

# Memorandum

To: CHAIR AND COMMISSIONERS

CTC Meeting: October 11-12, 2006

Reference No.: 2.4d.(1)  
Action

From: CINDY McKIM  
Chief Financial Officer

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

Subject: **DIRECTOR'S DEEDS**

## **RECOMMENDATION:**

The Department of Transportation (Department) recommends the California Transportation Commission (Commission) authorize the execution of the Director's Deeds summarized below. The conveyances of excess State-owned real property, including exchanges, are pursuant to Section 118 of the Streets and Highways Code. The Director's Deeds included in this item involve an estimated current value of \$8,180,500. The State will receive a return of \$8,180,500 from the sale of these properties. A recapitulation of the items presented and corresponding maps are attached.

01-02-Tri-299-PM 61.0 Trinity County  
Disposal Unit DD 008216-01-01 0.21 acre  
Convey to Richard C. & Laurie A. McAvoy \$1,400 (Appraisal \$1,400)  
Credit received represents appraised value of parcel being exchanged pursuant to  
Right of Way Contract No.13394 dated June 20, 2006.

02-03-Pla-49-PM 3.5 Auburn  
Disposal Unit DD 024579-01-01 60 lf  
Convey to Thrifty Payless, Inc. \$5,000 (Appraisal \$5,000)  
Direct sale of access rights only. Selling price represents the appraised value received from the only  
adjoining owner.

03-04-Ala-880-PM 34.1 Oakland  
Disposal Unit DD 012461-01-02 1,022 sf  
Convey to Big Mil Partner, A California Partnership \$32,700 (Appraisal \$ 32,700)  
Finding "A" - direct sale to an adjoining owner. Selling price represents the appraisal value received  
from the adjoining owner.

04-04-Mrn-101-PM 10.5

San Rafael

Disposal Unit DD 054604-01-01

23,275 sf

Convey to MacPhail's Properties, Inc.

\$938,000 (Appraisal \$938,000)

Settlement is based on an equal exchange of land for land, plus the cost to cure for a replacement parking lot. Parcel 54604-01-01 (23,275 sf) is being conveyed as an equal land exchange for the acquisition of Parcel 54603-1 (19,396 sf), with no additional dollars being paid as part of the exchange. The additional land, 3,879 sq. ft., represents the city of San Rafael's requirements based upon its current ordinance for parking lot spaces, circulation, garbage enclosures and landscaping.

05-04-SCI-101-PM 28.3

San Jose

Disposal Unit DD 000115-01-02

3.062 ac (133,381 sf)

Convey to the city of San Jose, a municipal corporation

\$7,000,000 (Appraisal - \$7,000,000)

Selling price represents the appraised value from a public agency.

06-04-SF-230-PM 3.1

San Francisco

Disposal Unit DD 030678-01-01

54,531+ sf

Convey to 1940 Evans Street, LLC

Change in vesting. This sale to William A. Sommers was approved by the Commission at the April 26-27, 2006 meeting, reference number 2.4d.(1) item 02. Subsequent to that meeting but prior to the recordation of the Director's Deed, the buyer has requested the property be vested as follows: 1940 Evans Street, LLC.

07-07-LA-110-PM 19.4

Los Angeles

Disposal Unit DD 073275-01-01

2,871 sf

Convey to Hector Zelaya

\$9,400 (appraisal \$9,400)

Direct sale to adjoining owner. Subject property is a vacant, irregularly shaped remnant parcel from the widening of the Harbor Freeway. The current residential zoning (RD2) requires a minimum 50 foot width and 5,000 square foot lot size for development. Therefore, the highest and best use of this property is as plottage to the adjoining ownership.

08-07-LA-30-PM R5.1

Claremont

Disposal Unit DK 076948-01-02

241 sf (fee)

Convey to Leonard and Hilary Wylie

1,637 sf (easement)

\$0 (nominal)

Direct conveyance to adjoining owners. This is a direct conveyance in accordance with the settlement of an inverse condemnation suit in the Los Angeles County Superior Court, Case No. BC 282707. During soundwall construction along Interstate Route 210, the Department's construction contractors trespassed onto the adjoining private property and installed miscellaneous improvements consisting of curbs and gutters. The fee portion of this conveyance is the area of trespass. In addition, the easement portion of the conveyance is an area that the Department had originally intended to maintain, but under the settlement, the adjoining owners (who own the underlying fee) have agreed to maintain.

09-08-SBd-210-PM 11.6-14.3

08-SBd-15-PM 7.4

Fontana

1,015,488 sf (23.312 acres)

\$0 (Appraisal n/a)

Disposal Units

DD 002429-01-01

DD 004521-02-02

DD 009685-01-01

DD 009686-01-01

DD 009687-01-01

DD 009693-01-01

DD 009705-01-01

DD 013425-01-01

DD 013426-01-01

DD 013428-01-01

DD 013429-01-01

Convey to the city of Fontana

Conveyance at zero dollars per Cooperative Agreement #8-851 dated June 24, 1997, between the city of Fontana and the Department. The land conveyed is a narrow strip encumbered with an open drainage channel, known as the Highland Channel. This channel functionally replaces numerous antiquated drainages that traversed the proposed right of way of Interstate Route 210 and complies with the flood control district's master plan for regional drainage facilities.

10-11-SD-125-PM 14.3

Disposal Unit DD 21907-01-01

Convey to The Lively Trust

Lemon Grove

7,558 sf

\$194,000.00 (Appraisal \$194,000.00)

Finding "A"- direct sale to an adjoining owner. Selling price represents the appraised value received from the only adjoining owner. The parcel's small size, irregular shape, and poor access leave it incapable of independent development.

Attachments

**SUMMARY OF DIRECTOR'S DEEDS 2.4d.1  
PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION - OCTOBER 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  | Recovery %<br>From Sales<br>Current Value |
|--------------|--------------|--------------|---------------------------|--------------------|-------------|-------------------------|--------------------|---|
| 01           |              |              |                           |                    | 0           | \$0                     | \$0                |   |
| 02           | 1            |              |                           |                    | 1           | \$1,400                 | \$1,400            | 100%                                      |
| 03           | 1            |              |                           |                    | 1           | \$5,000                 | \$5,000            | 100%                                      |
| 04           | 3            |              |                           |                    | 3           | \$7,970,700             | \$7,970,700        | 100%                                      |
| 05           |              |              |                           |                    | 0           | \$0                     | \$0                |   |
| 06           |              |              |                           |                    | 0           | \$0                     | \$0                |   |
| 07           | 2            |              |                           |                    | 2           | \$9,400                 | \$9,400            | 100%                                      |
| 08           | 1            |              |                           |                    | 1           | \$0                     | \$0                |   |
| 09           |              |              |                           |                    | 0           | \$0                     | \$0                |   |
| 10           |              |              |                           |                    | 0           | \$0                     | \$0                |   |
| 11           | 1            |              |                           |                    | 1           | \$194,000               | \$194,000          | 100%                                      |
| 12           |              |              |                           |                    | 0           | \$0                     | \$0                |   |
| <b>Total</b> | <b>9</b>     | <b>0</b>     | <b>0</b>                  | <b>0</b>           | <b>9</b>    | <b>\$8,180,500</b>      | <b>\$8,180,500</b> | <b>100%</b>                               |

Table II - Analysis by Type of Sale

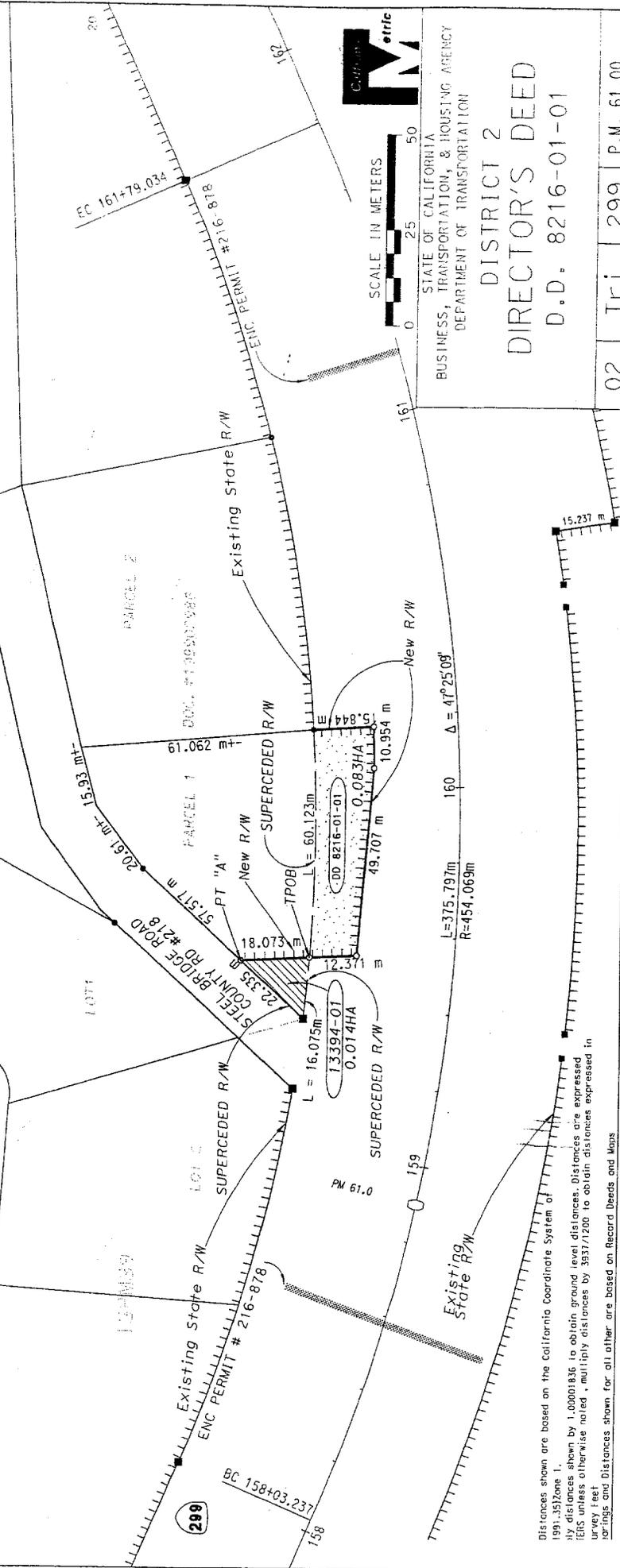
| Type of Sale              | # of Items | Current Estimated Value | Return From Sales  | Recovery %<br>Return From Sales<br>Current Value |
|---------------------------|------------|-------------------------|--------------------|--|
| Direct Sales              | 9          | \$8,180,500             | \$8,180,500        | 100%   |
| Public Sales              | 0          | \$0                     | \$0                |  |
| Non-Inventory Conveyances | 0          | \$0                     | \$0                |  |
| <b>Sub-Total</b>          | <b>9</b>   | <b>\$8,180,500</b>      | <b>\$8,180,500</b> | <b>100%</b>                                      |
| Other Funded Sales        | 0          | \$0                     | \$0                |  |
| <b>Total</b>              | <b>9</b>   | <b>\$8,180,500</b>      | <b>\$8,180,500</b> | <b>100%</b>                                      |

