

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. **018-08**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STOCKTON
ADOPTING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR
THE WEST END URBAN RENEWAL PROJECT NO. 1
REDEVELOPMENT PROJECT PURSUANT TO HEALTH AND SAFETY
CODE SECTIONS 33333.2(c) & (d) and 33333.6(c)(2)(C) & (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 Redevelopment Plan for the West End Urban Renewal Project No. 1 Redevelopment Project by Ordinance No. 686 C.S. on October 9, 1961, as amended by Ordinance No. 1078 C.S., adopted on April 6, 1964, as amended by Ordinance No. 1685 C.S., adopted on May 27, 1968, as amended by Ordinance No. 2567 C.S., adopted on September 3, 1974, as amended by Ordinance No. 3308-C.S., adopted on March 31, 1980, as amended by Ordinance No. 089-86, adopted on December 15, 1986, as amended and restated Redevelopment Plan for the West End Urban Renewal Project No. 1 by Ordinance No. 039-91, adopted on July 15, 1991, as further amended by Ordinance No. 034-94, adopted on December 19, 1994, as further amended by Ordinance No. 029-98, adopted on November 17, 1998, as further amended by Ordinance No. 028-02, adopted on June 4, 2002, as further amended by Ordinance No. 011-03, adopted on March 18, 2003, and as further amended by Ordinance No. 013-07, adopted on June 5, 2007 (collectively, the "Redevelopment Plan"), establishing the West End Urban Renewal Project No. 1 Redevelopment Project Area (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; and

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CITY REVIEW *TL*
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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

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 and receipt of property taxes by one year; and

WHEREAS, SB 1096 added Health and Safety Code sections 33333.2(d) 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 and receipt of property taxes by two years if certain conditions are met and findings made; 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"), as permitted by SB 1045 and SB 1096, 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) and 33333.6(c)(2)(C) and (3)(A) all 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 333344.2.

(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. 686 C.S. on October 9, 1961, as amended by Ordinance No. 1078 C.S., adopted on April 6, 1964, as amended by Ordinance No. 1685 C.S., adopted on May 27, 1968, as amended by Ordinance No. 2567 C.S., adopted on September 3, 1974, as amended by Ordinance No. 3308-C.S., adopted on March 31, 1980, as amended by Ordinance No. 089-86, adopted on December 15, 1986, as amended and restated Redevelopment Plan for the West End Urban Renewal Project No. 1 by Ordinance No. 039-91, adopted on July 15, 1991, as further amended by Ordinance No. 034-94, adopted on December 19, 1994, as further amended by Ordinance No. 029-98, adopted on November 17, 1998, as further amended by Ordinance No. 028-02, adopted on June 4, 2002, as further amended by Ordinance No. 011-03, adopted on March 18, 2003, and as further 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. 686 C.S., adopted on October 9, 1961, Ordinance

No. 1078 C.S., adopted on April 6, 1964, Ordinance No. 1685 C.S., adopted on May 27, 1968, Ordinance No. 2567 C.S., adopted on September 3, 1974, Ordinance No. 3308-C.S., adopted on March 31, 1980, Ordinance No. 089-86, adopted on December 15, 1986, amends and restates Ordinance No. 039-91, adopted on July 15, 1991, Ordinance No. 034-94, adopted on December 19, 1994, Ordinance No. 029-98, adopted on November 17, 1998, Ordinance No. 028-02, adopted on June 4, 2002, Ordinance No. 011-03, adopted on March 18, 2003 and Ordinance No. 013-07, adopted on June 5, 2007.

Section 7. In accordance with Health and Safety Code section 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 7.

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.

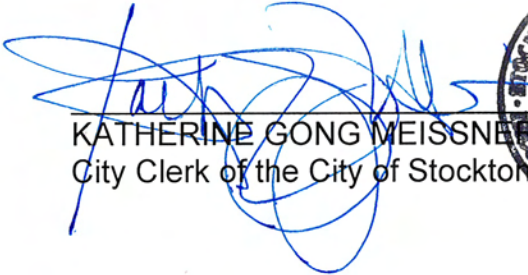
ADOPTED: NOV 18 2008

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 REDEVELOPMENT PLAN FOR THE WEST END URBAN
RENEWAL PROJECT NO. 1 REDEVELOPMENT PROJECT**

