

## MEMORANDUM

To: CHAIR AND COMMISSIONERS  
CALIFORNIA TRANSPORTATION COMMISSION

CTC Meeting: December 4-5, 2025

From: STEVEN KECK, Chief Financial Officer

Reference Number: 2.4d., Action Item

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

Subject: **CONVEYANCE OF EXCESS 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.

The Director's Deeds included in this item involve an estimated current value of \$1,759,600. The State will receive a return of \$2,039,600 from the sale of these properties; corresponding maps are attached.

**DIRECTOR'S DEEDS:**

<b>01</b> -01-Hum-36 PM R36.46 Disposal Unit #DD 12333-2 Convey to: Ralph H. Mathes, Trustee et al.	Humboldt County Water Rights \$0 Appraisal Not Applicable (N/A)
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Direct conveyance at no monetary consideration. The Department is granting non-exclusive water rights to avoid a potential legal claim against the Department. The Department acquired property rights, including a spring box, from the property owner for widening State Route 36. Owner retained an easement to the spring box which provided all water to the property. The owner was damaged during construction the spring box went dry. The Department remedied the loss of water by providing hillside channels and underdrains which allow the property owner to still have access to water. The water rights will provide non-exclusive water from the underdrain. Disposal unit is not subject to Executive Order N-06-19.

<b>02</b> -04-Ala-24 PM 4.9 Disposal Unit #DD 021292-04-01 Convey to: Mark Attarha and Nahid Nassiri	Alameda County 9,217 square feet (s.f.) \$73,600 (Appraisal \$73,600)
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Direct sale. This is a decertification being sold to the adjoining owner. Disposal unit is an unimproved, mostly flat lot at the end of a cul-de-sac. Disposal unit does not meet Department of General Services (DGS) criteria for Executive Order N-06-19.

<b>03</b> -05-Mon-101 PM 91.74 Disposal Unit #DD 235-01-01 Convey to: Eduardo Ruben Ramirez Oseguera	Monterey County 332 s.f. \$100 (Appraisal \$100)
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Direct sale. Disposal unit is part of the rescinded Prunedale Improvement Project (PIP) and is incapable of independent development due to its small size, narrow width, and irregular shape. Disposal unit is mostly unusable due to the presence of a fire hydrant, pipes, access risers, and cinder blocks and was appraised and offered to the only adjoining owner at fair market value. Selling to the adjoining owner will relieve the Department of any liability or maintenance cost. Disposal unit does not meet DGS criteria for Executive Order N-06-19.

**04-05-Mon-101 PM 95.2**  
Disposal Unit #DE 2638-2  
Convey to: Mark W. Comer and Gayle Comer

Monterey County  
0.24 acres Access Rights Only  
\$0 (Appraisal N/A)

Direct sale. Disposal unit is part of the rescinded Prunedale Bypass Project and was intended to provide access rights to the adjoining owner. The easement will allow access rights to accommodate the adjoining owner's existing driveway where it crosses the Department's land. The adjoining owner, through their attorney, has requested an easement. In conjunction with the Department's Bay Area Legal Office, all parties agree that an access easement will prevent landlocking the adjoining owner's property. Disposal unit is not subject to Executive Order N-06-19.

**05-05-Mon-101 PM 95.6**  
Disposal Unit #DD 2307-01-02  
Convey to: MYTFL, LLC

Monterey County  
34.57 acres  
Public Sale Estimate (PSE) \$688,000  
\$885,000

Public sale. Two bidders participated in the auction. Selling price represents the highest bid received. Funds from the sale will be deposited into the Monterey County Local Alternative Transportation Improvement Program (LATIP). Disposal unit is not subject to Executive Order N-06-19.

**06-05-Mon-101 PM 95.6**  
Disposal Unit #DD 2623-01-01  
Convey to: Jaanai Melano and Jose Melano

Monterey County  
5.36 acres  
\$245,000 (PSE \$219,000)

Public sale. Five bidders participated in the auction. Selling price represents the highest bid received. Funds from the sale will be deposited into the Monterey County LATIP. Disposal unit is not subject to Executive Order N-06-19.

**07-05-Mon-101 PM 95.6**  
Disposal Unit #DD 2686-02-01  
Convey to: Ishwar Datt and Alta Datt

Monterey County  
11.39 acres  
\$380,000 (PSE \$380,000)

Public sale. One bidder participated in the auction. Selling price represents the highest bid received. Funds from the sale will be deposited into the Monterey County LATIP. Disposal unit is not subject to Executive Order N-06-19.

**08-07-LA-5-PM 6.2** Los Angeles County  
Disposal Unit #DD 79038-01-01 8,657 s.f.  
(#DD 79038-01-01) 3,484 s.f.  
(#DD 79039-01-01) 5,173 s.f.  
Convey to: West Coast Revivals, LLC \$450,000 (\$396,000 Appraisal)

Public sale. Three bidders participated in the auction. The sales price represents the highest bid received. Disposal unit does not meet DGS criteria for Executive Order N-06-19.

**09-07-LA-118-PM 3.1** Los Angeles County  
Disposal Unit #DD 64631-01-01 15,484 s.f.  
Convey to: LAIYING ZOU \$5,500 (\$2,500 Appraisal)

Public sale. Two bidders participated in the auction. The sales price represents the highest bid received. Disposal unit does not meet DGS criteria for Executive Order N-06-19.

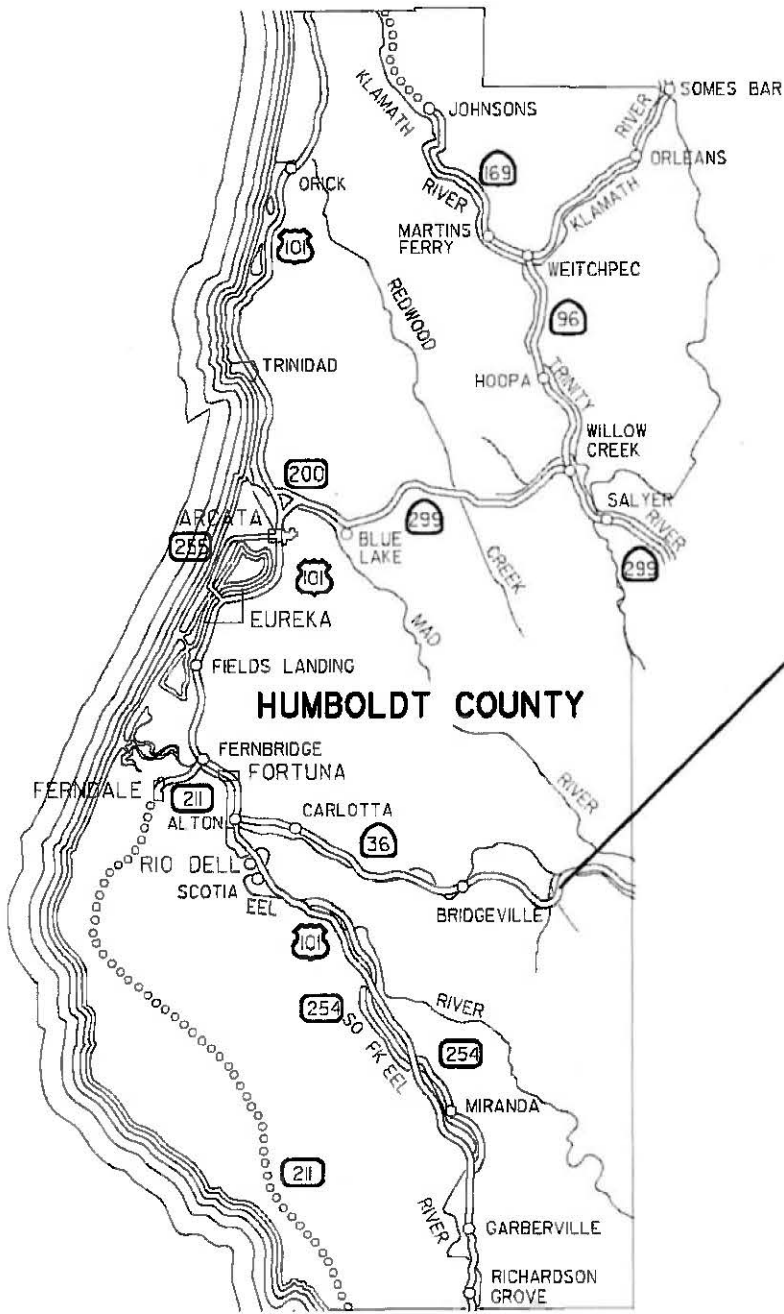
**10-08-Riv-86 PM R16.4** Riverside County  
Disposal Unit # DD 025979-01-01 3,026 s.f.  
Convey to: Branden Michel \$400 (Appraisal \$400)

Direct sale. Disposal unit is incapable of independent development due to being landlocked. Disposal unit was appraised and offered to the only interested adjoining owner at fair market value. Disposal unit does not meet DGS criteria for Executive Order N-06-19.

Attachments:

Exhibit 1A – 10B – 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.*



**DD 12333-2  
(012333-X2-XX)**

**HUMBOLDT COUNTY**

**NOT TO SCALE**

STATE OF CALIFORNIA  
CALIFORNIA STATE TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY  
DIRECTOR'S DEED LOCATION MAP**

EA 01-43730

DISTRICT	COUNTY	ROUTE	PM	SHEET NO.	TOTAL SHEETS
1	HUM	36	R36.48	1	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.

# ALAMEDA COUNTY

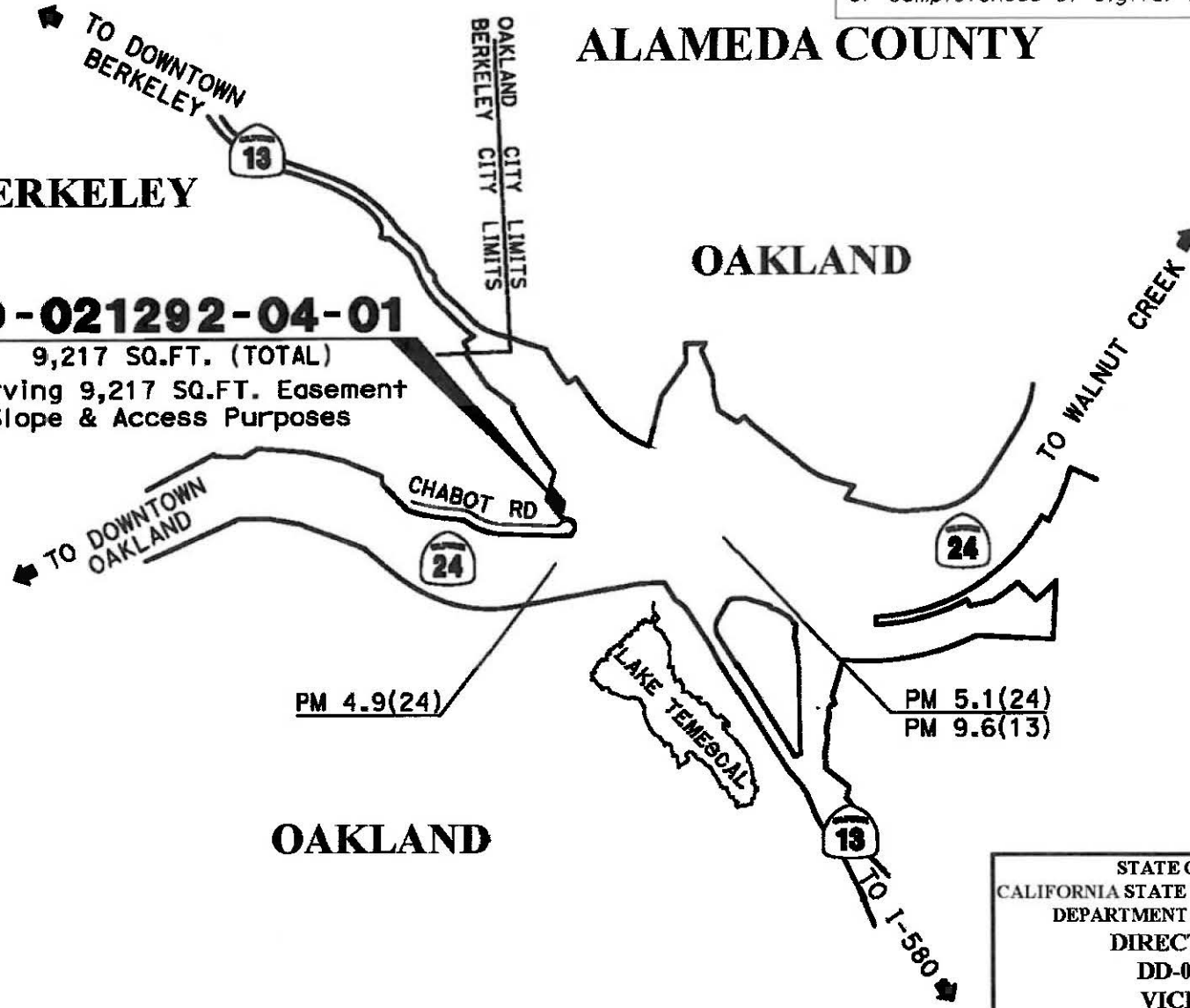
**BERKELEY**


**OAKLAND**

**DD-021292-04-01**

9,217 SQ.FT. (TOTAL)

Reserving 9,217 SQ.FT. Easement for Slope & Access Purposes



  
 (NOT TO SCALE)

**OAKLAND**

STATE OF CALIFORNIA  
 CALIFORNIA STATE TRANSPORTATION AGENCY  
 DEPARTMENT OF TRANSPORTATION  
**DIRECTOR'S DEED**  
**DD-021292-04-01**  
**VICINITY MAP**  
 COPYRIGHT 2019 CALIFORNIA  
 DEPARTMENT OF TRANSPORTATION.  
 ALL RIGHTS RESERVED.

