

Memorandum

To: CHAIR AND COMMISSIONERS

CTC Meeting: April 26-27, 2006

Reference No.: 2.4d.(1)
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 (DD) and Director's Easements (DE). The conveyances of excess State-owned real property, including exchanges, are pursuant to Section 118 of the Streets and Highways Code. The items included below involve an estimated current value of \$10,412,062, either by an Appraisal or a Public Sale Estimate (PSE). The State will receive a return of \$13,376,267 from the sale of these properties. A recapitulation of the items presented follows (maps attached):

01-03-Yub-70-PM 19.4

Marysville

Disposal Unit DD 034204-01-01

0.42 ac

DD 034205-01-01

\$6,800 (Appraisal \$6,800)

Convey to Bernard R. Zaboski and Elsie Zaboski

Exchange - direct sale to an adjoining owner. Selling price represents the appraised value of two vacant and irregularly shaped excess parcels. The highest and best use of the property is as assemblage to the proposed buyer's property. The parcels are zoned Exclusive Agriculture, where there is a 40-acre minimum and consequently are not large enough for development. The Department's excess property is partial compensation for property that is being acquired. The parcel being acquired by the State as part of this exchange is approximately 0.49 acres and is improved with two single-family residences, a garage and a carport. It is valued at \$247,000. The cash to grantor for the property, including credit for the excess being conveyed, will be \$240,200.

02-04-SF-230-PM 3.1

San Francisco

Disposal Unit DD 030678-01-01

54,531 sf

Convey to William A. Sommers

\$2,999,205 (Appraisal \$3,272,000)

Selling price represents the appraised value received from State's current tenant, pursuant to Streets and Highways Code Section 118.1 sale, less \$272,795 for environmental clean-up costs that are not the grantee's responsibility. The Buyer has agreed to release the State from any and all future liability for the hazardous waste clean up cost.

Pursuant to Streets and Highway Code Section 118.1, the State is required to offer commercial property on rescinded routes to State tenants that have made capital improvements valued in excess of \$5,000. The State has verified that the tenant has made capital improvements consistent with the terms of the lease agreement valued in excess of the required amount. The improvements consist of fencing, paving, sewer connection and installation of a water meter.

03-06-Kin-43-PM 2.8

Corcoran

Disposal Unit DD 062664-01-01

2.52 ac

Convey to city of Corcoran Redevelopment Agency

\$16,681 (Appraisal \$16,681)

Selling price represents the appraised value received from a public agency. This is the site of the former Corcoran Maintenance Station, located in a small, rural farming community.

04-07-LA-14-PM 61.6

Palmdale

Disposal Unit DD 0C1357-01-01

2,687 sf

Convey to Robert P. Goe

\$2,500 (PSE \$2,500)

Selling price represents the only bid received at the first public sale. The only access to this property is across adjacent private property. There were 39 registered bidders.

05-07-LA-210-PM 19.8

La Canada-Flintridge

Disposal Unit DD 045754-01-01

5,710 sf

Convey to Clay Frazier and Paula Frazier

\$163,000 (Appraisal \$163,000)

Selling price represents the only bid received at the first public sale. The buyer is the adjoining owner, but rejected an offer of a direct sale at market value. This landlocked, unimproved, irregularly-shaped commercial property was offered at auction at the full appraised market value. Of the 39 registered bidders, the buyer was the sole active bidder.

06-07-Ven-101-PM 16.0

Camarillo

Disposal Unit DD 056106-01-01

125,691 sf

Convey to Laro Properties, L.P.

\$963,000 (Appraisal \$963,000)

Finding A - direct sale to an adjoining owner. The subject property is unimproved and landlocked, with the highest and best use as plottage to the adjoining property for development.

07-07-LA-110-PM 19.7 Los Angeles
Disposal Unit DD 073305-01-01 17,162 sf
Convey to Robert Branzuela \$730,000 (PSE \$420,000)
Selling price represents the highest bid received at the first public auction. There were four active bidders out of 39 registered.

08-07-LA-110-PM 16.1 Los Angeles
Disposal Unit DD 073419-01-01 2,728 sf
Convey to Jesus Chabolla and Maria Chabolla \$110,000 (PSE \$90,000)
Selling price represents the highest bid received at the first public auction. There were two active bidders out of 39 registered.

09-07-LA-110-PM R19.8 Los Angeles
Disposal Unit DD 074104-01-01 8,556 sf
DD 074201-01-01 \$2,205,000 (PSE \$800,000)
Convey to Robert Branzuela
Selling price represents the highest bid received at the first public sale. There were three active bidders out of 39 registered.

10-08-SBd-210/30-PM 9.9 Rancho Cucamonga
Disposal Unit DD 009998-01-01 60,460 sf
Convey to Robert Weltmer \$600,000 (PSE \$600,000)
Selling price represents the only bid received at the first public sale. There were 39 registered bidders.

11-08-SBd-210-PM 15.9 Fontana
Disposal Unit DD 015525-01-01 318,519 sf
Convey to PRP Investors-Fontana LLC \$5,500,000 (PSE \$3,998,000)
Selling price represents the highest bid received at the first public auction. There were five active bidders out of 39 registered.

12-08-SBd-210-PM 13.3 Fontana
Disposal Unit DD 015543-01-01 15,637 sf
Convey to Michael Castelli \$62,000 (Appraisal \$62,000)
Finding A- direct sale to adjoining owner. The subject property is long and relatively narrow and is incapable of independent development that would be consistent with the neighboring community. Therefore, the highest and best use as of the parcel is plottage to the adjoining owner's property.

13-08-SBd-71-PM 0.6

Chino

Disposal Unit DD A10203-01-01

4,609 sf

Convey to Gordon Amthor and Suzette Sullivan

\$1,000 (Appraisal \$1,000)

Finding A - direct sale to the only adjoining owner. The subject property is of substandard size for the area (one to two-acre equestrian properties), therefore the highest and best use of the parcel is as plottage to the only adjoining owner.

14-08-SBd-71-PM 0.6

Chino

Disposal Unit DE A10203-01-04

319 sf

Convey to Monte Vista Water District

\$100 (Appraisal \$100)

Sales price represents the appraised value received for a water line easement; direct sale to utility owner. The water district's water line was allowed on the State's conventional highway right of way by encroachment permit. Upon completion of the freeway the underlying fee ownership of this property became excess land. Therefore, the utility owner must buy the easement for their facility.

15-08-SBd-71-PM 0.6

Chino

Disposal Unit DE A10203-01-05

1,892 sf

Convey to Monte Vista Water District

\$100 (Appraisal \$100)

Sales price represents the appraised value received for a water line easement; direct sale to utility owner. The water district's water line was allowed on the State's conventional highway right of way by encroachment permit. Upon completion of the freeway the underlying fee ownership of this property became excess land. Therefore, the utility owner must buy the easement for their facility.

16-08-SBd-71-PM 0.6

Chino

Disposal Unit DE A10203-01-06

325 sf

Convey to Southern California Gas

\$100 (Appraisal \$100)

Sales price represents the appraised value received for a gas line easement; direct sale to utility owner. The company's gas line was allowed on the State's conventional highway right of way by encroachment permit. Upon completion of the freeway the underlying fee ownership of this property became excess land. Therefore, the utility owner must buy the easement for their facility.

17-08-SBd-71-PM 0.6

Chino

Disposal Unit DE A10203-01-07

525 sf

Convey to Southern California Edison

\$100 (Appraisal \$100)

Sales price represents the appraised value received for an electric line easement; direct sale to utility owner. Southern California Edison's power line was allowed on the State's conventional highway right of way by encroachment permit. Upon completion of the freeway the underlying fee ownership of this property became excess land. Therefore, the utility owner must buy the easement for their facility.

18-08-SBd-15-PM 48.10

Disposal Unit DK 018468-02-01

Convey to Southern California Gas Company

Easement interest parcel is being conveyed to grantee pursuant to Utility Relocation Agreement #18998, dated March 31, 2003, to relocate a facility affected by the State's transportation project.

Apple Valley

67,759 sf

\$16,681 (Appraisal \$16,681)

Attachments

SUMMARY OF DIRECTOR'S DEEDS 2.4d.(1)
PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION – APRIL 2006

Table I – Volume by Districts

District	Direct Sales	Public Sales	Non-inventory Conveyances	Other Funded Sales	Total Items	Current Estimated Value	Return From Sales	<u>Recovery %</u> <u>% Return From Sales</u> <u>Current Value</u>
01					0	\$0	\$0	
02					0	\$0	\$0	
03	1				1	\$6,800	\$6,800	100%
04	1				1	\$3,272,000	\$2,999,205	92%
05					0	\$0	\$0	
06	1				1	\$16,681	\$16,681	100%
07	1	5			6	\$2,438,500	\$4,173,500	171%
08	2	7			9	\$4,678,081	\$6,180,081	132%
09					0	\$0	\$0	
10					0	\$0	\$0	
11					0	\$0	\$0	
12					0	\$0	\$0	
Total	6	12	0	0	18	\$10,412,062	\$13,376,267	128%

Table II – Analysis by Type of Sale

Type of Sale	# of Items	Current Estimated Value	Return From Sales	<u>Recovery</u> <u>% Return from Sales</u> <u>Current Value</u>
Direct Sale	6	\$4,338,562	\$4,065,767	94%
Public Sales	12	\$6,073,500	\$9,310,500	153%
Non-Inventory Conveyances	0	\$0	\$0	
Sub-Total	18	\$10,412,062	\$13,376,267	128%
Other Funded Sale	0	\$0	\$0	
Total	18	\$10,412,062	\$13,376,267	128%



