

When Recorded Return to:
CITY OF STOCKTON
CITY ATTORNEY'S OFFICE
CITY HALL
425 NORTH EL DORADO STREET
STOCKTON, CA 95202

NO RECORDING FEE PURSUANT TO
GOVERNMENT CODE SECTION 27383

ORDINANCE NO. 034-94

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STOCKTON ADOPTING AN AMENDMENT TO THE WEST END URBAN RENEWAL PROJECT NO. 1 REDEVELOPMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 33333.6, AND AMENDING RELATED ORDINANCES IN CONNECTION THEREWITH

WHEREAS, the City Council of the City of Stockton adopted the Redevelopment Plan for the West End Urban Renewal Project No. 1 by Ordinance No. 686 C.S. adopted on October 9, 1961, 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, and as amended by Ordinance No. 039-91 adopted on July 15, 1991 (the "Redevelopment Plan") establishing the West End Urban Renewal Project No. 1 Project Area (the "Project Area"). The legal description of the Project Area is set forth in Exhibit A of the Time Limits 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

WHEREAS, Chapter 942 of the Statutes of 1993 ("Chapter 942") amended the CRL effective January 1, 1994. Among other matters, Chapter 942 adds Health and Safety Code Section 33333.6 to the CRL, requiring the City Council to amend the Redevelopment Plan to incorporate specified new and revised time limits for conducting various redevelopment functions; and

WHEREAS, the Redevelopment Agency of the City of Stockton (the "Agency") has analyzed the provisions of the Redevelopment Plan and the time limit requirements of Health and Safety Code Section 33333.6, and has determined that the Redevelopment Plan must be amended to add or revise certain time limits in the manner and to the extent set forth in the staff report prepared in connection with this Ordinance and on file with the City Clerk; and

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WHEREAS, the Agency has prepared an amendment to the Redevelopment Plan to add or revise the time limits required by Health and Safety Code Section 33333.6 (the "Time Limits Amendment"); a copy of 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 Time Limits Amendment as authorized and directed pursuant to Health and Safety Code Section 33333.6(e); and

WHEREAS, Health and Safety Code Section 33333.6(e) (2) states:

The limitations established in the ordinance adopted pursuant to this section shall apply to the redevelopment plan as if the redevelopment plan had been amended to include those limitations. However, in adopting the ordinance required by this section, neither the legislative body nor the agency is required to comply with 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 Time Limits Amendment is hereby attached as Exhibit "1" and incorporated in this Ordinance by reference and made a part of this Ordinance as if set out in full in this Ordinance.

Section 3. It is hereby found and determined that the proposed amendments embodied in the Time Limits Amendment are necessary and desirable. The Redevelopment Plan, as adopted by Ordinance No. 686 C.S. on October 9, 1961, Ordinance No. 1078 C.S. on April 6, 1964, Ordinance No. 1685 C.S. on May 27, 1968, Ordinance No. 2567 C.S. on September 3, 1974, Ordinance No. 3308 C.S. on March 31, 1980, Ordinance No. 089-86 on December 15, 1986, and Ordinance No. 039-91 on July 15, 1991 is amended in accordance with the proposed amendments set forth in the Time Limits Amendment.

Section 4. The Time Limits 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 Time Limits 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 Time Limits Amendment into the existing text of the Redevelopment Plan, and such document shall then constitute the official Redevelopment Plan for the Project Area.

Section 5. To the extent of the amendments set forth in the Time Limits 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, and Ordinance No. 039-91 adopted on July 15, 1991.

Section 6. In accordance with Health and Safety Code Section 33333.6(h), the Time Limits 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 Time Limits Amendment be construed to affect the right of the Agency to receive property taxes, pursuant to Health and Safety Code Section 33670, to pay any indebtedness or other obligation described in this Section 6.

Section 7. The City Clerk is hereby directed to file a copy of the Time Limits Amendment with the minutes of this meeting. A copy of this Ordinance and the Time Limits Amendment shall be transmitted to the Agency and the Agency is vested with the responsibility of implementing the Time Limits Amendment.

Section 8. The Executive Director of the Agency is hereby directed to record the Ordinance and the Time Limits Amendment in compliance with the provisions of Government Code Section 27295.

Section 9. This Ordinance shall take effect and be in full force thirty (30) days after its passage.

ADOPTED: December 19, 1994

EFFECTIVE: January 18, 1995



JOAN DARRAH, Mayor
City of Stockton

ATTEST:



City Clerk

TIME LIMITS AMENDMENT
TO THE REDEVELOPMENT PLAN
FOR THE WEST END URBAN RENEWAL PROJECT NO. 1
Adopted _____, 1994
Ordinance No. _____

I. INTRODUCTION

The City Council of the City of Stockton has adopted the Redevelopment Plan for the West End Urban Renewal Project No. 1 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, and as amended by Ordinance No. 039-91 adopted on July 15, 1991 (the "Plan"), establishing the West End Urban Renewal Project No. 1 Redevelopment Project Area (the "Project Area"). The 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 Plan. Health and Safety Code Section 33333.6, effective January 1, 1994, requires an amendment to the Plan to incorporate specified new and revised time limits for conducting various redevelopment functions. This Amendment has been prepared by the Stockton Redevelopment Agency staff to comply with the requirements of Health and Safety Code Section 33333.6.

