL OF LAND GRANTED TO FRENCH CAMP INVESTMENTS, LLC,
ET AL., BY DEED RECORDED JANUARY 10, 2006, IN DOCUMENT NO. 2006-005826
OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF SAN
JOAQUIN COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERN CORNER OF SAID PARCEL OF LAND (2006-005826),
SAID POINT BEING THE NORTHERN CORNER OF THAT CERTAIN 40.00 ACRE PARCEL
OF LAND SHOWN AND SO DESIGNATED ON THAT CERTAIN RECORD OF SURVEY
RECORDED OCTOBER 21, 1990, IN BOOK 31 OF SURVEYS, AT PAGE 113, IN SAID
OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY;

THEN, FROM SAID POINT OF COMMENCEMENT, ALONG THE SOUTHEASTERN LINE
OF SAID PARCEL OF LAND (2006-005826), SOUTH 30°11'00" WEST 1,291.71
FEET;

THEN, LEAVING SAID SOUTHEASTERN LINE, NORTH 59°49'00" WEST 762.15
FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THEN, FROM SAID POINT OF BEGINNING, NORTH 38°36'37" WEST 1,021.78
FEET;

THEN, NORTH 63°22'22" WEST 480.00 FEET;

THEN, SOUTH 26°37'38" WEST 470.02 FEET;

THEN, ALONG THE ARC OF A TANGENT 324.00 FOOT RADIUS CURVE TO THE
LEFT, THROUGH A CENTRAL ANGLE OF 67°28'16", AN ARC DISTANCE OF 494.63
FEET;

THEN, SOUTH 60°50'18" EAST 413.14 FEET;

THEN, ALONG THE ARC OF A TANGENT 200.00 FOOT RADIUS CURVE TO THE
LEFT, THROUGH A CENTRAL ANGLE OF 47°20'01", AN ARC DISTANCE OF 33
FEET;
THENCE, ALONG THE ARC OF A REVERSE 100.00 FOOT RADIUS CURVE TO THE
RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 35°19'39" EAST,
THROUGH A CENTRAL ANGLE OF 125°19'06", AN ARC DISTANCE OF 218.72 FEET;

THENCE, ALONG THE ARC OF A REVERSE 30.00 FOOT RADIUS CURVE TO THE
LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 89°59'37" EAST,
THROUGH A CENTRAL ANGLE OF 71°16'35", AN ARC DISTANCE OF 37.33 FEET;

THENCE, ALONG THE ARC OF A COMPOUND 474.00 FOOT RADIUS CURVE TO THE
LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 13°42'52" EAST,
THROUGH A CENTRAL ANGLE OF 48°25'33", AN ARC DISTANCE OF 400.62 FEET;

THENCE, NORTH 60°17'19" EAST 215.99 FEET TO SAID POINT OF BEGINNING.

CONTAINING 19.41 ACRES OF LAND, MORE OR LESS.

THIRD LEGAL DESCRIPTION IS BASED UPON RECORD INFORMATION.

ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS
REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

[Signature]

CHRISTOPHER S. HARMSON, P.L.S.
L.S. NO. 7176
EXPIRES: DECEMBER 31, 2009
2006-005857 (PORTION)

LINE TABLE

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CURVE TABLE

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<td>C5</td>
<td>474.00'</td>
<td>46°25'33&quot;</td>
<td>400.62'</td>
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SCHOOL SITE
19.41 AC

FRENCH CAMP ROAD

Carlson, Barbee, & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
16874 SOUTH HARLAN ROAD, LATHROP, CALIFORNIA 95330
TELEPHONE: (209) 858-4944 FAX: (209) 858-4977
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 RL (RESIDENTIAL, LOW-DENSITY), RM (RESIDENTIAL, MEDIUM-DENSITY), RH (RESIDENTIAL, HIGH DENSITY), IL (INDUSTRIAL, LIMITED), PF (PUBLIC FACILITIES) AND OS (OPEN SPACE), FOR PROPERTY LOCATED ON THE SOUTHWEST SIDE OF THE STOCKTON METROPOLITAN AIRPORT, WEST OF THE STATE ROUTE 99 AND NORTHEAST OF FRENCH CAMP ROAD (TIDEWATER CROSSING, Z-1-05)

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 (EIR2-05) for the Tidewater Crossing Master Development Plan Project, has been prepared for French Camp Investments, 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-1-05) by French Camp Investments, 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 Exhibits "A through I", 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 FRENCH CAMP INVESTMENTS, LLC, ET AL, Z-1-05).

City Atty Review Date OCT 2, 2008
SECTION 2. Effective Date.

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

ADOPTED: OCT 28 2008
EFFECTIVE: NOV 27 2008

EDWARD J. CHAVEZ
Mayor of the City of Stockton

KATHERINE GONG MEISSNER
City Clerk of the City of Stockton
LEGAL DESCRIPTION

PREZONE AREA - LOW DENSITY RESIDENTIAL
TIDEWATER CROSSING
SAN JOAQUIN COUNTY, CALIFORNIA

REAL PROPERTY, SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY
OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF SECTIONS 27 AND 39 OF THE C. M. WEBER GRANT "EL
RANCHO DEL CAMPO DE LOS FRANCÉS"ES", ALSO BEING A PORTION OF THAT
CERTAIN PARCEL OF LAND GRANTED TO FRENCH CAMP INVESTMENTS, LLC, ET AL,
BY DEED RECORDED JANUARY 10, 2006, AS INSTRUMENT NO. 2006-005857 OF
OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN
COUNTY, AND ALSO BEING A PORTION OF THAT CERTAIN PARCEL OF LAND
GRANTED TO FRENCH CAMP INVESTMENTS, LLC, ET AL, BY DEED RECORDED
JANUARY 10, 2006, AS INSTRUMENT NO. 2006-005826 OF OFFICIAL RECORDS,
IN SAID OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERN CORNER OF THAT CERTAIN 64.787 ACRE
PARCEL OF LAND AS SHOWN AND SO DESIGNATED ON THAT CERTAIN RECORD OF
SURVEYRecordedJune 20, 2002, IN BOOK 35 OF SURVEYS, AT PAGE 39, IN
SAID OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, SAID POINT
ALSO BEING ON THE SOUTHWESTERN RIGHT OF WAY LINE OF TIDEWATER SOUTHERN
RAILWAY (60.00 FEET WIDE);

THENCE, FROM SAID POINT OF COMMENCEMENT, ALONG SAID SOUTHWESTERN RIGHT
OF WAY LINE, SOUTH 35°06'12" EAST 81.34 FEET TO THE POINT OF BEGINNING
FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, CONTINUING ALONG SAID
SOUTHWESTERN RIGHT OF WAY LINE, SOUTH 35°06'12" EAST 2,502.24 FEET TO
A POINT ON THE SOUTHEASTERN LINE OF SAID PARCEL OF LAND (2006-005826);

THENCE, ALONG SAID SOUTHEASTERLY LINE (2006-005826), SOUTH 31°32'02"
WEST 2,146.30 FEET;

THENCE, LEAVING SAID SOUTHEASTERLY LINE, ALONG THE ARC OF A NON-TANGENT
3,933.72 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID
CURVE BEARS SOUTH 34°04'30" WEST, THROUGH A CENTRAL ANGLE OF
03°42'19", AN ARC DISTANCE OF 254.39 FEET;

THENCE, NORTH 59°34'59" WEST 918.27 FEET;

THENCE, NORTH 14°34'59" WEST 113.14 FEET;

THENCE, NORTH 59°34'59" WEST 88.00 FEET;
THENCE, SOUTH 75°25'01" WEST 113.14 FEET;

THENCE, NORTH 59°34'59" WEST 1,107.15 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 3,705.72 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 30°25'28" EAST, THROUGH A CENTRAL ANGLE OF 07°48'55", AN ARC DISTANCE OF 505.47 FEET TO A POINT ON THE NORTHWESTERN LINE OF SAID PARCEL OF LAND (2006-005857);

THENCE, ALONG SAID NORTHWESTERN LINE (2006-005857), NORTH 30°29'55" EAST 1,705.57 FEET;

THENCE, LEAVING SAID NORTHWESTERN LINE, ALONG THE ARC OF A NON-TANGENT 1,962.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 52°03'22" EAST, THROUGH A CENTRAL ANGLE OF 21°02'47", AN ARC DISTANCE OF 720.70 FEET;

THENCE, ALONG THE ARC OF A COMPOUND 30.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 31°00'35" EAST, THROUGH A CENTRAL ANGLE OF 62°41'08", AN ARC DISTANCE OF 32.82 FEET;

THENCE, ALONG THE ARC OF A REVERSE 100.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 31°40'33" EAST, THROUGH A CENTRAL ANGLE OF 30°39'59", AN ARC DISTANCE OF 53.52 FEET;

THENCE, ALONG THE ARC OF A REVERSE 30.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 01°00'34" WEST, THROUGH A CENTRAL ANGLE OF 61°00'46", AN ARC DISTANCE OF 31.95 FEET;

THENCE, NORTH 27°58'40" EAST 163.12 FEET;

THENCE, ALONG THE ARC OF A TANGENT 1,167.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 23°43'56", AN ARC DISTANCE OF 483.38 FEET;

THENCE, ALONG THE ARC OF A COMPOUND 20.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 85°45'16" WEST, THROUGH A CENTRAL ANGLE OF 94°04'30", AN ARC DISTANCE OF 32.84 FEET;

THENCE, NORTH 00°46'11" EAST 106.01 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 20.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 00°06'12" EAST, THROUGH A CENTRAL ANGLE OF 93°09'22", AN ARC DISTANCE OF 32.52 FEET;

THENCE, ALONG THE ARC OF A COMPOUND 1,167.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 86°56'50" WEST, THROUGH A CENTRAL ANGLE OF 17°32'36", AN ARC DISTANCE OF 357.32 FEET;
THENCE, NORTH 73°09'09" EAST 302.30 FEET;
THENCE, NORTH 72°55'27" EAST 123.28 FEET;
THENCE, NORTH 72°03'36" EAST 48.97 FEET;
THENCE, NORTH 73°59'06" EAST 86.86 FEET;
THENCE, NORTH 79°52'09" EAST 42.73 FEET;
THENCE, NORTH 86°00'58" EAST 19.44 FEET;
THENCE, NORTH 78°47'47" EAST 29.91 FEET TO SAID POINT OF BEGINNING.
CONTAINING 173.24 ACRES OF LAND, MORE OR LESS.
THIS LEGAL DESCRIPTION IS BASED UPON RECORD INFORMATION.
ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