λ = 0° 15' 09"
 AT COORDINATES
 N 672000
 E 2034600

T16N R3E MDM

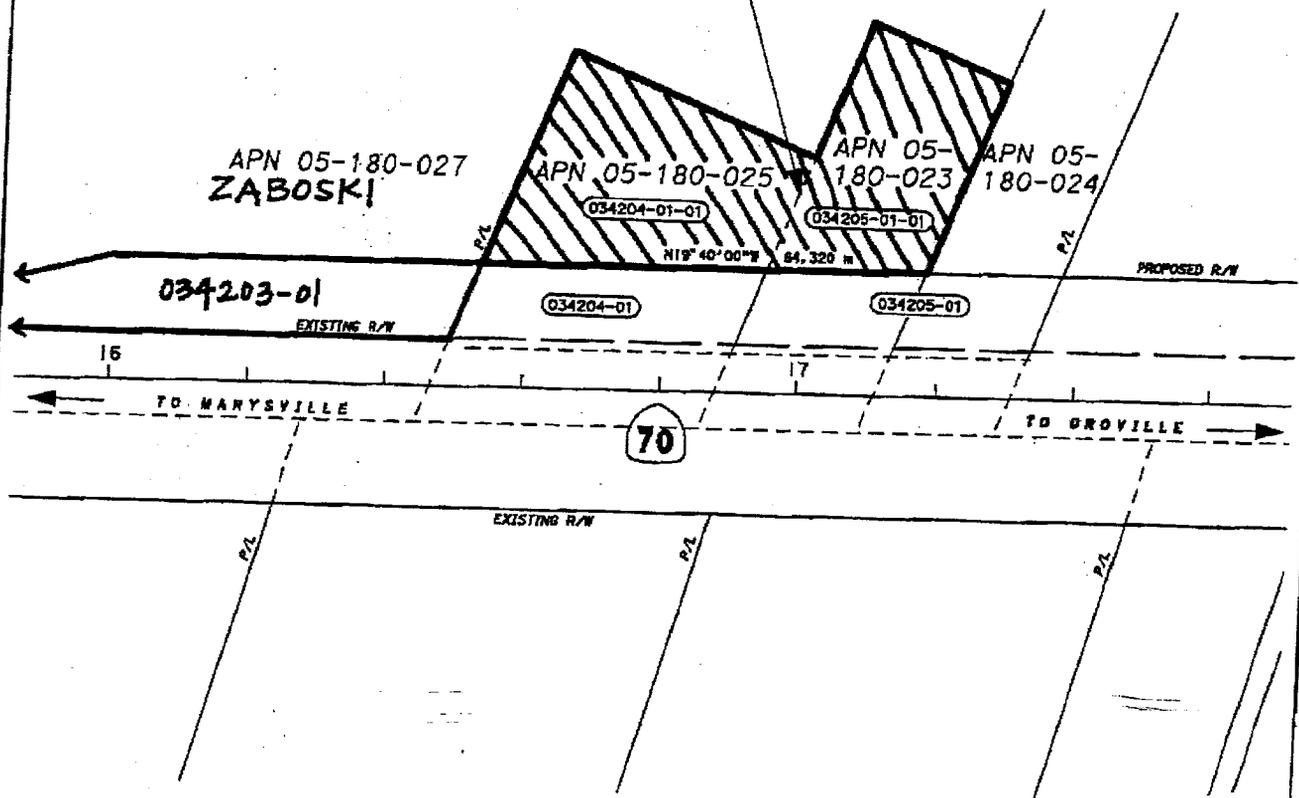


LOT NO. 37

PROJECTED SEC. 26

→ Excess exchanged
 for 034203-01

DD-034204-01-01
 DD-034205-01-01



DD-034204-01-01 = 0.095 HA / 0.24 AC
 DD-034205-01-01 = 0.073 HA / 0.18 AC
 TOTAL AREA = 0.168 HA / 0.42 AC

DETAIL MAP

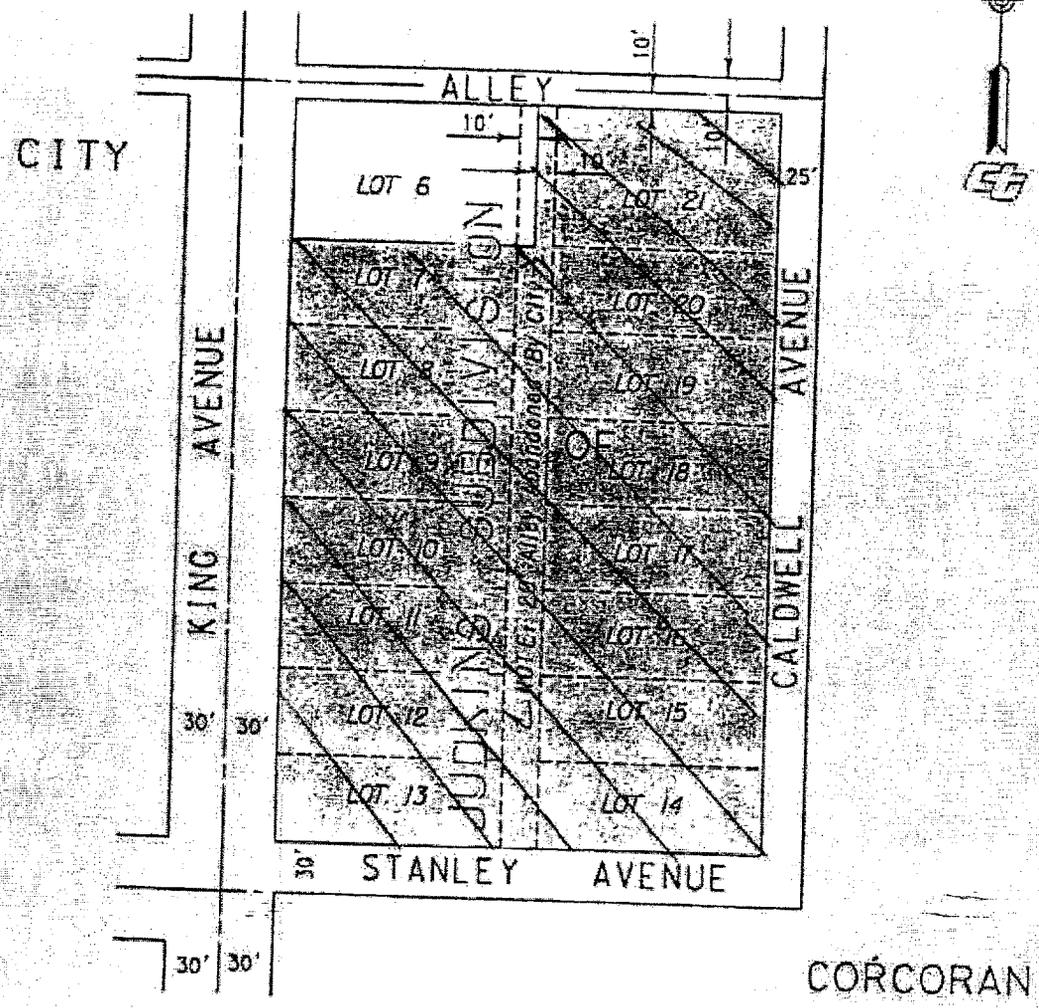
DIRECTORS DEED MAP			
PARCEL NO.			
DD-034204-01-01			
DD-034205-01-01			
DIST	CO	RTE	KP/PM
03	YUB	70	31.3/19.4



Drawn By: KKD Date: 10-09-03
 Checked By: LTB Date: 10-09-03

DIST.	COUNTY	ROUTE	POST MILE	SHEET NO.	TOTAL SHEETS
6	Kin	43	SOUTH OF R.B.	2	2

T.21S., R.22E., M.D.B.&M.
 Section 14

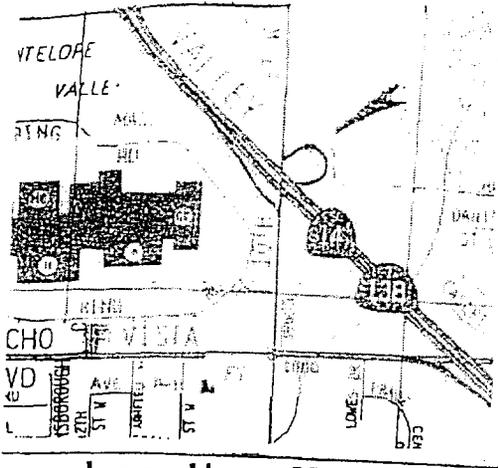


DD 62664-01-01

DIRECTOR'S DEED MAP
 Scale 1"=100'

CITY OF PALMDALE

DIST	COUNTY	ROUTE	POST MILE
07	LA	14	61.6



Location Map



West 1/2, Southwest 1/4, Section 15,
Township 6 North, Range 12 West, SBM

PARCEL NO. Area
DD C1357-01-01 2,687 Sq. Ft.

Undercrossing

Mall Entrance

Mini Mall

10th Street

ROUTE

FREEWAY

DD
C1357
-01-01
2,687 sq. ft.

