

## MEMORANDUM

**To:** CHAIR AND COMMISSIONERS  
CALIFORNIA TRANSPORTATION COMMISSION

**CTC Meeting:** May 14-15, 2026

**From:** STEVEN KECK, Chief Financial Officer

**Reference Number:** 2.4d.(1), 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 \$35,700. The State will receive a return of \$117,700 from the sale of these properties; corresponding maps are attached.

**DIRECTOR'S DEEDS:**

**01**-03-Yub-070 PM 21.1  
Disposal Unit #DD 37078-01-01  
Convey to: Awtar S. Mann and  
Satyendrajit K. Mann

Yuba County  
57,358 square feet (s.f.)  
Public Sale Estimate (PSE)  
\$26,000 (PSE \$17,000)

Public sale. Two bidders participated in the auction. Selling price represents the highest bid received. Disposal unit does not meet Department of General Services (DGS) criteria for Executive Order N-06-19.

**02**-03-Yub-070 PM 21.1  
Disposal Unit #DE 37078-01-01  
Convey to: Pacific Gas & Electric Company

Yuba County  
18,380 s.f.  
\$0 Appraisal Not Applicable (N/A)

Direct conveyance of a utility easement for no monetary consideration. Conveyance is 100 percent the State's obligation pursuant to Utility Agreement number 0319UA2686.0A, dated May 27, 2021. All financial requirements for the relocation were invoiced and handled by the utility agreement. Disposal unit is not subject to Executive Order N-06-19.

**03**-05-Mon-101 PM 91.74  
Disposal Unit #DD 236-01-01  
Convey to: NM CPC EX, L.L.C.,

Monterey County  
0.12 acre  
\$3,600 (Appraisal \$3,600)

Direct sale. Disposal unit is part of the rescinded Prunedale Improvement Project and is incapable of independent development due to its small size, narrow width, and irregular shape.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 sidewalk, curb, driveway, and parking area, 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 R95.6**  
Disposal Unit #DD 2639-01-03  
Convey to: Ma Lucia Rentar Revocable Living Trust

Monterey County  
36,808 s.f.  
\$950 (Appraisal \$950)

Direct sale. Disposal unit is part of the Prunedale Bypass Project that was rescinded in 2021. The excess parcel is of such size that it is not a developable property given the County zoning requirements. Additionally, if sold to another party other than the adjoining owner, it would landlock the adjoining owner, as well as create a land use development that would be below and not consistent with the normal land use of other properties in the neighborhood. The funds from this sale will be returned to the Monterey County Local Alternative Transportation Improvement Program (LATIP). Disposal unit does not meet DGS criteria for Executive Order N-06-19.

**05-05-Mon-101 PM R95.6**  
Disposal Unit #DD 2777-01-01  
Convey to: Jaime J. Vargas and Juana Hernandez

Monterey County  
1.02 acres  
\$1,850 (Appraisal \$1,850)

Direct sale. Disposal unit is part of the Prunedale Bypass Project that was rescinded in 2021. The excess parcel is of such size that it is not a developable property given the County zoning requirements. Additionally, if sold to another party other than the adjoining owner, it would landlock the adjoining owner, as well as create a land use development that would be below and not consistent with the normal land use of other properties in the neighborhood. The funds from this sale will be returned to the Monterey County LATIP. Disposal unit does not meet DGS criteria for Executive Order N-06-19.

**06-05-Mon-101 PM R95.6**  
Disposal Unit #DD 2778-01-01  
Convey to: Richard and Roberta Walker Family Trust

Monterey County  
15,249 s.f.  
\$650 (Appraisal \$650)

Direct sale. Disposal unit is part of the Prunedale Bypass Project that was rescinded in 2021. The excess parcel is of such size that it is not a developable property given the County zoning requirements. Additionally, if sold to another party other than the adjoining owner, it would landlock the adjoining owner, as well as create a land use development that would be below and not consistent with the normal land use of other properties in the neighborhood. The funds from this sale will be returned to the Monterey County LATIP. Disposal unit does not meet DGS criteria for Executive Order N-06-19.

**07**-05-Mon-101 PM R96.0  
Disposal Unit #DD 2653-01-01  
Convey to: Jose Ramos

Monterey County  
20,125 s.f.  
\$850 (Appraisal \$850)

Direct sale. Disposal unit is part of the Prunedale Bypass Project that was rescinded in 2021. The excess parcel is of such size that it is not a developable property given the County zoning requirements. Additionally, if sold to another party other than the adjoining owner, it would landlock the adjoining owner, as well as create a land use development that would be below and not consistent with the normal land use of other properties in the neighborhood. The funds from this sale will be returned to the Monterey County LATIP. Disposal unit does not meet DGS criteria for Executive Order N-06-19.

**08**-05-Mon-101 PM R96.5  
Disposal Unit #DD 2899-01-01  
Convey to: Gonzalo H. Flores Trust (2021)

Monterey County  
11,574 s.f.  
\$300 (Appraisal \$300)

Direct sale. Disposal unit is part of the Prunedale Bypass Project that was rescinded in 2021. The excess parcel is of such size that it is not a developable property given the County zoning requirements. Additionally, if sold to another party other than the adjoining owner, it would landlock the adjoining owner, as well as create a land use development that would be below and not consistent with the normal land use of other properties in the neighborhood. The funds from this sale will be returned to the Monterey County LATIP. Disposal unit does not meet DGS criteria for Executive Order N-06-19.

**09**-06-Fre-180 PM R57.7  
Disposal Unit #DD 84640-02-01  
Convey to: Martha J. Fonseca

Fresno County  
2,380 s.f.  
\$500 (Appraisal \$500)

Direct sale. Disposal unit is incapable of independent development due to its size relative to its zoning requirements. Disposal unit was purchased for the State Route 180 construction project and is an uneconomic remnant. 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.

**10-06-Ker-46 PM 25.0**  
Disposal Unit #DD 84978-01-01  
Convey to: Houshmand Zarabi and Javid Novinbakht

Kern County  
7.02 acres  
\$500 (Appraisal \$500)

Direct sale. Disposal unit is incapable of independent development due to its shape relative to its zoning and access-controlled designation. Disposal unit is an uneconomic remnant from the widening project of State Route 46 and 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.

**11-06-Ker-46 PM 25.0**  
Disposal Unit #DD 84978-01-02  
Convey to: Sandridge Partners, L.P.

Kern County  
5.904 acres  
\$500 (Appraisal \$500)

Direct sale. Disposal unit is incapable of independent development due to its shape relative to its zoning and access-controlled designation. Disposal unit is an uneconomic remnant from the widening project of State Route 46 and 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.

**12-06-Ker-46 PM 25.0**  
Disposal Unit #DE 84978-2  
Convey to: Verizon Communications

Kern County  
1.19 acres  
\$0 (Appraisal N/A)

Direct conveyance of an easement. Conveyance is 50 percent Utility Owner's obligation and 50 percent State's obligation per Utility Agreement No. 06-1268.42, dated October 15, 2008. All financial requirements for the relocation were invoiced and handled by the utility agreement. Disposal unit is not subject to Executive Order N-06-19.

**13-06-Ker-46 PM 25.0**  
Disposal Unit #DE 84978-3  
Convey to: Verizon Communications

Kern County  
1.19 acres  
\$0 (Appraisal N/A)

Direct conveyance of an easement. Conveyance is 50 percent Utility Owner's obligation and 50 percent State's obligation per Utility Agreement No. 06-1268.42, dated October 15, 2008. All financial requirements for the relocation were invoiced and handled by the utility agreement. Disposal unit is not subject to Executive Order N-06-19.

14-08-SBd-58 PM R31.2  
Disposal Unit #DD 009020-01-01  
Convey to: Kennedy and Joy Eubany

San Bernardino County  
6.279 acres  
\$82,000 (PSE \$9,000)

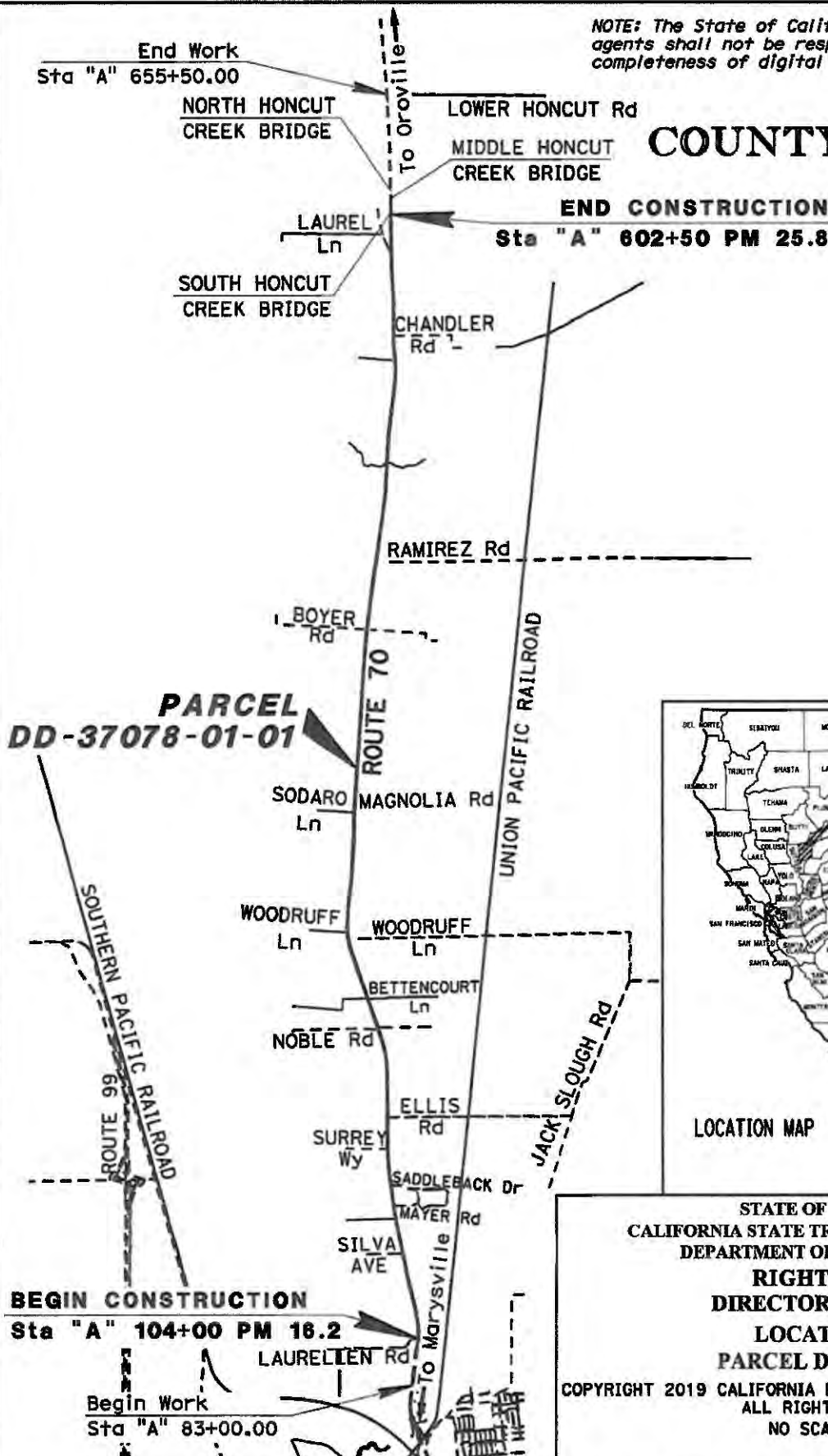
Public sale. Six bidders participated in the auction. Selling price represents the highest bid received. Disposal unit does not meet DGS criteria for Executive Order N-06-19.

Attachments:

Exhibit 1A – 14B – 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.

