

Memorandum

To: CHAIR AND COMMISSIONERS

CTC Meeting: November 2-3, 2005

Reference No.: 2.4d.
Action Item

From: CINDY McKIM
Chief Financial Officer

Prepared by: Bimla G. Rhinehart
Division Chief
Right of Way and Land Surveys

Ref: **DIRECTOR'S DEEDS**

RECOMMENDATION:

The Department of Transportation (Department) recommends the California Transportation Commission (Commission) authorize the execution of the attached Director's Deeds. The conveyances of excess State-owned real property, including exchanges, are pursuant to Section 118 of the Streets and Highways Code. The items included on this agenda involve an estimated current value of \$1,616,300. The State will receive a return of \$2,440,450 from the sale of these properties. A recapitulation of the items presented follows (maps attached):

01-01-Lak-20-PM 12.71
Disposal Unit DD 010922 01 01
and DD 010923 01 01

Nice
10,151 sf

Convey to Jeffrey S. Logan and Nita Logan

\$47,400 (PSE \$24,400)

Selling price represents the highest bid received at the first public sale. There were four registered bidders.

02-01-Lak-20-PM 12.80
Disposal Unit DD 010925 01 01
Convey to Nita Logan

Nice
3,670 sf
\$15,800 (PSE \$8,800)

Selling price represents the highest bid received at the first public sale. There were four registered bidders.

03-01-Lak-20-PM 12.86

Disposal Unit DD 011038 01 01;

DD 011039 01 01; DD 011040 01 01;

DD 011041 01 01; and DD 011042 01 01

Convey to Stephan Sardaryan & Robert Meltonyan

Selling price represents the highest bid received at the first public sale. There were four registered bidders.

Nice

18,458 sf

\$85,200 (PSE \$44,200)

04-03-PLA-49-PM 4.62

Disposal Unit DD 005804 01 01

DK 024594 01 01

Convey to Michael L. and Charlene Moule, Trustees

Auburn

1,807 sf

1,490 sf

Equal Value Exchange
(Appraisal \$Equal)

Exchange - direct sale to an adjoining owner. Selling price represents the appraised value of a landlocked parcel to the adjoining owner. The highest and best use of the property is as plotted to the proposed buyer's property for retail/commercial development. The property is not large enough for development and it lacks both legal and physical access to anyone other than the adjoining owner. Included in the exchange is a quitclaim deed to eliminate a slope easement that is located predominately on the land that the State is acquiring with a small portion residing on the adjoining owner's land. Processing this quitclaim deed will eliminate an obsolete easement and clear title concerns for both the Department and adjoining owner. The parcels being acquired by the Department as part of this exchange are approximately 1,492 square feet total. The Department appraised the exchange as equal value based on size and utility. Value enhancement was considered in the appraisal, and it was determined that given the location and use of the land the adjoining owners will not realize a gain.

05-04-Son-12-PM 26.82

Disposal Unit DE 057119

Convey to Pacific Gas and Electric

Conveyance of overhead utility easement pursuant to Utility Agreement No. 1343.2 executed on 8/25/2005.

Kenwood

Overhead Utility Easement

\$1,000 (Appraisal N/A)

06-04-Son-12-PM 27.15

Disposal Unit DE 057120

Convey to Pacific Gas and Electric

Conveyance of overhead utility easement pursuant to Utility Agreement No. 1343.2 executed on 8/25/2005.

Kenwood

Overhead Utility Easement

\$500 (Appraisal N/A)

07-05-Mon-101-PM 96.4

Disposal Unit DD 005898 01 01

Convey to Ronald and Jeri Rader

Finding "A". The highest and best use of the subject parcel is plottage to the adjoining land. The subject parcel is not independently developable pursuant to local zoning standards for residential corner lots. There are no other adjoining ownerships. Approximately half of the lot is affected by the slope of Lavender Lane. In addition, the subject parcel is subject to Right of Way Contract, dated August 13,1999, which calls for the subject excess land to be conveyed, in fee, to the adjoining owner.

Salinas

0.286 ac

\$750 (Appraisal N/A)

08-07-LA-101-PM 5.5

Disposal Unit DD 000532 01 01

Convey to Iqbal and Mehnaz Ahmed

Selling price represents the highest bid received at the third public sale. There were two active bidders out of 25 registered.

Los Angeles

5,261 sf

\$55,000 (PSE \$45,000)

09-07-LA-105-PM 10.5

Disposal Unit DD 055992 02 01

Convey to Kudco Diversified and West Hollywood Properties, LLC\$35,000 (PSE \$29,500)

Selling price represents the highest bid received at the first public sale. There were two active bidders out of 25 registered.

Lynwood

2,628 sf

\$35,000 (PSE \$29,500)

10-07-LA-110-PM 15.4

Disposal Unit DD 073460 01 02

Convey to Dora Orellana

Selling price represents the highest bid received at the first public sale. There were five active bidders out of 25 registered.

Los Angeles

4,983 sf

\$155,000 (PSE \$90,000)

11-07-LA-30-PM R 3.5

Disposal Unit DD 074366 01 01

Convey to Steven Paul & Paul Pieroth

Selling price represents the highest bid received at the second public sale. There were four active bidders out of 25 registered.

La Verne

19,579 sf

\$495,000 (PSE \$300,000)

12-07-Ven-101-PM 14.8

Disposal Unit DD 0B4578 01 01

Convey to Tri Star Promotions, LLC

Finding "A"- direct sale to the only adjoining owner of a property that is not independently developable. The selling price represents the appraised value of a vacant landlocked parcel encumbered by a city sewer easement as well as an easement owned by Southern California Edison encumbering the entire property. These two permanent easements preclude any type of structural development. The highest and best use of subject property is as plotted to the adjoining property, currently doing business as a gasoline service station.

Camarillo

11,751 sf

\$107,000 (Appraisal \$107,000)

13-07-LA-14-PM R29.2/30.1

Disposal Unit DD C1001 01 03

Convey to PacSun, LLC

Santa Clarita

8,289 sf

\$ 36,800 (Appraisal \$36,800)

Finding "A" direct sale to the only adjoining owner of a property that is not independently developable. The selling price represents the appraised value of a vacant narrow, triangular shaped property, which has an average width of about 23 feet. The parcel is landlocked and consists of hilly terrain. The value and the highest and best use is limited by the parcel's size, shape, location, allowable density, and erratic terrain, and is as plotted to the Golden Valley Ranch project. The subject parcel is currently zoned Community Commercial (CC).

Plotting the subject property to the adjoining development will not increase the previously approved density/utility of the project and/or affect the permissible floor area ratios. The buyer proposes to purchase this subject property for use as a roadway extending Los Canyon Road from Los Angeles County through its commercial development west to Golden Valley Road. Once built, it will not only provide access to the commercial development, but also a "freeway alternate" for State Route (SR) 14 between Via Princessa to the east and Golden Valley Road to the west. The buyer will ultimately dedicate this excess parcel to the City as part of a public roadway.

14-08-Riv-15-PM 47.9

Disposal Unit DD 007630 01 01

Convey to Hoprock Limonite, LLC.

Riverside County

32,240 sf

\$1,005,000 (PSE \$548,000)

Selling price represents the highest bid received at the first public sale. There were two active bidders out of 25 registered.

15-08-SBd-71-PM 1.6

Disposal Unit DD 009422 01 01

Convey to CGM The Golden Palms, LLC

Chino

33,273 sf

\$258,000 (Appraisal \$258,000)

Finding "A" direct sale to the only adjoining owner. Sales price represents the appraised value. The highest and best use of this property is plottage to the adjoining owner for development of high-density residential use. Schaefer Avenue is being vacated, rendering this property landlocked.

16-08-SBd-210-KP R 25.40

Disposal Unit DD 015435 01 01

Convey to: Nadine LaFleur

Rialto

13,421 sf

\$22,500 (Appraisal \$22,500)

Sales price represents the fair market value received for a direct sale to satisfy a Judgment in Condemnation, Superior Court Case #086725 (San Bernardino County). Per the judgment, the property is partial consideration of just compensation for a property required for the Interstate 210 extension project.

17-11-SD-125-PM 13.2

Disposal Unit DE 21999 1

Convey to Spring Valley Sanitation District

This is a 20 foot sewer easement that is being conveyed to the Spring Valley Sanitation District, which is under San Diego County jurisdiction. Conveyance is 100% State's obligation pursuant to Utility Agreement # 29493 dated March 26, 1996.

San Diego

20' Wide Sewer Easement

\$0 (Appraisal \$0)

18-11-Imp-86-PM 19.2

Disposal Unit DK002275 01 01

Convey to Stephen, Melinda and Thomas Church

Finding "A" direct sale to the only adjoining owner. This transaction involves the decertification of three access openings at the request of the only adjoining owner. The Legion Road and the Panno Road openings have been designated as public openings. The third opening, a private unnamed driveway (between Panno and Legion Road), will have restricted access to right/in and right/out only and will include a northbound acceleration/deceleration lane.

Brawley

N/A sf

\$82,500 (Appraisal \$82,500)

Two of the access openings have been determined to be a benefit to the public at large and are being provided free of charge to the County. However, the third opening has been deemed as private. The highest and best use of this opening in the before condition is mixed use, substantially as planned. The appraiser utilized this approach and valued the opening at \$82,500.00. The property owner/developer has agreed to be responsible for lane improvements, striping and traffic signalization as specified in the Combined Project Study Report/Project Report for the widening of SR-86 and intersection improvements. Once improved, the public road connection will be turned over to the City. The public openings will serve the Brawley project, which is an approved development of a maximum of 125 single-family dwelling units, 240 multi-family dwelling units, 43 acres of retail commercial development, 5.5 acres of office commercial development and 44 acres of light industrial/business park development.

19-12-Ora-5-PM 32.6

Disposal Unit DD 100305 01 01

Convey to Blanca Hernandez

Selling price represents the highest bid received at the third public sale. There were three active bidders out of 25 registered.