On ramp from
10th Street to
Freeway

ELL 03
75.18

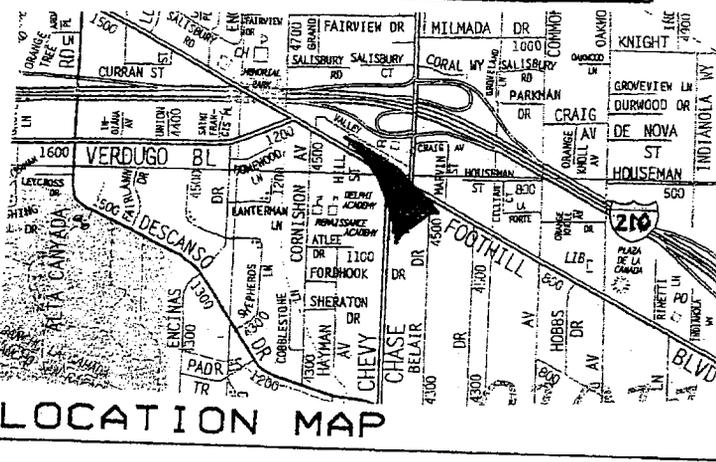
STATE RETAINS ACCESS RIGHTS
STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

WITH ACCOMPANYING

DIRECTOR'S DEED DD C1357-01-01

SCALE: NONE
DRWN: VCZ CHKD: GH
DATE: 8/26/02 Attachment 5

CITY OF LA CANADA - FLINTRIDGE



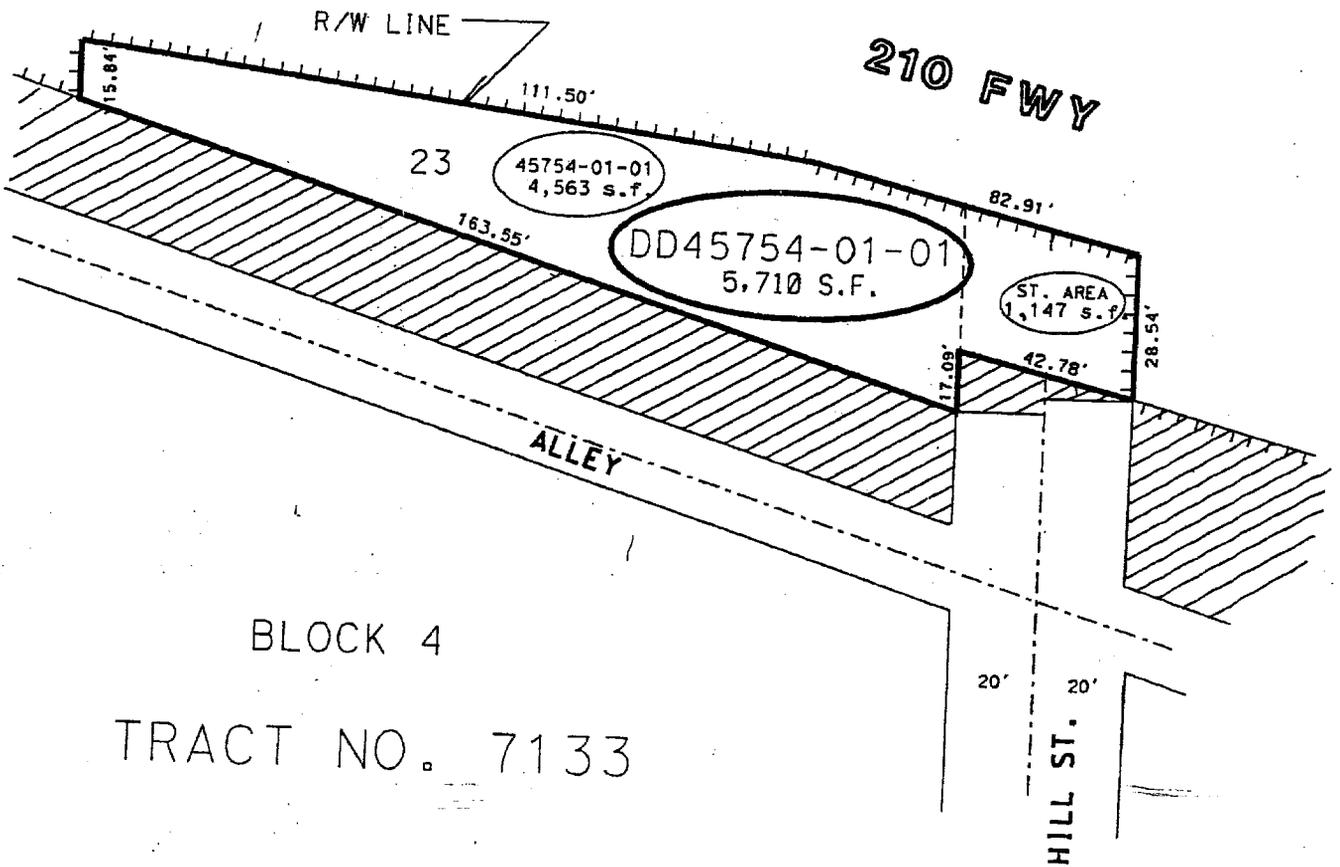
DIST	COUNTY	ROUTE	POST MILE
07	LA	210	R19.8

PARCEL NO.	AREA
45754-01-01	4,563 S.F.
ST. AREA	1,147 S.F.
DD 45754-01-01	5,710 S.F.



