

Memorandum

To: CHAIR AND COMMISSIONERS

CTC Meeting: June 10-11, 2009

Reference No.: 2.4d.
Action Item

From: CINDY McKIM
Chief Financial Officer

Prepared by: Timothy L. Craggs
Acting Chief
Division of Right of Way
and Land Surveys

Subject: **DIRECTOR'S DEEDS**

RECOMMENDATION:

The California 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, is pursuant to Section 118 of the Streets and Highways Code.

The Director's Deeds included in this item involve an estimated current value of \$341,180. The State will receive a return of \$345,700 from the sale of these properties. A recapitulation of the items presented and corresponding maps are attached.

ISSUE:

01-03-Pla-49 PM 5.86 Auburn
Disposal Unit #DD 032859-2 217 square feet
Convey to: County of Placer, a Political Subdivision \$0.00 (Appraisal N/A)
Direct conveyance for no monetary consideration. Conveyance is in accordance with Cooperative Agreement #03-0211, executed on June 8, 2004, and Final Order of Condemnation recorded on October 27, 2006.

02-03-Pla-49 PM 5.84 Auburn
Disposal Unit #DD 032898-2 206 square feet
Convey to: County of Placer, a Political Subdivision \$0.00 (Appraisal N/A)
Direct conveyance for no monetary consideration. Conveyance is in accordance with Cooperative Agreement #03-0211, executed on June 8, 2004, and Final Order of Condemnation recorded on October 27, 2006.

03-03-Sut-99 PM 39.6 Live Oak
Disposal Unit #DD 022959-01-01 26.15 acres
Convey to: City of Live Oak \$265,000 (Appraisal \$265,000)
Direct sale. This is a direct sale to the City of Live Oak for park purposes. The selling price represents the appraised value. The direct sale is in accordance with the Rescission of Freeway Adoption 3-SUT-99 PM T36.0/42.2, 3-BUT-99 PM 0.0/13.1; Resolution HRU 07-01, was approved by the Commission on December 13, 2007. The resolution provides that local government entities affected by the rescission have the first right of refusal to purchase, which expires on December 31, 2009.

04-04-Ala-880 PM 24.5

Disposal Unit #DD 051885-01-01

Convey to: Benjamin Gomez

Direct sale. Selling price represents the appraised value received from the only adjoining owner. Due to the property size and terrain it is incapable of independent development. The highest and best use of the parcel is as plottage to the adjoining owner.

Oakland

0.03 acre

\$1,000 (Appraisal nominal)

05-04-CC-4 PM 18.5

Disposal Unit #DK 057539-X1-XX

Convey to: West Coast Home Builders, Inc.,

A California Corporation

Direct sale. This transaction is a conveyance to the underlying fee owner of an obsolete drainage easement. This easement is unusable for any other purpose and presents a maintenance and liability responsibility to the Department.

Pittsburg

0.03 acre

\$500 (Appraisal nominal)

06-04-CC-4 PM 18.5

Disposal Unit #DK 057539-X3-XX and DK 057539-X4-XX

Convey to: San Marco Properties, LLC

A California Limited Liability Company

Direct sale. This transaction is a conveyance to the underlying fee owner of two obsolete drainage easements. These easements are unusable for any other purpose and present a maintenance and liability responsibility to the Department.

Pittsburg

0.11 acre

\$1,000 (Appraisal nominal)

07-04-CC-680 PM 24.6

Disposal Unit #DD 055679-01-01

Convey to: Rhodia Incorporated

Direct sale. Selling price represents the appraised value received from the only adjoining owner. The parcels are two non-contiguous remnants of State-owned property not capable of independent development. The highest and best use of the parcels is as plottage to the adjoining property.

Martinez

0.19 acre

\$1,000 (Appraisal nominal)

08-04-SCI-82 PM 3.6

Disposal Unit #DD 027656-01-01

Convey to: A & B Investment Properties LLC

Direct sale. Selling price represents the highest price received from the only adjoining owner. The highest and best use of the parcel is as plottage to the adjoining property.

Santa Clara

0.01 acre

\$10,000 (Appraisal \$7,680)

09-04-SM-101 PM 20.4

Disposal Unit #DE 002293-1

Convey to: SFPP, L.P. (Kinder Morgan Energy Partners)

Direct conveyance of the utility easement to SFPP, L.P. (Kinder Morgan Energy Partners) at the appraised amount.

South San Francisco

0.04 acre

\$2,500 (Appraisal nominal)

10-04-Sol-37 PM 11.2

Disposal Unit #DD 010229-01-01

Convey to: City of Vallejo

Direct sale. Selling price represents the appraised value received from the City of Vallejo, who is acting on behalf of the only adjoining owner. The highest and best use of the property is as plottage to the adjoining property.

Vallejo

0.10 acre

\$48,300 (Appraisal \$48,300)

11-04-Sol-80 PM 3.7

Disposal Unit #DK 000099-04-01

Convey to: Catherine J. Zimmerman

Direct sale. This transaction is a conveyance to the underlying fee owner of an obsolete drainage easement. This easement is unusable for any other purpose and presents a maintenance and liability responsibility to the Department.

Vallejo

0.06 acre

\$100 (Appraisal nominal)

12-04-Sol-80 PM 3.7

Disposal Unit #DK 000099-05-01

Convey to: Paul A. and Michele A. Dold

Direct sale. This transaction is a conveyance to the underlying fee owner of an obsolete drainage easement. This easement is unusable for any other purpose and presents a maintenance and liability responsibility to the Department.

Vallejo

0.06 acre

\$100 (Appraisal nominal)

13-04-Sol-80 PM 3.7

Disposal Unit #DK 000099-07-01

Convey to: William L. Hodges

Direct sale. This transaction is a conveyance to the underlying fee owner of an obsolete drainage easement. This easement is unusable for any other purpose and presents a maintenance and liability responsibility to the Department.

Vallejo

0.06 acre

\$100 (Appraisal nominal)

14-04-Sol-80 PM 3.7

Disposal Unit #DK 000099-09-01

Convey to: John P. and Monica M. Balsdon

Direct sale. This transaction is a conveyance to the underlying fee owner of an obsolete drainage easement. This easement is unusable for any other purpose and presents a maintenance and liability responsibility to the Department.

Vallejo

0.06 acre

\$100 (Appraisal nominal)

15-05-SBt-156 PM R8.9

Disposal Unit #DD 005063-01-01

Convey to: Judith Ann Petrusek and Gary Wright

Direct sale. Selling price represents the appraised value received from the only adjoining owner. The highest and best use of the excess parcel is as plottage to the only adjoining property.

Hollister

0.35 acre

\$100 (Appraisal nominal)

16-05-Mon-101 PM 96.4

Disposal Unit #DE 005898-03-01

Convey to: Ronald E. and Jeri S. Rader

Direct conveyance of a non-exclusive roadway easement. Conveyance is to the adjoining fee owner to perpetuate access via a realigned private road (Lavender Lane), which was relocated as part of highway improvements to Lavender Lane/Moro Road/Route 101. As part of that project, direct access to Route 101 from Lavender Lane was closed. This conveyance restores legal access to a public right of way for the adjoining property. Without the proposed conveyance, the adjoining property is legally landlocked, exposing the Department to substantial damage claims.

Prunedale

1.00 acre

\$0.00 (Appraisal N/A)

17-05-Mon-101 PM 96.4

Disposal Unit #DE 005898-03-02

Convey to: Dorothy Bryant

Prunedale

1.00 acre

\$0.00 (Appraisal N/A)

Direct conveyance of a non-exclusive roadway easement. Conveyance is to the adjoining fee owner to perpetuate access via a realigned private road (Lavender Lane), which was relocated as part of highway improvements to Lavender Lane/Moro Road/Route 101. As part of that project, direct access to Route 101 from Lavender Lane was closed. This conveyance restores legal access to a public right of way for the adjoining property. Without the proposed conveyance, the adjoining property is legally landlocked, exposing the Department to substantial damage claims.

18-05-Mon-101 PM 96.4

Disposal Unit #DE 005898-03-03

Convey to: Jerry L. Sanchez

Prunedale

1.00 acre

\$0.00 (Appraisal N/A)

Direct conveyance of a non-exclusive roadway easement. Conveyance is to the adjoining fee owner to perpetuate access via a realigned private road (Lavender Lane), which was relocated as part of highway improvements to Lavender Lane/Moro Road/Route 101. As part of that project, direct access to Route 101 from Lavender Lane was closed. This conveyance restores legal access to a public right of way for the adjoining property. Without the proposed conveyance, the adjoining property is legally landlocked, exposing the Department to substantial damage claims.

19-05-Mon-101 PM 96.4

Disposal Unit #DE 005898-03-04

Convey to: Yolanda Zuniga and Jose Mendoza

Prunedale

1.00 acre

\$0.00 (Appraisal N/A)

Direct conveyance of a non-exclusive roadway easement. Conveyance is to the adjoining fee owner to perpetuate access via a realigned private road (Lavender Lane), which was relocated as part of highway improvements to Lavender Lane/Moro Road/Route 101. As part of that project, direct access to Route 101 from Lavender Lane was closed. This conveyance restores legal access to a public right of way for the adjoining property. Without the proposed conveyance, the adjoining property is legally landlocked, exposing the Department to substantial damage claims.

20-05-Mon-101 PM 96.4

Disposal Unit #DE 005898-03-05

Convey to: YMIR LLC, A California Limited Liability Company \$0.00 (Appraisal N/A)

Prunedale

1.00 acre

Direct conveyance of a non-exclusive roadway easement. Conveyance is to the adjoining fee owner to perpetuate access via a realigned private road (Lavender Lane), which was relocated as part of highway improvements to Lavender Lane/Moro Road/Route 101. As part of that project, direct access to Route 101 from Lavender Lane was closed. This conveyance restores legal access to a public right of way for the adjoining property. Without the proposed conveyance, the adjoining property is legally landlocked, exposing the Department to substantial damage claims.

21-05-Mon-101 PM 96.4

Disposal Unit #DE 005898-03-06

Convey to: Dewey C. Sprague, Trustee

Prunedale

1.00 acre

\$0.00 (Appraisal N/A)

Direct conveyance of a non-exclusive roadway easement. Conveyance is to the adjoining fee owner to perpetuate access via a realigned private road (Lavender Lane), which was relocated as part of highway improvements to Lavender Lane/Moro Road/Route 101. As part of that project, direct access to Route 101 from Lavender Lane was closed. This conveyance restores legal access to a public right of way for the adjoining property. Without the proposed conveyance, the adjoining property is legally landlocked, exposing the Department to substantial damage claims.

22-05-Mon-101 PM 96.4

Disposal Unit #DE 005898-03-07

Convey to: Ernest J. Medeiros, Trustee

Prunedale

1.00 acre

\$0.00 (Appraisal N/A)

Direct conveyance of a non-exclusive roadway easement. Conveyance is to the adjoining fee owner to perpetuate access via a realigned private road (Lavender Lane), which was relocated as part of highway improvements to Lavender Lane/Moro Road/Route 101. As part of that project, direct access to Route 101 from Lavender Lane was closed. This conveyance restores legal access to a public right of way for the adjoining property. Without the proposed conveyance, the adjoining property is legally landlocked, exposing the Department to substantial damage claims.

23-05-Mon-101 PM 96.4

Disposal Unit #DE 005898-03-08

Convey to: Etha Towner

Prunedale

1.00 acre

\$0.00 (Appraisal N/A)

Direct conveyance of a non-exclusive roadway easement. Conveyance is to the adjoining fee owner to perpetuate access via a realigned private road (Lavender Lane), which was relocated as part of highway improvements to Lavender Lane/Moro Road/Route 101. As part of that project, direct access to Route 101 from Lavender Lane was closed. This conveyance restores legal access to a public right of way for the adjoining property. Without the proposed conveyance, the adjoining property is legally landlocked, exposing the Department to substantial damage claims.

24-05-Mon-101 PM 96.4

Disposal Unit #DE 005898-03-09

Convey to: Frances Louise Trull

Prunedale

1.00 acre

\$0.00 (Appraisal N/A)

Direct conveyance of a non-exclusive roadway easement. Conveyance is to the adjoining fee owner to perpetuate access via a realigned private road (Lavender Lane), which was relocated as part of highway improvements to Lavender Lane/Moro Road/Route 101. As part of that project, direct access to Route 101 from Lavender Lane was closed. This conveyance restores legal access to a public right of way for the adjoining property. Without the proposed conveyance, the adjoining property is legally landlocked, exposing the Department to substantial damage claims.

25-06-Fre-180 PM R62.01

Disposal Unit #DD 083986-01-01

Convey to: Fadi Aoun and Mohamad Annan

Fresno

0.26 acre

\$16,000 (Appraisal \$20,200)

Public sale. Selling price represents the highest bid received. There was one active and registered bidder. This property had been previously approved at the December 2008 Commission meeting for sale to Claude and Irene Saiz for \$25,500 (public sale). Subsequent to that approval, the buyers defaulted on the sale, whereby the Department offered it again at an auction on April 7, 2009.

26-12-Ora-405 PM 11.4

Disposal Unit #DD 000186-01-01

Convey to: Orange County Flood Control District

Direct conveyance for no monetary consideration. Conveyance is 100 percent Department's obligation, pursuant to the cooperative agreement dated December 5, 2000.

Costa Mesa

0.09 acre

\$0.00 (Appraisal N/A)

Attachments

SUMMARY OF DIRECTOR'S DEEDS - 2.4d.

PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION – June 10-11, 2009

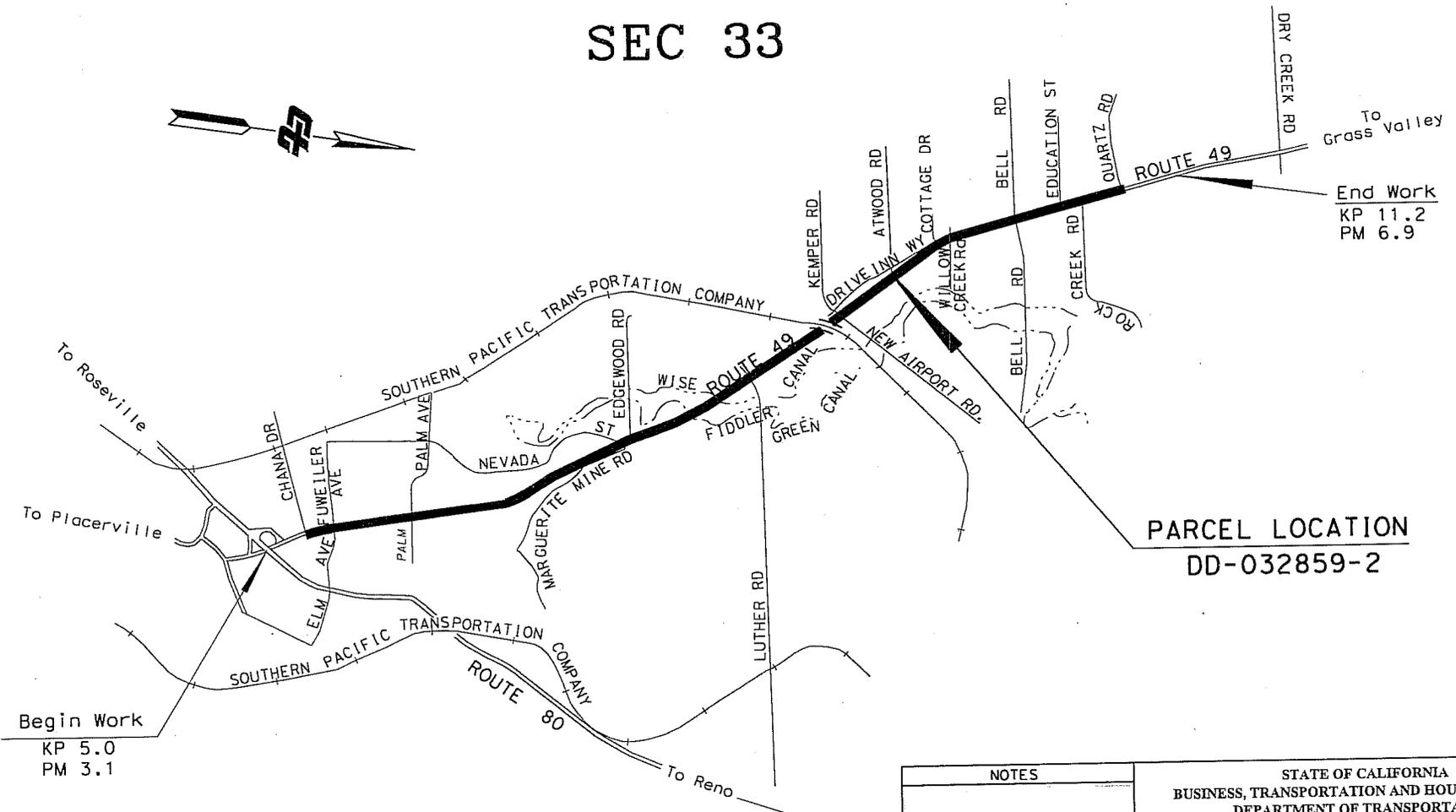
Table I – Volume by Districts

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	\$0	\$0	
02	0	0			0	\$0	\$0	
03	3	0			3	\$265,000	\$265,000	100%
04	11	0			11	\$55,980	\$64,700	115%
05	10	0			10	\$0	\$0	
06	0	1			1	\$20,200	\$16,000	79%
07	0	0			0	\$0	\$0	
08	0	0			0	\$0	\$0	
09	0	0			0	\$0	\$0	
10	0	0			0	\$0	\$0	
11	0	0			0	\$0	\$0	
12	1	0			1	\$0	\$0	
Total	25	1			26	\$341,180	\$345,700	101%

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	25	\$320,980	\$329,700	103%
Public Sales	1	\$20,200	\$16,000	79%
Non-Inventory Conveyances				
Sub-Total	26	\$341,180	\$345,700	101%
Other Funded Sale				
Total	26	\$341,180	\$345,700	101%

T13N R8E MDM
SEC 33



PARCEL LOCATION
DD-032859-2

PLACER COUNTY

NOTES
LEGEND

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

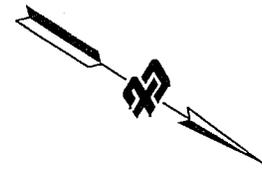
**RIGHT OF WAY
DIRECTORS DEED
DD-032859-2**

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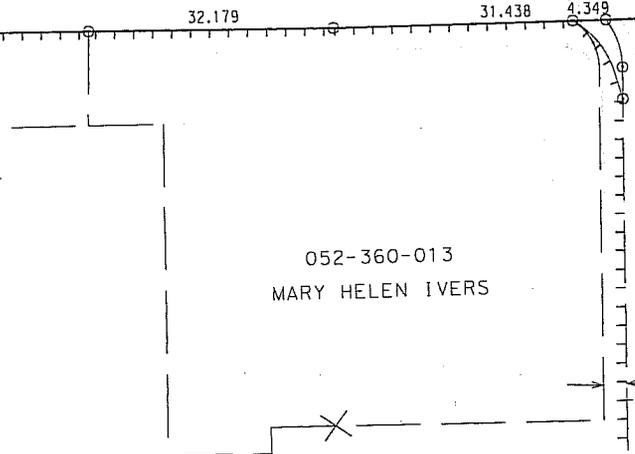
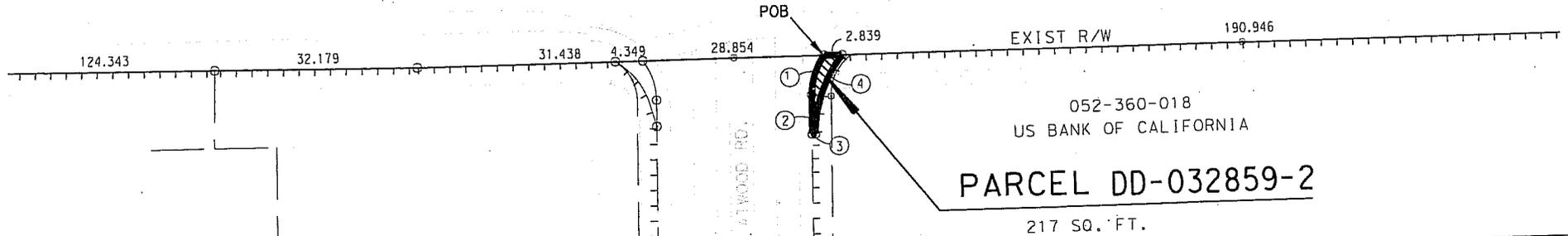
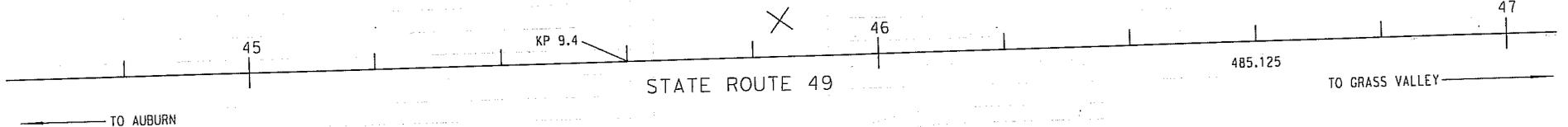
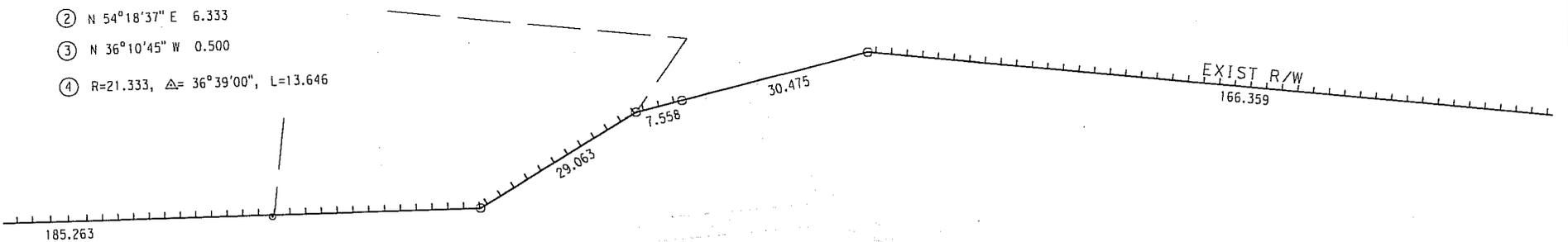
DISTRICT	COUNTY	ROUTE	SHEET KP/PM	SHEET NO.	TOTAL SHEETS
03	PLA	49	9.43/5.86	1	2