T. 32 N., R. 9 W., M.D.M.  
SECTION 4



- LEGEND**
-  = AREA ACQUIRED IN EXCHANGE
  -  = AREA CONVEYED IN EXCHANGE
  -  = STATE R/W MONS
  -  = FD RECORD MONS
  -  = CALC POSITIONS
  -  = SUPERSEDED R/W LINE

STEEL BRIDGE ROAD



SCALE IN METERS  
0 25 50

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

DISTRICT 2  
DIRECTOR'S DEED  
D.D. 8216-01-01

02 Tri 299 P.M. 61.00

Distances shown are based on the California Coordinate System of 1991, Zone 1. Slightly distances shown by 1.00001836 to obtain ground level distances. Distances are expressed in feet unless otherwise noted, multiply distances by 3937/1200 to obtain distances expressed in meters and distances shown for all other are based on Record Deeds and Maps



001-044-038

Approx. PL

001-044-037

A PORTION OF THE  
WEST HALF SEC 10  
BOOK 4 OF PARCEL  
MAPS PAGE 98

001-044-030

Approx. PL

THRIFTY REALTY COMPANY  
3677 OR 475

001-044-029

**DD-024579-01-01** 60' Access opening

Approx. PL

PORTION OF LOT - 1  
BLOCK 20 &  
LOT 18 BLOCK 6  
BOOK 5 OF PARCEL  
MAPS PAGE 61

BAYVIEW ASSOCIATES

001-044-027

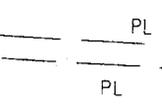
CITY of AUBURN

Approx. PL

SCALE 1:100

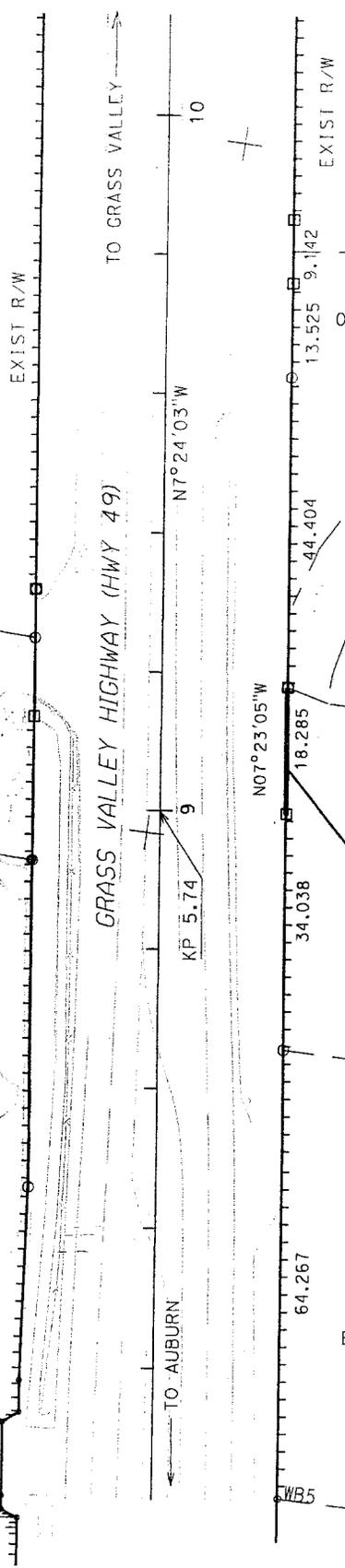
PAR NO DD-024579-01-01  
60' - ACCESS OPENING

| DIST | CO  | RTE | PM   |
|------|-----|-----|------|
| 03   | PLA | 49  | 3.56 |



ACCESS PROHIBITED

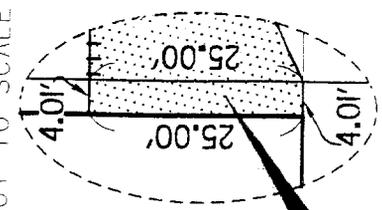
NOTE: The bearings and distances used are based on the California Coordinate System of 1983, Zone 2, as determined by ties to the California High Precision Geodetic Network, Epoch 1991.35. Distances are in meters unless otherwise noted. Multiply distances by 1.00015 to obtain ground level distances. To convert meters to the U.S. Survey foot multiply distance shown by 3937/1200.



DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 3. MULTIPLY DISTANCES BY 1.0000720 TO OBTAIN GROUND-LEVEL DISTANCES.

# CITY OF OAKLAND COUNTY OF ALAMEDA

DETAIL "A"  
NOT TO SCALE

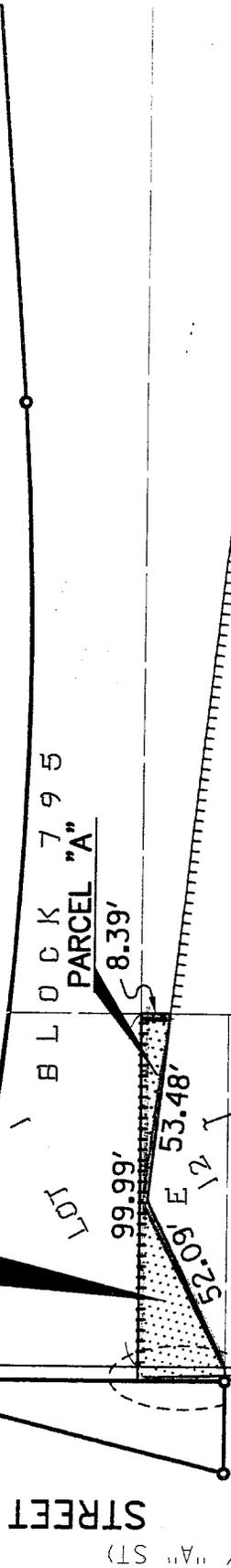


PROPOSED RELINQUISHMENT #56061

**M A N D E L A P A R K W A Y**  
(FORMERLY ROUTE 880)

**DD-012461-01-02**

1,022 Sq. Ft. (total)  
(includes 100 sq. ft. quitclaim, Parcel "B")



MAP NO. 2 OF WATTS TRACT OAKLAND  
BOOK 6 MAPS PAGE 13

"PARCEL TWO"  
TO BIG MIL PARTNERS, A  
GENERAL PARTNERSHIP,  
REC'D SEPT. 21, 1995, AS  
INSTRUMENT NO. 95219479

**LEGEND**

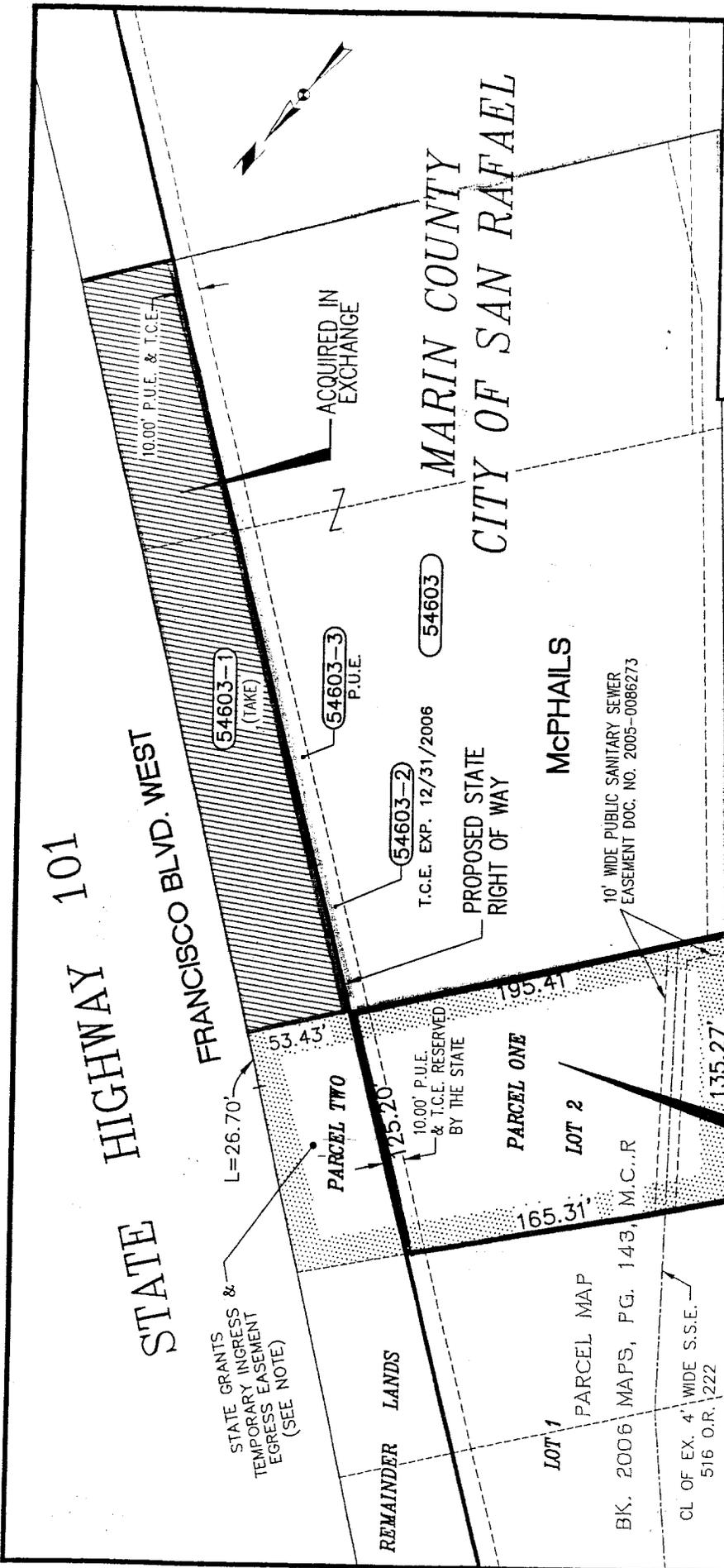
TTTTT ACCESS PROHIBITED

SCALE IN FEET

0 50 100 150

|   |               |
|---|---------------|
| STATE OF CALIFORNIA<br>BUSINESS, TRANSPORTATION<br>AND HOUSING AGENCY<br>DEPARTMENT OF TRANSPORTATION<br>DISTRICT 4 |               |
| <b>DIRECTOR'S DEED</b><br><b>DD-012461-01-02</b>  |               |
| DRAWN BY: JAE   | DATE: 6/06    |
| CHECKED BY: SN  | SCALE: 1"=50' |
| CO. RTE. P.M.   | DR. NO.       |
| ALA 880 34.1  | 2 OF 2        |