# COUNTY OF YUBA



**PARCEL DD-37078-01-01**



STATE OF CALIFORNIA  
 CALIFORNIA STATE TRANSPORTATION AGENCY  
 DEPARTMENT OF TRANSPORTATION  
**RIGHT OF WAY**  
**DIRECTOR'S DEED MAP**  
**LOCATION MAP**  
**PARCEL DD-37078-01-01**  
 COPYRIGHT 2019 CALIFORNIA DEPARTMENT OF TRANSPORTATION.  
 ALL RIGHTS RESERVED.  
 NO SCALE

DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
R. GUENTHER	12/12/2025	03	YUB	070	21.1	1	2

# COUNTY OF YUBA

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.

SCHULER LANE (PRIVATE ROAD)

50.00'

AREA: 57,358 S.F.

DD-37078-01-01

UTILITY EASEMENT  
FOR PG&E FACILITIES

50.00'

EXISTING R/W



779.42'

EXISTING R/W



**NOTES**

**LEGEND**

Coordinates and bearings are on CCS 1983(2004.69) Zone 2. Distances and stationing are grid distances. Divide by 0.99992 to obtain 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 MAP**

**DETAIL MAP**

**PARCEL DD-37078-01-01**

COPYRIGHT 2019 CALIFORNIA DEPARTMENT OF TRANSPORTATION.  
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SCALE: 1" = 60'

FEET 0 30 60 120

DRAFTED BY R. GUENTHER	DATE 12/12/2025	DISTRICT 03	COUNTY YUB	ROUTE 070	SHEET PM 21.1	SHEET NO. 2	TOTAL SHEETS 2
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# COUNTY OF YUBA



STATE OF CALIFORNIA  
 CALIFORNIA STATE TRANSPORTATION AGENCY  
 DEPARTMENT OF TRANSPORTATION  
**RIGHT OF WAY**  
**DIRECTOR'S DEED MAP**  
**LOCATION MAP**  
**PARCEL DE-37078-01-01**  
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 NO SCALE

DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
R. GUENTHER	12/12/2025	03	YUB	070	21.1	1	2

# COUNTY OF YUBA

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SCHULER LANE (PRIVATE ROAD)

UTILITY  
EASEMENT  
AREA: 18,380 S.F.  
DE-37078-01-01



50.00'

50.00'

EXISTING R/W

EXISTING R/W



357

356

355

354

353

**NOTES**  
Coordinates and bearings are on CCS 1983(2004.69) Zone 2. Distances and stationing are grid distances. Divide by 0.99992 to obtain ground distances. All distances are in feet unless otherwise noted.

**LEGEND**

STATE OF CALIFORNIA  
CALIFORNIA STATE TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION  
**RIGHT OF WAY  
DIRECTOR'S DEED MAP  
DETAIL MAP**  
PARCEL DE-37078-01-01  
COPYRIGHT 2019 CALIFORNIA DEPARTMENT OF TRANSPORTATION.  
ALL RIGHTS RESERVED.  
SCALE: 1" = 60'



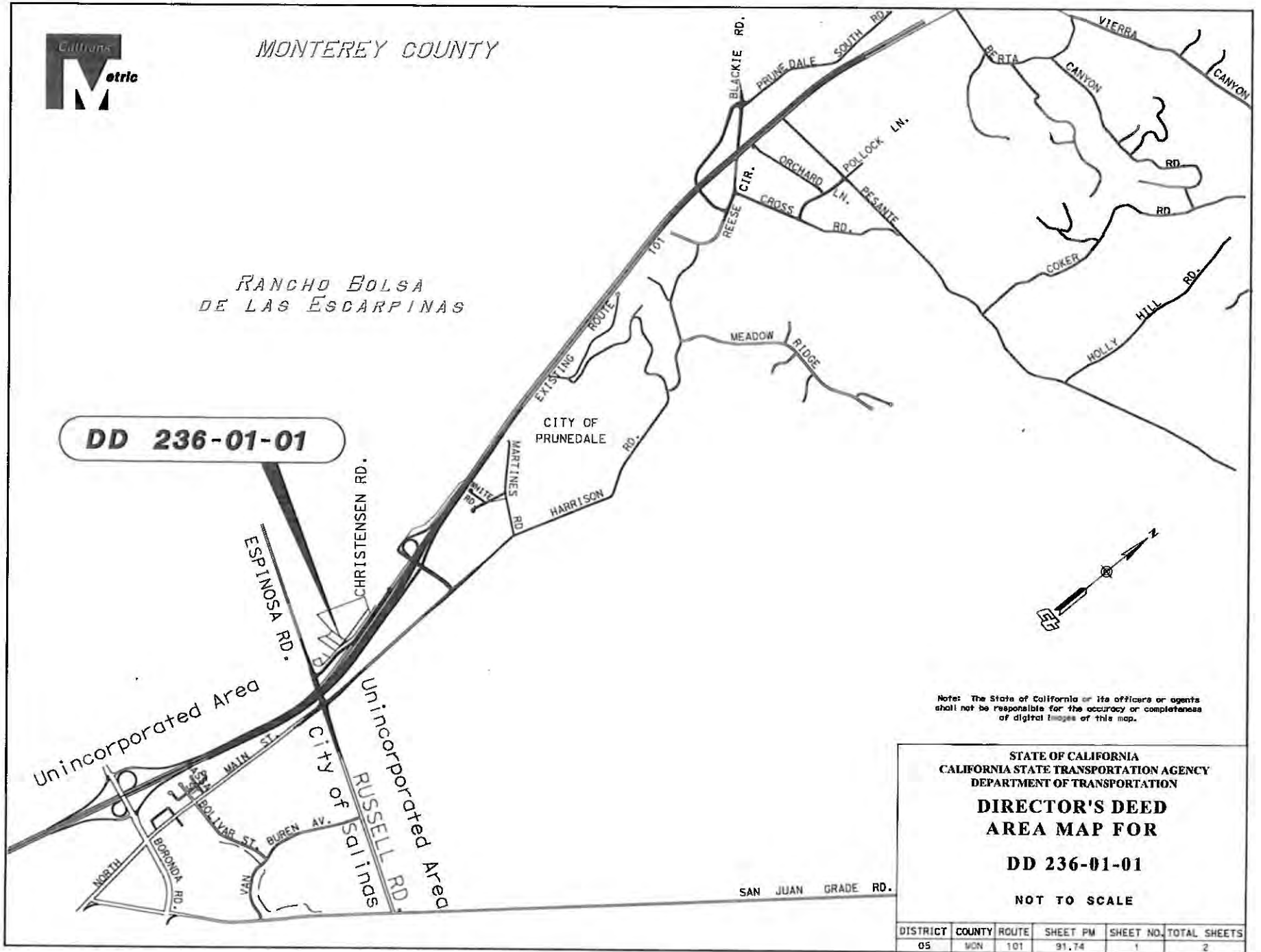
DRAFTED BY R. GUENTHER	DATE 12/12/2025	DISTRICT 03	COUNTY YUB	ROUTE 070	SHEET PM 21.1	SHEET NO. 2	TOTAL SHEETS 2
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MONTEREY COUNTY

RANCHO BOLSA DE LAS ESCARPINAS

DD 236-01-01



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STATE OF CALIFORNIA  
 CALIFORNIA STATE TRANSPORTATION AGENCY  
 DEPARTMENT OF TRANSPORTATION

**DIRECTOR'S DEED  
 AREA MAP FOR**

**DD 236-01-01**

NOT TO SCALE

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
05	MON	101	91.74	1	2



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STATE OF CALIFORNIA  
CALIFORNIA STATE TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY  
DIRECTOR'S DEED  
DD 236-01-01**



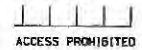
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
05	MON	101	91.74	2	2

**NOTES**

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

**LEGEND**

M = METERS  
O.R. = OFFICIAL RECORDS  
R = REFERENCE



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

Document: 2021019815 O.R.  
NM CPC EX, L.L.C.,  
a Delaware Limited Liability Company

LOT 6

**DD 236-01-01**

0.05 +/- Hectares  
0.12 +/- Acres

LOT 7

MONTEREY COUNTY

R = 601.372  
L = 130.173 M, R1

TO ESPINOSA RD

**Christensen Road**

61.282 M, R1  
COUNTY RIGHT OF WAY

87.47 M, R1

160.56' R2

STATE RIGHT OF WAY

86.709 M, R1

R = 191.700  
L = 63.412  
M, R1

COUNTY RIGHT OF WAY

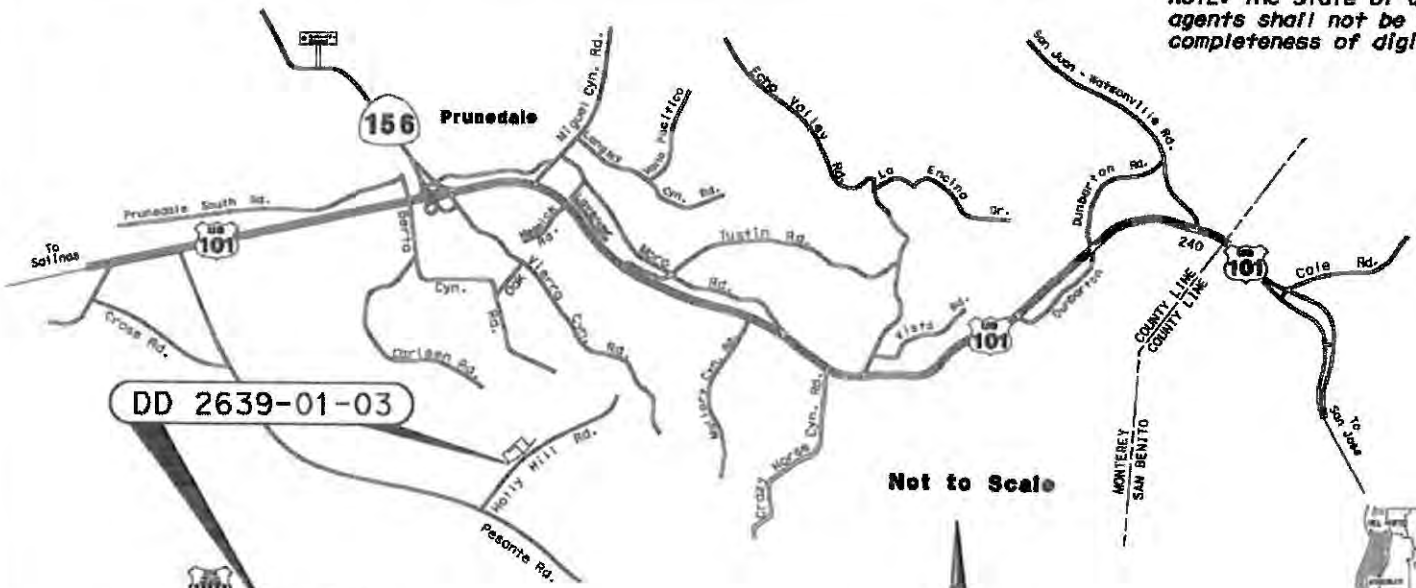
1845-O.R.-449  
(R2)

DOCUMENT: 2017007144, SEGMENT 3  
STATE HIGHWAY MAP BK 6 PGS 10-22 (R1)