Lot 23 Block 4
Tract No. 7133

CITY OF LA CANADA - FLINTRIDGE



BLOCK 4

TRACT NO. 7133

STATE RETAINS ACCESS RIGHTS

INTERSTATE

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

SCALE: NONE

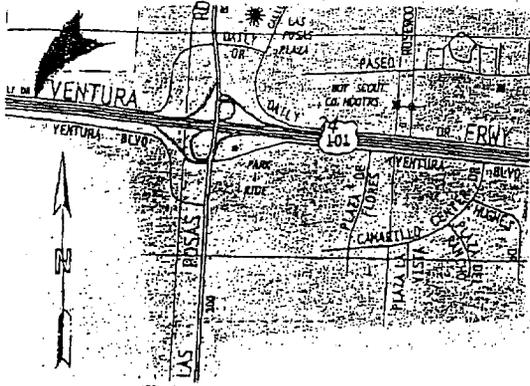
DIRECTOR'S DEED DD 45754-01-01

DRWN: JM CH: CD

REF. MAP: F 1200-1

DATE: 8-12-05

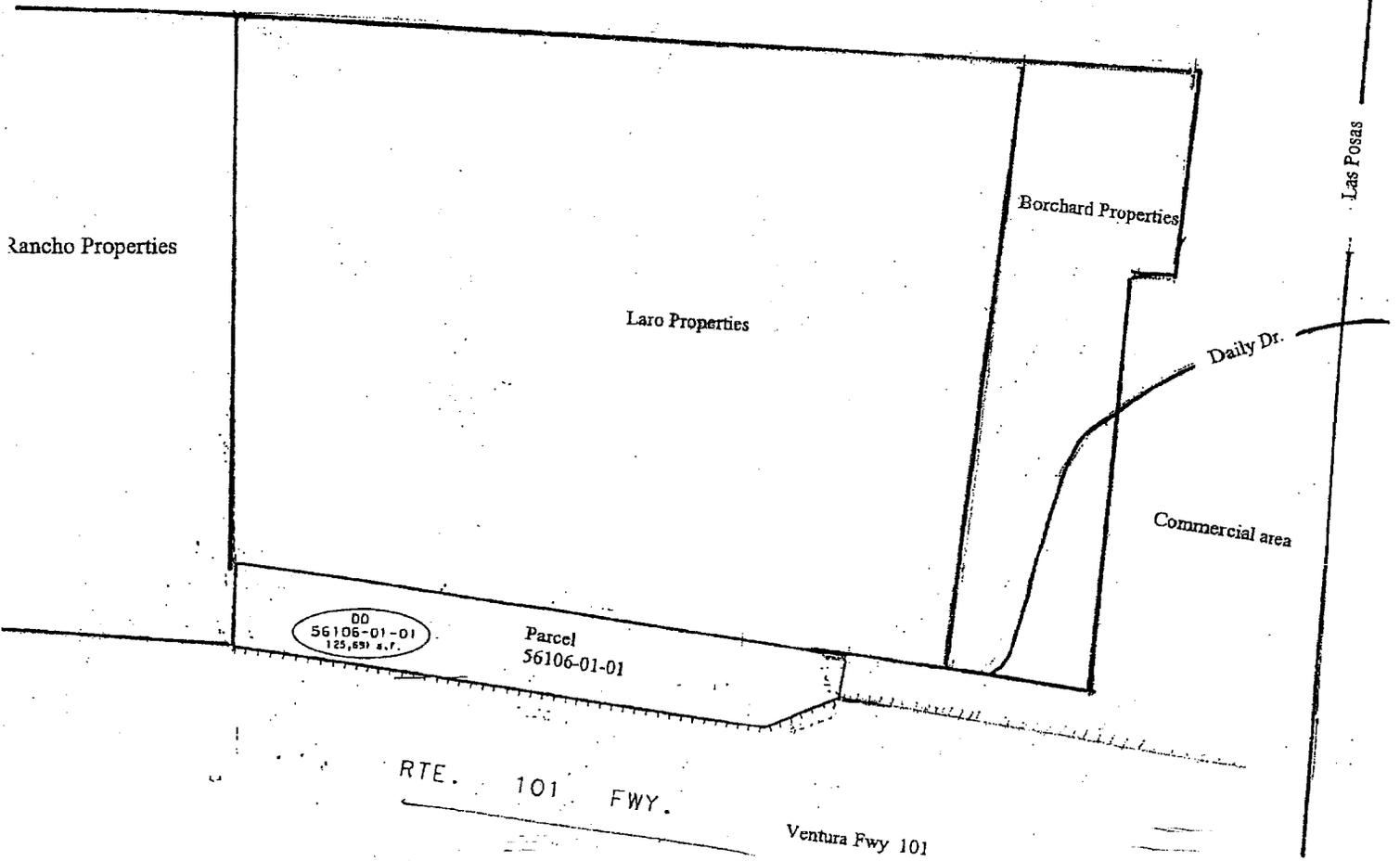
CITY OF CAMARILLO



DIST	COUNTY	ROUTE	POST MILE
07	VEN	101	PM 16.0

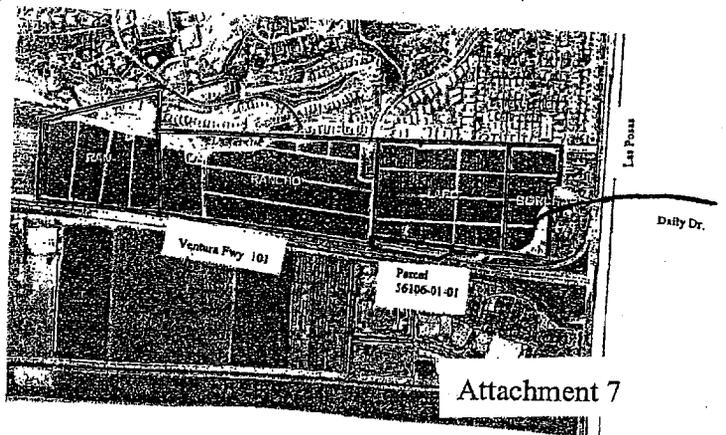
PARCEL NO. AREA

DD 56106-01-01 125,691 S.F.

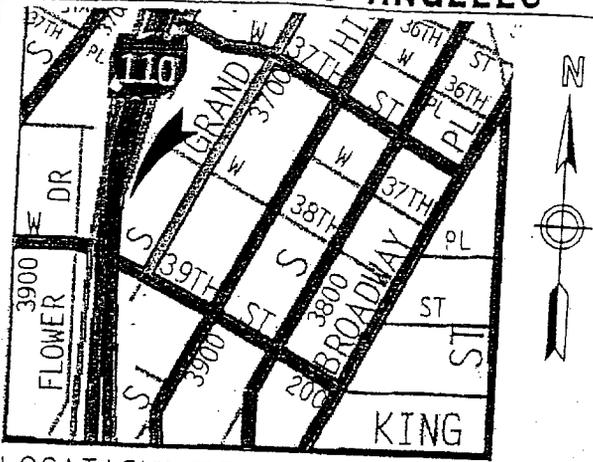


STATE RETAINS ACCESS RIGHTS
 STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07
 PLAT ACCOMPANYING
DIRECTOR'S DEED DD 56106-01-01
 REF. MAP: F 2227-8

SCALE: NONE
 DRWN: JM CH:CD
 DATE: 02-28-06



CITY OF LOS ANGELES



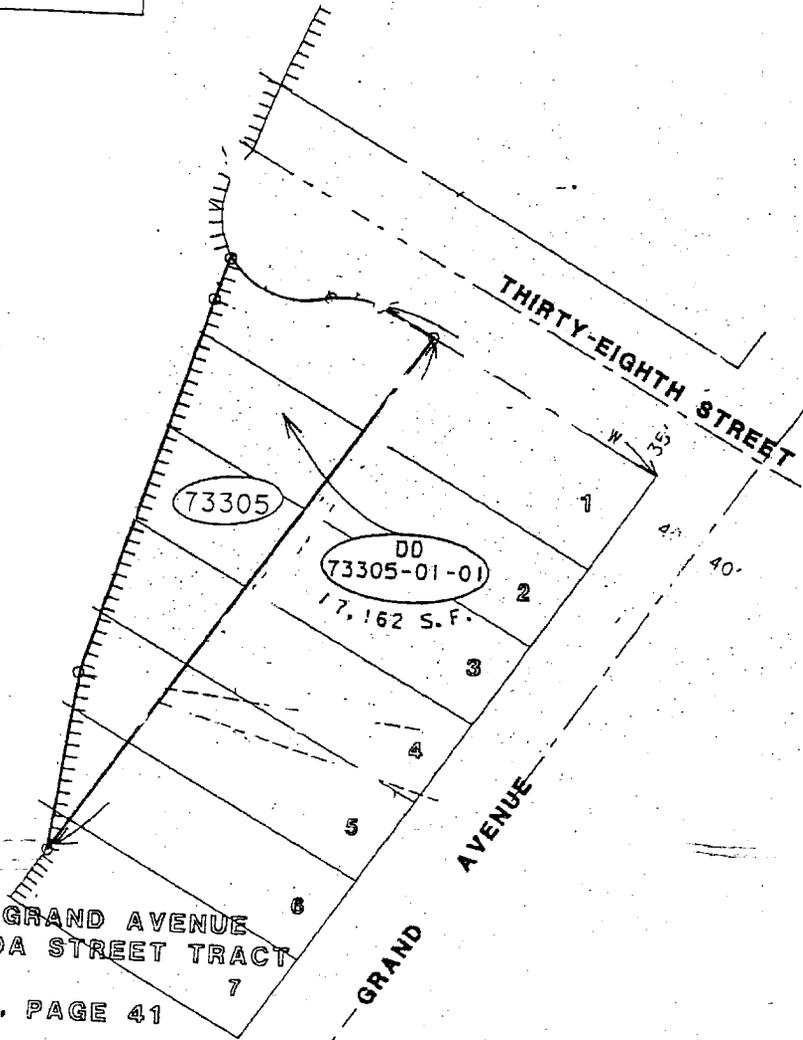
LOCATION MAP NO SCALE

DIST	COUNTY	ROUTE	POST MILE
07	LA	110	19.7

PARCEL NO. AREA SQ.FT.
 DD 73305-01-01 17,162 SQ.FT.