**ETTIE STREET**



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

**DIRECTOR'S DEED**  
**DD-054604-01-01**

DRAWN BY: JZ    DATE: 8/18/06  
CHECK BY: JZ    SCALE: 1"=80'

|         |      |      |        |
|---------|------|------|--------|
| CO.     | RTE. | P.M. | DR.NO. |
| MRN 101 | 10.5 |      | 2 OF 2 |

**NOTE**

PARCEL TWO IS TO PROVIDE TEMPORARY PUBLIC ACCESS FOR INGRESS AND EGRESS APPURTENANT TO PARCEL ONE TO AND FROM FRANCISCO BOULEVARD WEST TO TERMINATE UPON THE COMPLETION OF CONSTRUCTION OF THE PROPOSED REALIGNED FRANCISCO BOULEVARD WEST, THE OPENING OF TRAFFIC OVER AND THE PROVIDING OF PERMANENT ACCESS TO AND FROM THE REALIGNED FRANCISCO BOULEVARD WEST AND RELINQUISHMENT TO THE CITY OF SAN RAFAEL.

**LEGEND**

P.U.E. PERMANENT UTILITY EASEMENT  
T.C.E. TEMPORARY CONSTRUCTION EASEMENT

**SCALE: 1" = 80'**

0 80 160 240  
(SCALE IN FEET)

**DD-054604-01-01**

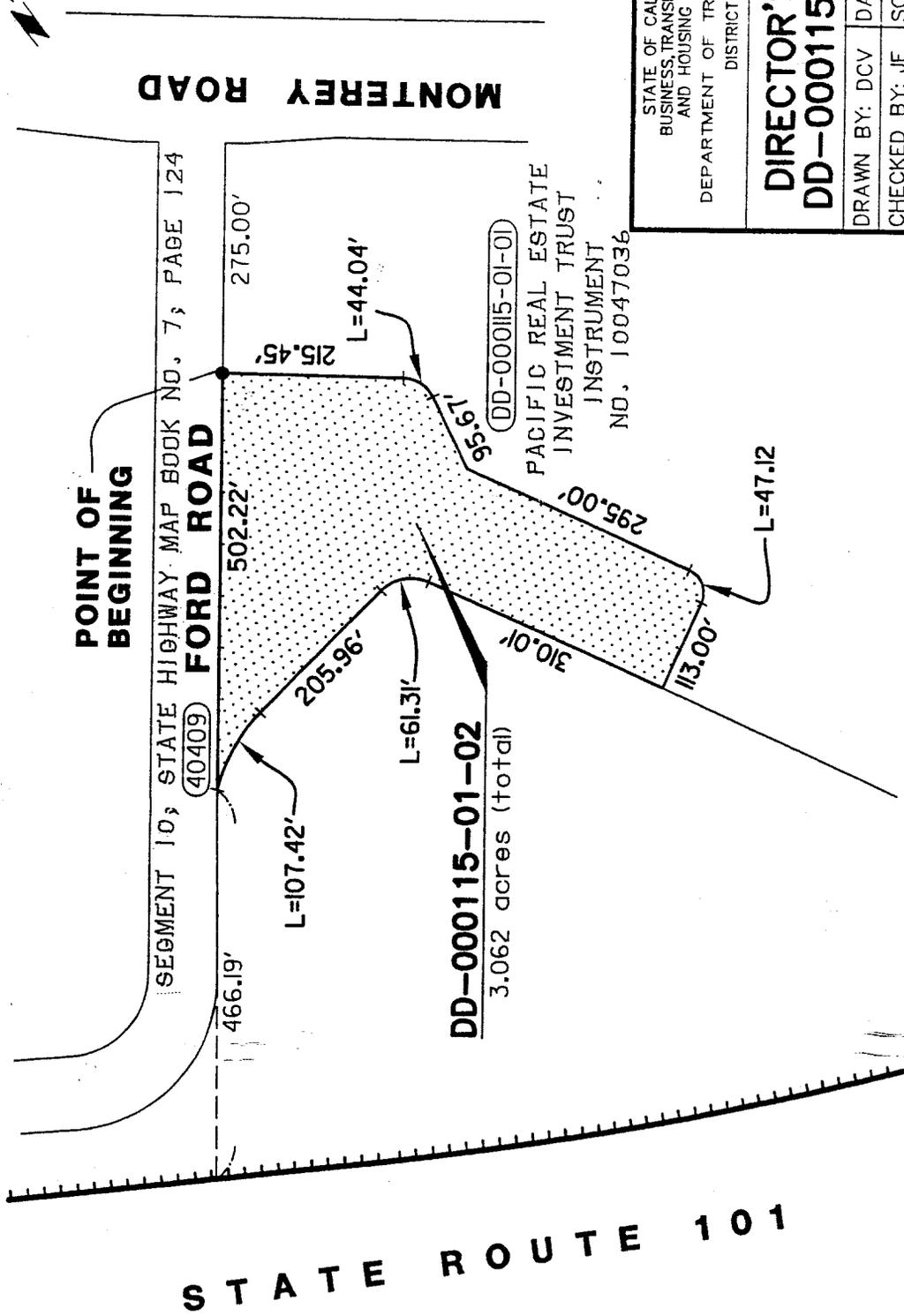
**PARCEL ONE**  
23,275 SQUARE FEET  
(INCLUDING 1,254 SQUARE FEET P.U.E.&T.C.E.)

**PARCEL TWO**  
(6,822 SQUARE FEET TEMPORARY INGRESS/EGRESS EASEMENT)

BK. 2006 MAPS, PG. 143, M.C.R.

DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 3. MULTIPLY DISTANCES BY 1.0000425 TO OBTAIN GROUND-LEVEL DISTANCES.

CITY OF SAN JOSE  
COUNTY OF SANTA CLARA



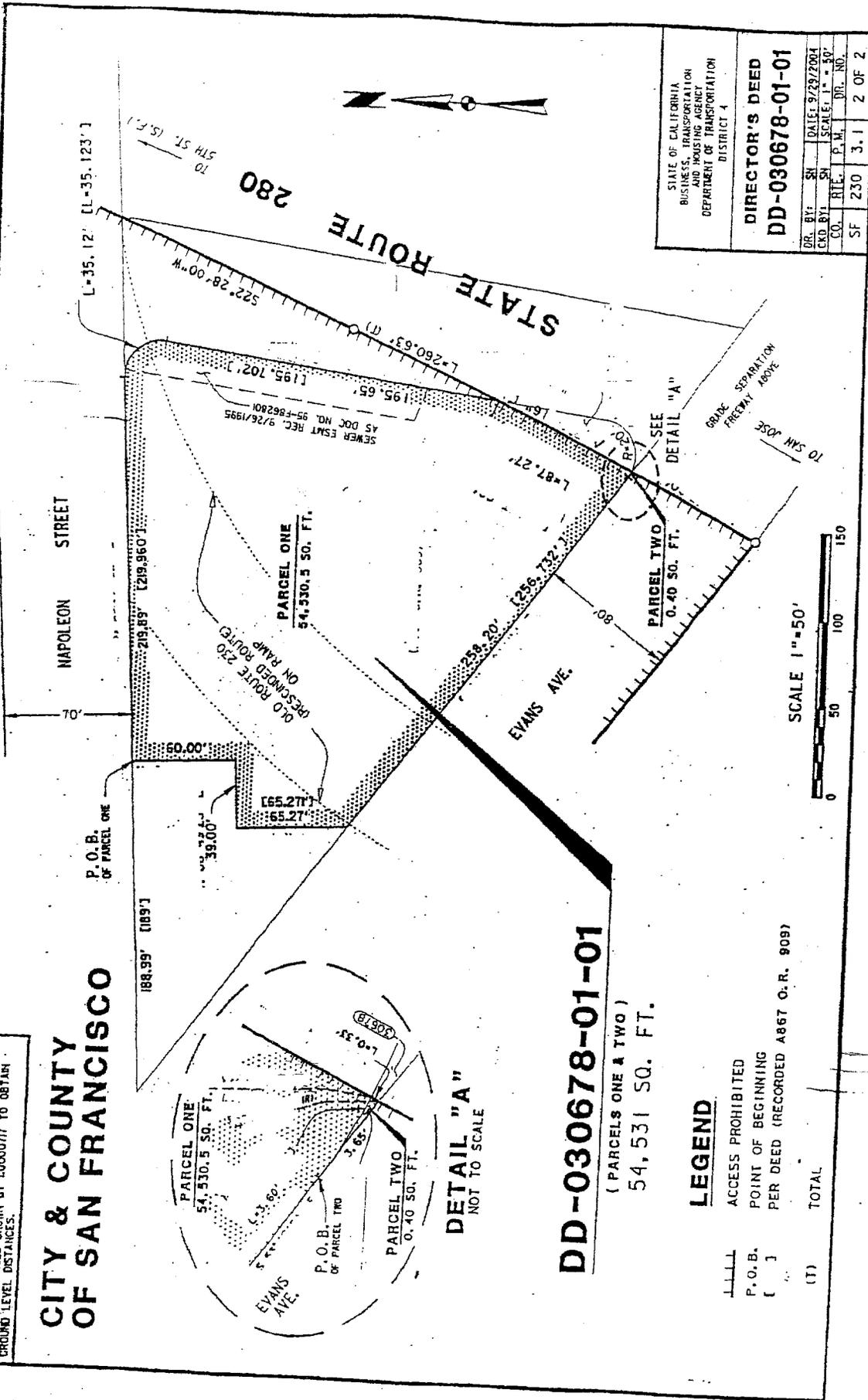
**LEGEND**  
ACCESS PROHIBITED

|   |                  |
|---|------------------|
| STATE OF CALIFORNIA<br>BUSINESS, TRANSPORTATION<br>AND HOUSING AGENCY |                  |
| DEPARTMENT OF TRANSPORTATION<br>DISTRICT 4                            |                  |
| <b>DIRECTOR'S DEED</b><br><b>DD-000115-01-02</b>                      |                  |
| DRAWN BY: DCV   | DATE: 8/06       |
| CHECKED BY: JE  | SCALE: 1" = 200' |
| CO. RTE.  | P.M.             |
| SCL 101   | DR.NO.           |
| 28.3  | 2 OF 2           |

R-40.27, H.C. 73 (H187043)

COORDINATES, BEARINGS AND DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 3. MULTIPLY DISTANCES SHOWN BY LOGO0011 TO OBTAIN GROUND LEVEL DISTANCES.