Santa Ana

2,457 sf

\$38,000 (PSE \$19,600)

Attachments

**SUMMARY OF DIRECTOR'S DEEDS
PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION - JANUARY 2005**

Table I - Volume by Districts

District	Direct Sales	Public Sales	Non-Inventory Conveyances	Other Funded Sales	Total Items	Current Estimated Value	Return From Sales	Recovery %
								% Return From Sales Current Value
01		3			3	\$77,400	\$148,400	192%
02					0	\$0	\$0	
03	1				1	\$0	\$0	
04	2				2	\$0	\$1,500	
05	1				1	\$0	\$750	
06					0	\$0	\$0	
07	2	4			6	\$608,300	\$883,800	145%
08	2	1			3	\$828,500	\$1,285,500	155%
09					0	\$0	\$0	
10					0	\$0	\$0	
11	2				2	\$82,500	\$82,500	100%
12		1			1	\$19,600	\$38,000	194%
Total	10	9	0	0	19	\$1,616,300	\$2,440,450	151%

Table II - Analysis by Type of Sale

Type of Sale	# of Items	Current Estimated Value	Return From Sales	Recovery %
				% Return From Sales Current Value
Direct Sales	10	\$506,800	\$509,050	100%
Public Sales	9	\$1,109,500	\$1,931,400	174%
Non-Inventory Conveyances	0	\$0	\$0	
Sub-Total	19	\$1,616,300	\$2,440,450	151%
Other Funded Sales	0	\$0	\$0	
Total	19	\$1,616,300	\$2,440,450	151%



CITY OF NICE

CLEAR LAKE VILLAS SUBDIVISION
 RE-SUBDIVISION OF LOTS 246 TO 282
 BK 4 TM-PG 103-107 LCR

LOT 5

LOT 37

LOT 5

GLENN STREET

COLUSA STREET

LOT 4
DD 10922-01-01

BLOCK 14
 LOT 3

DD 10923-01-01

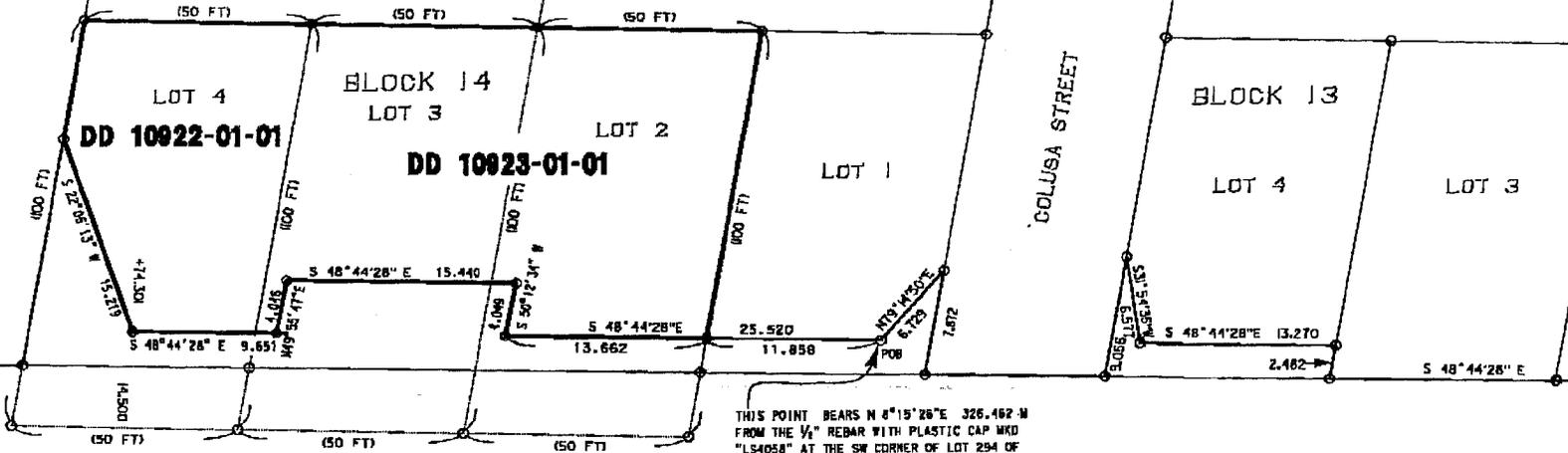
LOT 2

LOT 1

BLOCK 13

LOT 4

LOT 3



THIS POINT BEARS N 0°15'20"E 326.462 M FROM THE 1/2" REBAR WITH PLASTIC CAP MKD "LS4058" AT THE SW CORNER OF LOT 294 OF CLEARLAKE VILLAS SUBDIVISION, AS SHOWN ON THE SURVEY FILED (IN BK 41 R/S-PG 21

COORDINATES, BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 2. DISTANCES ARE IN METERS UNLESS OTHERWISE NOTED. MULTIPLY DISTANCES BY 1.00014413 TO OBTAIN GROUND LEVEL DISTANCES. TO CONVERT METERS TO THE U.S. SURVEY FOOT MULTIPLY DISTANCES BY 3937/1200

PM
12.71

STATE OF CALIFORNIA
 BUSINESS, TRANSPORTATION AND HOUSING AGENCY
 DEPARTMENT OF TRANSPORTATION
 DISTRICT 01

DIRECTOR'S DEED

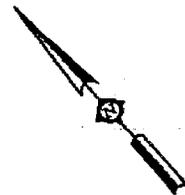
DD 10922-01-01
 DD 10923-01-01

CO	ROUTE	POST MILE
LAK	20	12.71

LEGEND

- EXCESS LANDS
- FOUND MONUMENTS
- RECORD PER BOOK 4 OF TOWN MAPS, PAGES 103 TO 107, LCR

SCALE 1:500



T 15 N, R 9 W, MDM
 SECTION 28

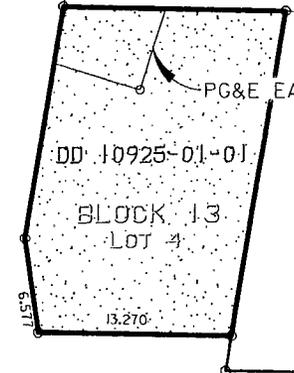
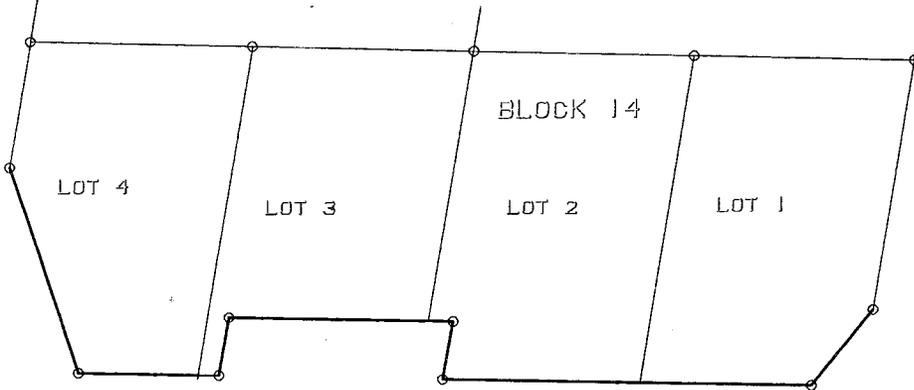
CITY OF NICE

CLEAR LAKE VILLAS SUBDIVISION
 RE-SUBDIVISION OF LOTS 246 TO 282
 BK 4 TM-PG 103-107 LCR
 LOT 5 LOT 37



GLENN STREET

COLUSA STREET



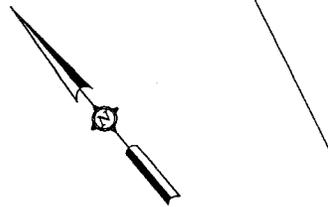
STATE ROUTE 20

DESIGN CENTERLINE ROUTE 20(A)

110+37.144 EC

LEGEND

EXCESS LANDS



T 15 N, R 9 W, MDM
 SECTION 28

SCALE 1:500

STATE OF CALIFORNIA
 BUSINESS, TRANSPORTATION AND
 HOUSING AGENCY
 DEPARTMENT OF TRANSPORTATION
 DISTRICT 01

DIRECTOR'S DEED

DE 10925-01-01

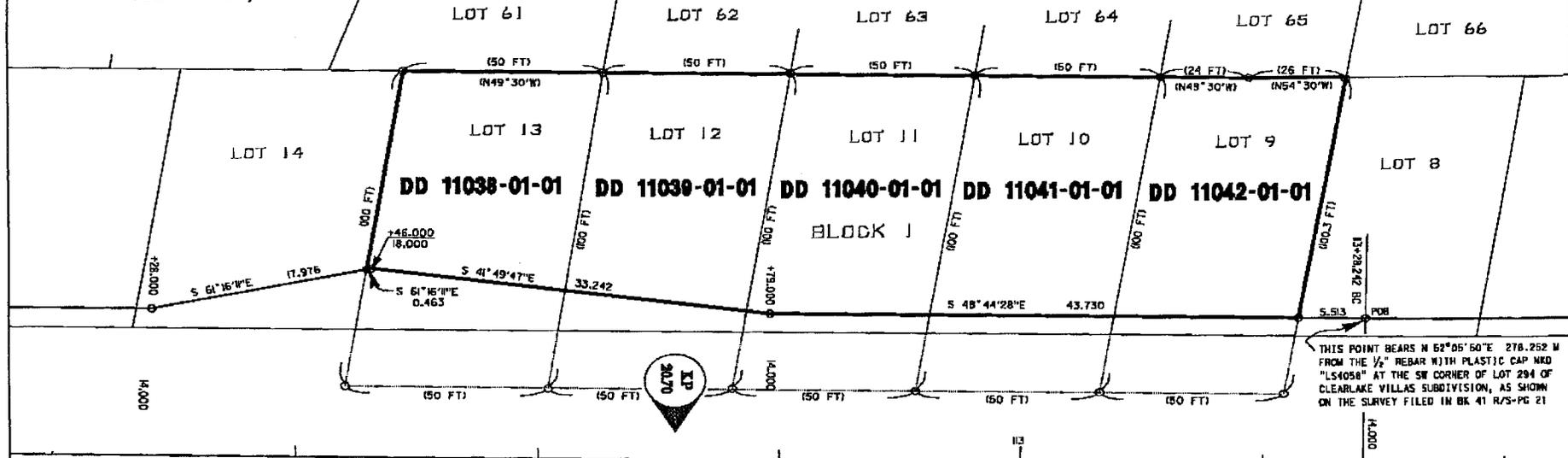
CO	ROUTE	POST MILE
LAK	20	12.80



CITY OF NICE

CLEAR LAKE VILLAS SUBDIVISION
 RE-SUBDIVISION OF LOTS 246 TO 282
 BK 4 TM-PG 103-107 LCR

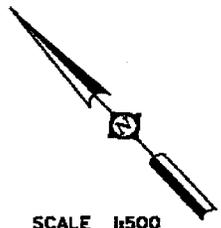
- LEGEND**
- EXCESS LANDS
 - FOUND MONUMENTS
 - () RECORD PER BOOK 4 OF TOWN MAPS, PAGES 103 TO 107, LCR



