

MEMORANDUM

To: CHAIR AND COMMISSIONERS
CALIFORNIA TRANSPORTATION COMMISSION

CTC Meeting: June 26-27, 2025

From: STEVEN KECK, Chief Financial Officer

Reference Number: 2.4d., Action Item

Prepared By: René Fletcher, Chief (Acting)
Division of Right of Way and Land Surveys

Subject: **CONVEYANCE OF STATE-OWNED REAL PROPERTY**

ISSUE:

Should the California Transportation Commission (Commission) approve execution of the following Director's Deeds?

RECOMMENDATION:

The California Department of Transportation (Department) recommends the Commission authorize execution of the Director's Deeds summarized below. The conveyance of excess State-owned real property, including exchanges, is pursuant to Section 118 of the Streets and Highways Code (SHC).

The Director's Deeds included in this item involve an estimated current value of \$1,580,140. The State will receive a return of \$1,580,140 from the sale of these properties; corresponding maps are attached.

DIRECTOR'S DEEDS:

01 -03-Sac-50 PM R5.20/R5.50	Sacramento County
Disposal Units #DD 19353-01-01	2,270 Square feet (s.f.)
(DD 19353-01-02)	2,630 s.f.
Convey to: Sacramento County	\$2,940 (Appraisal \$2,940)

Direct Sale. Disposal units is being conveyed at fair market value to Sacramento County, and are incapable of independent development due to their irregular shape and sizes. Per the Co-Op Agreement number 03-0419 dated November 9, 2010, and the first amendment to Co-Op dated June 14, 2012, the Department and Sacramento County agreed to construct the soundwalls at this location and Sacramento County agreed to take title in fee to the area behind the soundwalls that is not necessary for highway operations or maintenance. The disposal units are not subject to Department of General Services (DGS) criteria for Executive Orders N-06-19 or N-23-20.

02 -05-SLO-101 PM 16.50	San Luis Obispo County
Disposal Unit #DD 16-01-01	0.03 acres
Convey to: Michael Joseph Connolly	\$42,200 (Appraisal \$42,200)
Living Trust Dated May 31, 2019	

Direct sale. The disposal unit is part of a decertification requested by the adjacent property owner. The excess parcel is of such size and shape that it is not a developable property on its own. Adjoining owner has the support from local agencies for acquiring this current operating Right of Way to facilitate the construction of affordable housing. The disposal unit does not meet DGS criteria for Executive Orders N-06-19 or N-23-20.

03 -06-Mad-99 PM R7.45	Madera County
Disposal Unit #DD 86528-01-01	1.25 acres
Convey to: Riley Survivor's Trust	\$105,000 (Appraisal \$105,000)

Direct sale. Disposal unit is incapable of independent development due to the limitations of developing independent access points. Disposal unit was appraised and offered to the only adjoining owner at fair market value. The disposal unit does not meet DGS criteria for Executive Orders N-06-19 or N-23-20.

04-06-Mad-99 PM R7.45
Disposal Unit #DE 86528-2
Convey to: Pacific Gas and Electric Company

Madera County
5,971 s.f.
\$0 (Appraisal N/A)

Direct conveyance for an easement with no monetary consideration. Conveyance is 100 percent State's obligation pursuant to Utility Agreement number 06-1356.44 dated May 22, 2013, and First Amendment dated May 29, 2014. The disposal unit is not subject to DGS criteria for Executive Orders N-06-19 or N-23-20.

05-06-Mad-99 PM R7.45
Disposal Unit #DE 86528-3
Convey to: Pacific Gas and Electric Company

Madera County
9,018 s.f.
\$0 (Appraisal N/A)

Direct conveyance for an easement with no monetary consideration. Conveyance is 100 percent State's obligation pursuant to Utility Agreement number 06-1356.44 dated May 22, 2013, and First Amendment dated May 29, 2014. Disposal unit is not subject to Executive Orders N-06-19 or N-23-20.

06-07-LA-10 PM 39.2-39.8
Disposal Units #DK 79736-5
(79736-5)
(79738-3)
(79739-2)
Convey to: Southern California Edison Company

Los Angeles County
14,303 s.f.
5,597 s.f.
5,537 s.f.
3,169 s.f.
\$0 (Appraisal N/A)

Direct conveyance for an easement with no monetary consideration. This is a direct conveyance to Southern California Edison (SCE) for no monetary consideration pursuant to Utility Agreement 7-UA-12156 dated December 24, 2013, and by Legal Memorandum dated July 28, 2023. This conveyance was previously approved March 2024 however; the legal description and exhibits had inaccuracies. The State is 100 percent liable for the relocation and replacement of the easements owed to SCE. The disposal unit is not subject to DGS criteria for Executive Orders N-06-19 or N-23-20.

07-07-LA-101 PM 5.1

Disposal Unit #DD 980582-01-01

(DD 980582-01-01)

(DD 980583-01-01)

(DD 980584-01-01)

(DD 980585-01-01)

(DD 980586-01-01)

Convey to: Cordova Associates

Los Angeles County

15,738 s.f.

170 s.f.

2,584 s.f.

4,259 s.f.

1,860 s.f.

6,865 s.f.

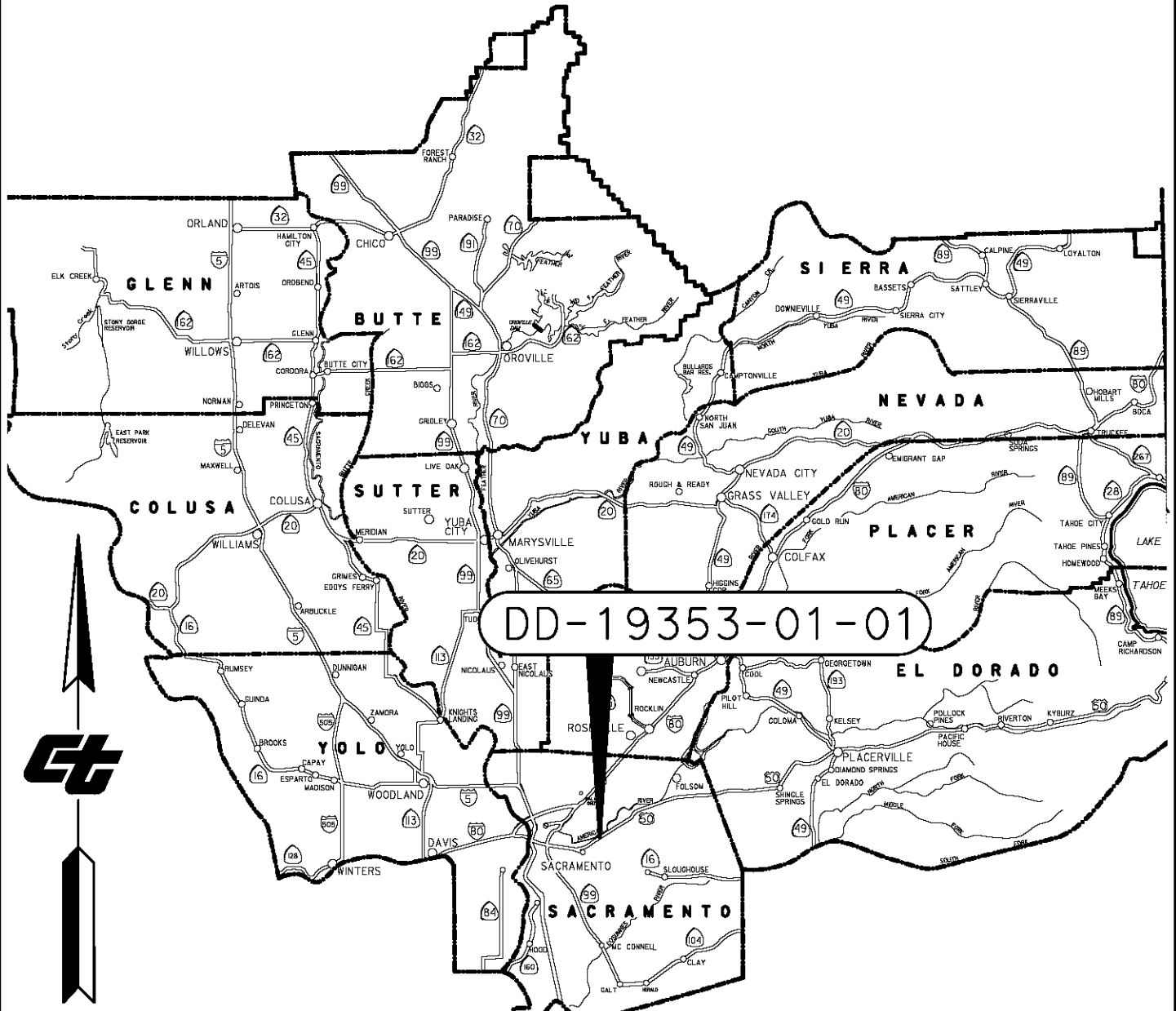
\$1,430,000 (Appraisal\$1,430,000)

Direct sale. This is a direct sale to the only adjoining owner through the decertification process. The sales price represents fair market value. The sloped disposal unit has no access to the adjacent freeway and is at street level. It's incapable of independent development because it's contaminated by active hazardous waste. Per the terms and conditions of the Purchase and Sale Agreement, section 31 and the requestor must remediate the parcel of the current hazardous waste per the agreement within 2 years of approval by the Commission. The disposal is not subject to DGS criteria for Executive Orders N-06-19 or N-23-20.

Attachments: 1A –7B – Parcel Maps

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.

LOCATION MAP FOR DIRECTOR'S DEED PARCEL DD-19353-01-01 SACRAMENTO COUNTY, CA

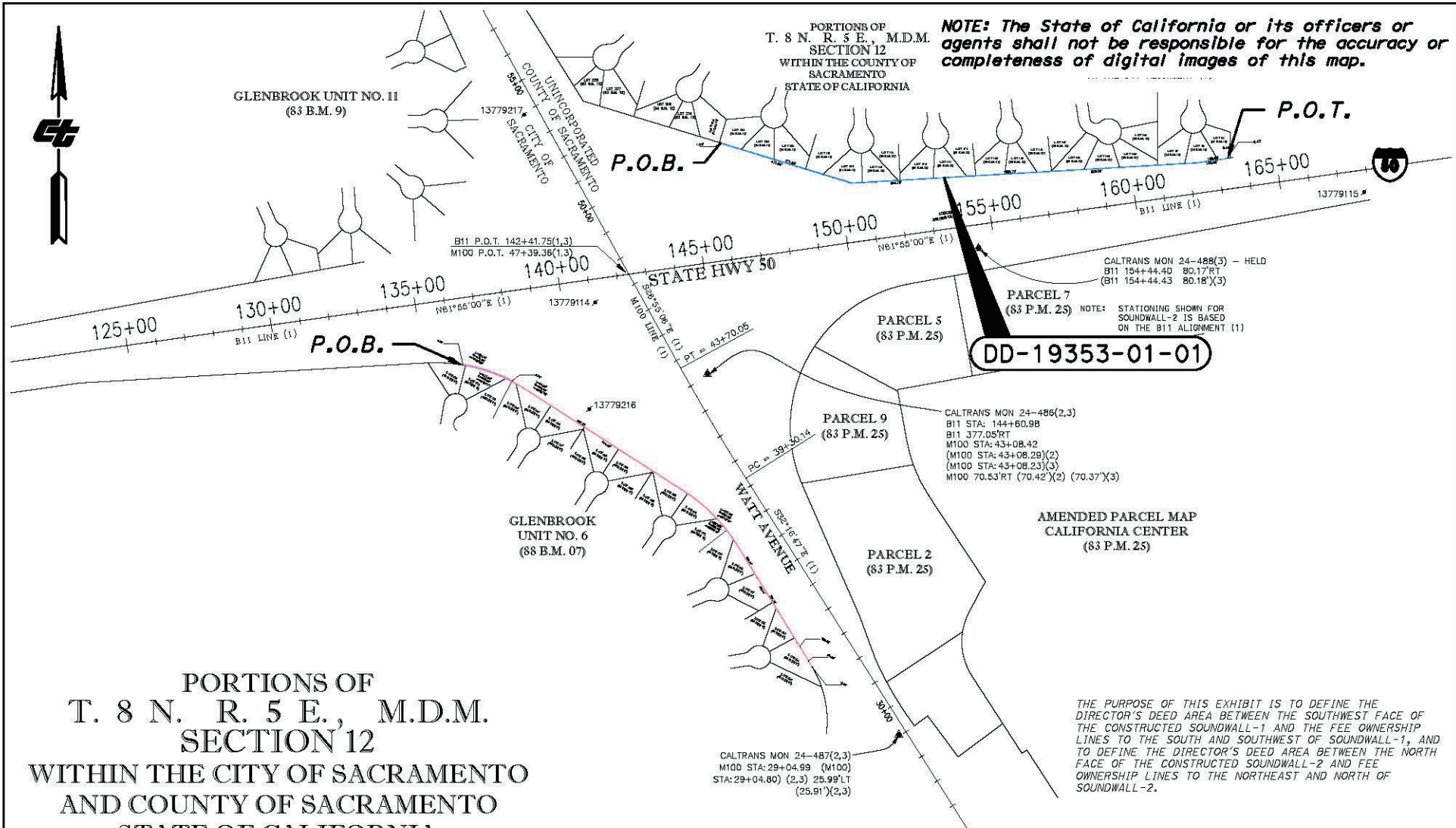


NOTES		LEGEND			STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DIRECTOR'S DEED LOCATION MAP DD-19353-01-01 NO SCALE			
Coordinates and bearings are on NAD83 (Epoch 2007) CCS Zone 2. Distances and stationing are grid distances. Divide by 0.99993942 to obtain ground distances. All distances are in feet unless otherwise noted.								
DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS	
A. HESSABI	02/21/2025	03	SAC	50	R5.50	1	7	



PORTIONS OF
T. 8 N. R. 5 E., M.D.M.
SECTION 12
WITHIN THE COUNTY OF
SACRAMENTO
STATE OF CALIFORNIA

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PORTIONS OF
T. 8 N. R. 5 E., M.D.M.
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AND COUNTY OF SACRAMENTO
STATE OF CALIFORNIA

THE PURPOSE OF THIS EXHIBIT IS TO DEFINE THE DIRECTOR'S DEED AREA BETWEEN THE SOUTHWEST FACE OF THE CONSTRUCTED SOUNDWALL-1 AND THE FEE OWNERSHIP LINES TO THE SOUTH AND SOUTHWEST OF SOUNDWALL-1, AND TO DEFINE THE DIRECTOR'S DEED AREA BETWEEN THE NORTH FACE OF THE CONSTRUCTED SOUNDWALL-2 AND FEE OWNERSHIP LINES TO THE NORTHEAST AND NORTH OF SOUNDWALL-2.