R-137.0

DRAFTED BY	CHECKED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
Ch. Haldenwang	J. Zhong	11-19-2024	4	ALA	24	4.9	1	2

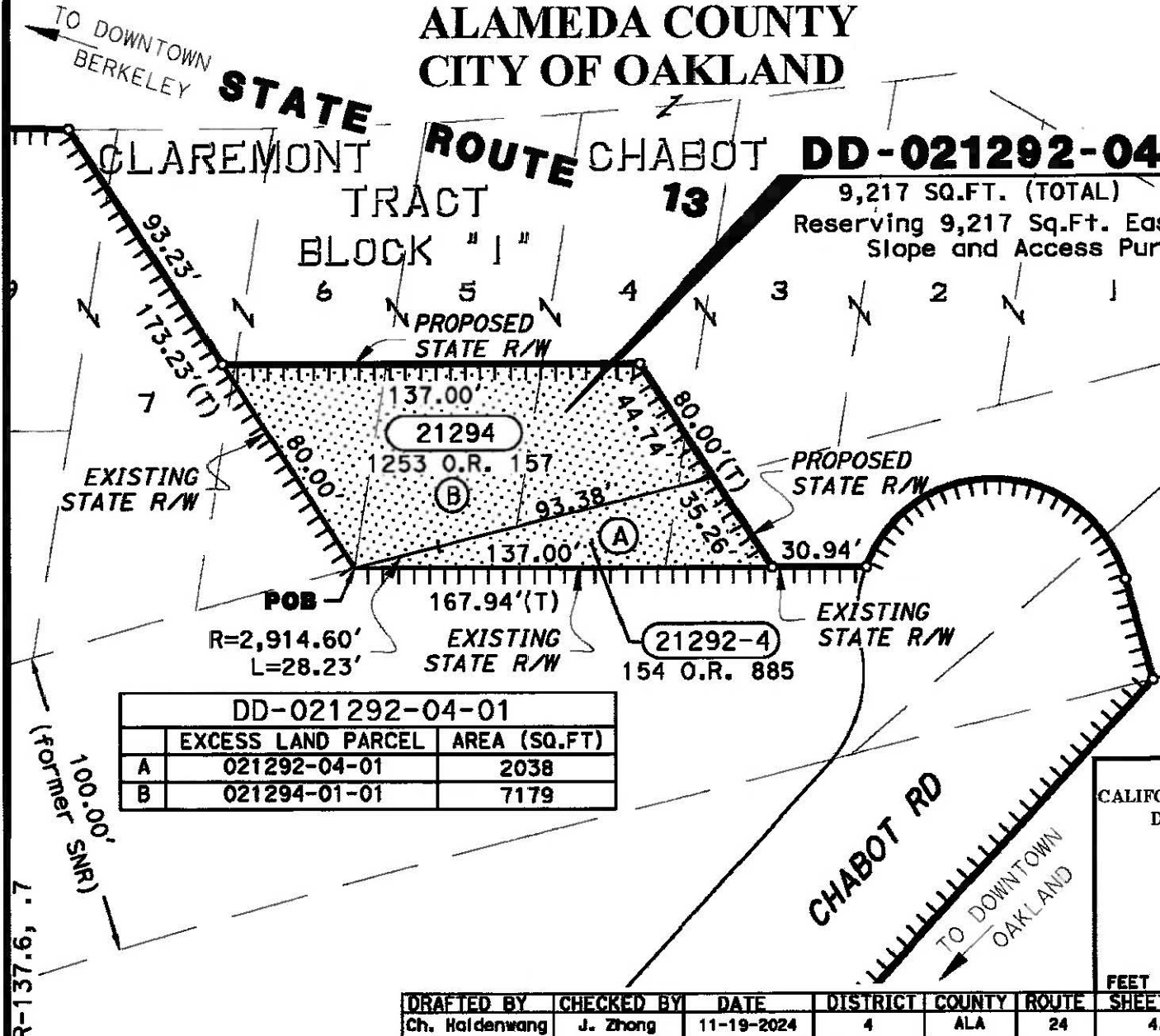
Coordinates are on CCS 1927 Zone III. Distances are grid distances. Multiply by 1.0001123 to obtain ground distances. All distances are in feet unless otherwise noted.

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.

# ALAMEDA COUNTY CITY OF OAKLAND

## DD-021292-04-01

9,217 SQ.FT. (TOTAL)  
Reserving 9,217 Sq.Ft. Easement for  
Slope and Access Purposes



### LEGEND

- ||||| ACCESS PROHIBITED
- DIMENSION POINT
- ↘ COMMON OWNERSHIP
- DD DIRECTOR'S DEED
- O.R. OFFICIAL RECORDS
- POB POINT OF BEGINNING
- R/W RIGHT OF WAY
- SQ.FT. SQUARE FEET
- SNR SACRAMENTO NORTHERN RAILWAY
- (T) TOTAL

DD-021292-04-01		
	EXCESS LAND PARCEL	AREA (SQ.FT)
A	021292-04-01	2038
B	021294-01-01	7179

STATE OF CALIFORNIA  
CALIFORNIA STATE TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION  
**DIRECTOR'S DEED**  
DD-021292-04-01  
COPYRIGHT 2019 CALIFORNIA  
DEPARTMENT OF TRANSPORTATION.  
ALL RIGHTS RESERVED.  
SCALE: 1" = 50'



DRAFTED BY	CHECKED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
Ch. Haldenwang	J. Zhong	11-19-2024	4	ALA	24	4.9	2	2

R-137.6, .7  
100.00' (SNR)  
former

**DEPARTMENT OF TRANSPORTATION**

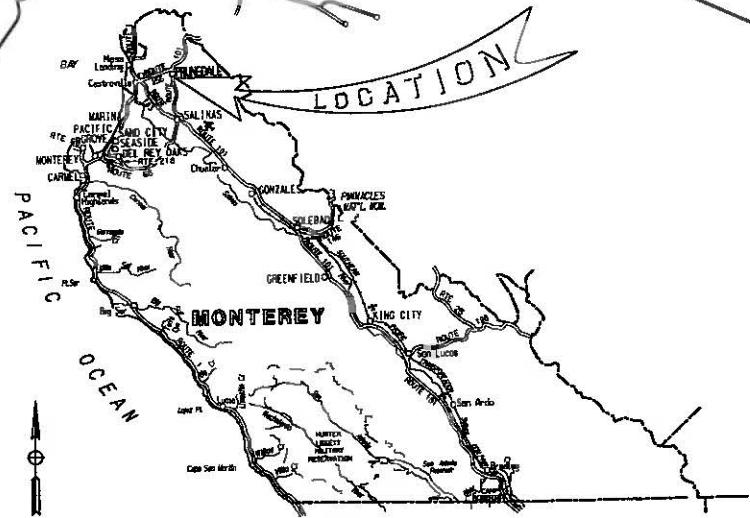
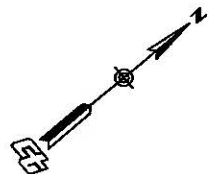
**STATE HIGHWAY  
US 101**

**IN MONTEREY COUNTY  
PRUNEDALE IMPROVEMENT PROJECT**

**South End Portion  
KP R146.8/161.6  
(PM R91.2/100.4)  
EA 0161E2**

*RANCHO BOLSA DE  
LAS ESCARPINAS*

**DD 235-01-01**



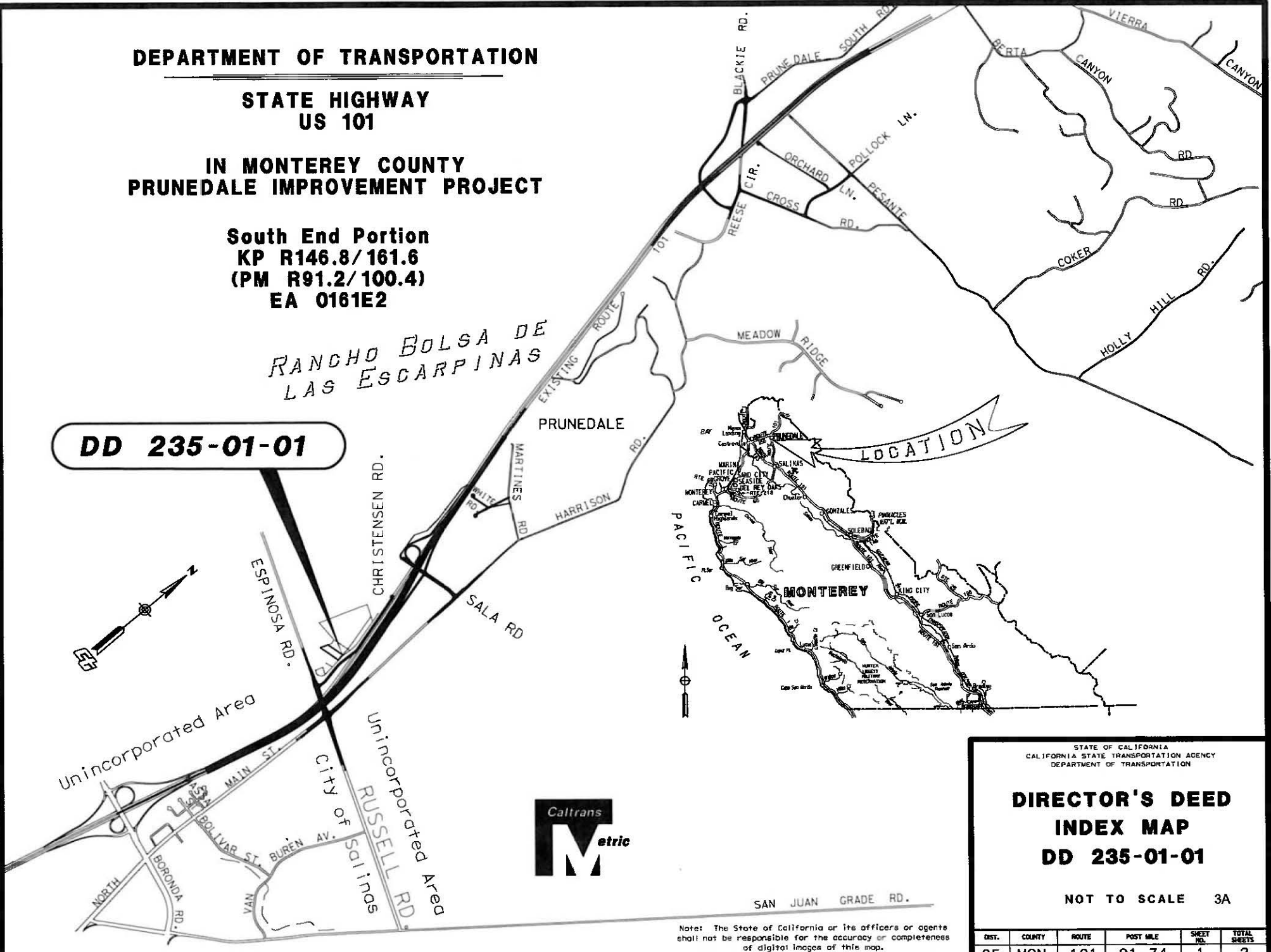
STATE OF CALIFORNIA  
CALIFORNIA STATE TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION

**DIRECTOR'S DEED  
INDEX MAP  
DD 235-01-01**

NOT TO SCALE 3A

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.

DIST.	COUNTY	ROUTE	POST MILE	SHEET NO.	TOTAL SHEETS
05	MON	101	91.74	1	2





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NOTES

All distances are in meters unless otherwise noted. To convert meters to U.S. Survey feet, multiply distance by 3937/1200.

LEGEND

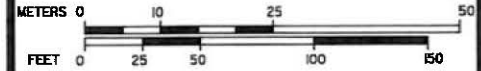
N = METERS  
O.R. = OFFICIAL RECORDS



ACCESS PROHIBITED

STATE OF CALIFORNIA  
CALIFORNIA STATE TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION

**DIRECTOR'S DEED  
MAP  
DD 235-01-01**



DIST.	COUNTY	ROUTE	POST MILE	SHEET NO.	TOTAL SHEETS
05	MON	101	91.74	2	2

*PARTITION OF A PORTION OF  
LOT 4 OF PARCEL 2 OF  
ESPINOSA PARTITION  
VOL. 3 SURVEYS PAGE 171*

**DD 235-01-01**

31.8 +/- SQ. Meters,  
332 +/- SQ. FT.

Document:  
2016035735 O.R.  
Antonio Oseguera

MONTEREY COUNTY

LOT 7

LOT 6

SUPERSEDED STATE RIGHT OF WAY

R=191.700  
L=63.412 M

COUNTY RIGHT OF WAY

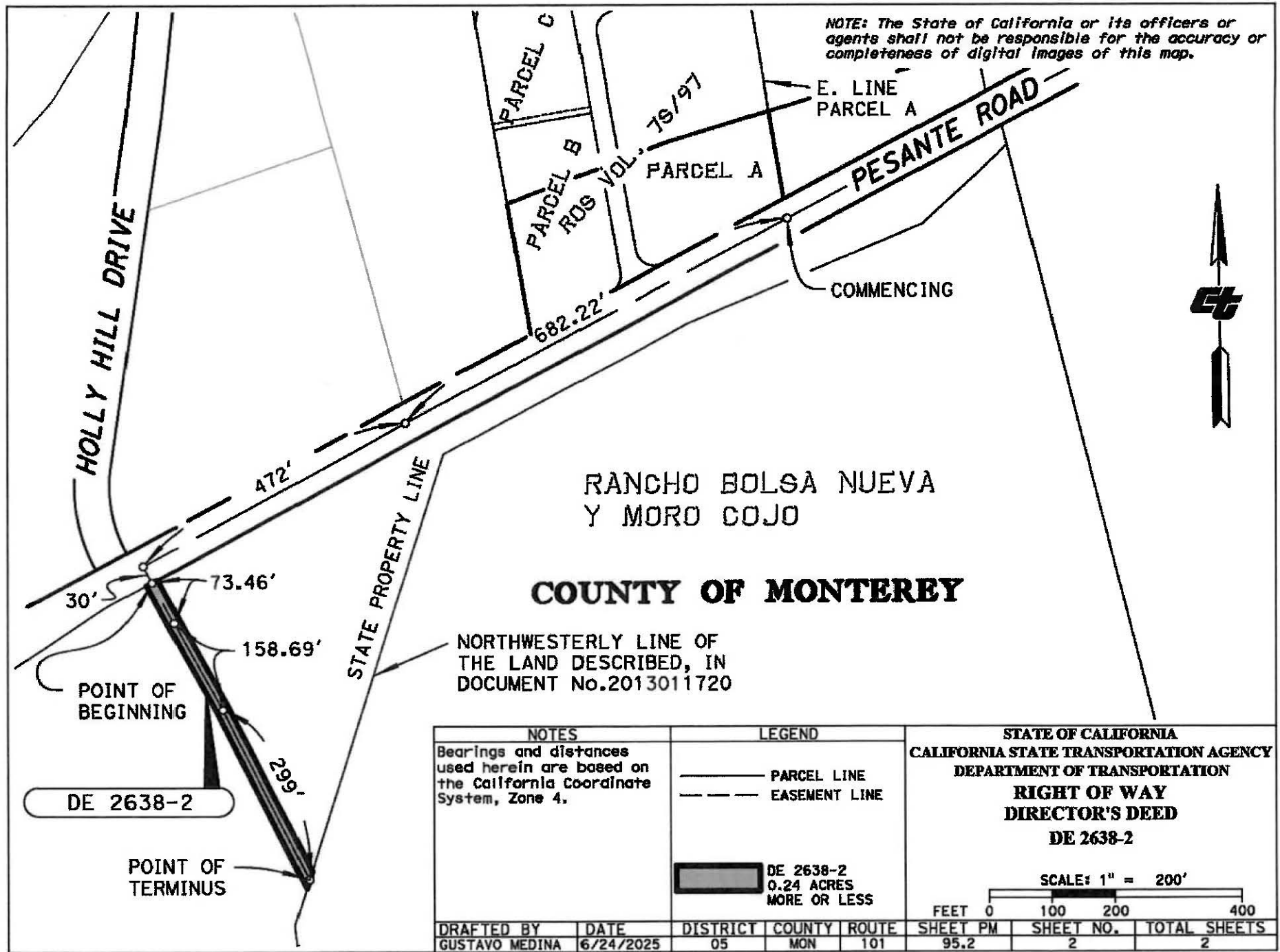
DOCUMENT: 2017007144 O.R., SEGMENT 3  
STATE HIGHWAY MAP BK 6 PGS 10-22

STATE RIGHT OF WAY

**US 101**



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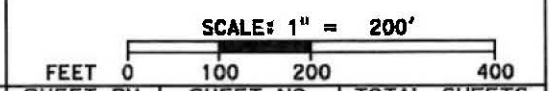
RANCHO BOLSA NUEVA  
Y MORO COJO  
**COUNTY OF MONTEREY**