HARBOR (RTE 110) FREEWAY



ZOBELEIN'S GRAND AVENUE
 AND FIGUEROA STREET TRACT
 BLOCK 12
 MAP BOOK 9, PAGE 41

STATE RETAINS ACCESS RIGHTS

INTERSTATE
 CITY OF LOS ANGELES

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

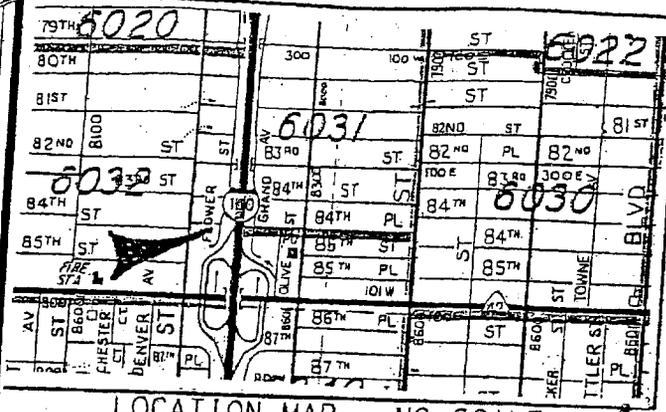
PLAT ACCOMPANYING

DIRECTOR'S DEED DD 73305-01-01

SCALE: NONE
 DRWN: FC CHKD: JB
 DATE: 12-04-2003

REF MAD: E1255-0

CITY OF LOS ANGELES

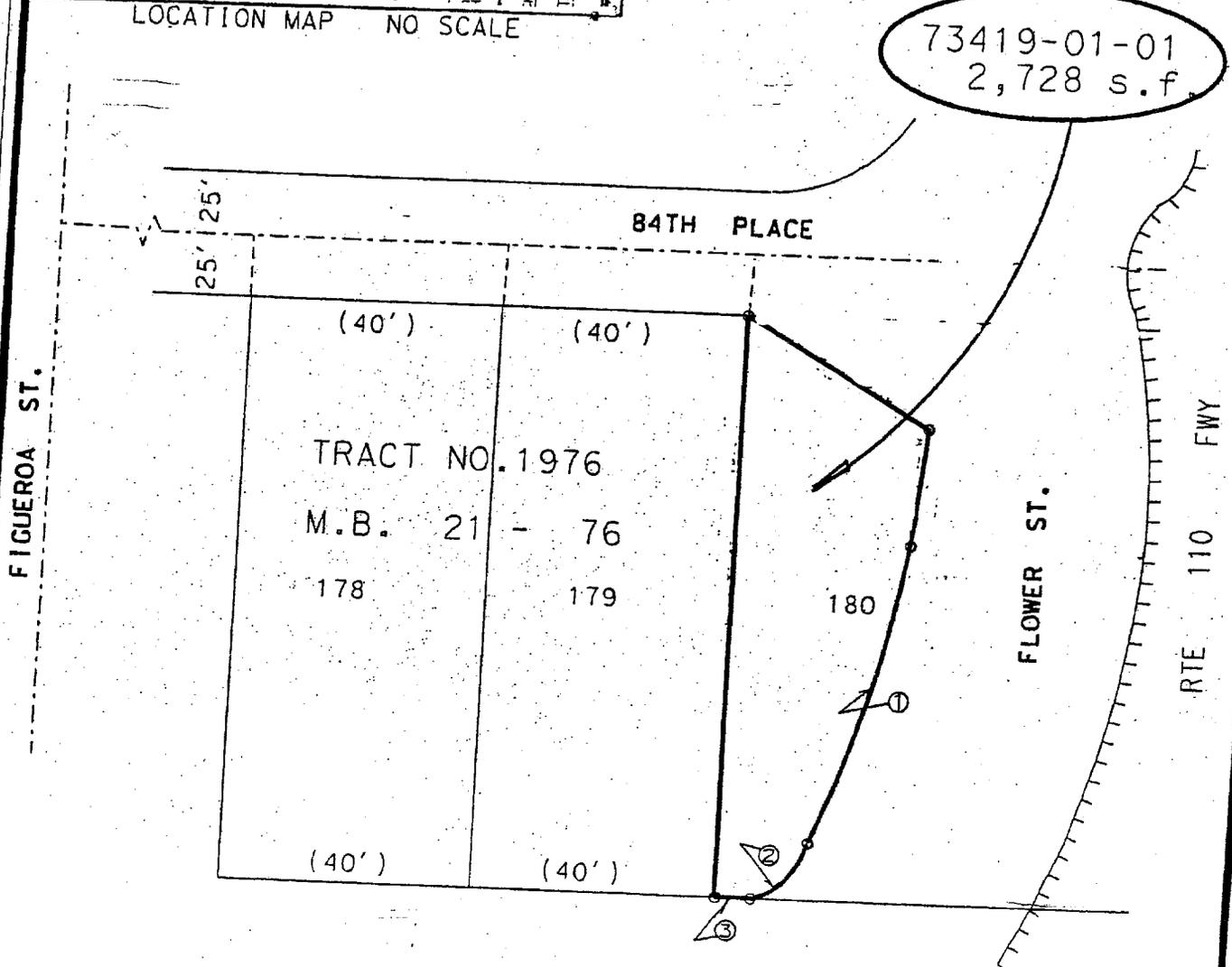


DIST	COUNTY	ROUTE	POST M
07	LA	110	16.1

PARCEL NO. AREA SQ.FT
 DD73419-01-01 2,728 SQ.FT.

LOT 180 TRACT NO. 1976
 M.B. 21 - 76

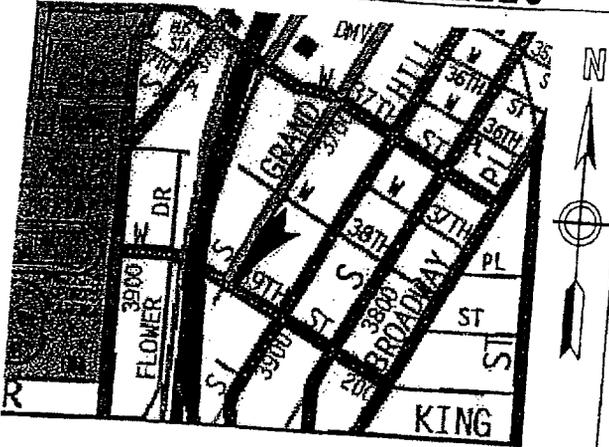
73419-01-01
 2,728 s.f.



STATE RETAINS ACCESS RIGHTS INTERSTATE NO SCALE

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07	
PLAT ACCOMPANYING	SCALE: NONE
DIRECTOR'S DEED DD 73419-01-01	DRWN: JM CHKD: CD
REF. MAP NO. F-1353-1	DATE: 12-22-04

CITY OF LOS ANGELES



LOCATTON MAP NO SCALE

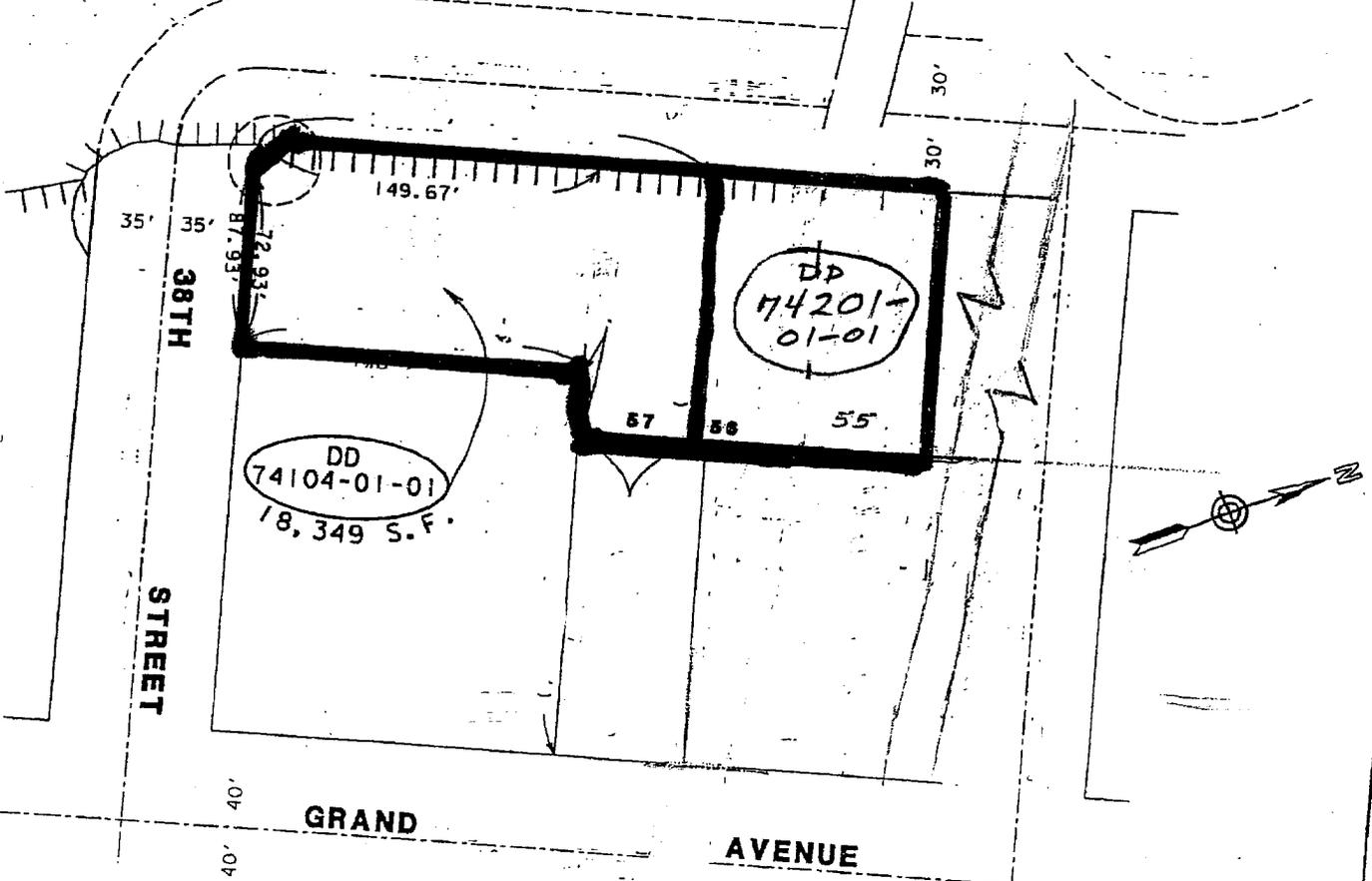
DIST	COUNTY	ROUTE	POST MIL
07	LA	110	PM R19.8

PARCEL NO. DD 74104-01-01
AREA SQ.FT. 18,349 SQ.FT.

PARCEL NO. DD 74201-01-01
AREA 10,207 SQ.FT.

TOTAL SQ.FT. 28,556

HARBOR (RTE 110) FREEWAY



STATE RETAINS ACCESS RIGHTS

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

INTERSTATE CITY OF LOS ANGELES

PLAT ACCOMPANYING *Parcel w/ building*

DIRECTOR'S DEED DD 74104-01-01

REF. MAP: F1356-3

SCALE: NONE

DRWN: FC CHKD: JB

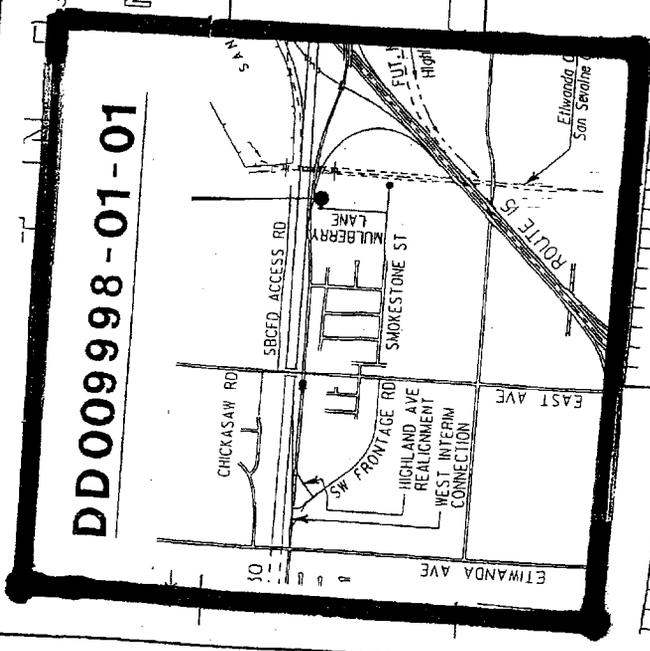
DATE: 08-02-2004

Attachment 10

6 W, S.E.M,
 SAN BERNARDINO
 NCHO CUCAMONGA

DIST.	COUNTY	ROUTE	POST MILE
08	SBD	210/30	9.9

EXHIBIT "C"