NOTES	
Coordinates and bearings are on NAD83 (Epoch 2007) CCS Zone 2. Distances and stationing are grid distances.	
Divide by 0.99993942 to obtain ground distances. All distances are in feet unless otherwise noted.	
DRAFTED BY	DATE
A. HESSABI	02/21/2025

LEGEND			
	Access Prohibited		Access Superseded
	Existing R/W Superseded		Access Opening (Private)
	Indicates Radial Bearing		Indicates Found Monument as noted
	Indicates calculated point. (Does not imply monument set)		Director's Deed Parcel
DISTRICT	COUNTY	ROUTE	SHEET PM
03	SAC	50	R5.50

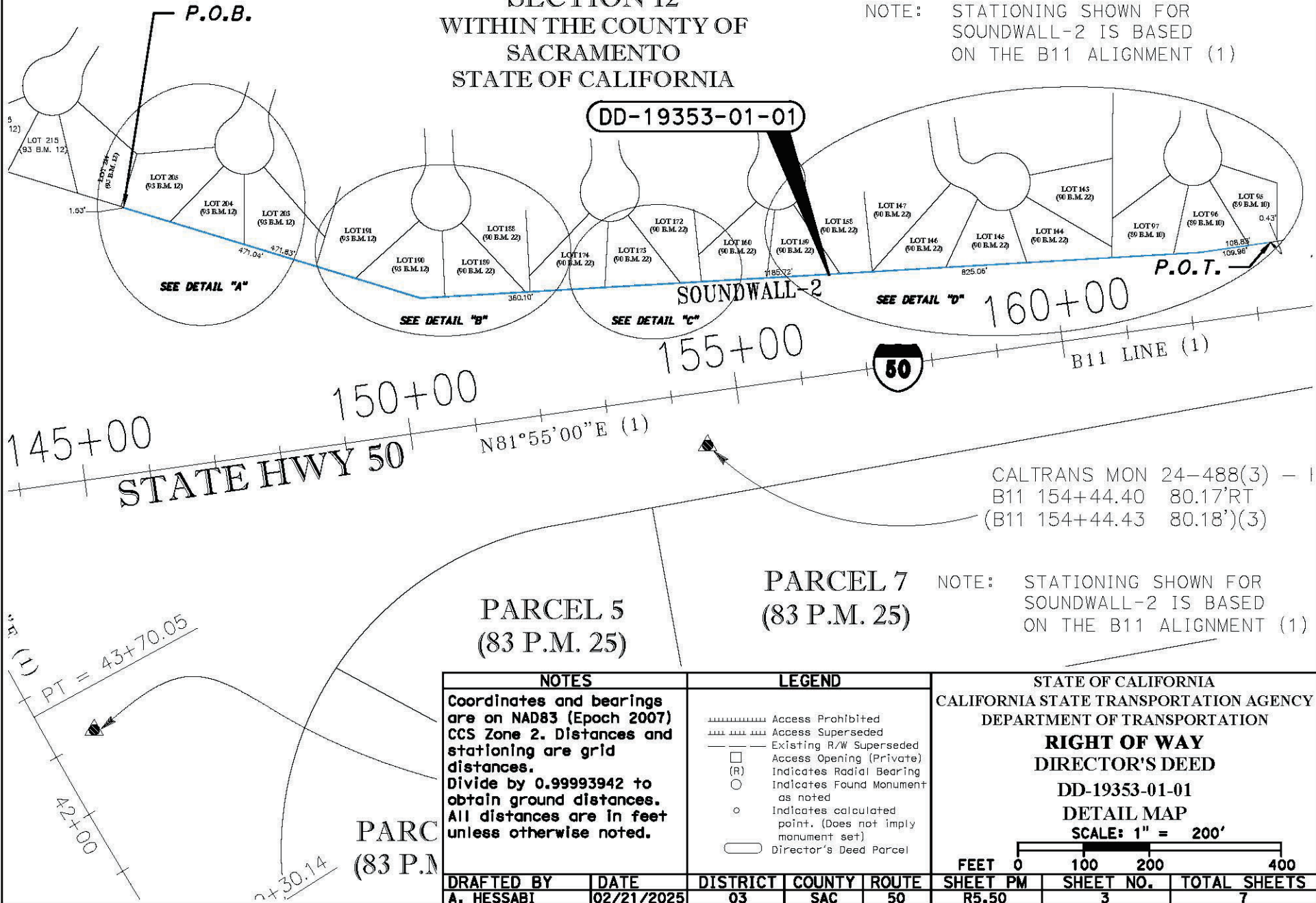
STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION		
RIGHT OF WAY DIRECTOR'S DEED		
DETAIL MAP		
DD-19353-01-01		
SCALE: 1" = 500'		
FEET	SHEET NO.	TOTAL SHEETS
0 250 500 1000	2	7

PORTIONS OF
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NOTE: STATIONING SHOWN FOR SOUNDWALL-2 IS BASED ON THE B11 ALIGNMENT (1)

DD-19353-01-01



CALTRANS MON 24-488(3) - 1
B11 154+44.40 80.17'RT
(B11 154+44.43 80.18')(3)

PARCEL 7
(83 P.M. 25)

NOTE: STATIONING SHOWN FOR SOUNDWALL-2 IS BASED ON THE B11 ALIGNMENT (1)

PARCEL 5
(83 P.M. 25)

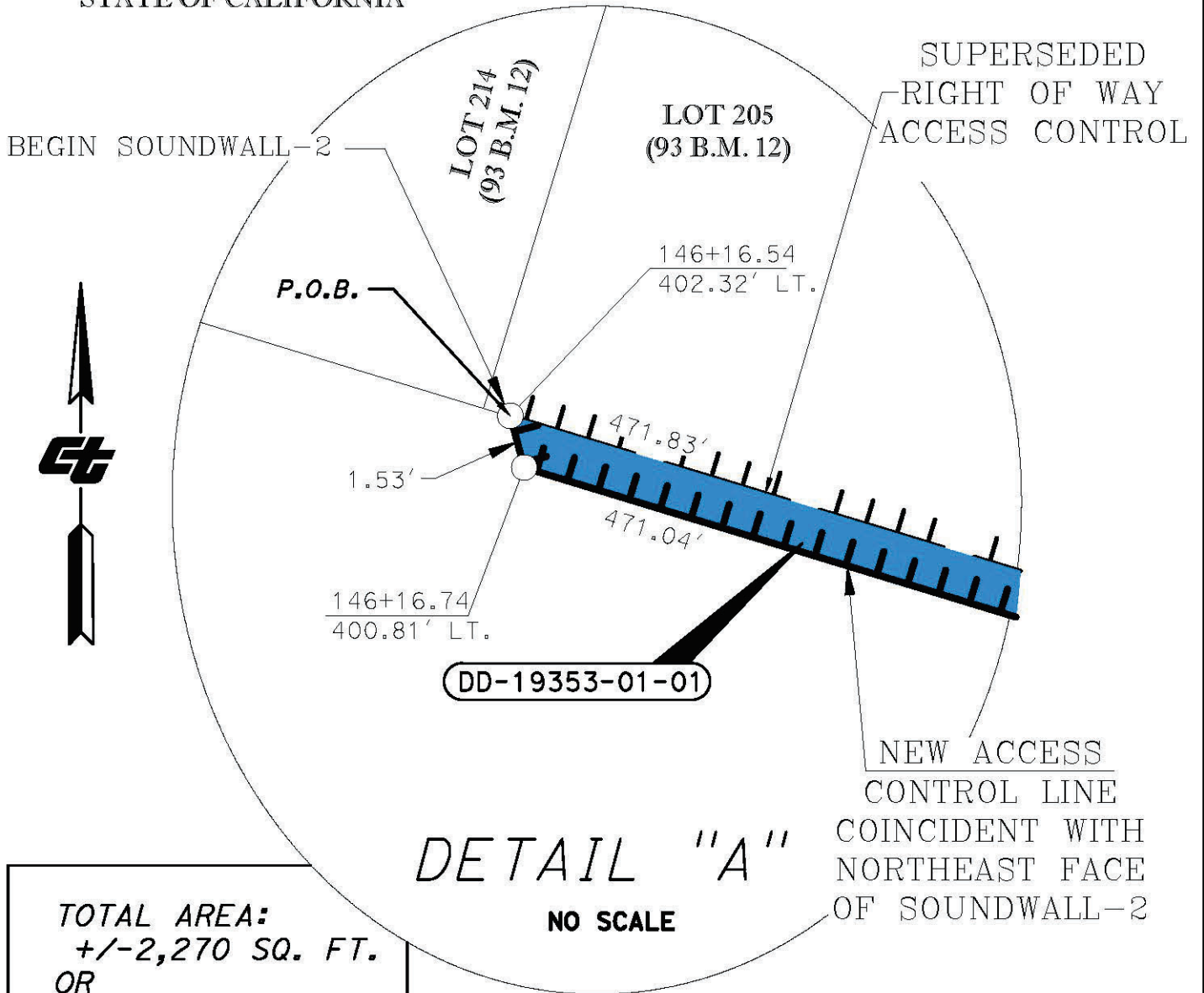
PARC
(83 P.M.)

NOTES		LEGEND			STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION																		
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			Access Opening (Private)		Indicates Radial Bearing																		
			Indicates Found Monument as noted		Indicates calculated point. (Does not imply monument set)	<table border="1"> <tr> <td>DRAFTED BY</td> <td>DATE</td> <td>DISTRICT</td> <td>COUNTY</td> <td>ROUTE</td> <td>SHEET PM</td> <td>SHEET NO.</td> <td>TOTAL SHEETS</td> </tr> <tr> <td>A. HESSABI</td> <td>02/21/2025</td> <td>03</td> <td>SAC</td> <td>50</td> <td>R5.50</td> <td>3</td> <td>7</td> </tr> </table>		DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS	A. HESSABI	02/21/2025	03	SAC	50	R5.50	3	7
DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM			SHEET NO.	TOTAL SHEETS														
A. HESSABI	02/21/2025	03	SAC	50	R5.50	3	7																
			Director's Deed Parcel																				

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NOTE: STATIONING SHOWN FOR SOUNDWALL-2 IS BASED ON THE B11 ALIGNMENT (1)



TOTAL AREA:
+/-2,270 SQ. FT.
OR
+/-0.05 AC.

NOTES		LEGEND			STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION					
Coordinates and bearings are on NAD83 Zone (Epoch 2007) CCS Zone 2. Distances and stationing are grid distances. Divide by 0.99993942 to obtain ground distances. All distances are in feet unless otherwise noted.			Access Prohibited	RIGHT OF WAY DD-19353-01-01 DETAIL MAP DETAIL "A" NO SCALE						
			Access Superseded							
DRAFTED BY: A. HESSABI DATE: 02/21/2025			Existing R/W Superseded	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS	
			Access Opening (Private)	03	SAC	50	R5.50	4	7	
			Indicates Radial Bearing							
			Indicates angle point. (Does not imply monument set)							
			Director's Deed Parcel							

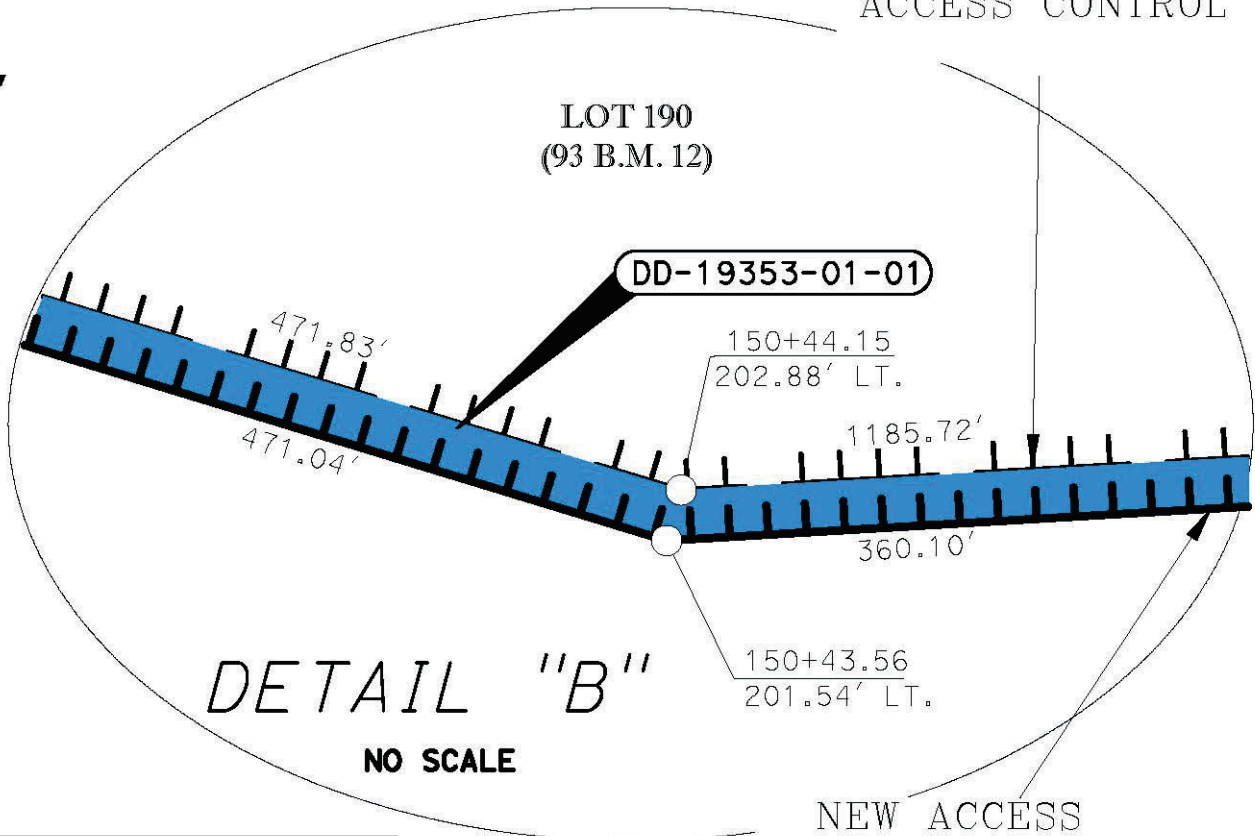
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NOTE: STATIONING SHOWN FOR
SOUNDWALL-2 IS BASED
ON THE B11 ALIGNMENT (1)



SUPERSEDED
RIGHT OF WAY
ACCESS CONTROL



DETAIL "B"

NO SCALE

NEW ACCESS
CONTROL LINE
COINCIDENT WITH
NORTHEAST FACE
OF SOUNDWALL-2

TOTAL AREA:
+/-2,270 SQ. FT.
OR
+/-0.05 AC.