CHRISTOPHER S. HARMISON, P.L.S.
L.S. NO. 7176
EXPIRES: DECEMBER 31, 2009
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**PLAT TO ACCOMPANY LEGAL DESCRIPTION**
**PRE-ZONE AREA**
**LOW DENSITY RESIDENTIAL**
**SAN JOAQUIN COUNTY, CALIFORNIA**

**Carlson, Barbee, & Gibson, Inc.**
CIVIL ENGINEERS • SURVEYORS • PLANNERS
16974 SOUTH HARLAN ROAD, LATHROP, CALIFORNIA 95330
TELEPHONE: (209) 858-4944 FAX: (209) 858-4977

JULY 2008
LEGAL DESCRIPTION
PREZONE AREA - LOW DENSITY RESIDENTIAL
TIDewater CROSSING
SAN JOAQUIN COUNTY, CALIFORNIA

REAL PROPERTY, SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY
OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF SECTIONS 14 AND 26 OF THE C. M. WEBER GRANT, "EL
RANCHO DEL CAMPO DE LOS FRANCESES", ALSO BEING A PORTION THAT CERTAIN
145.340 ACRE PARCEL OF LAND AS SHOWN AND SO DESIGNATED ON THAT CERTAIN
RECORD OF SURVEY RECORDED JUNE 20, 2002, IN BOOK 35 OF SURVEYS, AT
PAGE 39, IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY,
AND BEING A PORTION THAT CERTAIN RECORD OF SURVEY RECORDED FEBRUARY 3,
1964, IN BOOK 12 OF SURVEYS, AT PAGE 192, IN SAID OFFICE OF THE COUNTY
RECORDER OF SAN JOAQUIN COUNTY, MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BEGINNING AT THE NORTHWESTERN CORNER OF SAID 145.340 ACRE PARCEL OF
LAND;

THENCE, FROM SAID POINT OF BEGINNING, ALONG NORTHERN LINE OF SAID
145.340 ACRE PARCEL OF LAND, NORTH 16°54'33" WEST 945.98 FEET;

THENCE, LEAVING SAID NORTHERN LINE, NORTH 72°50'56" EAST 91.72 FEET;

THENCE, SOUTH 51°05'39" EAST 175.05 FEET;

THENCE, SOUTH 46°17'02" EAST 146.10 FEET;

THENCE, SOUTH 37°54'56" EAST 257.33 FEET;

THENCE, SOUTH 32°34'58" EAST 8.48 FEET;

THENCE, SOUTH 34°26'58" EAST 39.84 FEET;

THENCE, SOUTH 36°24'41" EAST 78.64 FEET;

THENCE, SOUTH 41°03'16" EAST 96.07 FEET;

THENCE, SOUTH 37°54'56" EAST 114.50 FEET;

THENCE, SOUTH 34°07'48" EAST 47.86 FEET;

THENCE, SOUTH 29°51'26" EAST 64.92 FEET;

THENCE, SOUTH 26°31'26" EAST 47.76 FEET;
THENCE, SOUTH 19°28'26" EAST 309.98 FEET;
THENCE, SOUTH 18°08'12" EAST 171.95 FEET;
THENCE, SOUTH 23°33'58" EAST 68.12 FEET;
THENCE, SOUTH 30°29'18" EAST 62.77 FEET;
THENCE, SOUTH 34°04'06" EAST 40.95 FEET;
THENCE, SOUTH 26°32'36" EAST 55.12 FEET;
THENCE, SOUTH 38°26'56" EAST 403.72 FEET;
THENCE, SOUTH 65°03'06" EAST 165.34 FEET;
THENCE, SOUTH 50°33'33" EAST 81.76 FEET;
THENCE, SOUTH 49°33'54" EAST 1,002.80 FEET;
THENCE, SOUTH 44°30'56" EAST 47.12 FEET;
THENCE, SOUTH 40°40'41" EAST 69.21 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 4,133.56 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 70°00'36" WEST, THROUGH A CENTRAL ANGLE OF 03°57'48", AN ARC DISTANCE OF 285.93 FEET;

THENCE, SOUTH 23°56'18" WEST 633.55 FEET;
THENCE, SOUTH 68°33'54" WEST 95.51 FEET;
THENCE, SOUTH 30°22'25" WEST 78.00 FEET;
THENCE, NORTH 59°37'35" WEST 43.34 FEET;
THENCE, NORTH 53°54'57" WEST 60.30 FEET;
THENCE, NORTH 59°37'35" WEST 82.02 FEET;

THENCE, ALONG THE ARC OF A TANGENT 1,433.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°41'23", AN ARC DISTANCE OF 242.35 FEET;

THENCE, ALONG THE ARC OF A REVERSE 20.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 40°03'48" WEST, THROUGH A CENTRAL ANGLE OF 87°07'12", AN ARC DISTANCE OF 30.41 FEET;
THENCE, NORTH 43°16'26" WEST 106.23 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 20.00 FOOT RADIIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 47°03'24" WEST, THROUGH A CENTRAL ANGLE OF 87°06'23", AN ARC DISTANCE OF 30.41 FEET;

THENCE, ALONG THE ARC OF A REVERSE 1,426.00 FOOT RADIIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 45°50'13" EAST, THROUGH A CENTRAL ANGLE OF 15°20'03", AN ARC DISTANCE OF 381.64 FEET;

THENCE, NORTH 74°18'42" WEST 14.26 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 975.00 FOOT RADIIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 29°47'40" EAST, THROUGH A CENTRAL ANGLE OF 02°14'17", AN ARC DISTANCE OF 38.08 FEET;

THENCE, ALONG THE ARC OF A REVERSE 1,026.27 FOOT RADIIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 32°01'57" WEST, THROUGH A CENTRAL ANGLE OF 12°06'13", AN ARC DISTANCE OF 216.53 FEET;

THENCE, SOUTH 70°04'16" WEST 5.59 FEET TO A POINT ON THE SOUTHWESTERN LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED TO SEQUOIA TIDEWATER INVESTMENT, LLC, RECORDED DECEMBER 1, 2005, AS INSTRUMENT NO. 2005-299988 OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY;

THENCE, ALONG SAID SOUTHWESTERN LINE, NORTH 16°44'47" WEST 1,176.34 FEET TO THE EASTERN CORNER OF SAID RECORD OF SURVEY (12 RS 192);

THENCE, FROM SAID EASTERN CORNER, ALONG THE SOUTHEASTERN LINE OF SAID RECORD OF SURVEY (12 RS 192), THE FOLLOWING TWO (2) COURSES:

1) SOUTH 72°56'47" WEST 2,313.13 FEET, AND

2) SOUTH 16°31'13" EAST 609.31 FEET;

THENCE, LEAVING SAID SOUTHEASTERN LINE, NORTH 59°10'40" WEST 489.67 FEET;

THENCE, ALONG THE ARC OF A TANGENT 15.00 FOOT RADIIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 88°13'35", AN ARC DISTANCE OF 23.10 FEET;

THENCE, NORTH 58°19'44" WEST 78.08 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 15.00 FOOT RADIIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 60°57'05" WEST, THROUGH A CENTRAL ANGLE OF 92°37'51", AN ARC DISTANCE OF 24.25 FEET;
THENCE, ALONG THE ARC OF A COMPOUND 3,733.72 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 31°40'47" EAST, THROUGH A CENTRAL ANGLE OF 01°02'21", AN ARC DISTANCE OF 67.72 FEET TO A POINT ON THE SOUTHWESTERN LINE OF SAID RECORD OF SURVEY (12 RS 192);

THENCR, ALONG SAID SOUTHWESTERN LINE, AND ALONG THE NORTHERN LINE OF SAID RECORD OF SURVEY (12 RS 192), THE FOLLOWING EIGHT (8) COURSES:

1) NORTH 51°39'07" EAST 231.07 FEET,
2) NORTH 51°00'53" WEST 726.66 FEET,
3) SOUTH 10°02'53" EAST 449.19 FEET,
4) NORTH 51°00'53" WEST 30.51 FEET,
5) NORTH 10°02'53" WEST 1,856.20 FEET,
6) NORTH 73°25'07" EAST 505.39 FEET,
7) SOUTH 16°31'13" EAST 944.79 FEET, AND
8) NORTH 72°52'47" EAST 2,300.19 FEET TO SAID POINT OF BEGINNING.

CONTAINING 146.84 ACRES OF LAND, MORE OR LESS.

THIS LEGAL DESCRIPTION IS BASED UPON RECORD INFORMATION.

ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

[Signature]
CHRISTOPHER S. HARMISON, P.L.S.
L.S. NO. 7176
EXPIRES: DECEMBER 31, 2009
### Line Table

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### Curve Table

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**PLAT TO ACCOMPANY LEGAL DESCRIPTION**

**PRE-ZONE AREA**

**LOW DENSITY RESIDENTIAL**

**SAN JOAQUIN COUNTY, CALIFORNIA**

**AUGUST 2008**

---

**Carlson, Barbee, & Gibson, Inc.**

CIVIL ENGINEERS • SURVEYORS • PLANNERS

16974 SOUTH HARLAN ROAD, LATHROP, CALIFORNIA 95330

TELEPHONE: (209) 858-4944  FAX: (209) 858-4977
LEGAL DESCRIPTION
PREZONE AREA - MEDIUM DENSITY RESIDENTIAL
TIDEWATER CROSSING
SAN JOAQUIN COUNTY, CALIFORNIA

REAL PROPERTY, SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:


BEGINNING AT A POINT ON THE NORTHERN LINE OF SAID 145.340 ACRE PARCEL OF LAND, SAID POINT BEING THE NORTHWESTERN TERMINUS OF THAT CERTAIN COURSE DESIGNATED AS "SOUTH 47°29'54" EAST 1889.54 FEET" ON SAID RECORD OF SURVEY, SAID POINT ALSO BEING A POINT ON THE SOUTHWESTERN RIGHT OF WAY LINE OF THE TIDEWATER SOUTHERN RAILWAY (72.00 FEET WIDE);

THENENCE, FROM SAID POINT OF BEGINNING, ALONG SAID SOUTHWESTERN RIGHT OF WAY LINE, THE FOLLOWING TWO (2) COURSES:

1) SOUTH 47°29'54" EAST 1,889.54 FEET, AND

2) ALONG THE ARC OF A TANGENT 5,693.65 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01°35'28", AN ARC DISTANCE OF 158.12 FEET;

THENENCE, LEAVING SAID SOUTHWESTERN RIGHT OF WAY LINE, ALONG THE ARC OF A NON-TANGENT 3,284.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 88°10'30" WEST, THROUGH A CENTRAL ANGLE OF 12°44'56", AN ARC DISTANCE OF 730.72 FEET;

THENENCE, ALONG THE ARC OF A COMPOUND 4,133.56 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 79°04'34" WEST, THROUGH A CENTRAL ANGLE OF 04°33'46", AN ARC DISTANCE OF 329.18 FEET;

THENENCE, NORTH 50°46'14" WEST 204.06 FEET;

THENENCE, NORTH 46°17'22" WEST 138.08 FEET;

THENENCE, NORTH 54°59'39" WEST 114.25 FEET;

THENENCE, NORTH 54°08'41" WEST 126.55 FEET;

THENENCE, NORTH 53°30'54" WEST 247.43 FEET;
THENCE, NORTH 51°32'15" WEST 104.35 FEET;
THENCE, NORTH 49°29'29" WEST 195.46 FEET;
THENCE, NORTH 57°55'22" WEST 102.21 FEET;
THENCE, NORTH 58°43'37" WEST 114.72 FEET;
THENCE, NORTH 56°35'35" WEST 50.92 FEET;
THENCE, NORTH 52°03'06" WEST 17.25 FEET;
THENCE, NORTH 47°02'43" WEST 37.51 FEET;
THENCE, NORTH 41°04'17" WEST 85.33 FEET;
THENCE, NORTH 40°39'35" WEST 50.36 FEET;
THENCE, NORTH 38°21'10" WEST 52.82 FEET;
THENCE, NORTH 30°58'39" WEST 54.16 FEET;
THENCE, NORTH 20°34'23" WEST 124.54 FEET;
THENCE, NORTH 10°22'11" WEST 137.91 FEET;
THENCE, NORTH 06°00'12" WEST 105.96 FEET;
THENCE, NORTH 01°04'02" WEST 34.72 FEET;
THENCE, NORTH 09°20'29" WEST 136.80 FEET;
THENCE, NORTH 23°14'22" WEST 93.18 FEET;
THENCE, NORTH 28°51'38" WEST 86.59 FEET;
THENCE, NORTH 36°23'12" WEST 32.28 FEET;
THENCE, NORTH 44°05'23" WEST 78.93 FEET;
THENCE, NORTH 51°04'46" WEST 82.95 FEET;
THENCE, NORTH 44°27'09" WEST 178.66 FEET;
THENCE, NORTH 31°14'45" WEST 177.94 FEET;
THENCE, NORTH 49°32'49" WEST 112.20 FEET;
THENCE, NORTH 50°09'44" WEST 17.66 FEET TO A POINT ON SAID NORTHERN LINE;

THENCE, ALONG SAID NORTHERN LINE, NORTH 72°50'56" EAST 588.08 FEET TO SAID POINT OF BEGINNING.

CONTAINING 47.28 ACRES OF LAND, MORE OR LESS.

THIS LEGAL DESCRIPTION IS BASED UPON RECORD INFORMATION.

ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

Christopher S. Harmison
CHRISTOPHER S. HARMISON, P.L.S.
L.S. NO. 7176
EXPIRES: DECEMBER 31, 2009
LEGAL DESCRIPTION
PREZONE AREA - MEDIUM DENSITY RESIDENTIAL
TIDEWATER CROSSING
SAN JOAQUIN COUNTY, CALIFORNIA

REAL PROPERTY, SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY
OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF SECTIONS 26 AND 27 OF THE C. M. WEBER GRANT, "EL
RANCHO DEL CAMPO DE LOS FRANCESES", ALSO BEING A PORTION THAT CERTAIN
145.340 ACRE PARCEL OF LAND AS SHOWN AND SO DESIGNATED ON THAT CERTAIN
RECORD OF SURVEY RECORDED JUNE 20, 2002, IN BOOK 35 OF SURVEYS, AT
PAGE 39, IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERN CORNER OF SAID 145.340 ACRE PARCEL OF LAND;

THENCE, FROM SAID POINT OF COMMENCEMENT, ALONG THE SOUTHWESTERN LINE
OF SAID 145.340 ACRE PARCEL OF LAND, NORTH 37°06'05" WEST 12.06 FEET
TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, CONTINUING ALONG SAID
SOUTHWESTERN LINE, THE FOLLOWING FOUR (4) COURSE:

1) NORTH 37°06'05" WEST 674.16 FEET,
2) NORTH 19°52'24" WEST 130.00 FEET,
3) NORTH 72°50'36" EAST 24.00 FEET, AND
4) NORTH 16°44'47" WEST 727.75 FEET;

THENCE, LEAVING SAID SOUTHWESTERN LINE, NORTH 70°04'16" EAST 5.59
FEET;

THENCE, ALONG THE ARC OF A TANGENT 1,025.00 FOOT RADIUS CURVE TO THE
LEFT, THROUGH A CENTRAL ANGLE OF 12°06'13", AN ARC DISTANCE OF 216.53
FEET;

THENCE, ALONG THE ARC OF A REVERSE 975.00 FOOT RADIUS CURVE TO THE
RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 32°01'57" EAST,
THROUGH A CENTRAL ANGLE OF 02°14'17", AN ARC DISTANCE OF 38.08 FEET;

THENCE, SOUTH 74°18'42" EAST 14.26 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 1,426.00 FOOT RADIUS CURVE TO
THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 61°10'16"...
EAST, THROUGH A CENTRAL ANGLE OF 15°20'03", AN ARC DISTANCE OF 381.64 FEET;

THENCE, ALONG THE ARC OF A REVERSE 20.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 45°50'13" WEST, THROUGH A CENTRAL ANGLE OF 87°06'23", AN ARC DISTANCE OF 30.41 FEET;

THENCE, SOUTH 43°16'26" EAST 106.23 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 47°03'24" EAST, THROUGH A CENTRAL ANGLE OF 87°07'12", AN ARC DISTANCE OF 30.41 FEET;

THENCE, ALONG THE ARC OF A REVERSE 1,433.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 40°03'48" EAST, THROUGH A CENTRAL ANGLE OF 09°41'23", AN ARC DISTANCE OF 242.35 FEET;

THENCE, SOUTH 59°37'35" EAST 82.02 FEET;

THENCE, SOUTH 53°54'57" EAST 60.30 FEET;

THENCE, SOUTH 59°37'35" EAST 43.34 FEET;

THENCE, SOUTH 19°06'10" EAST 111.11 FEET;

THENCE, SOUTH 23°56'18" WEST 581.04 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 4,845.15 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 66°04'56" WEST, THROUGH A CENTRAL ANGLE OF 02°30'56", AN ARC DISTANCE OF 212.77 FEET TO SAID POINT OF BEGINNING.

CONTAINING 15.34 ACRES OF LAND, MORE OR LESS.

THIS LEGAL DESCRIPTION IS BASED UPON RECORD INFORMATION.

ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

CHRISTOPHER S. HARMISON, P.L.S.
L.S. NO. 7176
EXPIRES: DECEMBER 31, 2009
PLAT TO ACCOMPANY LEGAL DESCRIPTION
PRE-ZONE AREA
MEDIUM DENSITY RESIDENTIAL
SAN JOAQUIN COUNTY, CALIFORNIA
JULY 2008

Carlson, Barbee, & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
16974 SOUTH HARLAN ROAD, LATHROP, CALIFORNIA 95330
TELEPHONE: (209) 858-4944 FAX: (209) 858-4977

SEE DETAIL B

SEE DETAIL A

DETAIL A
NOT TO SCALE

DETAIL A
NOT TO SCALE

SHEET 1 OF 1
LEGAL DESCRIPTION
PREZONE AREA - MEDIUM DENSITY RESIDENTIAL
TIDEWATER CROSSING
SAN JOAQUIN COUNTY, CALIFORNIA

REAL PROPERTY, SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY
OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF SECTIONS 26 AND 38 OF THE C. M. WEBER GRANT "EL
RANCHO DEL CAMPO DE LOS FRANCESCES", ALSO BEING A PORTION THAT CERTAIN
64.787 ACRE PARCEL OF LAND AS SHOWN AND SO DESIGNATED ON THAT CERTAIN
RECORD OF SURVEY RECORDED JUNE 20, 2002, IN BOOK 35 OF SURVEYS, AT
PAGE 39, IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY,
ALSO BEING A PORTION THAT CERTAIN PARCEL OF LAND SHOWN AND SO
DESIGNATED ON THAT CERTAIN RECORD OF SURVEY RECORDED MARCH 2, 1944, IN
BOOK 6 OF SURVEYS, AT PAGE 19, IN SAID OFFICE OF THE COUNTY RECORDER
OF SAN JOAQUIN COUNTY, AND ALSO BEING A PORTION OF THAT CERTAIN PARCEL
OF LAND GRANTED TO FRENCH CAMP INVESTMENTS, LLC, ET AL. BY DEED
RECORDED JANUARY 10, 2006 AS INSTRUMENT NO. 2006-005857 OF OFFICIAL
RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERN CORNER OF SAID 64.787 ACRE PARCEL OF LAND;

THENCE, FROM SAID POINT OF COMMENCEMENT, ALONG THE NORTHWESTERN LINE
OF SAID 64.787 ACRE PARCEL OF LAND, THE FOLLOWING TWO (2) COURSES:

1) ALONG THE ARC OF A NON-TANGENT 3,405.00 FOOT RADIUS CURVE
   TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS
   NORTH 89°43'15" WEST, THROUGH A CENTRAL ANGLE OF 10°38'41"
   AN ARC DISTANCE OF 632.61 FEET, AND