**NOTES**  
Bearings and distances used herein are based on the California Coordinate System, Zone 4.

**LEGEND**  
 ——— PARCEL LINE  
 - - - EASEMENT LINE

 DE 2638-2  
0.24 ACRES  
MORE OR LESS

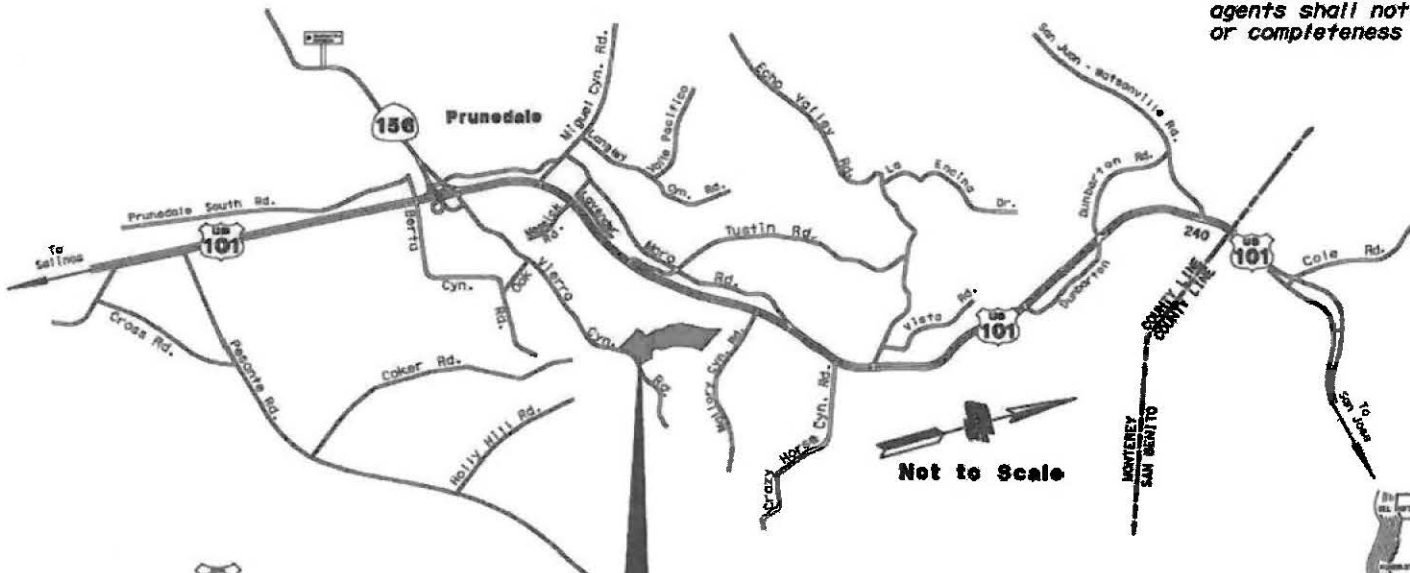
STATE OF CALIFORNIA  
CALIFORNIA STATE TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION  
**RIGHT OF WAY**  
**DIRECTOR'S DEED**  
DE 2638-2



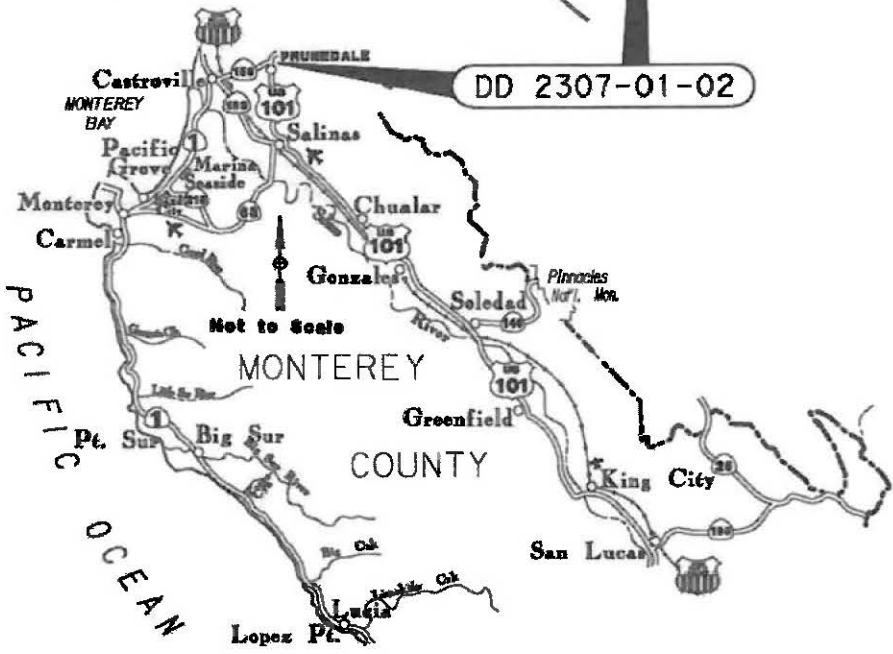
DE 2638-2

DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
GUSTAVO MEDINA	6/24/2025	05	MON	101	95.2	2	2

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Not to Scale



PACIFIC OCEAN



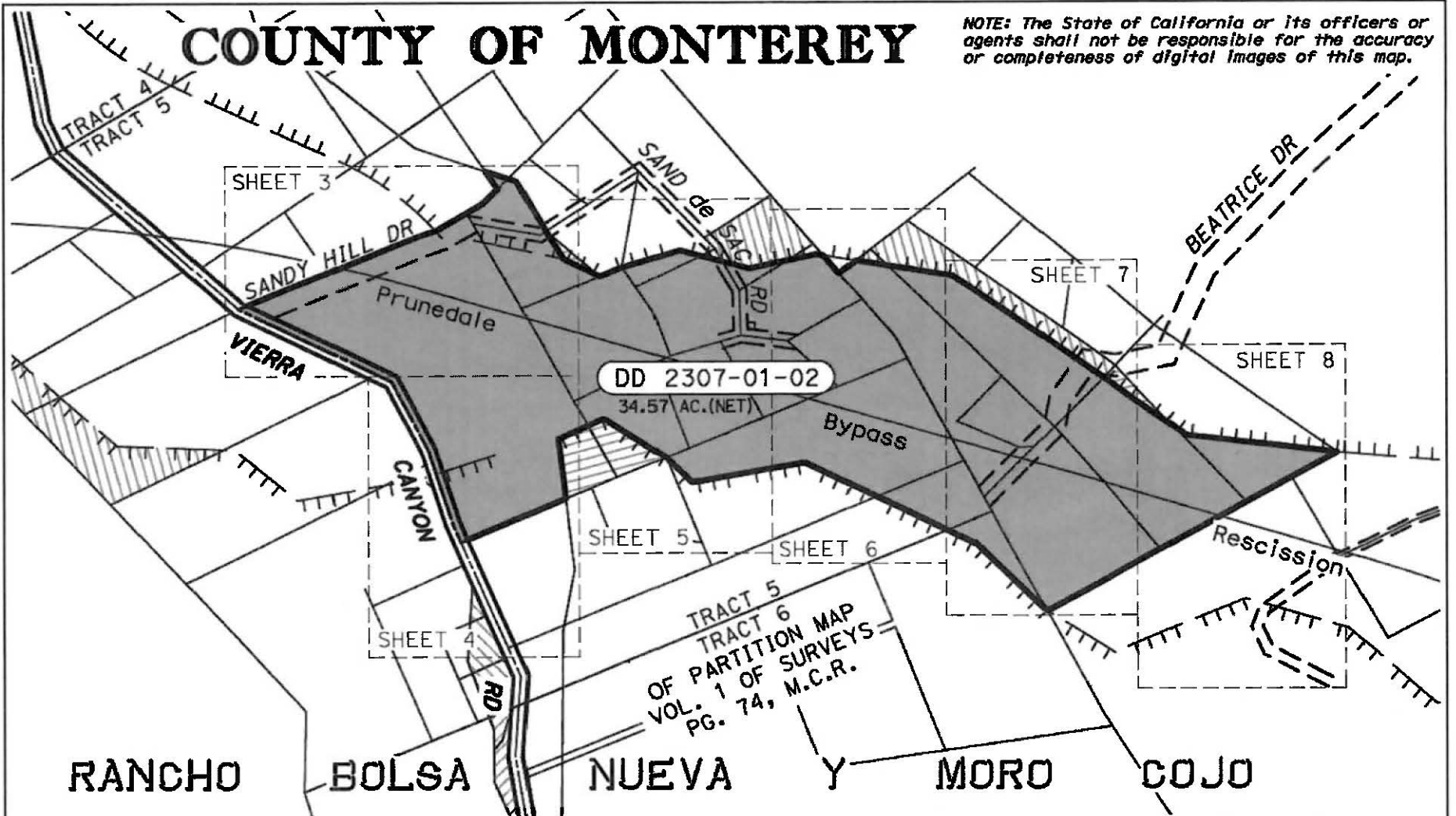
STATE OF CALIFORNIA  
 CALIFORNIA STATE TRANSPORTATION AGENCY  
 DEPARTMENT OF TRANSPORTATION  
**RIGHT OF WAY  
 DIRECTOR'S DEED**  
 DD2307-01-02

NO SCALE

DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
M. HUNTLEY	2/25/2025	05	MON	101	95.6	1	9

# COUNTY OF MONTEREY

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DD 2307-01-02  
34.57 AC. (NET)

TRACT 5  
TRACT 6  
OF PARTITION MAP  
VOL. 1 OF SURVEYS  
PG. 74, M.C.R.

RANCHO BOLSA NUEVA Y MORO COJO



**NOTES**  
All distances are in feet unless otherwise noted. See Sheet 9 for easement information.

DRAFTED BY	DATE
M. HUNTLEY	2/25/2025

**LEGEND**

- EXISTING R/W
- SUPERSEDED ACCESS CONTROL
- PARCEL LINE
- EASEMENT LINE
- DD 2307-01-02  
34.57 AC (NET)

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
05	MON	101	95.6	2	9

STATE OF CALIFORNIA  
CALIFORNIA STATE TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION  
**RIGHT OF WAY**  
**DIRECTOR'S DEED**  
DD2307-01-02

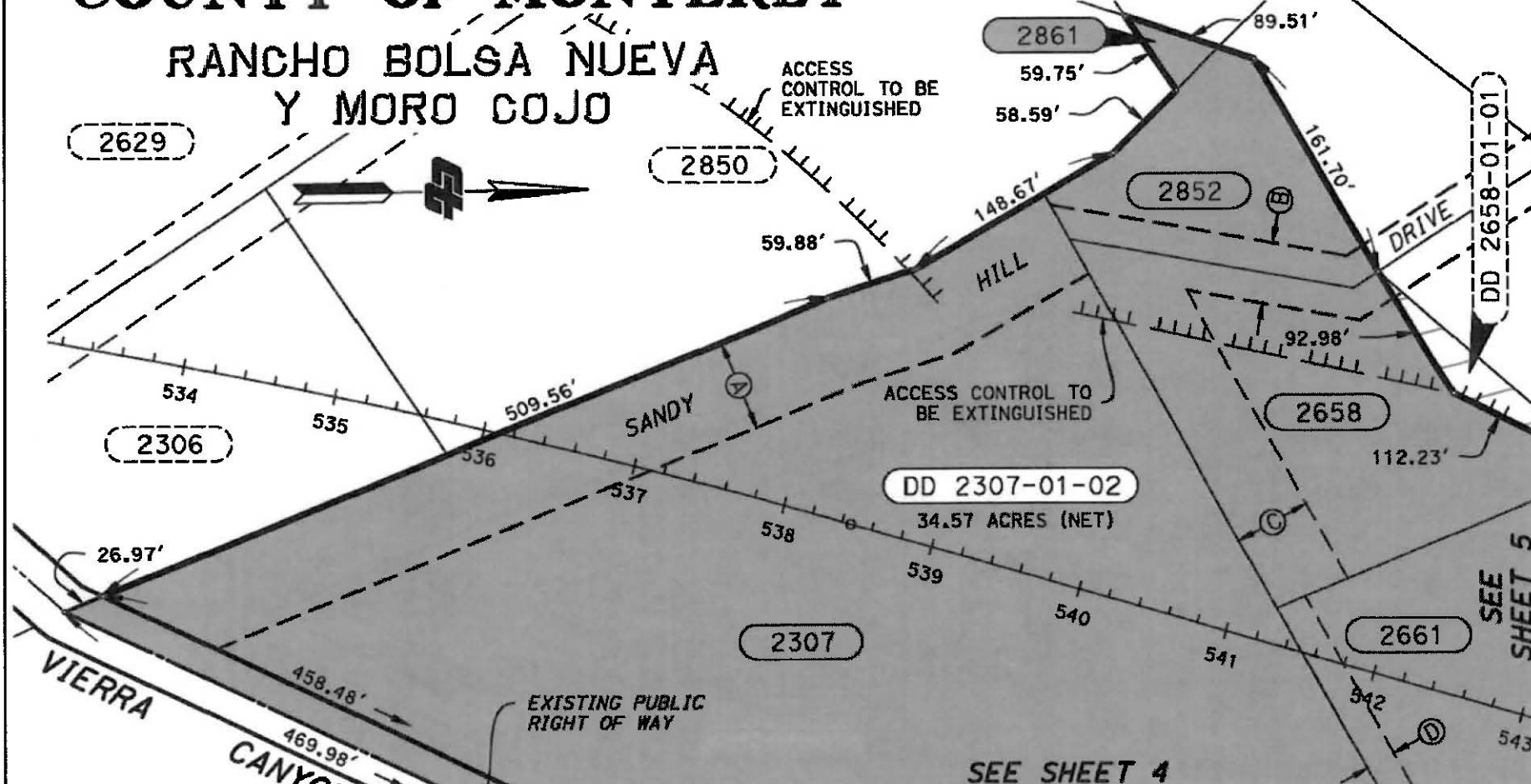
SCALE: 1" = 400'

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
05	MON	101	95.6	2	9

# COUNTY OF MONTEREY

## RANCHO BOLSA NUEVA Y MORO COJO

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**NOTES**  
All distances are in feet unless otherwise noted. See Sheet 9 for easement information.