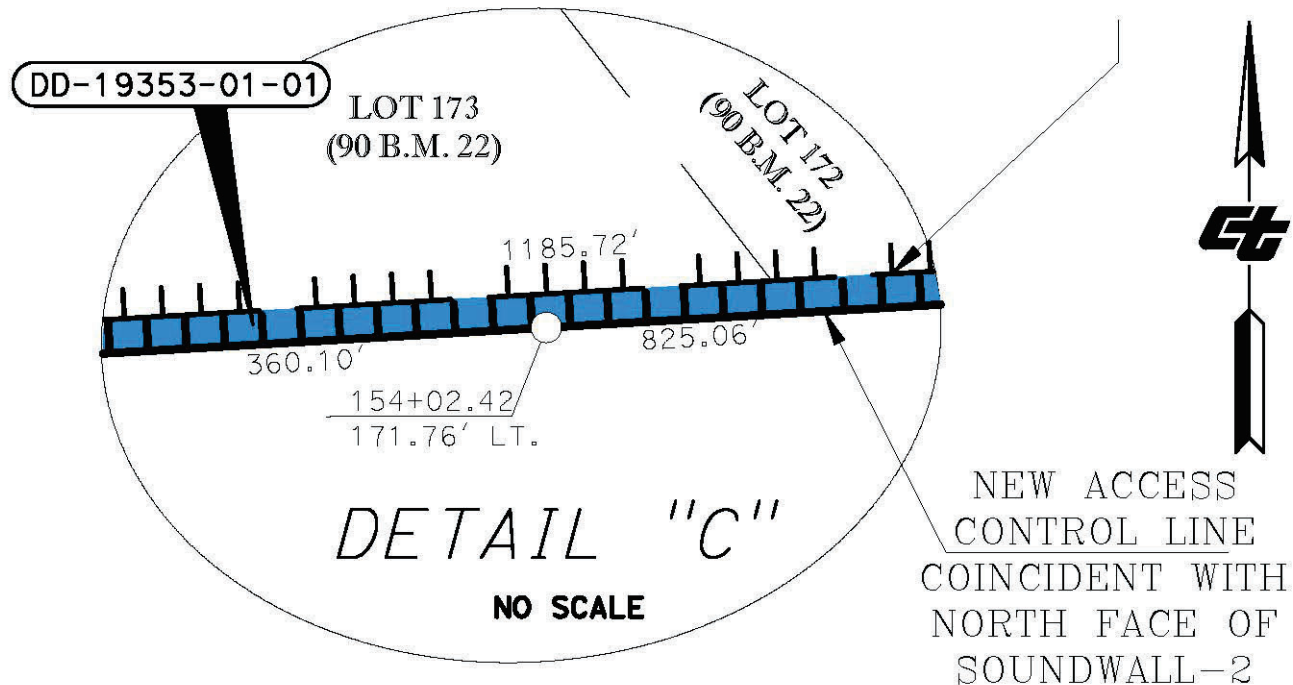
NOTES		LEGEND			STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION			
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		-----	Access Superseded					
		-----	Existing R/W Superseded					
		□	Access Opening (Private)					
		(R)	Indicates Radial Bearing					
		○	Indicates angle point. (Does not imply monument set)					
		○	Director's Deed Parcel					
DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS	
A. HESSABI	02/21/2025	03	SAC	50	R5.50	5	7	

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SOUNDWALL-2 IS BASED
ON THE B11 ALIGNMENT (1)

SUPERSEDED
RIGHT OF WAY
ACCESS CONTROL



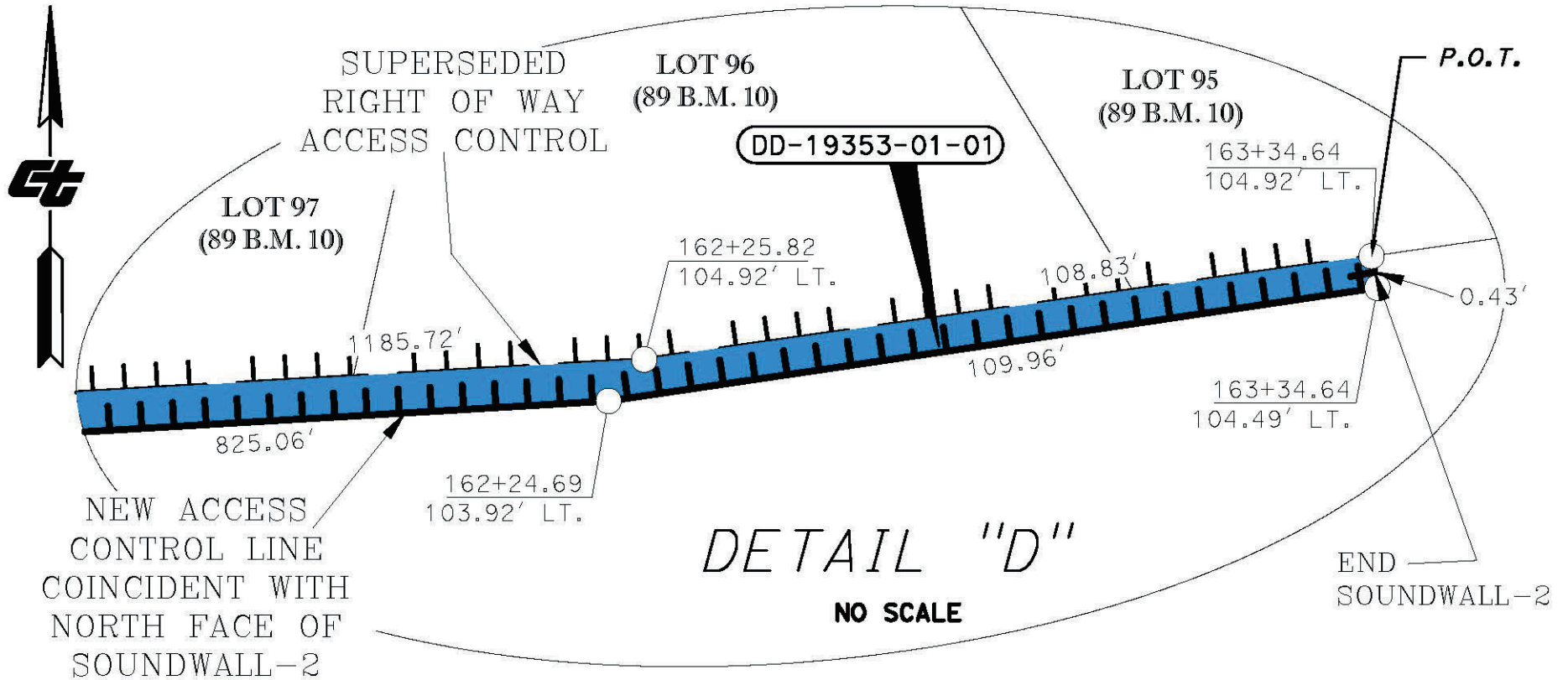
TOTAL AREA:
+/-2,270 SQ. FT.
OR
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NOTES		LEGEND			STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION		
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		[Square] Access Opening (Private) (R) Indicates Radial Bearing [Circle] Indicates angle point. (Does not imply monument set) [Oval] Director's Deed Parcel					
DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
A. HESSABI	02/21/2025	03	SAC	50	R5.50	6	7

PORTIONS OF
T. 8 N. R. 5 E., M.D.M.
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NOTE: STATIONING SHOWN FOR SOUNDWALL-2 IS BASED ON THE B11 ALIGNMENT (1)

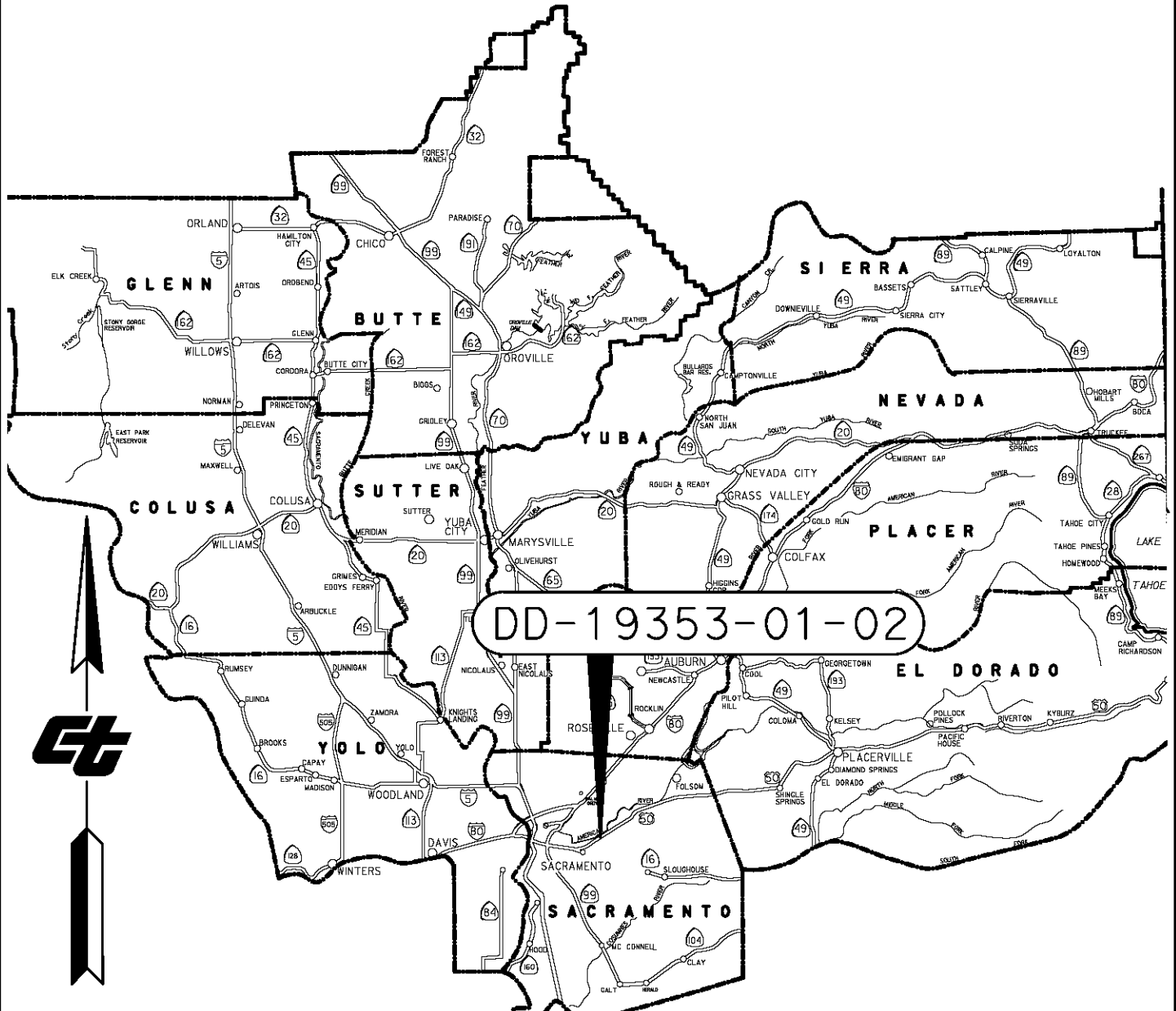


TOTAL AREA:
+/-2,270 SQ. FT.
OR
+/-0.05 AC.

NOTES		LEGEND			STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION								
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			Access Superseded										
			Existing R/W Superseded			DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
			Access Opening (Private)			A. HESSABI	02/21/2025	03	SAC	50	R5.50	7	7
			Indicates Radial Bearing										
			Indicates angle point. (Does not imply monument set)										
			Director's Deed Parcel										

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LOCATION MAP FOR DIRECTOR'S DEED PARCEL DD-19353-01-02 SACRAMENTO COUNTY, CA

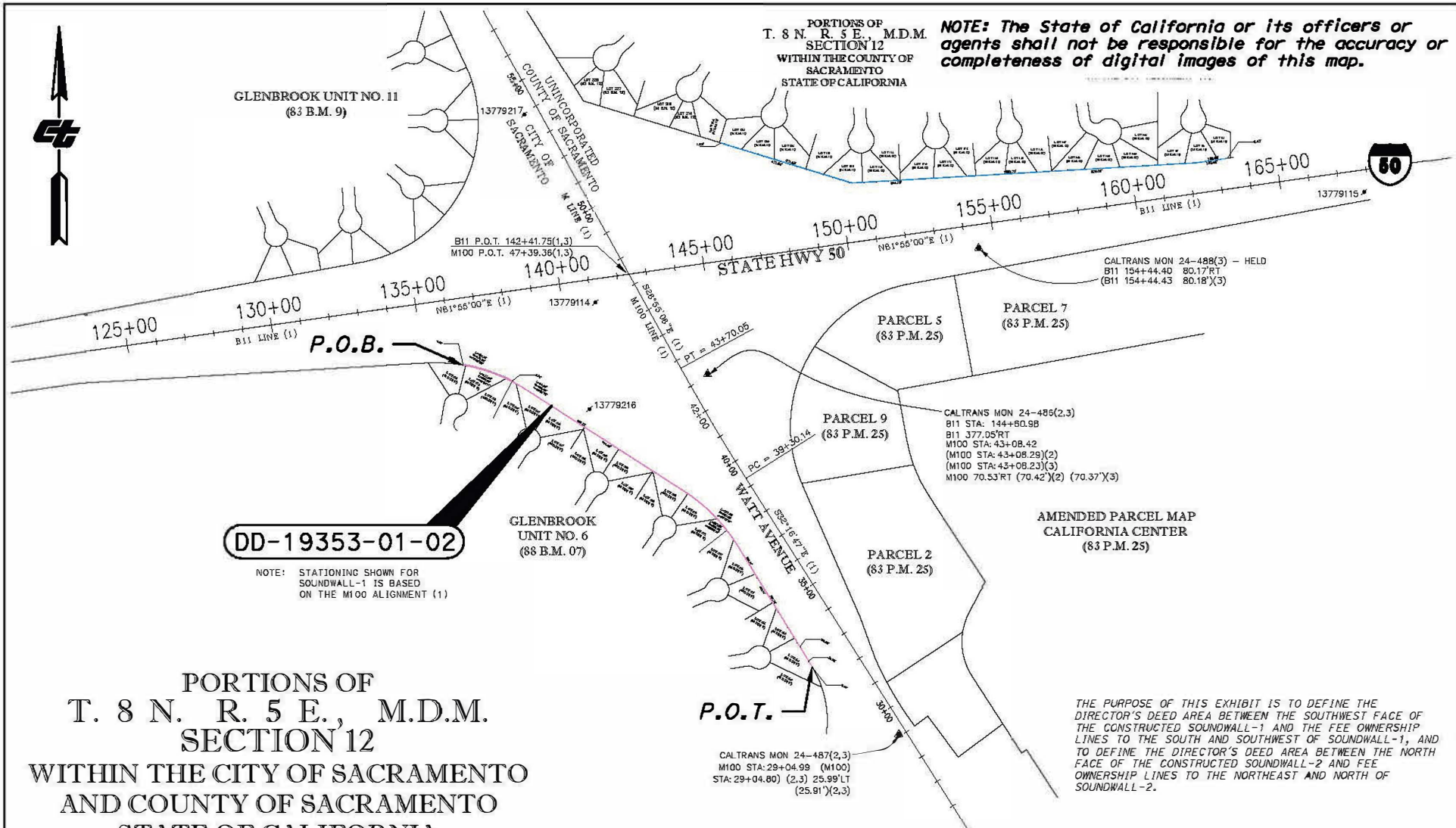


NOTES		LEGEND			STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DIRECTOR'S DEED LOCATION MAP DD-19353-01-02 NO SCALE		
Coordinates and bearings are on NAD83 (Epoch 2007) CCS Zone 2. Distances and stationing are grid distances. Divide by 0.99993942 to obtain ground distances. All distances are in feet unless otherwise noted.							
DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
A. HESSABI	02/21/2025	03	SAC	50	R5.20	1	6