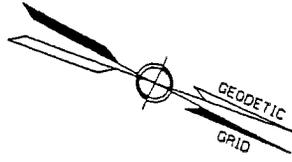
T 15 N, R 9 W, MDM
 SECTION 28

COORDINATES, BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 2. DISTANCES ARE IN METERS UNLESS OTHERWISE NOTED. MULTIPLY DISTANCES BY 1.00014413 TO OBTAIN GROUND LEVEL DISTANCES. TO CONVERT METERS TO THE U.S. SURVEY FOOT MULTIPLY DISTANCES BY 3937/1200

SCALE 1:500



STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 01		
DIRECTOR'S DEED		
DD 11038-01-01, DD 11039-01-01, DD 11040-01-01, DD 11041-01-01, DD 11042-01-01		
CO	ROUTE	POST MILE
LAK	20	12.86



PARCEL "B"

038-121-043
MICHAEL L & CHARLENE
/TR MOULE

038-121-042
MICHAEL L & CHARLENE
/TR MOULE
County Highway
Easement Line

PARCEL "A"

PARCEL "A"

POB

DD 5804-01-01
1807sq. ft.

9.143

N16°41'55"E

36.057

NEVADA WAY

ROUTE 49

← TO AUBURN

TO GRASS VALLEY →

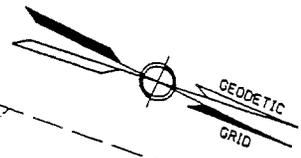
SCALE 1:500

PAR NO
DD-005804-01-01

DIST	CO	RTE	KP/PM
03	PLA	49	7.44/4.62

ACCESS PROHIBITED

Attachment 5a of 20



PARCEL "B"

32845

038-121-042

MICHAEL L & CHARLENE
/TR MOULE

Highway County
Easement Line

EDGEWOOD RD.

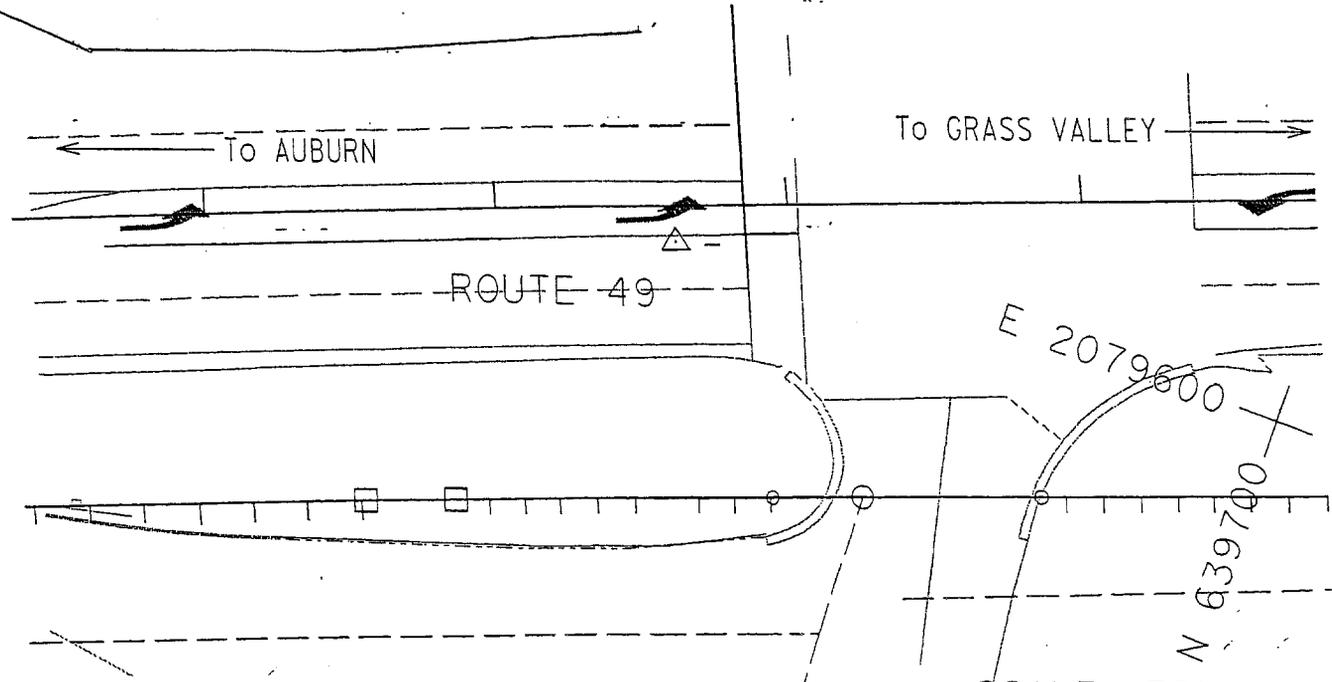
SLOPE EASEMENT
138 sq/meters
1490/sq. feet

DK 24594-01-01

PARCEL "A"

S20°04'02"E 40.186

S60°09'47"E
11.897



SCALE 1:500

* NOTE: All distances are in meters unless noted.

ACCESS PROHIBITED

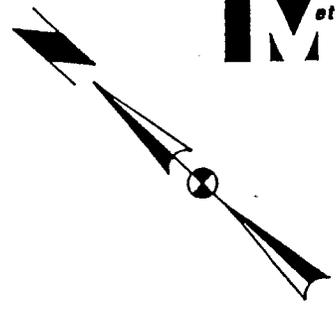
PAR NO DK-024594-01-01			
SLOPE EASEMENT			
DIST	CO	RTE	KP/PM
03	PLA	49	7.48/4.65

Attachment 5b of 20

A-1273.4

SONOMA COUNTY

DE-57119



U+11. Esmt. for P. G. & E.
10.0 Sq. Meter

S38° 01' 15" E

"A" Line

117 **ROUTE 12**

INTERSEC OF SELY Ln OF LOT 9
AND SWLY Ln OF HWY 12

S38° 01' 15" E

SEE DETAIL

S38° 01' 15" E

LOT 9

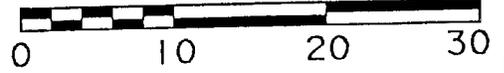
BLOCK 6

S47° 36' 20" W
25.07m

S47° 36' 20" W
25.07m

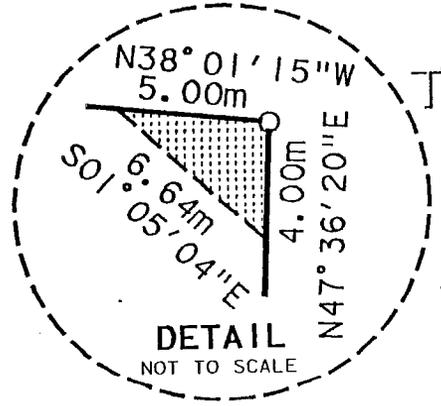
BLOCK 5

SCALE IN METERS



S38° 01' 15" E
18.34m

TOWN OF KENWOOD



CYPRESS AVE

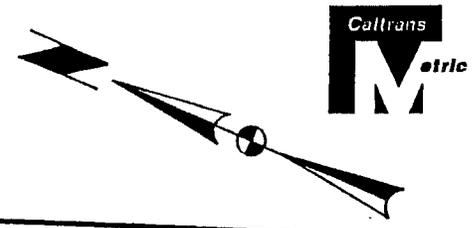
18.29m

STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION
AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 4

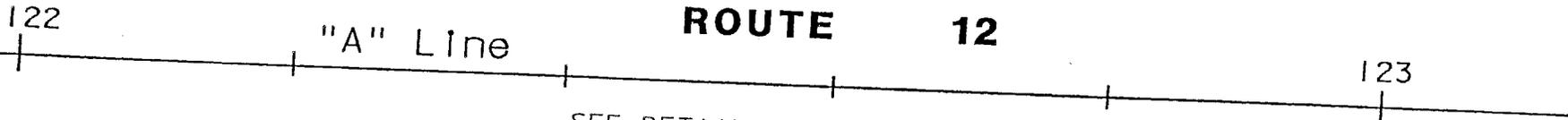
DIRECTOR'S DEED DE-57119

DR. BY: D. C.		DATE: 8-99	
CKD. BY:		SCALE: 1:500	
CO.	RTE.	K. P.	DR. No.
Son	12	43.16	2 OF 2

SONOMA COUNTY



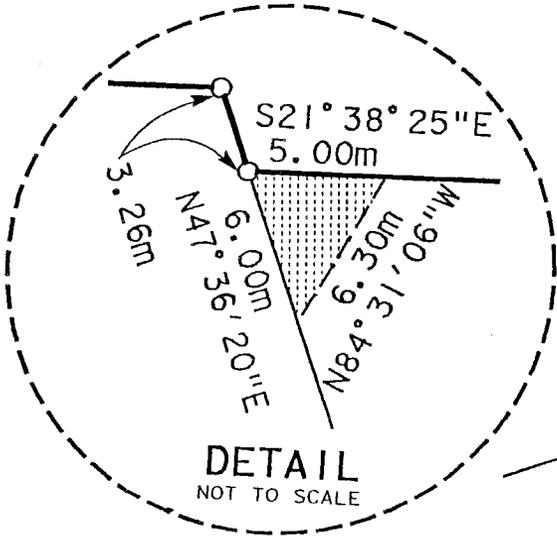
S21° 38' 25" E



SEE DETAIL

INTERSEC OF SELY Ln OF LIBBY ST
AND WLY Ln OF HWY 12

S21° 38' 25" E



DETAIL
NOT TO SCALE

DE-57120

Util. Esmt. for P.G.&E.
14.0 Sq. Meter

LIBBY

BLK 1

18.29m

BLK 15

TOWN OF KENWOOD

ST

STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION
AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 4