II. DELETIONS FROM PLAN

A. The portion of the paragraph of Part VII.C. of the Plan that formerly read as follows is hereby deleted in its entirety:

"No advances or indebtedness shall be established or incurred by the Agency after the expiration of 39 years from the date upon which this Plan is adopted without further amendment of this Plan."

B. Former Part X of the Plan is hereby deleted in its entirety.

III. ADDITIONS TO PLAN

A new Part X is hereby added to the Plan to read as follows:

"X. TIME LIMITATIONS

A. Initial Project Area

This Section A applies to the portion of the Project Area established pursuant to Ordinance No. 686 C.S., adopted on October 9, 1961, as described in Exhibit A-1 (the "Initial Project Area") attached hereto and by this reference incorporated herein. This Section A supersedes any inconsistent provision of the Plan.

Except as provided in Health and Safety Code Sections 33333.6(g) and (h), and except for any other authority in excess of the following limits that may from time to time be granted by statute (which authority shall be deemed to be incorporated into the provisions of the Plan by this reference and shall supersede the following limits):

1. The time limit with respect to the Initial Project Area on the establishing of loans, advances, and indebtedness, adopted pursuant to Health and Safety Code Section 33333.2(2), shall be January 1, 2004, unless the Plan is amended as permitted by law. This limit, however, shall not prevent the Agency from incurring debt to be paid from the Low and Moderate Income Housing Fund established pursuant to Health and Safety Code Sections 33334.2 and 33334.3 or from establishing more debt in order to fulfill the Agency's housing obligations under Health and Safety Code Section 33413. In addition, this limit shall not prevent the Agency from refinancing, refunding, or restructuring indebtedness after the date set forth in this paragraph if the indebtedness is not increased and the time during which the indebtedness is to be repaid does not exceed the date on which the indebtedness would have been paid.

2. 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) shall terminate on January 1, 2009. After expiration of this time limit on the effectiveness of the Plan with respect to the Initial Project Area, the Agency shall have no authority to act pursuant to the Plan with respect to the Initial Project Area, except to pay previously incurred indebtedness and to enforce existing covenants, contracts, or other obligations.

3. The Agency shall not pay indebtedness or receive property taxes pursuant to Health and Safety Code Section 33670 with respect to the Initial Project Area after January 1, 2019.

The above time limits shall not affect the validity of any bond, indebtedness, or other obligation, including, but not limited to, any 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 this time limit be construed to affect the right of the Agency to receive property taxes, pursuant to Section 33670, to pay such indebtedness or other obligation.

B. Expansion Area 1

This Section B applies to the portion of the Project Area established pursuant to Ordinance No. 2567 C.S., adopted on September 3, 1974, as described in Exhibit A-2 ("Expansion Area 1") attached hereto and by this reference incorporated herein. This Section B supersedes any inconsistent provision of the Plan.

Except as provided in Health and Safety Code Sections 33333.6(g) and (h), and except for any other authority in excess of the following limits that may from time to time be granted by statute (which authority shall be deemed to be incorporated into the provisions of the Plan by this reference and shall supersede the following limits):

1. The time limit with respect to Expansion Area 1 on the establishing of loans, advances, and indebtedness, adopted pursuant to Health and Safety Code Section 33333.2(2), shall be January 1, 2004, unless the Plan is amended as permitted by law. This limit, however, shall not prevent the Agency from incurring debt to be paid from the Low and Moderate Income Housing Fund established pursuant to Health and Safety Code Sections 33334.2 and 33334.3 or from establishing more debt in order to fulfill the Agency's housing obligations under Health and Safety Code Section 33413. In addition, this limit shall not prevent the Agency from refinancing, refunding, or restructuring indebtedness after the date set forth in this paragraph if the indebtedness is not increased and the time during which the indebtedness is to be repaid does not exceed the date on which the indebtedness would have been paid.

2. 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) shall terminate on September 3, 2014. After expiration of this time limit on the effectiveness of the Plan with respect to Expansion Area 1, the Agency shall have no authority to act pursuant to the Plan with respect to Expansion Area 1, except to pay previously incurred indebtedness and to enforce existing covenants, contracts, and other obligations.

3. The Agency shall not pay indebtedness or receive property taxes pursuant to Health and Safety Code Section 33670 with respect to Expansion Area 1 after September 3, 2024.

The above time limits shall not affect the validity of any bond, indebtedness, or other obligation, including, but not limited to, any 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 this time limit be construed to affect the right of the Agency to receive property taxes, pursuant to Section 33670, to pay such indebtedness or other obligation.