PORTIONS OF
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DD-19353-01-02

NOTE: STATIONING SHOWN FOR SOUNDWALL-1 IS BASED ON THE M100 ALIGNMENT (1)

PORTIONS OF
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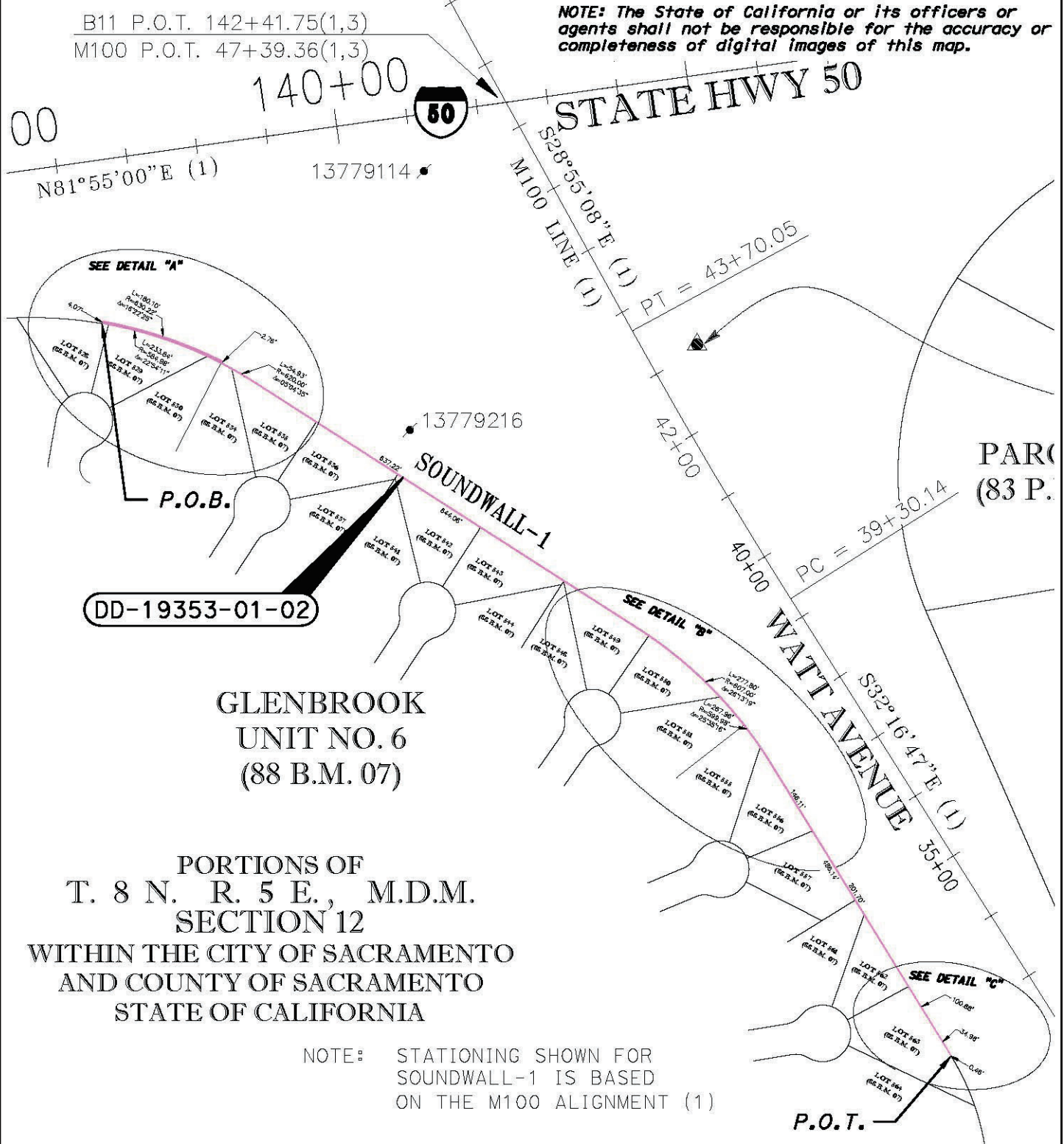
THE PURPOSE OF THIS EXHIBIT IS TO DEFINE THE DIRECTOR'S DEED AREA BETWEEN THE SOUTHWEST FACE OF THE CONSTRUCTED SOUNDWALL-1 AND THE FEE OWNERSHIP LINES TO THE SOUTH AND SOUTHWEST OF SOUNDWALL-1, AND TO DEFINE THE DIRECTOR'S DEED AREA BETWEEN THE NORTH FACE OF THE CONSTRUCTED SOUNDWALL-2 AND FEE OWNERSHIP LINES TO THE NORTHEAST AND NORTH OF SOUNDWALL-2.

NOTES	
Coordinates and bearings are on NAD83 (Epoch 2007) CCS Zone 2. Distances and stationing are grid distances. Divide by 0.99993942 to obtain ground distances. All distances are in feet unless otherwise noted.	
DRAFTED BY	DATE
A. HESSABI	02/21/2025

LEGEND		
	Access Prohibited	
	Access Superseded	
	Existing R/W Superseded	
	Access Opening (Private)	
(R)	Indicates Radial Bearing	
○	Indicates Found Monument as noted	
○	Indicates calculated point. (Does not imply monument set)	
	Director's Deed Parcel	
DISTRICT	COUNTY	ROUTE
03	SAC	50

STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION		
RIGHT OF WAY DIRECTOR'S DEED		
DETAIL MAP		
DD-19353-01-02		
SCALE: 1" = 500'		
FEET	SHEET PM	TOTAL SHEETS
0 250 500 1000	R5.20	6

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B11 P.O.T. 142+41.75(1,3)
M100 P.O.T. 47+39.36(1,3)

140+00



STATE HWY 50

N81°55'00"E (1)

13779114

S28°55'08"E (1)
M100 LINE (1)

PT = 43+70.05

SEE DETAIL "A"

P.O.B.

DD-19353-01-02

SOUNDWALL-1

GLENBROOK
UNIT NO. 6
(88 B.M. 07)

SEE DETAIL "B"

WATT AVENUE
S32°16'47"E (1)

PARC
(83 P.)

PORTIONS OF
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NOTE: STATIONING SHOWN FOR
SOUNDWALL-1 IS BASED
ON THE M100 ALIGNMENT (1)

P.O.T.

NOTES		LEGEND			STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION		
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			Access Superseded				
DRAFTED BY A. HESSABI DATE 02/21/2025 DISTRICT 03 COUNTY SAC ROUTE 50 SHEET PM R5.20 SHEET NO. 3 TOTAL SHEETS 6			Existing R/W Superseded				
			Access Opening (Private)				
			Indicates Radial Bearing				
			Indicates Found Monument as noted				
			Indicates calculated point. (Does not imply monument set)				
			Director's Deed Parcel				

DETAIL "A"

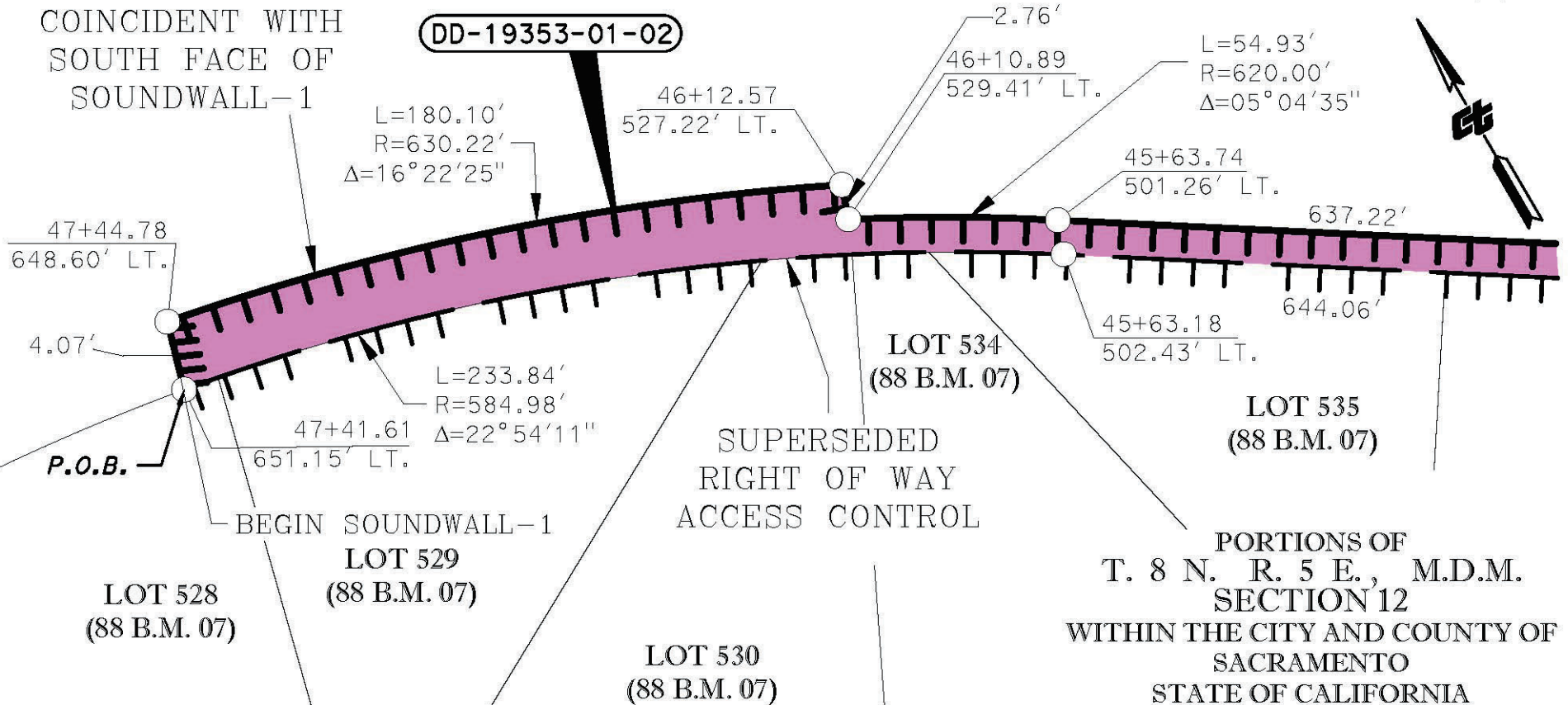
NO SCALE

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NOTE: STATIONING SHOWN FOR SOUNDWALL-1 IS BASED ON THE M100 ALIGNMENT (1)

NEW ACCESS CONTROL LINE COINCIDENT WITH SOUTH FACE OF SOUNDWALL-1

DD-19353-01-02



TOTAL AREA:
 +/-2,630 SQ. FT.
 OR
 +/-0.06 AC.