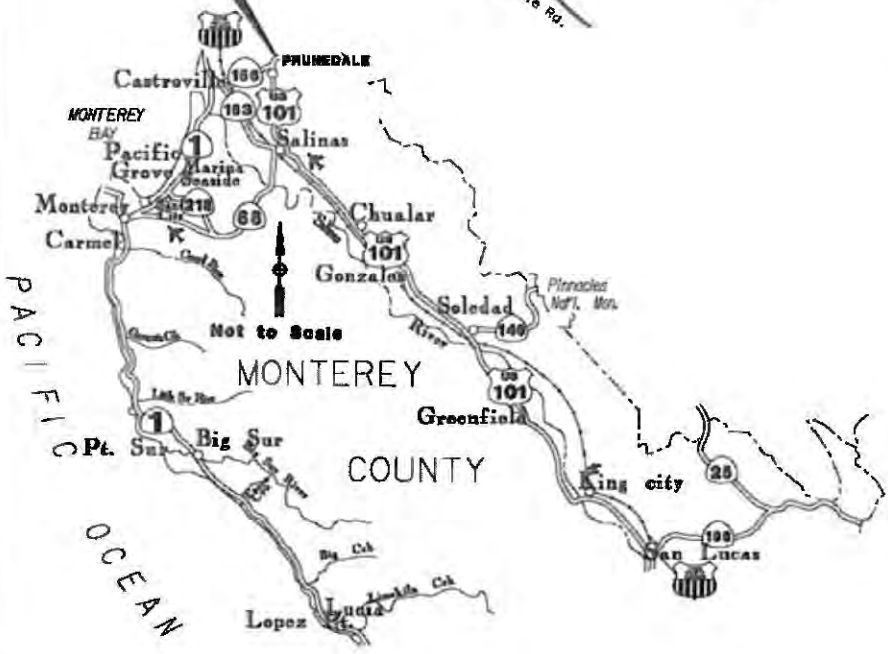
STATE RIGHT OF WAY

**US 101**

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Not to Scale



STATE OF CALIFORNIA  
 CALIFORNIA STATE TRANSPORTATION AGENCY  
 DEPARTMENT OF TRANSPORTATION  
 RIGHT OF WAY  
 DIRECTOR'S DEED  
 DD2639-01-03 AREA MAP  
 NO SCALE

DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
GUSTAVO MEDINA	03/9/2026	05	MON	101	R95.6	1	2

**VOL 12; PG 231 OF  
PARCEL MAPS**

**PARCEL A**

SOUTHEAST CORNER  
PARCEL A

SOUTHWEST CORNER  
PARCEL A

288.20'

**DD 2639-01-03**

36,808 sq. ft.

FD 4x4 RCE 1215

282.11'

140.33'

**2639**

**3097**

97.43'

57.27'

NORTHERLY TERMINUS  
OF COURSE 1 OF  
PARCEL II DOC  
2022033141

**2778**

88.10'

43.55'

105.42'

**2777**

**3099**

162.53'

L=139.69'

**HOLLY HILL DRIVE**

**COUNTY OF MONTEREY**

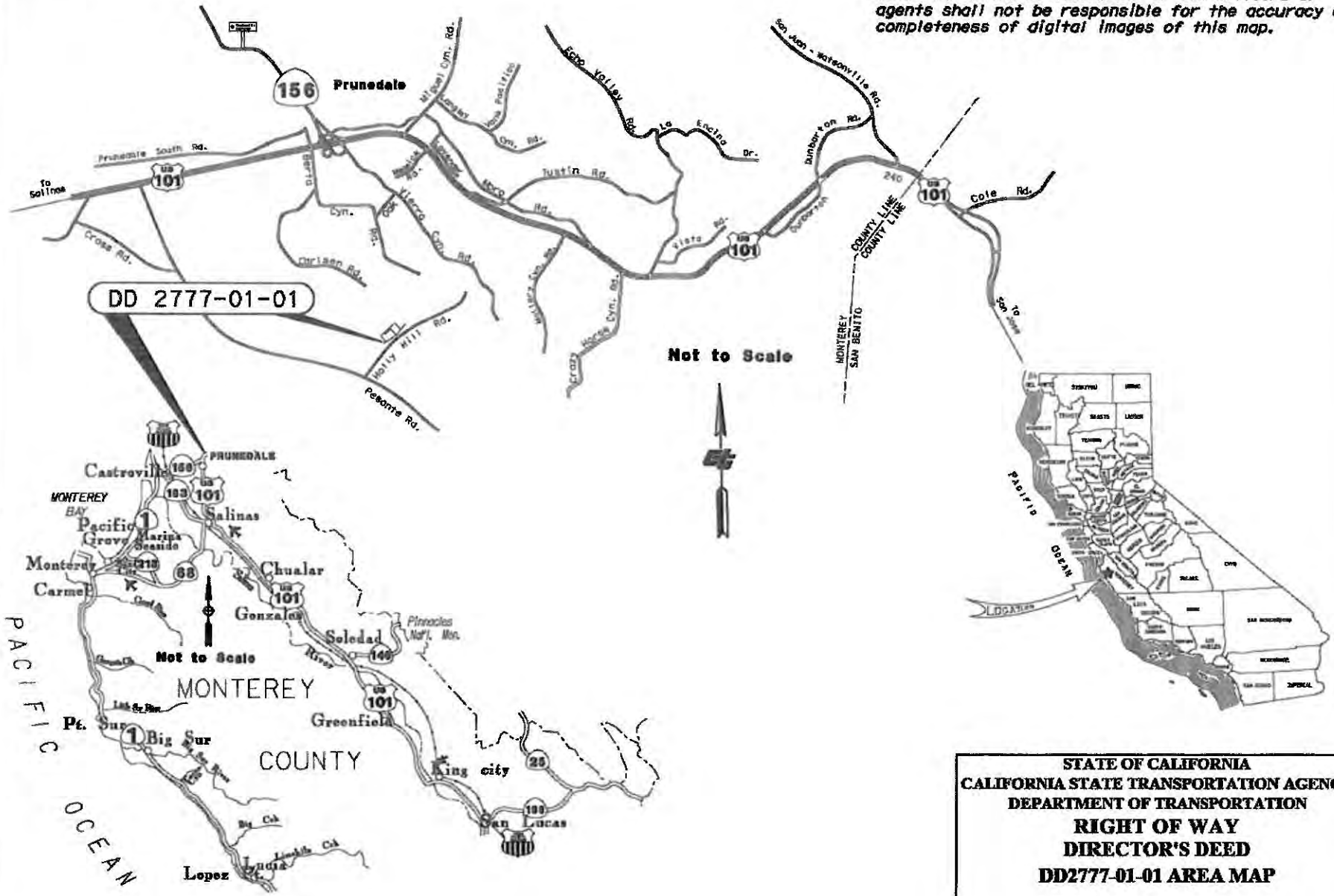
**2645**

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NOTES		LEGEND			STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DIRECTOR'S DEED MAP DD2639-01-03		
All distances are in feet unless otherwise noted.			EXISTING R/W		SCALE: 1" = 60'  FEET 0 30 60 120		
Underlying Caltrans parcel.			SUPERSEDED ACCESS CONTROL				
Adjacent Caltrans parcel, not a part. For reference only.			PARCEL LINE				
			EASEMENT LINE				
			DD 2639-01-03 36,808 sq. ft. (NET)		SHEET PM SHEET NO. TOTAL SHEETS		
DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	R95.6	2	2
GUSTAVO MEDINA	02/17/2026	05	MON	101			

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STATE OF CALIFORNIA  
 CALIFORNIA STATE TRANSPORTATION AGENCY  
 DEPARTMENT OF TRANSPORTATION  
**RIGHT OF WAY  
 DIRECTOR'S DEED  
 DD2777-01-01 AREA MAP**

NO SCALE

DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
GUSTAVO MEDINA	02/17/2026	05	MON	101	R95.6	1	2

POINT OF COMMENCING  
EXCEPTION TO  
PARCEL 2778

2779

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.

333.11'  
NORTH LINE PARCEL B  
POINT OF BEGINNING  
EXCEPTION TO  
PARCEL 2778

WESTERLY RIGHT OF  
WAY LINE OF HOLLY  
HILL ROAD PER GRANT DEED TO  
COUNTY OF MONTEREY BK.1826,  
PG.175 OFFICIAL RECORDS

PARCEL B

VOL 12; PG 231 OF  
PARCEL MAPS

2646

DD 2777-01-01

1.02 ACRES (NET)

PARCEL A

2778

2646

RANCHO BOLSA NUEVA  
Y MORO COJO

SOUTHWEST CORNER  
PARCEL A  
POINT OF BEGINNING  
PARCEL 2777

SOUTHEAST  
CORNER  
PARCEL A

HOLLY HILL DRIVE

COUNTY OF MONTEREY



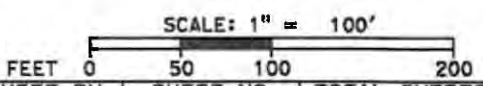
288.20'  
SOUTH LINE PARCEL A

2777

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

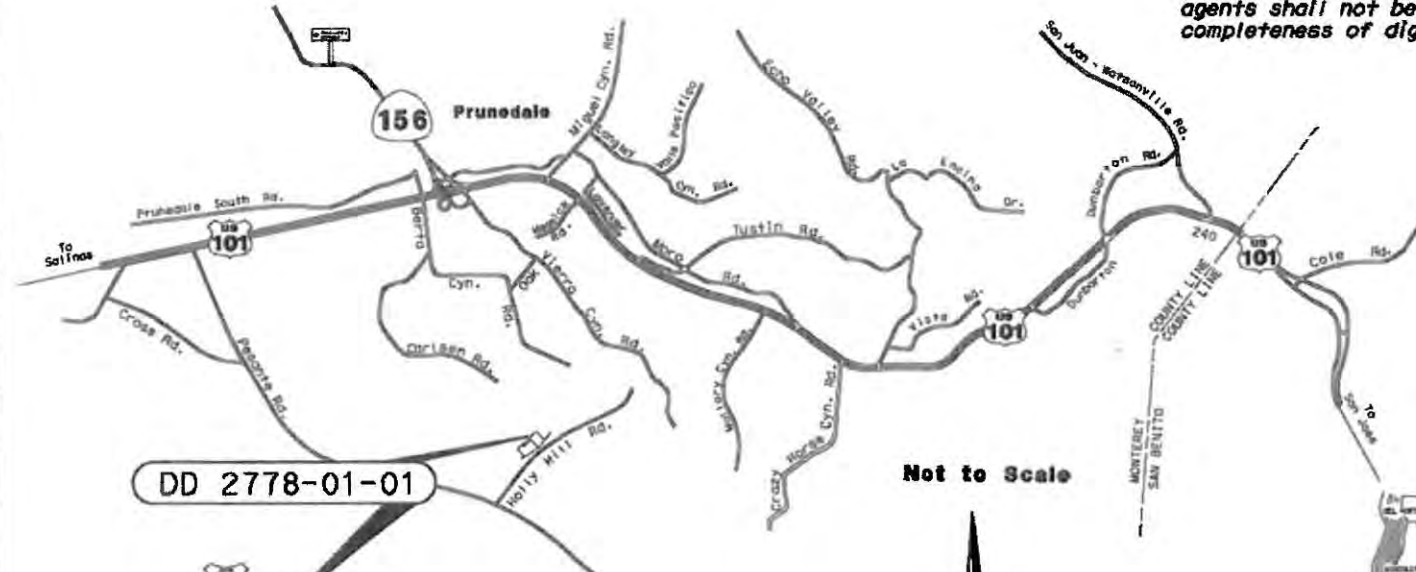
**LEGEND**  
 EXISTING R/W  
 SUPERSEDED ACCESS CONTROL  
 PARCEL LINE  
 EASEMENT LINE  
 DD 2777-01-01 1.02 ACRES (NET)

STATE OF CALIFORNIA  
CALIFORNIA STATE TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION  
**RIGHT OF WAY**  
**DIRECTOR'S DEED MAP**  
DD2777-01-01