Q IMP. ROUTE 210

SECTION LINE

E/S CONNECTOR RAMP
 E/N CONNECTOR RAMP

E ETIWANDA CHANNEL

TO INTERSTATE 10

TO SAN BERNARDINO

Q IMP. MULBERRY ST

DD009998-01-01

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

DIRECTOR'S DEED MAP
 9998-01-01

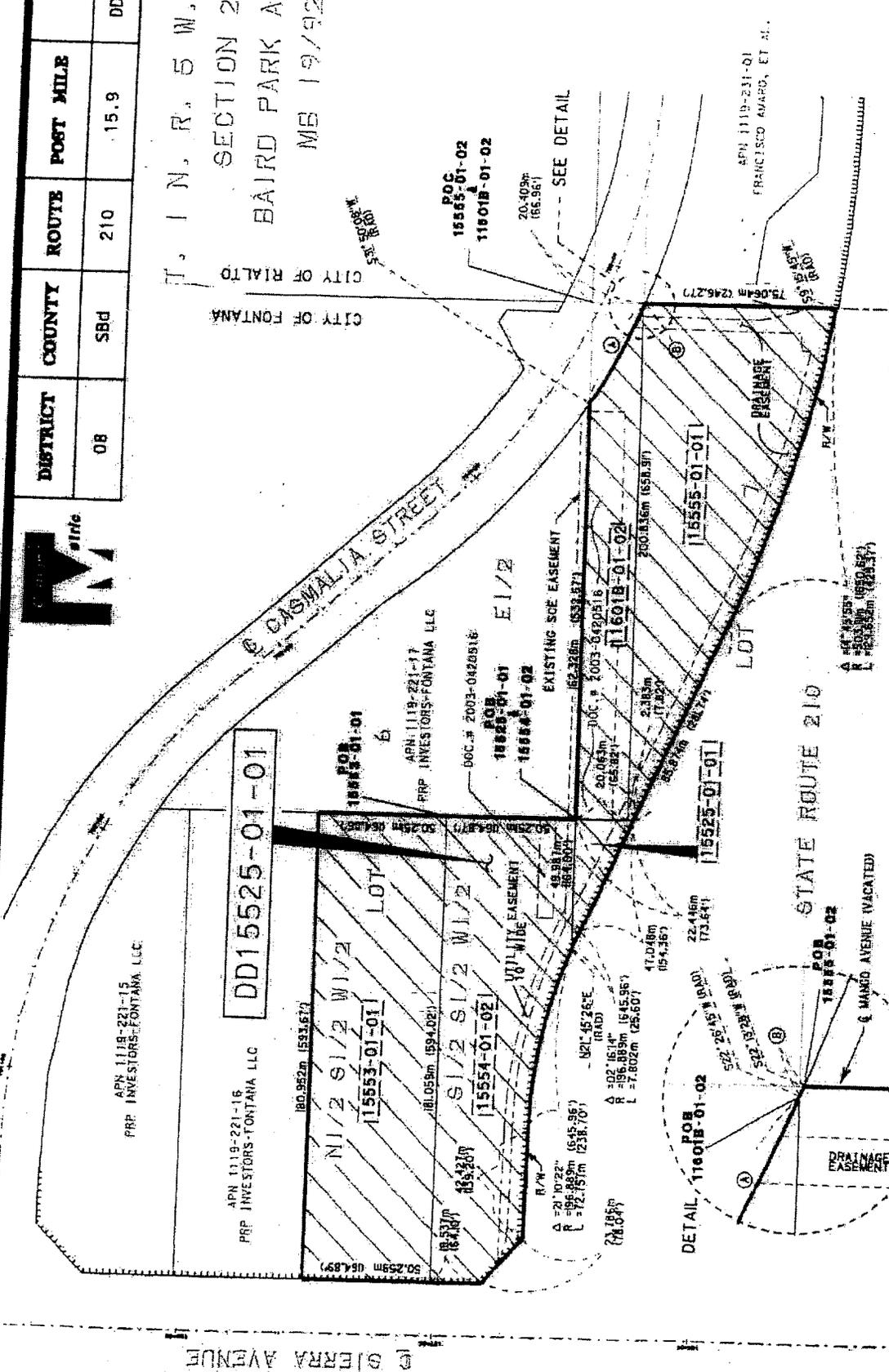
SCALE 1:100

DATE: 07-07-04



DISTRICT	COUNTY	ROUTE	POST MILE	NUMBER
08	SBD	210	15.9	DD15525-01-01

T. I. N. R. 5 W. S.B.M.
SECTION 29
BAIRD PARK ACRES
MB 19/92



STATE OF CALIFORNIA
BUSINESS & TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

DIRECTOR'S DEED PLAT

Measurements and distances are on GCS NAD 83 Zone 5. Distances are grid distances unless otherwise noted. All distances are grid distances unless otherwise noted. All distances are grid distances unless otherwise noted. All distances are grid distances unless otherwise noted.

NO SCALE

DATE: 02/28/06
DRAWN BY: T. LEHRESEY

CURVE DATA

①	Δ=9°23'23"	R=265.400m (870.73')
②	Δ=00°13'07"	R=265.400m (870.73')

AREA

PARCEL	AREA
15525-01-01	557.2 SQ.M. (5,998 SQ. FT.)
15553-01-01	9,096.4 SQ.M. (97,918 SQ. FT.)
15554-01-02	7,398.2 SQ.M. (79,634 SQ. FT.)
15555-01-01	8,926.3 SQ.M. (96,082 SQ. FT.)
11601B-01-02	3,613.3 SQ.M. (38,893 SQ. FT.)
TOTAL	29,591.4 SQ.M. (318,519 SQ. FT.)

ACCESS CONTROL

T, JN, R. & W, S, E, J, M,
 COUNTY OF SAN BERNARDINO
 CITY OF FONTANA



SECTION 25

TRACT NO. 2177
 MALOOF HIGHLAND AVE.
 TRACT NO. 1

Michael Castelli
 LOT 125 MB 31/51

DD015543-01-01

N'LY LINE OF LOT 126
 90.887m (298.19')

15,637 SF

LOT 126

HIGHLAND CHANNEL

R/W

Q IMP. RTE. 210

55+00

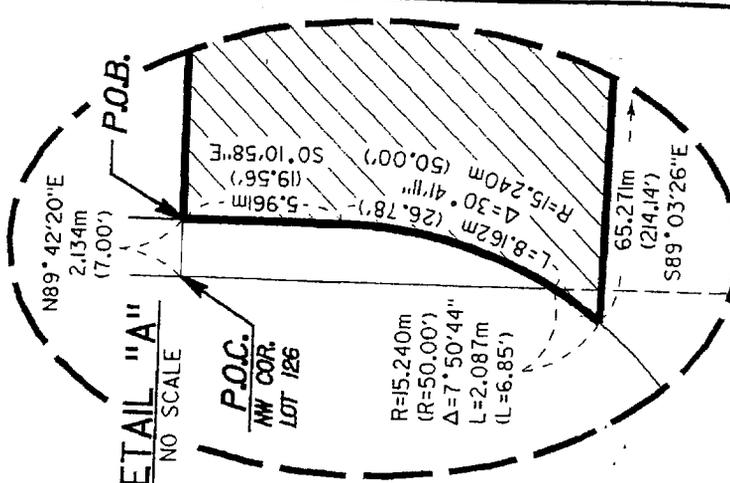
TO
 SAN BERNARDINO

TO
 CLAREMONT

EXHIBIT "B"

SHEET 2 OF 2

DIST.	COUNTY	ROUTE	KP	PM
08	SBd	30	21.4	13.3



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

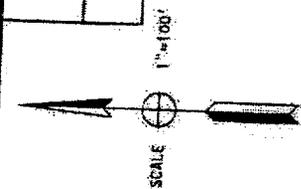
DIRECTOR'S DEED MAP
015543-01-01

SCALE 1:800 DATE: 02-16-06

DRAWING BY: M. DUVAN	CHECKED BY: S. O'MALLEY	DATE: 02-16-06	SCRIVER BY: S. O'MALLEY	DATE: 02-16-06
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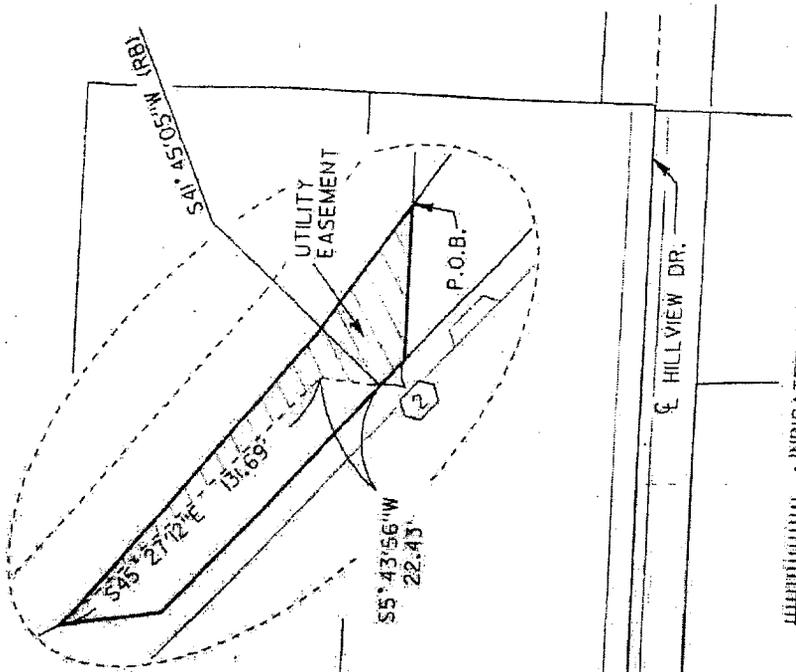
T 2 S, R 8 W SBM
 SEC 8