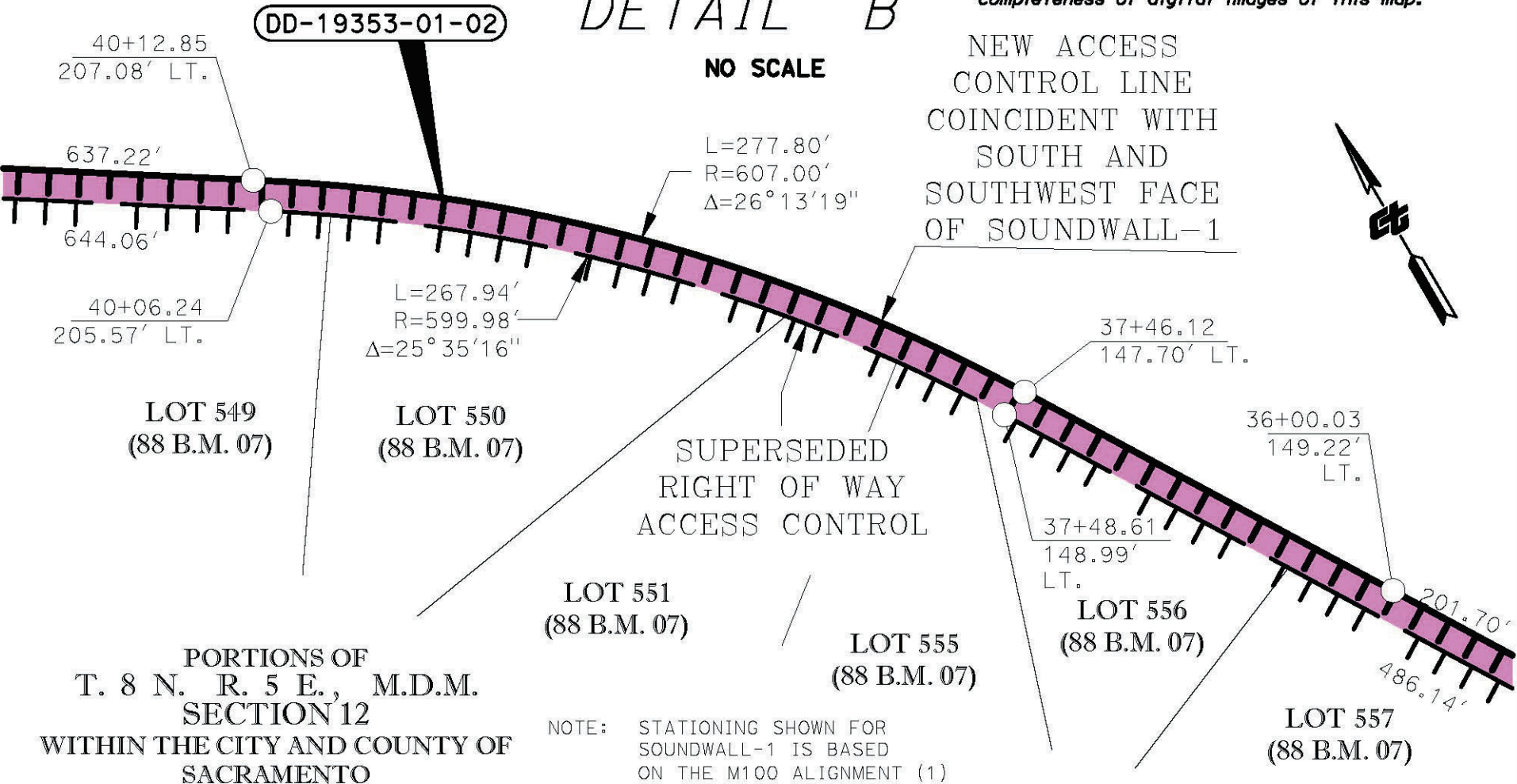
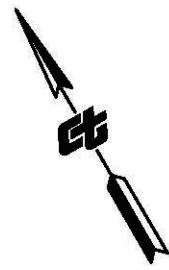
NOTES		LEGEND			STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION			
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DETAIL "B"

NO SCALE

NEW ACCESS CONTROL LINE COINCIDENT WITH SOUTH AND SOUTHWEST FACE OF SOUNDWALL-1



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TOTAL AREA:
+/-2,630 SQ. FT.
OR
+/-0.06 AC.

NOTE: STATIONING SHOWN FOR SOUNDWALL-1 IS BASED ON THE M100 ALIGNMENT (1)

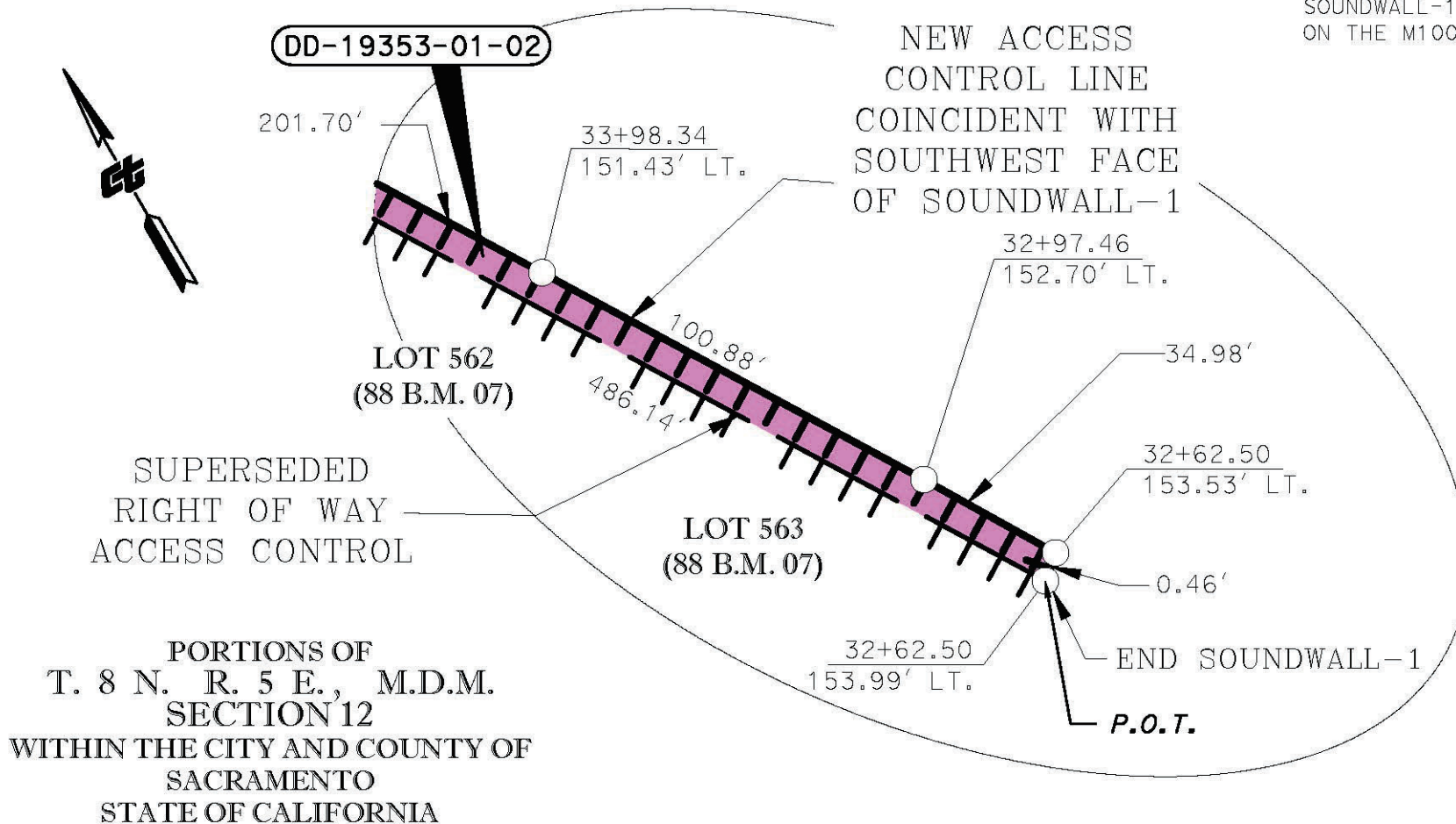
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			Access Superseded										
			Existing R/W Superseded			DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
			Access Opening (Private)			A. HESSABI	02/21/2025	03	SAC	50	R5.20	5	6
			Indicates Radial Bearing (R)										
			Indicates angle point. (Does not imply monument set)										
			Director's Deed Parcel										

DETAIL "C"

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.

NO SCALE

NOTE: STATIONING SHOWN FOR SOUNDWALL-1 IS BASED ON THE M100 ALIGNMENT (1)

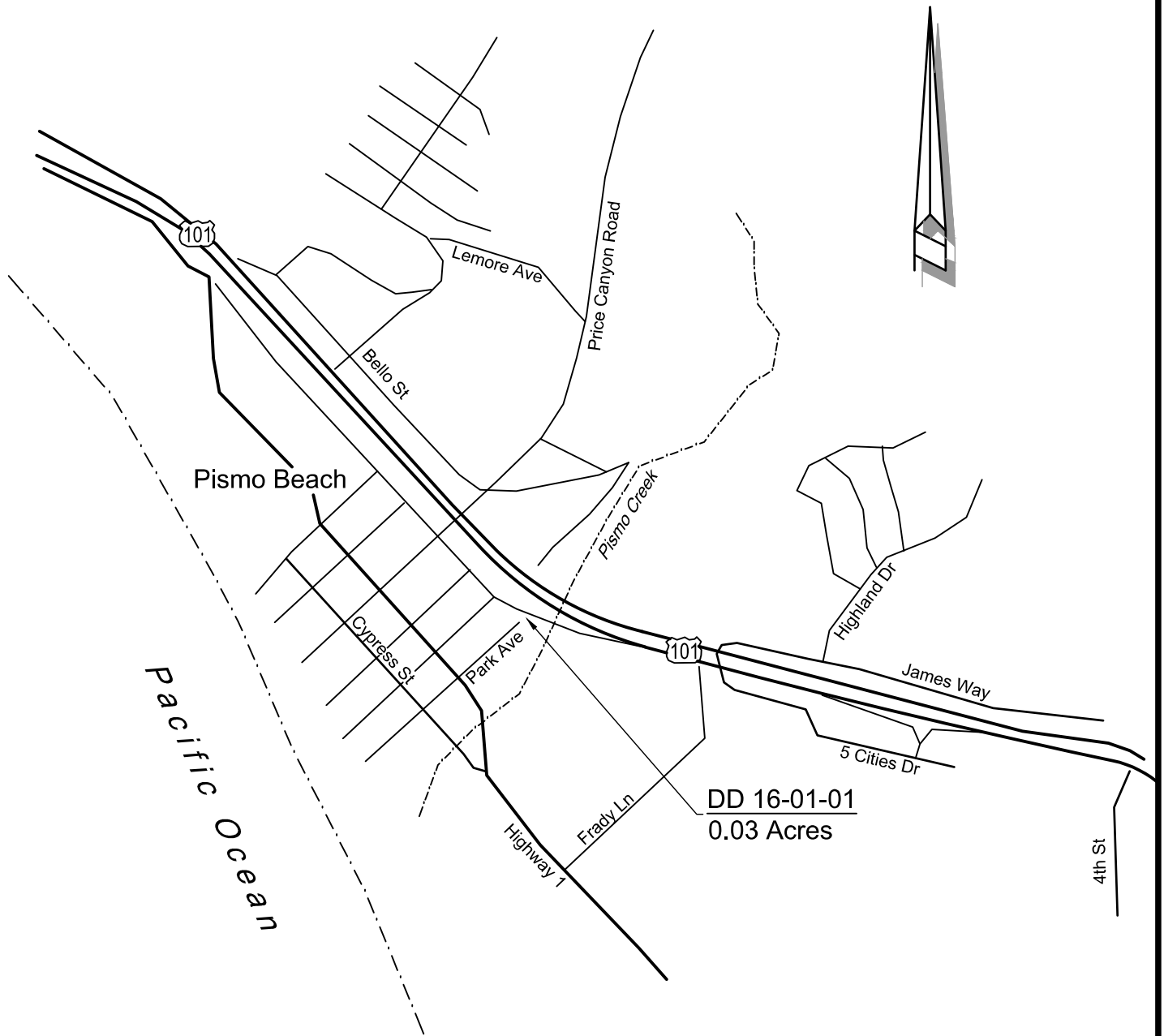


TOTAL AREA:
+/-2,630 SQ. FT.
OR
+/-0.06 AC.

NOTES		LEGEND			STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION			
Coordinates and bearings are on NAD83 (Epoch 2007) CCS Zone 2. Distances and stationing are grid distances. Divide by 0.99993942 to obtain ground distances. All distances are in feet unless otherwise noted.			Access Prohibited	RIGHT OF WAY DD-19353-01-02 DETAIL MAP DETAIL "C" NO SCALE				
			Access Superseded					
			Existing R/W Superseded					
			Access Opening (Private)					
			(R) Indicates Radial Bearing	DRAFTED BY DATE DISTRICT COUNTY ROUTE SHEET PM SHEET NO. TOTAL SHEETS A. HESSABI 02/21/2025 03 SAC 50 R5.20 6 6				
			Indicates angle point. (Does not imply monument set)					
			Director's Deed Parcel					

COUNTY OF SAN LUIS OBISPO

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.

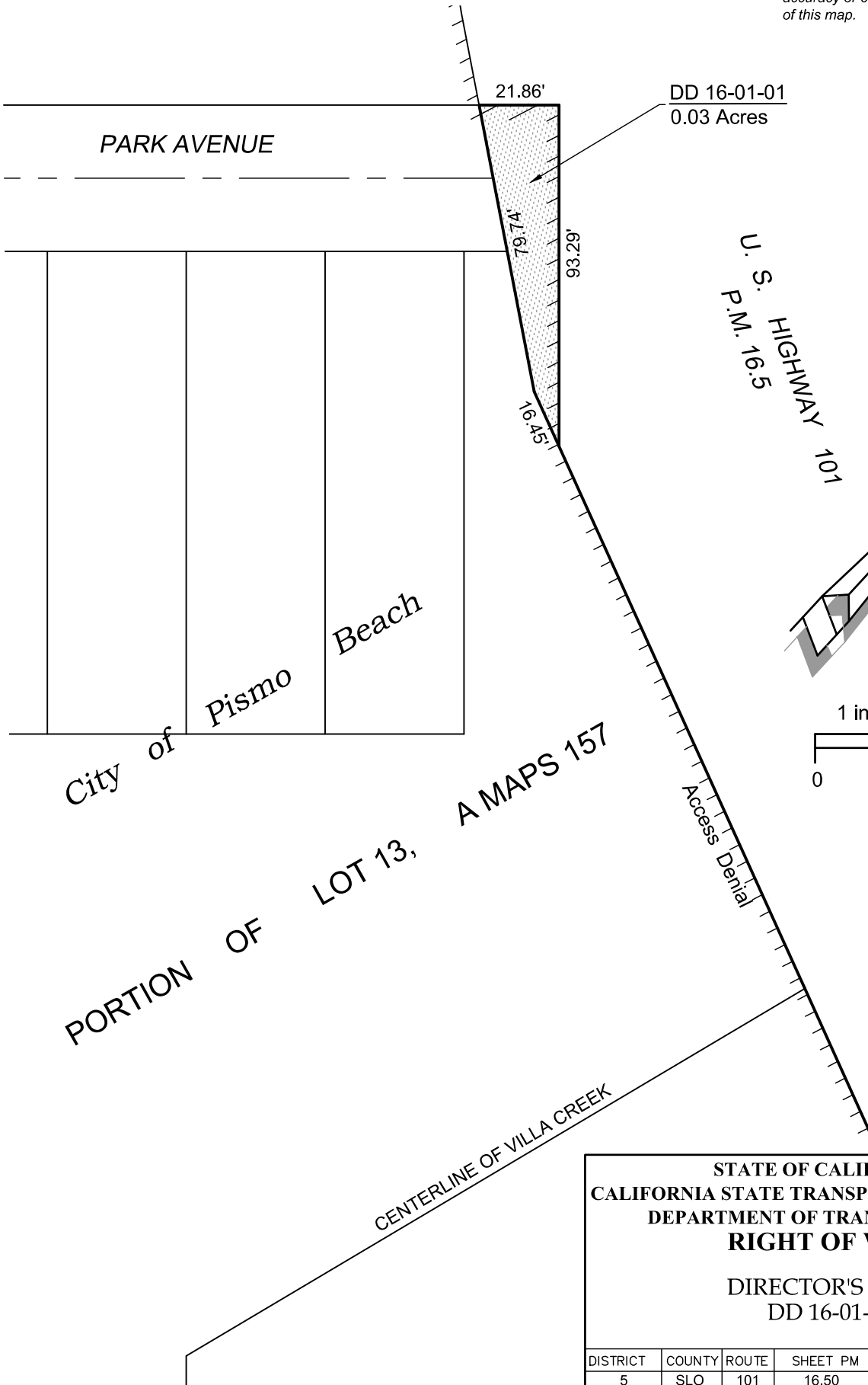


STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY
DIRECTOR'S DEED
AREA MAP
DD 16-01-01
NO SCALE

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
5	SLO	101	16.50	1	2

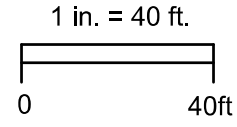
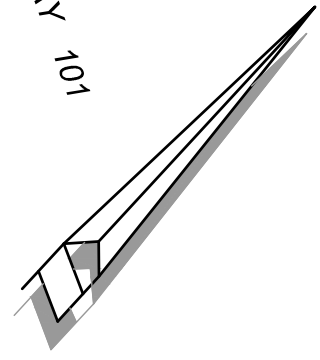
COUNTY OF SAN LUIS OBISPO

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.