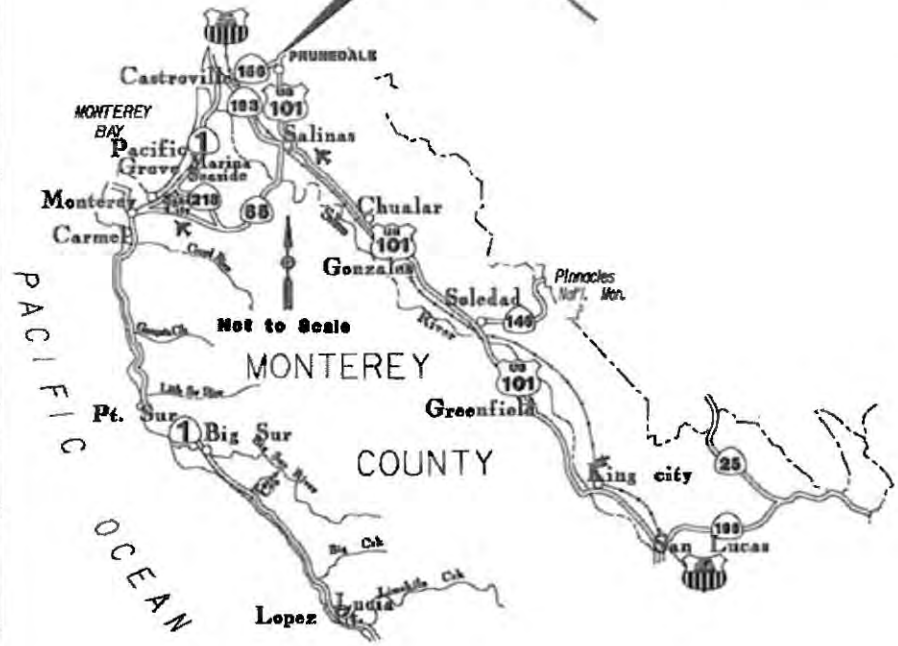
DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
GUSTAVO MEDINA	02/17/2026	05	MON	101	R95.6	2	2

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DD 2778-01-01

Not to Scale



STATE OF CALIFORNIA  
 CALIFORNIA STATE TRANSPORTATION AGENCY  
 DEPARTMENT OF TRANSPORTATION  
**RIGHT OF WAY**  
**DIRECTOR'S DEED**  
**DD2778-01-01 AREA MAP**

NO SCALE

DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
GUSTAVO MEDINA	02/17/2026	05	MON	101	R95.6	1	2

2779

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.

POINT OF COMMENCING  
333.11'  
NORTH LINE PARCEL B  
POINT OF BEGINNING

DD 2778-01-01

15,249 SQUARE FEET (NET)

PARCEL B

VOL 12, PG 231 OF  
PARCEL MAPS

295.07'  
NORTH LINE PARCEL A

PARCEL A

RANCHO BOLSA NUEVA  
Y MORO COJO

WESTERLY RIGHT OF  
WAY LINE OF HOLLY  
HILL ROAD PER BK.1826,  
PG.175 OFFICIAL RECORDS

2646

2778

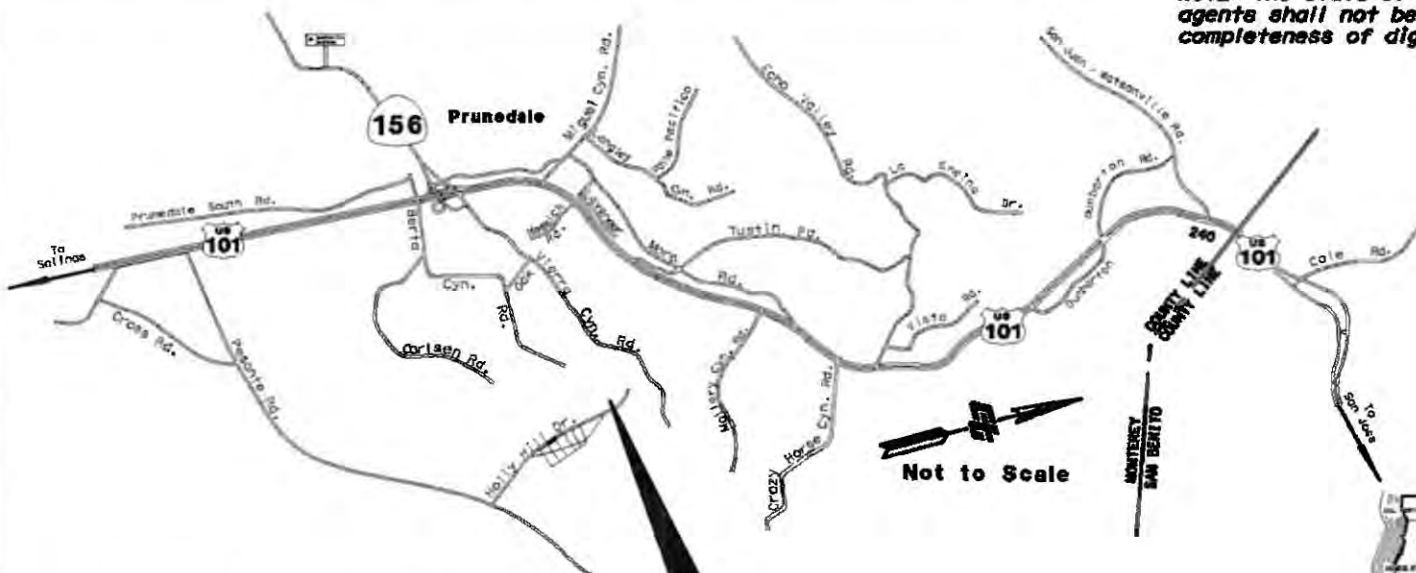
HOLLY HILL DRIVE

COUNTY OF MONTEREY

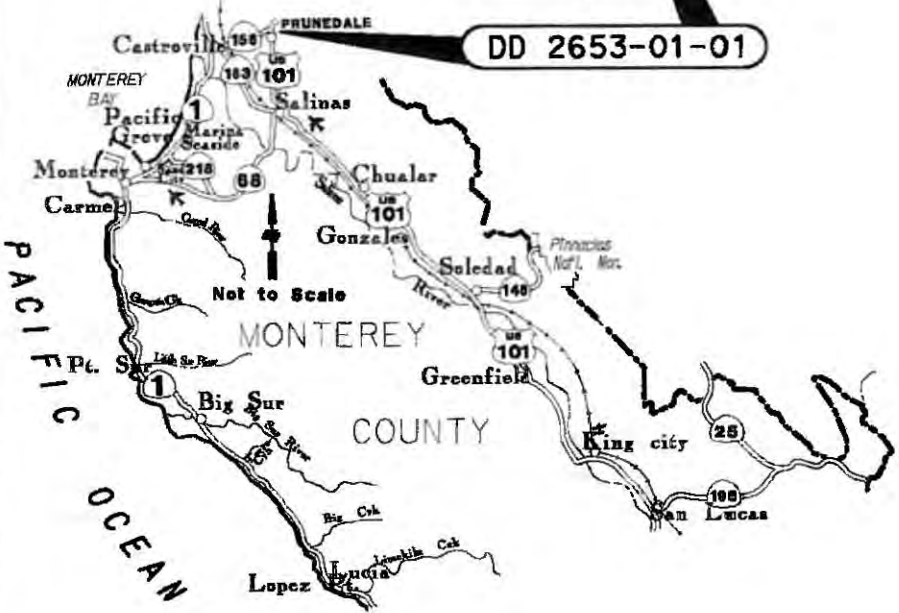


NOTES		LEGEND		STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DIRECTOR'S DEED MAP DD2778-01-01			
All distances are in feet unless otherwise noted.			EXISTING R/W	SCALE: 1" = 100' 			
#### Underlying Caltrans parcel.			SUPERSEDED ACCESS CONTROL				
#### Adjacent Caltrans parcel, not a part. For reference only.			PARCEL LINE				
			EASEMENT LINE				
			DD 2778-01-01 15,249 SQUARE FEET (NET)				
DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
GUSTAVO MEDINA	02/17/2026	05	MON	101	R95.6	2	2

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**DD 2653-01-01**



STATE OF CALIFORNIA  
 CALIFORNIA STATE TRANSPORTATION AGENCY  
 DEPARTMENT OF TRANSPORTATION  
**RIGHT OF WAY**  
**DIRECTOR'S DEED**  
 DD 2653-01-01  
 NO SCALE

DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
JAM	10/6/2023	05	MON	101	R96.0	1	2



**RANCHO BOLEA NUEVA  
Y MORO GOJO**

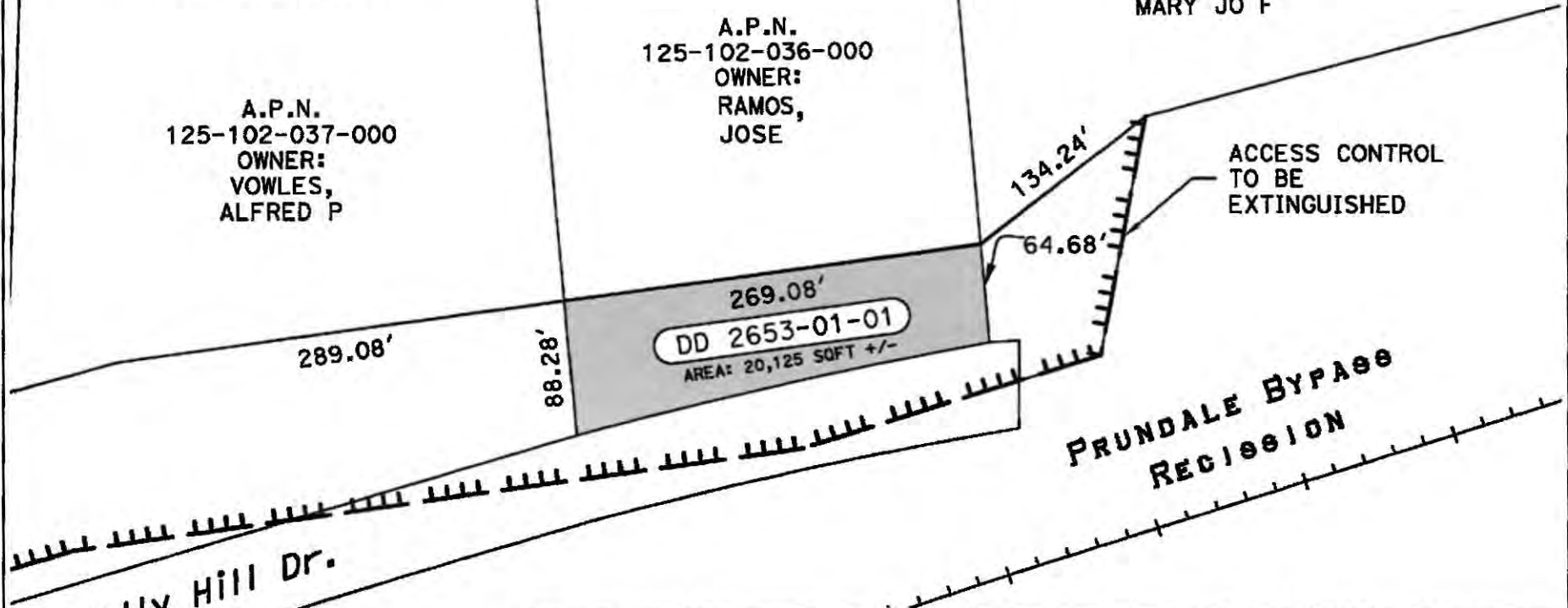
A.P.N.  
125-102-037-000  
OWNER:  
VOWLES,  
ALFRED P

