

RECORDING REQUESTED BY:

REDEVELOPMENT AGENCY OF THE CITY STOCKTON

WHEN RECORDED RETURN TO:

Goldfarb & Lipman
1300 Clay Street, 9th Floor
City Center Plaza
Oakland, CA 94612
Attn: Phuong Y. Lam

NO RECORDING FEE PURSUANT TO
GOVERNMENT CODE SECTION 27383

ORDINANCE NO. 021-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STOCKTON
ADOPTING AN AMENDMENT TO THE AMENDED AND RESTATED
REDEVELOPMENT PLAN FOR THE SOUTH STOCKTON MERGED
REDEVELOPMENT PROJECT PURSUANT TO HEALTH AND SAFETY
CODE SECTIONS 33333.2(c) and (d) and 33333.6(c)(2)(C) and (D), AND
AMENDING RELATED ORDINANCES IN CONNECTION THEREWITH

THE CITY COUNCIL OF THE CITY OF STOCKTON, COUNTY OF SAN
JOAQUIN, STATE OF CALIFORNIA, DOES ORDAIN, AS FOLLOWS:

WHEREAS, the City Council of the City of Stockton adopted the Amended and Restated Redevelopment Plan for the South Stockton Merged Redevelopment Project by Ordinance No. 036-02 on July 2, 2002, as amended by Ordinance No. 013-07, adopted on June 5, 2007 (collectively, the "Redevelopment Plan") governing the South Stockton Merged Redevelopment Project Area (formerly known as the All Nations, McKinley, Sharps Lane and South Stockton Redevelopment Project Areas) (the "Project Area"); and

WHEREAS, the legal description of the Project Area is set forth in Exhibit A of the Amendment described and incorporated in this Ordinance by reference below; and

WHEREAS, the Redevelopment Plan, as amended, contains time limits for conducting certain redevelopment functions meeting the requirements of the Community Redevelopment Law (the "CRL") for such time limits in effect as of the date of adoption and amendment of the Redevelopment Plan; and

CITY ATTY
REVIEW


DATE NOV 12 2008

WHEREAS, SB 1045 added Health and Safety Code sections 33333.2(c) and 33333.6(c)(2)(C) to the CRL, which allow the City Council to amend the Redevelopment Plan to extend the time limits on the effectiveness of the Redevelopment Plan and agency payment on indebtedness or receipt of property taxes by one year; and

WHEREAS, SB 1096 added Health and Safety Code sections 33333.2(c) and 33333.6(c)(2)(D) to the CRL, which allow the City Council to amend the Redevelopment Plan to extend the time limits on the effectiveness of the Redevelopment Plan and agency payment on indebtedness or receipt of property taxes by up to two years; and

WHEREAS, the Redevelopment Agency of the City of Stockton (the "Agency") has prepared an amendment to the Redevelopment Plan to amend its time limits as permitted by Health and Safety Code sections 33333.2(c) and (d) and 33333.6(c)(2)(C) and (D) (the "Amendment"), a copy which is on file with the City Clerk; and

WHEREAS, the City Council desires to amend the Redevelopment Plan in accordance with the terms of the Amendment as authorized pursuant to Health and Safety Code sections 33333.2(c) and (d) and 33333.6(c)(2)(C) and (D); and

WHEREAS, the Agency has prepared and submitted and the City Council has reviewed and considered the staff report on the Amendment; and

WHEREAS, the Agency staff has prepared and submitted to City Council for review and approval a CEQA Notice of Exemption for the Amendment; and

WHEREAS, Health and Safety Code sections 33333.2(c) and (d)(4) and 33333.6(c)(2)(C) and (3)(A) state:

In adopting this ordinance, neither the legislative body nor the agency is required to comply with Section 33354.6 or Article 12 (commencing with Section 33450) or any other provision of this part relating to the amendment of redevelopment plans.

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

Section 1. The City Council hereby finds and declares that the above recitals are true and correct.

Section 2. The City Council hereby finds and declares the following:

(a) The Agency is in compliance with the requirements of Health and Safety Code section 33334.2.

(b) The Agency has adopted an implementation plan in accordance with the requirements of Health and Safety Code section 33490.

(c) The Agency is in compliance with subdivisions (a) and (b) of Section 33413, to the extent applicable.

(d) The Agency is not subject to sanctions pursuant to subdivision (e) of Section 33334.12 for failure to expend, encumber or disburse an excess surplus from its Housing Fund.

(e) The funds used by the Agency to make the payments to the Educational Revenue Augmentation Fund pursuant to Section 33681.12 would otherwise have been used to pay the costs of projects and activities necessary to carry out the goals and objectives of the Plan.

Section 3. The Amendment is hereby incorporated in this Ordinance by reference and made a part of this Ordinance as if set out in full in the Ordinance.

Section 4. It is hereby found and determined that the Amendment is necessary and desirable. The Redevelopment Plan, as adopted by Ordinance No. 036-02 on July 2, 2002, and as amended by Ordinance No. 013-07, adopted on June 5, 2007, is further amended in accordance with the Amendment.

Section 5. The Redevelopment Plan, as amended by the Amendment, is hereby adopted, approved, and designated as part of the official Redevelopment Plan for the Project Area. It is the purpose and intent of the City Council that the Amendment be implemented as part of the Redevelopment Plan for the Project Area. The Executive Director of the Agency may prepare a document that incorporates the provisions of the Amendment into the existing text of the Redevelopment Plan, and such document shall then constitute the official Redevelopment Plan for the Project Area.