City of Pismo Beach
 PORTION OF LOT 13, A MAPS 157

U. S. HIGHWAY 101
 P.M. 16.5



NOTES
 Coordinates and bearings are local.
 Distances are ground distances.
 All distances are in feet unless otherwise noted.

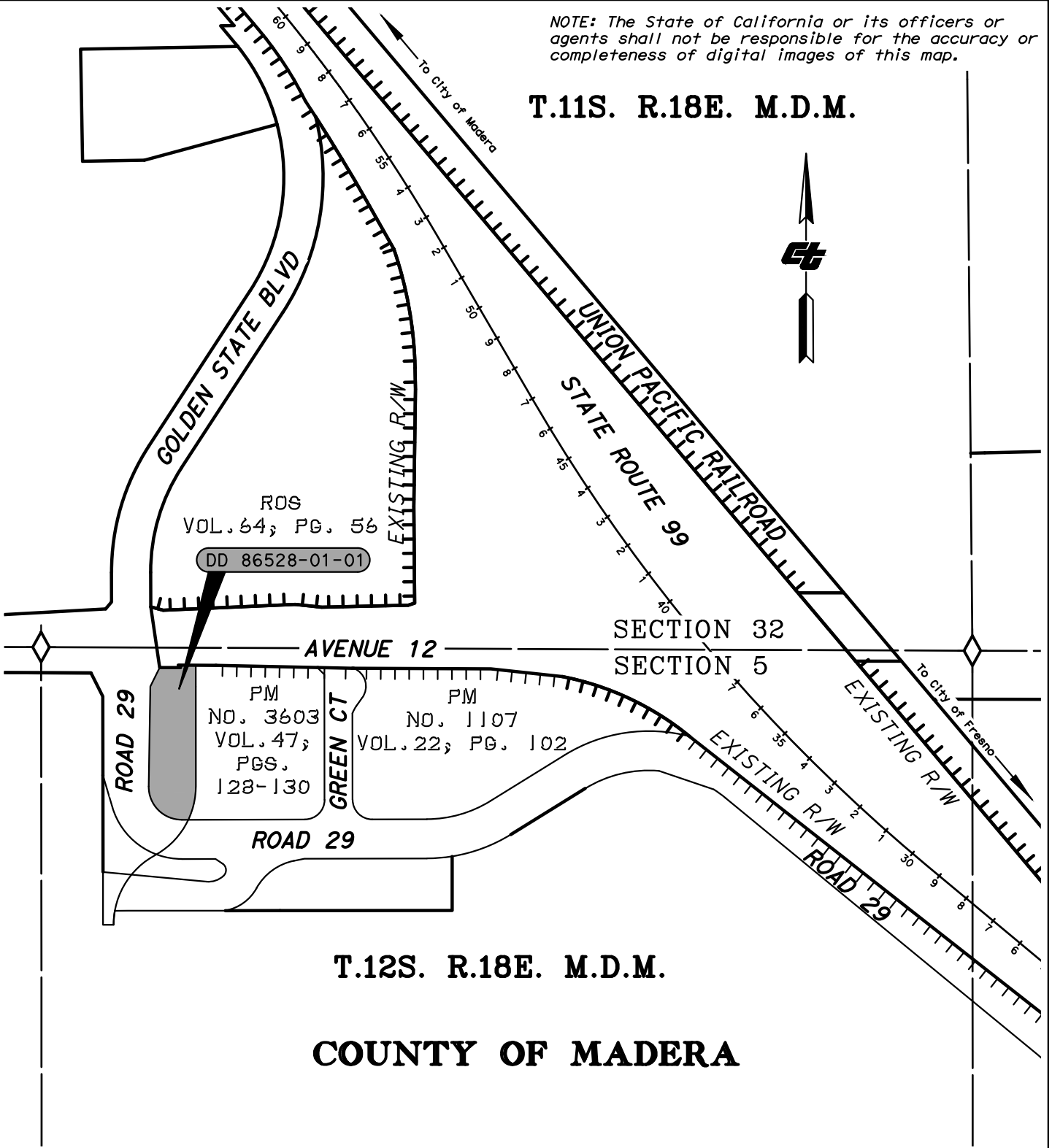
**STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION
 RIGHT OF WAY**

DIRECTOR'S DEED
 DD 16-01-01

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
5	SLO	101	16.50	2	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.

T.11S. R.18E. M.D.M.

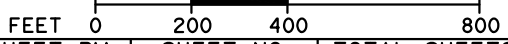


T.12S. R.18E. M.D.M.

COUNTY OF MADERA

LEGEND	
	Parcel DD 86528-01-01
	Access Restricted

STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY
DIRECTOR'S DEED MAP
 Exhibit A
DD 86528-01-01
 SCALE: 1" = 400'



DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
F. CARDENAS	11/5/2024	06	MAD	99	R7.45	1	2

T.11S. R.18E. M.D.M.
SECTION 32

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.

SECTION LINE

2,657.96' AVENUE 12 SW Corner
EXISTING R/W Sec 33-11/18

N Corner
Sec 5-12/18

T.12S. R.18E. M.D.M.
SECTION 5

PARCEL 3
PM NO. 3603
VOL. 47; PGS.
128-130

DD 86528-01-01
1.25 Acres

PARCEL 5

NO SCALE

VACATION FOR
WOODWARD WAY PER
RESOLUTION NO.
2019-031 RECORDED
3/28/2019 IN DOC.
2019-006227

PARCEL 4

PM NO. 3603
VOL. 47; PG. 129

LINE DATA TABLE

NO.	DISTANCE
L1	19.62'
L2	60.19'
L3	59.91'
L4	9.91'
L5	50.00'

GREEN COURT

ROAD 29

285.15'

WOODWARD WAY
(VACATED)

346.78'

PARCEL 4

PARCEL 3

R=94.00'
L=149.36'

R=225.00'
L=97.36'

ROAD 29

NO SCALE

ROS
VOL. 64; PG. 56

WOODWARD WAY

COUNTY OF MADERA



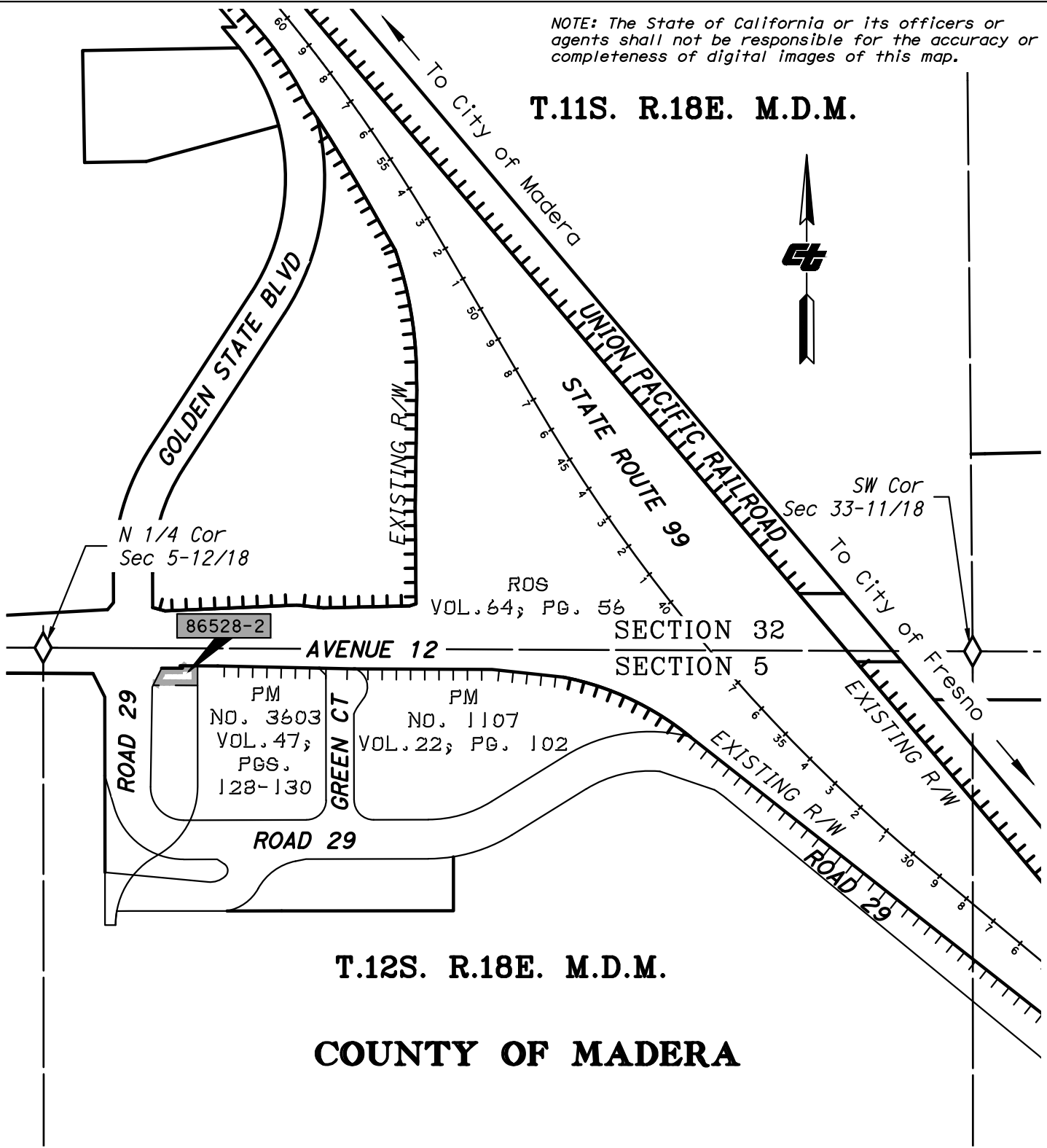
NOTES	
Coordinates and bearings are on CCS 1983 Zone 03. Distances and stationing are grid distances. Divide by 1.00003181 to obtain ground distances. All distances are in feet unless otherwise noted.	
DRAFTED BY	DATE
F. CARDENAS	11/5/2024

LEGEND				
Parcel DD 86528-01-01 Containing 1.25 Acres				
Access Restricted				
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.
06	MAD	99	R7.45	2

STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DIRECTOR'S DEED MAP Exhibit B DD 86528-01-01 SCALE: 1" = 100'		
FEET	SHEET PM	TOTAL SHEETS
0 50 100 200	R7.45	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.

T.11S. R.18E. M.D.M.

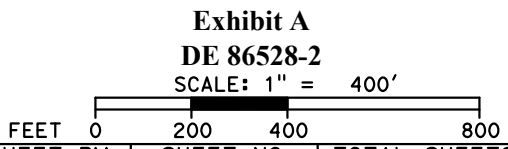


T.12S. R.18E. M.D.M.

COUNTY OF MADERA

LEGEND	
	Parcel DE 86528-2
	Access Restricted

STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY
DIRECTOR'S DEED MAP



DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
F. CARDENAS	11/5/2024	06	MAD	99	R7.45	1	2

T.11S. R.18E. M.D.M.

SECTION 32

2,657.96'

SECTION LINE

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.

AVENUE 12 SW Cor
Sec 33-11/18

444.47' (TIE)

SEE DETAIL 'A'
EXISTING R/W

N 1/4 Cor
Sec 5-12/18

ROAD 29

RDS
VOL. 64, PG. 56

PARCEL 5

WOODWARD WAY
(VACATED)

50' GAS LINE EASEMENT TO
PG&E PER DOC. 2013-005042

5,971 Square Feet RDS
VOL. 64, PG. 56

PARCEL 4

PM NO. 3603
VOL. 47, PGS.
128-130

PARCEL 3

PM NO. 3603
VOL. 47, PGS.
128-130

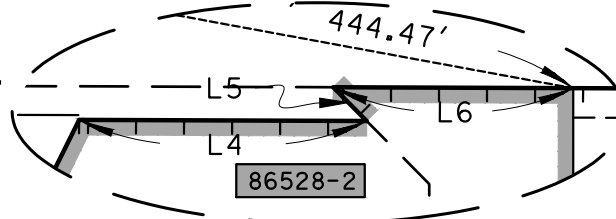
VACATION FOR
WOODWARD WAY PER
RESOLUTION NO.
2019-031 RECORDED
3/28/2019 IN DOC.
2019-006227

GREEN COURT

T.12S. R.18E. M.D.M.
SECTION 5
COUNTY OF MADERA

ROAD 29
RDS
VOL. 64, PG. 56

DETAIL "A"



NO SCALE

LINE DATA TABLE	
NO.	DISTANCE
L1	56.12'
L2	127.17'
L3	54.56'
L4	59.91'
L5	9.91'
L6	50.00'