**COUNTY OF MONTEREY**

A.P.N.  
125-102-036-000  
OWNER:  
RAMOS,  
JOSE

*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.*

A.P.N.  
125-102-033-000  
OWNER:  
SILVA,  
MARY JO F



269.08'  
DD 2653-01-01  
AREA: 20,125 SQFT +/-

ACCESS CONTROL  
TO BE  
EXTINGUISHED

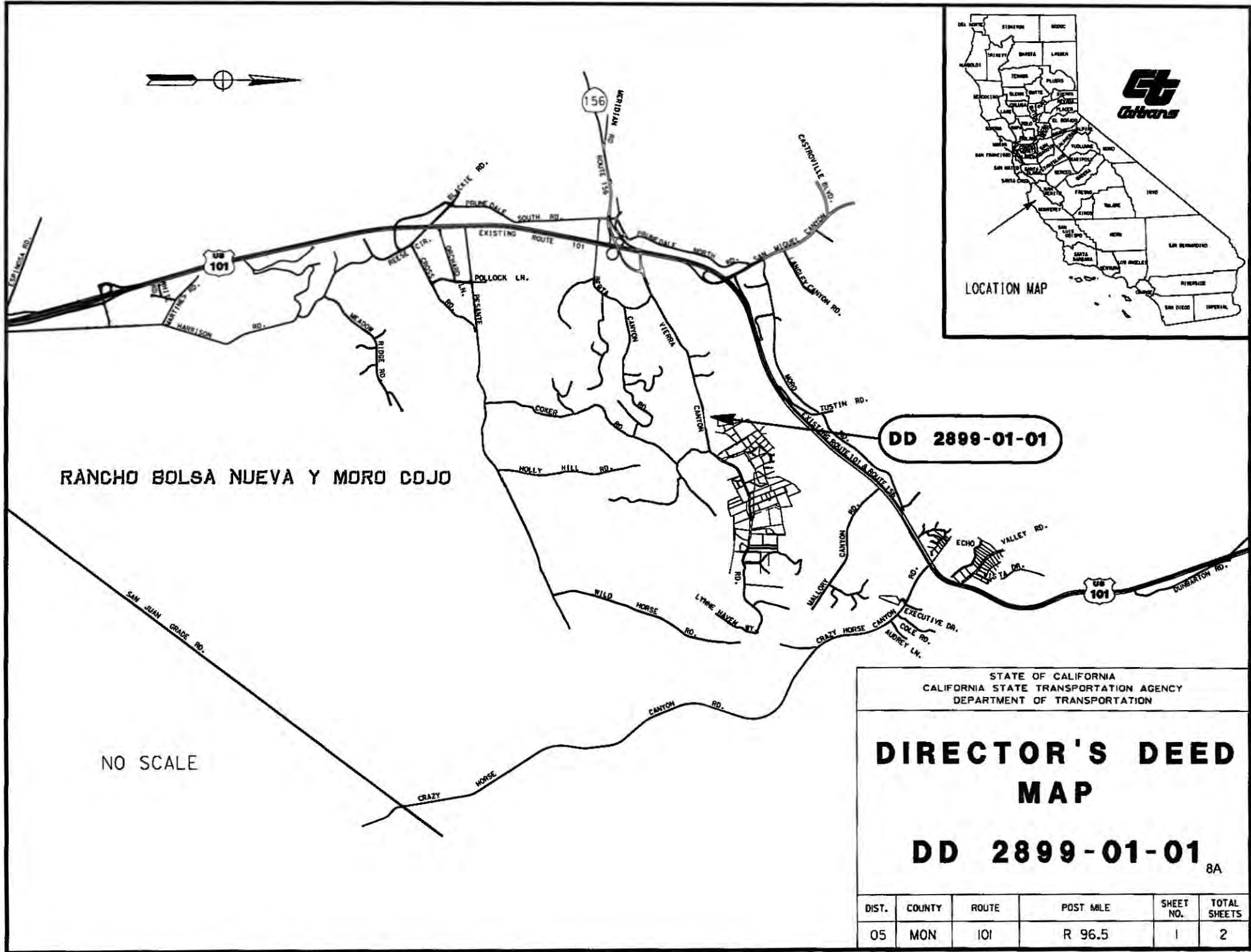
**PRUNDALE BYPASS  
RECISSION**

Holly Hill Dr.

NOTES	
-All distances are in feet unless otherwise noted.	

LEGEND	
	SUPERCEDED ACCESS CONTROL
	DD 2653-01-01

STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DIRECTOR'S DEED DD 2653-01-01		
SC-LE: 1" = 100'		
DR-FTED BY J-M	DATE 10/6/2023	DISTRICT COUNTY ROUTE SHEET PM SHEET NO. TOT-L SHEETS 05 MON 101 R96.0 2 2



RANCHO BOLSA NUEVA Y MORO COJO

**DD 2899-01-01**

NO SCALE

STATE OF CALIFORNIA  
CALIFORNIA STATE TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION

**DIRECTOR'S DEED  
MAP**

**DD 2899-01-01** 8A

DIST.	COUNTY	ROUTE	POST MILE	SHEET NO.	TOTAL SHEETS
05	MON	101	R 96.5	1	2



14 PM 93

1 RS 74  
TRACT 4

RANCHO BOLSA NUEVA  
Y  
MORO COJO

X-4 RS 76

AREA= 11,574 SQUARE FEET

**DD 2899-01-01**

10 PM 69  
PARCEL "B"

8.84'

225.89'

63.41'

44.05'

42.71'

300.53'

40'

**Vierra Canyon Road**

50'

40'

STATE OF CALIFORNIA  
CALIFORNIA STATE TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION

# DIRECTOR'S DEED MAP

## DD 2899-01-01

8B

SCALE 1" = 60'



LEGEND

○ NOTHING FOUND OR SET

DIST.	COUNTY	ROUTE	POST MILE	SHEET NO.	TOTAL SHEETS
05	MON	101	R 96.5	2	2

T.13S. R.20E. M.D.M.

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 33

EAST THOMAS AVENUE

NORTH GLENN AVENUE

ALLEY

ALLEY

DD 84640-02-01

STATE ROUTE 180 FREEWAY

NORTH BLACKSTONE AVENUE



EAST WHITE AVENUE (FRONTAGE)  
CITY OF FRESNO

DD 84640-02-01

EAST BELMONT AVENUE



VICINITY MAP - NO SCALE

NOTES		LEGEND			STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DIRECTOR'S DEED AREA MAP DD 84640-02-01 NO SCALE		
			Parcel DD84640-02-01				
			ACCESS PROHIBITED				
DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
DCF	06-26-2025	06	FRE	180	R57.7	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.

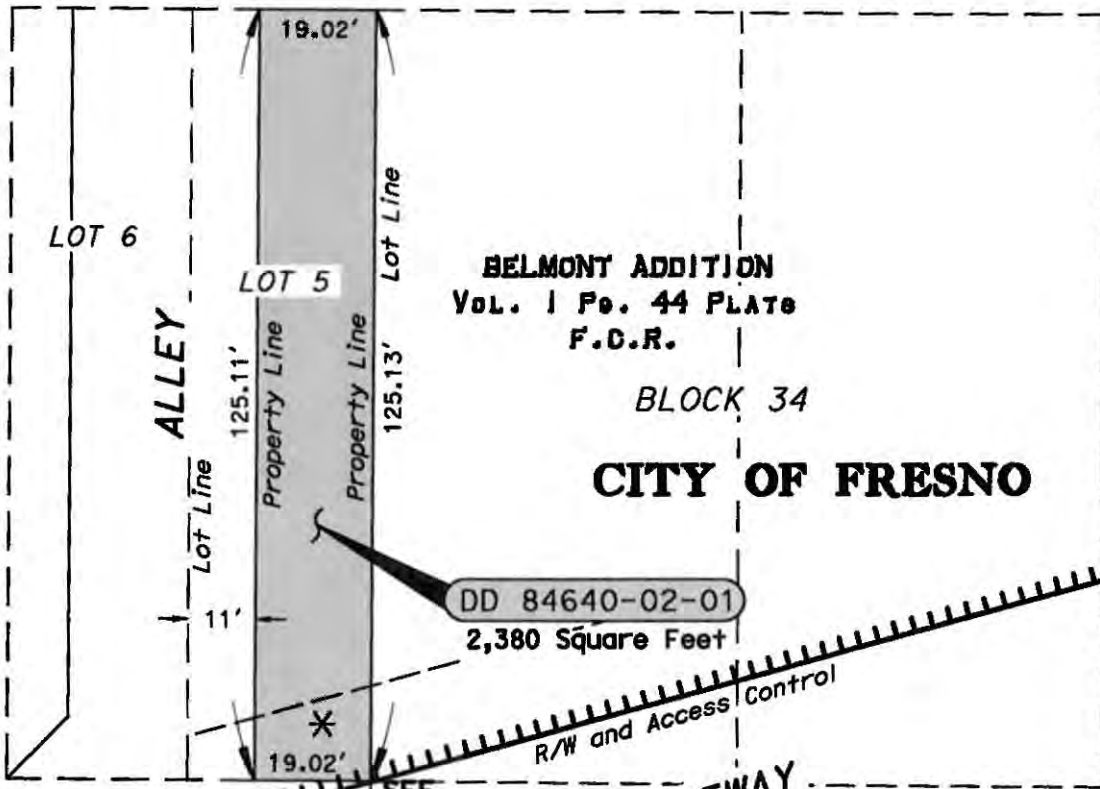
T.13S. R.20E. M.D.M.

SECTION 33

EAST THOMAS AVENUE



NORTH GLENN AVENUE



BELMONT ADDITION  
Vol. 1 Pg. 44 PLATE  
F.C.R.

BLOCK 34

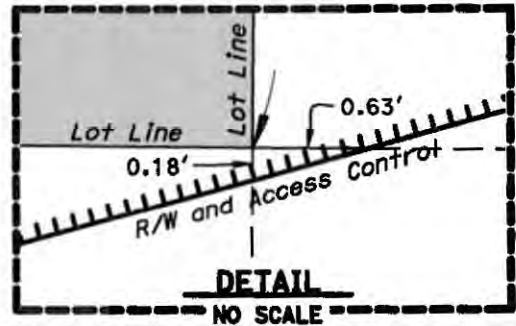
CITY OF FRESNO

DD 84640-02-01  
2,380 Square Feet

STATE ROUTE 180 FREEWAY

ALLEY

\* Parcel DD 84640-02-01 is subject to:  
Easements for sanitary sewer pipeline, public  
utilities, and communication facilities recorded  
in the Final Order of Condemnation recorded  
February 27, 1992, Document No. 92023606,  
Official Records Fresno County.



NOTES	
Coordinates and bearings are on CCS 1927 Zone 4. Distances and stationing are ground distances. Multiply by 0.9999289 to obtain grid distances. All distances are in feet unless otherwise noted.	
DRAFTED BY	DATE
DCF	07-15-2025

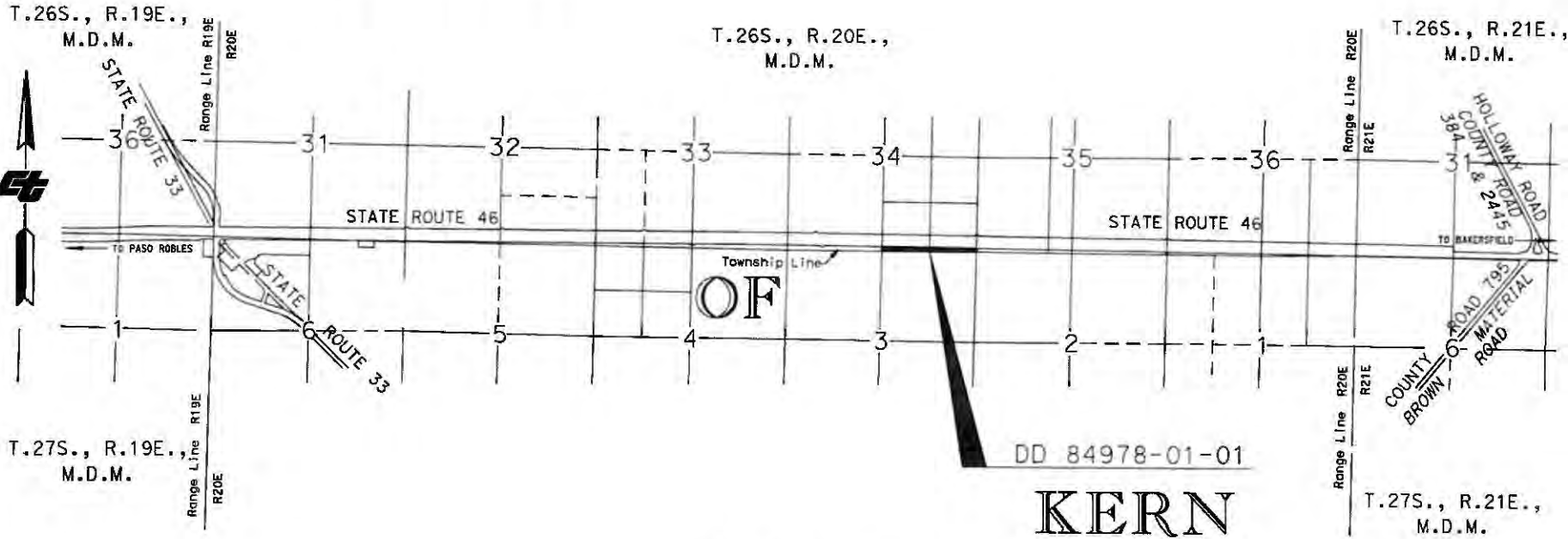
LEGEND			
	Parcel	DD84640-02-01	
	ACCESS	PROHIBITED	
DISTRICT	COUNTY	ROUTE	
06	FRE	180	

STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DIRECTOR'S DEED DETAIL MAP DD 84640-02-01 SCALE: 1" = 30'		
FEET	SHEET PM	TOTAL SHEETS
0 15 30 60	R57.7	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



DD 84978-01-01

# KERN

NOTES	LEGEND
Coordinates and bearings are on CCS 83 Zone 5. Distances and stationing are grid distances. Divide distances by 1.0000148 to obtain ground distances. To convert meters to U.S. Survey Feet multiply distances by 3937/1200. Areas are shown in grid.	