DIRECTOR'S DEED
DE-57120

DR. BY: D.C.		DATE: 8-99	
CKD. BY:		SCALE: 1:500	
CO.	RTE.	K.P.	DR. No.
Son	12	43.70	2 OF 2



A-1273.6

EXHIBIT B

MONTEREY
COUNTY



R = 147.64'
 Δ = 32°32'12"
 L = 83.84'

30' Right of Way
 1403-OR-462

DD5898-01-01

S81°44'06"W
 63.98'
 N 8°20'24" W 125.15'
 N 8°15'54" W 202.64'

1177
 OR
 463

OR

414

30'
 N79°39'34"E
 40.59'

PT "B"

SHMB 6 SHIT

RANCHO BOLSA NUEVA Y MORO COJO

STATE OF CALIFORNIA
 BUSINESS AND TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION

DIRECTOR'S DEED MAP DD5898-01-01

Coordinates and bearings are on CCS 83 - Zone 4. Distances and stationing are grid distances. Multiply by 1.0000580 to obtain ground distances.
 FB#4948

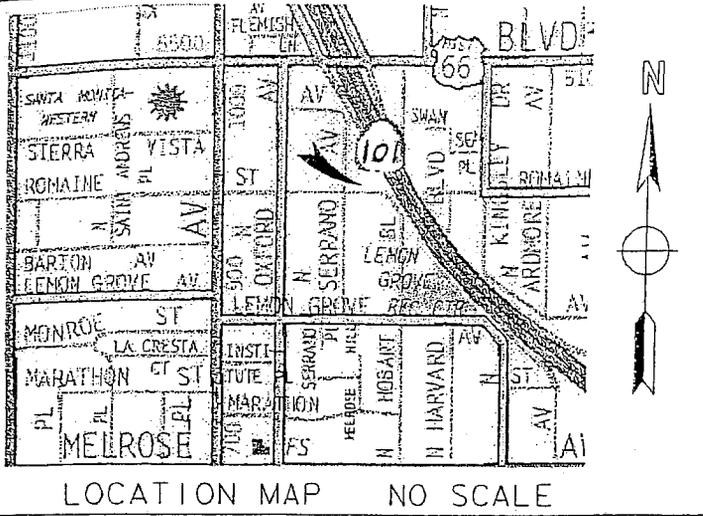
Access Prohibited

Superseded Access Denial

DIST.	COUNTY	ROUTE	POST MILE	SHEET NO.	TOTAL SHEETS
05	MON	101	96.4	2	2

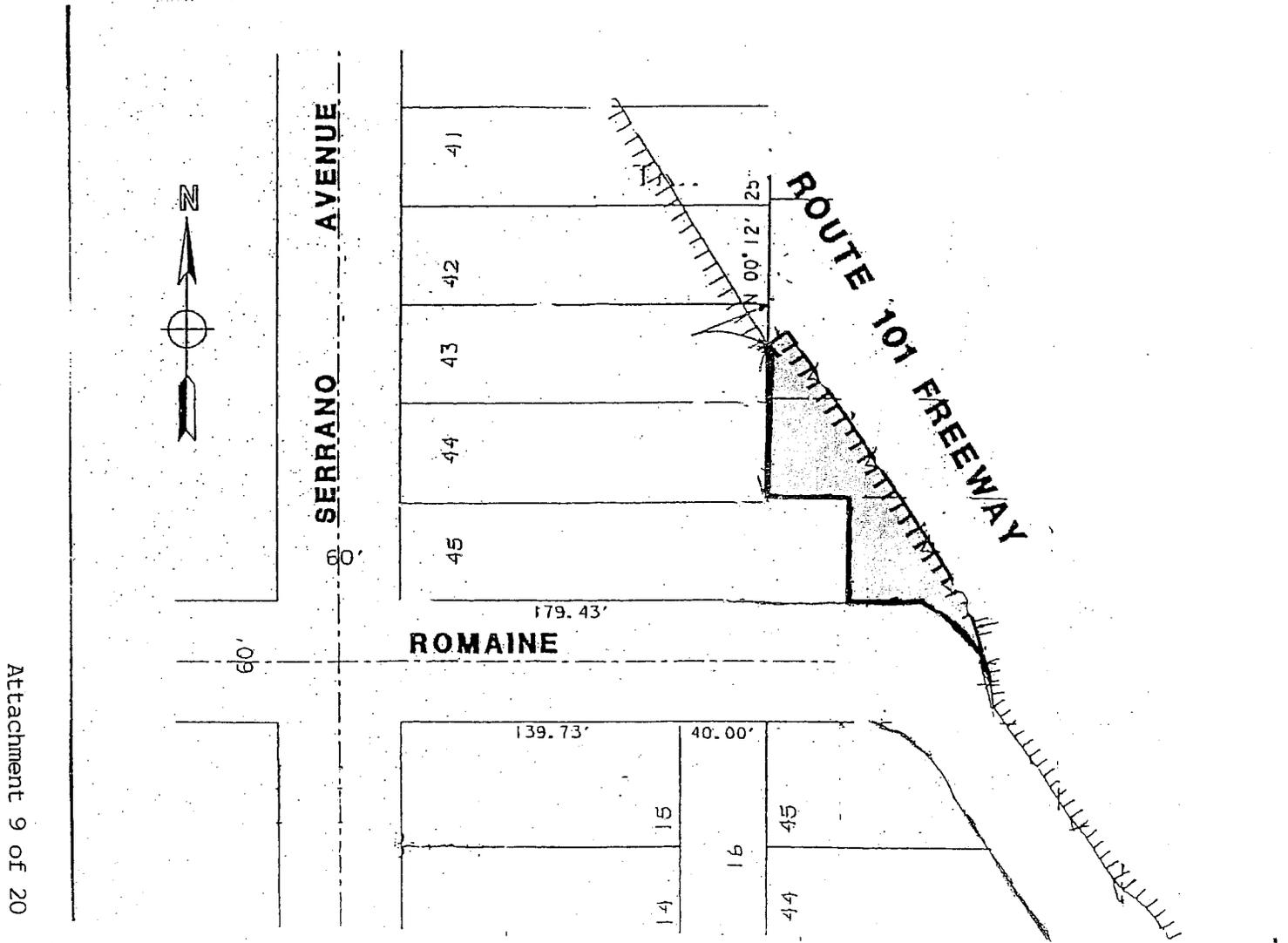
CITY OF LOS ANGELES

DIST	COUNTY	ROUTE	POST MILE
07	LA	101	5.5



DD 000532-01-01

5,261 S.F.



CITY OF LOS ANGELES

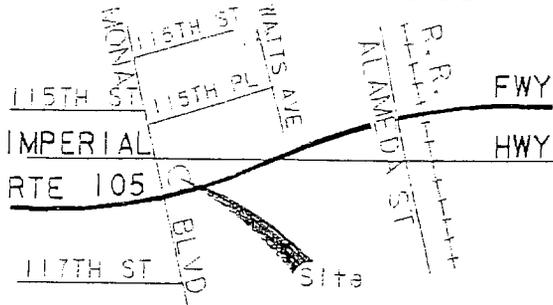
STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