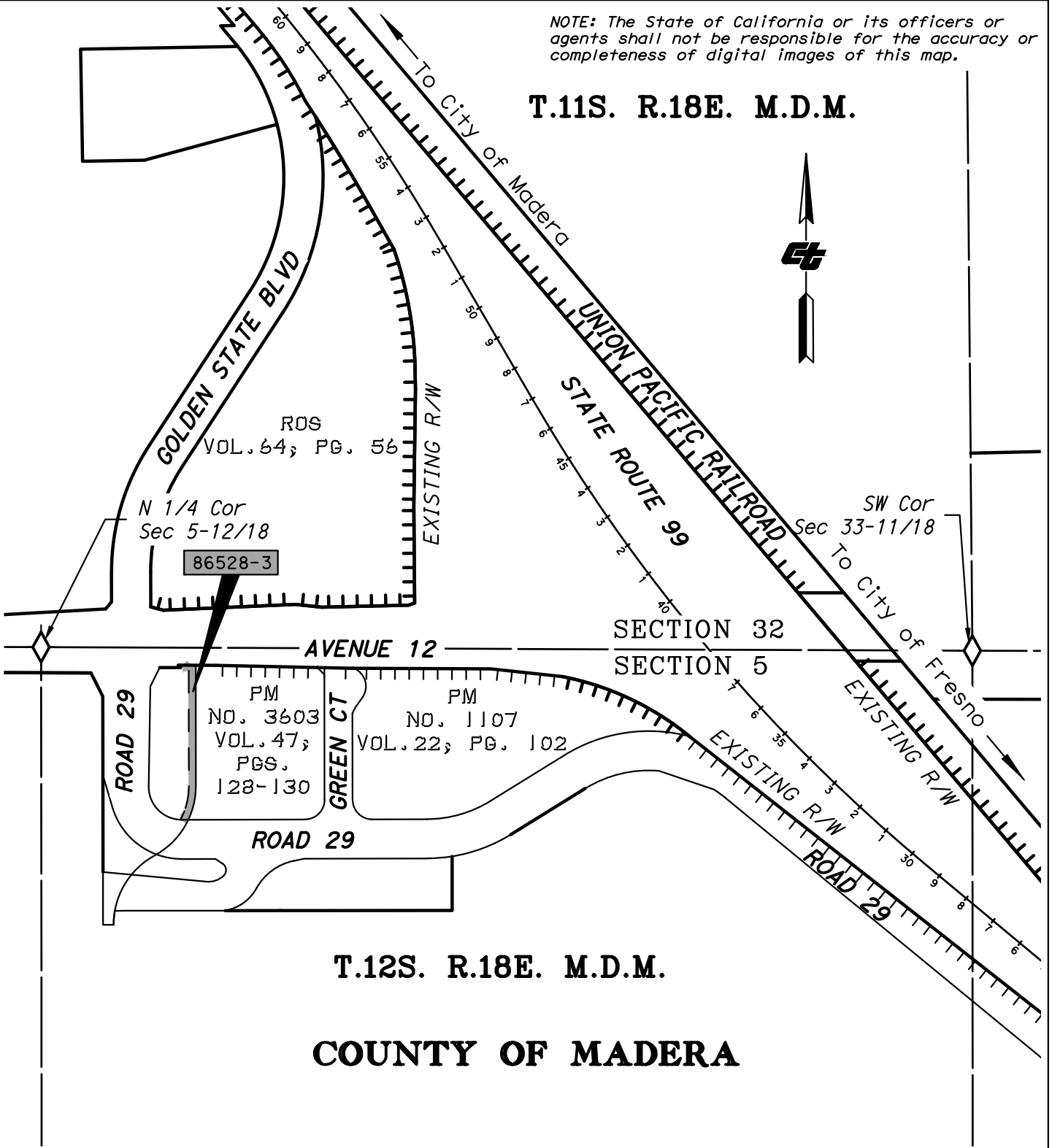
NOTES	
Coordinates and bearings are on CCS 1983 Zone 3. Distances and stationing are grid distances. Divide by 1.00003181 to obtain ground distances. All distances are in feet unless otherwise noted.	
DRAFTED BY	DATE
F. CARDENAS	11/5/2024

LEGEND				
	Parcel DE 86528-2 Containing 5,971 Sq. Ft.			
	Access Restricted			
DISTRICT	COUNTY	ROUTE		
06	MAD	99		

STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DIRECTOR'S DEED MAP Exhibit B DE 86528-2 SCALE: 1" = 100'		
SHEET PM	SHEET NO.	TOTAL SHEETS
R7.45	2	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.

T.11S. R.18E. M.D.M.

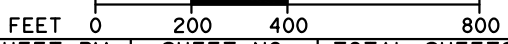


T.12S. R.18E. M.D.M.

COUNTY OF MADERA

LEGEND	
	Parcel DE 86528-3
	Access Restricted

STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY
DIRECTOR'S DEED MAP
 Exhibit A
 DE 86528-3
 SCALE: 1" = 400'



DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
F. CARDENAS	11/5/2024	06	MAD	99	R7.45	1	2

T.11S. R.18E. M.D.M.
SECTION 32

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.

SECTION LINE

AVENUE 12

SW Cor
Sec 33-11/18

2,657.96'
EXISTING R/W

444.47' (TIE)

N 1/4 Cor
Sec 5-12/18

EAST LINE OF 10'
EASEMENT TO PG&E
RECORDED 8/28/1995
IN DOC. 9521267

ROAD 29

PARCEL 5

330.97'

346.78'

WOODWARD WAY
(VACATED)

NO SCALE

444.47'

35.85'

22.50'

86528-3

VACATION FOR
WOODWARD WAY PER
RESOLUTION NO.
2019-031 RECORDED
3/28/2019 IN DOC.
2019-006227

86528-3

9,018 Square Feet
PARCEL 4
PM NO. 3603
VOL. 47; PGS.
128-130

PARCEL 3

PM NO. 3603
VOL. 47; PGS.
128-130

GREEN COURT

T.12S. R.18E. M.D.M.
SECTION 5

NO SCALE

R=205.00'
L=98.04'
R=225.00'
L=97.36'

ROAD 29

ROS

VOL. 64; PG. 56

86528-3

R=94.00'

L=2.64'

19.62'

ROS
VOL. 64; PG. 56

WOODWARD WAY

COUNTY OF MADERA

NOTES

Coordinates and bearings are on CCS 1983 Zone 3. Distances and stationing are grid distances. Divide by 1.00003181 to obtain ground distances. All distances are in feet unless otherwise noted.

LEGEND

-  Parcel DE 86528-3 Containing 9,018 Sq. Ft.
-  Access Restricted

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
**RIGHT OF WAY
DIRECTOR'S DEED MAP**

Exhibit B
DE 86528-3

SCALE: 1" = 100'

FEET 0 50 100 200

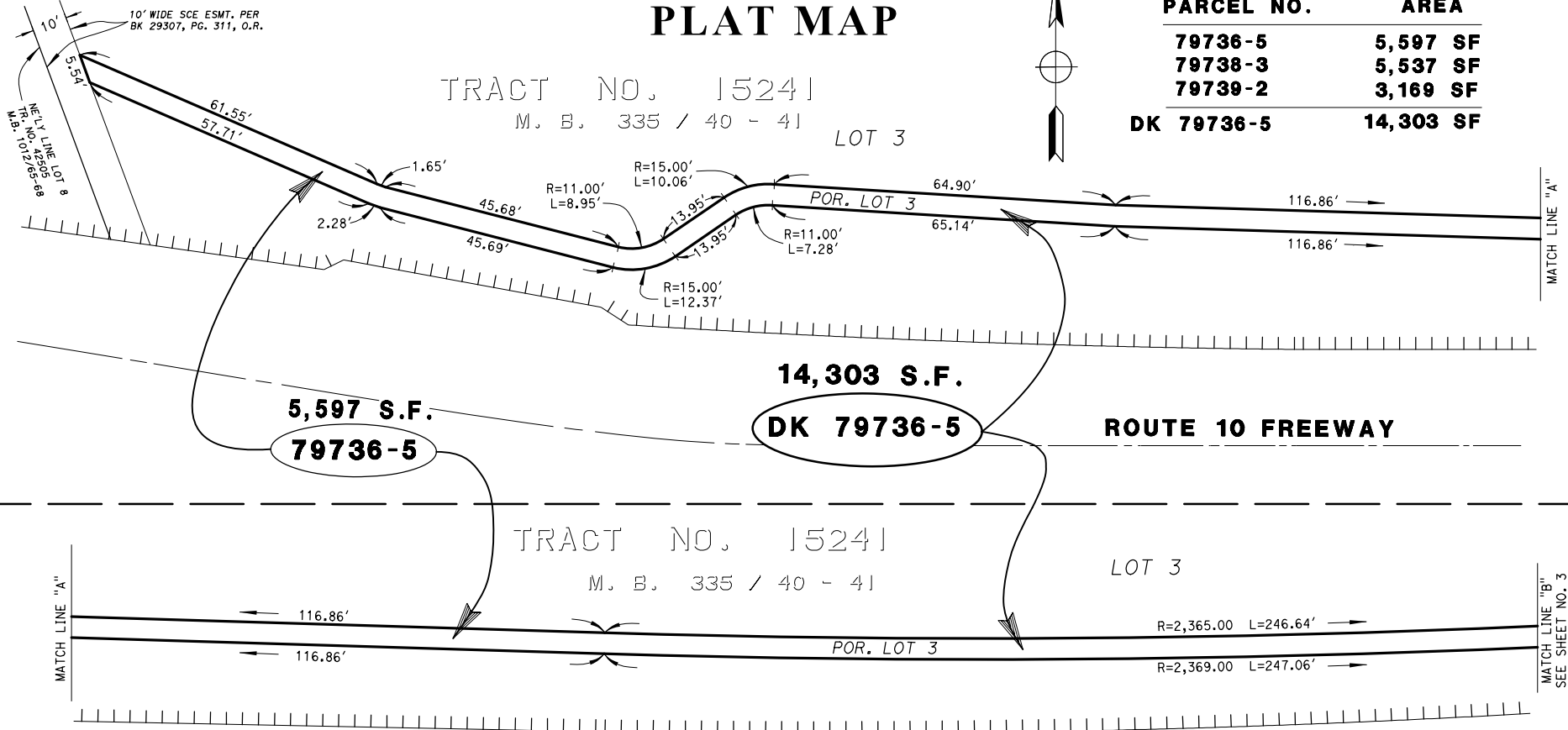
DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
F. CARDENAS	11/5/2024	06	MAD	99	R7.45	2	2

EXHIBIT "B"

PLAT MAP

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.

PARCEL NO.	AREA
79736-5	5,597 SF
79738-3	5,537 SF
79739-2	3,169 SF
DK 79736-5	14,303 SF



ROUTE 10 FREEWAY

PORTION OF LOT 3
OF TRACT NO. 15241
M.B. 335/40-41

CITY OF COVINA
COUNTY OF LOS ANGELES

NOTES
All distances are in feet unless otherwise noted.
LEGEND
STATE RETAINS ACCESS RIGHTS

INTERSTATE

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY
DIRECTOR'S DEED
DK 79736-5**

NOT TO SCALE

REF.: R/W MAP NO. F-1866A-10, -11 & -12 DATE: 01-29-2025

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
07	LA	10	39,2-39,8	2	4

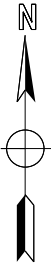


EXHIBIT "B" PLAT MAP

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.

TRACT NO. 15241

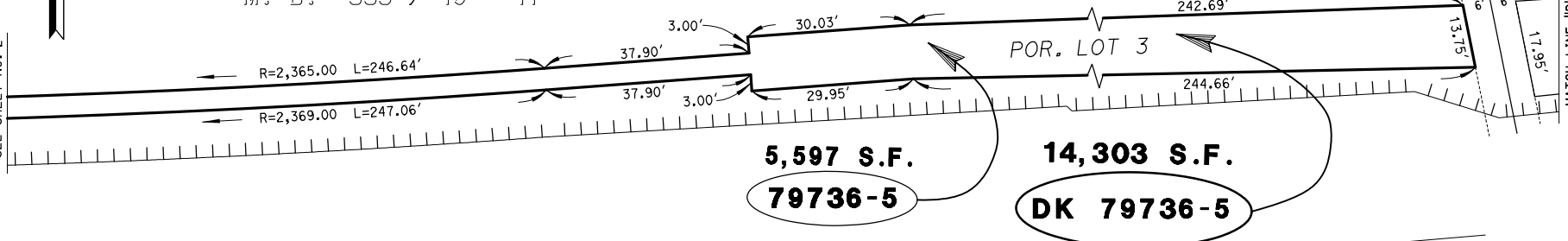
LOT 3

M. B. 335 / 40 - 41

E'LY LINE LOT 3
TR. NO. 15241
M.B. 335/40-41
12' WIDE SCE ESMT. PER
INST. NO. 2613, REC. 8/28/50
BK 34136, PG. 392, O.R.

MATCH LINE "B"
SEE SHEET NO. 2

MATCH LINE "B"



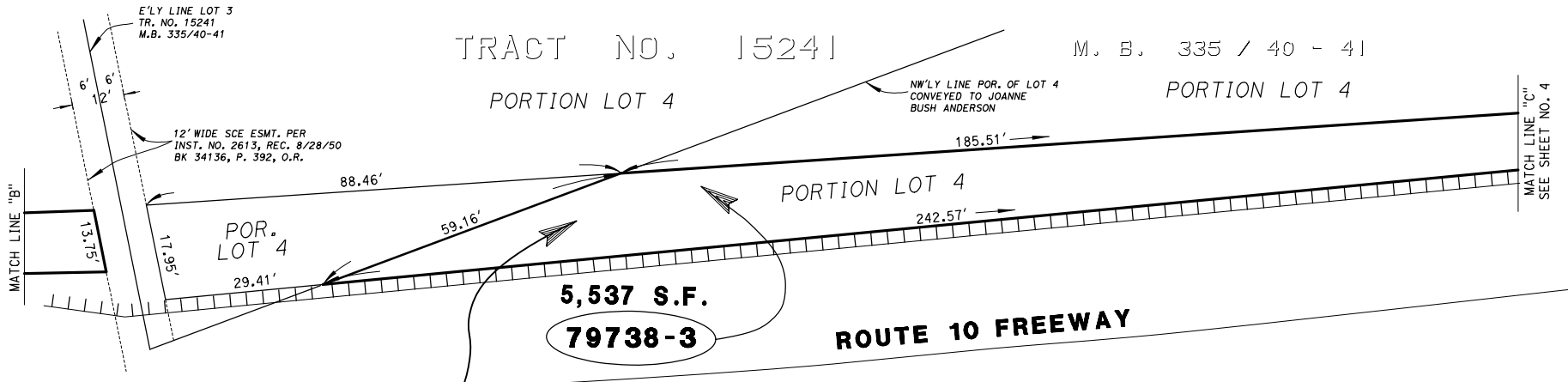
ROUTE 10 FREEWAY

TRACT NO. 15241

M. B. 335 / 40 - 41

PORTION LOT 4

PORTION LOT 4



ROUTE 10 FREEWAY

14,303 S.F.