Section 6. To the extent of the amendment set forth in the Amendment, this Ordinance amends Ordinance No. 036-02 on July 2, 2002, and Ordinance No. 013-07, adopted on June 5, 2007.

Section 7. In accordance with Health and Safety Code sections 33333.6(g), the Amendment shall not be construed to affect the validity of any bond, indebtedness, or other obligation, including any mitigation agreement entered into pursuant to Health and Safety Code section 33401, authorized by the City Council or the Agency prior to January 1, 1994. Nor shall the Amendment be construed to affect the right of the Agency to receive property taxes pursuant to Health and Safety Code section 33670, to pay the indebtedness or other obligation described in this Section 6.

Section 8. The City Council hereby approves the CEQA Notice of Exemption for the Amendment and directs the City Clerk to file the Notice of Exemption with the County Clerk of the County of San Joaquin.

Section 9. The City Clerk is hereby directed to file a copy of the Amendment with the minutes of this meeting and to publish this Ordinance in The Record. A copy of this Ordinance and the Amendment shall be transmitted to the Agency and the Agency is vested with the responsibility of implementing the Amendment.


Section 10. The Executive Director of the Agency is hereby directed to record the Ordinance and the Amendment in compliance with the provisions of Government Code section 27295.

Section 11. If any provision, section, subsection, subdivision, sentence, clause or phrase of this Ordinance or the Amendment is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portion or portions of the Ordinance or the Amendment.

Section 12. This Ordinance shall take effect and be in full force from and after thirty (30) days from the date of its final passage.

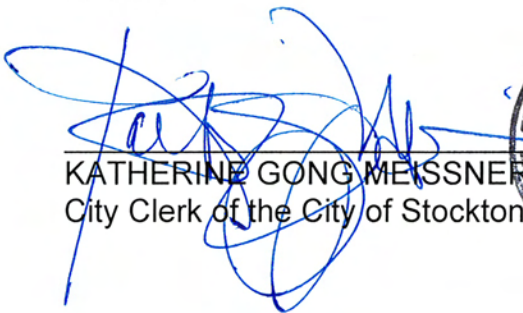
ADOPTED: NOV 18 2008

EFFECTIVE: DEC 18 2008



EDWARD J. CHAVEZ,
Mayor of the City of Stockton

ATTEST:



KATHERINE GONG MEISSNER
City Clerk of the City of Stockton



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**TIME LIMITS AMENDMENT
TO THE AMENDED AND RESTATED REDEVELOPMENT PLAN FOR
THE SOUTH STOCKTON MERGED REDEVELOPMENT PROJECT**

**Adopted November 18, 2008
Ordinance No. 021-08**

I. INTRODUCTION

The City Council of the City of Stockton adopted the Amended and Restated Redevelopment Plan for the South Stockton Merged Redevelopment Project by the City Council Ordinance No. 036-02 on July 2, 2002, as amended by Ordinance No. 013-07, adopted on June 5, 2007 (collectively, the "Plan"), governing the South Stockton Merged Redevelopment Project Area (formerly known as the All Nations, McKinley, Sharps Lane and South Stockton Redevelopment Project Areas) (the "Project Area"). The Project Area is described in the attached Exhibit A.

The Plan contains time limits, with respect to the Project Area, for the effectiveness of the Plan and for the receipt of tax increment pursuant to the requirements of the Community Redevelopment Law ("CRL"). Health and Safety Code sections 33333.2(c) and (d) and 33333.6(c)(2)(C) and (D) permit amendment to the Plan to extend by up to three (3) years each the time limits on the effectiveness of the Plan and the receipt of tax increment. This Amendment has been prepared by the Redevelopment Agency of the City of Stockton (the "Agency") staff to effectuate the provisions of Health and Safety Code sections 33333.2(c) and (d) and 33333.6(c)(2)(C) and (D).

II. MODIFICATION TO PLAN

A. All Nations Project Area

Section A.1 of Part IX of the Plan is modified such that the effectiveness of the Plan with respect to the All Nations Project Area (including, without limitation, the effectiveness of the Agency's land use controls for the All Nations Project Area under the Plan) is changed from August 20, 2019, to August 20, 2022.

Section A.2 of Part IX of the Plan is modified such that the date by which the Agency shall no longer pay indebtedness or receive property taxes pursuant to Health and Safety Code section 33670 with respect to the All Nations Project Area is changed from August 20, 2029, to August 20, 2032.

B. McKinley Project Area

Section B.1 of Part IX of the Plan is modified such that the effectiveness of the Plan with respect to the McKinley Project Area (including, without limitation, the effectiveness of the Agency's land use controls for the McKinley Project Area under the Plan) is changed from August 20, 2013, to August 20, 2016.

Section B.2 of Part IX of the Plan is modified such that the date by which the Agency shall no longer pay indebtedness or receive property taxes pursuant to Health and Safety Code section 33670 with respect to the McKinley Project Area is changed from August 20, 2023, to August 20, 2026.

C. Sharps Lane Project Area

Section C.1 of Part IX of the Plan is modified such that the effectiveness of the Plan with respect to the Sharps Lane Project Area (including, without limitation, the effectiveness of the Agency's land use controls for the Sharps Lane Project Area under the Plan) is changed from June 5, 2012, to June 5, 2015.

Section C.2 of Part IX of the Plan is modified such that the date by which the Agency shall no longer pay indebtedness or receive property taxes pursuant to Health and Safety Code section 33670 with respect to the Sharps Lane Project Area is changed from June 5, 2022, to June 5, 2025

D. South Stockton Project Area

Section D.2 of Part IX of the Plan is modified such that the effectiveness of the Plan with respect to the South Stockton Project Area (including, without limitation, the effectiveness of the Agency's land use controls for the South Stockton Project Area under the Plan) is changed from July 2, 2022, to July 2023.