2) ALONG THE ARC OF A COMPOUND 4,254.56 FOOT RADIUS CURVE TO
   THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH
   79°04'34" WEST, THROUGH A CENTRAL ANGLE OF 12°35'08"
   AN ARC DISTANCE OF 934.54 FEET;

THENCE, LEAVING SAID NORTHWESTERN LINE, SOUTH 66°29'26" EAST 11.59
FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 26°19'23" EAST 32.85 FEET;
THENCE, SOUTH 18°55'53" EAST 17.51 FEET;
THENCE, SOUTH 17°08'25" EAST 27.15 FEET;
THENCE, SOUTH 20°00'41" EAST 39.36 FEET;
THENCE, SOUTH 23°36'10" EAST 33.35 FEET;
THENCE, SOUTH 26°17'38" EAST 40.25 FEET;
THENCE, SOUTH 27°49'10" EAST 36.61 FEET;
THENCE, SOUTH 33°02'01" EAST 55.09 FEET;
THENCE, SOUTH 36°46'37" EAST 56.59 FEET;
THENCE, SOUTH 40°48'48" EAST 207.11 FEET;
THENCE, SOUTH 38°15'07" EAST 26.58 FEET;
THENCE, SOUTH 34°13'12" EAST 29.06 FEET;
THENCE, SOUTH 31°48'46" EAST 275.06 FEET;
THENCE, SOUTH 35°10'01" EAST 112.82 FEET;
THENCE, SOUTH 27°37'23" EAST 39.52 FEET;
THENCE, SOUTH 68°42'53" EAST 17.13 FEET;
THENCE, SOUTH 42°06'04" EAST 7.21 FEET;
THENCE, SOUTH 46°54'54" EAST 47.12 FEET;
THENCE, SOUTH 57°28'25" EAST 40.94 FEET;
THENCE, SOUTH 60°37'24" EAST 33.63 FEET;
THENCE, SOUTH 61°21'26" EAST 18.63 FEET;
THENCE, SOUTH 66°57'51" EAST 50.67 FEET;
THENCE, SOUTH 77°14'43" EAST 40.77 FEET;
THENCE, SOUTH 86°29'50" EAST 32.88 FEET;
THENCE, NORTH 84°50'27" EAST 30.74 FEET;
THENCE, NORTH 73°09'09" EAST 511.88 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 1,157.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 69°24'14" WEST, THROUGH A CENTRAL ANGLE OF 17°32'36", AN ARC DISTANCE OF 357.32 FEET;
THENCE, ALONG THE ARC OF A COMPOUND 20.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 86°56'50" WEST, THROUGH A CENTRAL ANGLE OF 93°09'22", AN ARC DISTANCE OF 32.52 FEET;

THENCE, SOUTH 00°46'11" WEST 106.01 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 00°10'14" WEST, THROUGH A CENTRAL ANGLE OF 94°04'30", AN ARC DISTANCE OF 32.84 FEET;

THENCE, ALONG THE ARC OF A COMPOUND 1,167.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 85°45'16" WEST, THROUGH A CENTRAL ANGLE OF 23°43'56", AN ARC DISTANCE OF 483.38 FEET;

THENCE, SOUTH 27°58'40" WEST 163.12 FEET;

THENCE, ALONG THE ARC OF A TANGENT 30.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 61°00'46", AN ARC DISTANCE OF 31.95 FEET;

THENCE, ALONG THE ARC OF A REVERSE 100.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 01°00'34" EAST, THROUGH A CENTRAL ANGLE OF 30°39'59", AN ARC DISTANCE OF 53.52 FEET;

THENCE, ALONG THE ARC OF A REVERSE 30.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 31°40'33" WEST, THROUGH A CENTRAL ANGLE OF 62°41'08", AN ARC DISTANCE OF 32.82 FEET;

THENCE, ALONG THE ARC OF A COMPOUND 1,962.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 31°00'35" EAST, THROUGH A CENTRAL ANGLE OF 21°02'47", AN ARC DISTANCE OF 720.70 FEET TO A POINT ON THE SOUTHEASTERN LINE OF SAID PARCEL OF LAND (6 RS 19);

THENCE, ALONG SAID SOUTHEASTERN LINE, SOUTH 30°29'55" WEST 71.62 FEET TO A POINT ON THE SOUTHWESTERN LINE OF THAT CERTAIN PARCEL OF LAND GRANTED TO FRENCH CAMP INVESTMENTS, LLC, ET AL. RECORDED MAY 30, 2006, AS INSTRUMENT NO. 2006-116109 OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY;

THENCE, ALONG SAID SOUTHWESTERN LINE (2006-116109), THE FOLLOWING TWO (2) COURSES:

1) ALONG THE ARC OF A NON-TANGENT 2,028.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 51°19'34" EAST, THROUGH A CENTRAL ANGLE OF 08°54'34", AN ARC DISTANCE OF 315.35 FEET, AND
2) ALONG THE ARC OF A REVERSE 972.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 60°14'08" WEST, THROUGH A CENTRAL ANGLE OF 20°49'31", AN ARC DISTANCE OF 353.29 FEET TO A POINT ON THE NORTHERN LINE OF SAID PARCEL OF LAND (6 RS 19);

THENCE, ALONG SAID NORTHERN LINE, NORTH 59°37'35" WEST 450.66 FEET;

THENCE, LEAVING SAID NORTHERN LINE, NORTH 75°13'07" EAST 2.54 FEET;

THENCE, NORTH 30°22'25" EAST 78.00 FEET;

THENCE, NORTH 12°44'09" WEST 120.40 FEET;

THENCE, NORTH 23°56'18" EAST 635.52 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 4,265.56 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 66°02'50" WEST, THROUGH A CENTRAL ANGLE OF 00°26'01", AN ARC DISTANCE OF 32.28 FEET TO SAID POINT OF BEGINNING.

CONTAINING 29.93 ACRES OF LAND, MORE OR LESS.

THIS LEGAL DESCRIPTION IS BASED UPON RECORD INFORMATION.

ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

CHRISTOPHER S. HARMISON, P.L.S.
L.S. NO. 7176
EXPIRES: DECEMBER 31, 2009
**PLAT TO ACCOMPANY LEGAL DESCRIPTION**

PRE-ZONE AREA

MEDIUM DENSITY RESIDENTIAL

SAN JOAQUIN COUNTY, CALIFORNIA

JULY 2008

---

**Carlson, Barbee, & Gibson, Inc.**

CIVIL ENGINEERS • SURVEYORS • PLANNERS

16974 SOUTH HARLAN ROAD, LATHROP, CALIFORNIA 95330

TELEPHONE: (209) 858-4944  FAX: (209) 858-4977

---

### LINE TABLE

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### CURVE TABLE

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**DETAIL B**

NOT TO SCALE

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**DETAIL A**

NOT TO SCALE

---

SHEET 2 OF 2
LEGAL DESCRIPTION
PREZONE AREA - HIGH DENSITY RESIDENTIAL
TIDEWATER CROSSING
SAN JOAQIUN COUNTY, CALIFORNIA

REAL PROPERTY, SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY
OF SAN JOAQIUN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF SECTIONS 26 AND 38 OF THE C. M. WEBER GRANT "EL
RANCHO DEL CAMPO DE LOS FRANCISES", ALSO BEING A PORTION THAT CERTAIN
64.787 ACRE PARCEL OF LAND SHOWN AND SO DESIGNATED ON THAT CERTAIN
RECORD OF SURVEY RECORDED JUNE 20, 2002, IN BOOK 35 OF SURVEYS, AT
PAGE 39, IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQIUN COUNTY,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERN CORNER OF SAID 64.787 ACRE PARCEL OF LAND;

THENENCE, FROM SAID POINT OF COMMENCEMENT, ALONG THE NORTHWESTERN LINE
OF SAID 64.787 ACRE PARCEL OF LAND, THE FOLLOWING TWO COURSES:

1) ALONG THE ARC OF A NON-TANGENT 3,405.00 FOOT RADIUS CURVE
TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BARES
NORTH 89°43'15" WEST, THROUGH A CENTRAL ANGLE OF 10°38'41"
AN ARC DISTANCE OF 632.61 FEET, AND

2) ALONG THE ARC OF A COMPOUND 4,254.56 FOOT RADIUS CURVE TO
THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BARES NORTH
79°04'34" WEST, THROUGH A CENTRAL ANGLE OF 03°31'46"
AN ARC DISTANCE OF 262.08 FEET;

THENENCE, LEAVING SAID NORTHWESTERN LINE, SOUTH 75°32'48" EAST 11.70
FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENENCE, FROM SAID POINT OF BEGINNING, NORTH 52°49'15" EAST 88.45 FEET;

THENENCE, SOUTH 72°52'41" EAST 127.25 FEET;

THENENCE, ALONG THE ARC OF A TANGENT 461.00 FOOT RADIUS CURVE TO THE
RIGHT, THROUGH A CENTRAL ANGLE OF 45°49'29", AN ARC DISTANCE OF 368.70
FEET;

THENENCE, SOUTH 27°03'12" EAST 499.00 FEET;

THENENCE, SOUTH 32°45'51" EAST 60.30 FEET;

THENENCE, SOUTH 27°03'12" EAST 280.31 FEET;

THENENCE, SOUTH 60°16'11" WEST 52.46 FEET;
THENCE, SOUTH 68°54'57" WEST 36.53 FEET;
THENCE, SOUTH 75°03'40" WEST 44.28 FEET;
THENCE, SOUTH 84°10'02" WEST 36.21 FEET;
THENCE, NORTH 87°44'06" WEST 40.11 FEET;
THENCE, NORTH 77°54'57" WEST 44.11 FEET;
THENCE, NORTH 70°56'19" WEST 30.96 FEET;
THENCE, NORTH 62°21'07" WEST 45.41 FEET;
THENCE, NORTH 54°34'07" WEST 98.24 FEET;
THENCE, NORTH 50°06'44" WEST 67.11 FEET;
THENCE, NORTH 44°13'09" WEST 113.85 FEET;
THENCE, NORTH 44°18'53" WEST 215.45 FEET;
THENCE, NORTH 36°31'27" WEST 64.52 FEET;
THENCE, NORTH 30°33'07" WEST 55.34 FEET;
THENCE, NORTH 24°18'27" WEST 60.59 FEET;
THENCE, NORTH 19°45'56" WEST 36.06 FEET;
THENCE, NORTH 15°45'57" WEST 55.95 FEET;
THENCE, NORTH 15°26'42" WEST 124.09 FEET;
THENCE, NORTH 16°43'51" WEST 35.76 FEET;
THENCE, NORTH 20°52'53" WEST 53.34 FEET;
THENCE, NORTH 26°04'39" WEST 76.14 FEET;
THENCE, ALONG THE ARC OF A NON-TANGENT 4,265.56 FOOT RADIUS CURVE TO
THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 73°50'41''
WEST, THROUGH A CENTRAL ANGLE OF 01°41'36'', AN ARC DISTANCE OF 126.07
FEET TO SAID POINT OF BEGINNING.