**Adopted November 18, 2008
Ordinance No. 018-08**

I. INTRODUCTION

The City Council of the City of Stockton adopted the Redevelopment Plan for the West End Urban Renewal Project No. 1 Redevelopment Project by Ordinance No. 686 C.S. on October 9, 1961, as amended by Ordinance No. 1078 C.S., adopted on April 6, 1964, as amended by Ordinance No. 1685 C.S., adopted on May 27, 1968, as amended by Ordinance No. 2567 C.S., adopted on September 3, 1974, as amended by Ordinance No. 3308-C.S., adopted on March 31, 1980, as amended by Ordinance No. 089-86, adopted on December 15, 1986, as amended and restated Redevelopment Plan for the West End Urban Renewal Project No. 1 by Ordinance No. 039-91, adopted on July 15, 1991, as further amended by Ordinance No. 034-94, adopted on December 19, 1994, as further amended by Ordinance No. 029-98, adopted on November 17, 1998, as further amended by Ordinance No. 028-02, adopted on June 4, 2002, as further amended by Ordinance No. 011-03, adopted on March 18, 2003, and as further amended by Ordinance No. 013-07, adopted on June 5, 2007 (collectively, the "Plan") establishing the West End Urban Renewal Project No. 1 Redevelopment Project Area (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. Initial Project Area

Section A.2 of Part X of the Plan is modified such that the effectiveness of the Plan with respect to the Initial Project Area (including, without limitation, the effectiveness of the Agency's land use controls for the Initial Project Area under the Plan) is changed from January 1, 2009, to January 1, 2012.

Section A.3 of Part X 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 Initial Project Area is changed from January 1, 2019, to January 1, 2022.

B. Expansion Area 1

Section B.2 of Part X of the Plan is modified such that the effectiveness of the Plan with respect to Expansion Area 1 (including, without limitation, the effectiveness of the Agency's land use controls for Expansion Area 1 under the Plan) is changed from September 3, 2014, to September 3, 2017.

Section B.3 of Part X 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 Expansion Area 1 is changed from September 3, 2024, to September 3, 2027.

C. Expansion Area 2

Section C.2 of Part X of the Plan is modified such that the effectiveness of the Plan with respect to Expansion Area 2 (including, without limitation, the effectiveness of the Agency's land use controls for Expansion Area 2 under the Plan) is changed from March 31, 2020, to March 31, 2023.

Section C.3 of Part X 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 Expansion Area 2 is changed from March 31, 2030, to March 31, 2033.

D. Expansion Area 3

Section D.2 of Part X of the Plan is modified such that the effectiveness of the Plan with respect to Expansion Area 3 (including, without limitation, the effectiveness of the Agency's land use controls for Expansion Area 3 under the Plan) is changed from July 15, 2031, to July 15, 2032.

Section D.3 of Part X 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 Expansion Area 3 is changed from July 15, 2041, to July 15, 2042.

III. EFFECT OF AMENDMENT

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

EXHIBIT A
LEGAL DESCRIPTION FOR WEST END URBAN RENEWAL PROJECT NO. 1
REDEVELOPMENT PROJECT AREA

The Project Area is described in four parts as follows:

1. Exhibit A-1 provides the legal description of the Initial Project Area adopted by Ordinance No. 686 C.S., dated October 9, 1961;
2. Exhibit A-2 provides the legal description of the Expansion Area 1, adopted by Ordinance No. 2567 C.S., dated September 3, 1974;
3. Exhibits A-3 provides the legal description of the Expansion Area 2, adopted by Ordinance No. 3308 C.S., dated on March 31, 1980; and
4. Exhibits A-4 provides the legal description of the Expansion Area 3, adopted by Ordinance No. 039-91 C.S., dated on July 15, 1991.