T 13 N R 8 E MDM

SEC. 33



- ① R=10.819, Δ= 35°46'45", L=6.756
- ② N 54°18'37" E 6.333
- ③ N 36°10'45" W 0.500
- ④ R=21.333, Δ= 36°39'00", L=13.646



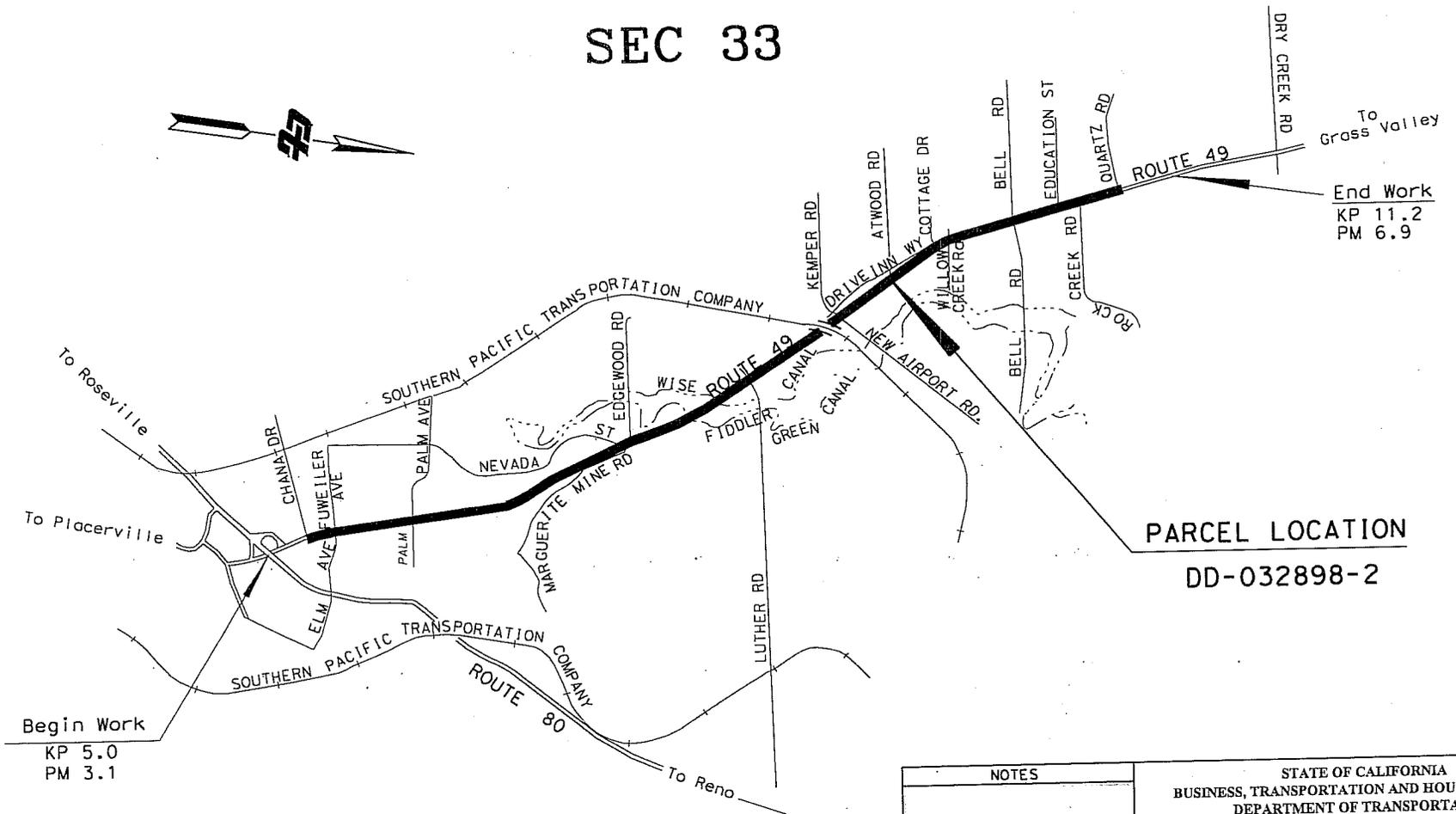
NOTES
LEGEND

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

**RIGHT OF WAY
 DIRECTORS DEED
 DD-032859-2**

DISTRICT	COUNTY	ROUTE	SHEET KP/PM	SHEET NO.	TOTAL SHEETS
03	PLA	49	9.43/5.86	2	2

T13N R8E MDM
SEC 33



PLACER COUNTY

NOTES
LEGEND

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

**RIGHT OF WAY
DIRECTORS DEED
DD-032898-2**

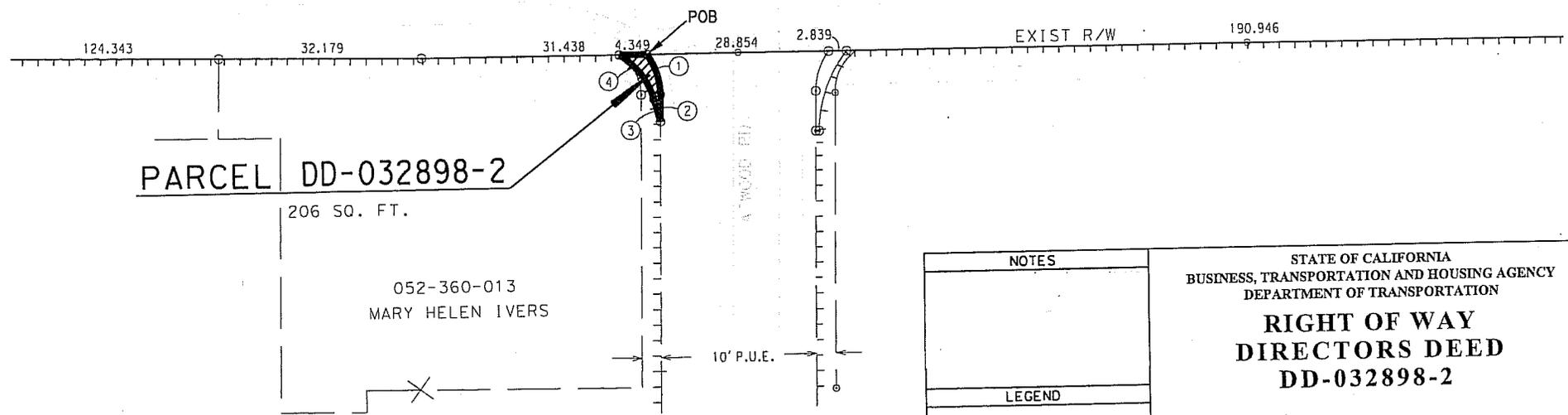
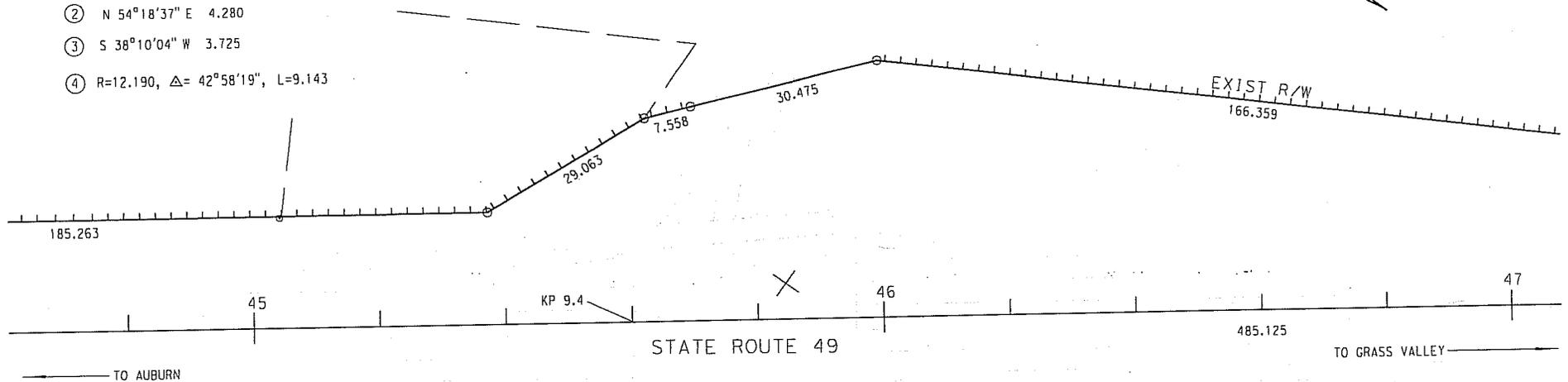
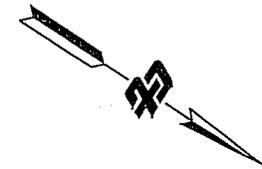
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DISTRICT	COUNTY	ROUTE	SHEET KP/PM	SHEET NO.	TOTAL SHEETS
03	PLA	49	9.40/5.84	1	2

T 13 N R 8 E MDM

SEC. 33

- ① R=10.666, Δ= 36°55'25", L=6.874
- ② N 54°18'37" E 4.280
- ③ S 38°10'04" W 3.725
- ④ R=12.190, Δ= 42°58'19", L=9.143



NOTES

LEGEND

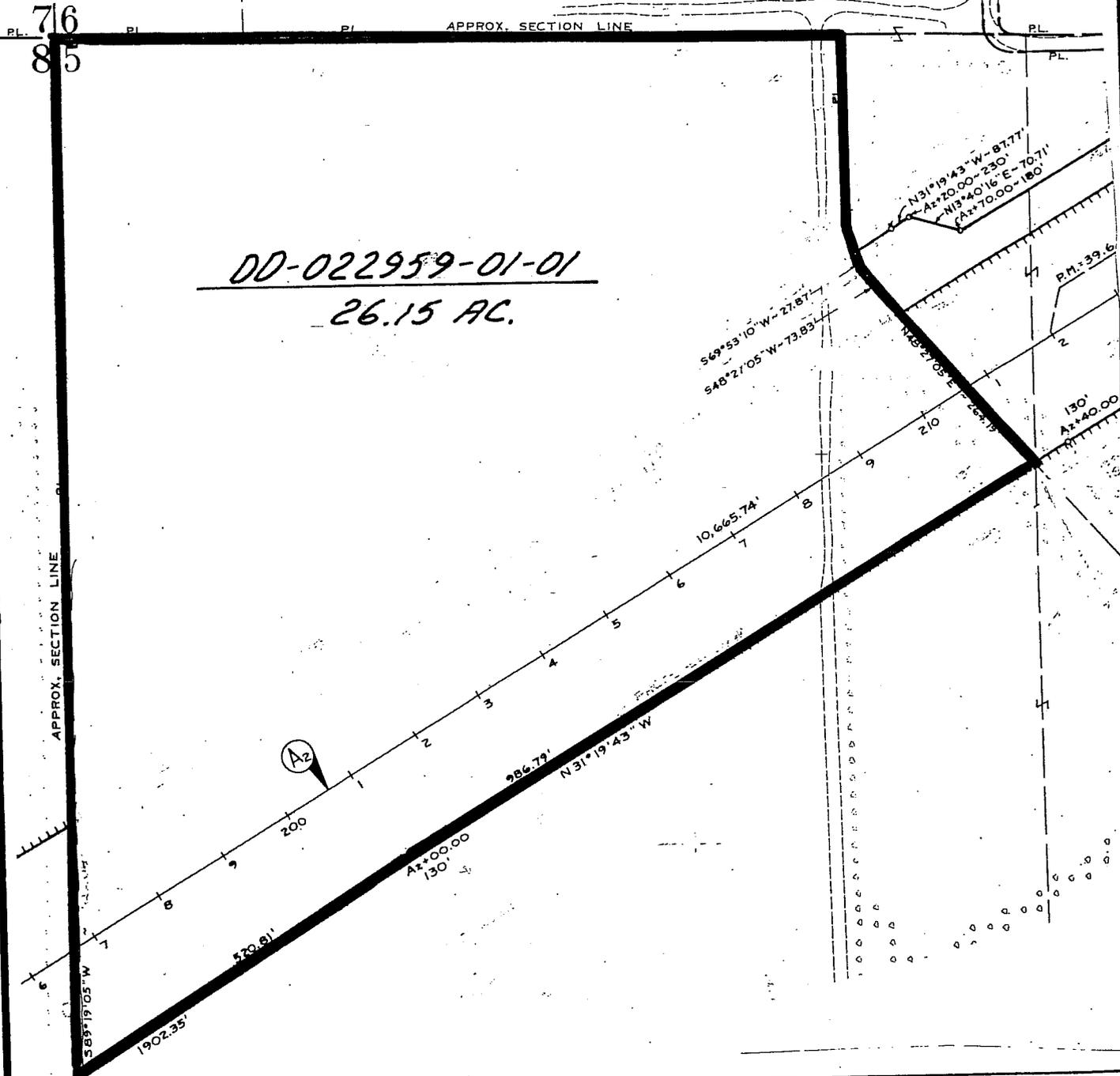
STATE OF CALIFORNIA
 BUSINESS, TRANSPORTATION AND HOUSING AGENCY
 DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY
 DIRECTORS DEED
 DD-032898-2**



DISTRICT	COUNTY	ROUTE	SHEET KP/PM	SHEET NO.	TOTAL SHEETS
03	PLA	49	9.40/5.84	2	2

RANCHO BOGA
T16N R3E MDB&M
(PROJECTED)



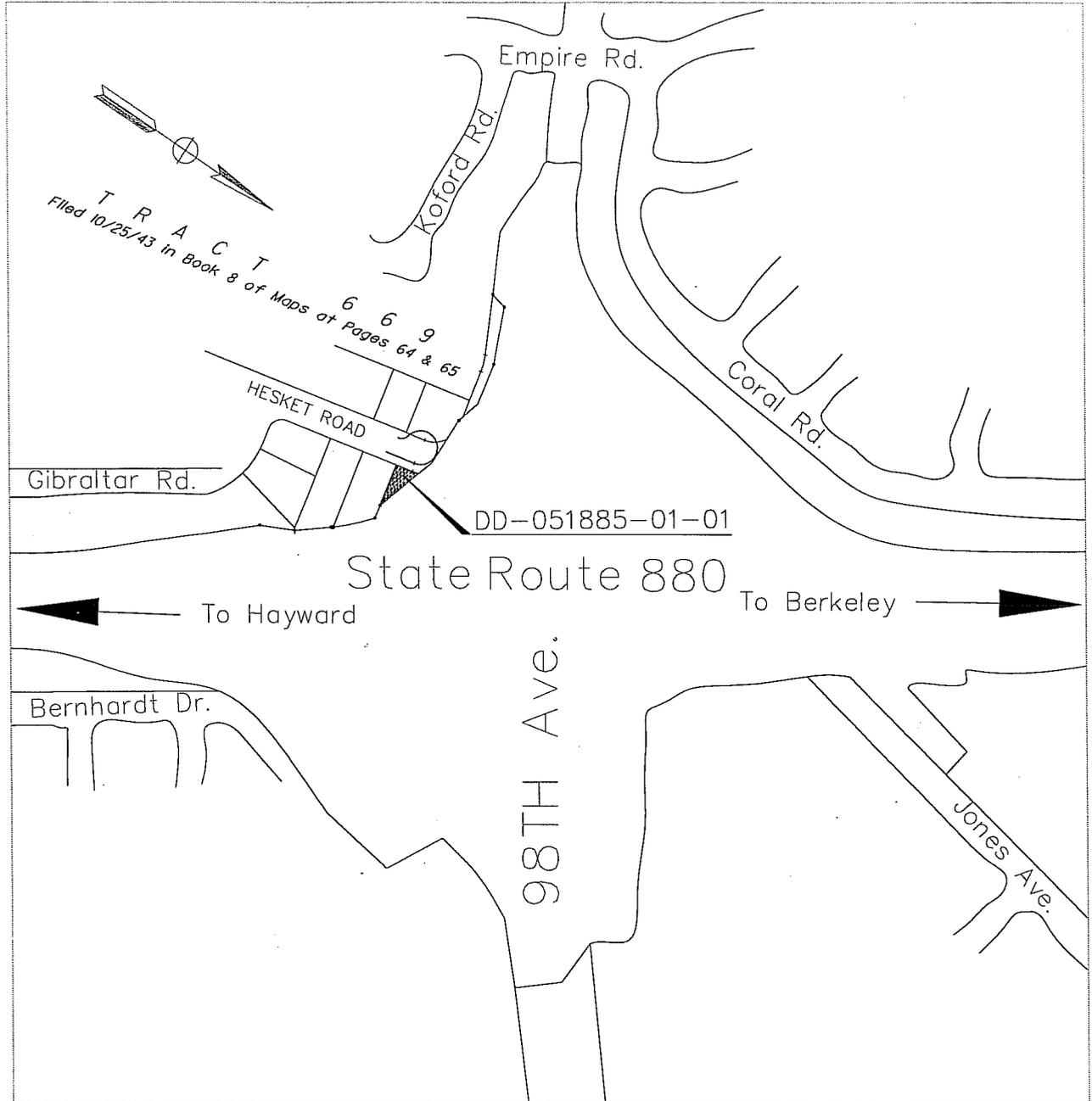
DD-022959-01-01
26.15 AC.

DIRECTORS DEED MAP

PARCEL NO.
DD-022959-01-01

CO.	RTE.	P.M.
<u>5017</u>	<u>99</u>	<u>39.6</u>

ALAMEDA COUNTY CITY OF OAKLAND

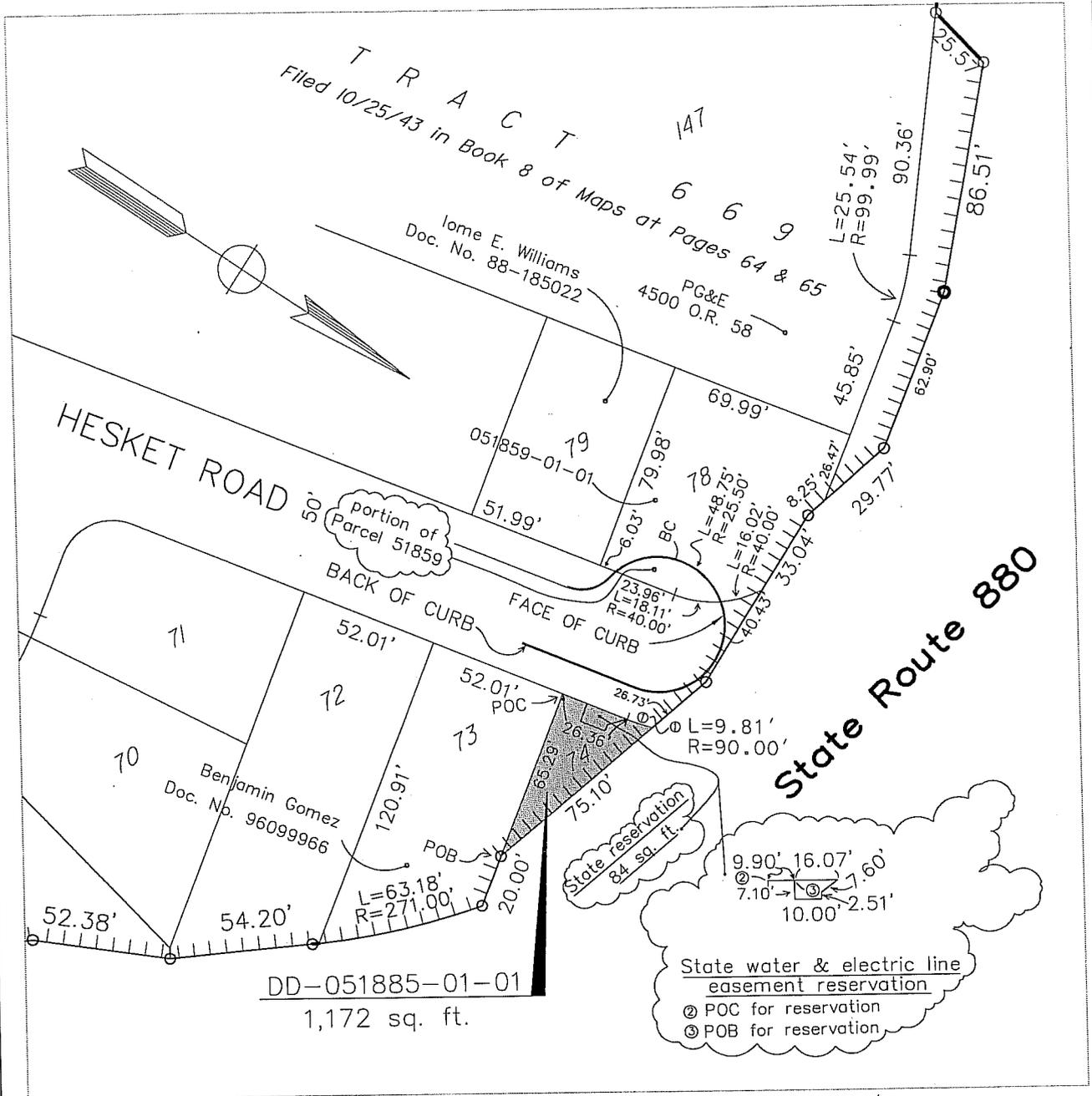


R-10314.000

STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 4			
DIRECTOR'S DEED DD-051885-01-01			
DRAWN BY: PD		DATE: 4/09	
CHECKED BY: EB		SCALE: no scale	
CO.	RTE.	P.M.	DR.NO.
Ala	880	24.5	1 OF 2

COORDINATES AND DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927 ZONE 3, MULTIPLY DISTANCES SHOWN BY 1.0000708 TO OBTAIN GROUND LEVEL DISTANCES.