#### Underlying Caltrans parcel.

##### Adjacent Caltrans parcel, not a part. For reference only.

**LEGEND**

— EXISTING R/W

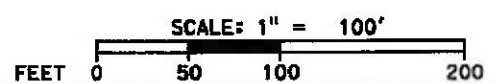
||||| SUPERSEDED ACCESS CONTROL

— PARCEL LINE

- - - EASEMENT LINE

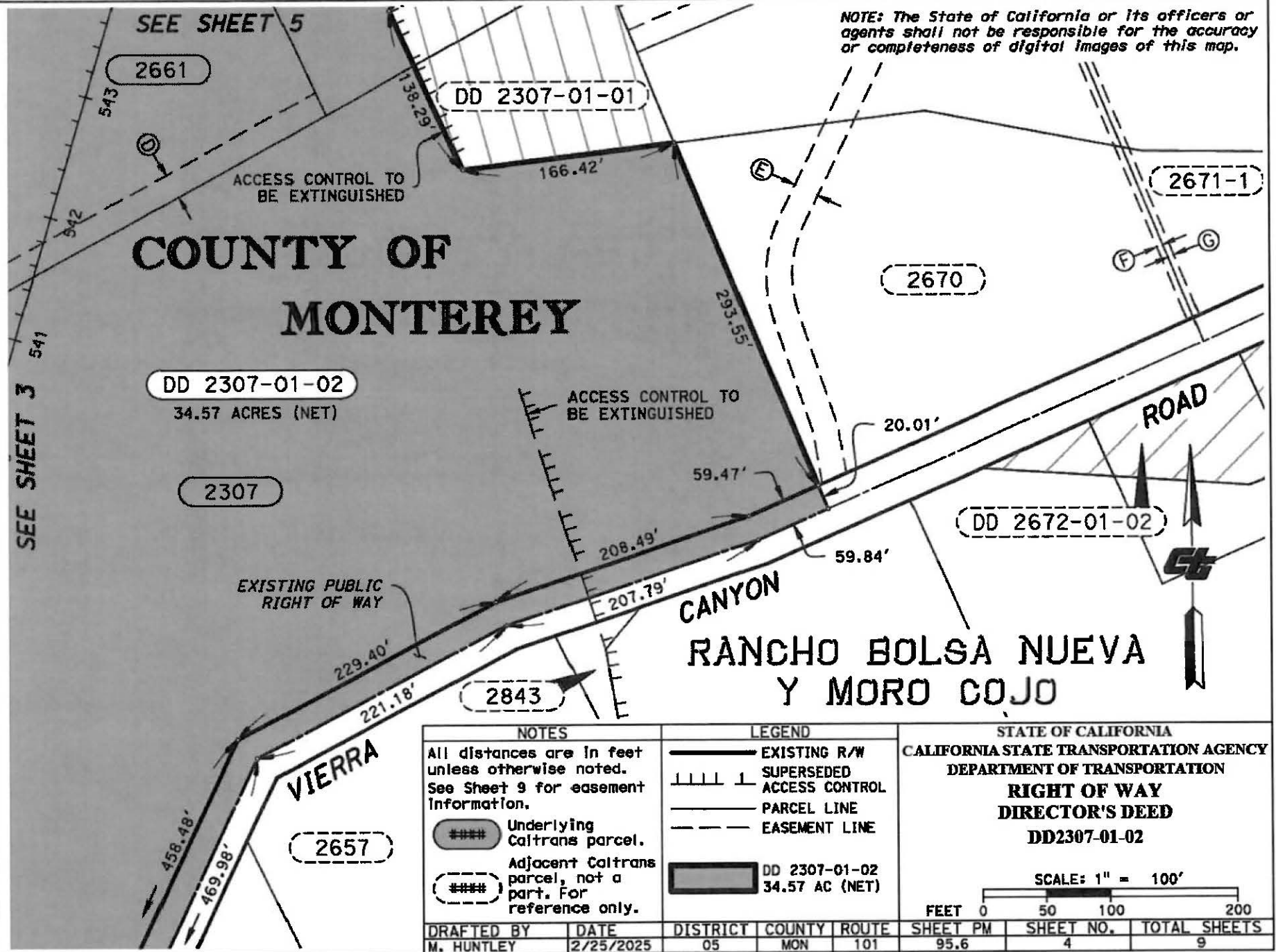
■ DD 2307-01-02 34.57 AC (NET)

STATE OF CALIFORNIA  
CALIFORNIA STATE TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION  
**RIGHT OF WAY**  
**DIRECTOR'S DEED**  
DD2307-01-02



DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
M. HUNTLEY	2/25/2025	05	MON	101	95.6	3	9

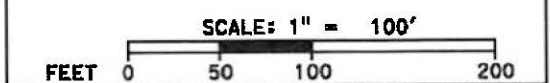
NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.



**NOTES**  
 All distances are in feet unless otherwise noted. See Sheet 9 for easement information.  
 Underlying Caltrans parcel. (###)  
 Adjacent Caltrans parcel, not a part. For reference only. (###)

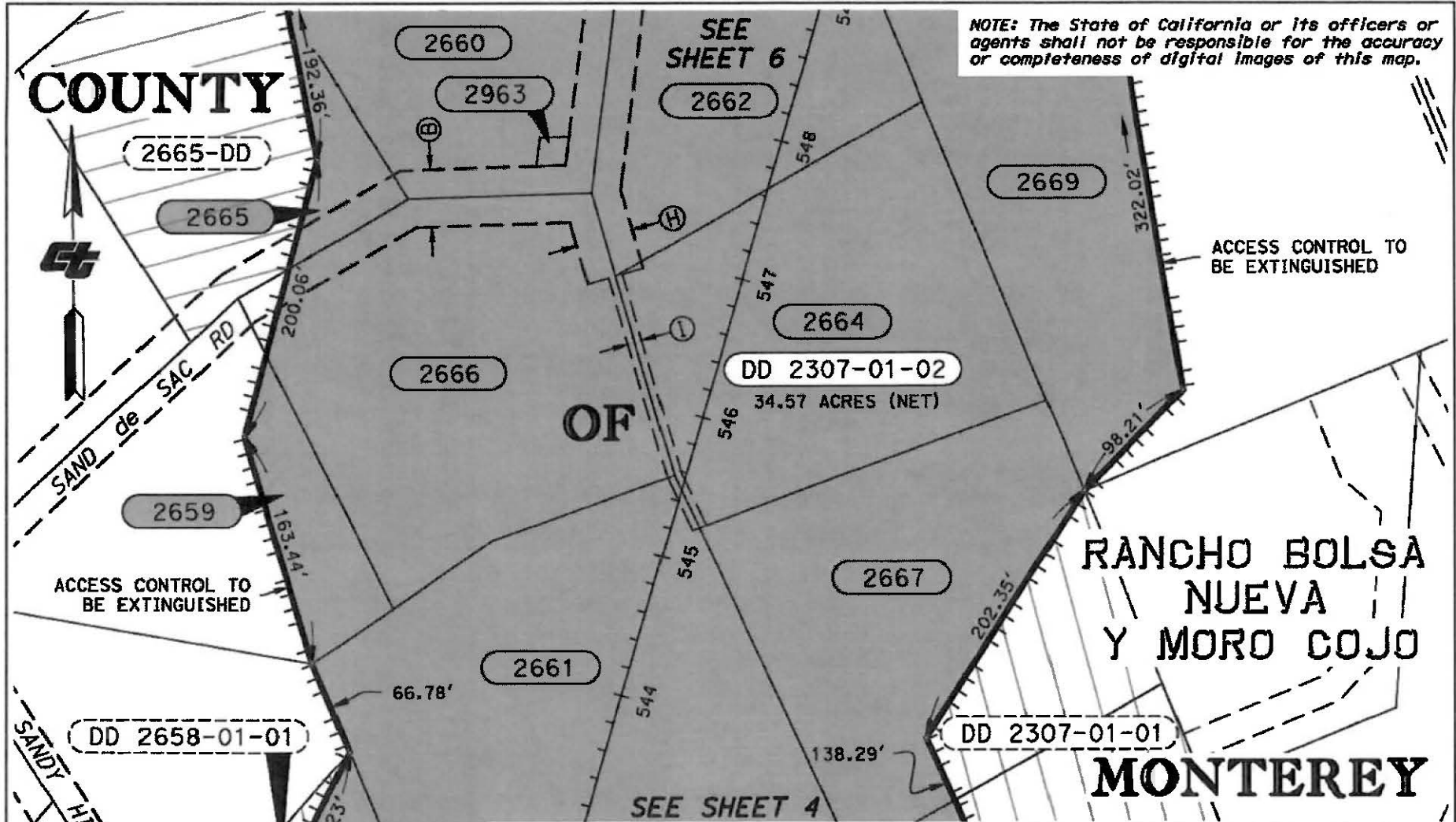
**LEGEND**  
 ——— EXISTING R/W  
 ||||| SUPERSEDED  
 - - - ACCESS CONTROL  
 ——— PARCEL LINE  
 - - - EASEMENT LINE  
 ■■■ DD 2307-01-02 34.57 AC (NET)

STATE OF CALIFORNIA  
 CALIFORNIA STATE TRANSPORTATION AGENCY  
 DEPARTMENT OF TRANSPORTATION  
**RIGHT OF WAY**  
**DIRECTOR'S DEED**  
 DD2307-01-02



DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
M. HUNTLEY	2/25/2025	05	MON	101	95.6	4	9

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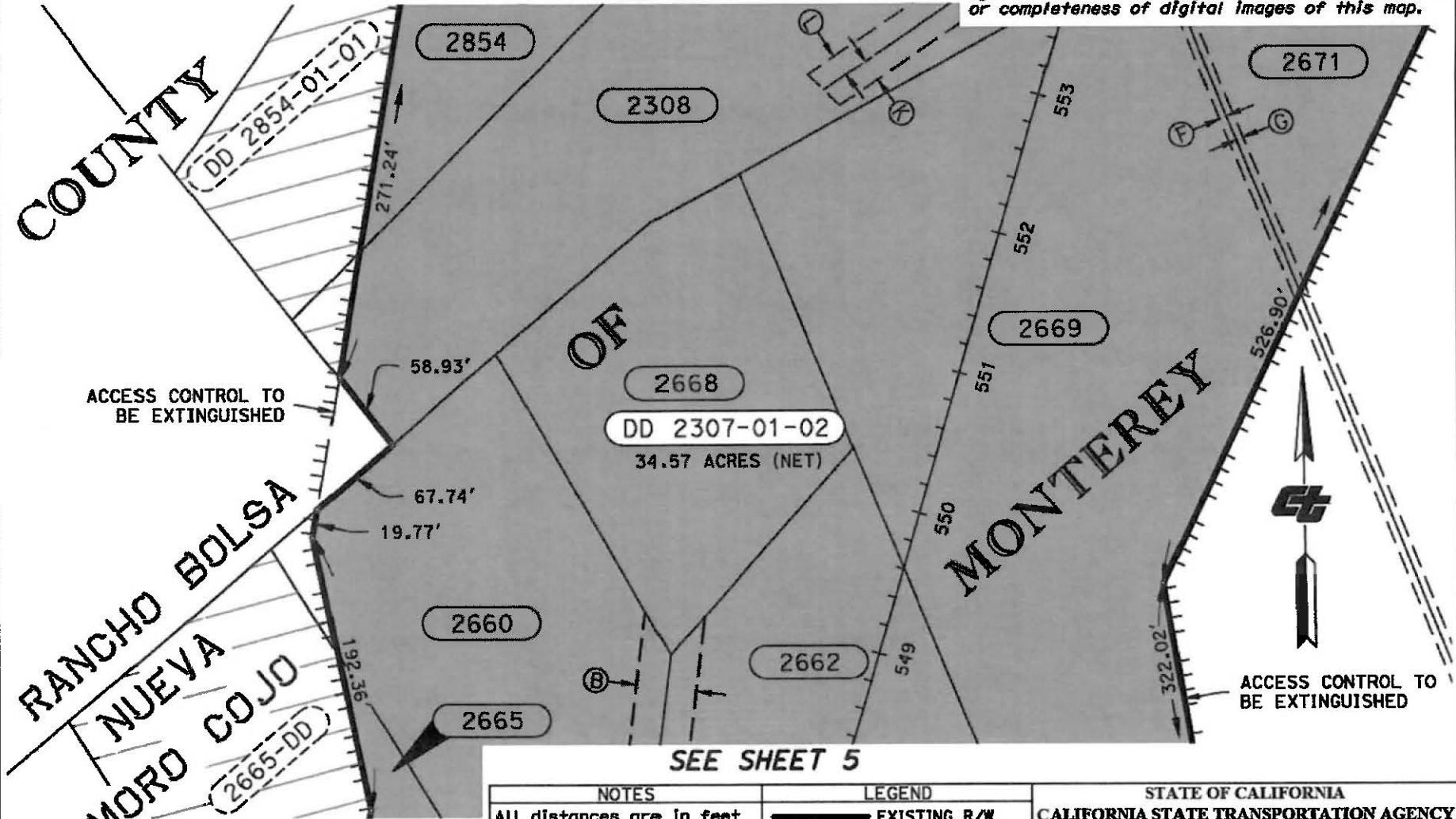


NOTES		LEGEND	
All distances are in feet unless otherwise noted. See Sheet 9 for easement information.		EXISTING R/W	SUPERSEDED ACCESS CONTROL
Underlying Caltrans parcel.	Adjacent Caltrans parcel, not a part. For reference only.	PARCEL LINE	EASEMENT LINE
		DD 2307-01-02 34.57 AC (NET)	

STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION <b>RIGHT OF WAY DIRECTOR'S DEED DD2307-01-02</b>			
SCALE: 1" = 100'			
DRAFTED BY	DATE	DISTRICT COUNTY ROUTE	SHEET PM
M. HUNTLEY	2/25/2025	05 MON 101	95.6
		SHEET NO.	TOTAL SHEETS
		5	9

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SEE SHEET 7



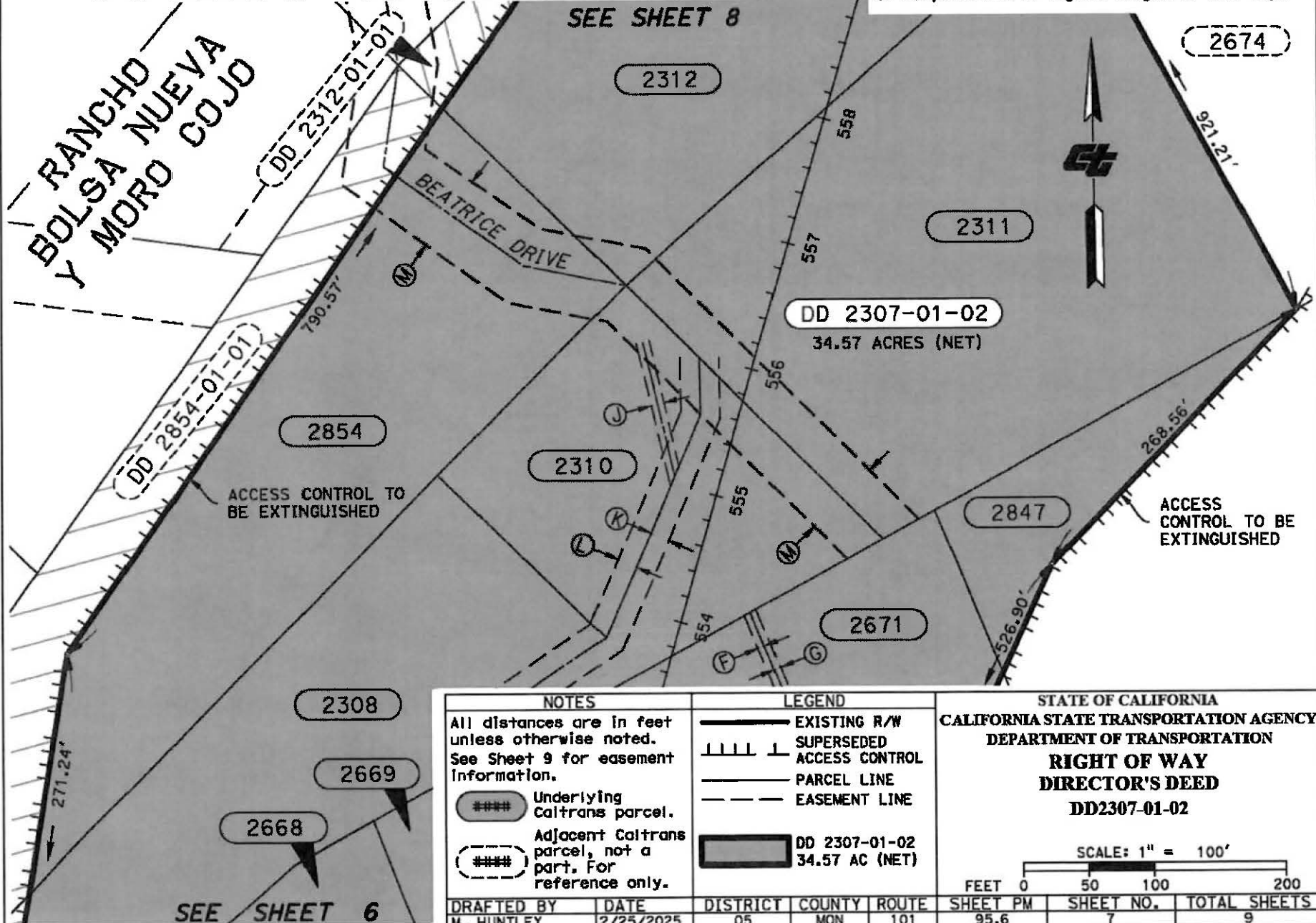
SEE SHEET 5

NOTES		LEGEND		STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION <b>RIGHT OF WAY DIRECTOR'S DEED</b> DD2307-01-02							
All distances are in feet unless otherwise noted. See Sheet 9 for easement information.			EXISTING R/W	SCALE: 1" = 100' FEET 0 50 100 200							
##### Underlying Caltrans parcel.			SUPERSEDED ACCESS CONTROL								
##### Adjacent Caltrans parcel, not a part. For reference only.			EASEMENT LINE								
			DD 2307-01-02 34.57 AC (NET)	DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
				M. HUNTLEY	2/25/2025	05	MON	101	95.6	6	9