Section D.3 of Part IX of the Plan is modified such that the date by which the Agency shall no longer pay indebtedness or receive property taxes pursuant to Health and Safety Code section 33670 with respect to the South Stockton Project Area is changed from July 2, 2032, to July 2, 2033.

III. EFFECT OF AMENDMENT

All provisions of the Plan not specifically amended or repealed in this Amendment shall continue in full force and effect.

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EXHIBIT A

LEGAL DESCRIPTION OF SOUTH STOCKTON MERGED PROJECT AREA

The Project Area is described in two parts as follows:

1. Exhibit A-1 provides the legal description of the All Nations Project Area;
2. Exhibit A-2 provides the legal description of the McKinley Project Area;
3. Exhibit A-3 provides the legal description of the Sharps Lane; and
4. Exhibit A-4 provides the legal description of the South Stockton Project Area.

EXHIBIT A-1

ALL NATIONS REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION

This Project Area is comprised of approximately forty (40) acres and is generally located in the southeastern section of Stockton. It is that certain real property lying within the City of Stockton, County of San Joaquin, State of California, described as follows:

All that certain real property situated in Sections 34 and 46 of C.M. Weber Grant, "El Rancho Del Campo De Los Franceses," City of Stockton, County of San Joaquin, State of California and being more particularly described as follows:

Beginning at the intersection of the easterly prolongation of the south line of Eighth Street (an 80 foot wide street) with the east line of Pock Lane (a 55 foot wide street); thence South $72^{\circ}39'$ West along said easterly prolongation and the south line of Eighth Street a distance of 195 feet to a point, said point being at the northwest corner of that certain property described in the deed to the MT. MORIAH MISSIONARY BAPTIST CHURCH OF STOCKTON, said deed being recorded in Volume 3818 at Page 249 of the Official Records of San Joaquin County; thence leaving said south line of Eighth Street, South $17^{\circ}00'$ East, along the west line of said church property, a distance of 92 feet to a point on the north line of POCK LANE GARDENS, as said north line is shown upon the Official Map or Plat thereof, filed in Volume 14 at page 19 of the Book of Maps and Plats, San Joaquin County Records; thence South $73^{\circ}02'$ West along said north line and the westerly prolongation thereof, a distance of 1082.03 feet to the west line of "D" Street (a 30 foot wide street); thence along the west line of "D" Street, North $17^{\circ}00'$ West, a distance of 124.98 feet to the centerline of Eighth Street (an 80 foot wide street); thence along the centerline of Eighth Street, North $72^{\circ}39'$ East, a distance of 324.01 feet to a point on the southerly projection of the east line of that certain property described in the deed to Ralph L. White, said deed being recorded in Volume 4417 at page 908 of the Official Records of San Joaquin County; thence North $17^{\circ}00'$ West along said southerly projection and said east line, a distance of 231.73 feet to the northeast corner of said White property; thence South $73^{\circ}02'$ West along the north line of said White property and the westerly projection thereof, a distance of 324 feet to the west line of "D" Street (a 30 foot wide street); thence along the west line of "D" Street, North $17^{\circ}00'$ West a distance of 526.11 feet and North $16^{\circ}50'30''$ West a distance of 571.50 feet to its northerly termination, said termination being on the north line of KOVEN TRACT, as said north line is shown upon the Official Map or Plat thereof, filed in Volume 11 at page 150 of the Book of Maps and Plats, San Joaquin County Records, thence North $72^{\circ}38'20''$ East along said north line of KOVEN TRACT a distance of 30 feet to the east line of "D" Street; thence along the east line of "D" Street, South $16^{\circ}50'30''$ East a distance of 26.50 feet to the southwest corner of that certain property described in deed to ALICE HART CLARK, said deed being

recorded in Volume 534 at page 40 of the Official Records of San Joaquin County; thence leaving SAID EAST LINE OF "D" Street, North 73°04'30" East along the south line of said CLARK property and the easterly projection thereof, a distance of 1245 feet to the east line of Pock Lane (a 55 foot wide street) as said east line is shown upon the Official Map of UNIT NO. 3, NIGHTINGALE MANOR, filed in Volume 16 at page 37 of the Book of Maps and Plats, San Joaquin County Records; thence along the east line of Pock Lane and the southerly prolongation thereof South 16°58' East a distance of 1336.89 feet to the hereinbefore mentioned POINT OF BEGINNING

Contains 39.783 acres, more or less.

EXHIBIT A-2

MCKINLEY URBAN RENEWAL AREA LEGAL DESCRIPTION

The Project Area is comprised of approximately 345.3 acres and is generally located in the southwestern section of the City of Stockton. It is that certain real property lying within the City of Stockton, County of San Joaquin, State of California, described as follows:

Commencing at the intersection of the westerly prolongation of the north line of Howard Street, as said Howard Street is shown on map entitled Tract No. 250, Corona Park, filed for record May 3, 1950 in Volume 13 of Maps and Plats at Page 65, San Joaquin County Records, and the centerline of Interstate Route 5 (Road 10-SJ-5); thence easterly along said westerly prolongation of the north line of Howard Street, the north line of Howard Street, and the easterly prolongation of the north line of Howard Street to its intersection with the west line of Monroe Street as said Monroe Street is shown on said map of Corona Park; thence northerly along said west line of Monroe Street to its intersection with the westerly prolongation of the north line of Howard Street, as said Howard Street is shown on map entitled Moss Villa Tract, filed for record January 16, 1920 in Volume 9 of Maps and Plats, at Page 69, San Joaquin County Records; thence easterly along said westerly prolongation of Howard Street, the north line of Howard Street, and the easterly prolongation of the north line of Howard Street to the east line of El Dorado Street; thence southerly along the east line of El Dorado Street to the south line of Homestead Canal as said Homestead Canal is shown on map of Mosswood Park, filed for record in Volume 8 of Maps and Plats at Page 52, San Joaquin County Records; thence southwesterly along the south line of said Homestead Canal and the southwesterly prolongation of the south line of said Homestead Canal to the south bank of Walker Slough; thence meandering westerly along the said south bank of Walker Slough to the centerline of Interstate Route 5 (Road 10-SJ-5); thence northerly along the centerline of Interstate Route 5 (Road 10-SJ-5) to the point of beginning.

EXHIBIT A-3

SHARPS LANE VILLA URBAN RENEWAL AREA LEGAL DESCRIPTION

The Project Area is comprised of approximately 105 acres and is generally located in the southeastern section of the City of Stockton. It is that certain real property lying within the City of Stockton, County of San Joaquin, State of California, described as follows:

Commencing at the intersection of the westerly prolongation of the north line of Sharps Lane Villas Unit Number 1 as shown upon map filed for record July 17, 1947, in volume 11 of Maps and Plats at page 154, San Joaquin County Records and the west line of Airport Way; thence easterly along the north line of Sharps Lane Villas Unit Number 1 to the northwest corner of Sharps Lane Villas Unit Number 2 as shown upon map filed for record August 27, 1948, in volume 13 of Maps and Plats at page 25, San Joaquin County Records; thence easterly along the north line of Sharps Lane Villas Unit Number 2 to the northwest corner of Sharps Lane Villas Unit Number 3 as shown upon map filed for record April 7, 1950, in volume 13 of Maps and Plats at page 61, San Joaquin County Records; thence easterly along the north line of Sharps Lane Villas Unit Number 3 to the northeast corner of Sharps Lane Villas Unit Number 3; thence continuing easterly along the easterly prolongation of the north line of Sharps Lane Villas Unit Number 3 to the centerline of Duck Creek; thence in a meandering southeasterly direction along the centerline of Duck Creek to the east line of Lot 2 of Laurel Farms as shown upon map filed for record October 15, 1948, in book 13 of Maps and Plats at page 26, San Joaquin County Records; thence southerly along the east line of Lot 2 of Laurel Farms and said lines southerly prolongation to the south line of Ralph Avenue; thence westerly along the south line of Ralph Avenue to the northwest corner of Hacienda Village as shown upon map filed for record January 27, 1971, in book 19 of Maps and Plats at page 33, San Joaquin County Records; thence southerly along the west line of Hacienda Village, a distance of 184.68 feet; thence South 73°09' west, a distance of 467.93 feet to the west line of Lot 25 of Laurel Farms; thence southerly along the west line of Lot 25 of Laurel Farms and said lines southerly prolongation to the south line of Carpenter Road; thence South 73°09' West to the southeast corner of Sharps Lane Villas Unit Number 2; thence westerly along the south line of Sharps Lane Villas Unit Number 2, Sharps Lane Villas Unit Number 1, and the westerly prolongation of said line to the west line of Airport Way; thence northerly along the west line of Airport Way to the point of beginning.

EXHIBIT A-4

DESCRIPTION

CITY OF STOCKTON
SOUTH STOCKTON REDEVELOPMENT AREA

All that certain area for redevelopment purposes lying within the City of Stockton, County of San Joaquin, State of California, being more particularly described as follows:

Beginning at a point marking the intersection of the centerline of Navy Drive with the southerly line of the Burlington Northern and Santa Fe Railroad right-of-way said point being a point on the Port Industrial Redevelopment Area boundary, said point having the coordinates of 2,164,937.3 North and 6,322,563.5 East; thence along the centerline of Navy Drive and said Port Industrial Redevelopment Area boundary the following five (5) courses:

- 1) Southeasterly along a non-tangent curve, concave to the northeast, said curve having a radius of 1,000.00 feet, a central angle of $19^{\circ} 37' 25''$, an arc length of 342.50 feet and a chord bearing South $77^{\circ} 58' 12''$ East 340.83 feet;
- 2) South $89^{\circ} 46' 48''$ East 5,423.95 feet;
- 3) South $89^{\circ} 13' 26''$ East 2,438.97 feet;
- 4) Southeasterly along a tangent curve, concave to the southwest, said curve having a radius of 238.00 feet, a central angle of $71^{\circ} 02' 29''$, an arc length of 295.10 feet and a chord bearing South $53^{\circ} 42' 12''$ East 276.55 feet and
- 5) South $18^{\circ} 10' 57''$ East 309.37 feet;

thence leaving said centerline of Navy Drive continuing along the boundary of the Port Industrial Redevelopment Area the following six (6) courses:

- 1) North $72^{\circ} 00' 44''$ East 321.92 feet;
- 2) North $71^{\circ} 43' 36''$ East 253.15 feet;
- 3) North $07^{\circ} 21' 46''$ West 1,061.25 feet;
- 4) North $07^{\circ} 01' 44''$ West 1,090.95 feet;
- 5) North $04^{\circ} 58' 11''$ West 206.45 feet and
- 6) South $78^{\circ} 49' 25''$ West 2,496.21 feet to intersection with the city limits line of the City of Stockton and the west line of Pershing Avenue;

thence leaving said Port Industrial Redevelopment Area boundary, along the city limits line of the City of Stockton the following twenty-six (26) courses:

- 1) North $11^{\circ} 51' 57''$ West 905.78 feet along last said west line;
- 2) South $78^{\circ} 23' 58''$ West 174.06 feet;
- 3) South $11^{\circ} 41' 22''$ East 103.65 feet;
- 4) South $78^{\circ} 07' 56''$ West 176.27 feet to the east line Modesto Avenue;
- 5) North $11^{\circ} 57' 54''$ West 154.35 feet along last said east line to the south line of Church Street;

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- 6) continuing along the south line of Church Street for courses 6 to 17 South 60° 35' 53" West 57.04 feet;
- 7) Northwesterly along a curve, concave to the southwest, said curve having a radius of 21.99 feet, a central angle of 98° 48' 45", an arc length of 37.92 feet and a chord bearing North 19° 12' 40" West 33.40 feet;
- 8) South 51° 29' 11" West 352.09 feet;
- 9) South 52° 19' 47" West 128.86 feet;
- 10) South 39° 48' 20" West 31.24 feet;
- 11) South 13° 09' 27" East 19.77 feet;
- 12) South 75° 57' 50" East 23.71 feet;
- 13) South 11° 10' 48" East 58.78 feet;
- 14) South 78° 16' 28" West 129.60 feet;
- 15) South 11° 54' 13" West 93.42 feet;
- 16) Southwesterly along a curve, concave to the northwest, said curve having a radius of 225.00 feet, a central angle of 62° 36' 50", an arc length of 245.88 feet and a chord bearing South 43° 12' 38" West 233.83 feet;
- 17) South 74° 31' 03" West 63.27 feet to the west line of Fresno Avenue;
- 18) North 11° 25' 06" West 783.74 feet along last west line;
- 19) South 78° 02' 36" West 260.65 feet;
- 20) North 11° 24' 09" West 151.75 feet to the south line of Sonora Street;
- 21) South 78° 48' 38" West 209.99 feet along last said south line;
- 22) North 10° 38' 23" West 1,362.17 feet;
- 23) South 78° 18' 48" West 288.31 feet to the west line of Los Angeles Avenue;
- 24) North 10° 52' 00" West 96.38 feet along last said west line to the south line of Main Street;
- 25) South 79° 03' 49" West 361.06 feet along last said south line and
- 26) North 09° 56' 06" West 284.01 feet to a point in the boundary of the Port Industrial Redevelopment Area;

thence leaving said city limits line along the boundary of the Port Industrial Redevelopment Area the following eight (8) courses:

- 1) North 78° 59' 28" East 429.40 feet;
- 2) South 58° 54' 58" East 957.34 feet;
- 3) Southeasterly along a curve, concave to the north, said curve having a radius of 1,524.95 feet, a central angle of 42° 21' 30", an arc length of 1,127.38 feet and a chord bearing South 81° 28' 19" East 101.89 feet;
- 4) North 81° 44' 00" East 67.80 feet;
- 5) Northeasterly along a curve, concave to the northwest, said curve having a radius of 305.99 feet, a central angle of 20° 41' 20", an arc length of 110.49 feet and a chord bearing North 68° 09' 11" East 109.89 feet to point of compound curve;



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- 6) thence along said compound curve, being concave to the southeast, said curve having a radius of 245.99 feet, a central angle of $20^{\circ} 42' 06''$, an arc length of 88.88 feet and a chord bearing North $68^{\circ} 09' 34''$ East 88.40 feet;
- 7) North $78^{\circ} 30' 37''$ East 746.21 feet and
- 8) North $75^{\circ} 41' 28''$ East 2,303.50 feet to a point in the boundary of the West End Redevelopment Area;

thence along the West End Redevelopment Area boundary the following eleven (11) courses:

- 1) North $84^{\circ} 22' 27''$ East 404.93 feet;
- 2) North $67^{\circ} 22' 55''$ East 180.30 feet;
- 3) Northeasterly along a curve, concave to the southeast, said curve having a radius of 392.00 feet, a central angle of $28^{\circ} 26' 13''$, an arc length of 194.56 feet and a chord bearing North $67^{\circ} 23' 54''$ East 192.57 feet;
- 4) North $81^{\circ} 37' 00''$ East 886.93 feet;
- 5) Southeasterly along a curve, concave to the south, said curve having a radius of 292.00 feet, a central angle of $19^{\circ} 38' 32''$, an arc length of 100.10 feet and a chord bearing South $88^{\circ} 33' 44''$ East 99.61 feet;
- 6) South $78^{\circ} 44' 28''$ East 100.81 feet;
- 7) Northeasterly along curve, concave to the north, said curve having a radius of 308.00 feet, a central angle of $22^{\circ} 52' 32''$, an arc length of 122.97 feet and a chord bearing North $89^{\circ} 44' 16''$ East 122.16 feet;
- 8) North $78^{\circ} 23' 00''$ East 262.19 feet;
- 9) South $11^{\circ} 46' 28''$ East 735.16 feet;
- 10) North $78^{\circ} 21' 55''$ East 3,854.44 feet and
- 11) North $12^{\circ} 32' 02''$ West 573.45 feet to a point in the centerline of State Highway Route 4 (Crosstown Freeway);

thence leaving said boundary of the West End Redevelopment Area, along the centerline of State Highway Route 4, North $77^{\circ} 54' 57''$ East 1,955.02 feet to intersection with the centerline of Wilson Way said point having the coordinates of 2,170,528.1 North and 6,339,399.1 East; thence along said centerline South $11^{\circ} 41' 07''$ East 4,225.93 feet to intersection with the centerline of Charter Way; thence along said centerline the following four (4) courses:

- 1) North $78^{\circ} 37' 41''$ East 719.69 feet;
- 2) North $74^{\circ} 24' 06''$ East 662.33 feet;
- 3) North $72^{\circ} 43' 39''$ East 1,028.90 feet and
- 4) North $71^{\circ} 27' 26''$ East 672.93 feet;

thence North $78^{\circ} 09' 47''$ East 667.63 feet to intersection with the south line of Charter Way; thence southwesterly along a curve, concave to the east, said curve having a radius of 56.32 feet, a central angle of $127^{\circ} 50' 52''$, an arc length of 125.67 feet and a chord bearing South $11^{\circ} 21' 47''$ West 101.18 feet to intersection with the northeasterly line of Mariposa Road and the City



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limits line of the City of Stockton; thence along said city limits line the following thirty-eight (38) courses:

- 1) South 56° 53' 19" East 178.48 feet along last said northeasterly line;
- 2) South 60° 40' 32" East 1,170.49 feet continuing along last said northeasterly line;
- 3) South 72° 43' 23" West 133.00 feet to the southwesterly line of Mariposa Road;
- 4) South 57° 45' 15" East 214.60 feet along last said southwesterly line;
- 5) South 15° 26' 05" West 300.59 feet;
- 6) South 18° 02' 03" East 463.52 feet;
- 7) North 71° 41' 51" East 376.55 feet to the west line of Pock Lane;
- 8) South 17° 24' 00" East 148.81 feet along last said west line;
- 9) North 54° 09' 33" East 412.02 feet to the southwesterly line of Mariposa Road;
- 10) South 56° 13' 07" East 779.81 feet along said southwesterly line;
- 11) North 72° 00' 10" East 1,084.58 feet to the east line of Montezuma Street;
- 12) North 18° 12' 25" West 157.37 feet along last said east line;
- 13) North 71° 54' 11" East 419.72 feet;
- 14) North 18° 09' 58" West 302.97 feet to the south line of Juliet Street;
- 15) South 72° 23' 36" West 1,275.59 feet along last said south line;
- 16) North 18° 05' 43" West 552.67 feet;
- 17) North 72° 07' 24" East 827.45 feet;
- 18) North 17° 36' 16" West 474.47 feet;
- 19) North 72° 18' 46" East 610.65 feet to the east line of Madrid Street;
- 20) South 17° 49' 20" East 974.73 feet along last said east line to the north line of Juliet Street;
- 21) North 63° 58' 52" East 447.76 feet along last north line;
- 22) North 72° 43' 11" East 949.35 feet continuing along last said north line to the east line of Ladd Tract Road;
- 23) South 08° 34' 02" East 97.34 feet along last said east line;
- 24) North 76° 35' 35" East 231.82 feet to the southwest line of the B.N.&S.F. Railroad;
- 25) South 53° 12' 21" East 75.55 feet along last said southwest line to the west line of State Highway Route 99;
- 26) South 04° 46' 12" East 1,304.77 feet along last said west line to the south line of Farmington Road;
- 27) North 47° 45' 20" West 33.10 feet along last said south line;
- 28) North 81° 28' 09" West 25.28 feet;
- 29) South 77° 55' 29" West 102.77 feet along last said south line;
- 30) South 71° 25' 54" West 305.40 feet along last said south line to the east line of Netherton Avenue;
- 31) South 17° 57' 35" East 393.40 feet along last east line;
- 32) South 72° 00' 59" East 511.81 feet;
- 33) South 17° 34' 55" East 127.45 feet;
- 34) South 73° 12' 33" West 209.43 feet;



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SOUTH STOCKTON REDEVELOPMENT AREA (Cont'd.)

- 35) South 16° 26' 41" East 307.32 feet;
- 36) South 72° 38' 00" West 402.87 feet;
- 37) South 55° 42' 47" East 46.60 feet and
- 38) North 72° 46' 31" East 1,399.78 feet to a point in the westerly line of State Highway Route 99;

thence leaving said city limits line, along said westerly line, South 04° 16' 56" East 701.50 feet to a point in the city limits line of the City of Stockton said point having the coordinates of 2,164,059.0 North and 6,349,829.4 East; thence along said city limits line the following eight (8) courses:

- 1) South 72° 37' 19" West 563.39 feet;
- 2) South 60° 15' 18" West 226.91 feet to the southwest line of Mariposa Road;
- 3) North 55° 41' 40" West 878.52 feet along last said southwest line;
- 4) South 33° 57' 48" West 1,483.01 feet;
- 5) North 16° 04' 59" West 171.46 feet;
- 6) South 72° 48' 16" West 1,125.61 feet to the west line of Pock Lane;
- 7) North 17° 16' 03" West 1,151.15 feet along last said west line and
- 8) South 72° 50' 40" West 128.74 feet to intersection with the All Nations Redevelopment Area boundary;

thence leaving the city limits line, along the boundary of said All Nations Redevelopment Area, the following four (4) courses:

- 1) North 17° 07' 31" West 93.36 feet;
- 2) North 72° 20' 25" East 183.66 feet;
- 3) North 17° 18' 41" West 1,342.39 feet and
- 4) South 72° 31' 22" West 1,261.42 feet to intersection with the city limits of the City of Stockton;

thence along said limits line the following twenty (20) courses:

- 1) North 17° 20' 55" West 344.99 feet;
- 2) North 14° 33' 47" West 250.55 feet;
- 3) North 17° 35' 48" West 387.61 feet;
- 4) South 72° 05' 33" West 1,162.61 feet to the west line of B Street;
- 5) South 17° 13' 06" East 388.40 feet along last said west line;
- 6) South 72° 32' 34" West 231.67 feet;
- 7) South 17° 08' 10" East 380.12 feet;
- 8) North 77° 23' 29" East 19.47 feet;
- 9) South 17° 22' 20" East 281.33 feet;
- 10) North 72° 59' 29" East 212.81 feet to the west line B Street;
- 11) South 17° 13' 39" East 472.71 feet along last said west line;



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- 12) South 72° 07' 17" West 16.29 feet continuing along last said west line;
- 13) South 17° 18' 42" East 564.58 feet continuing along last said west line;
- 14) South 71° 58' 30" West 1,148.88 feet;
- 15) South 17° 34' 54" East 153.94 feet;
- 16) South 07° 19' 08" East 82.42 feet to the west line of Bieghle Street;
- 17) South 17° 09' 03" East 698.56 feet along last said west line;
- 18) South 23° 40' 56" East 62.24 feet continuing along last said west line;
- 19) South 17° 30' 27" East 2,242.11 feet continuing along last said west line and
- 20) South 73° 11' 57" West 216.23 feet to intersection with the northerly boundary of the Sharpes Lane Villa Redevelopment Area;

thence along said northerly boundary the following three (3) courses:

- 1) North 30° 57' 50" West 17.49 feet;
- 2) South 62° 48' 19" West 101.75 feet and
- 3) South 72° 41' 23" West 2,059.43 feet to a point in the westerly line of Airport Way;

thence along said westerly line North 17° 55' 36" West 123.72 feet; thence leaving said westerly line along the southerly line of Duck Creek the following fourteen (14) courses:

- 1) South 68° 09' 28" West 499.10 feet;
- 2) South 83° 34' 02" West 205.29 feet;
- 3) North 82° 26' 33" West 230.00 feet;
- 4) South 75° 44' 35" West 157.35 feet;
- 5) South 62° 18' 33" West 147.94 feet;
- 6) South 44° 06' 35" West 420.96 feet;
- 7) South 69° 35' 32" West 429.45 feet;
- 8) South 59° 28' 30" West 207.22 feet;
- 9) South 14° 28' 33" West 1,304.15 feet;
- 10) South 05° 03' 00" West 727.07 feet;
- 11) South 84° 34' 59" West 145.65 feet;
- 12) North 42° 47' 07" West 64.04 feet;
- 13) North 86° 47' 50" West 621.97 feet and
- 14) South 69° 06' 34" West 525.73 feet to intersection with the centerline of El Dorado Street;

thence along said centerline South 17° 35' 04" East 1,407.65 feet to intersection with the centerline of Clayton Avenue; thence along said centerline South 72° 37' 15" West 1,116.38 feet; thence South 18° 10' 38" East 35.84 feet to a point in the south line of Clayton Avenue and the city limits line of the City of Stockton; thence along said city limits line the following eight (8) courses:



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SOUTH STOCKTON REDEVELOPMENT AREA (Cont'd.)

- 1) South 72° 03' 42" West 347.77 feet along last south line;
- 2) North 17° 23' 42" West 16.72 feet along last said south line;
- 3) South 71° 44' 22" West 13.50 feet along last said south line to the west line of Odell Avenue;
- 4) North 16° 59' 49" West 1,505.11 feet along last said west line to the south line of Walker Slough;
- 5) South 85° 06' 08" East 385.20 feet along last said south line;
- 6) North 84° 37' 44" East 58.76 feet along last said south line;
- 7) North 69° 13' 33" East 937.45 feet along last said south line to the west line of El Dorado Street and
- 8) North 17° 06' 23" West 3,340.41 feet along last said west line and the city limits line to intersection with the southeasterly line of the McKinley Redevelopment Area;

thence along the perimeter of said McKinley Redevelopment Area the following six (6) courses:

- 1) North 45° 51' 44" East 110.87 feet to the east line of El Dorado Street
- 2) north 17° 21' 33" West 3179.61 feet along last said east line to the easterly projection of the northerly line of Howard Street;
- 3) South 75° 22' 54" West 1,653.46 feet along said northerly line to the west line of Monroe Street;
- 4) South 13° 37' 37" East 25.13 feet along last said east line to the north line of Howard Street;
- 5) South 75° 41' 58" West 1,814.09 feet along last said north line to intersection with the centerline of State Highway Route 5;
- 6) South 15° 24' 37" East 3,308.87 feet along said centerline to intersection with the easterly projection of the southerly line of Houston Avenue said point having the coordinates of 2,158,597.7 North and 6,333,147.1 East;

thence along said southerly line and its easterly projection the following twelve (12) courses:

- 1) South 77° 46' 28" West 563.85 feet;
- 2) South 69° 57' 30" West 208.63 feet;
- 3) South 75° 21' 51" West 243.40 feet;
- 4) South 82° 24' 02" West 389.42 feet;
- 5) South 89° 36' 39" West 294.51 feet;
- 6) North 81° 57' 32" West 341.36 feet;
- 7) North 89° 36' 02" West 1,255.03 feet;
- 8) North 81° 11' 54" West 78.42 feet;
- 9) North 60° 15' 18" West 116.90 feet;
- 10) North 48° 24' 28" West 86.24 feet;
- 11) North 51° 36' 45" West 126.25 feet and
- 12) North 59° 37' 18" West 112.30 feet;