ALAMEDA COUNTY CITY OF OAKLAND



LEGEND

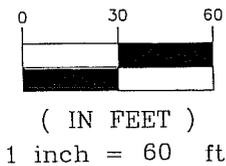
||||| Access Prohibited

POC=point of commencement

POB=point of beginning GRAPHIC SCALE

Notes:

⊙ = reservation line
sq. ft. = square feet



R-10314.2a

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

DIRECTOR'S DEED
DD-051885-01-01

DRAWN BY: PD		DATE: 4/09	
CHECKED BY: EB		SCALE: 1"=60'	
CO.	RTE.	P.M.	DR.NO.
Ala	880	24.5	2 OF 2

**CITY OF PITTSBURG
COUNTY OF CONTRA COSTA**

STATE ROUTE 4

**DK-057539-XI-XX
1,444 SQ.FT.**

PROPERTY LINE &
SECTION LINE 15
16

188.64'(T)
173.55'

20.00' → 78.80' 65.60' 23.96' 145.12' 49.13'

57539-1

DOC. NO. 2003-0416120-00
PARCEL 1 (50857-5)

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

**DIRECTOR'S DEED
DK-057539-X1-XX**

DRAWN BY: PR DATE: 7/08

CHECKED BY: EL SCALE: 1"=50'

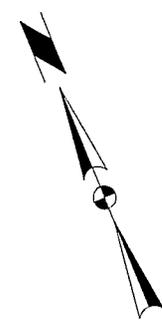
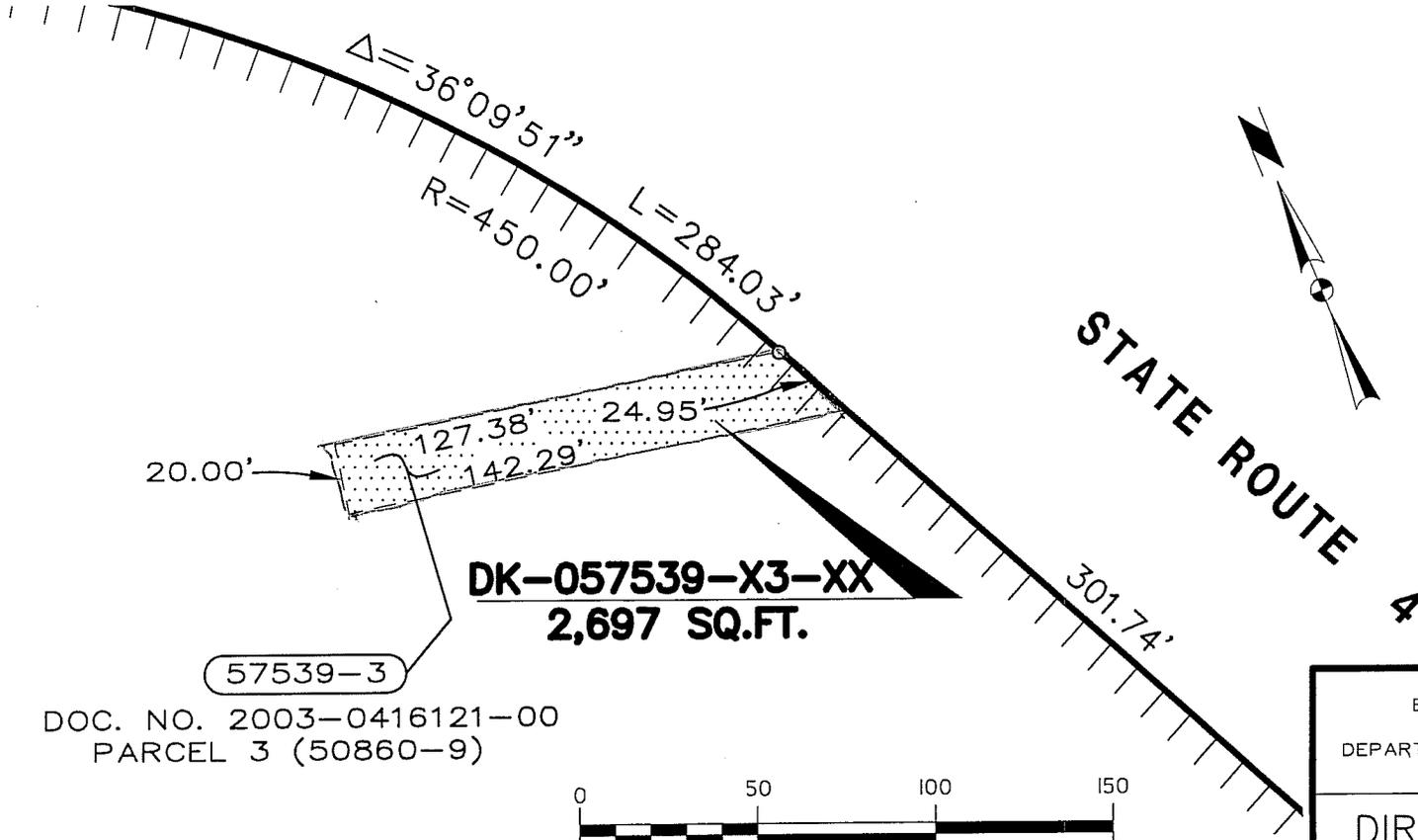
CO.	RTE.	P.M.	DR.NO.
CC	4	18.5	2 OF 2



LEGEND
[Symbol: thick black bar] ACCESS PROHIBITED

R-X20Y.4
A-X1085.5

CITY OF PITTSBURG COUNTY OF CONTRA COSTA



DK-057539-X3-XX
2,697 SQ.FT.

57539-3

DOC. NO. 2003-0416121-00
PARCEL 3 (50860-9)



(IN FEET)

LEGEND


 ACCESS PROHIBITED

STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 4			
DIRECTOR'S DEED DK-057539-X3-XX			
DRAWN BY: PR		DATE: 7/08	
CHECKED BY: EL		SCALE: 1"=50'	
CO.	RTE.	P.M.	DR.NO.
CC	4	18.5	2 OF 2

R-X20Y.4
A-X1085.6

**CITY OF PITTSBURG
COUNTY OF CONTRA COSTA**

STATE ROUTE 4

**DK-057539-X4-XX
2,226 SQ.FT.**

PROPERTY LINE &
SECTION 15
10

188.64'(T)
173.55'

23.96'

77.56'
145.12'

57.92'

49.13'

146.88'

57539-4

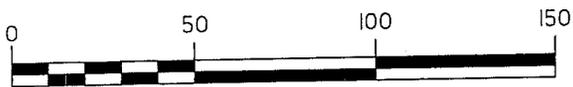
DOC. NO. 2003-0416121-00
PARCEL 4 (50860-10)

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

**DIRECTOR'S DEED
DK-057539-X4-XX**

DRAWN BY: PR DATE: 7/08
CHECKED BY: EL SCALE: 1"=50'

CO.	RTE.	P.M.	DR.NO.
CC	4	18.5	2 OF 2



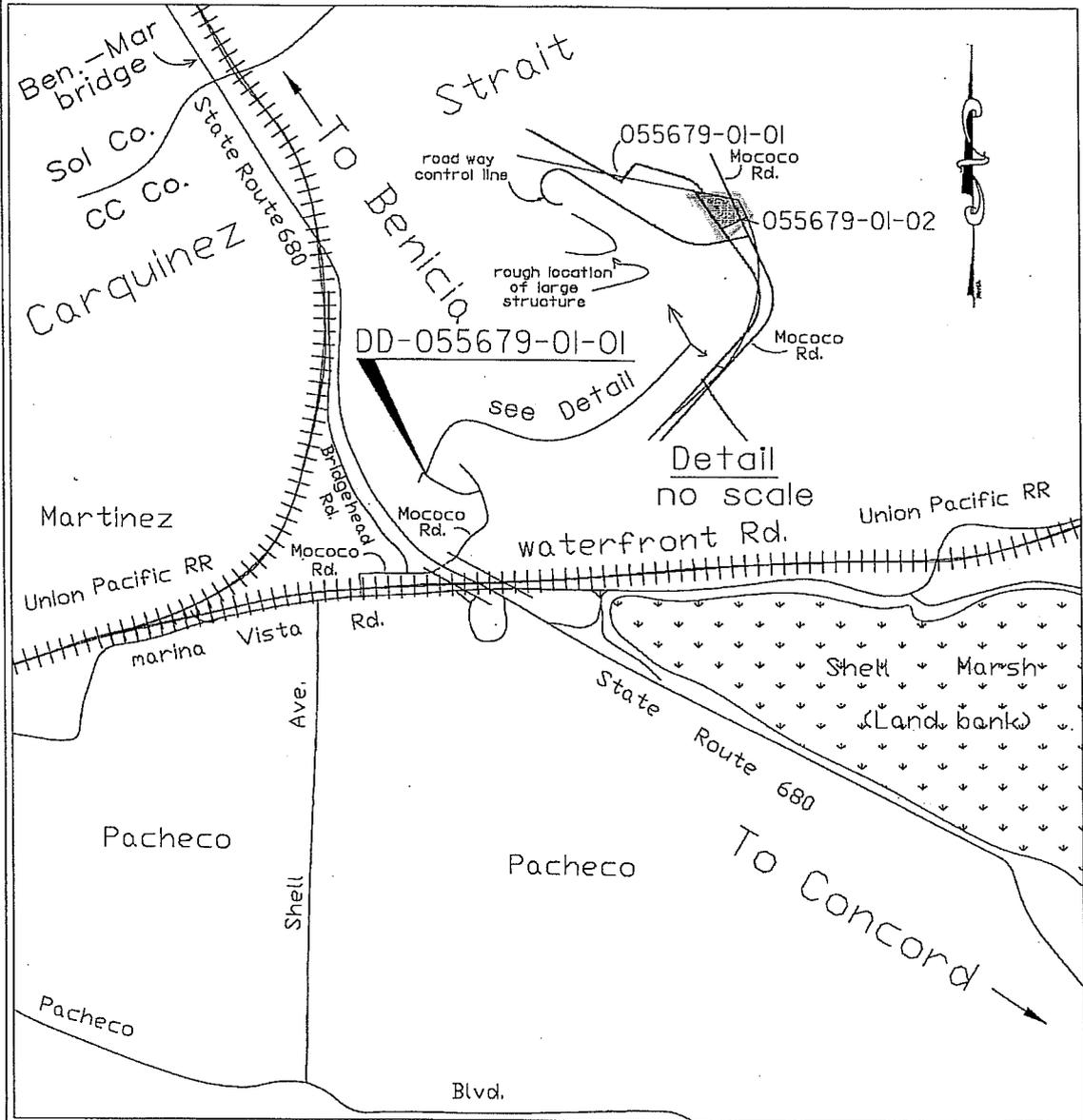
(IN FEET)

LEGEND

ACCESS PROHIBITED

R-X20Y.4
A-X1085.5

Contra Costa County City of Martinez



Legend

- RR = rail road
- Ben-Mar = Benicia-Martinez
- Sol = Solano
- CC = Contra Costa

A-1211.0
R-17.000

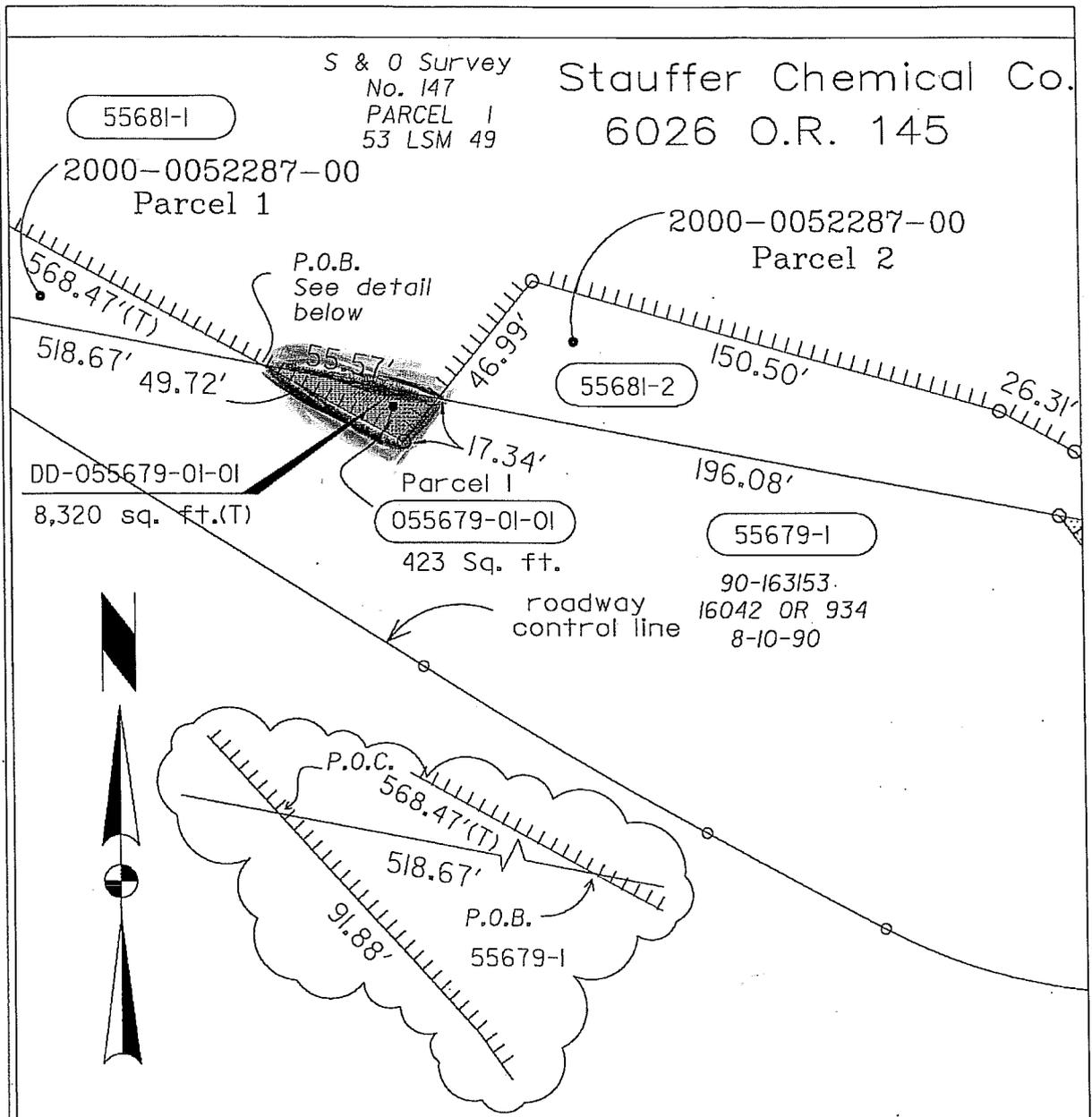
STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION
AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 4

DIRECTOR'S DEED
DD-055679-01-01

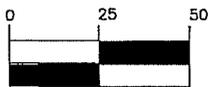
DRAWN BY: PD		DATE: 1/09	
CHECKED BY: EL		SCALE: no scale	
CO.	RTE.	P.M.	DR.NO.
CC	680	24.6	1 OF 3

COORDINATES AND DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927 ZONE 3, MULTIPLY DISTANCES SHOWN BY 1.0000614 TO OBTAIN GROUND LEVEL DISTANCES.

Contra Costa County City of Martinez



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

A-1211.2
R-17.51

Legend

- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencement
- RR = rail road
- |||||| = access prohibited

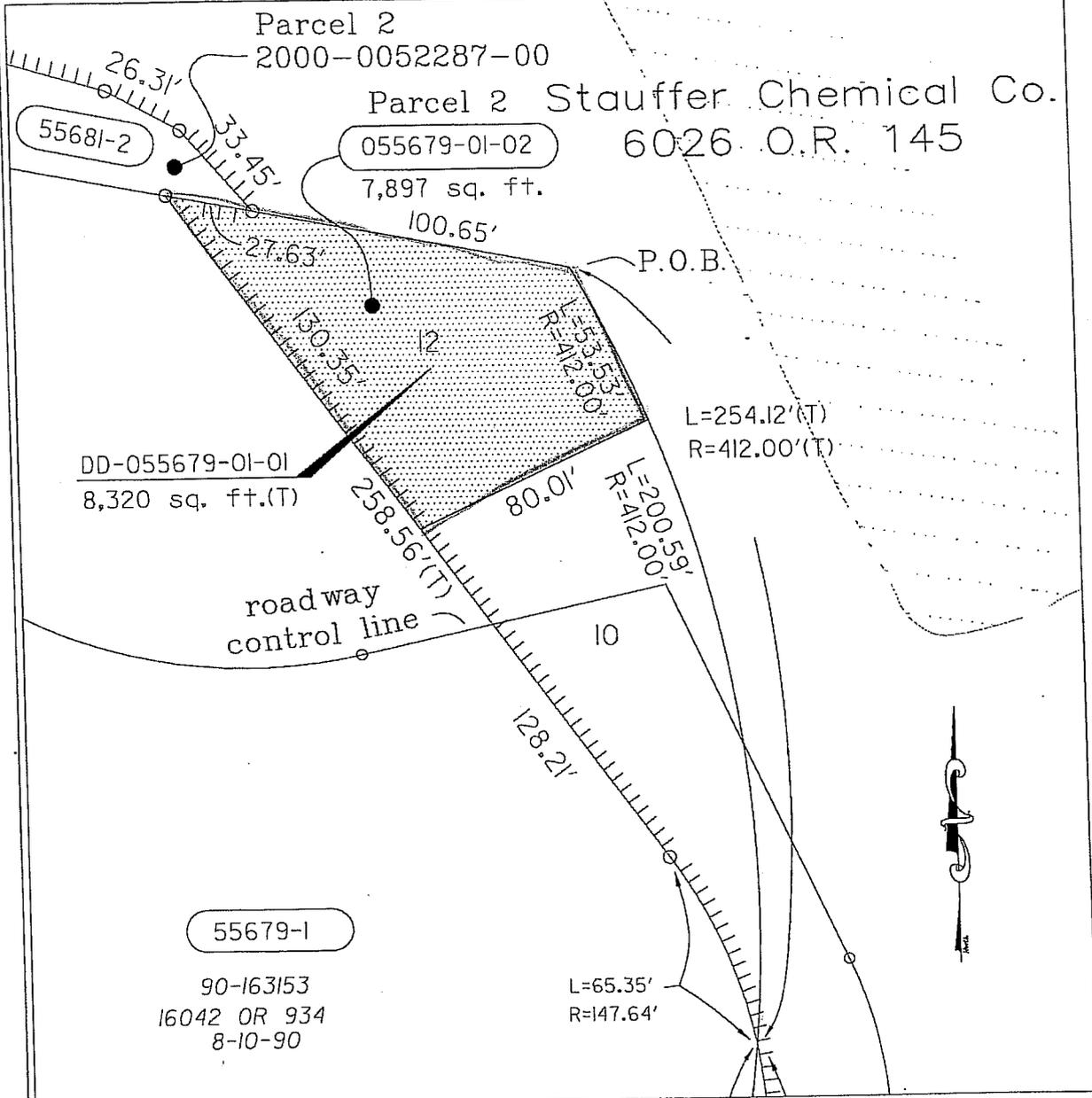
STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION
AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 4

DIRECTOR'S DEED
DD-055679-01-01

DRAWN BY: PD		DATE: 1/09	
CHECKED BY: EL		SCALE: 1"=50'	
CO.	RTE.	P.M.	DR.NO.
CC	680	24.6	2 OF 3

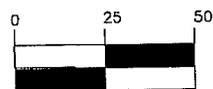
COORDINATES AND DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927 ZONE 3, MULTIPLY DISTANCES SHOWN BY 1.0000614 TO OBTAIN GROUND LEVEL DISTANCES.