# COUNTY OF MONTEREY

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SEE SHEET 8



ACCESS CONTROL TO BE EXTINGUISHED

ACCESS CONTROL TO BE EXTINGUISHED

### NOTES

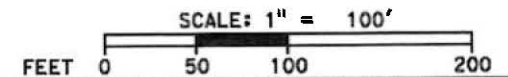
All distances are in feet unless otherwise noted. See Sheet 9 for easement information.

- #### Underlying Caltrans parcel.
- #### Adjacent Caltrans parcel, not a part. For reference only.

### LEGEND

- EXISTING R/W
- SUPERSEDED ACCESS CONTROL
- PARCEL LINE
- EASEMENT LINE
- DD 2307-01-02 34.57 AC (NET)

STATE OF CALIFORNIA  
CALIFORNIA STATE TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION  
**RIGHT OF WAY**  
**DIRECTOR'S DEED**  
DD2307-01-02



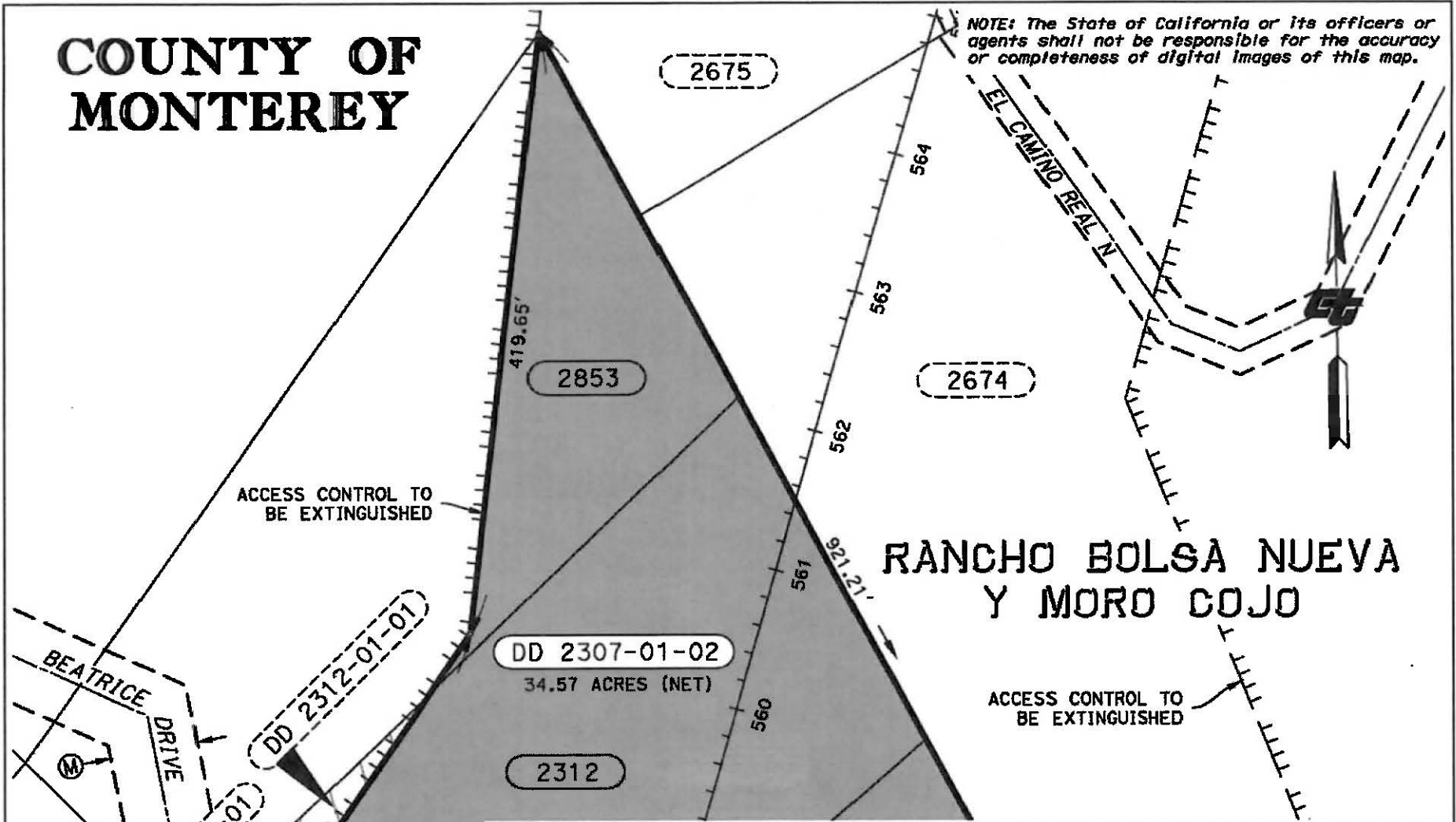
SEE SHEET 6

DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
M. HUNTLEY	2/25/2025	05	MON	101	95.6	7	9

# COUNTY OF MONTEREY

## COUNTY OF MONTEREY

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### RANCHO BOLSA NUEVA Y MORO COJO

NOTES		LEGEND	
All distances are in feet unless otherwise noted. See Sheet 9 for easement information.			EXISTING R/W
Underlying Caltrans parcel.			SUPERSEDED ACCESS CONTROL
Adjacent Caltrans parcel, not a part. For reference only.			PARCEL LINE
			EASEMENT LINE
			DD 2307-01-02 34.57 AC (NET)

STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION <b>RIGHT OF WAY</b> <b>DIRECTOR'S DEED</b> DD2307-01-02		
SCALE: 1" = 100'		
DRAFTED BY	DATE	DISTRICT COUNTY ROUTE SHEET PM SHEET NO. TOTAL SHEETS
M. HUNTLEY	2/25/2025	05 MON 101 95.6 8 9

SEE SHEET 7

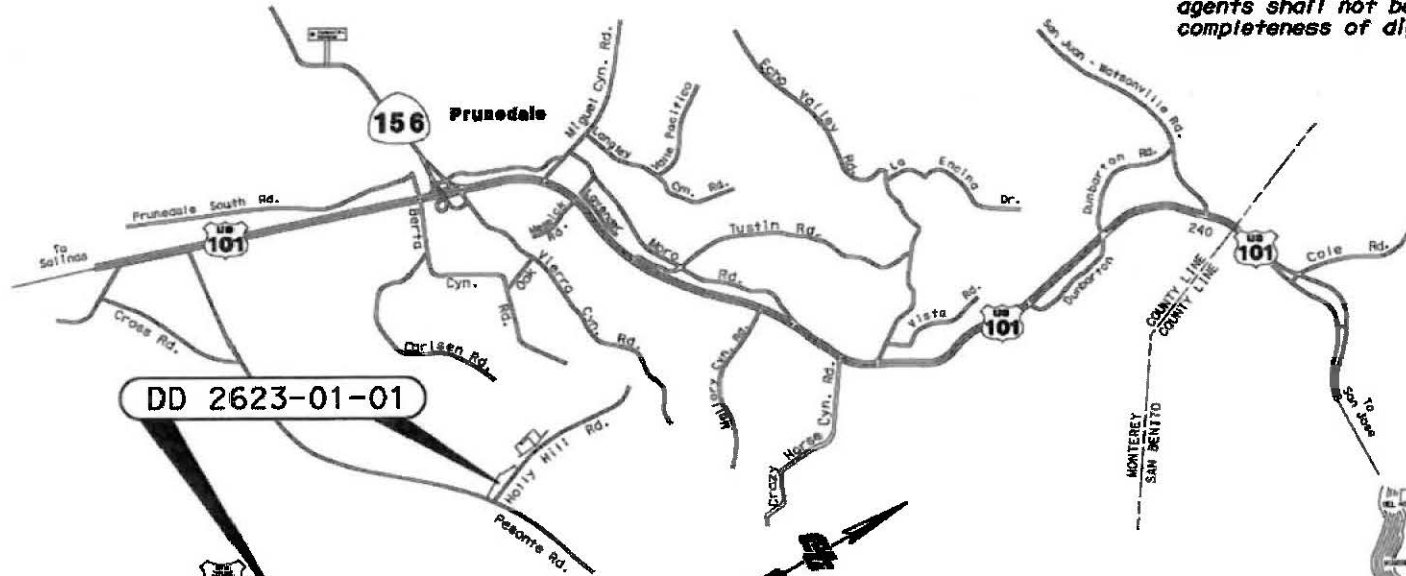
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- Ⓐ : 60' EASEMENT FOR ROAD AND UTILITY PURPOSES, NAMED PARCEL 7 IN DEED RECORDED 03-26-1963, IN REEL 161 OFFICIAL RECORDS AT PAGE 29.
- Ⓑ : 40' EASEMENT FOR ROAD AND UTILITY PURPOSES, NAMED PARCEL 2 IN DEED RECORDED 03-26-1963, IN REEL 161 OFFICIAL RECORDS AT PAGE 29.
- Ⓒ : 50' EASEMENT FOR ROAD AND UTILITY PURPOSES, NAMED PARCEL 5 IN DEED RECORDED 03-26-1963, IN REEL 161 OFFICIAL RECORDS AT PAGE 29.
- Ⓓ : 20' EASEMENT FOR ROAD AND UTILITY PURPOSES, NAMED PARCEL 6 IN DEED RECORDED 03-26-1963, IN REEL 161 OFFICIAL RECORDS AT PAGE 29.
- Ⓔ : 20' RIGHT OF WAY FOR ROAD AND UTILITY PURPOSES PER DEED RECORDED 11-02-1964, IN REEL 372 OFFICIAL RECORDS AT PAGE 833.
- Ⓕ : 5' EASEMENT FOR POLE LINE PURPOSES PER DEED RECORDED 05-21-1951, IN VOLUME 1305 OFFICIAL RECORDS AT PAGE 73.
- Ⓖ : 5' EASEMENT IN FAVOR OF PG&E AND PT&T PER DEED RECORDED 05-14-1951, IN VOLUME 1303 OFFICIAL RECORDS AT PAGE 235.

- Ⓗ : 40' EASEMENT FOR ROAD AND UTILITY PURPOSES, NAMED PARCEL 3 IN DEED RECORDED 03-26-1963, IN REEL 161 OFFICIAL RECORDS AT PAGE 29.
- Ⓘ : 10' EASEMENT FOR UTILITY PURPOSES, NAMED PARCEL 4 IN DEED RECORDED 03-26-1963, IN REEL 161 OFFICIAL RECORDS AT PAGE 29.
- Ⓣ : 10' EASEMENT FOR UTILITY PURPOSES RESERVED IN DEED RECORDED 06-06-1963, IN REEL 188 OFFICIAL RECORDS AT PAGE 380.
- Ⓚ : 15' EASEMENT FOR ROAD AND UTILITY PURPOSES RESERVED IN DEED RECORDED 06-06-1963, IN REEL 188 OFFICIAL RECORDS AT PAGE 380.
- Ⓛ : 15' EASEMENT FOR ROAD AND UTILITY PURPOSES NAMED PARCEL 2 IN DEED RECORDED 06-06-1963, IN REEL 188 OFFICIAL RECORDS AT PAGE 380.
- Ⓜ : 60' RIGHT OF WAY FOR ROAD AND UTILITY PURPOSES IN DEED RECORDED 09-01-1961, IN VOLUME 2179 OFFICIAL RECORDS AT PAGE 459.

NOTES		LEGEND			STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION <b>RIGHT OF WAY DIRECTOR'S DEED</b> DD2307-01-02		
All distances are in feet unless otherwise noted.							
DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
M. HUNTLEY	2/25/2025	05	MON	101	95.6	9	9

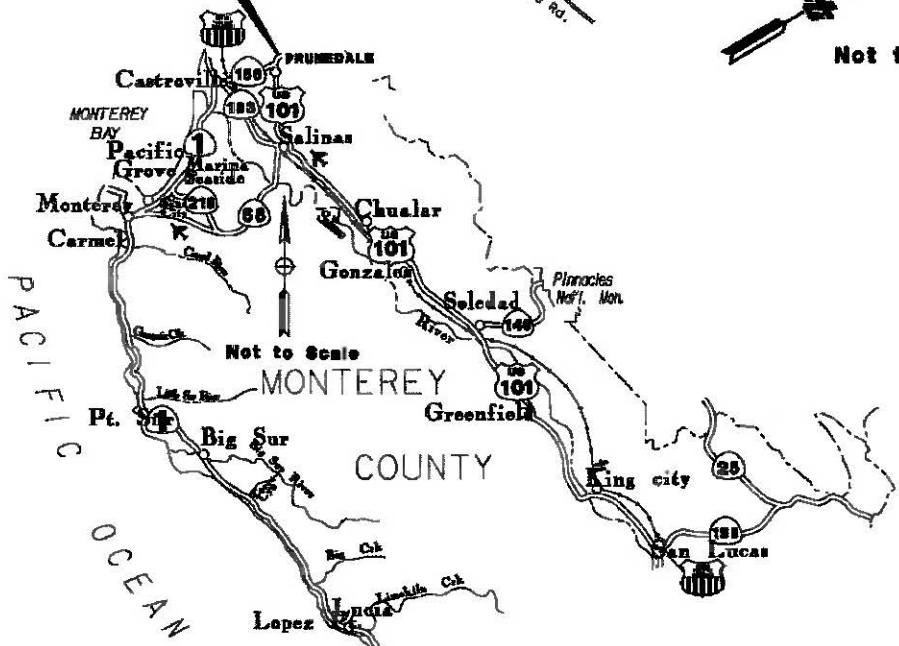
NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.