DIRECTOR'S DEED DD 000532-01-01

SCALE: NONE
 DRWN: FC CHKD: JB
 DATE: 07-01-2004

CITY OF LYNWOOD

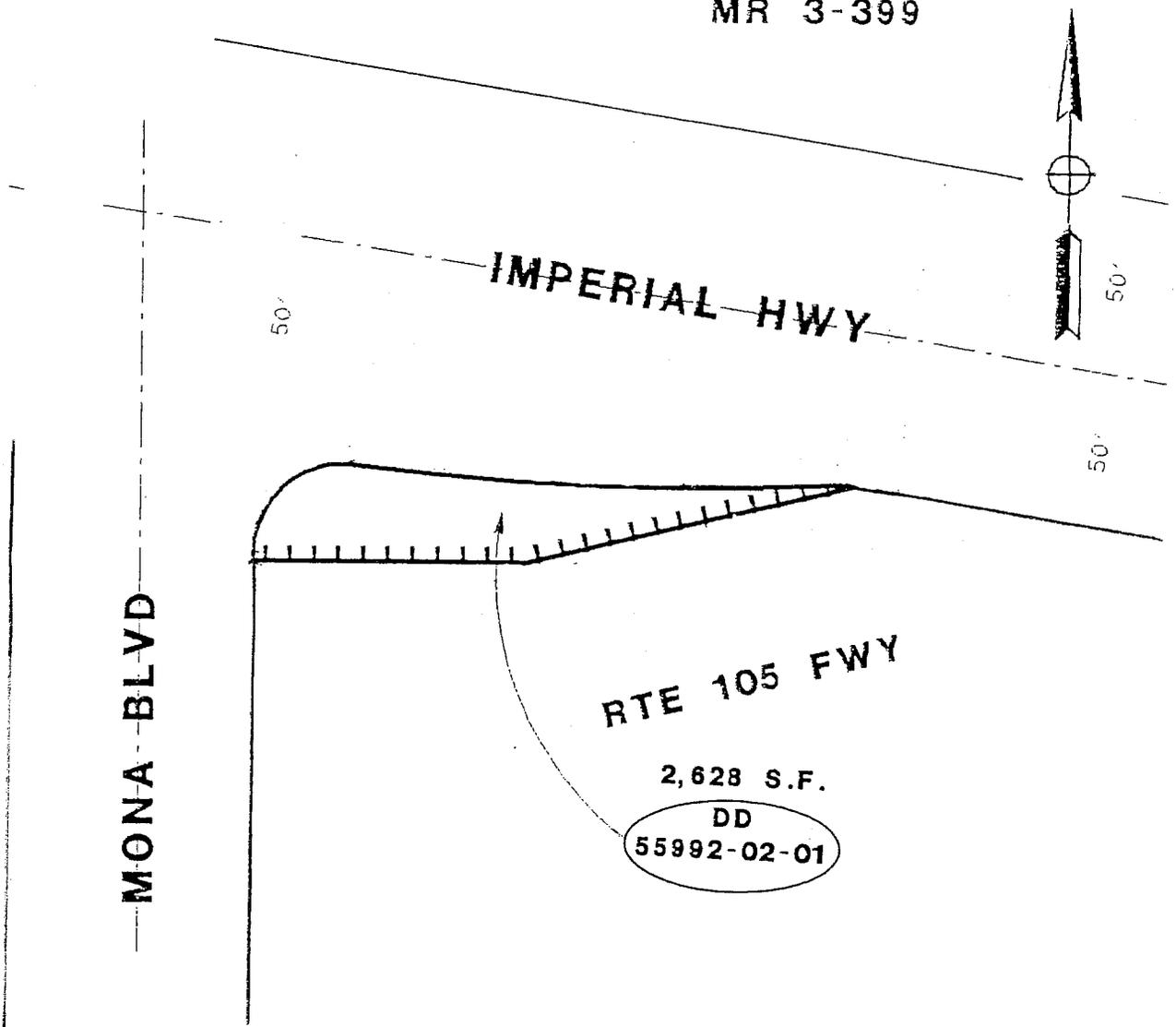


DIST.	COUNTY	PTE.	P.M.
07	LA	105	10.5

PARCEL NO. DD 55992-02-01
 AREA S.F. 2,628 S.F.

100.495 ACRE TRACT OF BULLIS LAND IN THE SAN ANTONIO RANCHO

MR 3-399



STATE RETAINS ACCESS RIGHTS

INTERSTATE ○

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

DIRECTOR'S DEED DD 055992-02-01

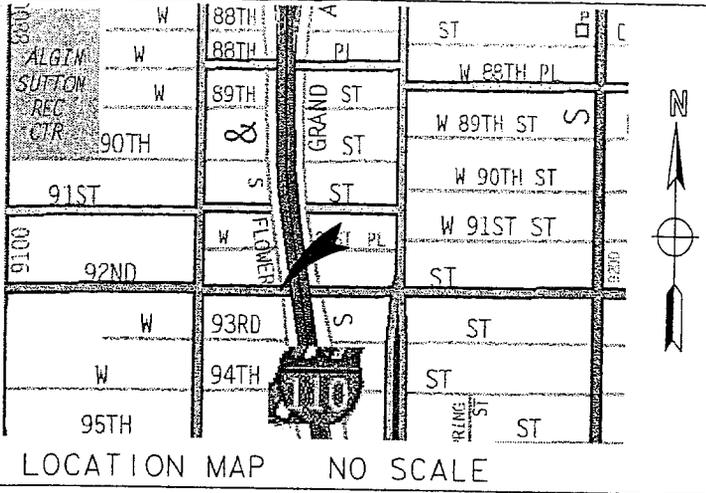
SCALE: NONE
 DRWN: FC CHKD: JB
 DATE: 05-20-2005

REF. MAP Thomas 000, F1149-4

Attachment 10 of 20

CITY OF LOS ANGELES

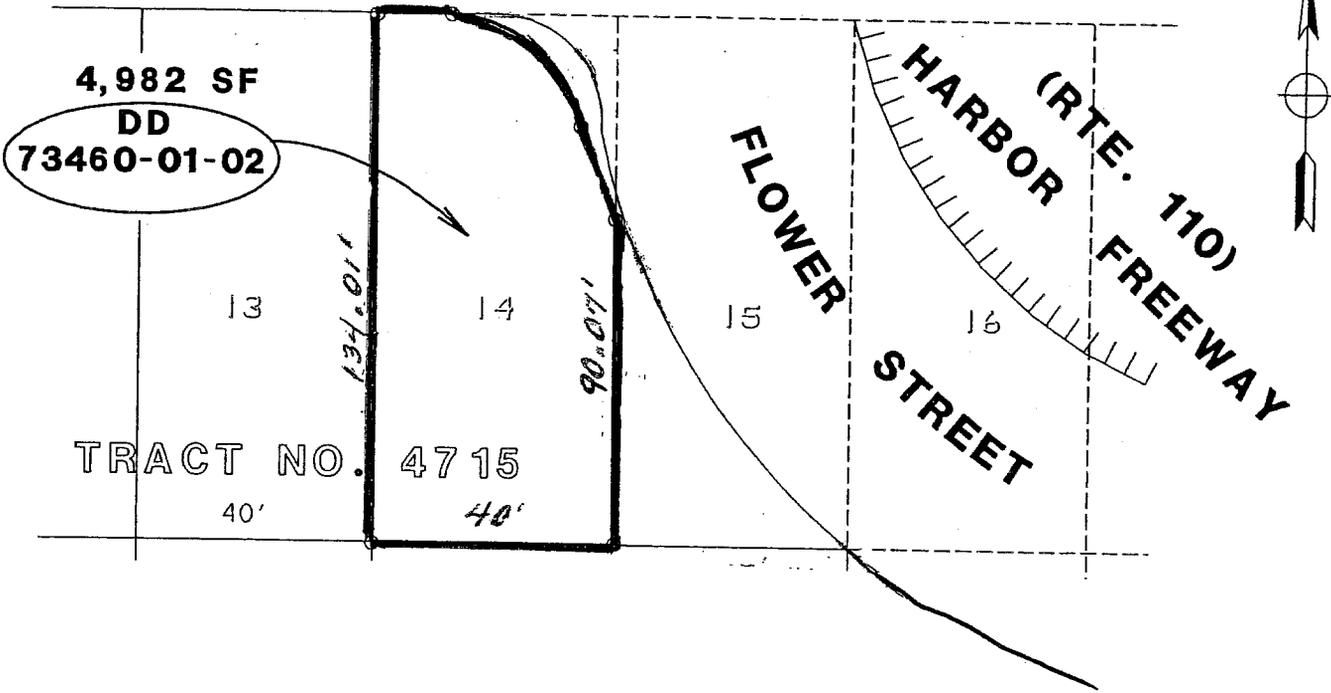
DIST	COUNTY	ROUTE	POST MILE
07	LA	110	15.4



PARCEL NO. AREA S.F.
DD 73460-01-02 4,982 S.F.

PORTION OF LOT 14
 TRACT NO. 4715
 M. B. 57-14

NINETY-SECOND STREET



Attachment 11 of 20

STATE RETAINS ACCESS RIGHTS

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

DIRECTOR'S DEED DD 73460-01-02

REF. MAP: F1352-8

SCALE: NONE

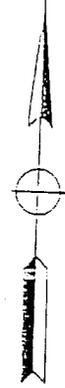
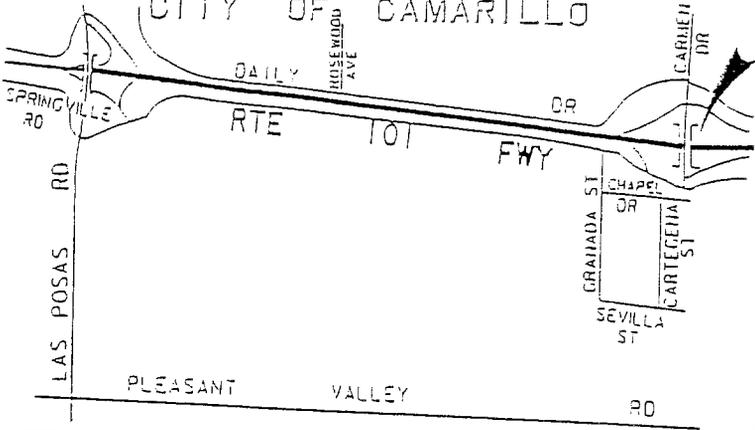
DRWN: FC CHKD: JM