# CITY & COUNTY OF SAN FRANCISCO



**DETAIL "A"**  
NOT TO SCALE

## DD-030678-01-01

( PARCELS ONE & TWO )  
54,531 SQ. FT.

### LEGEND

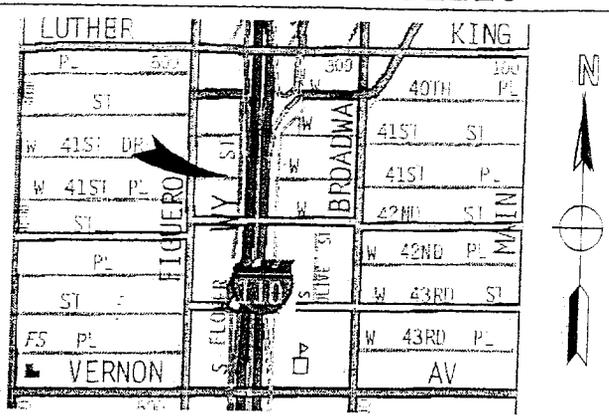
- ACCESS PROHIBITED
- P.O.B. POINT OF BEGINNING
- [ ] PER DEED (RECORDED A867 O.R. 908)
- (T) TOTAL

|   |      |  |           |
|---|------|--|-----------|
| STATE OF CALIFORNIA<br>BUSINESS, TRANSPORTATION<br>AND HOUSING AGENCY<br>DEPARTMENT OF TRANSPORTATION<br>DISTRICT 4 |      | <b>DIRECTOR'S DEED</b><br><b>DD-030678-01-01</b> |           |
| DR. BY:   | SN   | DATE:  | 9/29/2004 |
| CKD. BY:  | SA   | SCALE:   | 1" = 50'  |
| CO. REC.  | P.M. | DR. NO.  |           |
| SF  | 230  | 3.1  | 2 OF 2    |

(RESCINDED ROUTE)

**CITY OF LOS ANGELES**

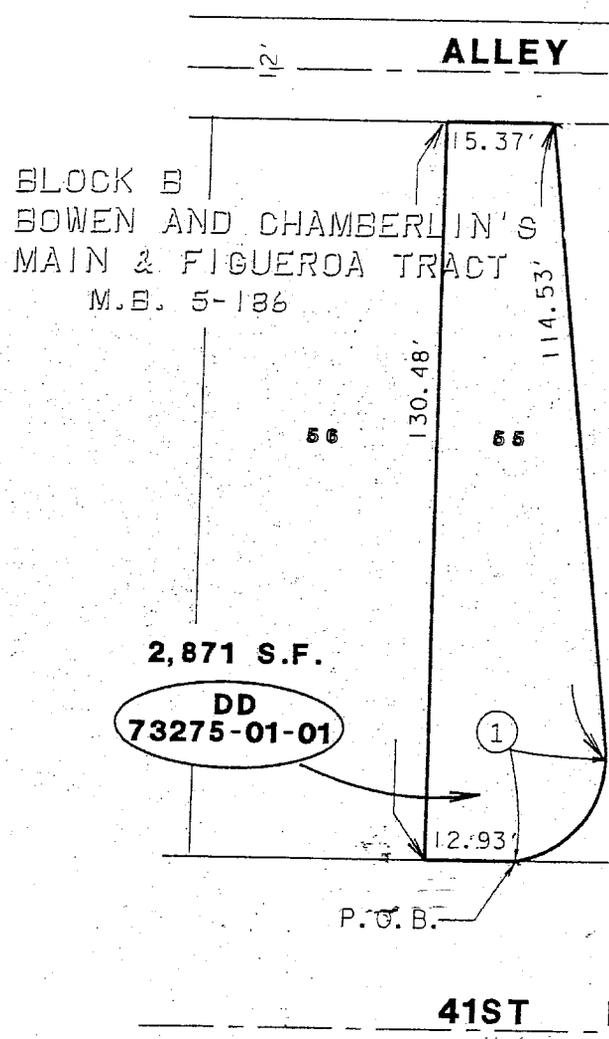
| DIST | COUNTY | ROUTE | POST MILE |
|------|--------|-------|-----------|
| 07   | LA     | 110   | 19.4      |



LOCATION MAP NO SCALE

PARCEL NO. DD 73275-01-01 AREA S.F. 2,871 S.F.

PORTION OF LOT 55  
BLOCK B  
BOWEN AND CHAMBERLIN'S  
MAIN AND FIGUEROA STREET TRACT  
M. B. 5, PAGE 186.



①  $R = 15.00'$   
 $\Delta = 95^\circ 58' 41''$   
 $L = 25.13'$

FLOWER STREET

HARBOR (110) FREEWAY

41ST PLACE

INTERSTATE  
CITY OF LOS ANGELES

STATE RETAINS ACCESS RIGHTS

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

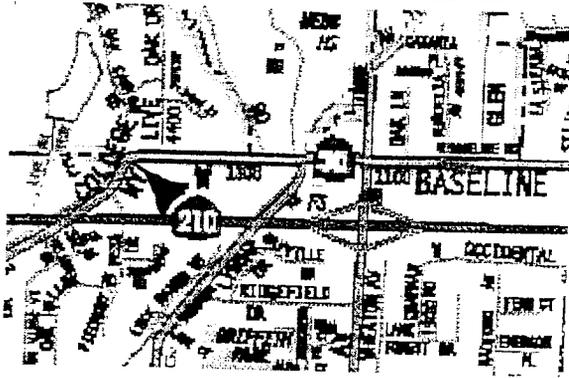
PLAT ACCOMPANYING

**DIRECTOR'S DEED DD 73275-01-01**

REF. MAP: F1355-7

SCALE: NONE  
 DRWN: FC CHKD: JB  
 DATE: 11-19-2004

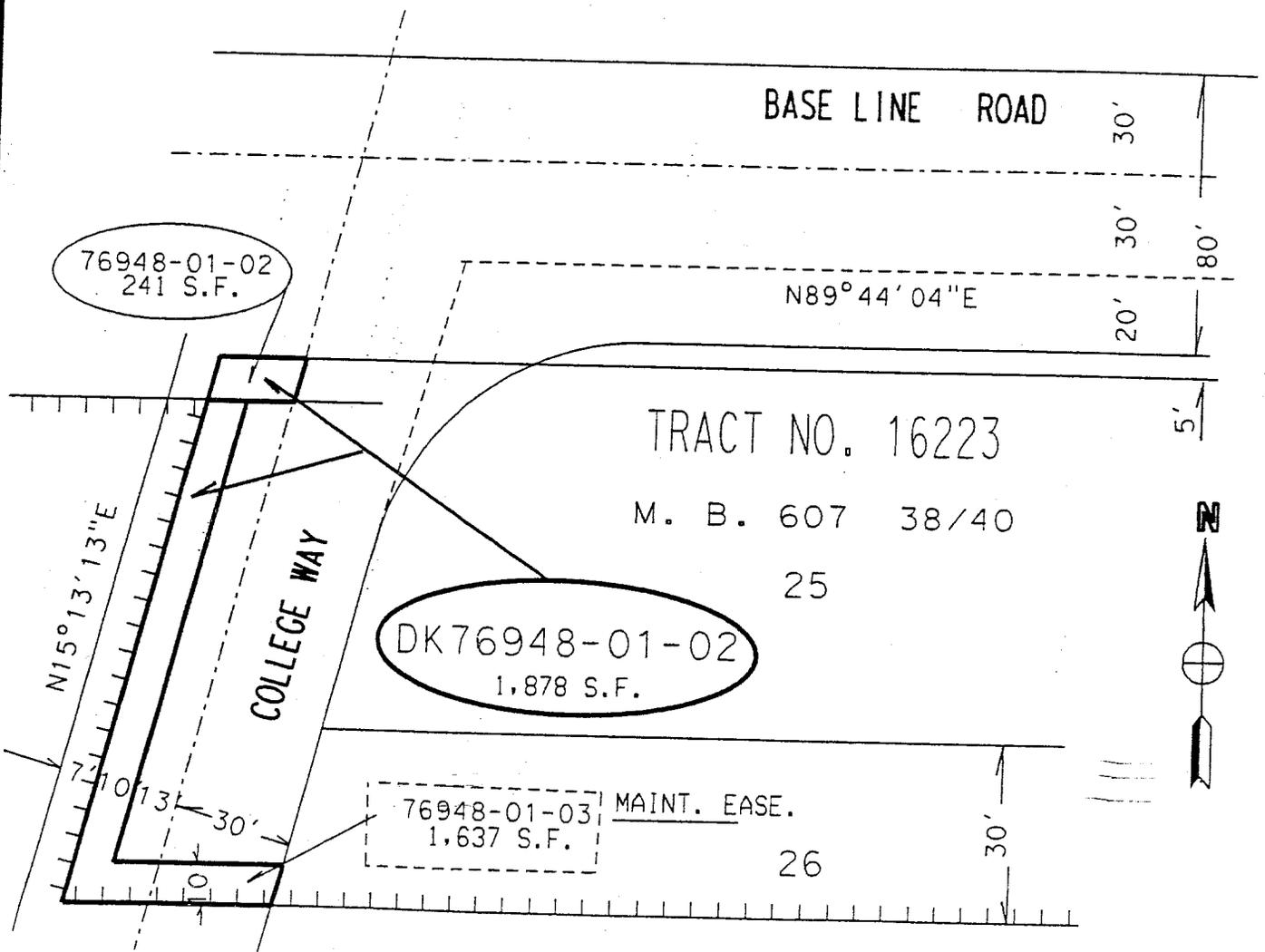
**CITY OF CLAREMONT**



LOCATION MAP

| DIST | COUNTY | ROUTE | POST MILE |
|------|--------|-------|-----------|
| 07   | LA     | 30    | R 5.1     |

| PARCEL NO.     | AREA       |
|----------------|------------|
| 76948-01-03    | 1,637 S.F. |
| 76948-01-02    | 241 S.F.   |
| DK 76948-01-02 | 1,878 S.F. |