PORTION OF BLOCK "C"
 MAP "D" M.B. 12/47, 48
 OF AN EXTENSION OF THE SUBDIVISION
 OF THE RANCHO SANTA ANA DEL CHINO



DISTRICT	COUNTY	ROUTE	POST MILE	PARCEL NUMBER
08	SBd	71	0.6	DDAI0203-01-01

EASEMENT DETAIL



25' INGRESS & EGRESS ESMT.
 PER O.R. 7224/128 & 8504/167

P. M. NO. 5023
 P. M.B. 48/18
 SBd. CO.

Gordon Amthor &
 Suzette Sullivan

DDAI0203-01-01

PAR 1

PARCEL	TOTAL AREA
DDAI0203-01-01	4609 SQ.FT.

CURVE DATA

- ① Δ = 1°14'37"
- R = 4478.00'
- L = 97.20'
- ② Δ = 0°09'36"
- R = 4478.00'
- L = 12.50'

--- INDICATES ACCESS CONTROL

STATE OF CALIFORNIA
 BUSINESS & TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION

DIRECTOR'S DEED PLAT

Bearings and distances are on CCS NAD 83. Zone & Distances are grid distances. All distances to abutment ground are ground distances. Survey measurements (if any) were obtained from the District Office, Survey Branch of Right of Way Engineering Branch.

SCALE: 1" = 100'

DATE: 05/15/03
 DRAWN BY: T. LENFESTY

T 2 S, R 8 W SBM
 SEC 8

PORTION OF BLOCK "C"
 MAP "D" M.B. 12/47, 48
 OF AN EXTENSION OF THE SUBDIVISION
 OF THE RANCHO SANTA ANA DEL CHINO

25' INGRESS & EGRESS ESMT.
 PER O.R. 7224/128 & 8504/167

DEA10203-01-04
 P.M. NO. 5023
 P.M.B. 48/18
 SBO. CO.
 PAR 1

SOUTHERLY LINE PARCEL 1

589° 33' 41"E
 56.80'

N47° 43' 16"E
 8.85'

N89° 44' 34"E
 42.04'

SAN 35° 28' W (WB)

3,000' EASEMENT

P.O.C.

P.O.B.

HILLVIEW DR.

SERENITY TRAIL

SAN BERNARDINO COUNTY
 CHINO HILLS

CITY LIMIT LINE

PARCEL	TOTAL AREA
DEA10203-01-04	319 SQ.FT.

CURVE DATA

Δ = 0° 02' 16"
 R = 4478.00'
 L = 2.94'

DISTRICT	COUNTY	ROUTE	POST MILE	PARCEL NUMBER
08	SBD	71	0.5	DEA10203-01-04

3,000' EASEMENT

DETAILS
 N.T.S.

||||| INDICATES ACCESS CORNER

STATE OF CALIFORNIA
 BUSINESS & TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION

DIRECTOR'S EASEMENT

Bearings and distances are on C.S. 114D 93, Zone 6. Distances are in feet. Distances are rounded to the nearest foot. Distances are obtained from the original survey. Supplementary information may be obtained from the District Survey Branch or Right of Way Engineering Branch.

SCALE: 1" = 100'

DATE: 07/21/04

T 2 S, R 8 W SBM
 SEC 8

PORTION OF BLOCK "C"
 MAP "D" M.B. 12/47, 48
 OF AN EXTENSION OF THE SUBDIVISION
 OF THE RANCHO SANTA ANA DEL CHINO

25' INGRESS & EGRESS ESMT.
 PER O.R. 7224/128 & 8504/167

DEA10203-01-05

P. M. NO. 5023
 P.M.B. 48/18
 SBD, CO.
 PAR 1

SOUTHERLY LINE OF PARCEL 1

589°33'41"E
 56.8'

E "E" LINE

E MAP RTE. 71

E HILLVIEW DR.

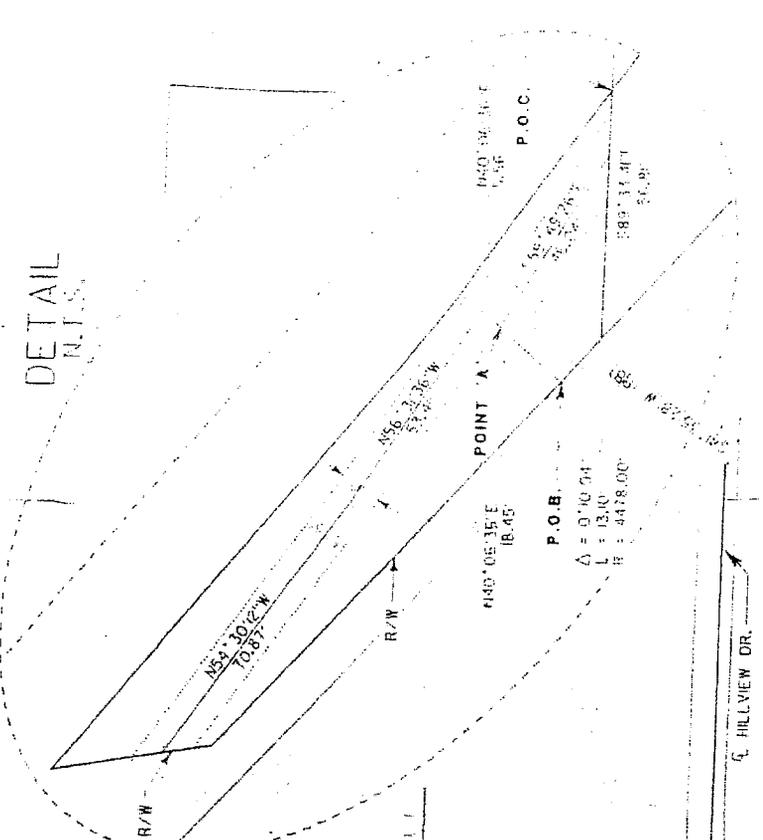
SAN BERNARDINO COUNTY
 CHINO HILLS

CITY LIMIT LINE

PARCEL	TOTAL AREA
DEA10203-01-05	1892 SQ.FT.

DISTRICT	COUNTY	ROUTE	POST MILE	PARCEL NUMBER
08	SBD	71	0.5	DEA10203-01-05

DETAIL
 N.T.S.



..... : INDICATES ACCESS CORRIDOR

STATE OF CALIFORNIA
 BUSINESS & TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION

DIRECTOR'S EASEMENT

Bearings and distances are on CCS MAD 81. Zone 6 Distances are grid
 distances. Multiply by .999912 to obtain ground distances.
 Supplemental information may be obtained from the District Office,
 Survey Branch or Office of the Engineering Branch.

SCALE: 1" = 100'

DATE: 07/21/04
 DRAWN BY: [illegible]

T 2 S, R 8 W SBM
SEC 8

PORTION OF BLOCK "C"
MAP "D" M.B. 12/47, 48
OF AN EXTENSION OF THE SUBDIVISION
OF THE RANCHO SANTA ANA DEL CHINO

25' INGRESS & EGRESS ESMT.
PER O.R. 7224/128 & 8504/167
DEA10203-01-06

P. M. NO. 5023
P.M.B. 48/18
SBD, CO.
PAR 1

SOUTHERLY LINE PARCEL 1

S89°33'4"E
56.8'

"FR" LINE

EASEMENT
R/W

IMP. RTE. 21

PARCEL	TOTAL AREA
DEA10203-01-06	325 SQ.FT.