CONTAINING 10.32 ACRES OF LAND, MORE OR LESS.

THIS LEGAL DESCRIPTION IS BASED UPON RECORD INFORMATION.

ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS
REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

[Signature]
CHRISTOPHER S. HARMISON, P.L.S.
L.S. NO. 7176
EXPIRES: DECEMBER 31, 2009
### Line Table

<table>
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### Curve Table

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<th>No.</th>
<th>Radius</th>
<th>Delta</th>
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<td>4265.56'</td>
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<td>126.07'</td>
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</tbody>
</table>

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**PLAT TO ACCOMPANY LEGAL DESCRIPTION**

**PRE-ZONE AREA**

**HIGH DENSITY RESIDENTIAL**

**SAN JOAQUIN COUNTY, CALIFORNIA**

**JULY 2008**

---

**Carlson, Barbee, & Gibson, Inc.**

CIVIL ENGINEERS • SURVEYORS • PLANNERS

16974 SOUTH HARLAN ROAD, LATHROP, CALIFORNIA 95330

TELEPHONE: (209) 858-4944 • FAX: (209) 858-4977
LEGAL DESCRIPTION
PREZONE AREA - GENERAL COMMERCIAL
TIDEWATER CROSSING
SAN JOAQUIN COUNTY, CALIFORNIA

REAL PROPERTY, SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY
OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF SECTIONS 26 AND 38 OF THE C. M. WEBER GRANT "EL
RANCHO DEL CAMPO DE LOS FRANCÉSES", ALSO BEING A PORTION THAT CERTAIN
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THENCE, FROM SAID POINT OF COMMENCEMENT, ALONG THE SOUTHWESTERN LINE
OF SAID 64.787 ACRE PARCEL OF LAND, ALONG THE ARC OF A NON-TANGENT
3,405.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID
CURVE BEARS NORTH 89°43'15" WEST, THROUGH A CENTRAL ANGLE OF
03°12'09", AN ARC DISTANCE OF 190.32 FEET TO A POINT ON THE MID-
SECTION LINE OF SAID SECTION 26;

THENCE, LEAVING SAID SOUTHWESTERN LINE, ALONG SAID MID-SECTION LINE,
NORTH 72°53'07" EAST 12.61 FEET TO THE POINT OF BEGINNING FOR THIS
DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, CONTINUING ALONG SAID MID-
SECTION LINE, NORTH 72°53'07" EAST 137.29 FEET TO A POINT ON THE
NORTHEASTERN LINE OF SAID 64.787 ACRE PARCEL OF LAND;

THENCE, ALONG SAID NORTHEASTERN LINE, THE FOLLOWING FOUR (4) COURSES:

1) ALONG THE ARC OF A NON-TANGENT 5,693.65 FOOT RADIUS CURVE
TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS
SOUTH 47°50'26" WEST, THROUGH A CENTRAL ANGLE OF 00°45'52",
AN ARC DISTANCE OF 75.97 FEET,

2) NORTH 17°04'04" WEST 14.53 FEET,

3) ALONG THE ARC OF A NON-TANGENT 5,699.65 FOOT RADIUS CURVE
TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS
SOUTH 48°28'19" WEST, THROUGH A CENTRAL ANGLE OF 06°25'29",
AN ARC DISTANCE OF 639.12 FEET, AND

4) SOUTH 35°06'12" EAST 1,201.16 FEET;
THENCE, LEAVING SAID NORTHEASTERN LINE, SOUTH 82°26'50" WEST 186.09 FEET;

THENCE, SOUTH 80°34'32" WEST 52.85 FEET;

THENCE, SOUTH 71°40'57" WEST 59.46 FEET;

THENCE, SOUTH 68°49'17" WEST 36.98 FEET;

THENCE, SOUTH 64°10'12" WEST 40.87 FEET;

THENCE, SOUTH 60°16'11" WEST 183.92 FEET;

THENCE, NORTH 27°03'12" WEST 280.31 FEET;

THENCE, NORTH 32°45'51" WEST 60.30 FEET;

THENCE, NORTH 27°03'12" WEST 499.00 FEET;

THENCE, ALONG THE ARC OF A TANGENT 461.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 45°49'29", AN ARC DISTANCE OF 368.70 FEET;

THENCE, NORTH 72°52'41" WEST 127.25 FEET;

THENCE, SOUTH 52°49'15" WEST 88.45 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENT 4,265.56 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 75°32'17" WEST, THROUGH A CENTRAL ANGLE OF 03°32'17", AN ARC DISTANCE OF 263.40 FEET;

THENCE, ALONG THE ARC OF A COMPOUND 3,416.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 79°04'34" WEST, THROUGH A CENTRAL ANGLE OF 7°30'31", AN ARC DISTANCE OF 447.67 FEET TO SAID POINT OF BEGINNING.

CONTAINING 18.84 ACRES OF LAND, MORE OR LESS.

ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

CHRISTOPHER S. HARMISON, P.L.S.
L.S. NO. 7176
EXPIRES: DECEMBER 31, 2009
LEGAL DESCRIPTION
PREZONF AREA - LIMITED INDUSTRIAL
TIDWATER CROSSING
SAN JOAQUIN COUNTY, CALIFORNIA

REAL PROPERTY, SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY
OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF SECTION 26 OF THE C. M. WEBER GRANT "EL RANCHO DEL
CAMPO DE LOS FRANCESES", ALSO BEING ALL OF THAT CERTAIN 3.378 ACRE
PARCEL OF LAND AS SHOWN AND SO DESIGNATED ON THAT CERTAIN RECORD OF
SURVEY RECORDED JUNE 20, 2002, IN BOOK 35 OF SURVEYS, AT PAGE 39, IN
THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERN CORNER OF SAID 3.378 ACRE PARCEL OF LAND;

THENCE, FROM SAID POINT OF BEGINNING, ALONG THE BOUNDARY OF SAID 3.378
ACRE PARCEL OF LAND, THE FOLLOWING ELEVEN (11) COURSES:

1) NORTH 72°55'56" EAST 457.92 FEET,

2) ALONG THE ARC OF A NON-TANGENT 3,245.00 FOOT RADIUS CURVE
   TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS
   SOUTH 74°04'34" WEST, THROUGH A CENTRAL ANGLE OF 00°41'38".
   AN ARC DISTANCE OF 39.30 FEET,

3) ALONG THE ARC OF A NON-TANGENT 225.00 FOOT RADIUS CURVE TO
   THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH
   74°46'12" WEST, THROUGH A CENTRAL ANGLE OF 43°41'43".
   AN ARC DISTANCE OF 171.59 FEET,

4) ALONG THE ARC OF A REVERSE 125.00 FOOT RADIUS CURVE TO THE
   LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH
   61°32'05" EAST, THROUGH A CENTRAL ANGLE OF 38°04'26"
   AN ARC DISTANCE OF 83.06 FEET,

5) SOUTH 09°36'31" EAST 122.00 FEET,

6) NORTH 80°23'29" EAST 88.00 FEET,

7) ALONG THE ARC OF A TANGENT 38.00 FOOT RADIUS CURVE TO THE
   RIGHT, THROUGH A CENTRAL ANGLE OF 89°40'55".
   AN ARC DISTANCE OF 59.48 FEET,

8) SOUTH 09°55'36" EAST 199.88 FEET,
9) ALONG THE ARC OF A NON-TANGENT 3,295.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 85°15'38" WEST, THROUGH A CENTRAL ANGLE OF 01°16'25"., AN ARC DISTANCE OF 73.25 FEET.

10) ALONG THE ARC OF A NON-TANGENT 5,765.65 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 43°28'59" WEST, THROUGH A CENTRAL ANGLE OF 00°58'53"., AN ARC DISTANCE OF 98.76 FEET, AND

11) NORTH 47°29'54" WEST 724.33 FEET TO SAID POINT OF BEGINNING.

CONTAINING 3.38 ACRES OF LAND, MORE OR LESS.

THIS LEGAL DESCRIPTION IS BASED UPON RECORD INFORMATION.

ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

CHRISTOPHER S. HARMISON, P.L.S.
L.S. NO. 7176
EXPIRES: DECEMBER 31, 2009
PLAT TO ACCOMPANY LEGAL DESCRIPTION
PRE-ZONE AREA
LIMITED INDUSTRIAL
SAN JOAQUIN COUNTY, CALIFORNIA
JULY 2008

CARLSON, BARBEE, & GIBSON, INC.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
16974 SOUTH HARLAN ROAD, LATHROP, CALIFORNIA 95330
TELEPHONE: (209) 858-4944 FAX: (209) 858-4977

LINE TABLE

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CURVE TABLE

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SHEET 1 OF 1
REAL PROPERTY, SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:


BEGINNING AT THE NORTHEASTERN CORNER OF SAID 221.540 ACRE PARCEL OF LAND, SAID POINT ALSO BEING ON THE WESTERN LINE OF SAID SECTION 50;

THENCE, FROM SAID POINT OF BEGINNING, ALONG SAID WESTERN LINE, SOUTH 17°18'36" EAST 1,652.00 FEET TO A POINT ON THE WESTERLY PROLONATION OF THE NORTHERN LINE OF SAID SECTION 5;

THENCE, ALONG SAID WESTERLY PROLONATION AND SAID NORTHERN LINE OF SECTION 5, SOUTH 89°35'31" EAST 1,723.55 FEET TO THE WESTERN CORNER OF THAT CERTAIN 12.247 ACRE PARCEL OF LAND SHOWN AND SO DESIGNATED ON THAT CERTAIN RECORD OF SURVEY, RECORDED JULY 22, 1965, IN BOOK 14 OF SURVEYS, AT PAGE 25, IN SAID OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY;

THENCE, ALONG THE SOUTHWESTERN LINE OF SAID 12.247 ACRE PARCEL OF LAND (14 RS 25), SOUTH 54°23'31" EAST 1,536.28 FEET TO THE SOUTHERN CORNER OF SAID 12.247 ACRE PARCEL OF LAND (14 RS 25), SAID CORNER ALSO BEING A POINT ON THE WESTERN RIGHT OF WAY LINE OF STATE HIGHWAY 99;

THENCE, ALONG SAID WESTERN RIGHT OF WAY LINE, SOUTH 02°51'31" EAST 311.55 FEET TO THE NORTHEASTERN CORNER OF THAT CERTAIN 9.983 ACRE PARCEL OF LAND AS SHOWN AND SO DESIGNATED ON THAT CERTAIN RECORD OF SURVEY RECORDED NOVEMBER 18, 1949, IN BOOK 8 OF SURVEYS, AT PAGE 25, IN SAID OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY;

THENCE, ALONG THE NORTHERN AND WESTERN LINES OF SAID 9.983 ACRE PARCEL OF LAND (8 RS 25), THE FOLLOWING TWO (2) COURSES:
1) NORTH 89°33'31" WEST 1,024.94 FEET, AND

2) SOUTH 02°51'31" EAST 425.00 FEET TO THE SOUTHWESTERN CORNER OF SAID 9.983 ACRE PARCEL OF LAND (8 RS 25);

THENENCE, FROM SAID SOUTHWESTERN CORNER, NORTH 89°33'31" WEST 1,582.67 FEET TO THE QUARTER SECTION LINE OF SAID SECTION 5,

THENENCE, ALONG SAID QUARTER SECTION LINE, NORTH 03°04'58" WEST 108.59 FEET TO THE SOUTHEASTERN CORNER OF SAID PARCEL OF LAND (2006-005857);

THENENCE, FROM SAID SOUTHEASTERN CORNER, ALONG THE SOUTHEASTERN LINE OF SAID PARCEL OF LAND (2006-005857), SOUTH 72°52'02" WEST 2,226.38 FEET;

THENENCE, LEAVING SAID SOUTHEASTERN LINE, NORTH 69°14'25" WEST 55.57 FEET;

THENENCE, NORTH 67°51'27" WEST 405.58 FEET;

THENENCE, NORTH 60°59'33" WEST 28.39 FEET;

THENENCE, NORTH 62°19'59" WEST 26.90 FEET;

THENENCE, NORTH 54°01'58" WEST 31.11 FEET;

THENENCE, NORTH 53°09'49" WEST 34.49 FEET;

THENENCE, NORTH 46°46'18" WEST 22.27 FEET;

THENENCE, NORTH 41°47'35" WEST 34.88 FEET;

THENENCE, NORTH 39°06'47" WEST 165.45 FEET;

THENENCE, NORTH 36°40'30" WEST 89.27 FEET;

THENENCE, NORTH 33°57'53" WEST 85.47 FEET;

THENENCE, NORTH 34°46'00" WEST 49.47 FEET;

THENENCE, NORTH 39°01'33" WEST 59.62 FEET;

THENENCE, NORTH 42°27'55" WEST 60.26 FEET;

THENENCE, NORTH 32°47'07" WEST 36.06 FEET;

THENENCE, NORTH 52°09'38" WEST 52.32 FEET;

THENENCE, NORTH 59°48'04" WEST 76.83 FEET;
THENCE, NORTH 60°49'08" WEST 36.53 FEET;
THENCE, NORTH 64°46'56" WEST 37.32 FEET;
THENCE, NORTH 70°30'55" WEST 45.88 FEET;
THENCE, NORTH 77°42'17" WEST 49.03 FEET;
THENCE, NORTH 80°35'56" WEST 125.19 FEET;
THENCE, NORTH 83°43'47" WEST 48.09 FEET;
THENCE, NORTH 87°03'15" WEST 69.37 FEET;
THENCE, NORTH 89°04'11" WEST 64.27 FEET;
THENCE, SOUTH 86°12'24" WEST 25.44 FEET;
THENCE, SOUTH 89°04'16" WEST 161.37 FEET;
THENCE, SOUTH 88°41'54" WEST 74.54 FEET;
THENCE, NORTH 88°23'48" WEST 72.64 FEET;
THENCE, NORTH 88°36'06" WEST 32.26 FEET;
THENCE, SOUTH 89°55'53" WEST 63.37 FEET;
THENCE, SOUTH 89°16'26" WEST 57.06 FEET TO A POINT ON THE SOUTHWESTERN LINE OF SAID 221.540 ACRE PARCEL OF LAND (35 RS 39);
THENCE, ALONG SAID SOUTHWESTERN LINE, AND ALONG THE NORTHEASTERN LINE OF SAID 221.540 ACRE PARCEL OF LAND (35 RS 39), THE FOLLOWING FOUR (4) COURSES:

1) NORTH 35°06'12" WEST 1,240.81 FEET;

2) ALONG THE ARC OF A TANGENT 5,759.65 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06°44'59", AN ARC DISTANCE OF 678.51 FEET;

3) NORTH 72°53'07" EAST 3,382.60 FEET, AND
4) NORTH 72°55'54" EAST 1,149.27 FEET TO SAID POINT OF BEGINNING.

CONTAINING 347.60 ACRES OF LAND, MORE OR LESS.

THIS LEGAL DESCRIPTION IS BASED UPON RECORD INFORMATION.

ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

[Signature]

CHRISTOPHER S. HARMISON, P.L.S.
L.S. NO. 7176
EXPIRES: DECEMBER 31, 2009
PLAT TO ACCOMPANY LEGAL DESCRIPTION
PRE-ZONE AREA
LIMITED INDUSTRIAL
SAN JOAQUIN COUNTY, CALIFORNIA
AUGUST 2008

Carlson, Barbee, & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
16974 SOUTH HARLAN ROAD, LATHROP, CALIFORNIA 95330
TELEPHONE: (209) 858-4944  FAX: (209) 858-4977
### LINE TABLE

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**PLAT TO ACCOMPANY LEGAL DESCRIPTION**

**PRE-ZONE AREA**

**LIMITED INDUSTRIAL**

**SAN JOAQUIN COUNTY, CALIFORNIA**

**AUGUST 2008**

---

**Carlson, Barbee, & Gibson, Inc.**

CIVIL ENGINEERS • SURVEYORS • PLANNERS

16974 SOUTH HARLAN ROAD, LATHROP, CALIFORNIA 95330

TELEPHONE: (209) 858-4944 • FAX: (209) 858-4977
LEGAL DESCRIPTION
PREZONE AREA - OPEN SPACE
TIDEWATER CROSSING
SAN JOAQUIN COUNTY, CALIFORNIA

REAL PROPERTY, SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:


COMMENCING AT THE NORTHERN CORNER OF SAID 64.787 ACRE PARCEL OF LAND;

THENCE, FROM SAID POINT OF COMMENCEMENT, ALONG THE NORTHWESTERN LINE OF SAID 64.787 ACRE PARCEL OF LAND, THE FOLLOWING TWO (2) COURSES:

1) ALONG THE ARC OF A NON-TANGENT 3,405.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 89°43'15" WEST, THROUGH A CENTRAL ANGLE OF 10°38'41", AN ARC DISTANCE OF 632.61 FEET, AND

2) ALONG THE ARC OF A COMPOUND 4,254.56 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 79°04'34" WEST, THROUGH A CENTRAL ANGLE OF 05°13'22", AN ARC DISTANCE OF 387.82 FEET;

THENCE, LEAVING SAID NORTHWESTERN LINE, SOUTH 73°51'12" EAST 11.68 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 26°04'39" EAST 76.14 FEET;

THENCE, SOUTH 20°52'53" EAST 53.34 FEET;

THENCE, SOUTH 16°43'51" EAST 35.76 FEET;

THENCE, SOUTH 15°26'42" EAST 124.09 FEET;

THENCE, SOUTH 15°45'57" EAST 55.95 FEET;

THENCE, SOUTH 19°45'56" EAST 36.06 FEET;
THENCE, SOUTH 24°18'27" EAST 60.59 FEET;
THENCE, SOUTH 30°33'07" EAST 55.34 FEET;
THENCE, SOUTH 36°31'27" EAST 64.52 FEET;
THENCE, SOUTH 44°18'53" EAST 215.45 FEET;
THENCE, SOUTH 44°13'09" EAST 113.85 FEET;
THENCE, SOUTH 50°06'44" EAST 67.11 FEET;
THENCE, SOUTH 54°34'07" EAST 98.24 FEET;
THENCE, SOUTH 62°21'07" EAST 45.41 FEET;
THENCE, SOUTH 70°56'19" EAST 30.96 FEET;
THENCE, SOUTH 77°54'57" EAST 44.11 FEET;
THENCE, SOUTH 87°44'06" EAST 40.11 FEET;
THENCE, NORTH 84°10'02" EAST 36.21 FEET;
THENCE, NORTH 75°03'40" EAST 44.28 FEET;
THENCE, NORTH 68°54'57" EAST 36.53 FEET;
THENCE, NORTH 60°16'11" EAST 236.38 FEET;
THENCE, NORTH 64°10'12" EAST 40.87 FEET;
THENCE, NORTH 68°49'17" EAST 36.98 FEET;
THENCE, NORTH 71°40'57" EAST 59.46 FEET;
THENCE, NORTH 80°34'32" EAST 52.85 FEET;

THENCE, NORTH 82°26'50" EAST 186.09 FEET TO A POINT ON THE NORTHEASTERN LINE OF SAID 64.787 ACRE PARCEL OF LAND, SAID POINT ALSO BEING A POINT ON THE SOUTHWESTERN RIGHT OF WAY LINE OF TIDEMEAT SOUMER RAILWAY (60.00 FEET WIDE);