STATE RETAINS ACCESS RIGHTS

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

**DIRECTOR'S DEED DK 76948-01-02**

REF. MAP: F 1238-1

SCALE: NONE

DRWN: JM CH: RG

DATE: 12-14-05

T. 1 N., R. 6 W., S. B. M.,  
SECTION 25

|       |        |        |           |
|-------|--------|--------|-----------|
| DIST. | COUNTY | ROUTE  | POST MILE |
| 08    | SBD    | 210/30 | 13.13.2   |

EXHIBIT "B"

COUNTY OF SAN BERNARDINO

CITY OF FONTANA

TRACT 2177  
"MALOOF HIGHLAND AVE TRACT NO. 1"  
RECORDED IN MAP BOOK 31, PAGE 51  
RECORDS OF SAN BERNARDINO COUNTY

**DD002429-01-01**

LOT 160

LOT 127

S89°49'08"E 304.18'

N89°49'08"W 258.73'

175

8

N00°03'27"W 73.04'

70.52'

R=50.00'  
Δ=24°37'34"  
L=21.49'

15231-01-02

15232-01-02

IMP. HIGHLAND CHANNEL

SOUTHERLY LINE LOT 127

179

16.60'  
500' 10' 30" E

47.55'

100.07' C.C. 100.00'

N89°42'34"W

N89°42'22"E 254.25'

558.55'

175

6

R/W

4224-01-01

2429-01-01

LOT 6

SOUTHERLY LINE LOT 160

LOT 5

LOT 4

LOT 3

LOT 2

15230-01-01

3477-01-01

15233-01-01

2429-01-01

4224-01-01

LOT 1

Q IMP. RTE, 210

4

TO SAN BERNARDINO

TO CLAREMONT

2

3

4

TO CLAREMONT

3

2

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

DIRECTOR'S DEED MAP  
002429-01-01

SCALE 1: 80

DATE: 07-01-04



|       |        |       |           |
|-------|--------|-------|-----------|
| DIST. | COUNTY | ROUTE | POST MILE |
| 08    | SBD    | 15    | 7.4       |

T. 1 N. R. 6 W. S.B.M.  
 COUNTY OF SAN BERNARDINO  
 CITY OF FONTANA

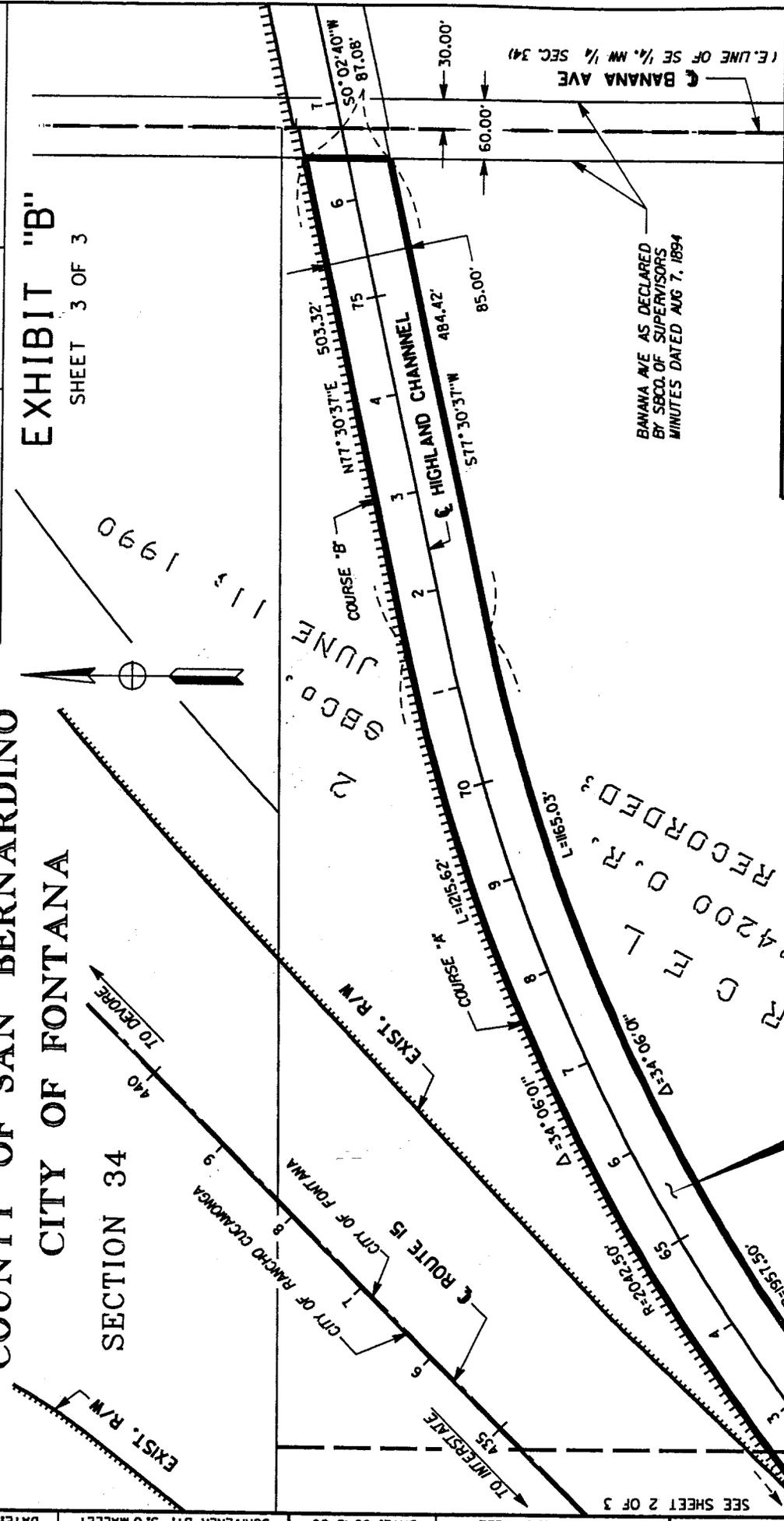
**EXHIBIT "B"**  
 SHEET 3 OF 3

SECTION 34



TO DEPOSE

TO INTERSTATE



BANANA AVE AS DECLARED  
 BY SBCD OF SUPERVISORS  
 MINUTES DATED AUG 7, 1894

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

**DIRECTOR'S DEED  
 MAP**

**004521-02-02**

SCALE 1" = 150' DATE: 09-13-06

SECTION 34  
 SE 1/4, NW 1/4

**DD004521-02-02**

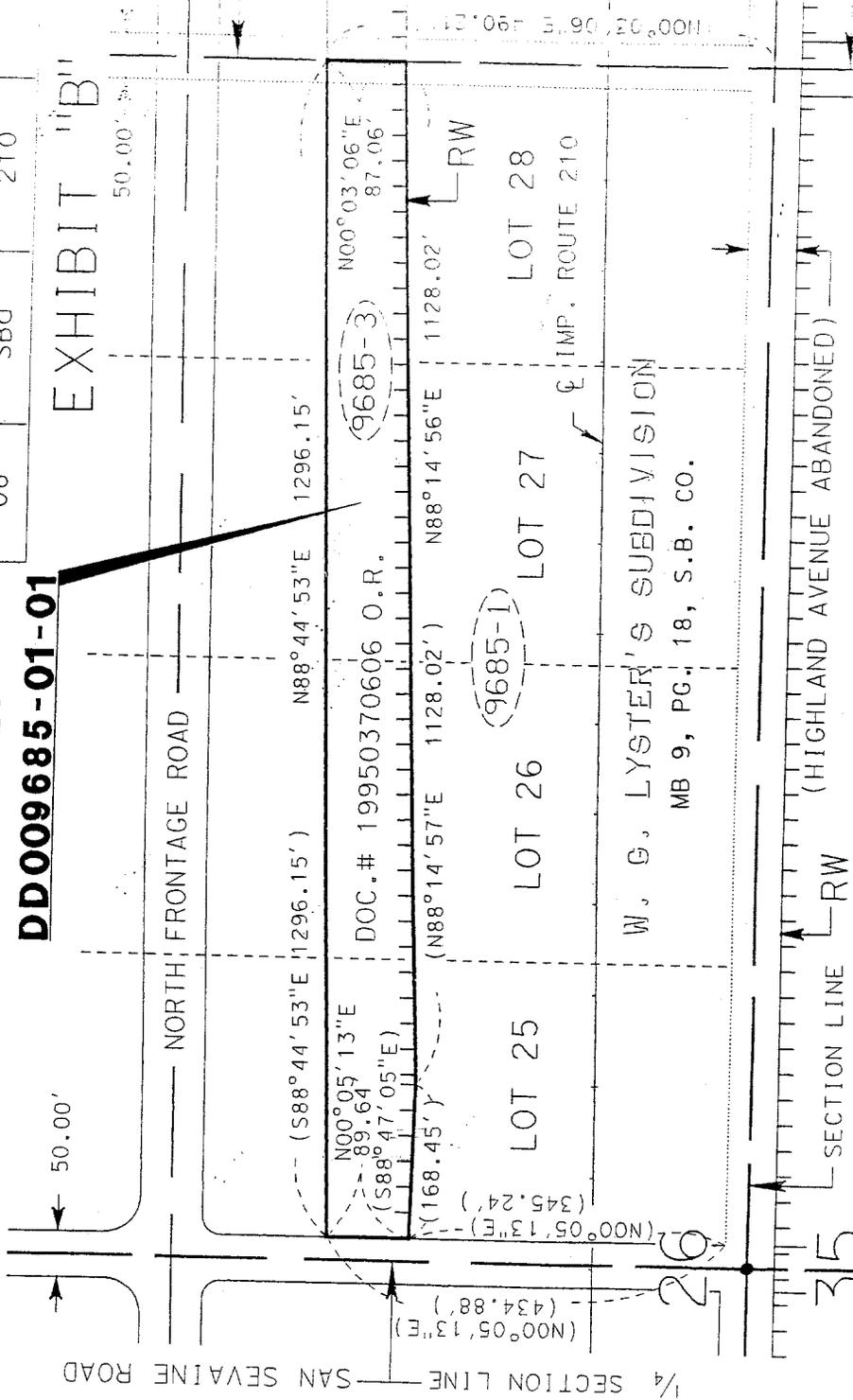
RECORDED  
 90-234200 O.R.  
 A R C H I T  
 T O

T. J. N. R. 6 W. S. B. M.  
CITY OF FONTANA SECTION 26

**DD009685-01-01**

EXHIBIT "B"

|       |        |       |           |
|-------|--------|-------|-----------|
| DIST. | COUNTY | ROUTE | POST MILE |
| 08    | Sbd    | 210   | 12.5      |



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

DIRECTOR'S DEED  
MAP

009685-01-01

SCALE: 1" = 200' DATE: 6-25-04

( ) : RECORD DATA PER DOC. #19950370606 O.R. S.B. CO.