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Exhibit A-1

Legal Description of Project Area Boundaries

City of Stockton, County of San Joaquin, State of California, and described as follows:

PARCEL A1

Beginning at the intersection of the east line of Commerce Street and the south line of Fremont Street and proceeding easterly along said south line of Fremont Street to its intersection with the northerly extension of the east line of Center Street; thence southerly along said east line of Center Street to its intersection with the north line of Weber Avenue; thence easterly along said north line of Weber Avenue to its intersection with the east line of Hunter Street; thence southerly along said east line of Hunter Street to its intersection with the south line of Washington Street; thence westerly along said south line of Washington Street to its intersection with the west line of Commerce Street; thence northerly along said west line of Commerce Street to the south line of Weber Avenue; thence westerly along said south line of Weber Avenue to its intersection with the west line of Madison Street; thence northerly along the northerly extension of said west line of Madison Street to a point in Stockton Channel, said point being 100 feet measured at right angles from the south shore line of Stockton Channel; thence westerly along a line parallel with the said south shore line of Stockton Channel, said line being 100 feet measured at right angles from the said south shore line of Stockton Channel to its intersection with a line, said line being 100 feet parallel with and measured westerly at right angles, from the west shore line of Commodore's Levee; thence northerly along said line parallel with Commodore's Levee to its intersection with the southerly extension of the west line of Madison Street; thence northerly along said southerly extension of the west line of Madison Street and the west line of Madison Street to its intersection with the southwesterly extension of the northerly line of Steamboat Levee; thence northeasterly along the said northerly line of Steamboat Levee to its intersection with the east line of Commerce Street; thence northerly along said east line of Commerce Street to the point of beginning, containing 59.9 acres, more or less.

EXHIBIT A-2

PARCEL B:

Commencing at the intersection of the south line of Washington Street and the west line of Commerce Street as shown on the map of the City of Stockton, recorded in Book of Maps and Flats, Volume 3, Page 59, San Joaquin County Records; thence, North $11^{\circ} 57' 15''$ West 22.25 feet along the northerly extension of the west line of Commerce Street to a point on the south line of Washington Street as shown on the maps of the "Proposed Relinquishment to the City of Stockton," filed on November 9, 1972 in State Highway Map Book No. 15, Page 50, in the office of the Recorder of San Joaquin County, said last mentioned point being the TRUE POINT OF BEGINNING of the herein described parcel of land; thence continuing northerly along the west line of said Commerce Street to the south line of Weber Avenue; thence westerly along said south line of Weber Avenue to its intersection with the west line of Madison Street; thence southerly along said west line of Madison Street to its intersection with the south line of Washington Street as shown on said maps of the "Proposed Relinquishment to the City of Stockton"; thence along said last mentioned south line of Washington Street, the following three (3) courses; (1) North $81^{\circ} 20' 42''$ East 195.41 feet, (2) along a curve to the right having a radius of 292 feet, a central angle of $19^{\circ} 38' 22''$, an arc length of 100.10 feet, and (3) South $79^{\circ} 00' 46''$ East 100.00 feet to the point of beginning, containing 8.94 acres more or less.

PARCEL C:

Beginning at the intersection of the south line of Weber Avenue and the west line of Madison Street; thence North $11^{\circ} 57' 15''$ West 280.34 feet along the northerly extension of said west line of Madison Street to a point in Stockton Channel, said point being 100 feet measured at right angles from the south shore line of Stockton Channel; thence South $85^{\circ} 22' 20''$ West 320.42 feet along a line parallel with the said south shore line of Stockton Channel, said line being 100 feet measured at right angles from the said south shore line of Stockton Channel to its intersection with a line, said last mentioned line being 100 feet parallel with and measured westerly at right angles from the west shore line of Commodore Levee; thence North $22^{\circ} 06' 48''$ East 172.87 feet along said line parallel with Commodore Levee to its intersection with the centerline of Stockton Channel; thence along the centerline of Stockton Channel the following two (2) courses; (1) South $82^{\circ} 25'$ West 1196.51 feet and (2) South $78^{\circ} 05' 33''$ West 505.00 feet to a point on the northerly extension of the west line of Edison Street; thence South $11^{\circ} 57' 15''$ East 556.00 feet along said west line of Edison Street to its intersection with the south line of Weber Avenue; thence North $78^{\circ} 02' 45''$ East 1919.00 feet along said south line of Weber Avenue to the point of beginning, containing 21.73 acres, more or less.