DD 2623-01-01



Not to Scale



STATE OF CALIFORNIA  
 CALIFORNIA STATE TRANSPORTATION AGENCY  
 DEPARTMENT OF TRANSPORTATION  
**RIGHT OF WAY**  
**DIRECTOR'S DEED**  
**DD2623-01-01 AREA MAP**

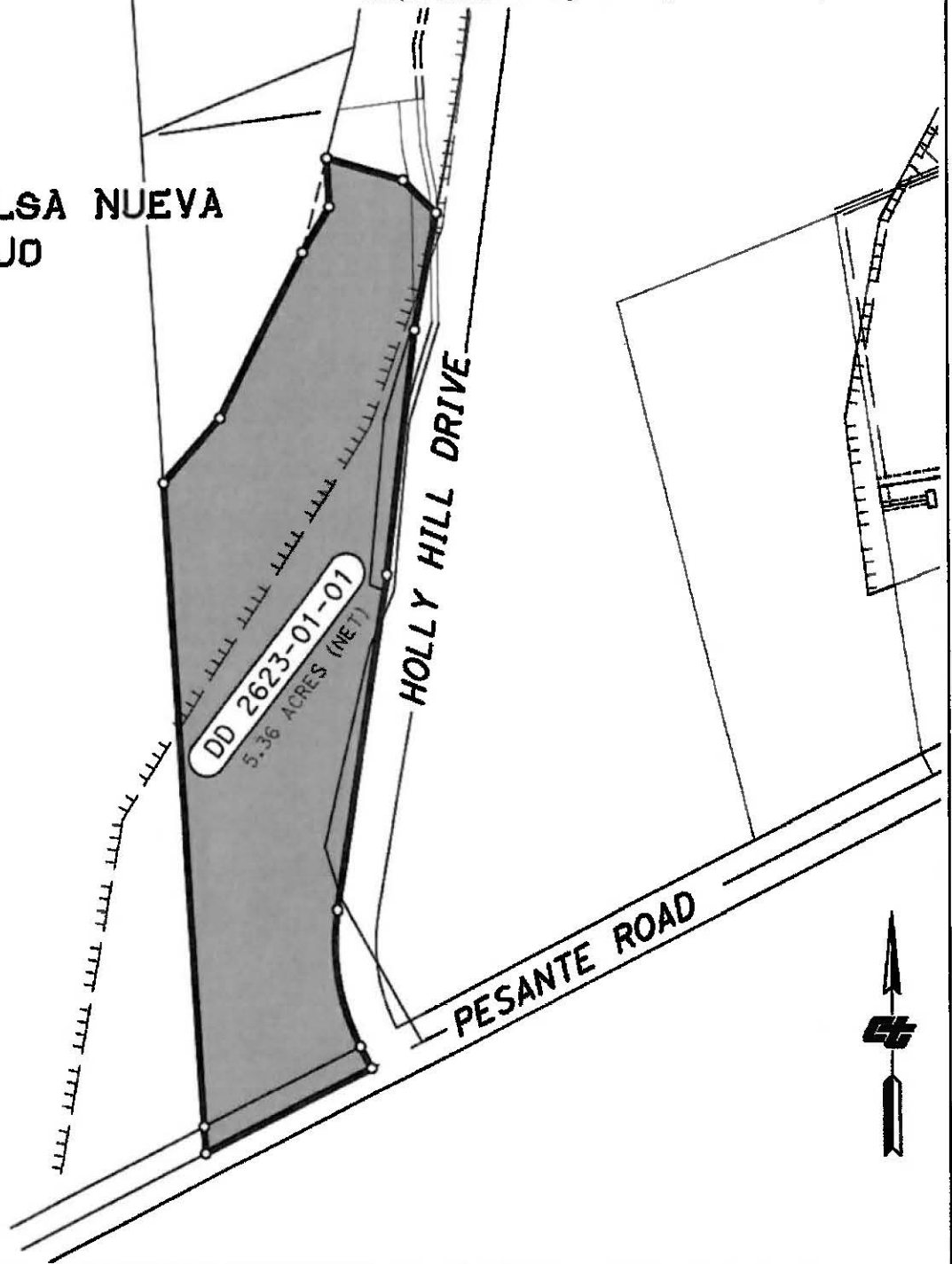
NO SCALE

DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
GUSTAVO MEDINA	04/07/2025	05	MON	101	95.6	1	4

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.

RANCHO BOLSA NUEVA  
Y MORO COJO

COUNTY OF MONTEREY



NOTES		LEGEND			STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DIRECTOR'S DEED MAP DD2623-01-01		
All distances are in feet unless otherwise noted.			EXISTING R/W		SCALE: 1" = 200'		
<div style="border: 1px solid black; border-radius: 50%; padding: 2px; display: inline-block;">####</div> Underlying Caltrans parcel.			SUPERSEDED ACCESS CONTROL				
<div style="border: 1px dashed black; border-radius: 50%; padding: 2px; display: inline-block;">####</div> Adjacent Caltrans parcel, not a part. For reference only.			PARCEL LINE		SHEET PM	SHEET NO.	TOTAL SHEETS
			EASEMENT LINE		95.6	2	4
			DD 2623-01-01 5.36 ACRES (NET)				

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.

SOUTHEAST CORNER OF THE 13.456 ACRES MAY 10, 1957, VOL1790, PG388, ORMC, SEE ROS 8S\_141, FD 4x4 RCE 1215

NORTHERLY TERMINUS OF COURSE 1 OF PARCEL II DOC 2022033141

COUNTY OF MONTEREY

RANCHO BOLSA NUEVA Y MORO COJO



**NOTES**  
 All distances are in feet unless otherwise noted.  
 (####) Underlying Caltrans parcel.  
 (####) Adjacent Caltrans parcel, not a part. For reference only.

**LEGEND**  
 ——— EXISTING R/W  
 ||||| SUPERSEDED ACCESS CONTROL  
 ——— PARCEL LINE  
 - - - EASEMENT LINE  
 [Shaded Box] DD 2623-01-01 5.36 ACRES (NET)

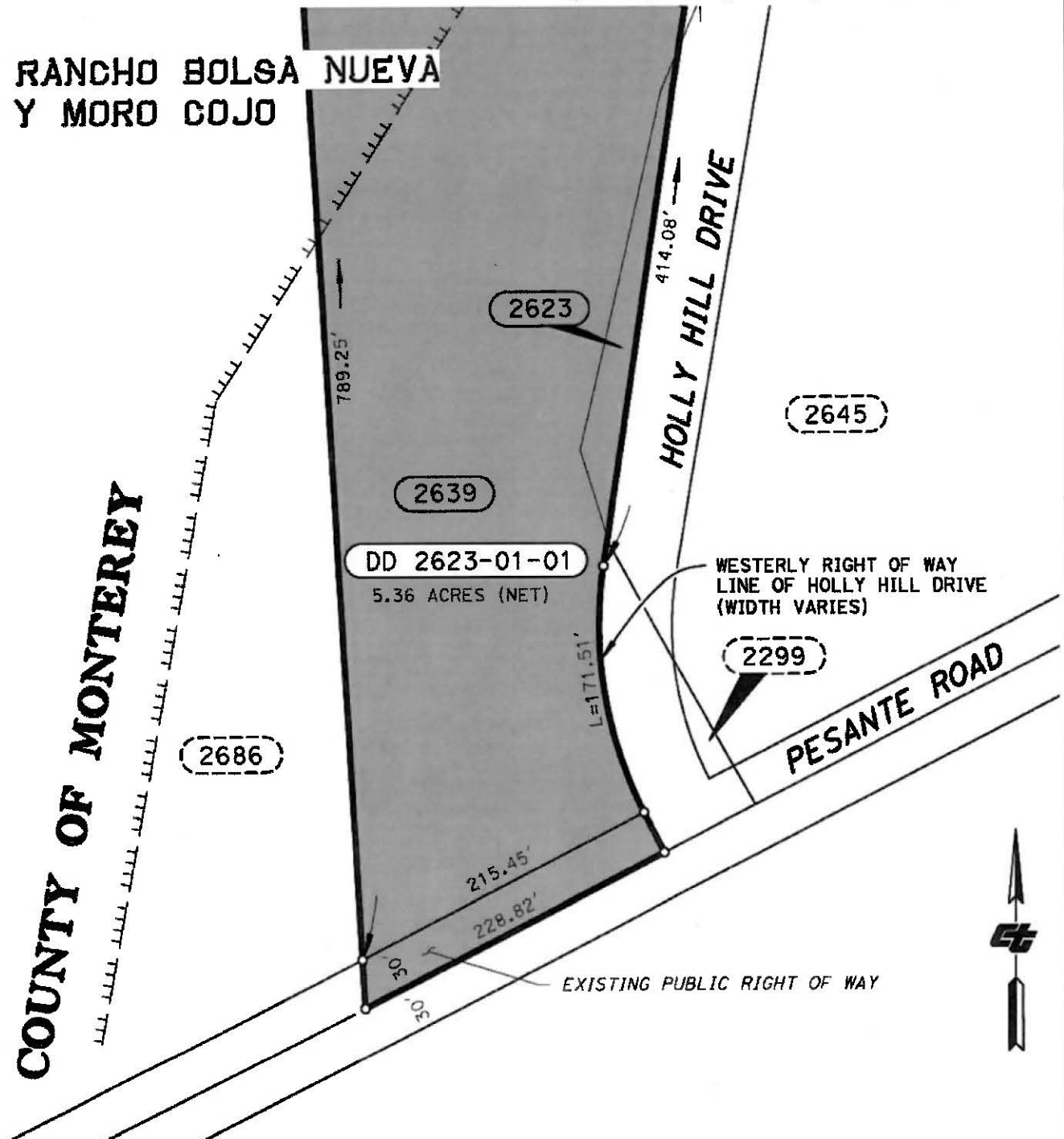
STATE OF CALIFORNIA  
 CALIFORNIA STATE TRANSPORTATION AGENCY  
 DEPARTMENT OF TRANSPORTATION  
**RIGHT OF WAY DIRECTOR'S DEED MAP**  
 DD2623-01-01  
 SCALE: 1" = 100'

DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
GUSTAVO MEDINA	04/03/2025	05	MON	101	95.6	3	4

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.

**RANCHO BOLSA NUEVA  
Y MORO COJO**

**COUNTY OF MONTEREY**



**NOTES**  
 All distances are in feet unless otherwise noted.  
 Underlying Caltrans parcel.  
 Adjacent Caltrans parcel, not a part. For reference only.

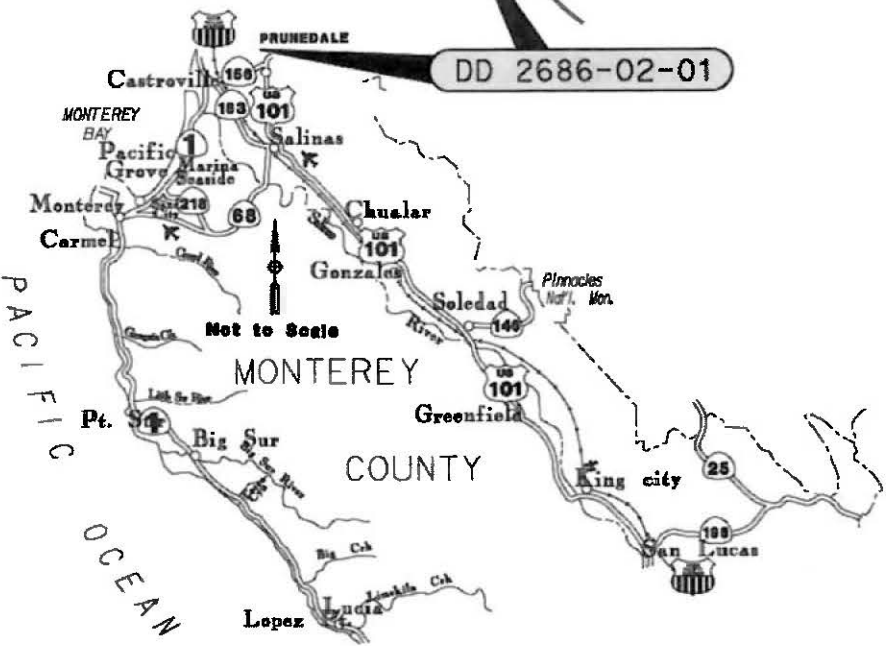
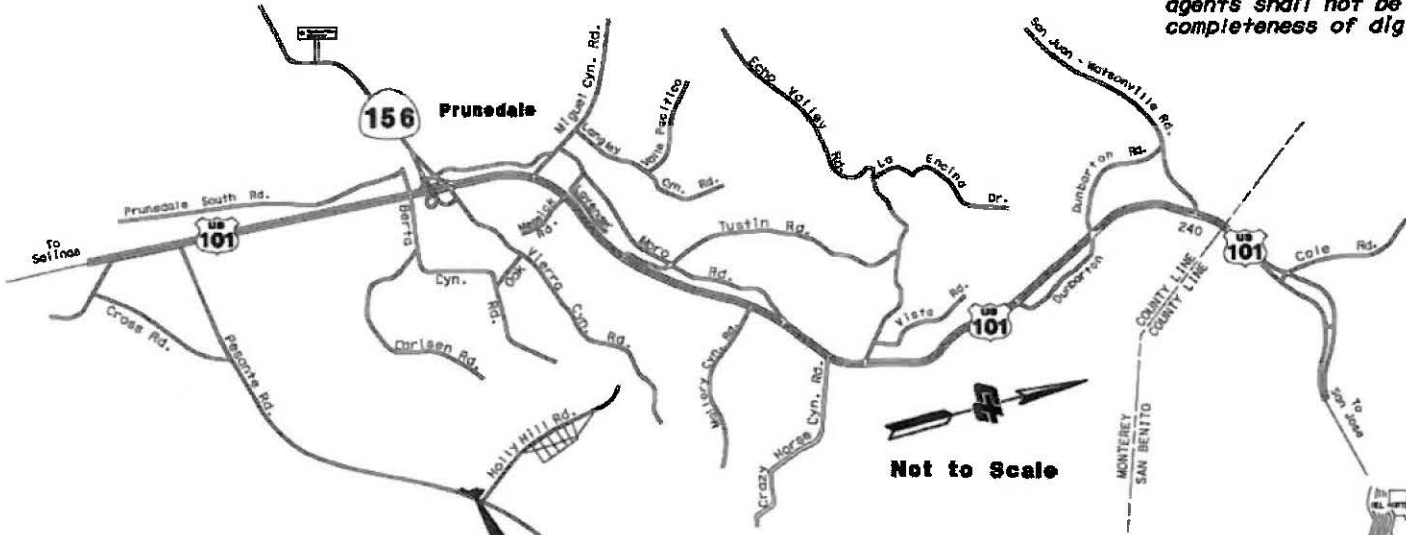
**LEGEND**  
 EXISTING R/W  
 SUPERSEDED ACCESS CONTROL  
 PARCEL LINE  
 EASEMENT LINE  
 DD 2623-01-01  
 5.36 ACRES (NET)

**STATE OF CALIFORNIA  
 CALIFORNIA STATE TRANSPORTATION AGENCY  
 DEPARTMENT OF TRANSPORTATION  
 RIGHT OF WAY  
 DIRECTOR'S DEED MAP  
 DD2623-01-01**

SCALE: 1" = 100'

DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
GUSTAVO MEDINA	04/03/2025	05	MON	101	95.6	4	4

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.