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SOUTH STOCKTON REDEVELOPMENT AREA (Cont'd.)

thence leaving said southerly line along the following sixteen (16) courses:

- 1) North 27° 10' 56" East 514.08 feet;
- 2) North 67° 08' 49" West 179.60 feet;
- 3) North 73° 20' 48" West 119.51 feet;
- 4) North 80° 15' 07" West 197.86 feet;
- 5) North 84° 48' 35" West 306.76 feet;
- 6) South 05° 19' 29" West 124.51 feet;
- 7) North 83° 47' 42" West 325.85 feet;
- 8) North 00° 02' 29" East 411.76 feet;
- 9) South 89° 17' 45" East 793.76 feet;
- 10) North 01° 07' 35" West 180.69 feet to the north line of Lever Boulevard;
- 11) South 89° 54' 17" East 94.05 feet along last said north line;
- 12) North 00° 31' 28" East 109.25 feet;
- 13) South 81° 16' 15" East 628.21 feet;
- 14) EAST 639.04 feet;
- 15) North 28° 55' 37" East 1,067.10 feet and
- 16) NORTH 140.25 feet to the south line of Eighth Street;

thence along said south line North 89° 21' 13" West 1,188.92 feet to the west line of Argonaut Street; thence along said west line North 00° 49' 31" East 937.53 feet; thence leaving said west line North 89° 30' 20" West 1,796.37 feet; thence South 00° 25' 46" West 1,012.90 feet to the south line of Eighth Street; thence North 89° 34' 59" West 921.20 feet along said south line to the west line of Fresno Avenue; thence North 00° 26' 44" East 820.36 feet along said east line; thence North 89° 24' 53" West 979.58 feet; thence North 00° 53' 23" East 1,094.88 feet to a point in the southerly line of Charter Way; thence along said southerly line South 71° 47' 10" West 3,658.71 feet to the centerline of the San Joaquin River; thence along said centerline the following five (5) courses:

- 1) North 02° 06' 56" East 1,054.99 feet;
- 2) North 21° 31' 47" West 1,228.05 feet;
- 3) North 55° 54' 40" West 575.82 feet;
- 4) North 75° 38' 22" West 888.48 feet and
- 5) North 24° 29' 43" West 278.76 feet to intersection with the southerly line of the Burlington Northern and Santa Fe Railroad right-of-way;

thence along said southerly line North 78° 20' 28" East 1,500.25 to the POINT OF BEGINNING.

Containing 3,714 acres, more or less.

TOGETHER WITH a parcel of land lying within the City of Stockton, County of San Joaquin, State of California, being more particularly described as follows:



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Beginning at a point in the city limits line of the City of Stockton, said point being the point of intersection of the northerly line of Ralph Avenue with the easterly line of B Street, said point having the coordinates of 2,159,418.8 North and 6,345,087.0 East; thence along the city limits line of the City of Stockton South 17° 19' 52" East 1,190.03 feet and South 72° 54' 54" West 1,811.64 to a point in the easterly line of the Sharpes Lane Villa Redevelopment Area; thence along said easterly line the following five (5) courses:

- 1) North 17° 21' 18" West 936.37 feet;
- 2) North 73° 10' 33" East 467.93 feet;
- 3) North 17° 22' 52" West 184.68 feet;
- 4) North 72° 59' 15" East 36.00 feet and
- 5) North 17° 15' 27" West 66.27 feet to a point in the north line of Ralph Avenue and the city limits line of the City of Stockton;

thence along said north line North 72° 42' 03" East 1,308.18 feet to the point of beginning.

Containing 47 acres, more or less.

ALSO TOGETHER WITH a parcel of land lying within the City of Stockton, County of San Joaquin, State of California, being more particularly described as follows:

Beginning at the point of intersection of the north line of Sonora Street with the east line of Ventura Avenue, said point having the coordinates of 2,167,209.6 North and 6,325,886.0 East, said point also being a point in the city limits line of the City of Stockton; thence along said city limits line the following three (3) courses:

- 1) North 78° 35' 08" East 366.41 feet;
- 2) South 11° 03' 59" East 384.74 feet and
- 3) South 79° 30' 36" West 366.63 feet to a point in the east line of Ventura Avenue;

thence leaving the said city limits line, along the east line of Ventura Avenue, North 11° 02' 08" West 378.83 feet; thence leaving said east line along the north line of Sonora Street South 78° 56' 21" West 376.99 feet; thence leaving said north line North 11° 05' 06" West 111.10 feet; thence North 78° 56' 21" East 377.10 feet to a point in the east line of Ventura Avenue; thence along said east line South 11° 01' 39" East 111.10 feet to the point of beginning.

Containing 4 acres, more or less.

The basis of this description and accompanying map is the "City of Stockton G.I.S. System Base Map" which is based upon the California Coordinate System 83, Zone 3.

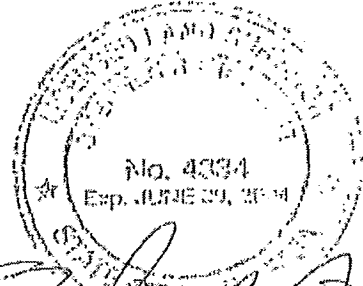
Containing a total area of 3,765 acres, more or less.



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SOUTH STOCKTON REDEVELOPMENT AREA (Cont'd.)

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Stephen R. Thumlert

Stephen R. Thumlert, P.L.S. #4334
Date signed: Nov. 14, 2001



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