C. Expansion Area 2

This Section C applies to the portion of the Project Area established pursuant to Ordinance No. 3308 C.S., adopted on March 31, 1980, as described in Exhibit A-3 ("Expansion Area 2") attached hereto and by this reference incorporated herein. This Section C supersedes any inconsistent provision of the Plan.

Except as provided in Health and Safety Code Sections 33333.6(g) and (h), and except for any other authority in excess of the following limits that may from time to time be granted by statute (which authority shall be deemed to be incorporated into the provisions of the Plan by this reference and shall supersede the following limits):

1. The time limit with respect to Expansion Area 2 on the establishing of loans, advances, and indebtedness, adopted pursuant to Health and Safety Code Section 33333.2(2), shall be January 1, 2004, unless the Plan is amended as permitted by law. This limit, however, shall not prevent the Agency from incurring debt to be paid from the Low and Moderate Income Housing Fund established pursuant to Health and Safety Code Sections 33334.2 and 33334.3 or from establishing more debt in order to fulfill the Agency's housing obligations under Health and Safety Code Section 33413. In addition, this limit shall not prevent the Agency from refinancing, refunding, or restructuring indebtedness

after the date set forth in this paragraph if the indebtedness is not increased and the time during which the indebtedness is to be repaid does not exceed the date on which the indebtedness would have been paid.

2. 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) shall terminate on March 31, 2020. After expiration of this time limit on the effectiveness of the Plan with respect to Expansion Area 2, the Agency shall have no authority to act pursuant to the Plan with respect to Expansion Area 2, except to pay previously incurred indebtedness and to enforce existing covenants, contracts, and other obligations.

3. The Agency shall not pay indebtedness or receive property taxes pursuant to Health and Safety Code Section 33670 with respect to Expansion Area 2 after March 31, 2030.

The above time limits shall not affect the validity of any bond, indebtedness, or other obligation, including, but not limited to, any 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 this time limit be construed to affect the right of the Agency to receive property taxes, pursuant to Section 33670 to pay such indebtedness or other obligation.

D. Expansion Area 3

This Section D applies to the portion of the Project Area established pursuant to Ordinance No. 039-91, adopted on July 15, 1991, as described in Exhibit A-4 ("Expansion Area 3") attached hereto and by this reference incorporated herein. This Section D supersedes any inconsistent provision of the Plan.

Except as provided in Health and Safety Code Sections 33333.6(g) and (h), and except for any other authority in excess of the following limits that may from time to time be granted by statute (which authority shall be deemed to be incorporated into the provisions of the Plan by this reference and shall supersede the following limits):

1. The time limit with respect to Expansion Area 3 on the establishing of loans, advances, and indebtedness, adopted pursuant to Health and Safety Code Section 33333.2(2), shall be July 15, 2011, unless the Plan is amended as

permitted by law. This limit, however, shall not prevent the Agency from incurring debt to be paid from the Low and Moderate Income Housing Fund established pursuant to Health and Safety Code Sections 33334.2 and 33334.3 or from establishing more debt in order to fulfill the Agency's housing obligations under Health and Safety Code Section 33413. In addition, this limit shall not prevent the Agency from refinancing, refunding, or restructuring indebtedness after the date set forth in this paragraph if the indebtedness is not increased and the time during which the indebtedness is to be repaid does not exceed the date on which the indebtedness would have been paid.

2. 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) shall terminate on July 15, 2031. After expiration of this time limit on the effectiveness of the Plan with respect to Expansion Area 3, the Agency shall have no authority to act pursuant to the Plan with respect to Expansion Area 3, except to pay previously incurred indebtedness and to enforce existing covenants, contracts, and other obligations.

3. The Agency shall not pay indebtedness or receive property taxes pursuant to Health and Safety Code Section 33670 with respect to Expansion Area 3 after July 15, 2041.

The above time limits shall not affect the validity of any bond, indebtedness, or other obligation, including, but not limited to, any 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 this time limit be construed to affect the right of the Agency to receive property taxes, pursuant to Section 33670 to pay such indebtedness or other obligation."

IV. EFFECT OF AMENDMENTS

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

Exhibit A-1

Legal Description of Project Area Boundaries

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

PARCEL A:

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 Plats, 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 Commodores Levee; thence North $22^{\circ} 06' 48''$ East 172.87 feet along said line parallel with Commodores 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 62° 10' 59" East 25.99

feet, (25) North 01° 35' 01" West 44.88 feet to a point on said North Harbor Line, (26) North 78° 24' 59" East 1255.69 feet along said north line to Harbor Line Point No. 56, (27) North 78° 24' 59" East 305.00 feet along said north line to Harbor Line Point No. 54, (28) North 23° 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° 39' 58" East 276.14 feet along said westerly boundary, (30) South 22° 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° 44' 18" West 1197.74 feet along said boundary, (32) South 78° 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° 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 TRUE 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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