DK 79736-5

PORTIONS OF LOTS 3 & 4
OF TRACT NO. 15241
M.B. 335/40-41

PARCEL NO.	AREA
79736-5	5,597 SF
79738-3	5,537 SF
79739-2	3,169 SF
DK 79736-5	14,303 SF

INTERSTATE

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
**RIGHT OF WAY
DIRECTOR'S DEED
DK 79736-5**

NOT TO SCALE

NOTES
All distances are in feet unless otherwise noted.
LEGEND
STATE RETAINS ACCESS RIGHTS

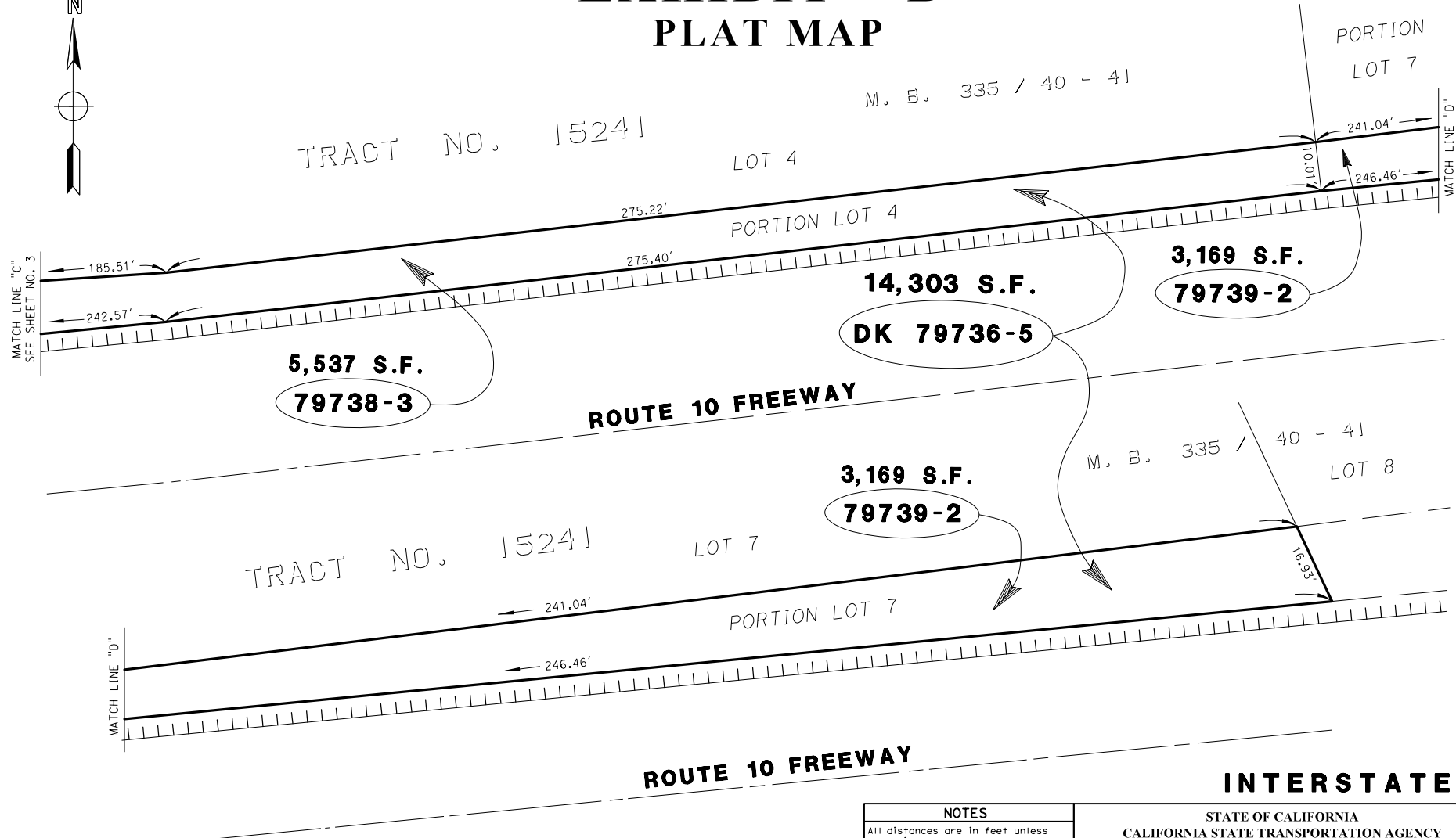
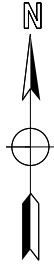
REF.: R/W MAP NO. F-1866A-10, -11 & -12 DATE: 01-29-2025					
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
07	LA	10	39.2-39.8	3	4

CITY OF COVINA
COUNTY OF LOS ANGELES

EXHIBIT "B"

PLAT MAP

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.



PORTIONS OF LOTS 4 & 7
OF TRACT NO. 15241
M.B. 335/40-41

PARCEL NO.	AREA
79736-5	5,597 SF
79738-3	5,537 SF
79739-2	3,169 SF
DK 79736-5	14,303 SF

CITY OF COVINA
COUNTY OF LOS ANGELES

NOTES
All distances are in feet unless otherwise noted.

LEGEND
||||| STATE RETAINS ACCESS RIGHTS

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY
DIRECTOR'S DEED
DK 79736-5**

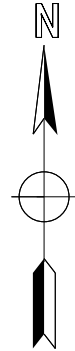
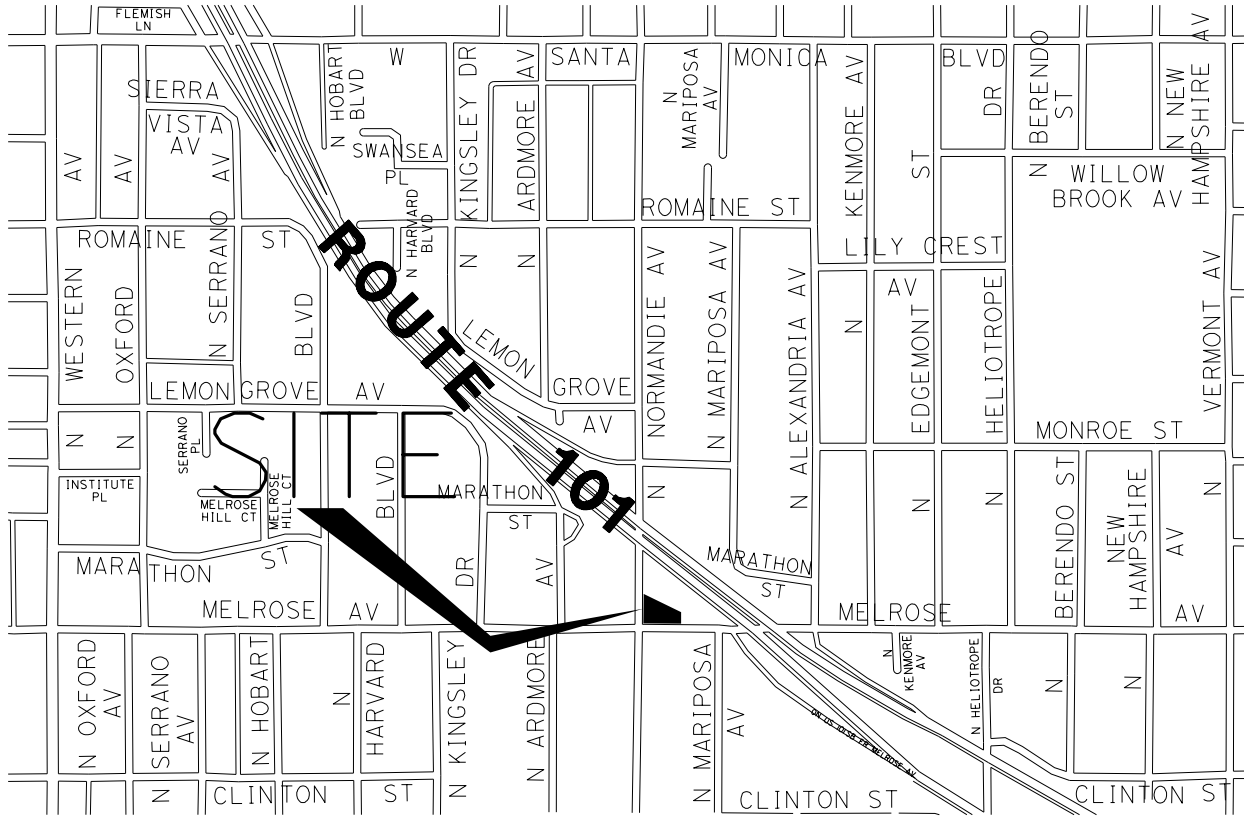
NOT TO SCALE

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
07	LA	10	39.2-39.8	4	4

EXHIBIT "A"

INDEX MAP

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.



CITY OF LOS ANGELES
COUNTY OF LOS ANGELES

**FOR CTC ONLY, NOT PART
 OF THE DIRECTOR'S DEED**

NOTES
 All distances are in meters unless otherwise noted.
 The bearings and distances in the hereinabove described lines are on the California Coordinate System of 1983 (1991.35), Zone 5. Divide by a combination factor of 1.00002871 to obtain ground level distances.

LEGEND

**STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION**

**RIGHT OF WAY
 DIRECTOR'S DEED
 DD 980582-01-01**

NOT TO SCALE

REF.: R/W MAP NO. F1377-5 EA: 0R00D2 DATE: 10-21-2024

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
07	LA	101	5.1	1	2

EXHIBIT "B"

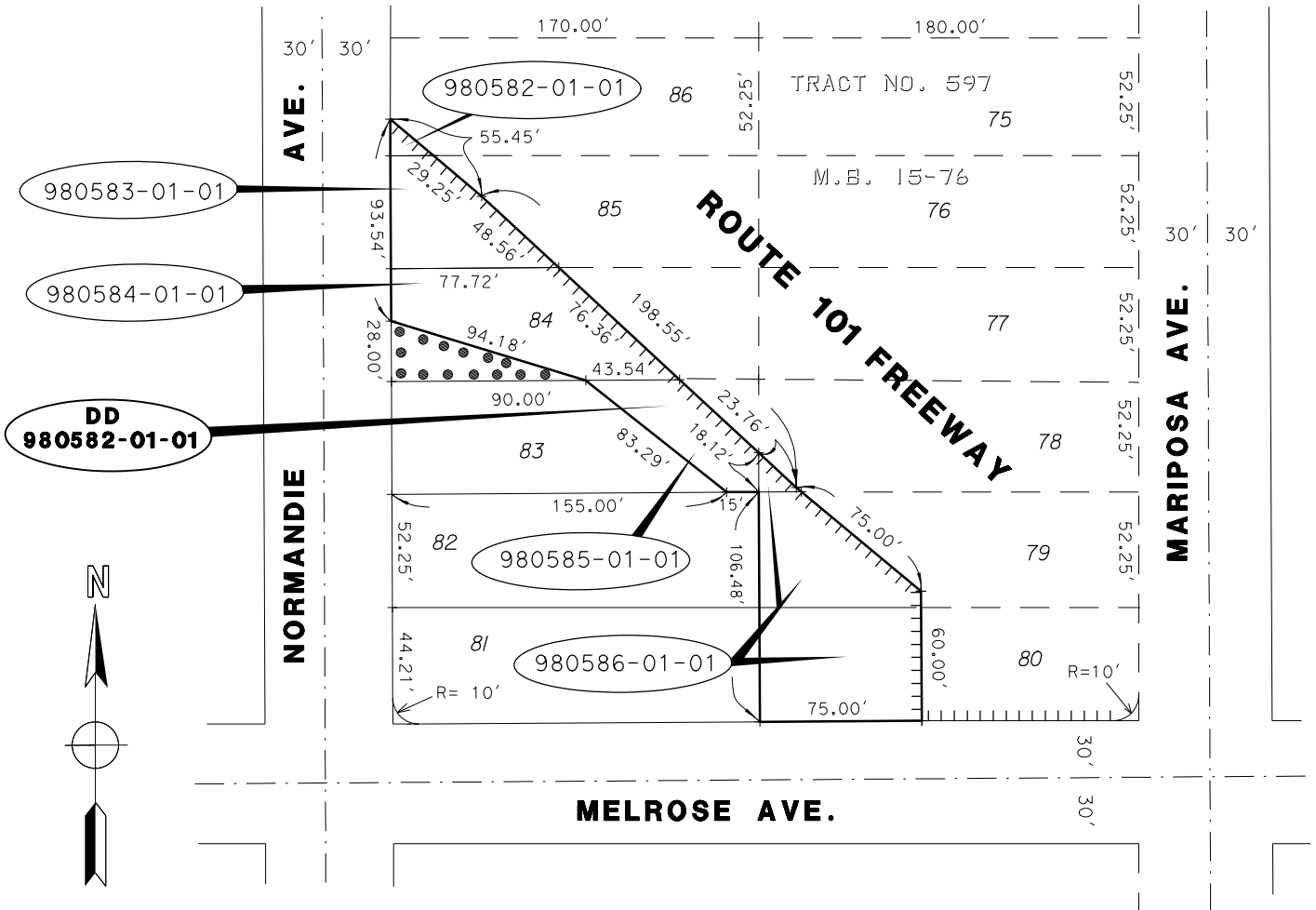
PLAT MAP

CITY OF LOS ANGELES
 COUNTY OF LOS ANGELES

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.

PARCEL NO.	AREA
980582-01-01 (274-01-01)	170 S.F.
980583-01-01 (275-01-01)	2,584 S.F.
980584-01-01 (276-01-01)	4,259 S.F.
980585-01-01 (277-01-01)	1,860 S.F.
980586-01-01 (249-01-01)	6,865 S.F.
DD 980582-01-01	15,738 S.F.

PORTIONS OF LOTS 78, 79, 80, 83,
 84, 85 AND 86 OF TRACT NO. 597,
 M.B. 15-76, OF MAPS



••••• D-276 RECORDED 9-29-1952,
 BOOK 39953, PAGE 110 OF OR.

Note: Complete and accurate utility data should be verified by the leasee.

FOR CTC ONLY, NOT PART OF THE DIRECTOR'S DEED

NOTES
All distances are in feet unless otherwise noted.
The bearings and distances in the hereinabove described lines are on the California Coordinate System of 1983 (1991.35), Zone 5. Divide by a combination factor of 1.00002871 to obtain ground level distances.
LEGEND
STATE RETAINS ACCESS RIGHTS

STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION					
RIGHT OF WAY DIRECTOR'S DEED DD 980582-01-01					
NOT TO SCALE					
REF.: R/W MAP NO. F1377-5 EA: 0R00D2 DATE: 10-21-2024					
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
07	LA	101	5.1	2	2