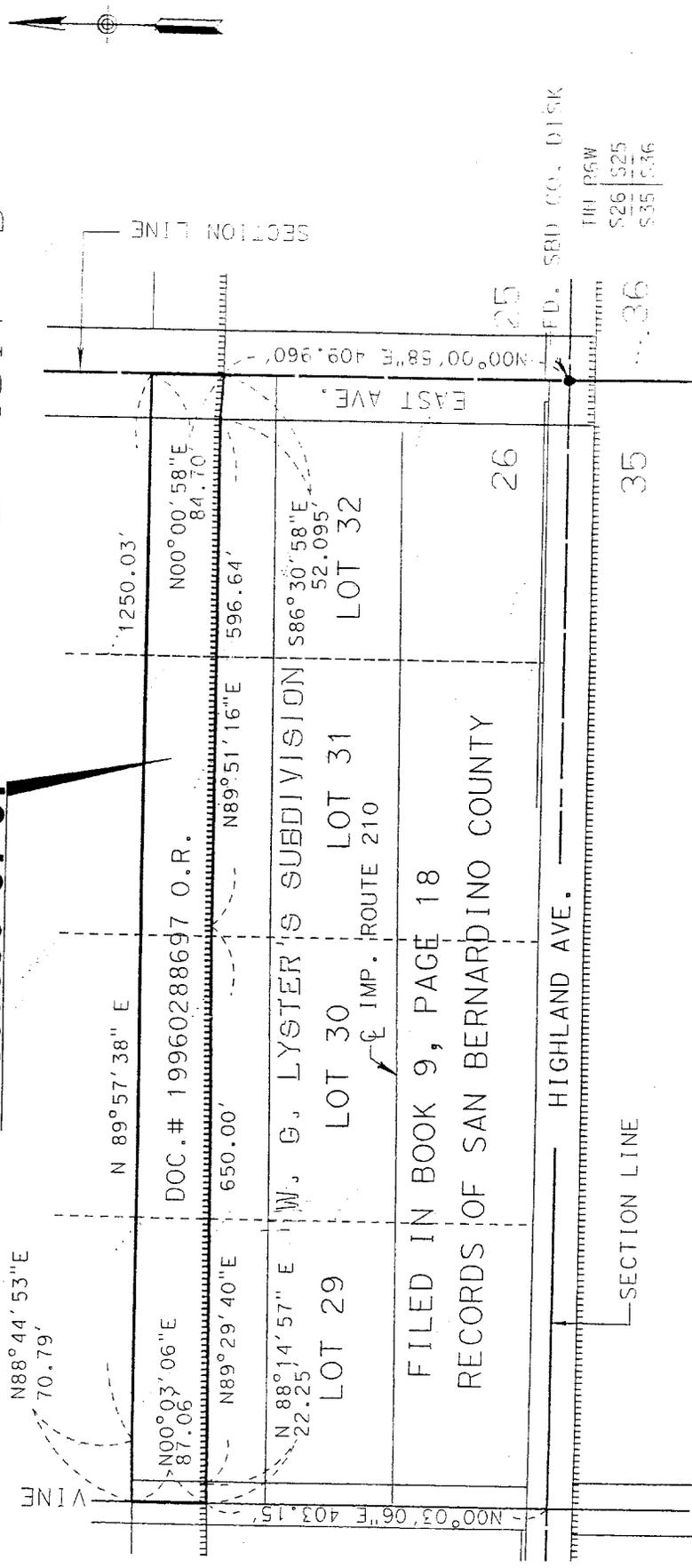
T. J. N., R. & W., S.E.M.,  
CITY OF FONTANA

SECTION 26

**DD009686-01-01**

EXHIBIT "B"

|       |        |       |           |
|-------|--------|-------|-----------|
| DIST. | COUNTY | ROUTE | POST MILE |
| 08    | SBD    | 210   | 12.7      |



FILED IN BOOK 9, PAGE 18  
RECORDS OF SAN BERNARDINO COUNTY

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

DIRECTOR'S DEED  
MAP

009686-01-01

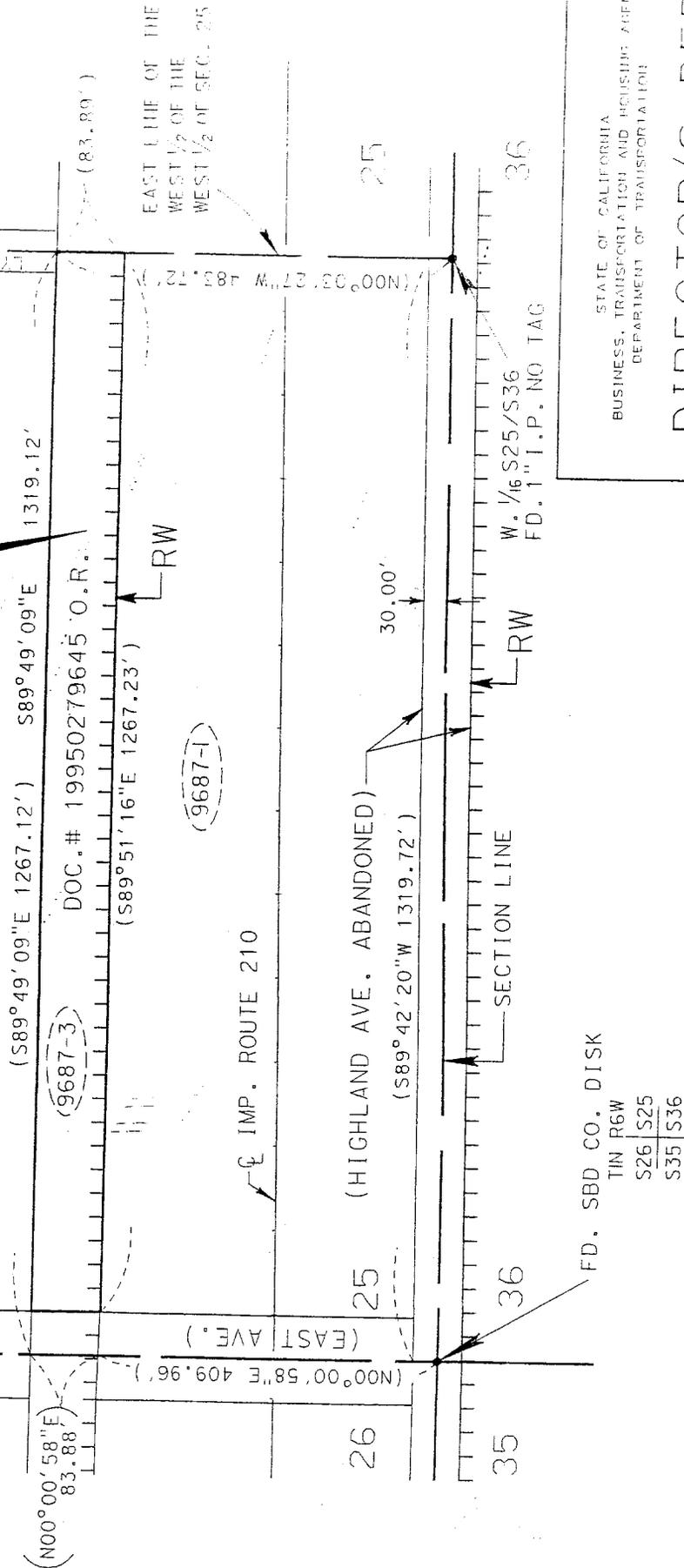
SCALE: 1" = 200      DATE: 6-18-04

T. J. N., R. & W. S.B.M.,  
 CITY OF FONTANA  
 SECTION 25

|       |        |       |           |
|-------|--------|-------|-----------|
| DIST. | COUNTY | ROUTE | FOUR MILE |
| 08    | Sbd    | 210   | 13.1      |

EXHIBIT "B"