STATE OF CALIFORNIA  
 CALIFORNIA STATE TRANSPORTATION AGENCY  
 DEPARTMENT OF TRANSPORTATION  
**RIGHT OF WAY**  
**AREA MAP**  
**DIRECTORS DEED**  
**DD 84978-01-01**  
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 ALL RIGHTS RESERVED.  
 NO SCALE

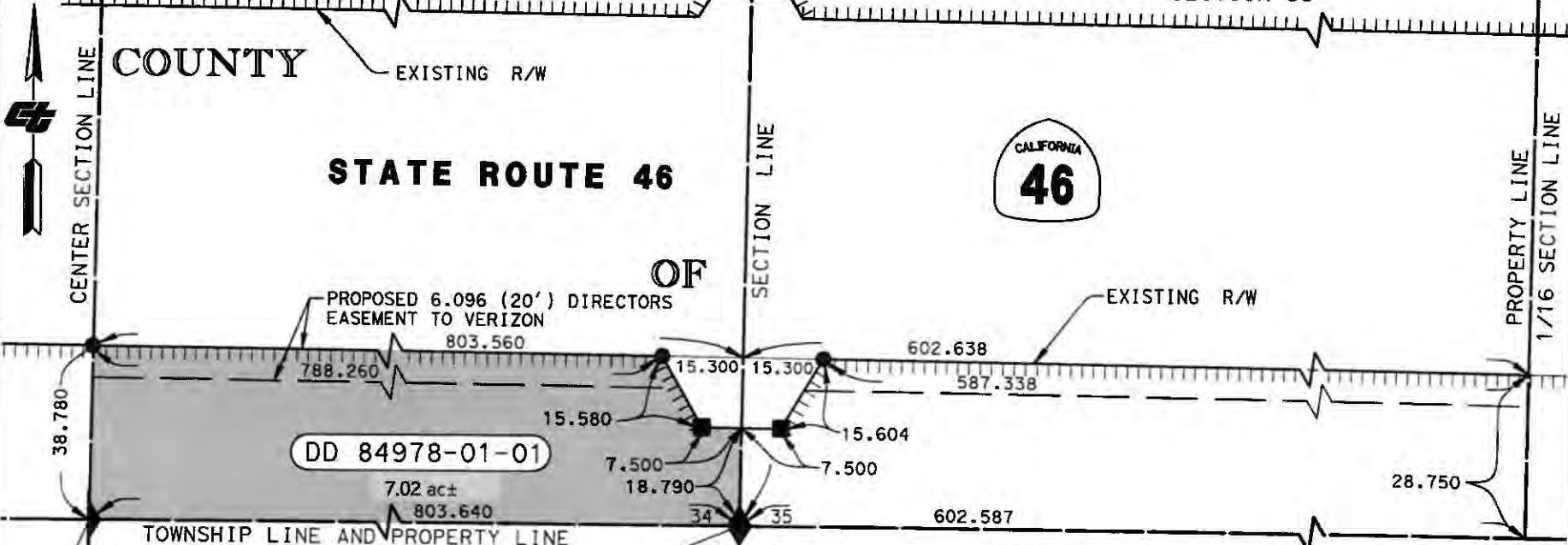
DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
C. WESTERLUND	3/28/2019	6	KER	46	25.0	1	2



T.26S., R.20E., M.D.M.  
SECTION 34

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.26S., R.20E., M.D.M.  
SECTION 35



DD 84978-01-01

N 736,087.882  
E 1,837,242.248  
NE COR SEC 3-27/20  
FD. 3" METAL PIPE CAP  
WELDED ONTO 3" I.P. IN CONC.  
DN 0.305m

N 736,091.889  
E 1,836,438.618  
N 1/4 COR SEC 3-27/20  
FD. 3" METAL PIPE CAP,  
WELDED ONTO 3" I.P.  
DN 0.244m

SECTION 3  
T.27S., R.20E., M.D.M.

KERN SECTION 2  
T.27S., R.20E., M.D.M.

STATE OF CALIFORNIA  
CALIFORNIA STATE TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY  
DIRECTOR'S DEED  
DD 84978-01-01**

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NO SCALE

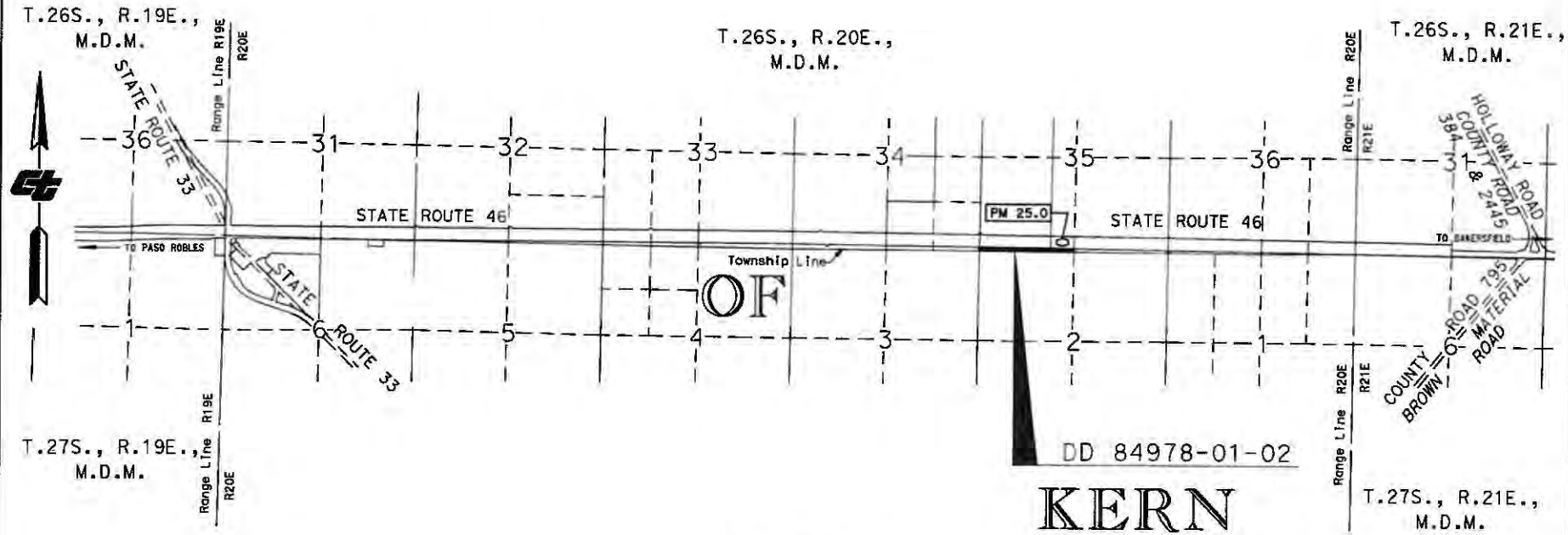
NOTES	LEGEND
Coordinates and bearings are on CCS 83 Zone 5. Distances and stationing are grid distances. Divide distances by 1.0000148 to obtain ground distances. To convert meters to U.S. Survey Feet multiply distances by 3937/1200. Areas are shown in grid.	<p>▬▬▬ ACCESS CONTROL R/W</p> <p>■ ACCESS OPENING</p> <p>■ DD 84978-01-01</p>

DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
C. Westerlund	3/29/2019	6	KER	46	25.0	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



DD 84978-01-02

# KERN

**NOTES**  
 Distances and stationing are grid distances and measured in meters.  
 Divide distances by 1.0000148 to obtain ground distances.  
 To convert meters to U.S. Survey Feet multiply distances by 3937/1200.  
 Areas are shown in grid.

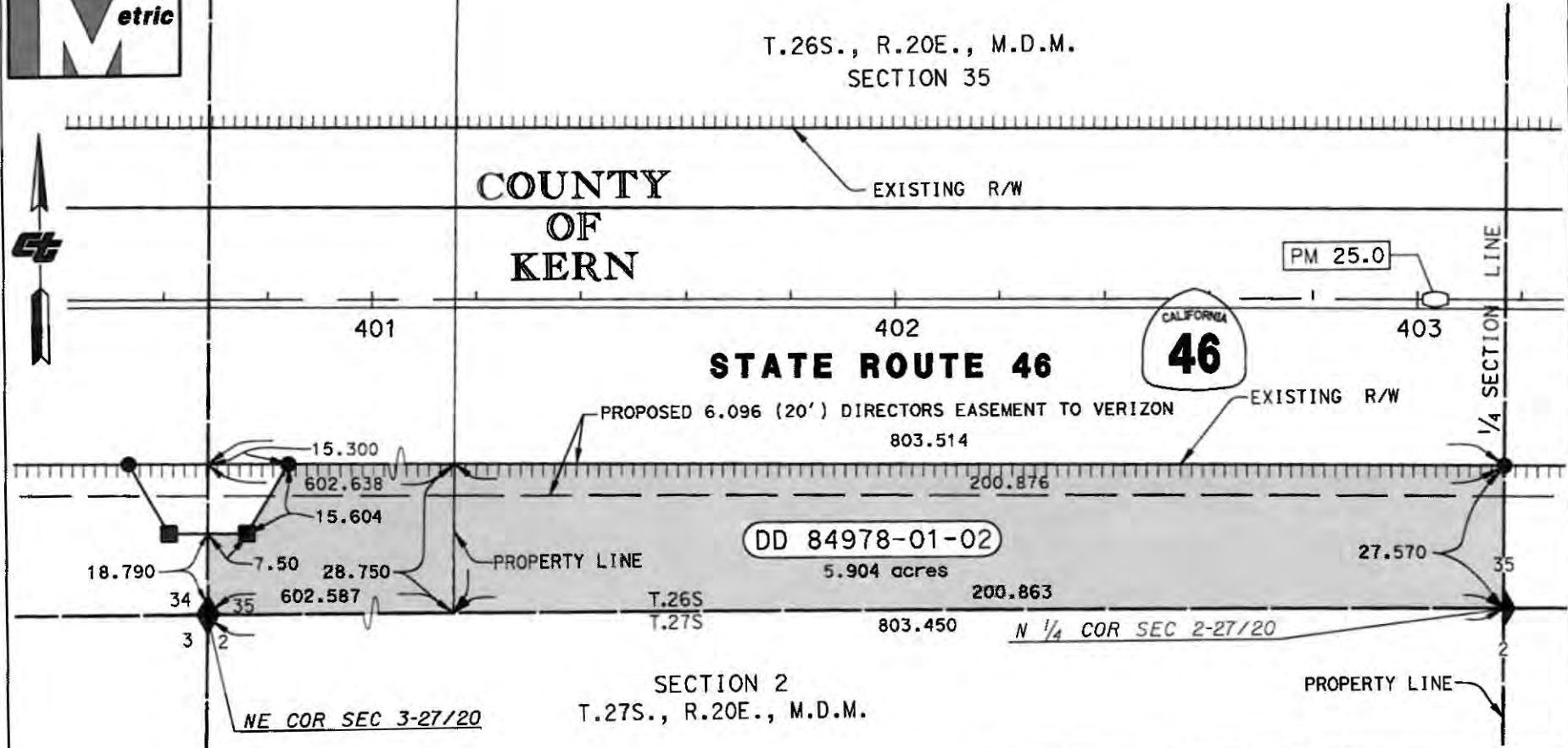
**LEGEND**

STATE OF CALIFORNIA  
 CALIFORNIA STATE TRANSPORTATION AGENCY  
 DEPARTMENT OF TRANSPORTATION  
**RIGHT OF WAY  
 AREA MAP**  
**DIRECTORS DEED MAP**  
**DD 84978-01-02**  
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 NO SCALE