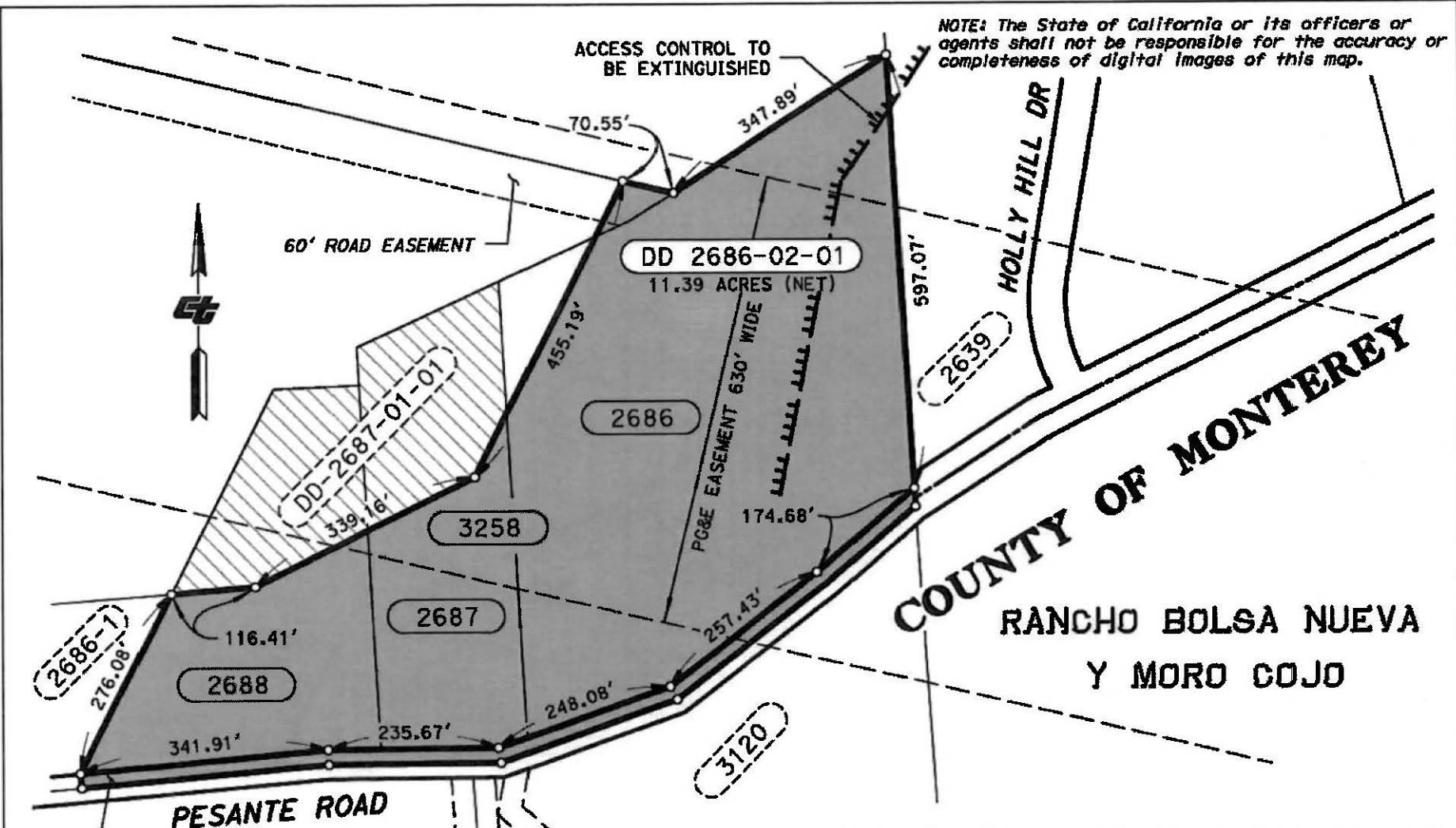


STATE OF CALIFORNIA  
 CALIFORNIA STATE TRANSPORTATION AGENCY  
 DEPARTMENT OF TRANSPORTATION  
**RIGHT OF WAY  
 DIRECTOR'S DEED**  
**DD2686-02-01 AREA MAP**

NO SCALE

DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
GUSTAVO MEDINA	9/2/2025	05	MON	101	95.6	1	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.



**COUNTY OF MONTEREY**  
**RANCHO BOLSA NUEVA**  
**Y MORO COJO**

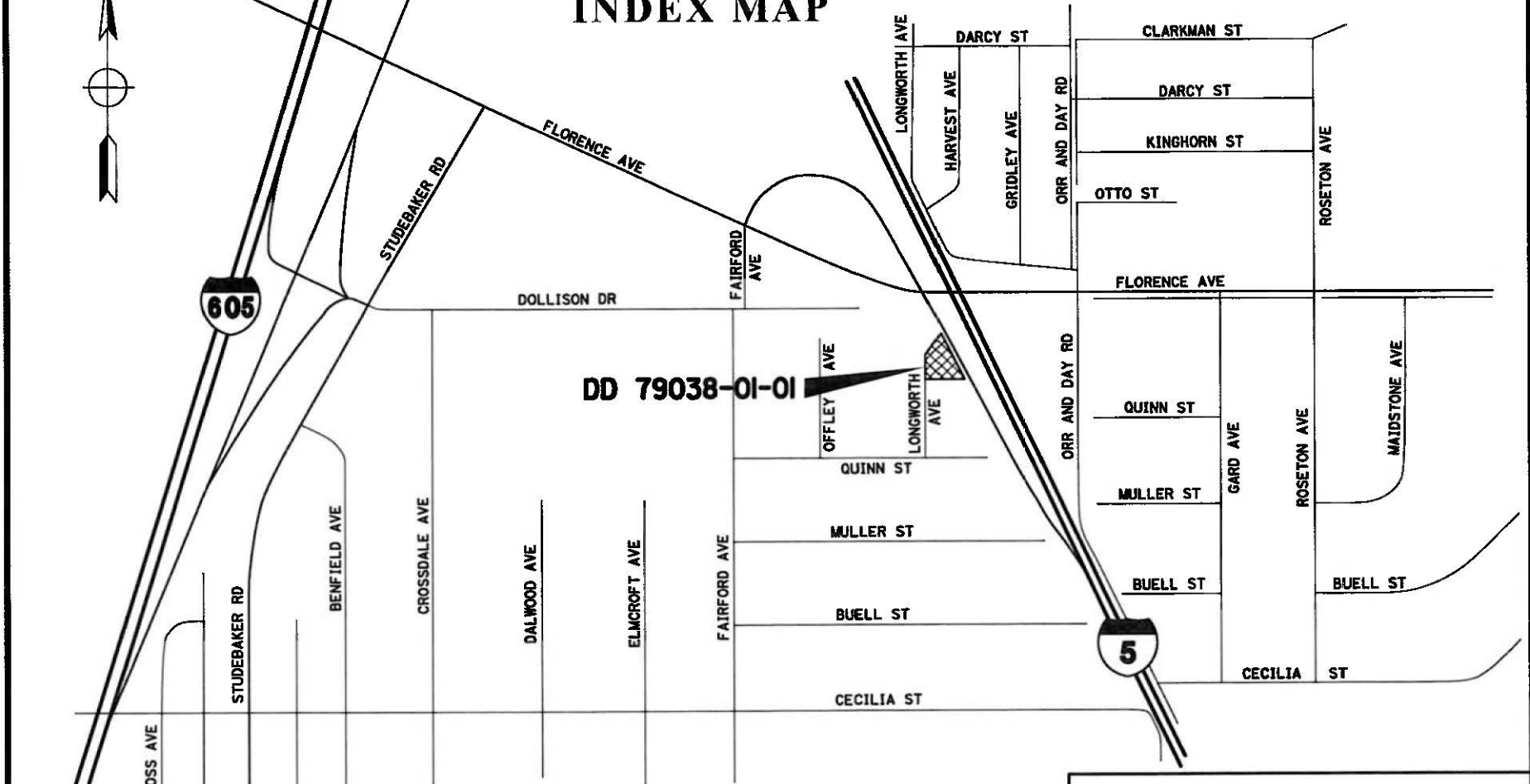
EXISTING PUBLIC RIGHT OF WAY

NOTES		LEGEND		STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION <b>RIGHT OF WAY DIRECTOR'S DEED</b> DD2686-02-01			
All distances are in feet unless otherwise noted.			EXISTING R/W	SCALE: 1" = 200'  FEET 0 100 200 400			
Underlying Caltrans parcel.			SUPERSEDED ACCESS CONTROL				
Adjacent Caltrans parcel, not a part. For reference only.			PARCEL LINE				
			EASEMENT LINE				
			DD 2686-02-01 11.39 AC (NET)				
DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
GUSTAVO MEDINA	9/2/2025	05	MON	101	95.6	2	2



# 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.



**COUNTY OF LOS ANGELES  
CITY OF DOWNEY**

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

STATE OF CALIFORNIA  
CALIFORNIA STATE TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY  
DIRECTOR'S DEED  
DD 79038-01-01**

NOT TO SCALE

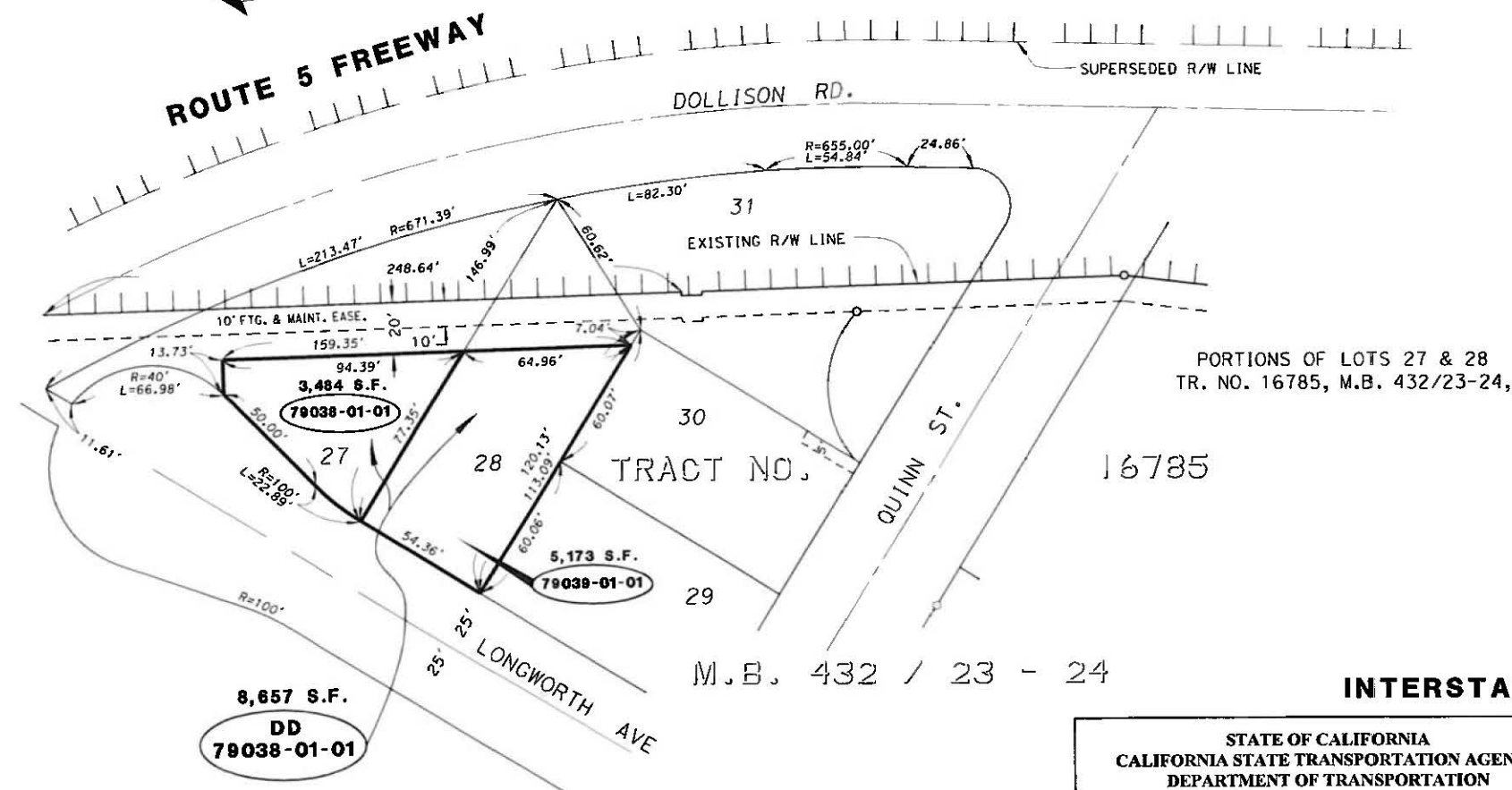
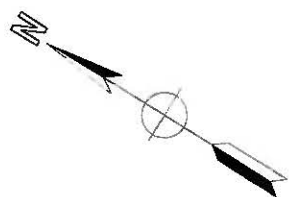
REF. 1 R/W MAP NO. F-2003A-3		EA: 21595	DATE: 11-15-2024		
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
07	LA	5	6.2	1	2

# 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
79038-01-01	3,484 S.F.
79039-01-01	5,173 S.F.
<b>DD 79038-01-01</b>	<b>8,657 S.F.</b>



PORTIONS OF LOTS 27 & 28  
TR. NO. 16785, M.B. 432/23-24,

16785

M.B. 432 / 23 - 24

**INTERSTATE**

**COUNTY OF LOS ANGELES**  
**CITY OF DOWNEY**

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

STATE OF CALIFORNIA  
CALIFORNIA STATE TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY  
DIRECTOR'S DEED  
DD 79038-01-01**