**DD009687-01-01**



FD. SBD CO. DISK  
 TIN R6W  
 S26 S25  
 S35 S36

( ) : RECORD DATA PER O.R. 19950279645

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

DIRECTOR'S DEED  
 MAP

009687-01-01

SCALE: 1" = 200' DATE: 6-27-04

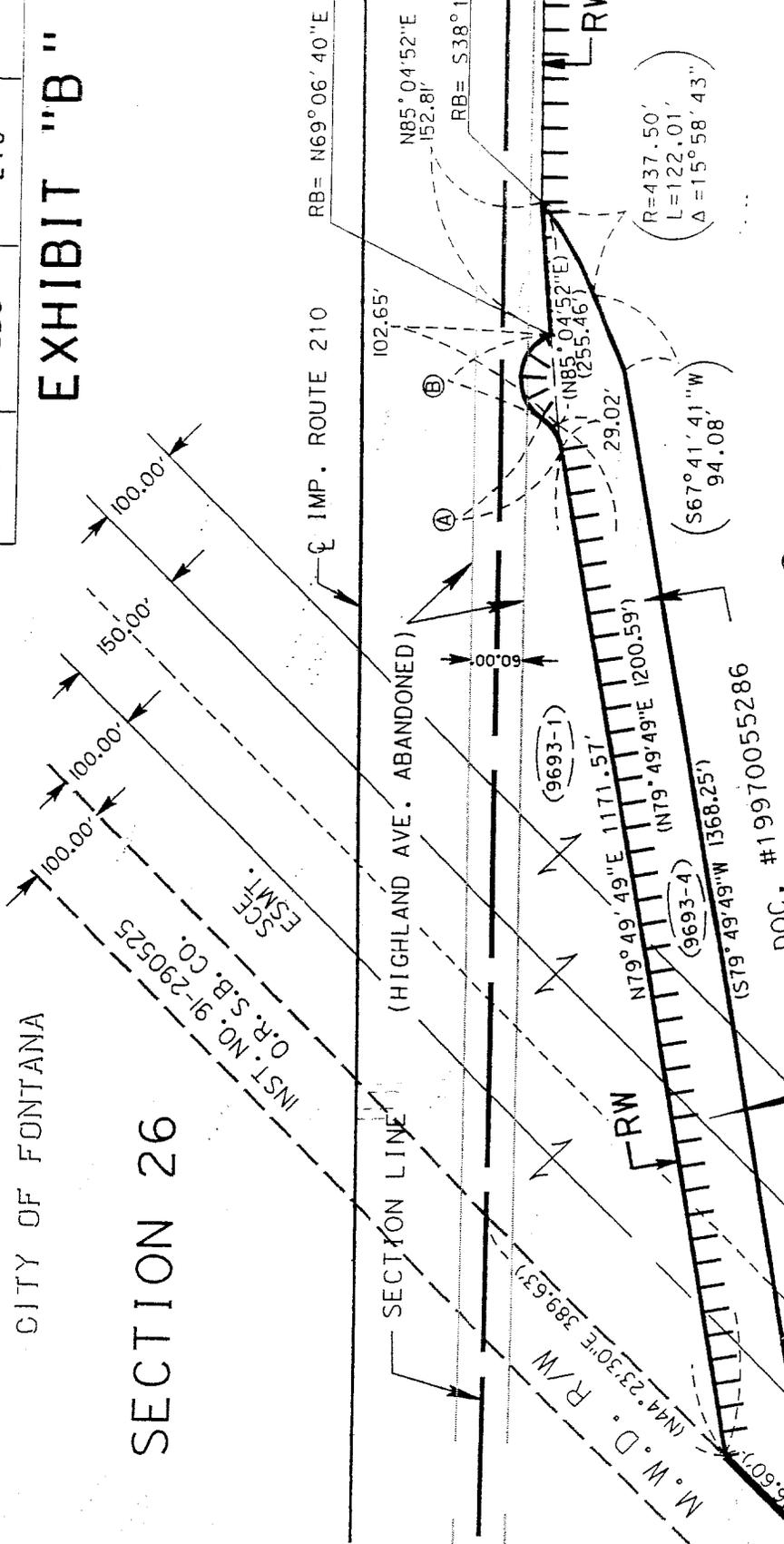
T, J N, R, 6 W, S, B, M,

CITY OF FONTANA

SECTION 26

EXHIBIT "B"

|       |        |       |           |
|-------|--------|-------|-----------|
| DIST. | COUNTY | ROUTE | POST MILE |
| 08    | Sbd    | 210   | 12.2      |



- Ⓐ L=44.28'  
Δ=47°25'08"  
R=53.50'
- Ⓑ L=118.00'  
Δ=126°22'31"  
R=53.50'

**DD009693-01-01**

SECTION 35

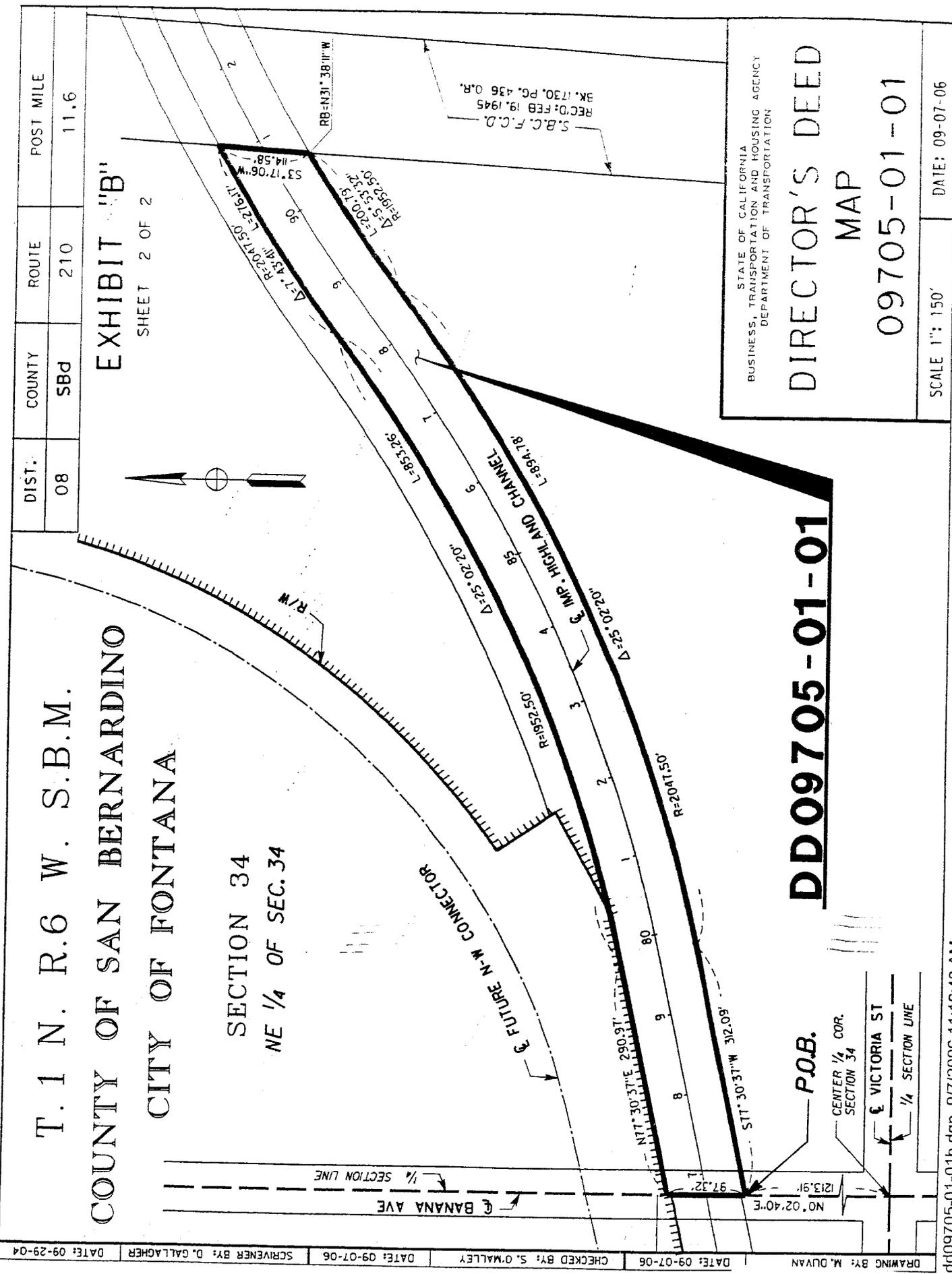
STATE OF CALIFORNIA  
BUSINESS, TRANSPORTATION AND HOUSING AGENCY  
DEPARTMENT OF TRANSPORTATION

**DIRECTOR'S DEED  
MAP**

**009693-01-01**

SCALE: 1"= 200      DATE: 7-06-04

( ) : RECORD DATA PER DOC. #19970055286 O.R. S.B. CO.



T. 1 N. R. 6 W. S.B.M.  
 COUNTY OF SAN BERNARDINO  
 CITY OF FONTANA

SECTION 34  
 NE 1/4 OF SEC. 34

EXHIBIT "B"  
 SHEET 2 OF 2

|       |        |       |           |
|-------|--------|-------|-----------|
| DIST. | COUNTY | ROUTE | POST MILE |
| 08    | Sbd    | 210   | 11.6      |

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

**DIRECTOR'S DEED  
 MAP**

09705-01-01

SCALE 1" = 150'      DATE: 09-07-06

**DD09705-01-01**

|                      |                |                         |                |                            |                |
|----------------------|----------------|-------------------------|----------------|----------------------------|----------------|
| DRAWING BY: M. DUVAN | DATE: 09-07-06 | CHECKED BY: S. O'MALLEY | DATE: 09-07-06 | SCRIVENER BY: D. GALLAGHER | DATE: 09-29-04 |
|----------------------|----------------|-------------------------|----------------|----------------------------|----------------|

dd09705-01-01b.dgn 9/7/2006 11:16:43 AM

T. J. N. R. & W. S. B. M.,  
SECTION 26

|       |        |       |           |
|-------|--------|-------|-----------|
| DIST. | COUNTY | ROUTE | POST MILE |
| 08    | Sbd    | 210   | 12.4      |

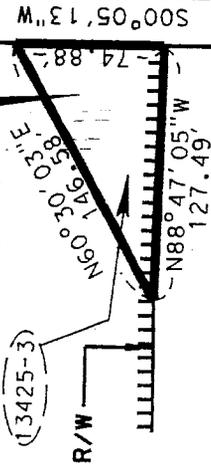
EXHIBIT "B"

NORTH FRONTAGE ROAD

**DD013425-01-01**

DOC.# 19970054119 O.R.

(13425-3)



CITY OF FONTANA

LOT 25

HIGHLAND CHANNEL

W. G. LYSTER'S SUBDIVISION  
BLOCK 3

SAN SEVAINE ROAD

IMP. ROUTE 210

130 131 132 133 134 135 136

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

DIRECTOR'S DEED  
MAP

013425-01-01

SCALE: 1" = 100' DATE: 7-14-04

26

35

GHLAND AVENUE (ABANDONED)

T. J. N. R. 6 W. S.B.M.

SECTION 26

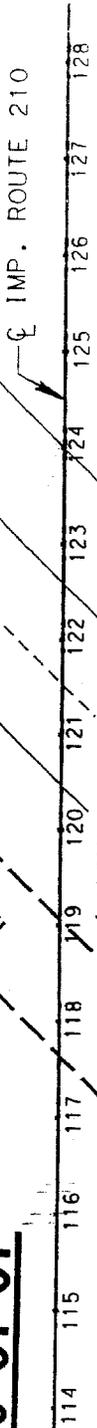
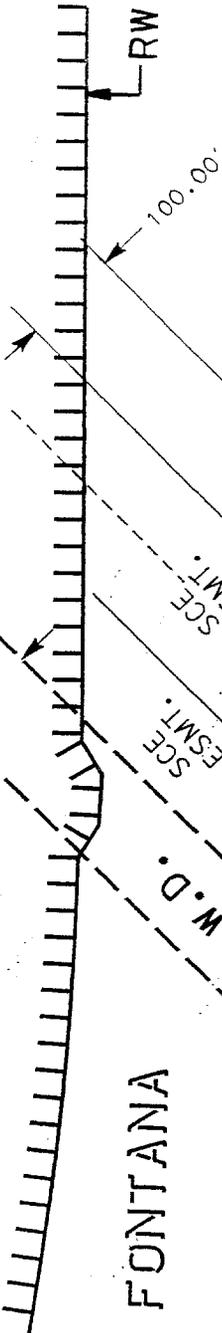
CITY OF FONTANA

**DD013426-01-01**

EXHIBIT "B"



|       |        |        |           |
|-------|--------|--------|-----------|
| DIST. | COUNTY | ROUTE  | POST MILE |
| 08    | SBD    | 210/30 | 12.0      |



SECTION LINE

SECTION 35

HIGHLAND CHANNEL

HIGHLAND AVE. ABANDONED

IMP. ROUTE 210

M.W.D.