<b>DRAFTED BY</b> Amir Ayyash	<b>DATE</b> 7/1/2025	<b>DISTRICT</b> 6	<b>COUNTY</b> KER	<b>ROUTE</b> 46	<b>SHEET PM</b> 25.0	<b>SHEET NO.</b> 1	<b>TOTAL SHEETS</b> 2
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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**  
 Distances and stationing are grid distances and measured in meters. Divide distances by 1.0000148 to obtain ground distances. To convert meters to U.S. Survey Feet multiply distances by 3937/1200. Areas are shown in grid.

**LEGEND**

- TTTT ACCESS CONTROL R/W
- ACCESS OPENING
- DD 84978-01-02
- ANGLE POINT

STATE OF CALIFORNIA  
 CALIFORNIA STATE TRANSPORTATION AGENCY  
 DEPARTMENT OF TRANSPORTATION  
**RIGHT OF WAY**  
**DIRECTOR'S DEED DETAIL MAP**  
**DD 84978-01-02**

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NO SCALE

DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
Amir Ayyash	7/1/2025	6	KER	46	25.0	2	2

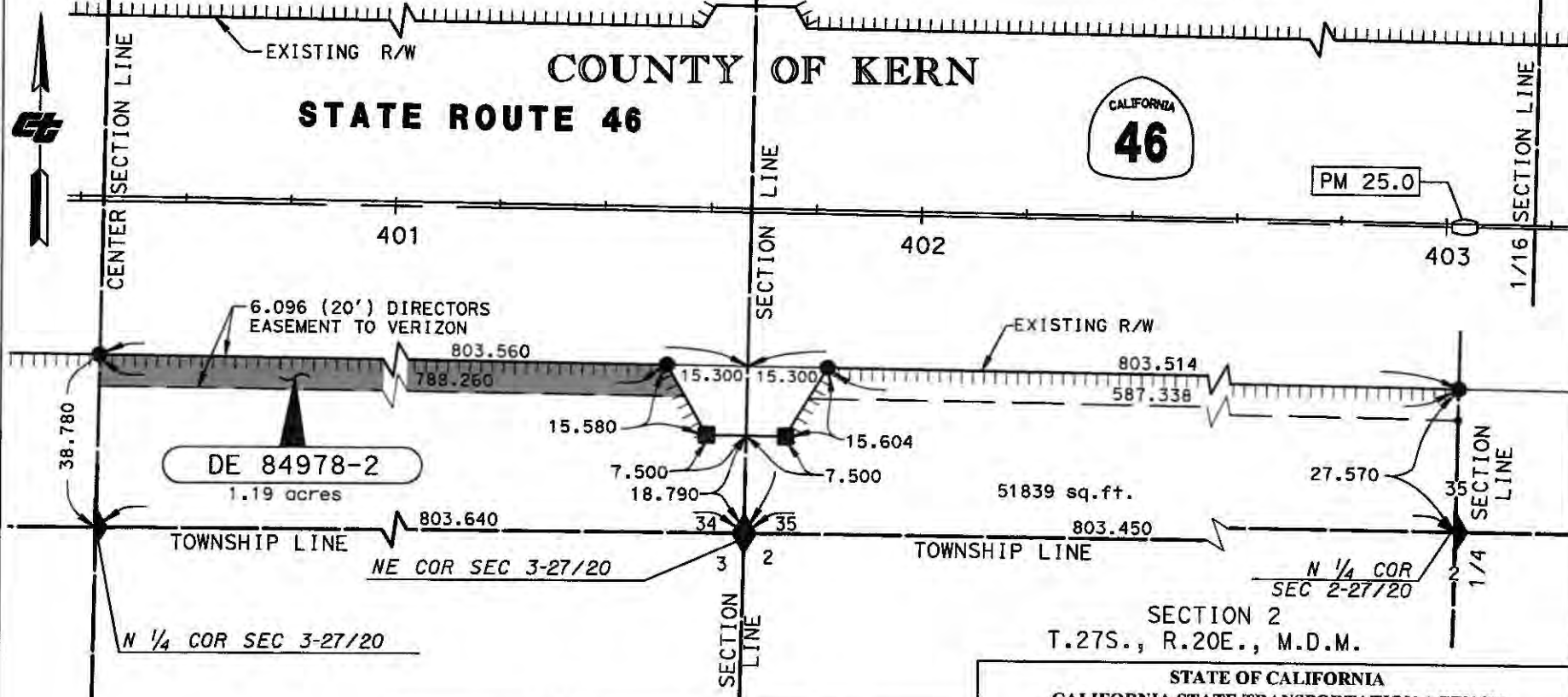




T.26S., R.20E., M.D.M.  
SECTION 34

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T.26S., R.20E., M.D.M.  
SECTION 35



**DE 84978-2**  
1.19 acres



PM 25.0

TOWNSHIP LINE

TOWNSHIP LINE

N 1/4 COR SEC 3-27/20

N 1/4 COR SEC 2-27/20

SECTION 2

T.27S., R.20E., M.D.M.

STATE OF CALIFORNIA  
CALIFORNIA STATE TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY  
DIRECTOR'S EASEMENT DETAIL MAP**

**DE 84978-2**

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NO SCALE

**NOTES**  
Distances and stationing are grid distances and are shown in meters. Divide distances by 1.0000148 to obtain ground distances. To convert meters to U.S. Survey Feet multiply distances by 3937/1200. Areas are shown in grid.

**LEGEND**  
 ACCESS CONTROL R/W  
 ACCESS OPENING  
 DE 84978-2  
 ANGLE POINT

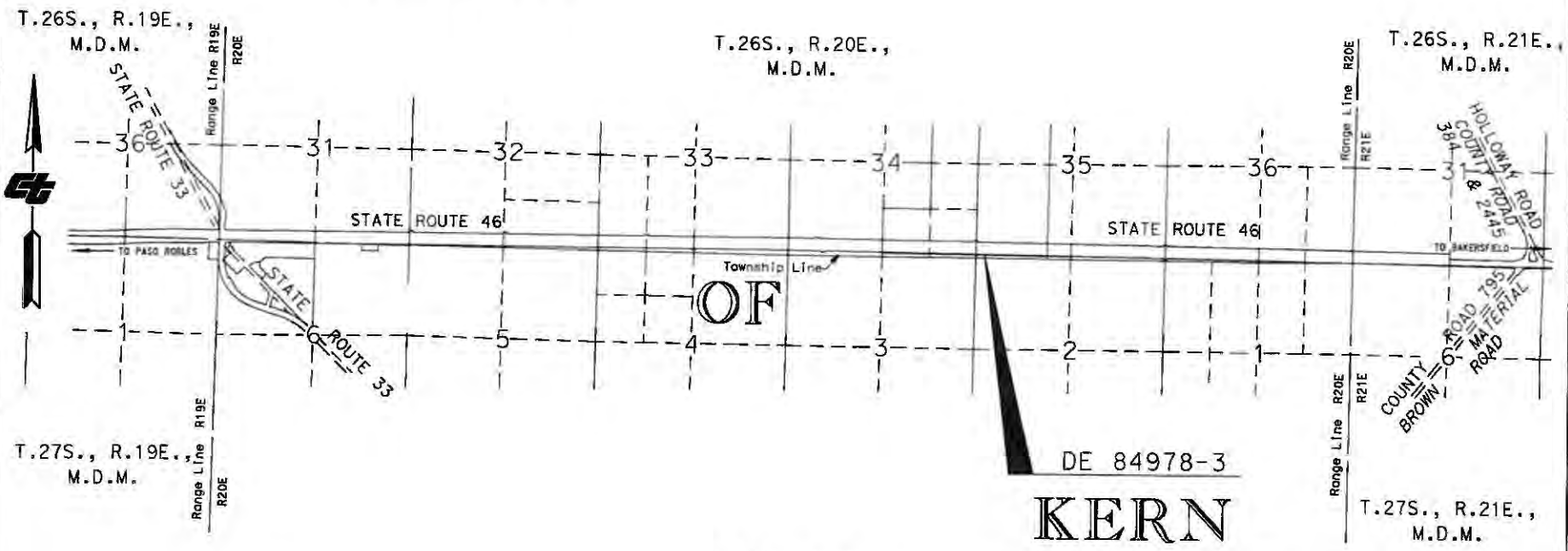
SECTION 3  
T.27S., R.20E., M.D.M.

<b>DRAFTED BY</b> Amir Ayyash	<b>DATE</b> 7/17/2025	<b>DISTRICT</b> 6	<b>COUNTY</b> KER	<b>ROUTE</b> 46	<b>SHEET PM</b> 25.0	<b>SHEET NO.</b> 2	<b>TOTAL SHEETS</b> 2
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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



DE 84978-3  
KERN

NOTES	LEGEND
<p>Distances and stationing are grid distances and are shown in meters.            Divide distances by 1.0000148 to obtain ground distances.            To convert meters to U.S. Survey Feet multiply distances by 3937/1200.            Areas are shown in grid.</p>	
<p>DRAFTED BY Amir Ayyash</p>	<p>DATE 7/18/2025</p>

STATE OF CALIFORNIA  
 CALIFORNIA STATE TRANSPORTATION AGENCY  
 DEPARTMENT OF TRANSPORTATION  
**RIGHT OF WAY  
 AREA MAP**  
**DIRECTORS EASEMENT**  
**DE 84978-3**  
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 NO SCALE