EXHIBIT A-3

PARCEL D:

Beginning at the intersection of the south line of Weber Avenue with the west line of Edison Street as shown on that certain Map of Survey, filed for record December 11, 1979 in Book of Surveys, Volume 27, Page 186, San Joaquin County Records, the bearings and distances in this description are based on said map; thence (1) North 78° 22' 11" East 1919.49 feet along said south line of Weber Avenue to the west line of Madison Street, (2) South 11° 39' 58" East 996.59 feet along said west line to a point on the south line of Washington Street, (3) South 81° 37' West 690.43 feet along said south line, (4) along said south line on the arc of a curve to the left having a radius of 392 feet, a central angle of 28° 26' 13", an arc length of 194.56 feet, and a chord bearing South 67° 23' 54" West 192.57 feet, (5) leaving said south line South 79° 59' 19" West 253.58 feet, (6) South 85° 11' 15" West 311.80 feet to a point on the southwest line of Mormon Channel, (7) along said southwest line from a tangent bearing North 35° 59' 08" West along the arc of a curve to the left having a radius of 140 feet, a central angle of 49° 23' 52", an arc length of 120.70 feet, and a chord bearing North 60° 41' 04" West 117.00 feet, (8) North 85° 23' West 286.00 feet along said southwest line, (9) along said southwest line on the arc of a curve to the right having a radius of 580 feet, a central angle of 25° 00', an arc length of 253.07 feet, and a chord bearing North 72° 53' West 251.07 feet, (10) North 60° 23' West 2309.87 feet along said southwest line and the northwest projection thereof to a point in the Stockton Channel on the southerly projection of the east line of Argonaut Street, (11) North 11° 39' 07" West 274.56 feet along said east line projected southerly to Harbor Line Point No. 64, as said Harbor Line Point is shown upon Harbor Line Map entitled "Harbor Lines, Stockton and Fremont Channel and McLeod Lake, Stockton, California," U. S. Engineers Office, Sacramento, California, and dated April 1952, (12) South 88° 47' 42" East 705.59 feet along the north Harbor Line to Harbor Line Point No. 62, (13) North 75° 39' 52" East 131.08 feet along said north Harbor Line to the intersection of the south line of Block 17-1/2 West Stockton, (14) North 82° 54' 49" East 50.91 feet along said south line, (15) North 78° 21' 06" East 249.80 feet along said south line to a point on said north Harbor Line, said point bearing North 83° 19' 32" West 758.92 feet from Harbor Line Point No. 58, (16) South 83° 19' 32" East 75.70 feet along said Harbor Line to a point on the southerly boundary of Wood Island, (17) South 69° 22' 42" East 204.85 feet along said southerly boundary, (18) South 55° 22' 24" East 150.00 feet along said southerly boundary, (19) South 86° 12' 54" East 334.00 feet along said southerly boundary, (20) North 78° 17' 06" East 50.00 feet along said southerly boundary to a point bearing South 11° 49' 34" East from said Harbor Line Point No. 58, (21) North 11° 49' 34" West 19.74 feet, (22) North 78° 10' 59" East 92.03 feet, (23) North 11° 49' 34" West 20.22 feet, (24) North 52° 10' 59" East 25.99

feet, (25) North $01^{\circ} 35' 01''$ West 44.88 feet to a point on said North Harbor Line, (26) North $78^{\circ} 24' 59''$ East 1255.69 feet along said north line to Harbor Line Point No. 56, (27) North $78^{\circ} 24' 59''$ East 305.00 feet along said north line to Harbor Line Point No. 54, (28) North $23^{\circ} 19' 53''$ East 408.52 feet along said north line to Harbor Line Point No. 52 a point on the westerly boundary of Urban Renewal Area Parcel "A," (29) South $11^{\circ} 39' 58''$ East 276.14 feet along said westerly boundary, (30) South $22^{\circ} 26' 14''$ West 392.35 feet along said westerly boundary to a point on the boundary of Urban Renewal Area Parcel "C," (31) South $82^{\circ} 44' 18''$ West 1197.74 feet along said boundary, (32) South $78^{\circ} 24' 59''$ West 505.00 feet along said boundary to a point on the northerly projection of the said west line of Edison Street, and (33) South $11^{\circ} 40'$ East 556.00 feet along said line produced northerly to the point of beginning, containing 87.884 acres, more or less.