THENCE, ALONG SAID SOUTHWESTERN RIGHT OF WAY LINE, SOUTH 35°06'12" EAST 619.64 FEET;

THENCE, LEAVING SAID SOUTHWESTERN RIGHT OF WAY LINE, SOUTH 78°47'47" WEST 29.91 FEET;
THENCE, SOUTH 86°00'58" WEST 19.44 FEET;
THENCE, SOUTH 79°52'09" WEST 42.73 FEET;
THENCE, SOUTH 73°59'06" WEST 86.86 FEET;
THENCE, SOUTH 72°03'36" WEST 48.97 FEET;
THENCE, SOUTH 72°55'27" WEST 123.28 FEET;
THENCE, SOUTH 73°09'09" WEST 814.18 FEET;
THENCE, SOUTH 84°50'27" WEST 30.74 FEET;
THENCE, NORTH 86°29'50" WEST 32.88 FEET;
THENCE, NORTH 77°14'43" WEST 40.77 FEET;
THENCE, NORTH 66°57'51" WEST 50.67 FEET;
THENCE, NORTH 61°21'26" WEST 18.63 FEET;
THENCE, NORTH 60°37'24" WEST 33.63 FEET;
THENCE, NORTH 57°28'25" WEST 40.94 FEET;
THENCE, NORTH 46°54'54" WEST 47.12 FEET;
THENCE, NORTH 42°06'04" WEST 7.21 FEET;
THENCE, NORTH 68°42'53" WEST 17.13 FEET;
THENCE, NORTH 27°37'23" WEST 39.52 FEET;
THENCE, NORTH 35°10'01" WEST 112.82 FEET;
THENCE, NORTH 31°48'46" WEST 275.06 FEET;
THENCE, NORTH 34°13'12" WEST 29.06 FEET;
THENCE, NORTH 38°15'07" WEST 26.58 FEET;
THENCE, NORTH 40°48'48" WEST 207.11 FEET;
THENCE, NORTH 36°46'37" WEST 56.59 FEET;
THENCE, NORTH 33°02'01" WEST 55.09 FEET;
THENCE, NORTH 27°49'10" WEST 36.61 FEET;
THENCE, NORTH 26°17'38" WEST 40.25 FEET;
THENCE, NORTH 23°36'10" WEST 33.35 FEET;
THENCE, NORTH 20°00'41" WEST 39.36 FEET;
THENCE, NORTH 17°08'25" WEST 27.15 FEET;
THENCE, NORTH 18°55'53" WEST 17.51 FEET;
THENCE, NORTH 26°19'23" WEST 32.85 FEET;
THENCE, ALONG THE ARC OF A NON-TANGENT 4,265.56 FOOT RADIUS CURVE TO
THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 66°28'51"
WEST, THROUGH A CENTRAL ANGLE OF 07°21'50", AN ARC DISTANCE OF 548.22
FEET TO SAID POINT OF BEGINNING.

CONTAINING 25.06 ACRES OF LAND, MORE OR LESS.

THIS LEGAL DESCRIPTION IS BASED UPON RECORD INFORMATION.

ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS
REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

[Signature]
CHRISTOPHER S. HARMISON, P.L.S.
L.S. NO. 7176
EXPIRES: DECEMBER 31, 2009
LEGAL DESCRIPTION
PREZONE AREA - OPEN SPACE
TIDEWATER CROSSING
SAN JOAQUIN COUNTY, CALIFORNIA

REAL PROPERTY, SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY
OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF SECTION 26 OF THE C. M. WEBER GRANT. "EL RANCHO DEL
CAMPO DE LOS FRANCISSEZ", ALSO BEING A PORTION THAT CERTAIN 145.340
ACRE PARCEL OF LAND AS SHOWN AND SO DESIGNATED ON THAT CERTAIN RECORD
OF SURVEYRecordED JUNE 20, 2002, IN BOOK 35 OF SURVEYS, AT PAGE 39,
IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERN LINE OF SAID 145.340 ACRE PARCEL
OF LAND, SAID POINT BEING THE NORTHWESTERN TERMINUS OF THAT CERTAIN
COURSE DESIGNATED AS "SOUTH 45°54'04" EAST 228.12 FEET" ON SAID MAP;

THENCE, FROM SAID POINT OF BEGINNING, ALONG SAID NORTHERN LINE, THE
FOLLOWING TWO (2) COURSES:

1) SOUTH 45°54'04" EAST 228.12 FEET, AND

2) NORTH 72°50'56" EAST 119.13 FEET;

THENCE, LEAVING SAID NORTHERN LINE, SOUTH 50°09'44" EAST 17.66 FEET;

THENCE, SOUTH 49°32'49" EAST 112.20 FEET;

THENCE, SOUTH 31°14'45" EAST 177.94 FEET;

THENCE, SOUTH 44°27'09" EAST 178.66 FEET;

THENCE, SOUTH 51°04'46" EAST 82.95 FEET;

THENCE, SOUTH 44°05'23" EAST 78.93 FEET;

THENCE, SOUTH 36°23'12" EAST 32.28 FEET;

THENCE, SOUTH 28°51'38" EAST 86.59 FEET;

THENCE, SOUTH 23°14'22" EAST 93.18 FEET;

THENCE, SOUTH 09°20'29" EAST 136.80 FEET;

THENCE, SOUTH 01°04'02" EAST 34.72 FEET;
THENCE, SOUTH 06°00'12" EAST 105.96 FEET;
THENCE, SOUTH 10°22'11" EAST 137.91 FEET;
THENCE, SOUTH 20°34'23" EAST 124.54 FEET;
THENCE, SOUTH 30°58'39" EAST 54.16 FEET;
THENCE, SOUTH 38°21'10" EAST 52.82 FEET;
THENCE, SOUTH 40°39'35" EAST 50.36 FEET;
THENCE, SOUTH 41°04'17" EAST 85.33 FEET;
THENCE, SOUTH 47°02'43" EAST 37.51 FEET;
THENCE, SOUTH 52°03'06" EAST 17.25 FEET;
THENCE, SOUTH 56°35'35" EAST 50.92 FEET;
THENCE, SOUTH 58°43'37" EAST 114.72 FEET;
THENCE, SOUTH 57°55'22" EAST 102.21 FEET;
THENCE, SOUTH 49°29'29" EAST 195.46 FEET;
THENCE, SOUTH 51°32'15" EAST 104.35 FEET;
THENCE, SOUTH 53°30'54" EAST 247.43 FEET;
THENCE, SOUTH 54°08'41" EAST 126.55 FEET;
THENCE, SOUTH 54°59'39" EAST 114.25 FEET;
THENCE, SOUTH 46°17'22" EAST 138.08 FEET;
THENCE, SOUTH 50°46'14" EAST 204.06 FEET;
THENCE, ALONG THE ARC OF A NON-TANGENT 4,133.56 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 74°30'48" WEST, THROUGH A CENTRAL ANGLE OF 04°30'12", AN ARC DISTANCE OF 324.89 FEET;
THENCE, NORTH 40°40'41" WEST 69.21 FEET;
THENCE, NORTH 44°30'56" WEST 47.12 FEET;
THENCE, NORTH 49°33'54" WEST 1,002.80 FEET;
THENCE, NORTH 50°33'33" WEST 81.76 FEET;
THENCE, NORTH 65°03'06" WEST 165.34 FEET;
THENCE, NORTH 38°26'56" WEST 403.72 FEET;
THENCE, NORTH 26°32'36" WEST 55.12 FEET;
THENCE, NORTH 34°04'06" WEST 40.95 FEET;
THENCE, NORTH 30°29'18" WEST 62.77 FEET;
THENCE, NORTH 23°33'58" WEST 68.12 FEET;
THENCE, NORTH 18°08'12" WEST 171.95 FEET;
THENCE, NORTH 19°28'26" WEST 309.98 FEET;
THENCE, NORTH 26°31'26" WEST 47.76 FEET;
THENCE, NORTH 29°51'26" WEST 64.92 FEET;
THENCE, NORTH 34°07'48" WEST 47.86 FEET;
THENCE, NORTH 37°54'56" WEST 114.50 FEET;
THENCE, NORTH 41°03'16" WEST 96.07 FEET;
THENCE, NORTH 36°24'41" WEST 78.64 FEET;
THENCE, NORTH 34°26'58" WEST 39.84 FEET;
THENCE, NORTH 32°34'58" WEST 8.48 FEET;
THENCE, NORTH 37°54'56" WEST 257.33 FEET;
THENCE, NORTH 46°17'02" WEST 146.10 FEET;
THENCE, NORTH 51°05'39" WEST 175.05 FEET;
THENCE, NORTH 72°50'56" EAST 147.51 FEET TO SAID POINT OF BEGINNING.
CONTAINING 18.78 ACRES OF LAND, MORE OR LESS.