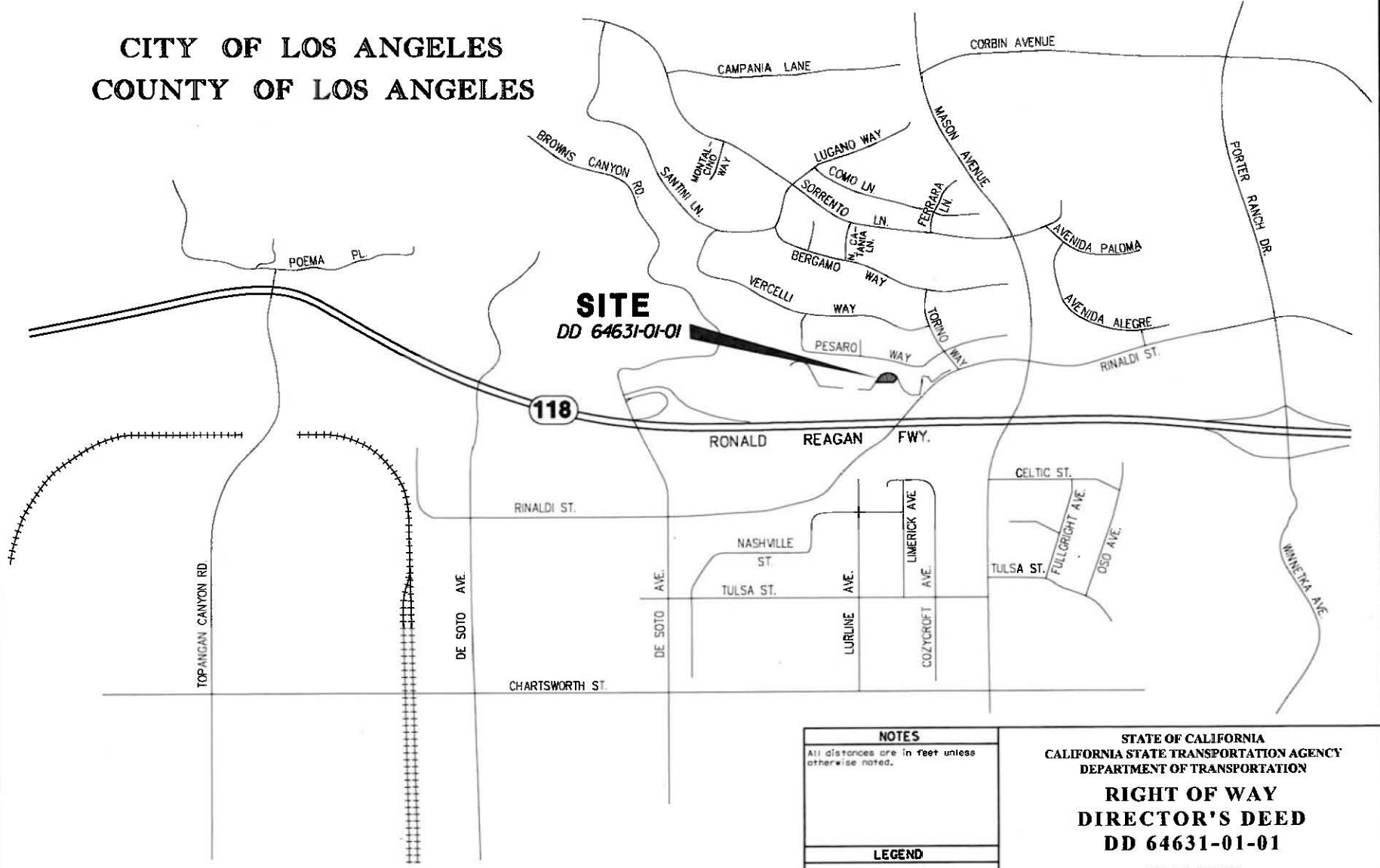
NOT TO SCALE

REF.: R/W MAP NO. F-2003A-3	EA: 21595	DATE: 11-15-2024			
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
07	LA	5	6.2	2	2

# EXHIBIT "B"

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



**SITE**  
 DD 64631-01-01

118

LOCATION MAP NO SCALE

**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**  
**DD 64631-01-01**  
 NOT TO SCALE

REF.: R/W MAP NO. F2131-1 EA:DR005 DATE: 08-23-2022

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
07	LA	118	3.1	1	2

# EXHIBIT "B"

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

PARCEL NO. DD 64631-01-01  
 AREA 15,484 SF

Portion of Rancho Ex-Mission  
 de San Fernando  
 Bk. 1, p, 605-606, of PATENTS  
 NW 1/4, SEC 8, T.2. N., R.16 W.



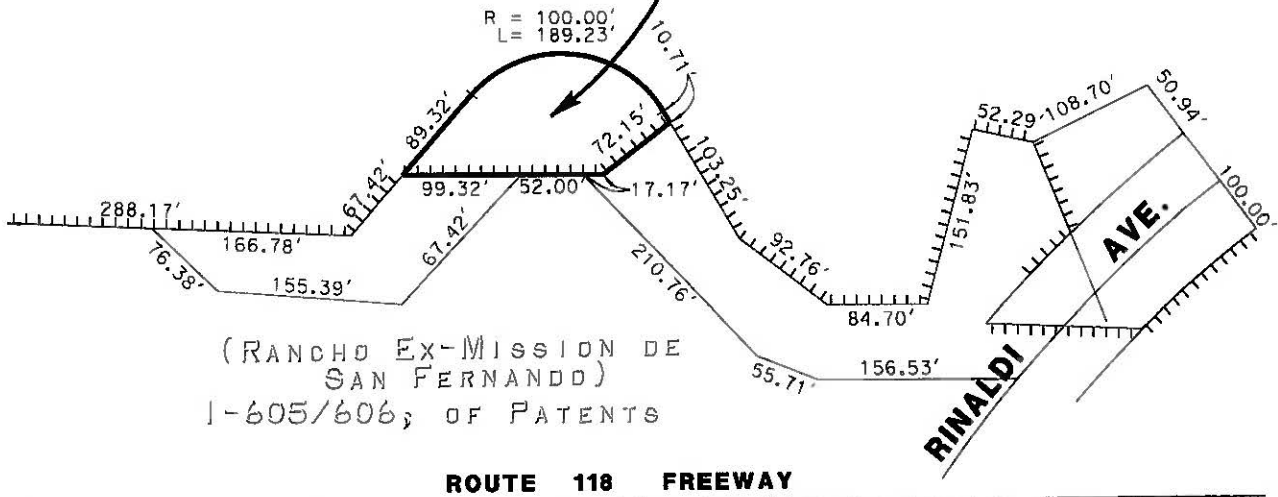
TR. NO. 50512-02

M.B. 1252 / 1 -12

(RANCHO EX-MISSION DE SAN FERNANDO)

15,484 S.F.

DD  
 64631-01-01



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

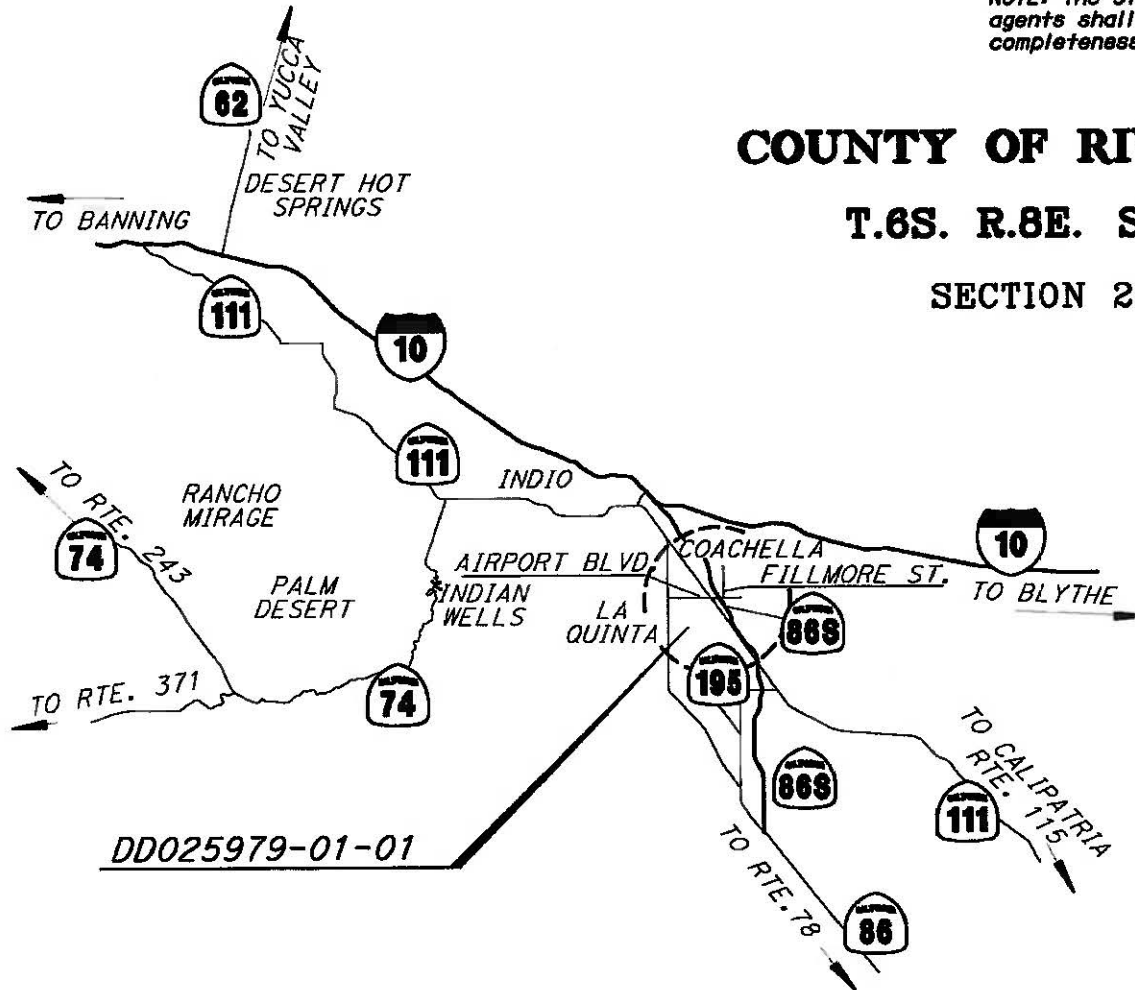
STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION					
<b>RIGHT OF WAY          DIRECTOR'S DEED          DD 64631-01-01</b>					
NOT TO SCALE					
R/W MAP NO. F2131-1		EA:0R005		DATE: 08-23-2022	
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
07	LA	118	3.1	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.



# COUNTY OF RIVERSIDE

T.6S. R.8E. S.B.M.

SECTION 22

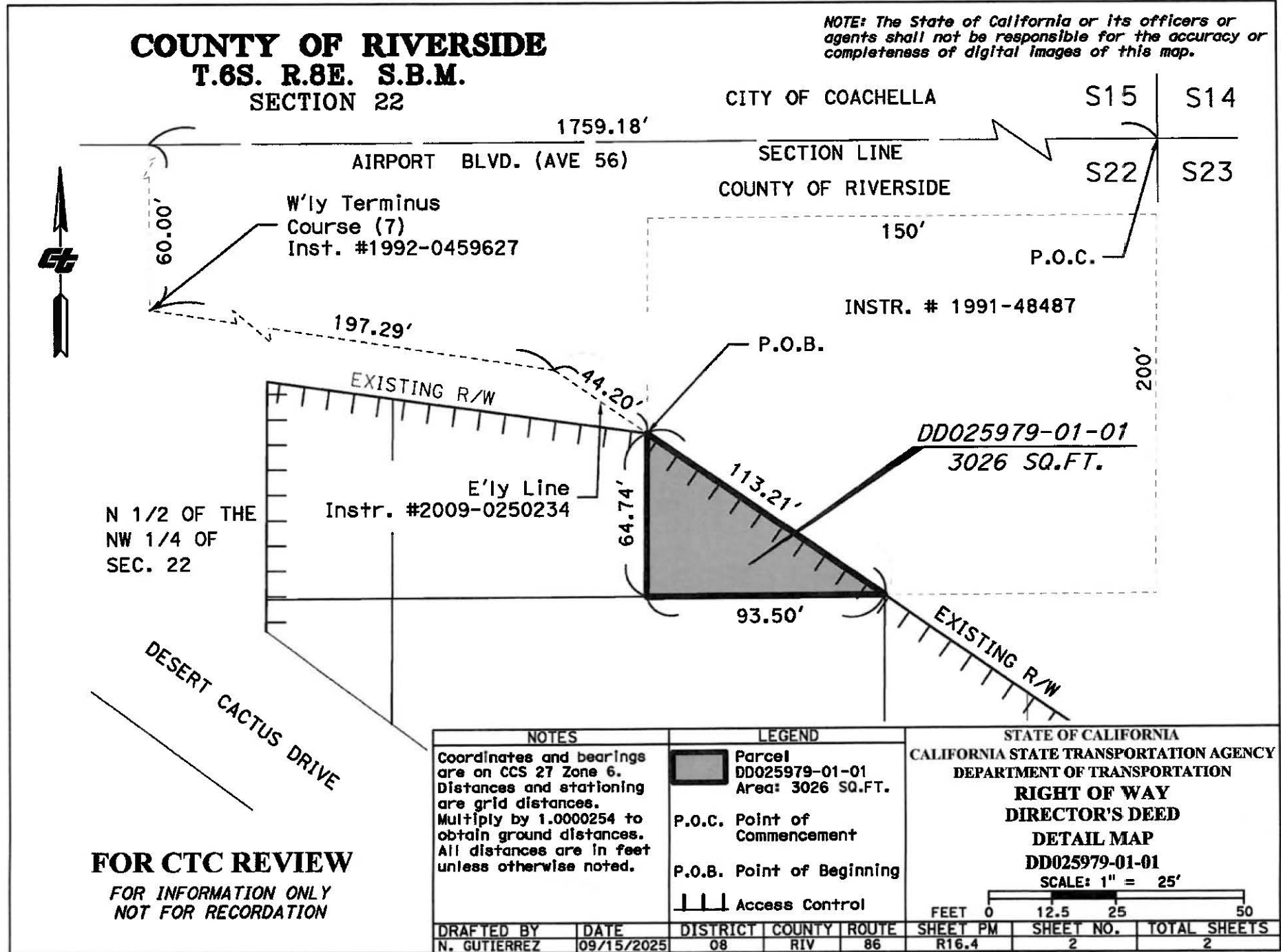


**FOR CTC REVIEW**  
FOR INFORMATION ONLY  
NOT FOR RECORDATION

NOTES		LEGEND			STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION				
Coordinates and bearings are on CCS 27 Zone 6. Distances and stationing are grid distances. Multiply by 1.0000254 to obtain ground distances. All distances are in feet unless otherwise noted.			Parcel DD025979-01-01 Area: 3026 SQ.FT.			<b>RIGHT OF WAY DIRECTOR'S DEED INDEX MAP DD025979-01-01 NO SCALE</b>			
		P.O.C. Point of Commencement		P.O.B. Point of Beginning					
									
DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS		
N. GUTIERREZ	09/15/2025	08	RIV	86	R16.4	1	2		

**COUNTY OF RIVERSIDE**  
**T.6S. R.8E. S.B.M.**  
**SECTION 22**

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.



N 1/2 OF THE  
 NW 1/4 OF  
 SEC. 22

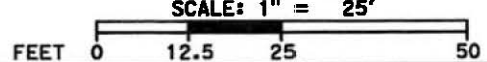
DESERT CACTUS DRIVE

**FOR CTC REVIEW**  
 FOR INFORMATION ONLY  
 NOT FOR RECORDATION

**NOTES**  
 Coordinates and bearings are on CCS 27 Zone 6. Distances and stationing are grid distances. Multiply by 1.0000254 to obtain ground distances. All distances are in feet unless otherwise noted.

**LEGEND**  
 Parcel DD025979-01-01 Area: 3026 SQ.FT.  
 P.O.C. Point of Commencement  
 P.O.B. Point of Beginning  
 Access Control

STATE OF CALIFORNIA  
 CALIFORNIA STATE TRANSPORTATION AGENCY  
 DEPARTMENT OF TRANSPORTATION  
**RIGHT OF WAY**  
**DIRECTOR'S DEED**  
**DETAIL MAP**  
 DD025979-01-01  
 SCALE: 1" = 25'



DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
N. GUTIERREZ	09/15/2025	08	RIV	86	R16.4	2	2