DATE: 03-02-2005

CITY OF CAMARILLO

DIST.	COUNTY	PTE.	P.M.
07	VEN	101	14.8

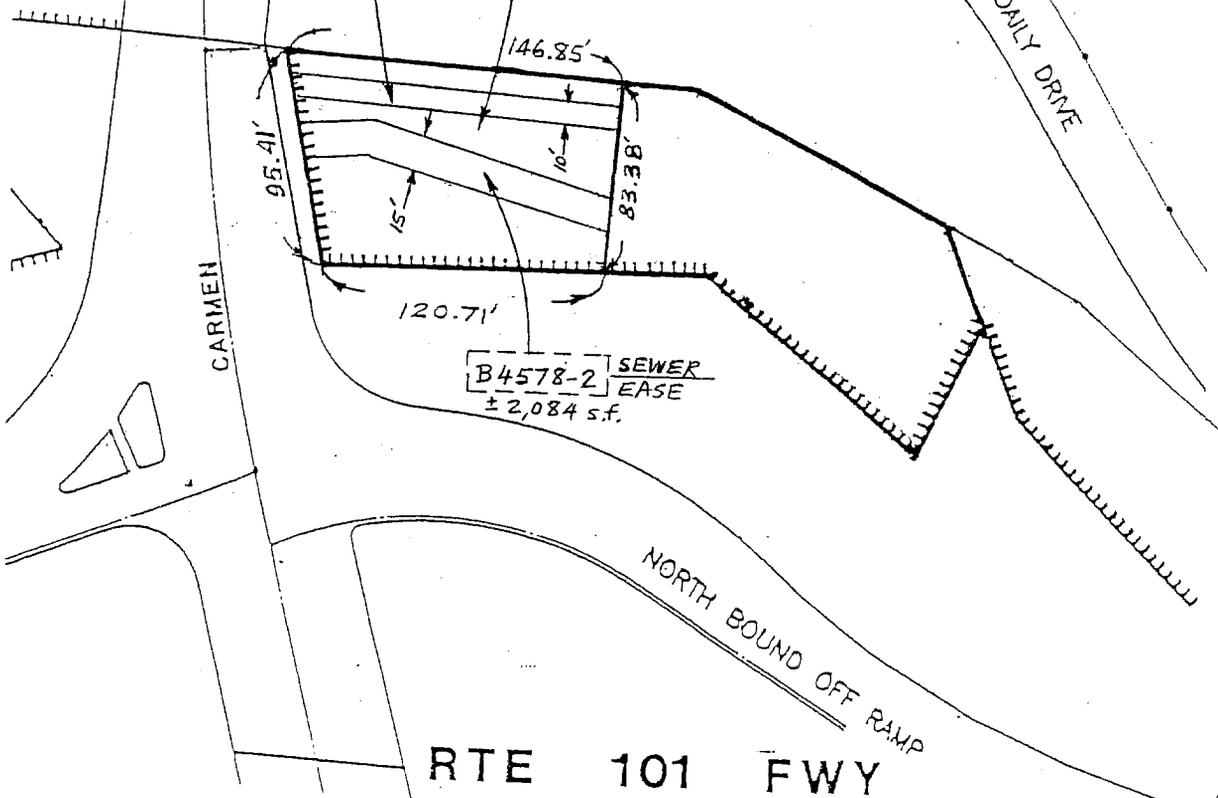
PARCEL NOS. AREA
 B4578-01-01 11,751 s.f.



GAS STATION

± 1,425 s.f.
 ELECTRICAL EASE B4578-3
 11751 SF
 DD B4578-01-01

B4578-2 SEWER EASE
 ± 2,084 s.f.



STATE RETAINS ACCESS RIGHTS
 STATE OF CALIFORNIA- DEPARTMENT OF TRANSPORTATION- DISTRICT 07

PLAT ACCOMPANYING
 DIRECTOR'S DEED DD B4578-01-01

SCALE: NONE
 DRAWN: JMCCHKD:NIW
 DATE: 9-26-05
 CADD:

REF. MAP: F2226-4

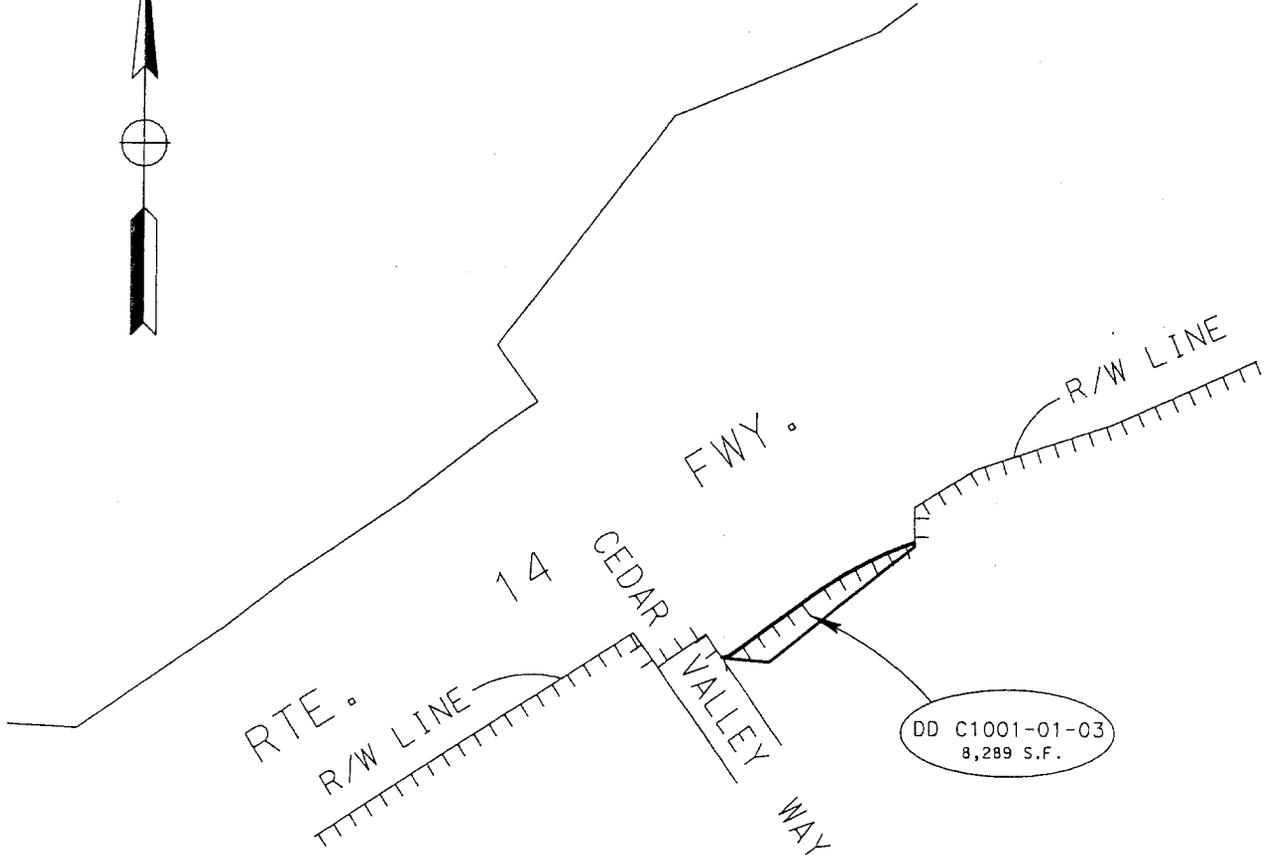
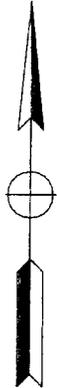
Attachment 13 of 20

CITY OF SANTA CLARITA



DIST.	COUNTY	ROUTE	POST MILE	SHEET
07	LA	14	R29.2/30.1	

PARCEL NO.	AREA
DD C1001-01-03	8,289 s.f. = 0.19 Acres



STATE RETAINS ACCESS RIGHTS

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION - DISTRICT 07

PLAT ACCOMPANYING

DIRECTOR'S DEED DD C1001-01-03

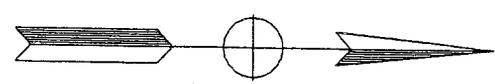
SCALE: NONE
 DRAWN: NW CHKD: JM
 DATE: 9-26-05
 CADD: DD C1001-01-03

REF. MAP: FI057-5

Attachment 14 of 20

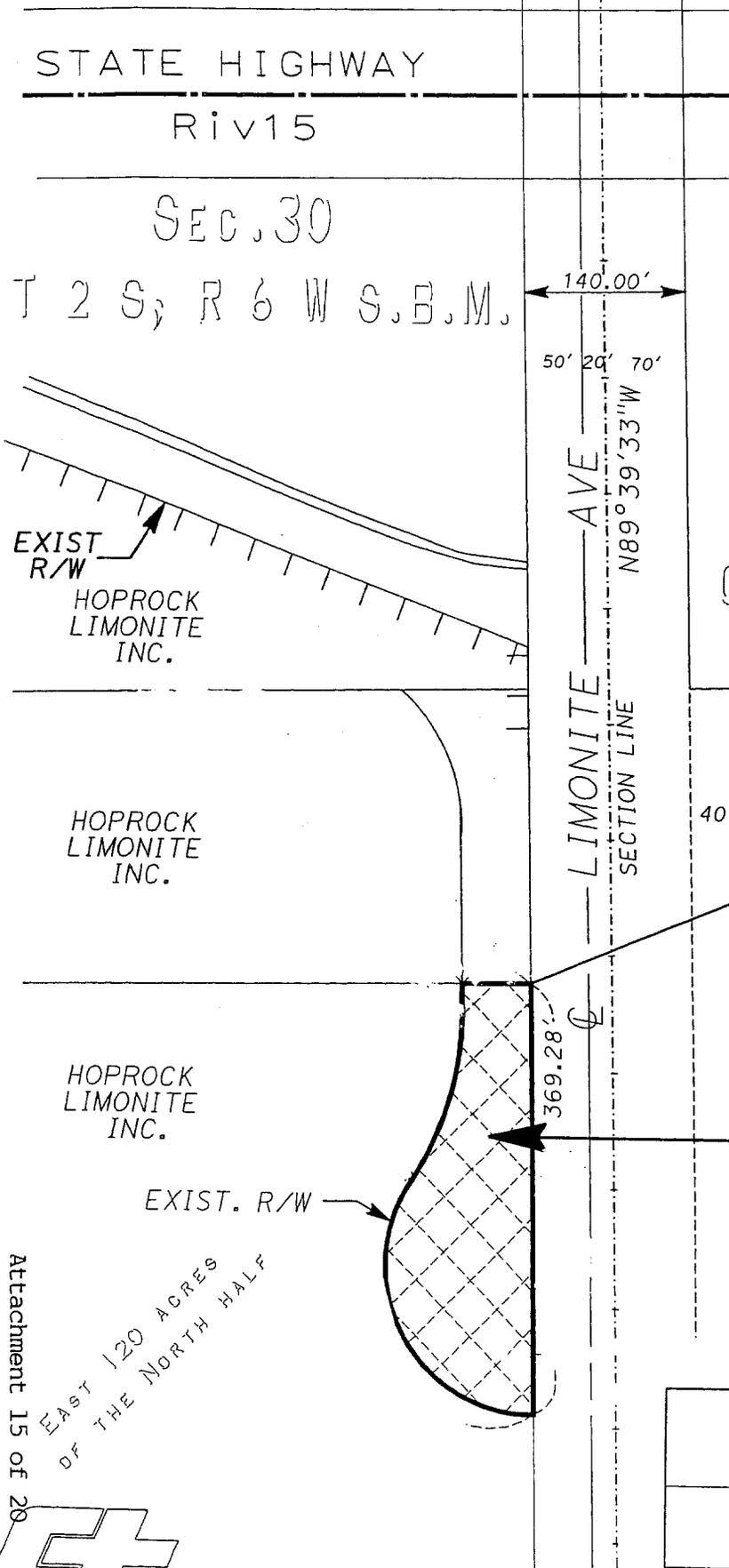
DISTRICT	COUNTY	ROUTE	MILE POST	PARCEL NUMBER
08	RIV	15	48.00	DD007630-01-01

EXHIBIT "B"
FOR DEPICTION OF
EXHIBIT "A"