Contra Costa County City of Martinez



Legend

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

A-1211.2
R-17.51

P.O.B. = Point of Beginning

RR = rail road

||||| = access prohibited

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

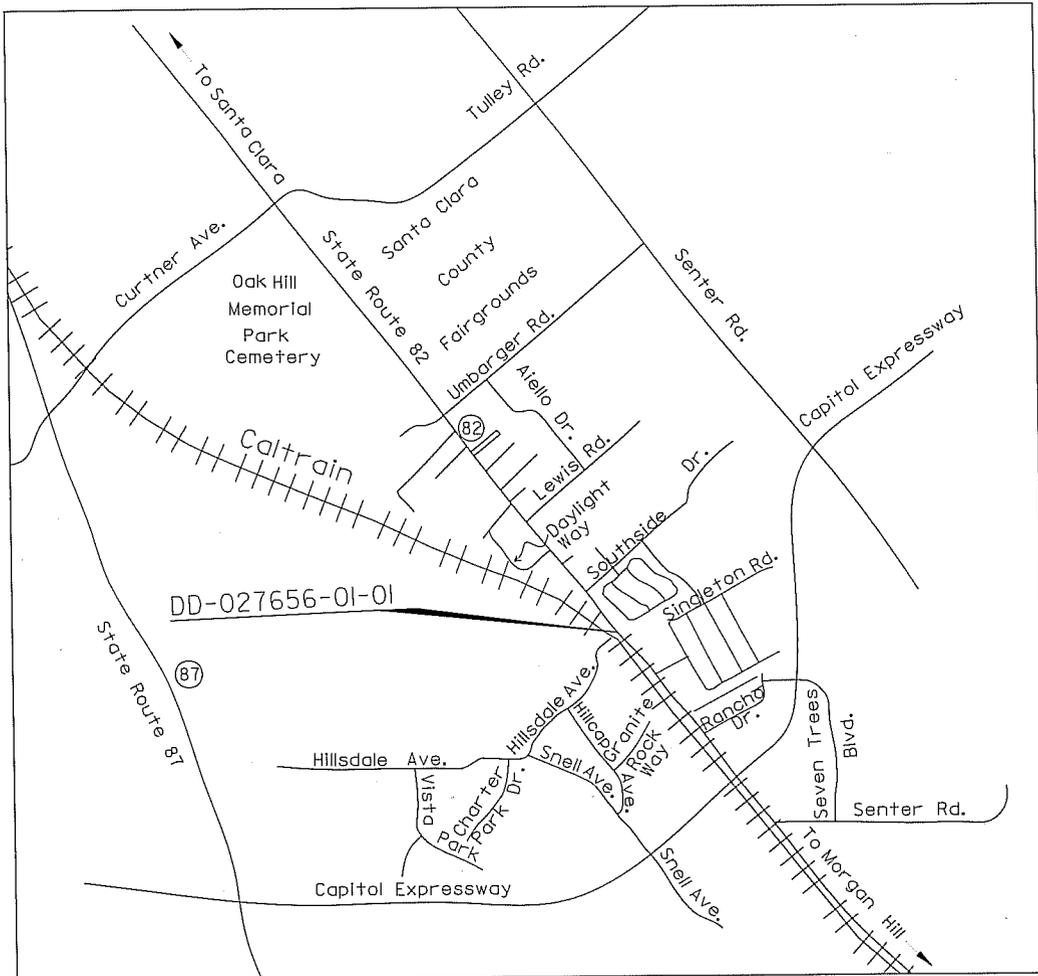
DIRECTOR'S DEED
DD-055679-01-01

DRAWN BY: PD DATE: 1/09
CHECKED BY: EL SCALE: 1"=50'

CO.	RTE.	P.M.	DR.NO.
CC	680	24.6	3 OF 3

COORDINATES AND DISTANCES
 SHOWN ARE ON THE CALIFORNIA COOR-
 DINATE SYSTEM OF 1927 ZONE 3, MULTIPLY
 DISTANCES SHOWN BY 1.0000446 TO
 OBTAIN GROUND LEVEL DISTANCES.

City of San Jose County of Santa Clara



STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 4			
DIRECTOR'S DEED DD-027656-01-01			
DRAWN BY: PD		DATE: 8/08	
CHECKED BY: EL		SCALE: 1"=600'	
CO.	RTE.	P.M.	DR.NO.
SCI	82	3.6	1 of 2

R-112.0

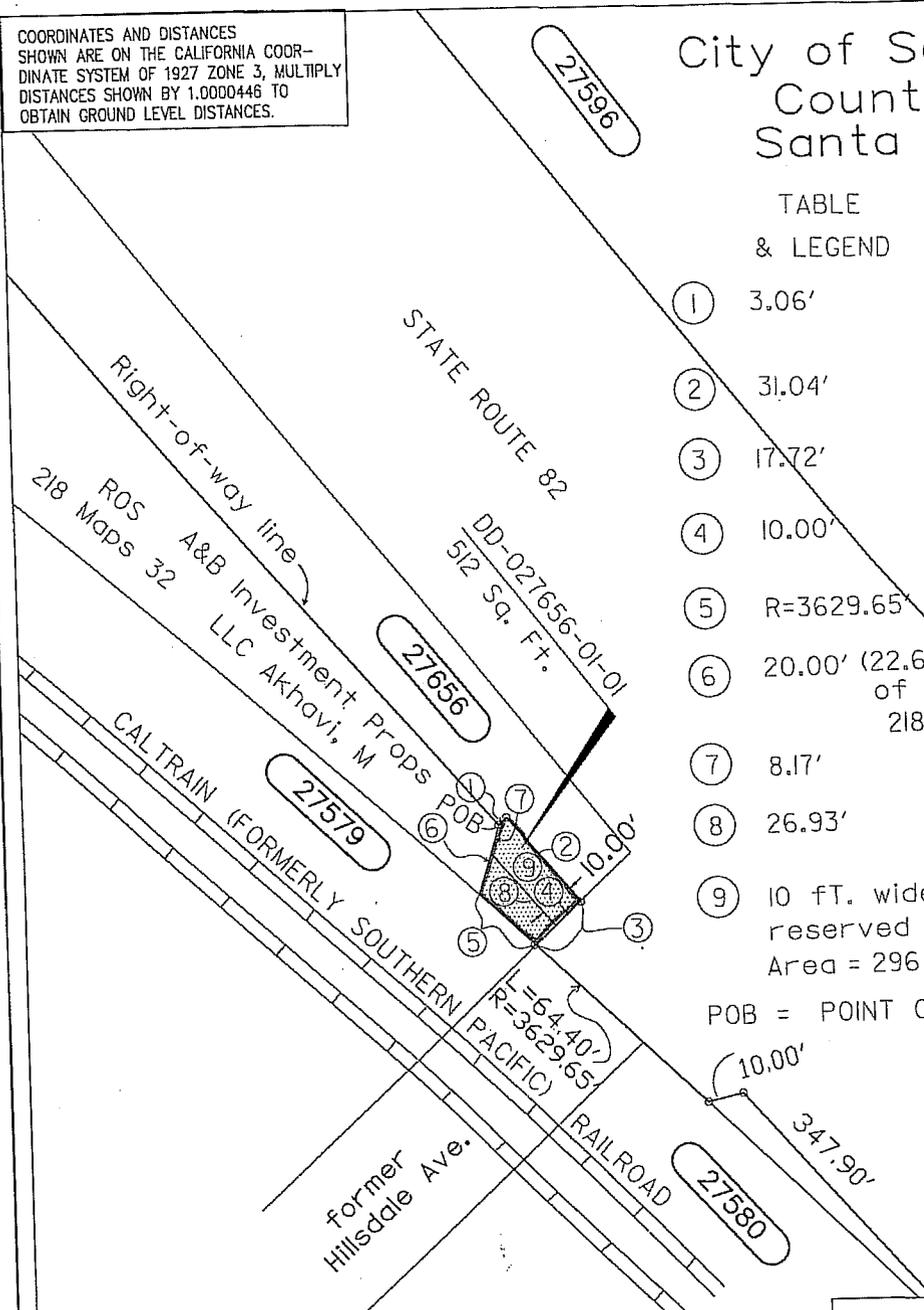
COORDINATES AND DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927 ZONE 3, MULTIPLY DISTANCES SHOWN BY 1.0000446 TO OBTAIN GROUND LEVEL DISTANCES.

City of San Jose
County of Santa Clara

TABLE
& LEGEND

- ① 3.06'
- ② 31.04'
- ③ 17.72'
- ④ 10.00'
- ⑤ R=3629.65' L=21.05'
- ⑥ 20.00' (22.67' Record of Survey (ROS) 218 Maps 32)
- ⑦ 8.17'
- ⑧ 26.93'
- ⑨ 10 ft. wide esmt reserved to the State Area = 296 sq. ft.

POB = POINT OF BEGINNING



GRAPHIC SCALE



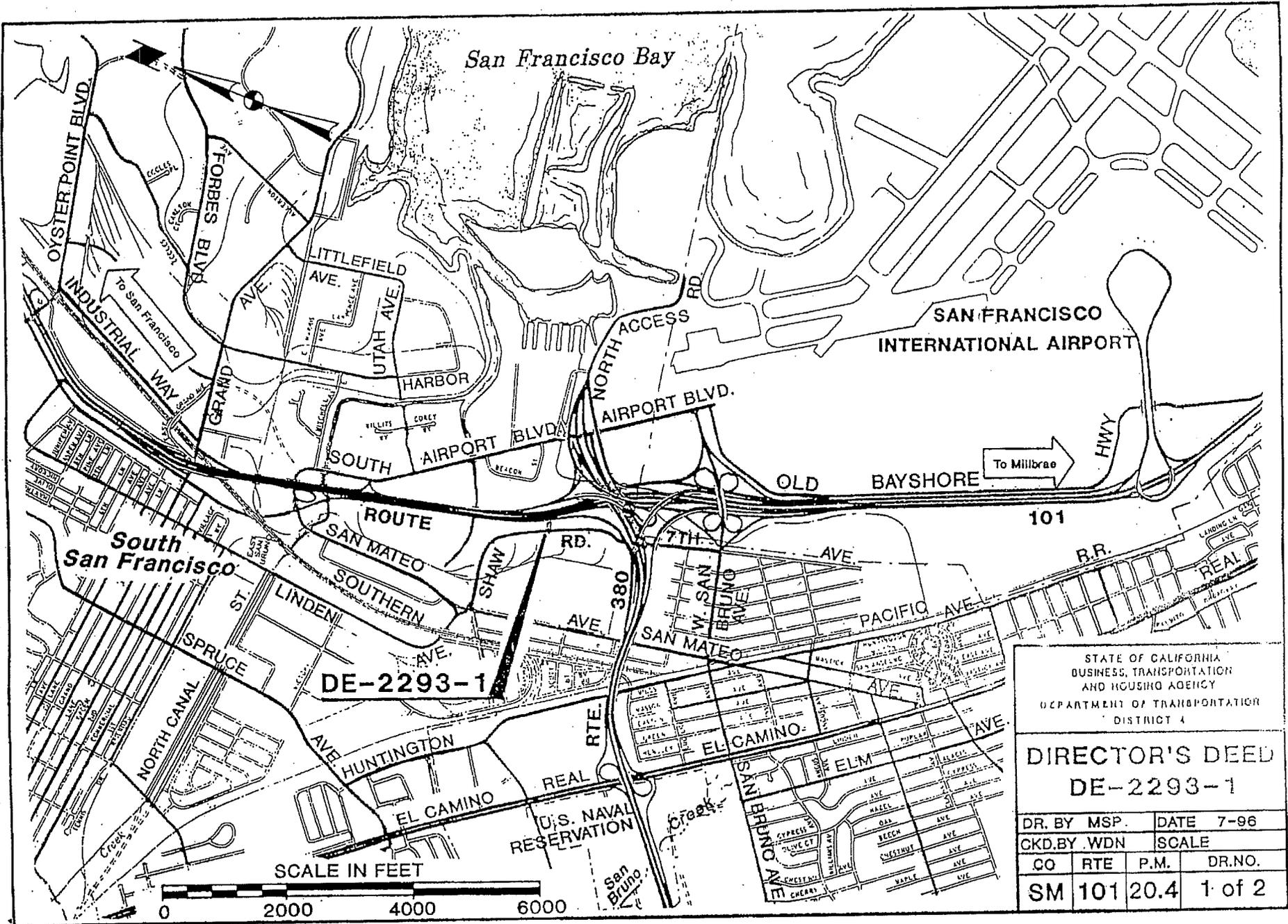
(IN FEET)
1 inch = 50 ft.

R-112.9

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

DIRECTOR'S DEED
DD-027656-01-01

DRAWN BY: PD		DATE: 8/08	
CHECKED BY: EL		SCALE: 1"=50'	
CO.	RTE.	P.M.	DR.NO.
SCI	82	3.6	2 of 2

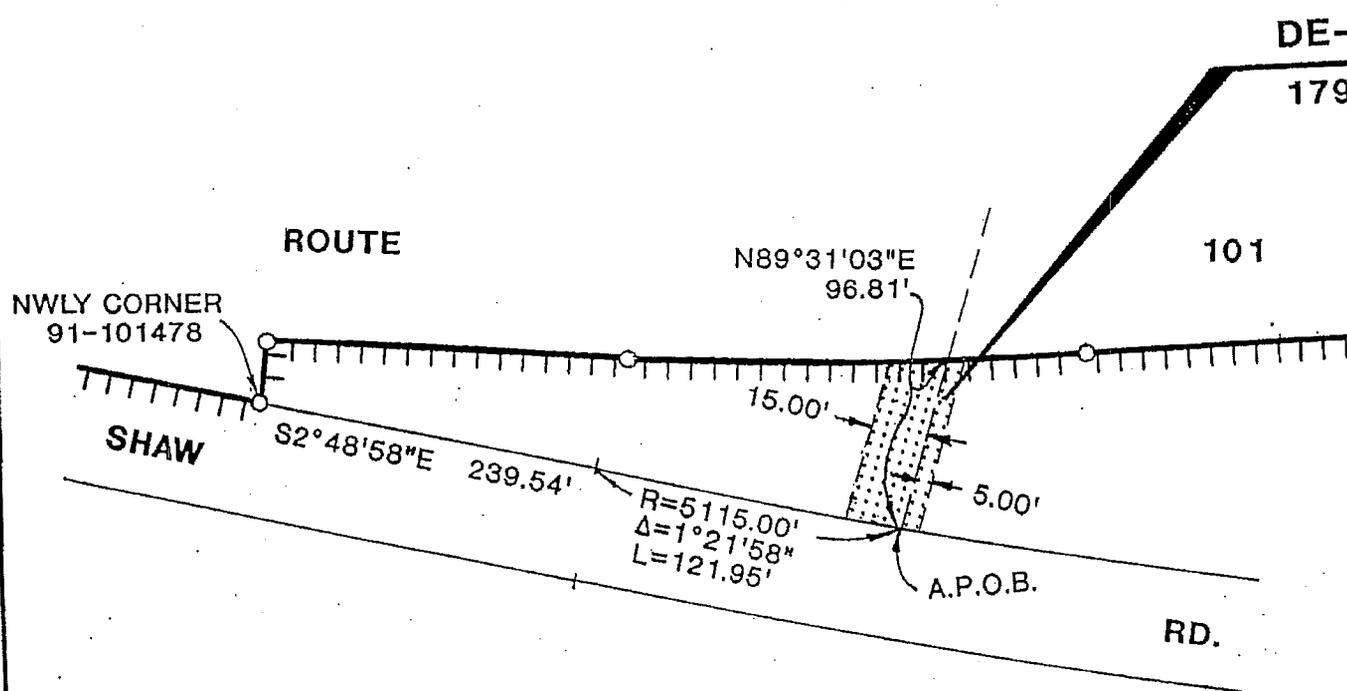


STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION
AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 4

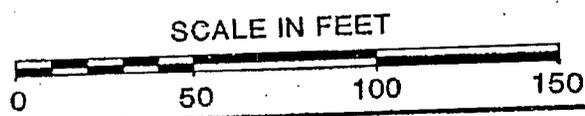
DIRECTOR'S DEED
DE-2293-1

DR. BY MSP.	DATE 7-96		
CKD. BY WDN	SCALE		
CO	RTE	P.M.	DR. NO.
SM	101	20.4	1 of 2

CITY OF SOUTH SAN FRANCISCO



STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 4			
DIRECTOR'S DEED DE-2293-1			
DR. BY	MSP	DATE	7-96
CKD. BY	WDN	SCALE	
CO.	RTE	P.M.	DR. NO.
SM	101	20.4	2 of 2



SOLANO COUNTY
CITY OF VALLEJO

EXHIBIT A



ROUTE 37

MARINE WORLD

DD-10229-01-01

FAIRGROUNDS DRIVE

ROUTE 80

DIRECTOR'S DEED
DD-10229-01-01

04-SOL-37-P.M.-11.2
SEPTEMBER 2008

SOLANO COUNTY
CITY OF VALLEJO

EXHIBIT B

STATE ROUTE 37

EXCEPTION TO
PARCEL 10229-2
1866 OR 536

L=18.98'
R=575.00'

PARCEL 10229-2
1866 OR 536
10-29-73

81.80'

SEGMENT 2
RELINQUISHMENT
TO CITY OF VALLEJO
BOOK 33917 PG 57270
7/12/79

44.79'

65.00'

L=119.31'
R=510.00'

POB

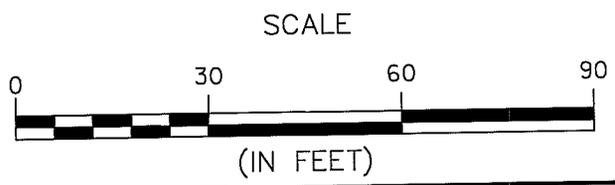
DD-10229-01-01

4,320 SQ. FT.

PARCEL 12469
DOC.#890088347
12-11-89

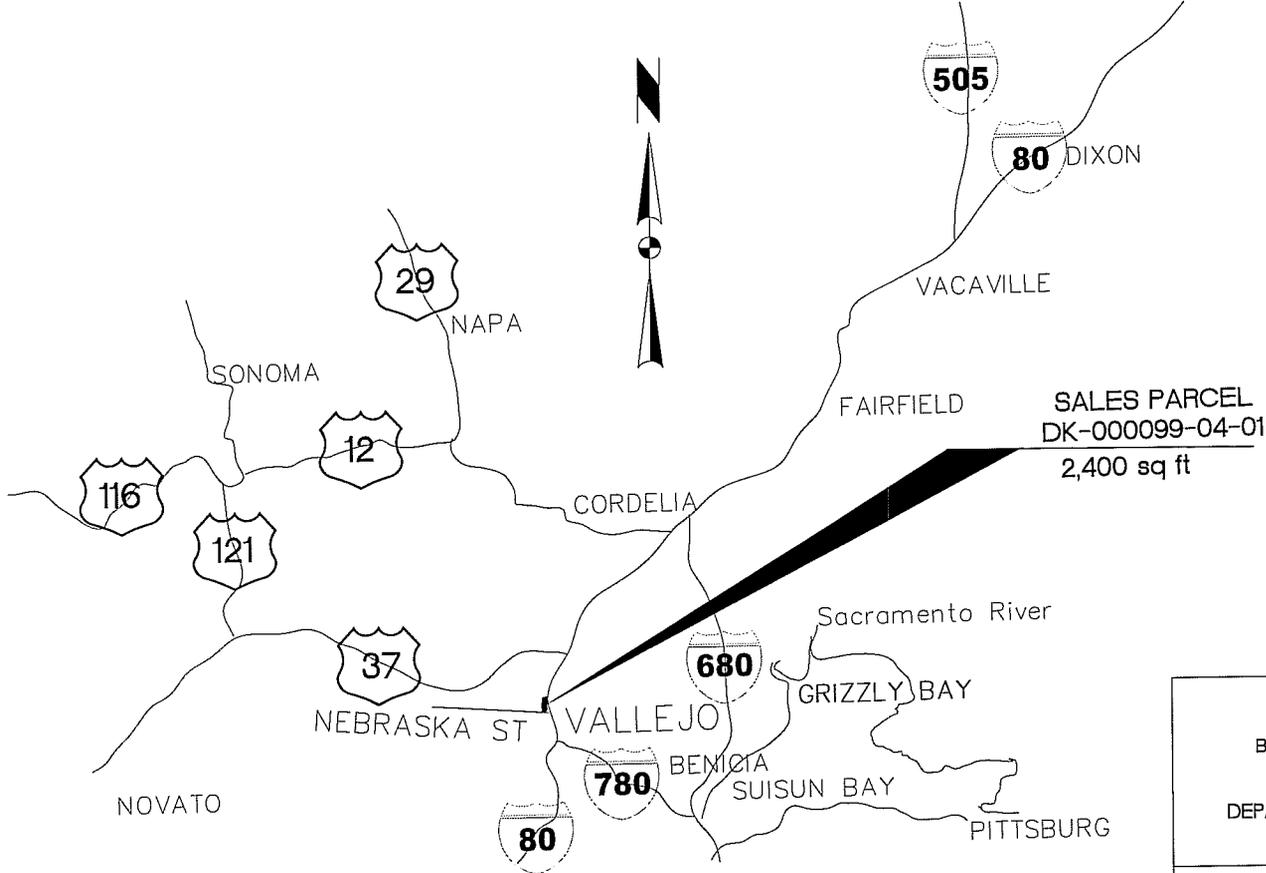
DIRECTOR'S DEED
DD-10229-01-01

04-SOL-37-P.M.-11.2
SEPTEMBER 2008



CITY OF VALLEJO

SOLANO COUNTY



SALES PARCEL
 DK-000099-04-01
 2,400 sq ft

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

DIRECTOR'S DEED
 DK-000099-04-01

DR. BY: EB		DATE: 10/2008	
CKD. BY: WN		NO SCALE	
CO.	RTE.	P.M.	DR. No.
SOL	80	3.7	SHEET 1 of 2

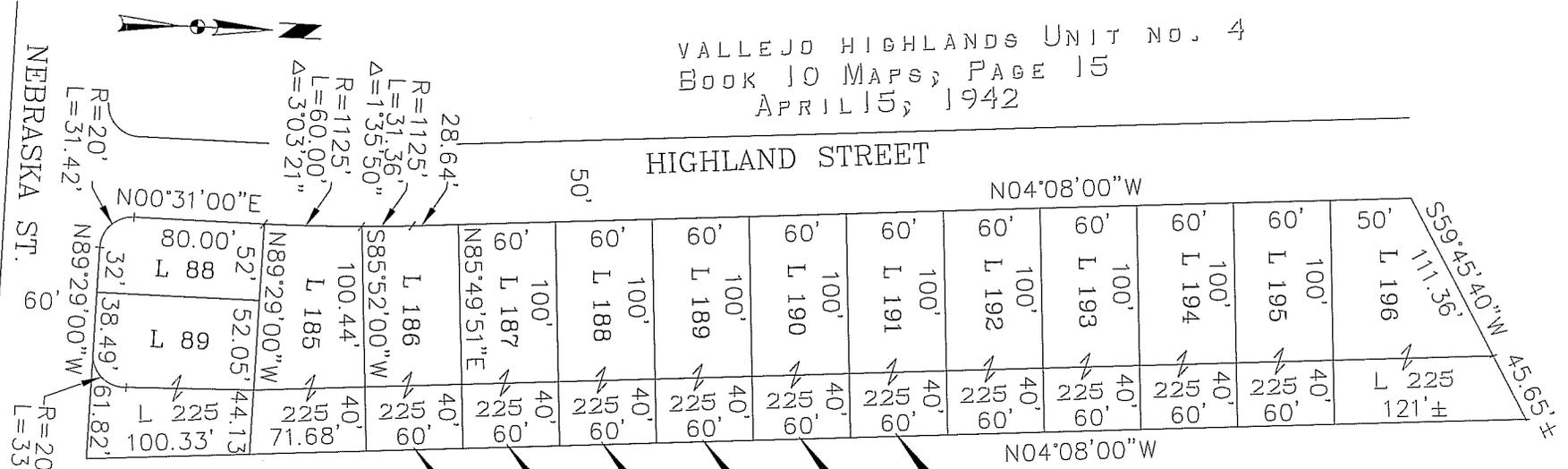
VICINITY MAP
 JUDT TRACT
 LOT 225

R196.8,9

CITY OF VALLEJO

SOLANO COUNTY

VALLEJO HIGHLANDS UNIT NO. 4
 BOOK 10 MAPS, PAGE 15
 APRIL 15, 1942



INTERSTATE 80



DK-000099-04-01
 DK-000099-05-01
 DK-000099-06-01
 DK-000099-07-01
 DK-000099-08-01
 DK-000099-09-01

SCALE IN FEET
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 SCALE: 1"=100'