EXHIBIT A-4

Description

AMENDED WEST END URBAN RENEWAL
PROJECT NO. 1
EXPANSION AREA

Commencing at the intersection of the south line of Weber Avenue with the west line of Edison Street as shown on that certain Map of Survey filed for record December 11, 1979 in Book of Surveys, Volume 27, Page 186, San Joaquin County Records, the bearings and distances in this description are based on said map; thence South $11^{\circ} 40' 00''$ East 551.56 feet along the westerly line of said Edison Street to a point in the southwesterly boundary line of the lands shown on said Record of Survey; thence along said southwesterly boundary line South $60^{\circ} 23' 00''$ East 0.99 feet; thence leaving said southwesterly boundary line crossing Mormon Channel as shown on said survey. South $29^{\circ} 37' 00''$ West 160 feet to a point in the northwesterly line of the right of way of Interstate Highway Route No. 5 as shown on said Survey; thence along said right of way line and its northwesterly projection North $60^{\circ} 23' 00''$ West 2,309.87 feet to a point in the Stockton Channel on the southerly projection of the east line of Argonaut Street; thence along the easterly line of said Argonaut Street projected southerly North $11^{\circ} 39' 07''$ West 274.56 feet to Harbor Line Point No. 64 as said Harbor Line Point is shown upon the Map entitled "Harbor Lines Stockton and Fremont Channel and McLeod Lake, Stockton, California," U. S. Engineer's Office, Sacramento, California and dated April 1952; thence South $88^{\circ} 47' 42''$ East 705.59 feet along the north Harbor Line to Harbor Line Point No. 62 and the TRUER POINT OF BEGINNING of the herein described Project Area, said Point of Beginning also being a point on the southerly projection of the westerly line of Yosemite Street; thence North $75^{\circ} 39' 52''$ East 131.08 feet along said North Harbor Line to the intersection of the south line of Block 17½ as shown on the Map of West Stockton; thence North $82^{\circ} 54' 49''$ East 50.91 feet along said South line; thence North $78^{\circ} 21' 06''$ East 249.80 feet along said south line to a point on said North Harbor Line said point bearing North $83^{\circ} 19' 32''$ West 758.92 feet from Harbor Line Point No. 58; thence South $83^{\circ} 19' 32''$ East 75.70 feet along said Harbor Line to a point on the southerly boundary of Wood Island; thence South $69^{\circ} 22' 42''$ East 204.85 feet along last said southerly boundary; thence South $55^{\circ} 22' 24''$ East 150.00 feet along last said southerly boundary; thence South $86^{\circ} 12' 54''$ East 334.00 feet along last said southerly boundary; thence North $78^{\circ} 17' 06''$ East 50.00 feet along last said southerly boundary to a point bearing South $11^{\circ} 49' 34''$ East from said Harbor Line Point No. 58; thence North $11^{\circ} 49' 34''$ West 19.74 feet; thence North $78^{\circ} 10' 59''$ East 92.03 feet; thence North $11^{\circ} 49' 34''$ West 20.22 feet; thence North $62^{\circ} 10' 59''$ East 25.99 feet; thence North $01^{\circ} 35' 01''$ West

44.88 feet to a point on said North Harbor Line; thence North $78^{\circ} 24' 59''$ East 1,255.69 feet along said north line to Harbor Line Point No. 56; thence North $78^{\circ} 24' 59''$ East 305.00 feet along said North line to Harbor Line Point No. 54; thence North $23^{\circ} 19' 53''$ East 408.52 feet along said north line to Harbor Line Point No. 52, said Point No. 52 being on the southerly projection of the west line of Madison Street; thence northerly along said southerly extension of said west line of Madison Street and the west line of Madison Street to its intersection with the southeasterly extension of the northerly line of Steamboat Levee; thence northeasterly along said northerly line of Steamboat Levee to its intersection with the east line of Commerce Street; thence northerly along said east line of Commerce Street to its intersection with the south line of Fremont Street; thence easterly along the south line of said Fremont Street to its intersection with the east line of Center Street; thence southerly along said east line of Center Street to its intersection with the north line of Weber Street; thence easterly along said north line of Weber Street to its intersection with the east line of Hunter Street; thence southerly along said east line of Hunter Street to its intersection with the south line of Washington Street; thence westerly along said south line of Washington Street to its intersection with the west line of Center Street; thence southerly along said west line of Center Street to its intersection with the south line of Sonora Street; thence easterly along said south line of Sonora Street to its intersection with the west line of Sacramento Street; thence northerly along said west line of Sacramento Street to its intersection with the north line of Park Street; thence westerly along said north line of Park Street to its intersection with the west line of Yosemite Street; thence southerly along said west line of Yosemite Street and its southerly projection to Harbor Line Point No. 64 and the True Point of Beginning of the herein described project containing 464 acres, more or less.

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