SEC. 19

T 2 S; R 6 W S.B.M.
COUNTY OF RIVERSIDE



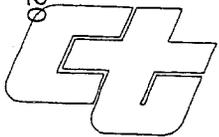
POINT OF BEGINNING

DD007630-01-01

EXHIBIT "B"

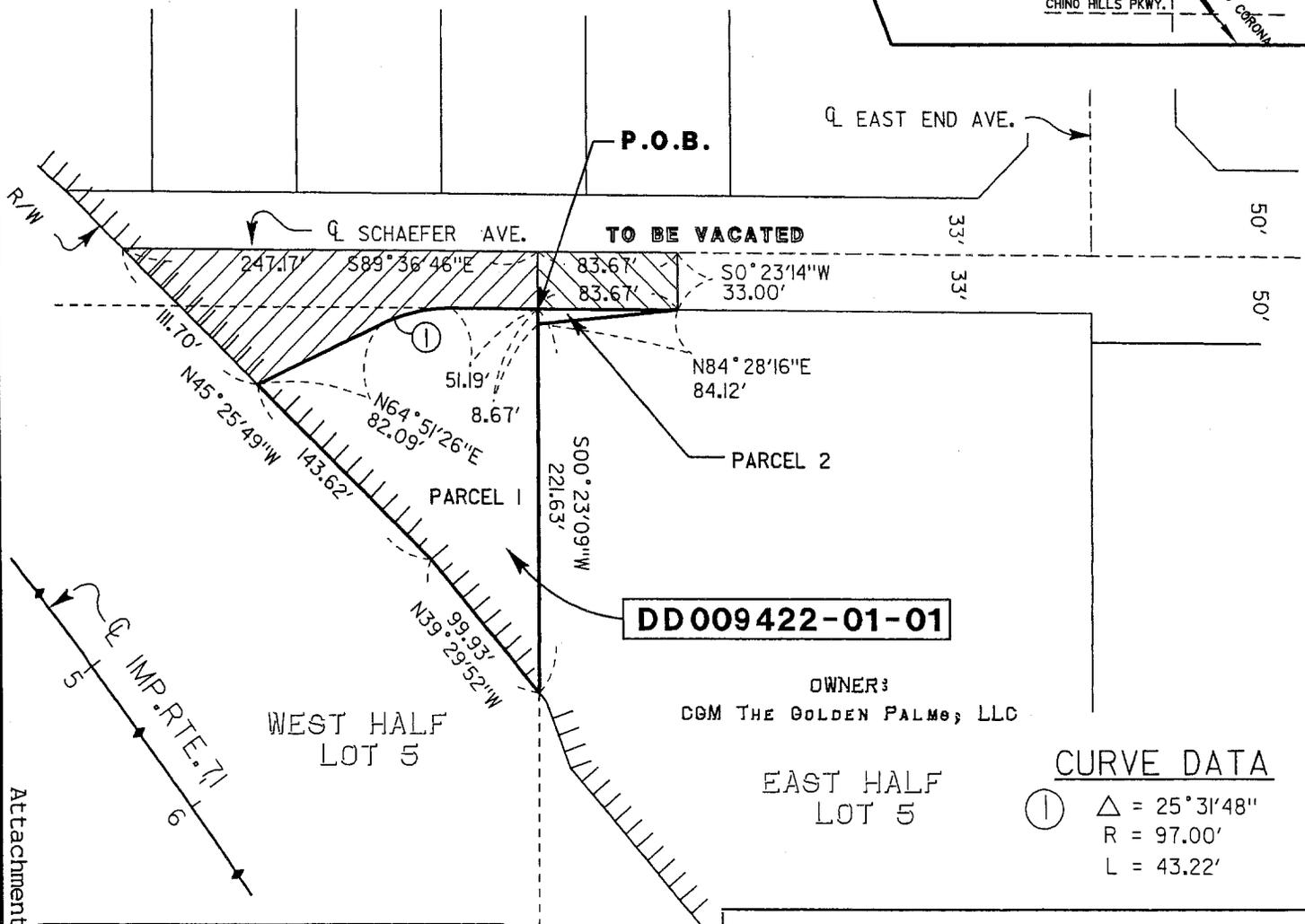
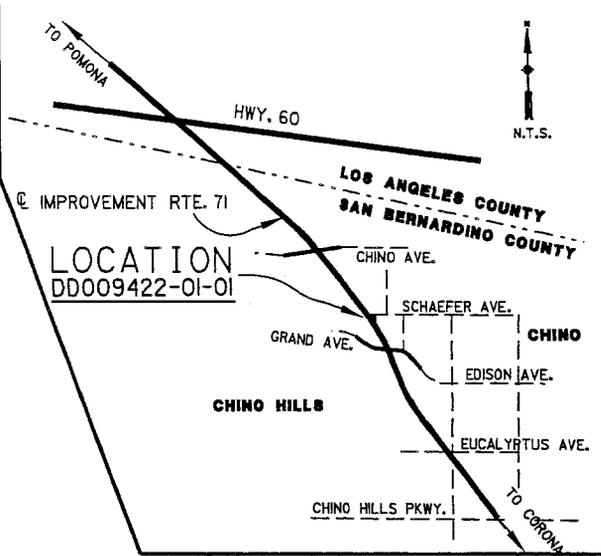
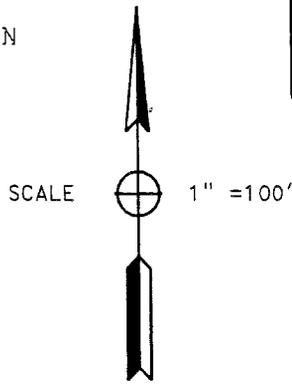
STATE OF CALIFORNIA BUSINESS AND TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION		
DIRECTORS DEED PLAT DD007630-01-01		
NO SCALE	DATE: Sept. 2005	PAGE <u>2</u> OF <u>2</u>

Attachment 15 of 20
EAST 120 ACRES
OF THE NORTH HALF



DISTRICT	COUNTY	ROUTE	POST MILE	PARCEL NUMBER
08	Sbd	71	1.6	DD009422

T 2 S, R 3 W SBM
 SEC 16
 MAP "D" M.B. 12/47, 48
 OF AN EXTENSION OF THE SUBDIVISION
 OF RANCHO SANTA ANA DEL CHINO



Attachment 16 of 20

PARCEL	AREA
PARCEL 1	19377 SQ.FT.
PARCEL 1 STREET	10772 SQ.FT.
PARCEL 2	363 SQ.FT.
PARCEL 2 STREET	2761 SQ.FT.
TOTAL	33273 SQ.FT.

STATE OF CALIFORNIA
 BUSINESS & TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION

DIRECTOR'S DEED PLAT

Bearings and distances are on CCS NAD 83, Zone 6. Distances are grid distances. Multiply by 1.000012 to obtain ground distances. Supplementary information may be obtained from the District Office, Survey Branch or Right of Way Engineering Branch.

SCALE 1" = 100' DATE: 08/18/05
 DRAWN BY: T. LENFESTEY

T.1 N. R.5 W. S.B.M.
 COUNTY OF SAN BERNARDINO
 CITY OF RIALTO



DIST.	COUNTY	ROUTE	KILOMETER POST
08	Sbd.	210	R25.40

EXHIBIT "B"
 SHEET 2 OF 2

PARCEL DDO15435-01-01
 1246.9 SQ. M. (13,421 SQ. FT.)

IMP. RTE. 210

TO SAN BERNARDINO →

EXIST. R/W →

ALDER AVENUE

ALDER

SECTION LINE

PARCEL
 DDO15435-01-01

P.O.C.

EXIST. R/W SOUTH LINE HIGHLAND AVENUE

← TO RANCHO CUCAMONGA

WEST LINE OF THE EAST 126'
 OF THE WEST 252' OF THE
 NORTHWEST QUARTER

R/W
 EASTON STREET
 (FRONTAGE ROAD)
 R/W

$S0^{\circ}14'26''E$
 (144.46')
 44.03m
 $R=565.200m$
 (R=1854.33')
 $\Delta=02^{\circ}21'27''$
 $L=23.255m$
 (L=76.30')

$R=514.800m$
 (R=1688.97')
 $\Delta=03^{\circ}28'22''$
 $L=31.203m$
 (L=102.37')

$\Delta=02^{\circ}21'49''$
 $R=514.800m$
 (R=1688.97')
 $L=21.238m$
 (L=69.68')

HAROLDS LANDING

DENISE N. NASH

P.O.B.