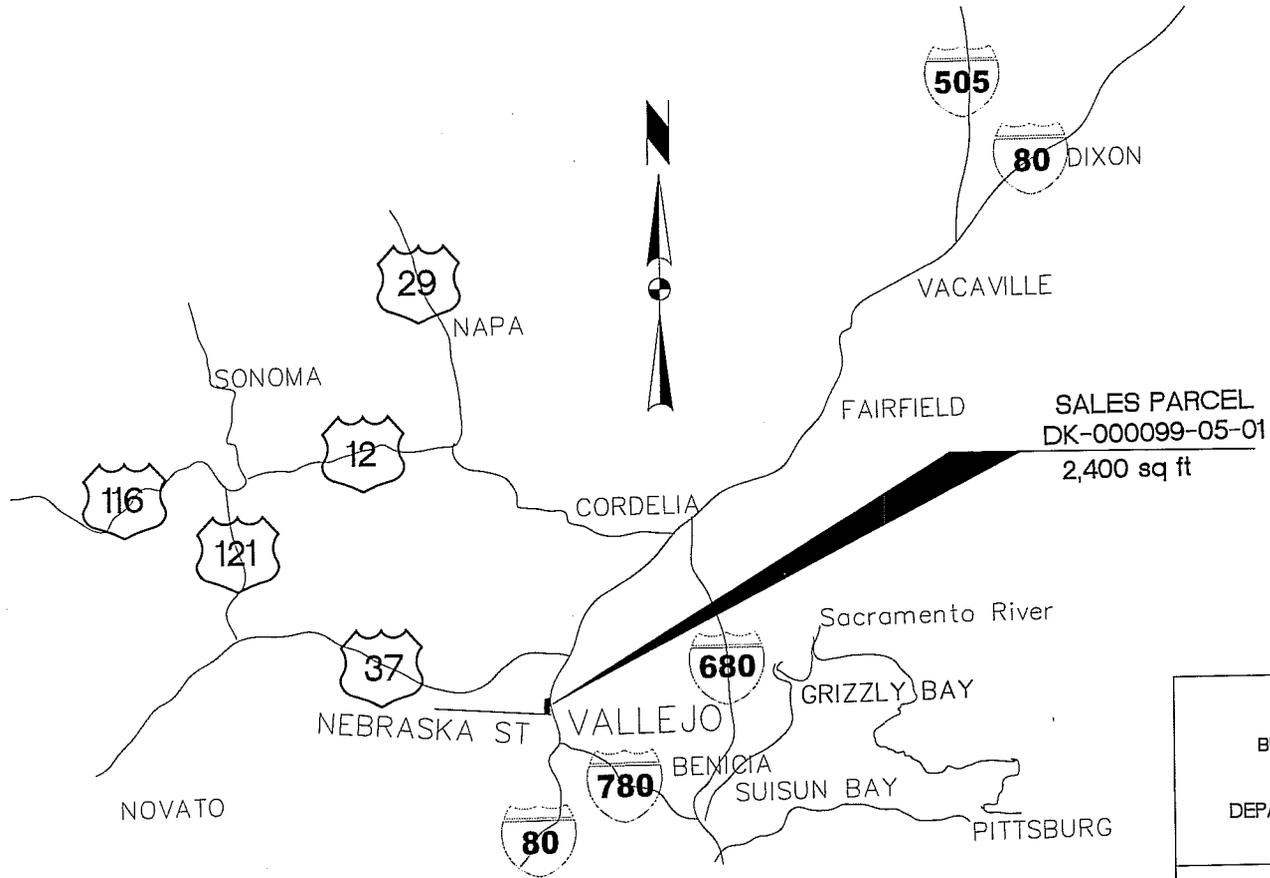
JUDT TRACT
 LOT 225

PARCEL	OWNER
DK-000099-04-01	Catherine J. Zimmerman, 1008 Highland St., Vallejo, CA 94590
DK-000099-05-01	Paul A. + Michele A. Dold, 1012 Highland St., Vallejo, CA 94590
DK-000099-06-01	Jose B. + Mirtha L. Valle, 1016 Highland St., Vallejo, CA 94590
DK-000099-07-01	William L. Hodges, 1020 Highland St., Vallejo, CA 94590
DK-000099-08-01	Jennie + Michael Pendergast, 1024 Highland St.
DK-000099-09-01	Donald Hurt, 573 Christine Dr., Vacaville, CA 94590
LOT 185	Thomas M. Judt et al, Box 8870, Emeryville, CA 94662

STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 4			
DIRECTOR'S DEED DK-000099-04-01			
DR. BY:	EB	DATE:	10/2008
CKD. BY:	WN		1"=100'
CO.	RTE.	P.M.	DR. No.
SOL	80	3.7	SHEET 2 of 2

CITY OF VALLEJO

SOLANO COUNTY



SALES PARCEL
DK-000099-05-01
2,400 sq ft

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

DIRECTOR'S DEED
DK-000099-05-01

DR. BY:	EB	DATE:	10/2008
CKD. BY:	WN	NO SCALE	
CO.	RTE.	P.M.	DR. No.
SOL	80	3.7	SHEET 1 of 2

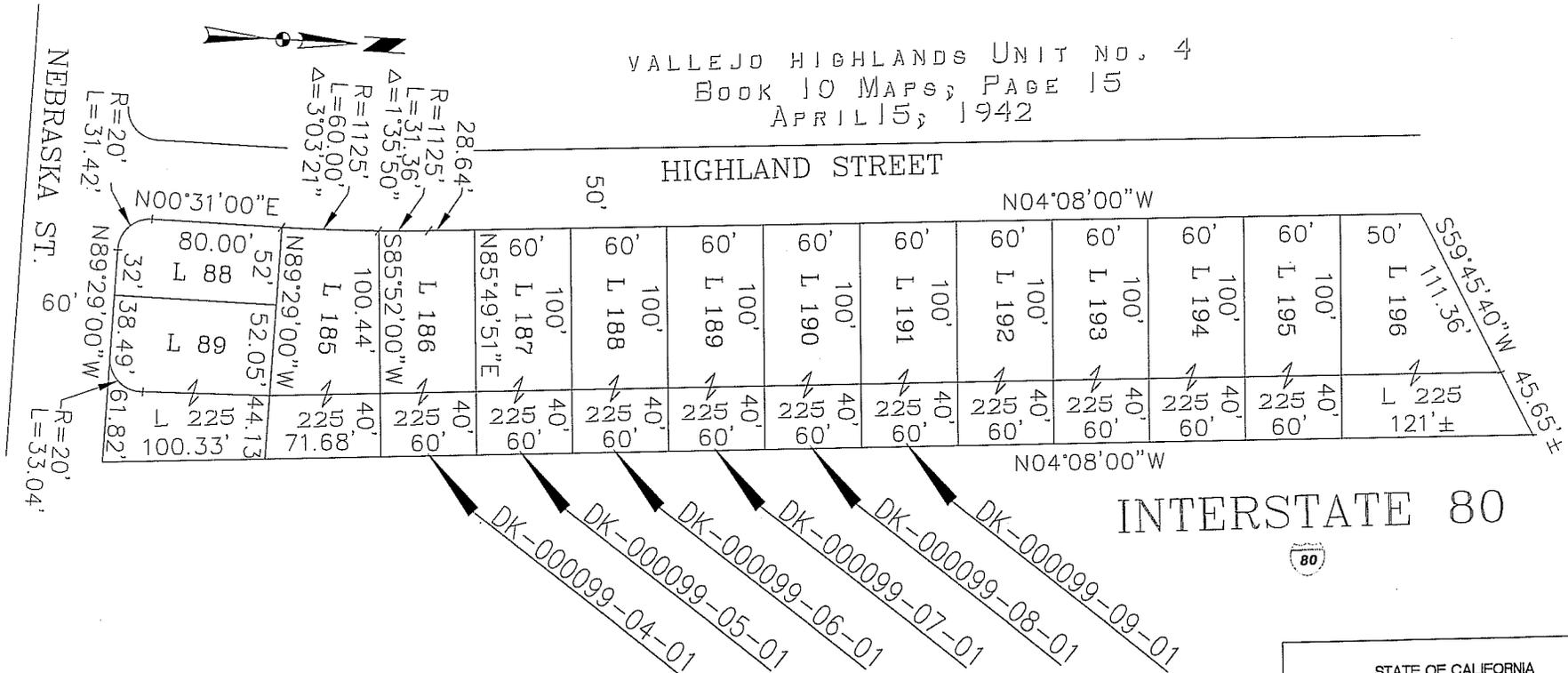
VICINITY MAP
JUDT TRACT
LOT 225

R196.8,9

CITY OF VALLEJO

SOLANO COUNTY

VALLEJO HIGHLANDS UNIT NO. 4
BOOK 10 MAPS, PAGE 15
APRIL 15, 1942



INTERSTATE 80



SCALE IN FEET
0 50 100
SCALE: 1"=100'

JUDT TRACT
LOT 225

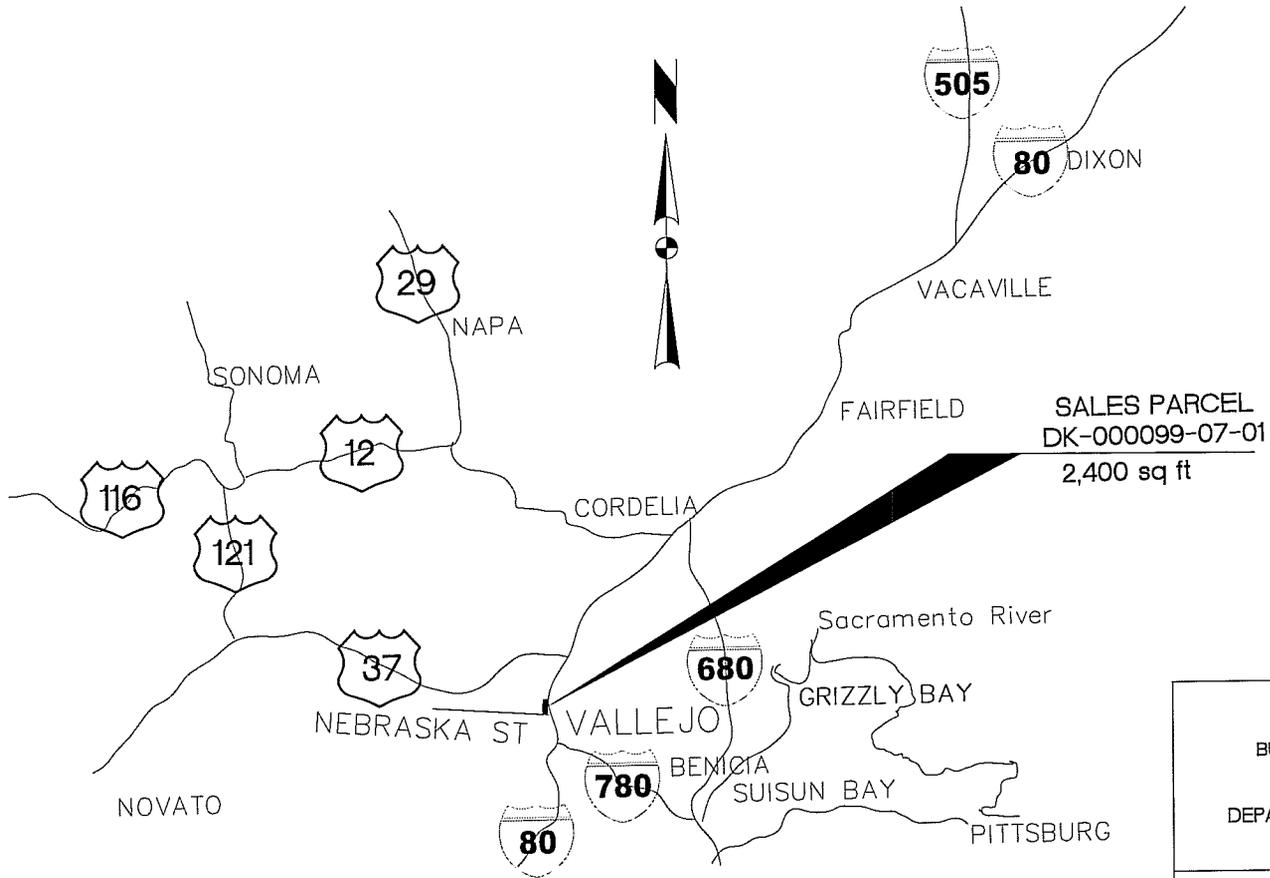
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DK-000099-07-01	William L. Hodges, 1020 Highland St., Vallejo, CA 94590
DK-000099-08-01	Jennie + Michael Pendergast, 1024 Highland St.
DK-000099-09-01	Donald Hurt, 573 Christine Dr., Vacaville, CA 94590

STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 4			
DIRECTOR'S DEED DK-000099-05-01			
DR. BY:	EB	DATE:	10/2008
CKD. BY:	WN		1"=100'
CO.	RTE.	P.M.	DR. No.
SOL	80	3.7	SHEET 2 of 2

R196.8,9

CITY OF VALLEJO

SOLANO COUNTY



SALES PARCEL
 DK-000099-07-01
 2,400 sq ft

VICINITY MAP
 JUDT TRACT
 LOT 225

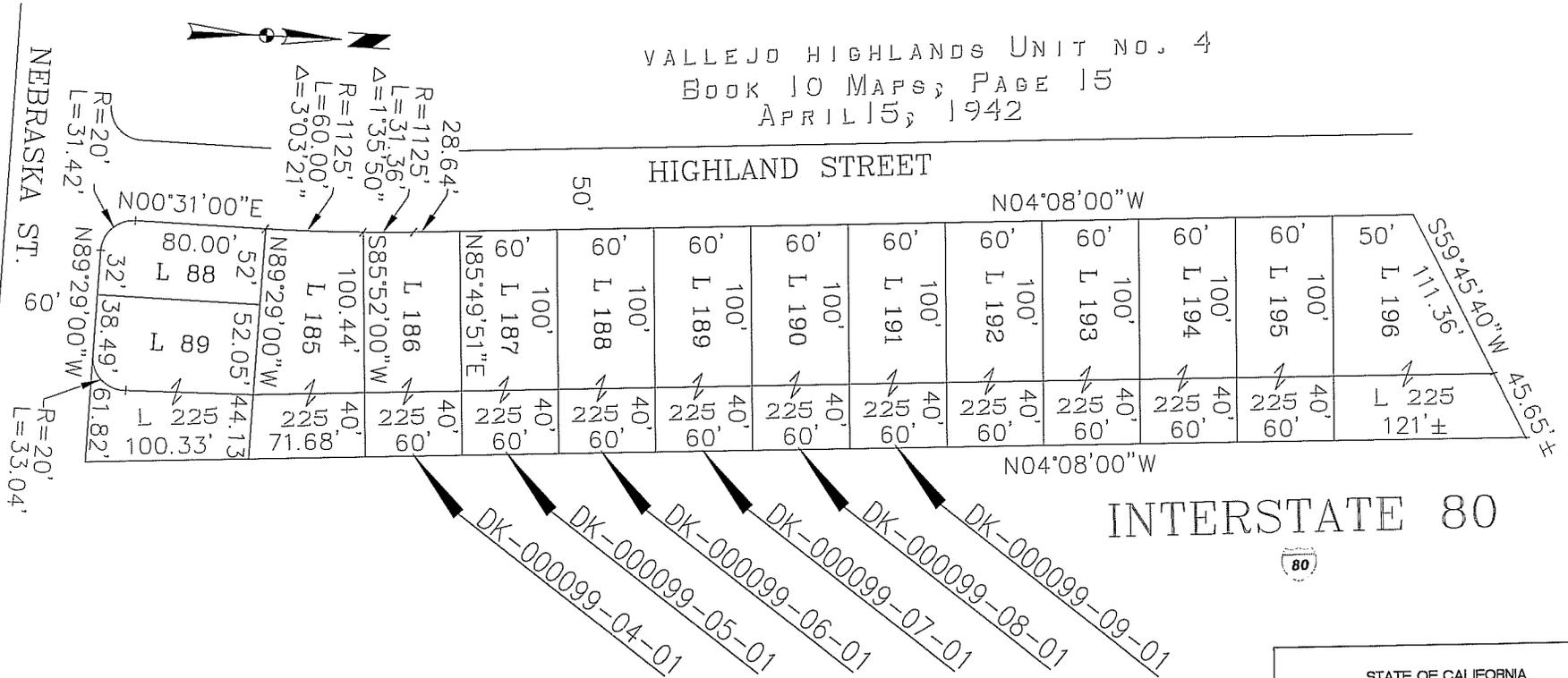
STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 4			
DIRECTOR'S DEED DK-000099-07-01			
DR. BY:	EB	DATE:	10/2008
CKD. BY:	WN	NO SCALE	
CO.	RTE.	P.M.	DR. No.
SOL	80	3.7	SHEET 1 of 2

R196.8,9

CITY OF VALLEJO

SOLANO COUNTY

VALLEJO HIGHLANDS UNIT NO. 4
 BOOK 10 MAPS, PAGE 15
 APRIL 15, 1942



INTERSTATE 80



SCALE IN FEET
 0 50 100
 SCALE: 1"=100'

JUDT TRACT
 LOT 225

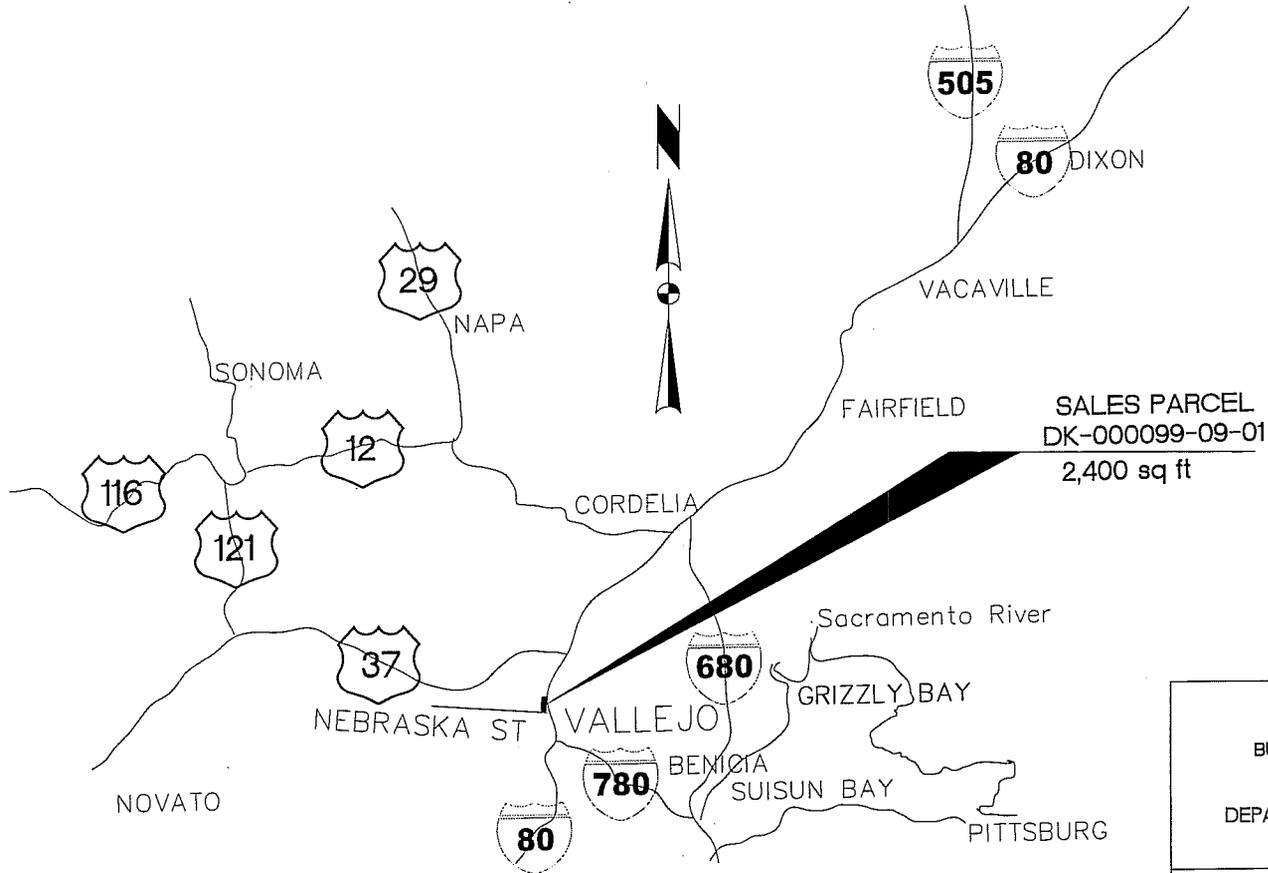
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DK-000099-07-01	William L. Hodges, 1020 Highland St., Vallejo, CA 94590
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DK-000099-09-01	Donald Hurt, 573 Christine Dr., Vacaville, CA 94590

STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 4			
DIRECTOR'S DEED DK-000099-07-01			
DR. BY:	EB	DATE:	10/2008
CKD. BY:	WN		1"=100'
CO.	RTE.	P.M.	DR. No.
SOL	80	3.7	SHEET 2 of 2

R196.8.9

CITY OF VALLEJO

SOLANO COUNTY



SALES PARCEL
DK-000099-09-01
2,400 sq ft

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

DIRECTOR'S DEED
DK-000099-09-01

DR. BY: EB DATE: 10/2008

CKD. BY: WN NO SCALE

CO.	RTE.	P.M.	DR. No.
SOL	80	3.7	SHEET 1 of 2

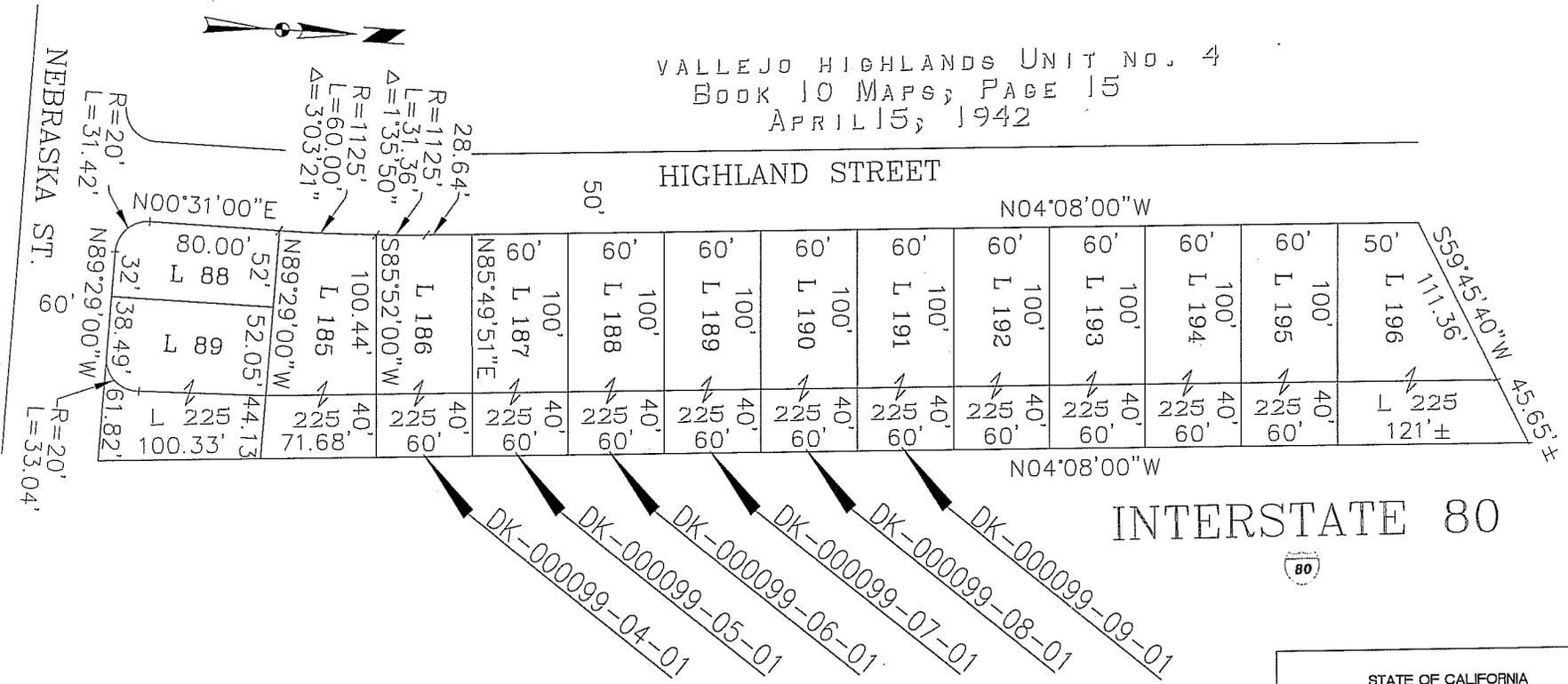
VICINITY MAP
JUDT TRACT
LOT 225

R196.8,9

CITY OF VALLEJO

SOLANO COUNTY

VALLEJO HIGHLANDS UNIT NO. 4
 BOOK 10 MAPS, PAGE 15
 APRIL 15, 1942



R196.8.9

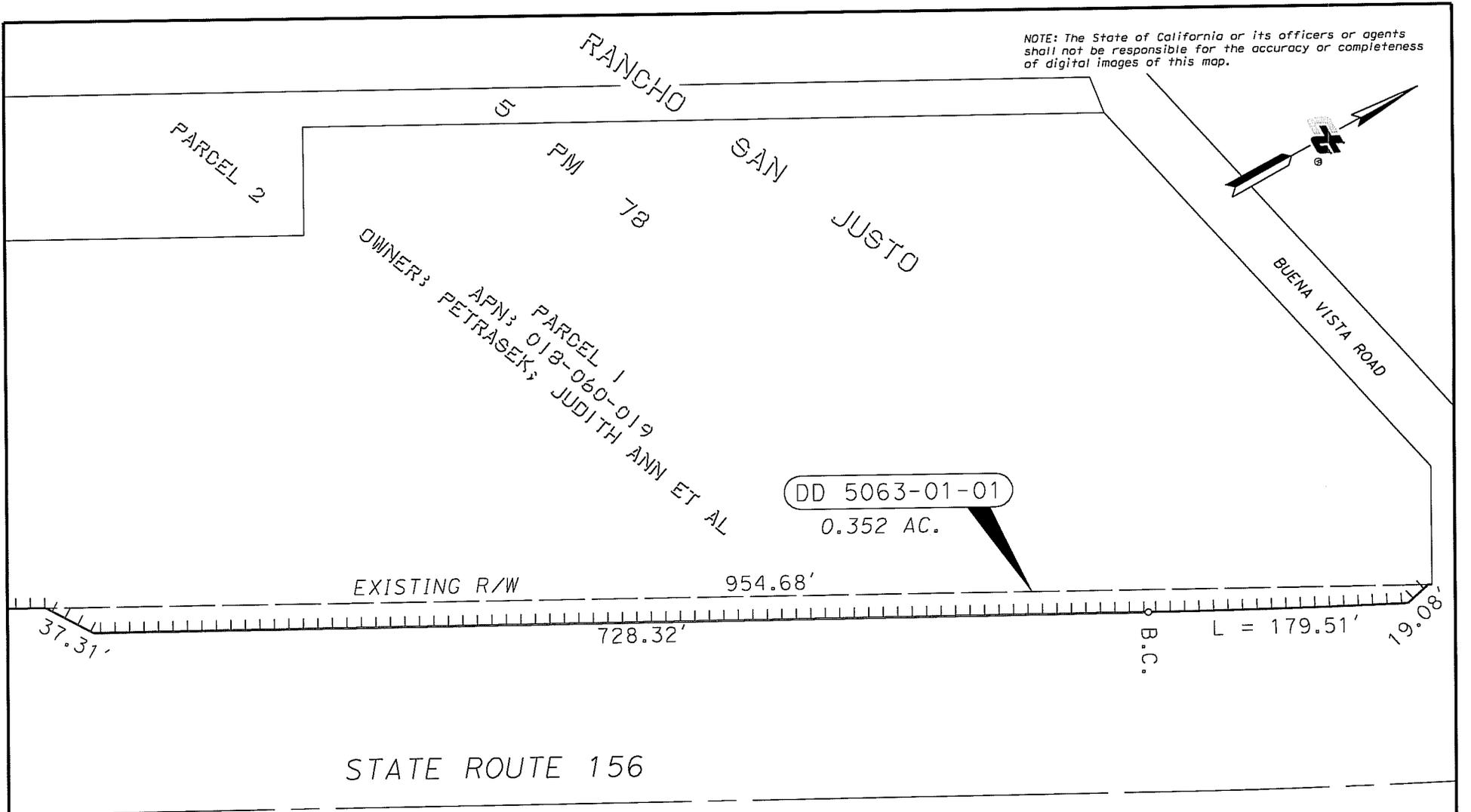
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DK-000099-06-01	Jose B. + Mirtha L. Valle, 1016 Highland St., Vallejo, CA 94590
DK-000099-07-01	William L. Hodges, 1020 Highland St., Vallejo, CA 94590
DK-000099-08-01	Jennie + Michael Pendergast, 1024 Highland St.
DK-000099-09-01	Donald Hurt, 573 Christine Dr., Vacaville, CA 94590

SCALE IN FEET
 0 50 100
 SCALE: 1"=100'

JUDT TRACT
 LOT 225

STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 4			
DIRECTOR'S DEED DK-000099-09-01			
DR. BY:	EB	DATE:	10/2008
CKD. BY:	WN		1"=100'
CO.	RTE.	P.M.	DR. No.
SOL	80	3.7	SHEET 2 of 2

NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.



LEGEND

-  Access Prohibited
-  Access Superseded
-  Existing R/W
-  Access Opening
-  Title from State

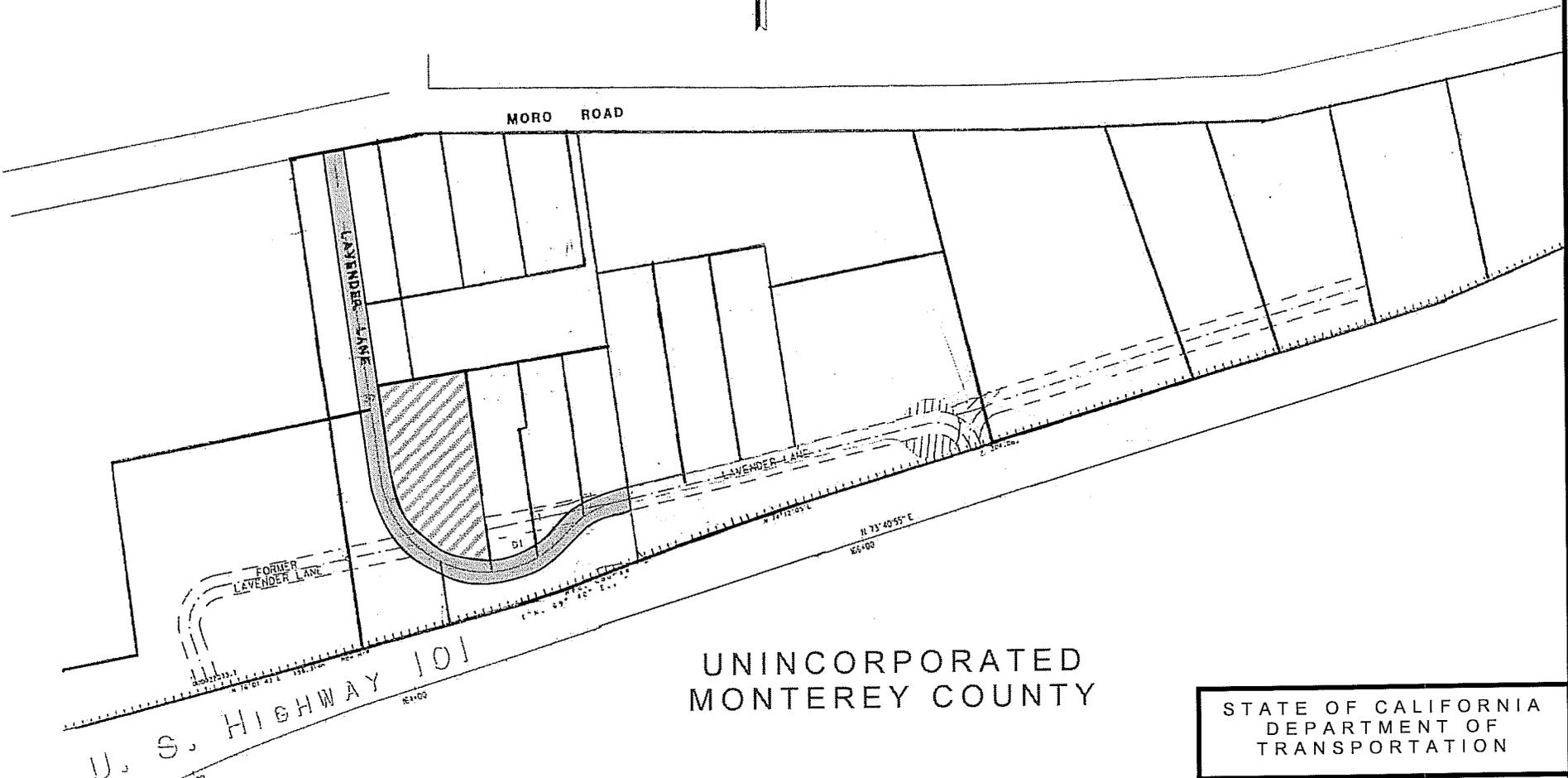
STATE OF CALIFORNIA
 BUSINESS, TRANSPORTATION AND HOUSING AGENCY
 DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY
DIRECTORS DEED
DD 5063 -01-01



DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
5	SBT	156	RB.9	2	2

DE 005898-03-01



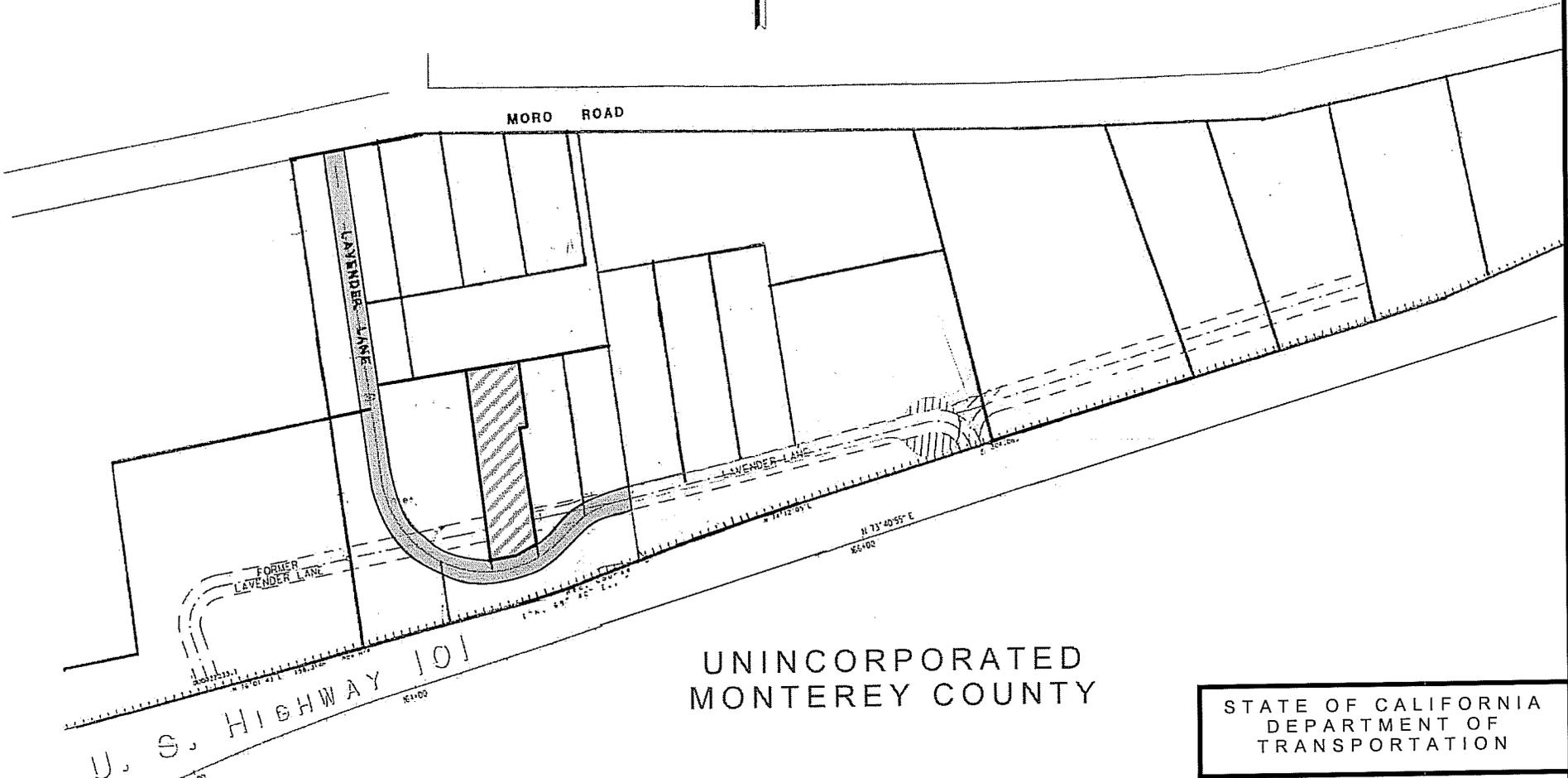
UNINCORPORATED
MONTEREY COUNTY

LEGEND:

- = ADJOINING OWNER
- = NEW LAVENDER LANE ALIGNMENT & NON-EXCLUSIVE EASEMENT AREA

STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION		
DIRECTORS DEED MAP DE 005898-03-01		
COUNTY MON	ROUTE 101	POST MILE 96.4

DE 005898-03-02

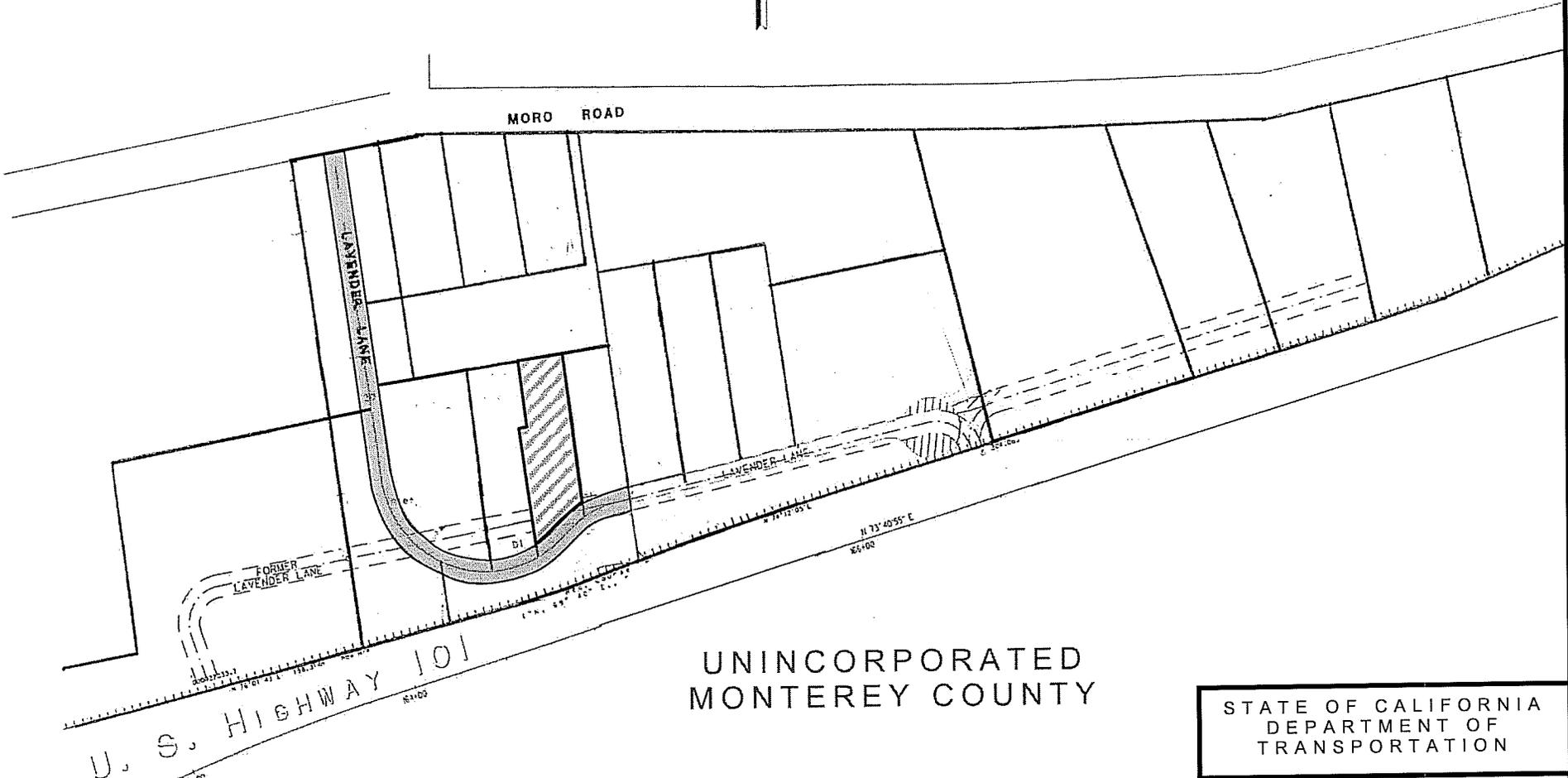


LEGEND:

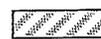
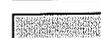
-  = ADJOINING OWNER
-  = NEW LAVENDER LANE ALIGNMENT & NON-EXCLUSIVE EASEMENT AREA

STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION		
DIRECTORS DEED MAP DE 005898-03-02		
COUNTY MON	ROUTE 101	POST MILE 96.4

DE 005898-03-03

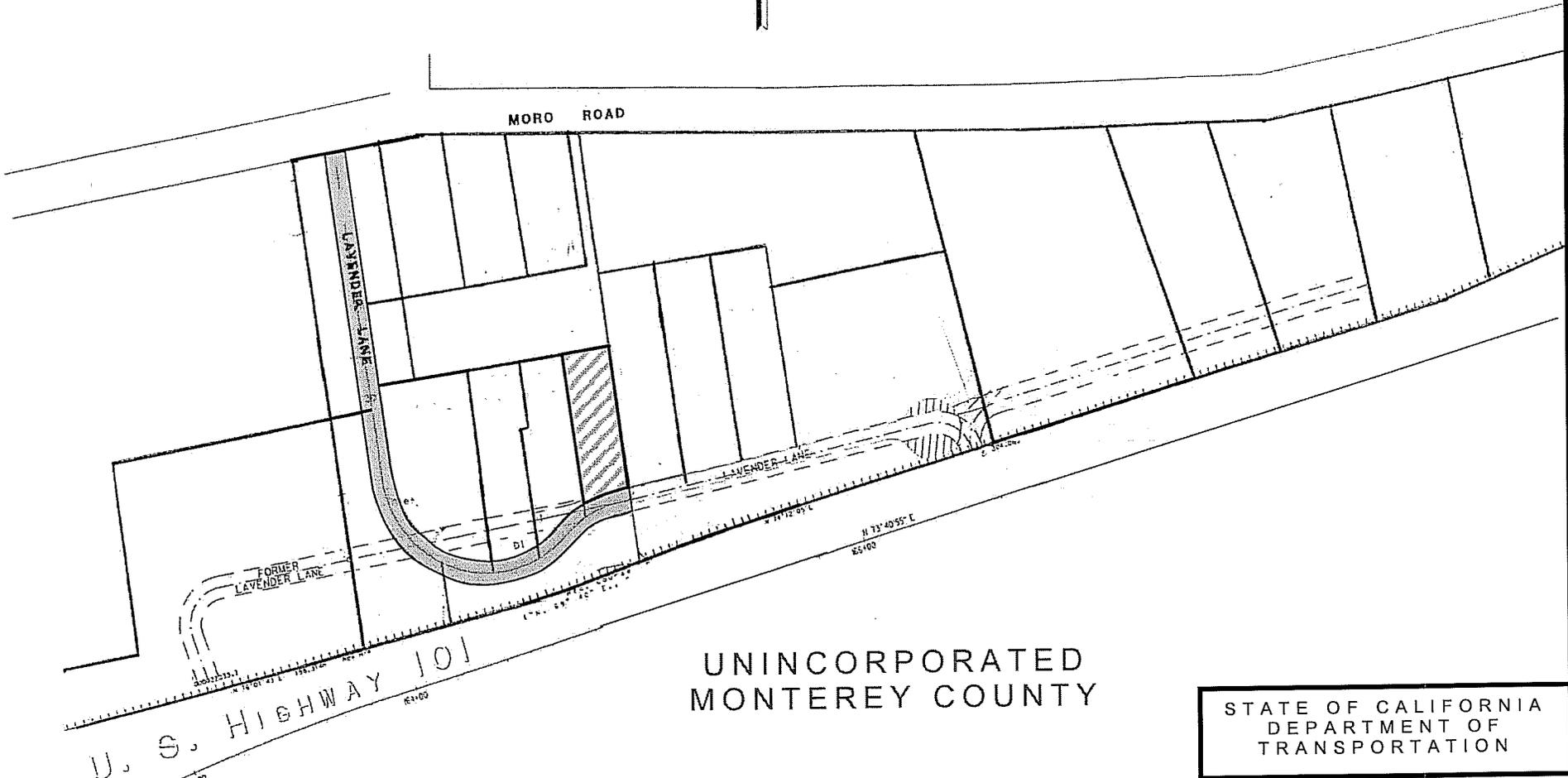


LEGEND:

-  = ADJOINING OWNER
-  = NEW LAVENDER LANE ALIGNMENT & NON-EXCLUSIVE EASEMENT AREA

STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION		
DIRECTORS DEED MAP DE 005898-03-03		
COUNTY MON	ROUTE 101	POST MILE 96.4

DE 005898-03-04



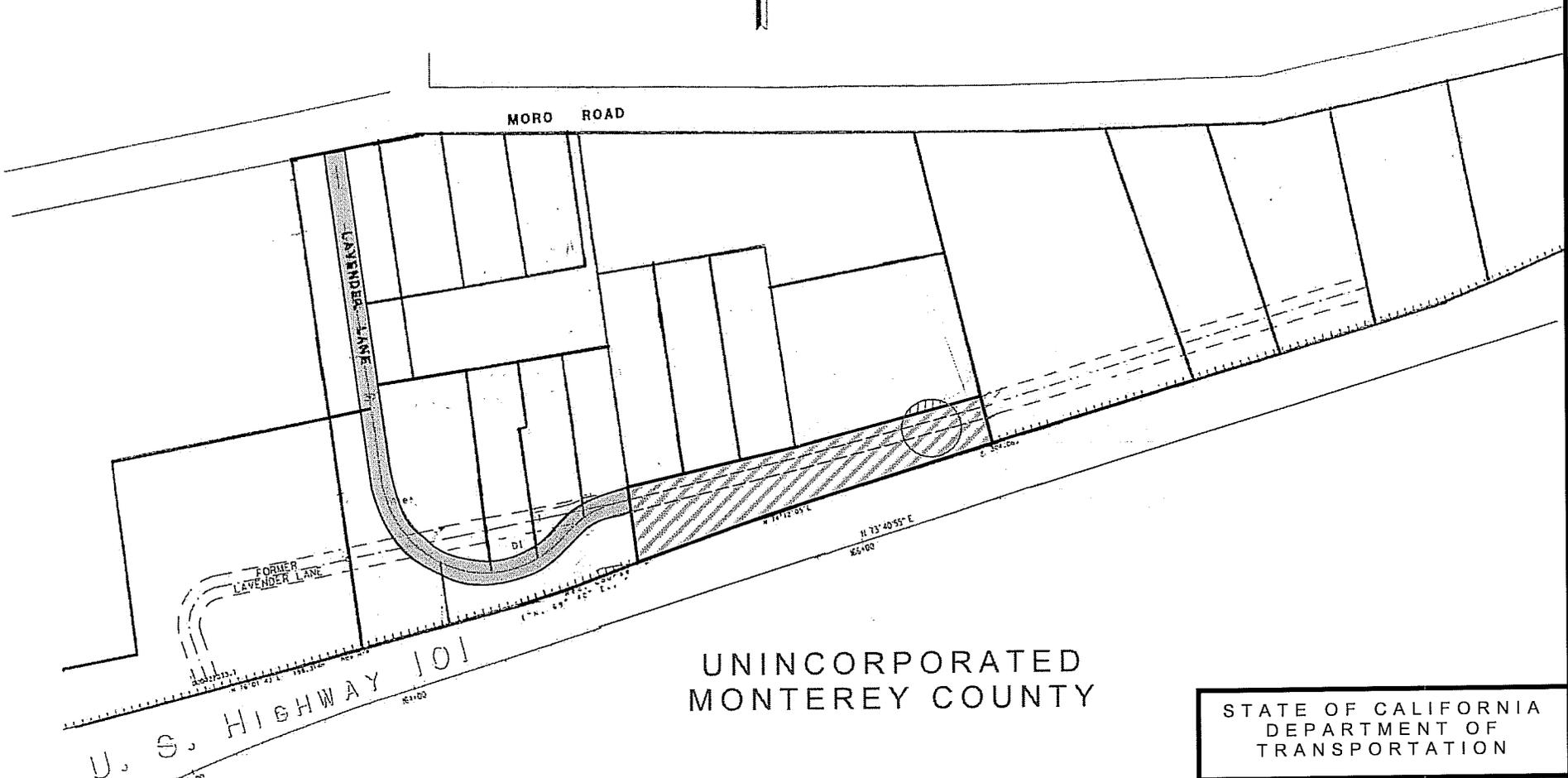
UNINCORPORATED
MONTEREY COUNTY

LEGEND:

-  = ADJOINING OWNER
-  = NEW LAVENDER LANE ALIGNMENT & NON-EXCLUSIVE EASEMENT AREA

STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION		
DIRECTORS DEED MAP DE 005898-03-04		
COUNTY	ROUTE	POST MILE
MON	101	96.4

DE 005898-03-05

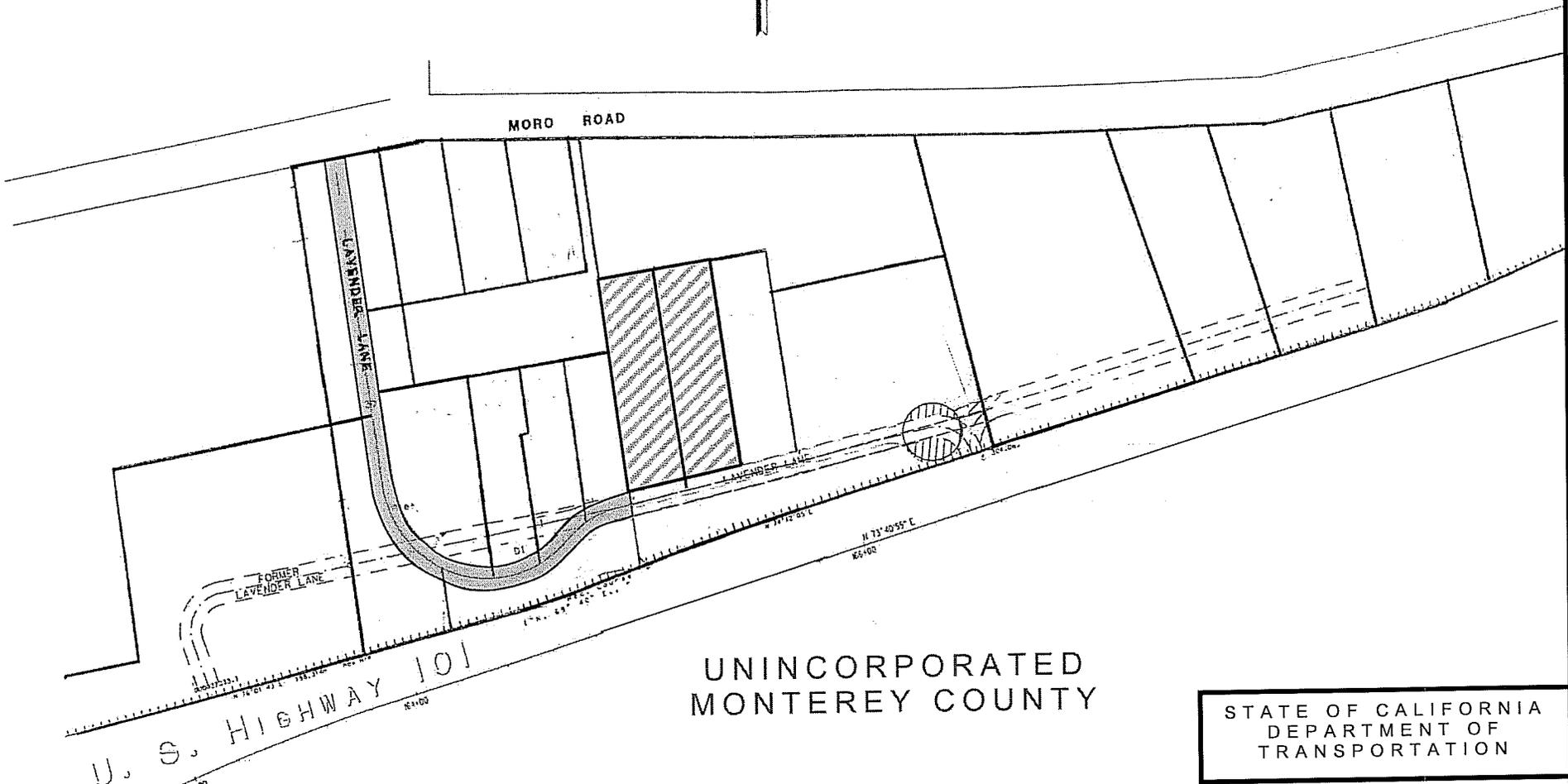


LEGEND:

-  = ADJOINING OWNER
-  = NEW LAVENDER LANE ALIGNMENT & NON-EXCLUSIVE EASEMENT AREA

STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION		
DIRECTORS DEED MAP DE 005898-03-05		
COUNTY MON	ROUTE 101	POST MILE 96.4

DE 005898-03-06

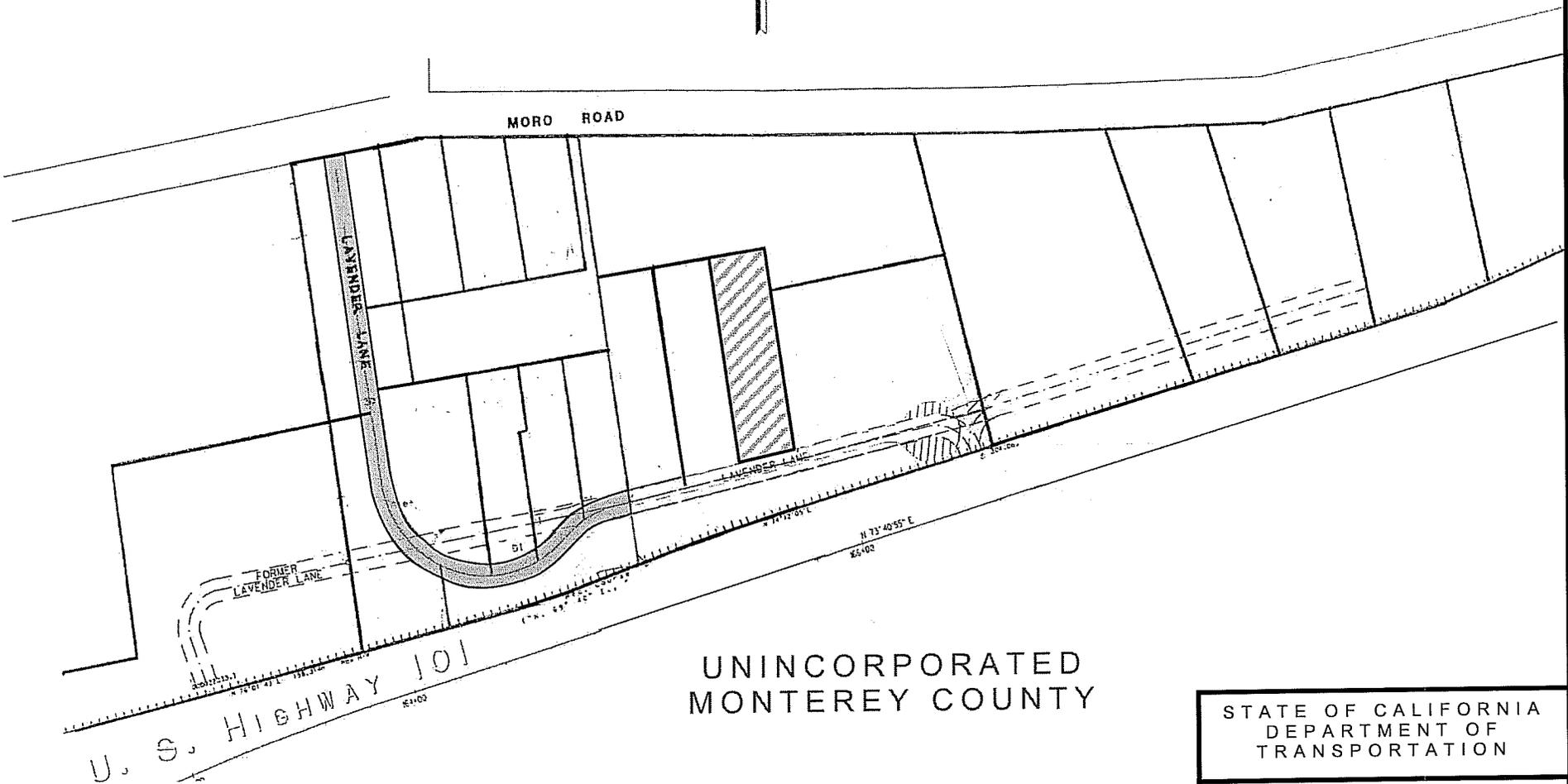


LEGEND:

-  = ADJOINING OWNER
-  = NEW LAVENDER LANE ALIGNMENT & NON-EXCLUSIVE EASEMENT AREA

STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION		
DIRECTORS DEED MAP DE 005898-03-06		
COUNTY MON	ROUTE 101	POST MILE 96.4

DE 005898-03-07

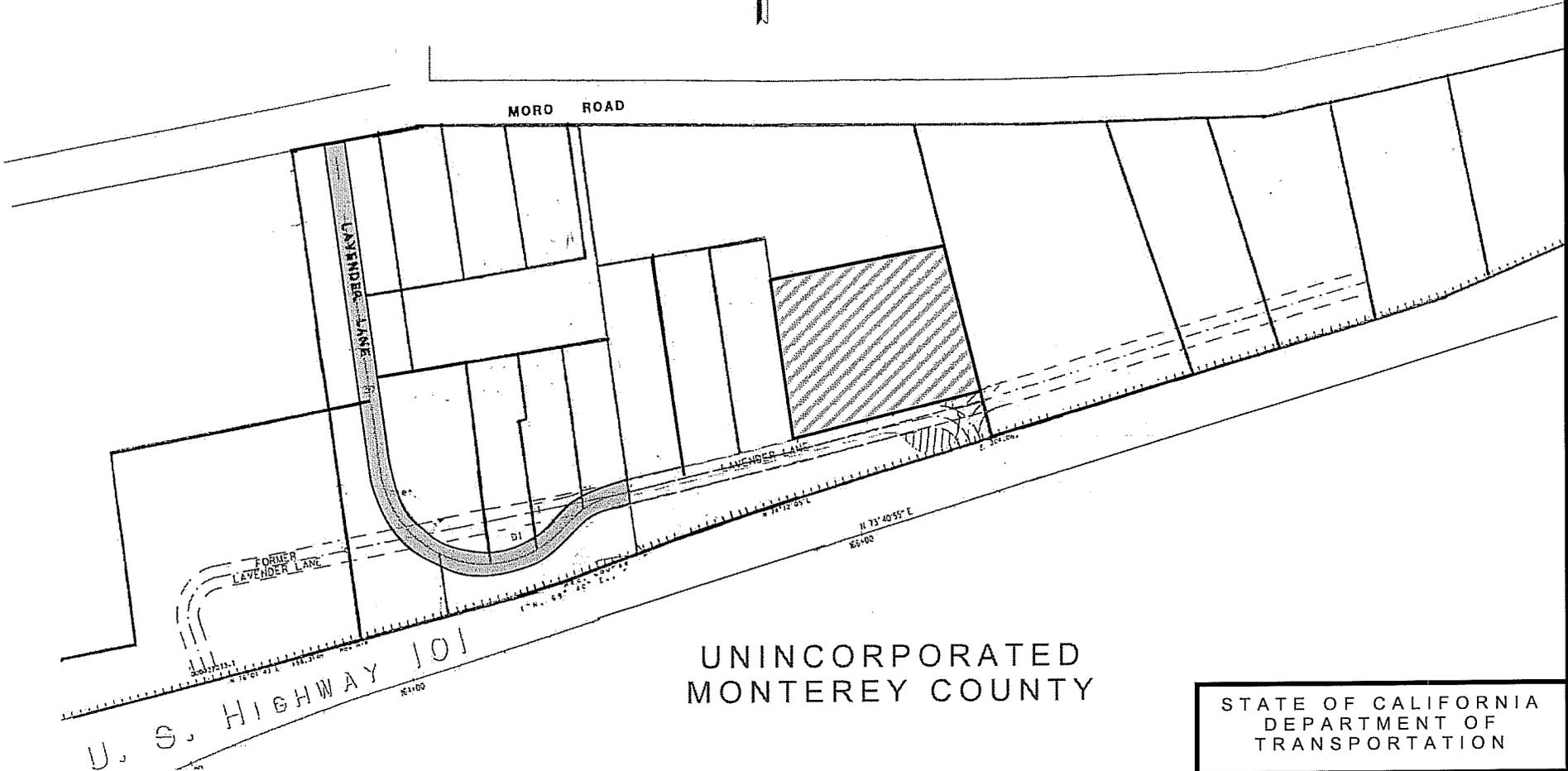


LEGEND:

- = ADJOINING OWNER
- = NEW LAVENDER LANE ALIGNMENT & NON-EXCLUSIVE EASEMENT AREA

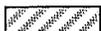
STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION		
DIRECTORS DEED MAP DE 005898-03-07		
COUNTY MON	ROUTE 101	POST MILE 96.4

DE 005898-03-08



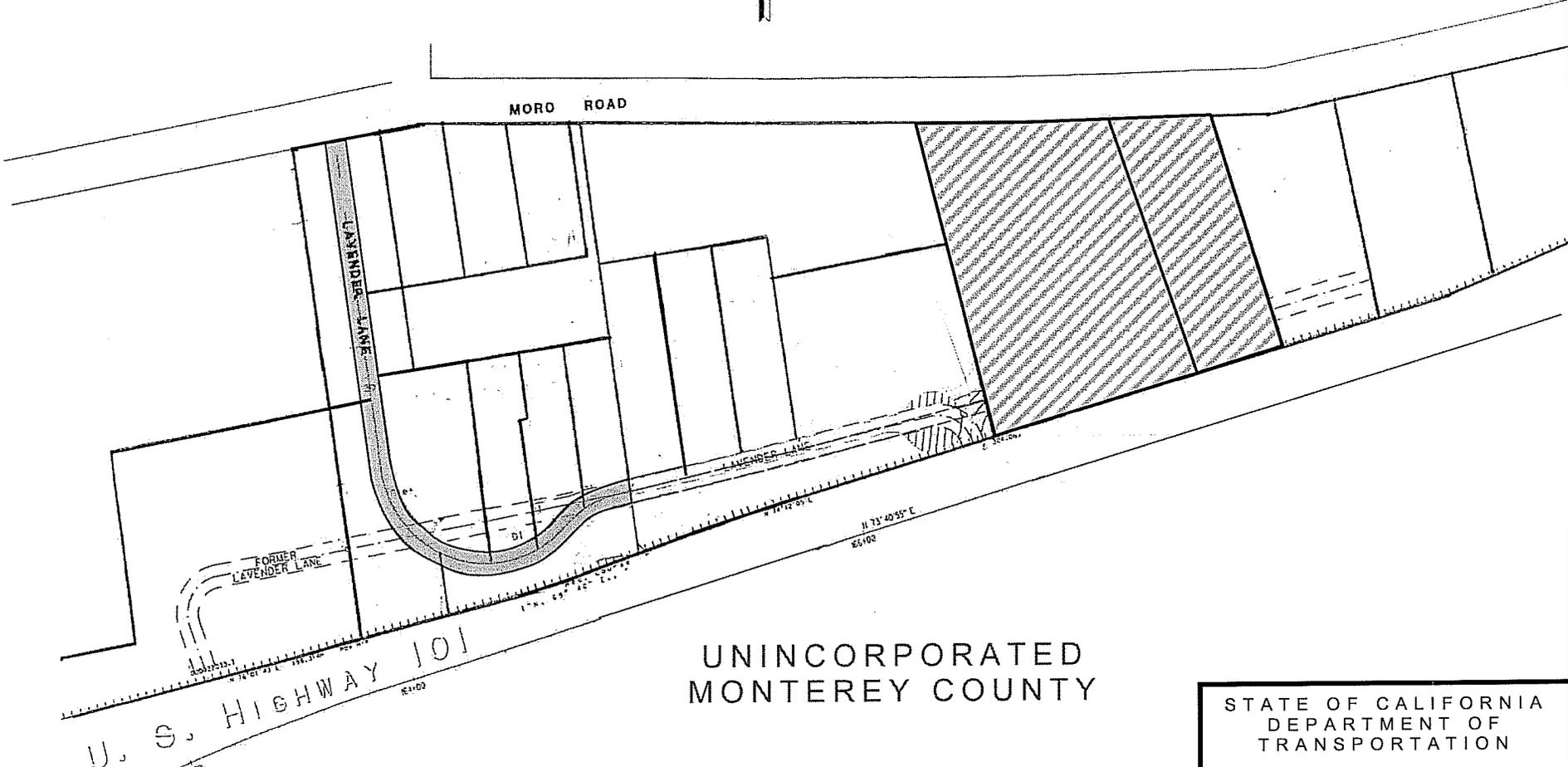
UNINCORPORATED
MONTEREY COUNTY

LEGEND:

-  = ADJOINING OWNER
-  = NEW LAVENDER LANE ALIGNMENT & NON-EXCLUSIVE EASEMENT AREA

STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION		
DIRECTORS DEED MAP DE 005898-03-08		
COUNTY MON	ROUTE 101	POST MILE 96.4

DE 005898-03-09



LEGEND:

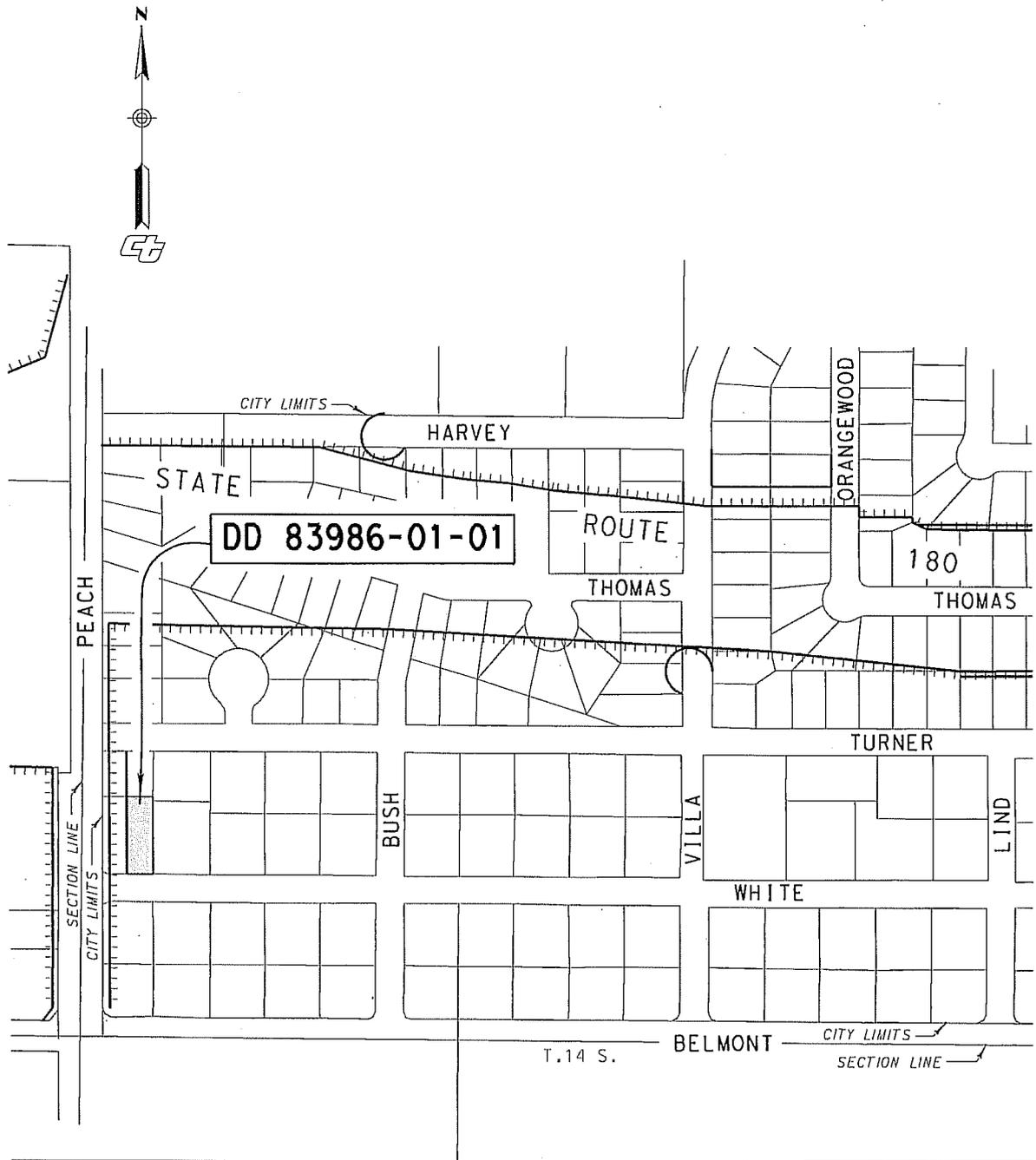
-  = ADJOINING OWNER
-  = NEW LAVENDER LANE ALIGNMENT & NON-EXCLUSIVE EASEMENT AREA

STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION		
DIRECTORS DEED MAP DE 005898-03-09		
COUNTY MON	ROUTE 101	POST MILE 96.4

Drawn By: DCF Date: 07-26-06
 Checked By: DCF Date: 07-26-06

T.13 S., R.21 E., M.D.B.& M.
 Section 32

DIST.	COUNTY	ROUTE	KILOMETER MILE	SHEET NO.	TOTAL SHEETS
6	Fre	180	99.8	1	2



NO SCALE

DIRECTOR'S DEED
 AREA MAP
 DD 83986-01-01

No Scale

July 2006

\$FILE\$
 \$DATE\$

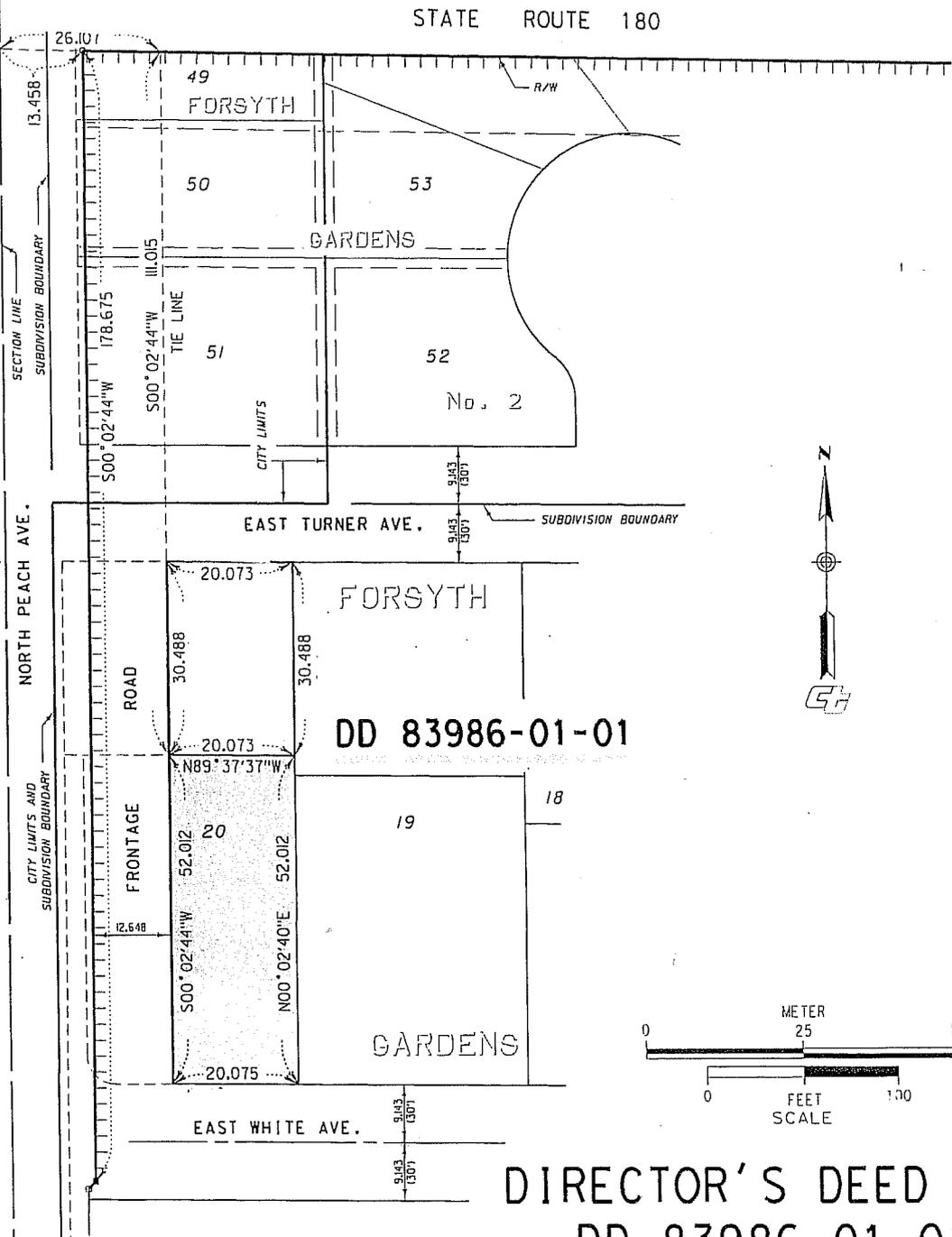
\$TIME\$

Drawn By: DCF Date: 07-26-06
 Checked By: DCF Date: 07-26-06

T.13 S., R.21 E., M.D.B.& M.
 Section 32

DIST.	COUNTY	ROUTE	KILOMETER MILE	SHEET NO.	TOTAL SHEETS
6	Fre	180	99.8	2	2

CITY OF FRESNO



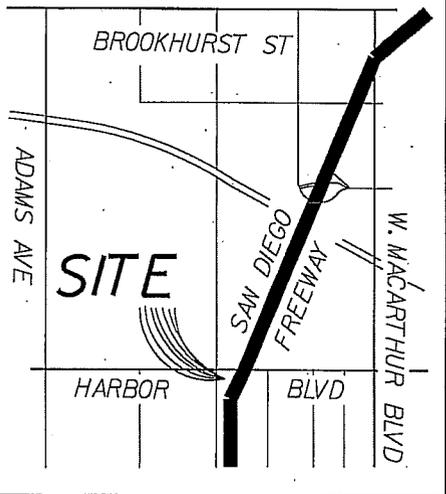
DD 83986-01-01

DIRECTOR'S DEED MAP
 DD 83986-01-01

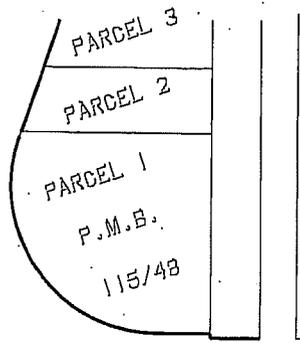
1,044.2 Sq M. 11,240 Sq. Ft.
 Scale 1:1000 July 2006

\$FILE\$
 \$DATE\$

\$TIME\$



(1-405)



HARBOR BOULEVARD

HARBOR BOULEVARD

CITY OF COSTA MESA

PORTION SECTION 34

COUNTY OF ORANGE

GISLER AVENUE

T56; R10W SBM

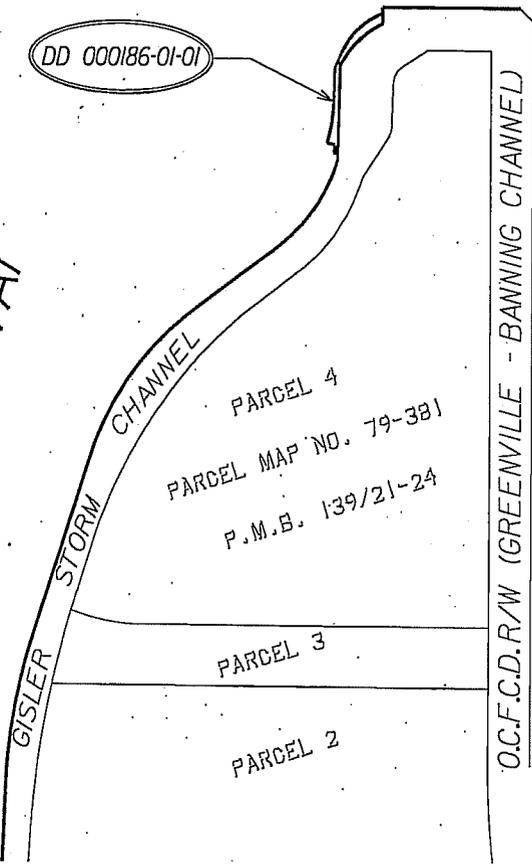
STATE OF CALIFORNIA



PARCEL 2 P.M.B. 13/33

SAN DIEGO FREEWAY

DD 000186-01-01



PARCEL 4 PARCEL MAP NO. 79-381 P.M.B. 139/21-24

PARCEL 3 PARCEL 2

O.C.F.C.D. RAW (GREENVILLE - BANNING CHANNEL) SOUTH COAST DRIVE

DO NOT RECORD - CTC EXHIBIT ONLY

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

PARCEL DD000186-01-01 DIRECTOR'S DEED

"C.T.C." - EXHIBIT ONLY

PAGE 1 OF 2

SCALE: NO SCALE DRAWN: T.A. CHECKED: M.S. DATE: APR-2009

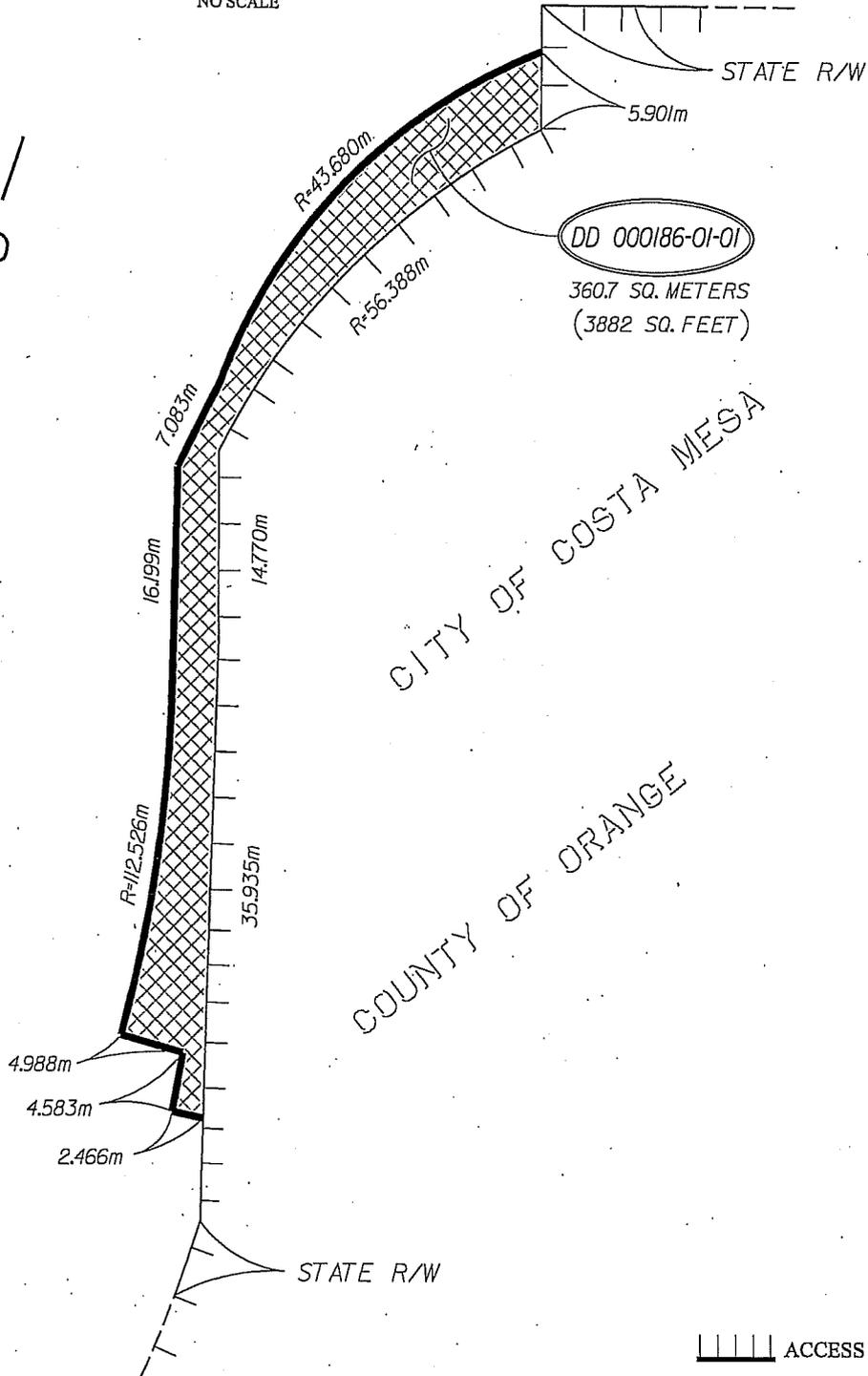
DISTRICT: 12 COUNTY: ORA RTE: 405 P.M.: 11.4



HARBOR BOULEVARD



— INTERSTATE 405 —



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ACCESS PROHIBITED

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

PARCEL DD 000186-01-01
DIRECTOR'S DEED

"C.T.C." - EXHIBIT ONLY

PAGE 2 OF 2

SCALE: NO SCALE
DRAWN: T.A.
CHECKED: M.S.
DATE: APR 2009

DISTRICT: 12
COUNTY: ORA
RTE: 405
P.M.: 11.4