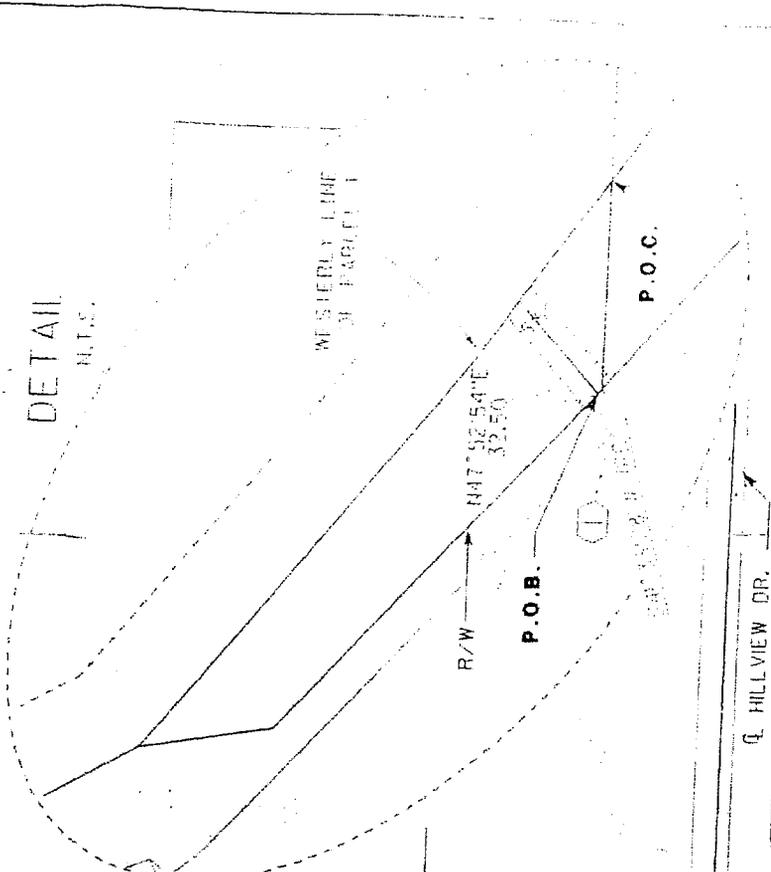
CURVE DATA

$\Delta = 0^{\circ}01'13"$
 $R = 4478.00'$
 $L = 1.59'$

Attachment 17

DISTRICT	COUNTY	ROUTE	POST MILE	PARCEL NUMBER
08	SBD	71	0.6	DEA10203-01-06

DETAIL
N.T.S.



||||||| : INDICATES ADJACENT CENTRAL

STATE OF CALIFORNIA
BUSINESS & TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

DIRECTOR'S EASEMENT

Bearings and distances are on C.S. MAP. All bearings and distances are in feet. Distances are to be multiplied by 1.000021 to obtain ground distances. All bearings are true bearings. The ground line may be obtained from the District Survey Branch or Highway Engineering Branch.

SCALE: 1" = 100'

DATE: 07/22/04

DEPARTMENT OF TRANSPORTATION

CITY LIMIT LINE

SAN BERNARDINO COUNTY
CHINO HILLS

HILLVIEW DR.

R/W

SENERITY TRAIL

R/W

5

R/W

6

R/W

7

R/W

8

R/W

9

R/W

10

R/W

11

R/W

12

R/W

13

R/W

14

R/W

15

R/W

16

R/W

17

R/W

18

R/W

19

R/W

20

T 2 S, R 3 W SBM
SEC 3

PORTION OF BLOCK "C"
MAP "D" M.B. 12/47, 48
OF AN EXTENSION OF THE SUBDIVISION
OF THE RANCHO SANTA ANA DEL CHINO

25' INGRESS & EGRESS ESMT.
PER O.R. 7224/128 & 8504/167

DEA10203-01-07

P. M. NO. 5023
P. M. B. 48/18
SBD, CD,
PAR 1

SOUTHERLY LINE PARCEL 1

5°39'33"41"E
56.81'

14' R. LINE

MAP RTE. 71

HILLVIEW DR.

R/W

5

6

7

8

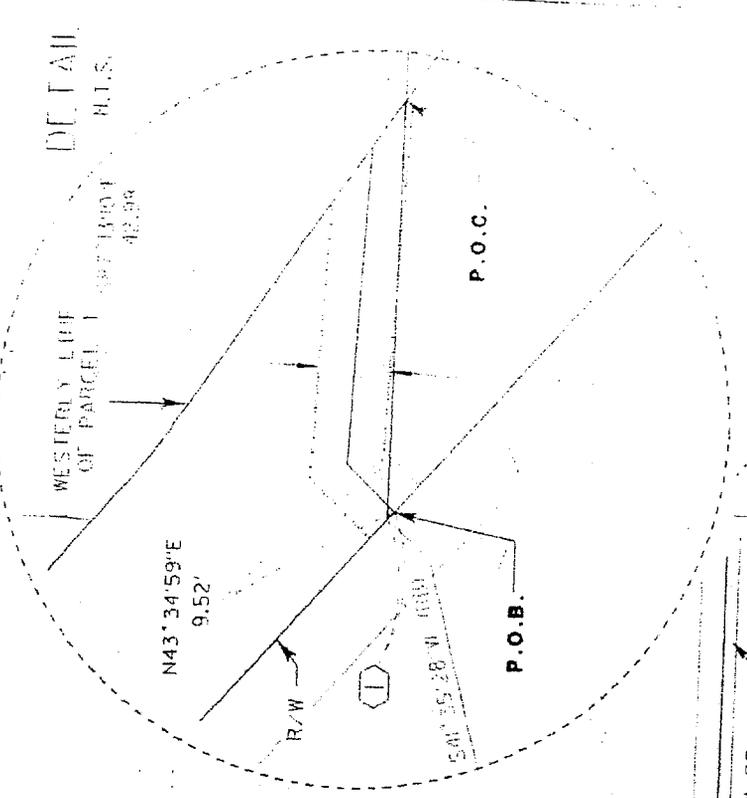
9

PARCEL	TOTAL AREA
DEA10203-01-07	525 SQ.F.T.

CURVE DATA

$\Delta = 0^{\circ}01'04''$
 $R = 4478.00'$
 $L = 1.39'$

DISTRICT	COUNTY	ROUTE	POST MILE	PARCEL NUMBER
08	SBD	71	0.6	DEA10203-01-07



INDICATES ACCESS CONTROL

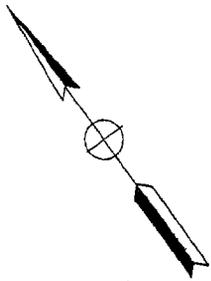
STATE OF CALIFORNIA
BUSINESS & TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

DIRECTOR'S EASEMENT

Bearings and distances are on GCS NAD 83. Zone 6 Distances are in feet. Stationing is in feet by 1000000. To obtain ground elevations Supplemental information may be obtained from the District, or the Survey Branch or Right of Way Engineering Branch.

SCALE: 1" = 100'

DATE: 07/27/04



SAN BERNARDINO COUNTY



DIST.	COUNTY	ROUTE	POST MILE
08	Sbd.	15	48.10

EXHIBIT "B"
FOR DEPICTION OF
EXHIBIT "A"

SOUTHERN CALIFORNIA GAS CO. UTILITY EASEMENT
PER DIRECTOR'S DEED D-7424 AS RECORDED ON
JULY 10, 1957 IN BOOK 4275, PAGE 125, O.R.

NW 1/4 R/W AS DESCRIBED IN DEED TO
THE STATE OF CALIFORNIA AS RECORDED
JULY 30, 1956 IN BK 3998, PG 534 O.R.

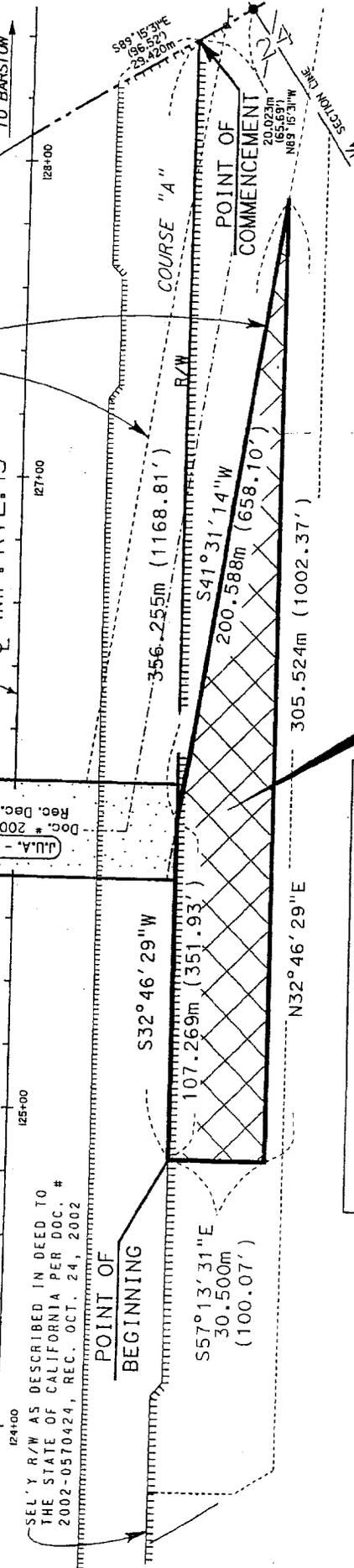
100.00' WIDE SOUTHERN
CALIFORNIA GAS CO. R/W
REC. JUNE 12, 1957 IN
BK 4251, PAGE 438, O.R.

SECTION 13

TO VICTORVILLE

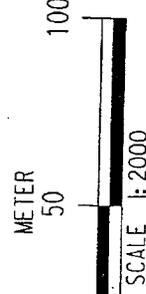
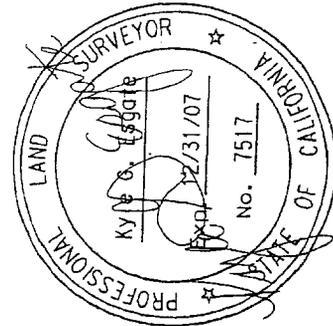
IMP. RTE. 15

TO BARSTOW



DE018468-02-01

NE 1/4 OF THE NW 1/4
SECTION 24
T. 6 N. R. 4 W. S.B.M.



EASEMENT AREA	67,759 S.F.
6,295.0 S.M.	

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

DIRECTORS DEED PLAT
DE018468-02-01

SCALE: 1:2000	DATE: FEB 2006	SHEET 2 OF 2
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