WEST LINE OF
 THE EAST 63'

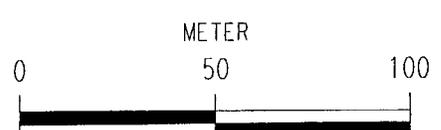
LA FLEUR PER DEED
 RECORDED JUNE 21, 2005
 AS DOC. 2005-0440633

SECTION 32

NADINE LA FLEUR

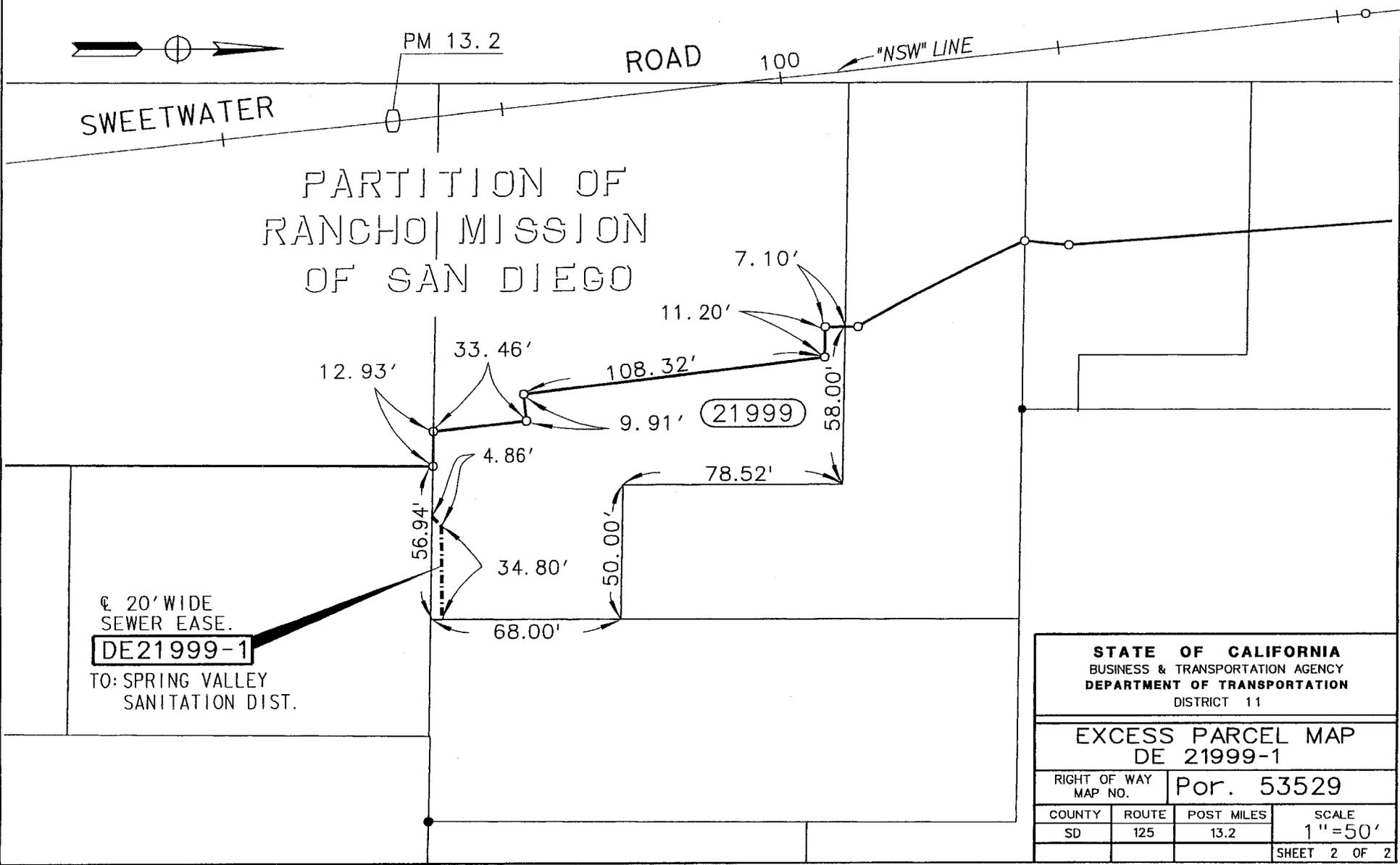
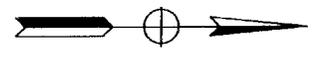
STATE OF CALIFORNIA
 BUSINESS, TRANSPORTATION AND HOUSING AGENCY
 DEPARTMENT OF TRANSPORTATION

**DIRECTOR'S DEED
 PLAT**
 PARCEL NO. DDO15435-01-01



SCALE 1:2000
 Attachment 17 of 20

COUNTY OF SAN DIEGO

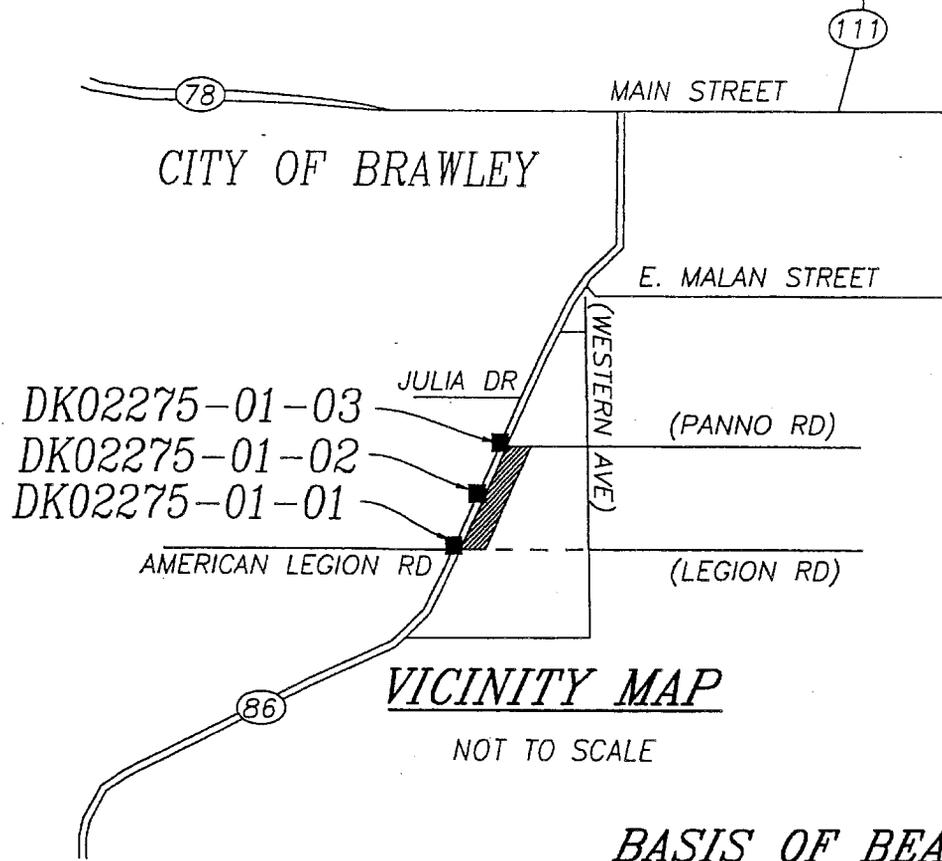


STATE OF CALIFORNIA
 BUSINESS & TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION
 DISTRICT 11

EXCESS PARCEL MAP
 DE 21999-1

RIGHT OF WAY MAP NO.		Por. 53529	
COUNTY	ROUTE	POST MILES	SCALE
SD	125	13.2	1" = 50'
			SHEET 2 OF 2

EXHIBIT 'A'



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE CCS 83, ZONE 6, GRID BEARING BETWEEN FIRST ORDER STATION BRAWLEY 2 RM 5 AND FIRST ORDER STATION V1225, AS SAID STATIONS ARE PUBLISHED BY THE NATIONAL GEODETIC SURVEY DATABASE.



THIS MAP HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT

SIGNATURE [Signature]
DATE 9-21-2005

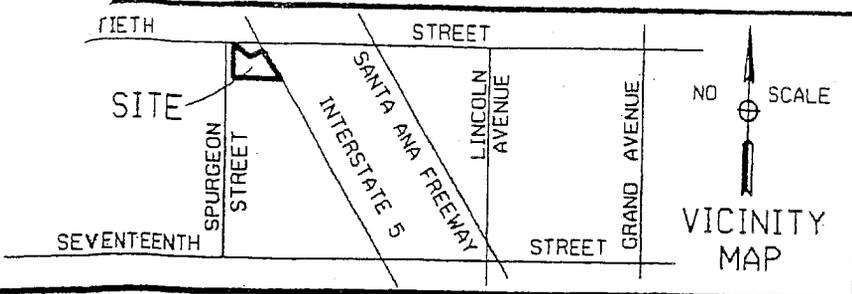
ACCESS OPENING

11 - IMP - 86 CITY OF BRAWLEY, COUNTY OF IMPERIAL

NASLAND ENGINEERING
CIVIL ENGINEERING • SURVEYING • LAND PLANNING
4740 Ruffner Street, San Diego, California, 92111 • 858-292-7770

HE # 305-017.1			
			SHEET 1 OF 4

Attachment 19 of 20



DIST	COUNTY	RTE	P.M.
12	ORA	5	32.6

SANTA ANA ST.
 INTERSTATE 5
 FREEWAY

MAIN

20TH

TRACT

24.62'
 LOT 22
 49' 80.21' 41.73'

100305-1

67.92'

N88°37'34"W

APPROX.

DD100305
 -01-01

2457 SQ. FT.

SPURGEON
 STREET

919.59'

N01°45'23"E

17TH

ST.

N88°38'22"W

988.56'

531.23'

Attachment 20 of 20

STATE RETAINS ACCESS RIGHTS

STATE OF CALIFORNIA--DEPARTMENT OF TRANSPORTATION--DISTRICT 12
 PLAT ACCOMPANYING

DIRECTOR'S DEED NO. DD100305-01-01

REF. MAP: F-1985-7

SCALE: N.T.S.
 DRWN: CWS CHKD: MS
 DATE: 09/23/03