CITY OF FONTANA

ESMT.

ESMT.

RW

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

**DIRECTOR'S DEED  
MAP**

**013426-01-01**

SCALE: 1" = 200' DATE: 7-14-04

( ) : RECORD DATA PER DOC. NO.  
19980545819 O.R. S.B. CO.

SOUTHERN CALIFORNIA GAS CO. O.R. S.B. CO.  
BOOK 4997 PAGE 264 O.R. S.B. CO.

(580° 01'46"W) (172.47')  
 (S79° 49'49"W) (172.83')  
 (N76° 59'17"E) (146.59')  
 (S44° 23'30"W) (389.63')  
 (S44° 35'27"W) (466.61')  
 (N44° 35'27"E) (466.61')  
 (N44° 23'30"E) (466.61')  
 (N80° 01'46"E) (172.83')  
 (N80° 01'46"E) (172.47')

13426-3

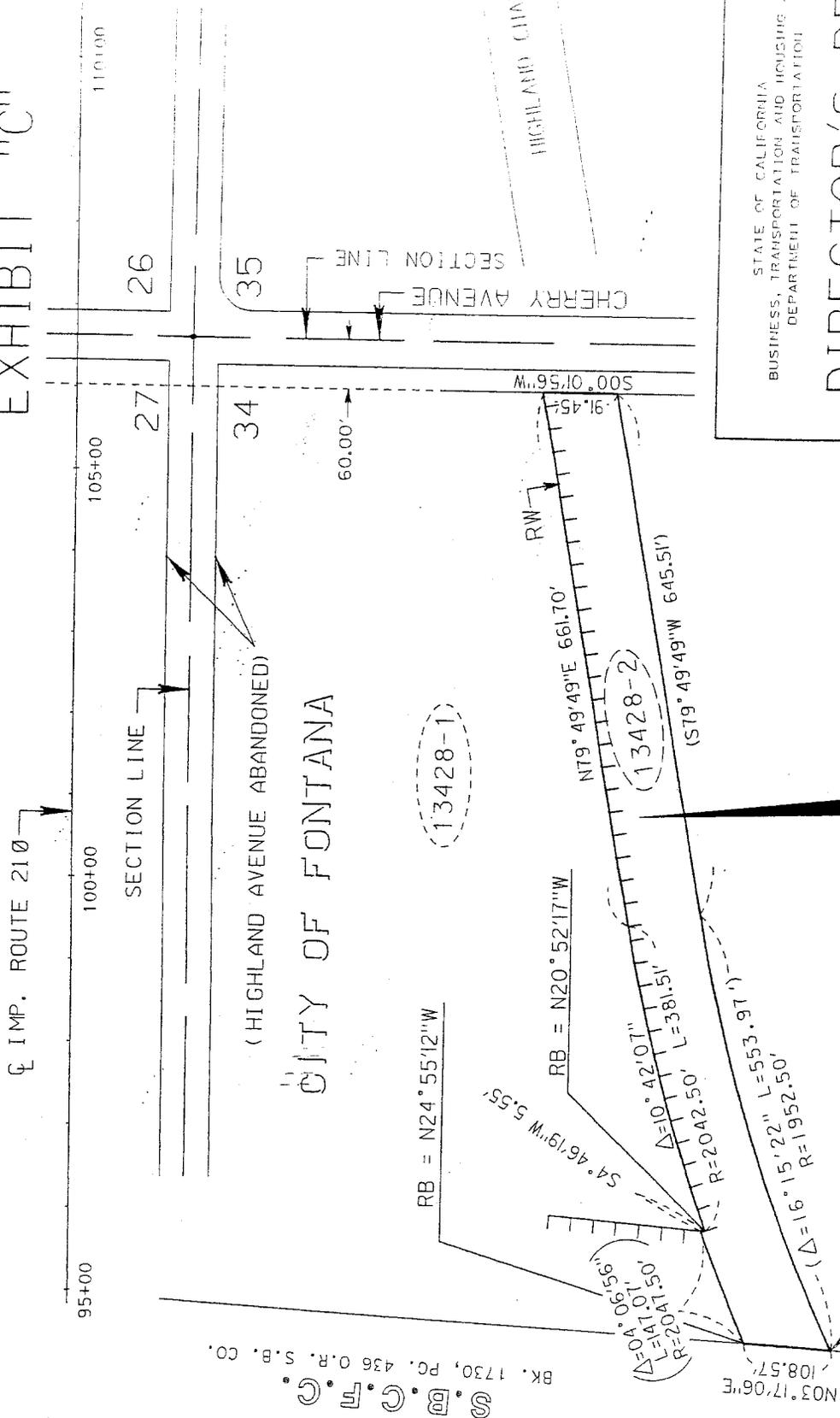
DOC. NO. 19980545819  
O.R. S.B. CO.

IGNIDD13426-01-01b.dgn 07/23/04 07:50:43 AM

T. J. N. R. & W. S.B.M.

|       |        |        |           |
|-------|--------|--------|-----------|
| DIST: | COUNTY | ROUTE  | POST MILE |
| 08    | Sbd    | 210/30 | 11.7      |

EXHIBIT "C"



S. B. C. F. C.  
 BK. 1730, PG. 436 O.R. S.B. CO.

**DD013428-01-01**

( ) DATA PER 19970081434 O.R. S.B. CO.

||||||| : ACCESS PROHIBITED

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

DIRECTOR'S DEED  
 MAP

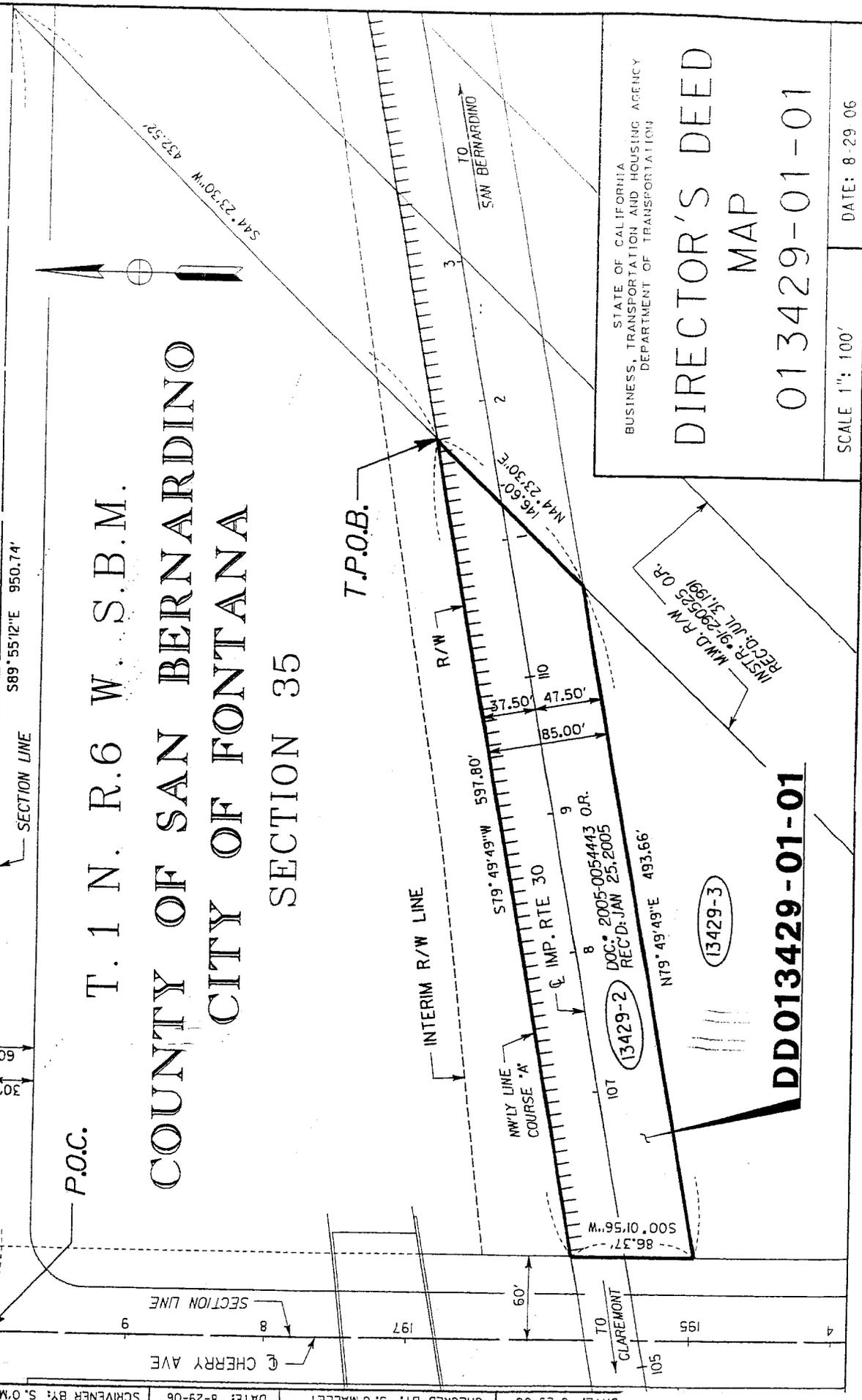
13428-01-01

SCALE: 1" = 200'

DATE: 9-29-04

|       |        |       |           |
|-------|--------|-------|-----------|
| DIST. | COUNTY | ROUTE | POST MILE |
| 08    | SBd    | 210   | 12.1      |

EXHIBIT "B"  
SHEET 2 OF 2



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

**DIRECTOR'S DEED  
MAP**

013429-01-01

SCALE 1" = 100'      DATE: 8-29-06

**DD013429-01-01**

REC'D: JAN 25, 2005  
DOC: 2005-0054443 O.R.  
M.D. P.M.  
REC'D: JUL 31, 1991

13429-3

EXHIBIT "B"

# CITY OF LEMON GROVE

SWEETWATER ROAD

BROADWAY

LOT 80

ALLEY

143.15'

AREA=7,558 SF

DD21907-01-01

AREA=7,494 SF

21907-01-01

R=1621.83'

L=182.55'

LOT 81

21907

AREA=64 SF

30497-01-01

30497

11-SD-125

"125S" LINE

LEMON GROVE PARK  
MAP 1303

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

EXCESS PARCEL MAP  
DD21907-01-01

RIGHT OF WAY  
MAP NO. Por. 53534

| COUNTY | ROUTE | POST MILES | SCALE |
|--------|-------|------------|-------|
| SD     | 125   | 14.3       | 1:30  |