THIS LEGAL DESCRIPTION IS BASED UPON RECORD INFORMATION.
ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS
REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

[Stamp]
CHRISTOPHER S. HARMISON, P.L.S.
L.S. NO. 7176
EXPIRES: DECEMBER 31, 2009
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Sheet 2 of 2

Plat to Accompany Legal Description
Pre-Zone Area
Open Space
San Joaquin County, California
July 2008

Carlson, Barbee, & Gibson, Inc.
Civil Engineers • Surveyors • Planners
16974 South Harlan Road, Lathrop, California 95330
Telephone: (209) 858-4944  Fax: (209) 858-4977
LEGAL DESCRIPTION
PREZONE AREA - OPEN SPACE
TIDEWATER CROSSING
SAN JOAQUIN COUNTY, CALIFORNIA

REAL PROPERTY, SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:


BEGINNING AT THE SOUTHEASTERN CORNER OF SAID 221.540 ACRE PARCEL OF LAND, SAID POINT BEING ON THE NORTHEASTERN RIGHT OF WAY LINE OF TIDEWATER SOUTHERN RAILWAY (60.00 PEET WIDE);

THENCE, FROM SAID POINT OF BEGINNING, ALONG SAID NORTHEASTERN RIGHT OF WAY LINE, NORTH 35°06'12" WEST 516.20 FEET;

THENCE, LEAVING SAID RIGHT OF WAY LINE, NORTH 89°16'26" EAST 57.06 FEET;

THENCE, NORTH 89°55'53" EAST 63.37 FEET;

THENCE, SOUTH 88°36'06" EAST 32.26 FEET;

THENCE, SOUTH 88°23'48" EAST 72.64 FEET;

THENCE, NORTH 88°41'54" EAST 74.54 FEET;

THENCE, NORTH 89°04'16" EAST 161.37 FEET;

THENCE, NORTH 86°12'24" EAST 25.44 FEET;

THENCE, SOUTH 89°04'11" EAST 64.27 FEET;

THENCE, SOUTH 87°03'15" EAST 69.37 FEET;
THENCE, SOUTH 83°43'47" EAST 48.09 FEET;
THENCE, SOUTH 80°35'56" EAST 125.19 FEET;
THENCE, SOUTH 77°42'17" EAST 49.03 FEET;
THENCE, SOUTH 70°30'55" EAST 45.88 FEET;
THENCE, SOUTH 64°46'56" EAST 37.32 FEET;
THENCE, SOUTH 60°49'08" EAST 36.53 FEET;
THENCE, SOUTH 59°48'04" EAST 76.83 FEET;
THENCE, SOUTH 52°09'38" EAST 52.32 FEET;
THENCE, SOUTH 32°47'07" EAST 36.06 FEET;
THENCE, SOUTH 42°27'55" EAST 60.26 FEET;
THENCE, SOUTH 39°01'33" EAST 59.62 FEET;
THENCE, SOUTH 34°46'00" EAST 49.47 FEET;
THENCE, SOUTH 33°57'53" EAST 85.47 FEET;
THENCE, SOUTH 36°40'30" EAST 89.27 FEET;
THENCE, SOUTH 39°06'47" EAST 165.45 FEET;
THENCE, SOUTH 41°47'35" EAST 34.88 FEET;
THENCE, SOUTH 46°46'18" EAST 22.27 FEET;
THENCE, SOUTH 53°09'49" EAST 34.49 FEET;
THENCE, SOUTH 54°01'58" EAST 31.11 FEET;
THENCE, SOUTH 62°19'59" EAST 26.90 FEET;
THENCE, SOUTH 60°59'33" EAST 28.39 FEET;
THENCE, SOUTH 67°51'27" EAST 405.58 FEET;
THENCE, SOUTH 69°14'25" EAST 55.57 FEET TO A POINT ON THE SOUTHEASTERN LINE OF SAID PARCEL OF LAND (2006-005857);
THENCE, ALONG SAID SOUTHEASTERN LINE, SOUTH 72°52'02" WEST 1,157.34 FEET TO A POINT ON SAID NORTHEASTERN RIGHT OF WAY LINE OF TIDEWATER SOUTHERN RAILWAY (60.00 FEET WIDE);

THENCE, ALONG SAID NORTHEASTERN RIGHT OF WAY LINE, NORTH 35°06'12" WEST 959.67 FEET TO SAID POINT OF BEGINNING.

CONTAINING 25.02 ACRES OF LAND, MORE OR LESS.

THIS LEGAL DESCRIPTION IS BASED UPON RECORD INFORMATION.

ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

CHRISTOPHER S. HARMISON, P.L.S.
L.S. NO. 7176
EXPIRES: DECEMBER 31, 2009
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**PLAT TO ACCOMPANY LEGAL DESCRIPTION**  
**PRE-ZONE AREA**  
**OPEN SPACE**  
**SAN JOAQUIN COUNTY, CALIFORNIA**  
**JULY 2008**

**Carlson, Barbee, & Gibson, Inc.**  
CIVIL ENGINEERS - SURVEYORS - PLANNERS  
16974 SOUTH HARLAN ROAD, LATHROP, CALIFORNIA 95330  
TELEPHONE: (209) 858-4944 FAX: (209) 858-4977
LEGAL DESCRIPTION
PARK SITE
TIDEWATER CROSSING
SAN JOAQUIN COUNTY, CALIFORNIA

REAL PROPERTY, SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND GRANTED TO FRENCH CAMP INVESTMENTS, LLC, ET AL. BY DEED RECORDED JANUARY 10, 2006, IN DOCUMENT NO. 2006-005857 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, AND ALSO BEING A PORTION OF THAT CERTAIN PARCEL OF LAND GRANTED TO FRENCH CAMP INVESTMENTS, LLC, ET AL. BY DEED RECORDED JANUARY 10, 2006, IN DOCUMENT NO. 2006-005826 OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERN CORNER OF SAID PARCEL OF LAND (2006-005826), SAID POINT BEING THE NORTHERN CORNER OF THAT CERTAIN 40.00 ACRE PARCEL OF LAND SHOWN AND SO DESIGNATED ON THAT CERTAIN RECORD OF SURVEY RECORDED OCTOBER 31, 1996, IN BOOK 31 OF SURVEYS, AT PAGE 113, IN SAID OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY;

THENCE, FROM SAID POINT OF COMMENCEMENT, ALONG THE SOUTHEASTERN LINE OF SAID PARCEL OF LAND (2006-005826), SOUTH 30°11'00" WEST 1,291.71 FEET;

THENCE, LEAVING SAID SOUTHEASTERN LINE, NORTH 59°49'00" WEST 762.15 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, NORTH 38°36'37" WEST 1,021.78 FEET;

THENCE, NORTH 63°22'22" WEST 480.00 FEET;

THENCE, NORTH 26°37'38" EAST 226.19 FEET;

THENCE, ALONG THE ARC OF A TANGENT 30.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 64°29'01", AN ARC DISTANCE OF 33.76 FEET;

THENCE, ALONG THE ARC OF A REVERSE 100.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 01°06'39" EAST, THROUGH A CENTRAL ANGLE OF 40°55'40", AN ARC DISTANCE OF 71.43 FEET;

THENCE, ALONG THE ARC OF A REVERSE 30.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 39°49'01" EAST, THROUGH A CENTRAL ANGLE OF 62°50'00", AN ARC DISTANCE OF 32.90 FEET;
THENCE, ALONG THE ARC OF A REVERSE 2,021.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 23°00'59" EAST, THROUGH A CENTRAL ANGLE OF 09°09'00", AN ARC DISTANCE OF 322.75 FEET;

THENCE, SOUTH 76°08'01" EAST 194.87 FEET;

THENCE, ALONG THE ARC OF A TANGENT 774.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 56°30'14", AN ARC DISTANCE OF 763.30 FEET;

THENCE, SOUTH 19°37'47" EAST 387.34 FEET;

THENCE, ALONG THE ARC OF A TANGENT 596.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 04°51'26", AN ARC DISTANCE OF 50.53 FEET;

THENCE, SOUTH 17°54'03" WEST 13.48 FEET;

THENCE, SOUTH 60°17'19" WEST 394.35 FEET TO SAID POINT OF BEGINNING.

CONTAINING 17.22 ACRES OF LAND, MORE OR LESS.

THIS LEGAL DESCRIPTION IS BASED UPON RECORD INFORMATION.

ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

CHRISTOPHER S. HARMISON, P.L.S.
L.S. NO. 7176
EXPIRES: DECEMBER 31, 2009
LEGAL DESCRIPTION
SCHOOL SITE
TIDEWATER CROSSING
SAN JOAQUIN COUNTY, CALIFORNIA

REAL PROPERTY, SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND GRANTED TO FRENCH CAMP INVESTMENTS, LLC, ET AL. BY DEED RECORDED JANUARY 10, 2006, IN DOCUMENT NO. 2006-005857 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, AND ALSO BEING A PORTION OF THAT CERTAIN PARCEL OF LAND GRANTED TO FRENCH CAMP INVESTMENTS, LLC, ET AL., BY DEED RECORDED JANUARY 10, 2006, IN DOCUMENT NO. 2006-005826 OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERN CORNER OF SAID PARCEL OF LAND (2006-005826), SAID POINT BEING THE NORTHERN CORNER OF THAT CERTAIN 40.00 ACRE PARCEL OF LAND SHOWN AND SO DESIGNATED ON THAT CERTAIN RECORD OF SURVEY RECORDED OCTOBER 31, 1990, IN BOOK 31 OF SURVEYS, AT PAGE 113, IN SAID OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY;

THENCE, FROM SAID POINT OF COMMENCEMENT, ALONG THE SOUTHEASTERN LINE OF SAID PARCEL OF LAND (2006-005826), SOUTH 30°11'00" WEST 1,291.71 FEET;

THENCE, LEAVING SAID SOUTHEASTERN LINE, NORTH 59°49'00" WEST 762.15 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF BEGINNING, NORTH 38°36'37" WEST 1,021.78 FEET;

THENCE, NORTH 63°22'22" WEST 480.00 FEET;

THENCE, SOUTH 26°37'38" WEST 470.02 FEET;

THENCE, ALONG THE ARC OF A TANGENT 324.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 87°28'16", AN ARC DISTANCE OF 494.64 FEET;

THENCE, SOUTH 60°50'38" EAST 413.14 FEET;

THENCE, ALONG THE ARC OF A TANGENT 30.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 64°29'01", AN ARC DISTANCE OF 33.76 FEET;
THENCE, ALONG THE ARC OF A REVERSE 100.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 35°19'39" EAST, THROUGH A CENTRAL ANGLE OF 125°19'06", AN ARC DISTANCE OF 218.72 FEET;

THENCE, ALONG THE ARC OF A REVERSE 30.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 89°59'27" EAST, THROUGH A CENTRAL ANGLE OF 71°16'35", AN ARC DISTANCE OF 37.32 FEET;

THENCE, ALONG THE ARC OF A COMPOUND 474.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 18°42'52" EAST, THROUGH A CENTRAL ANGLE OF 48°25'33", AN ARC DISTANCE OF 400.62 FEET;

THENCE, NORTH 60°17'19" EAST 215.99 FEET TO SAID POINT OF BEGINNING.

CONTAINING 19.41 ACRES OF LAND, MORE OR LESS.

THIS LEGAL DESCRIPTION IS BASED UPON RECORD INFORMATION.

ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

[Signature]
CHRISTOPHER S. HARMISON, P.L.S.
L.S. NO. 7176
EXPIRES: DECEMBER 31, 2009