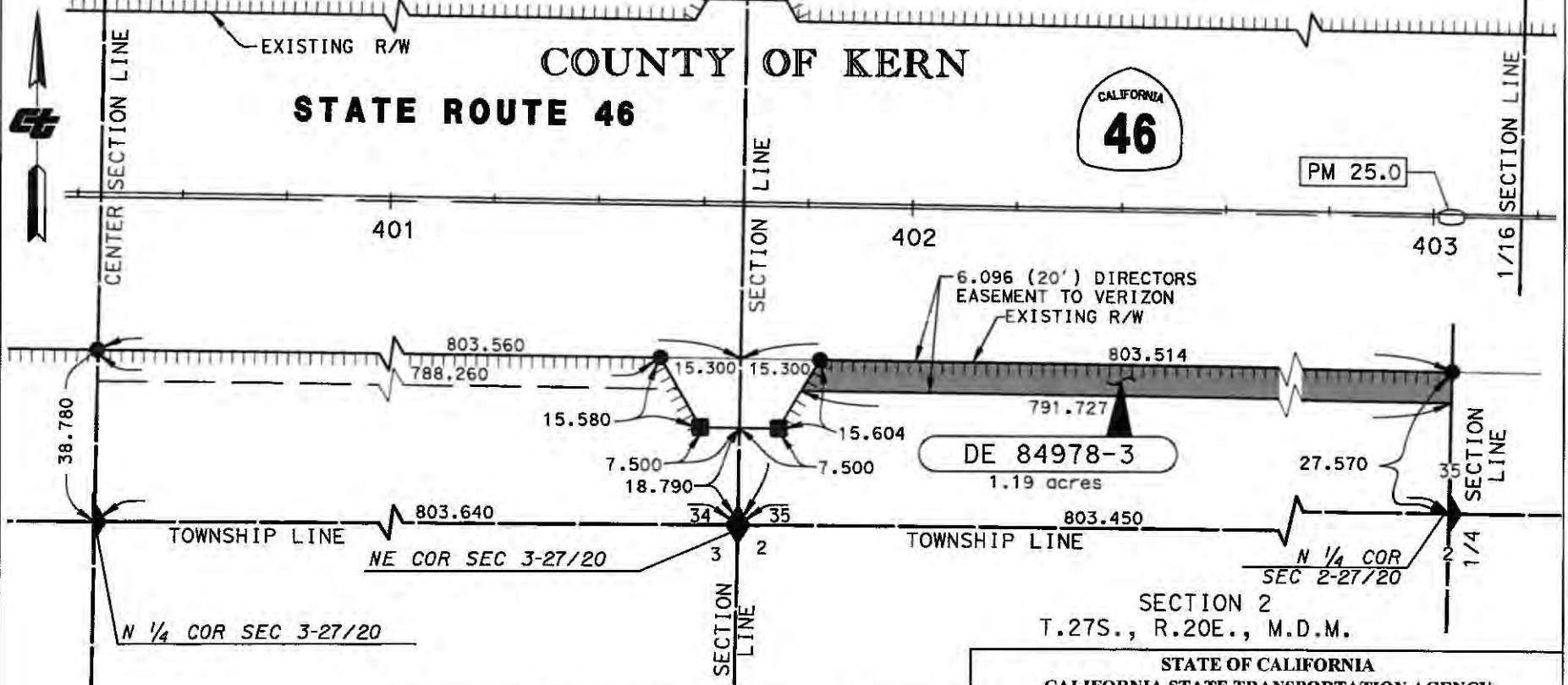
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
6	KER	46	25.0	1	2



T.26S., R.20E., M.D.M.  
SECTION 34

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.26S., R.20E., M.D.M.  
SECTION 35



SECTION 3  
T.27S., R.20E., M.D.M.

**NOTES**  
Distances and stationing are grid distances and are shown in meters. Divide distances by 1.0000148 to obtain ground distances. To convert meters to U.S. Survey Feet multiply distances by 3937/1200. Areas are shown in grid.

**LEGEND**

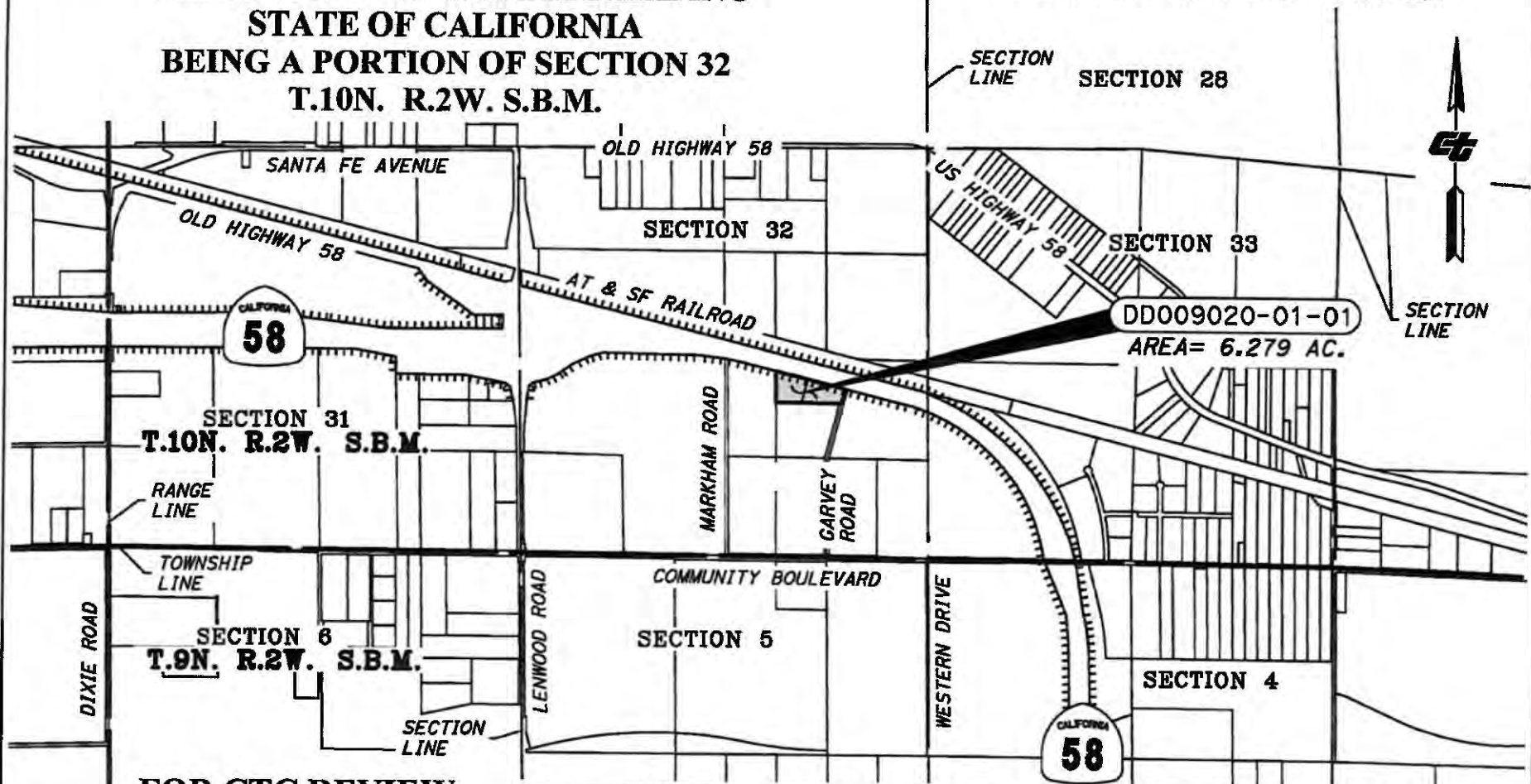
- TTTT ACCESS CONTROL R/W
- ACCESS OPENING
- DE 84978-3
- ANGLE POINT

STATE OF CALIFORNIA  
CALIFORNIA STATE TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION  
**RIGHT OF WAY**  
**DIRECTOR'S EASEMENT DETAIL MAP**  
**DE 84978-3**  
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NO SCALE

DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
Amir Ayyash	7/17/2025	6	KER	46	25.0	2	2



**UNINCORPORATED AREA OF  
THE COUNTY OF SAN BERNARDINO  
STATE OF CALIFORNIA  
BEING A PORTION OF SECTION 32  
T.10N. R.2W. S.B.M.**

*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.*




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

**NOTES**  
Coordinates and bearings are on CCS 1983(1992.88) Zone 5. Distances and stationing are grid distances. Divide by 0.9998188 to obtain ground distances. All distances are in feet unless otherwise noted.

**LEGEND**  
 Parcel  
 DD009020-01-01  
 Area= 6.279 AC  
 Access Prohibited

STATE OF CALIFORNIA  
CALIFORNIA STATE TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION  
**RIGHT OF WAY  
DIRECTOR'S DEED MAP  
INDEX MAP  
DD009020-01-01  
SCALE: 1" = 2000'**

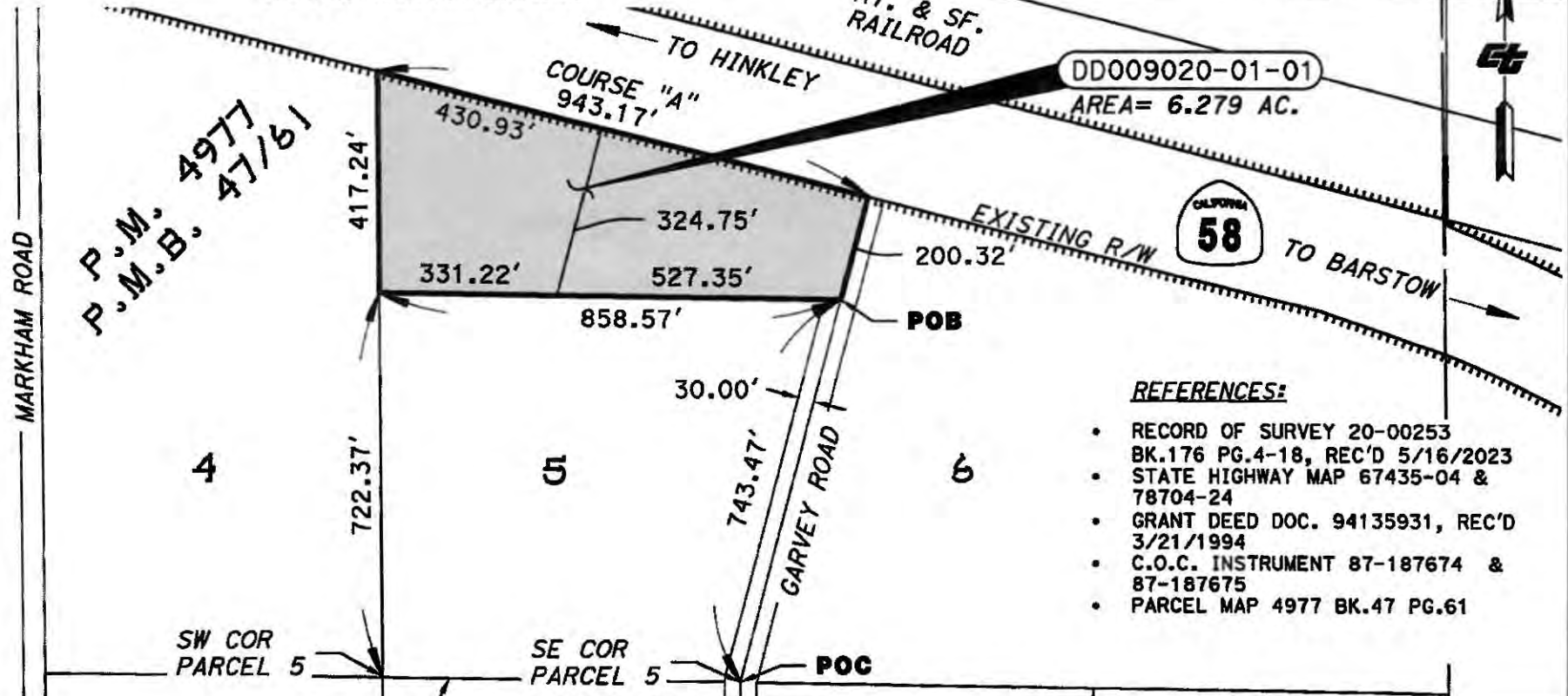
  
 FEET 0 1000 2000 4000

DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
J.L.ARELLANES	7/23/2025	8	SBd	58	R31.2	1	2

**UNINCORPORATED AREA OF  
THE COUNTY OF SAN BERNARDINO  
STATE OF CALIFORNIA  
BEING A PORTION OF SECTION 32  
T.10N. R.2W. S.B.M.**

*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 32**  
SECTION LINE



P.M. 4977  
P.M.B. 47/61

DD009020-01-01  
AREA= 6.279 AC.

CALIFORNIA  
**58**

**REFERENCES:**

- RECORD OF SURVEY 20-00253 BK.176 PG.4-18, REC'D 5/16/2023
- STATE HIGHWAY MAP 67435-04 & 78704-24
- GRANT DEED DOC. 94135931, REC'D 3/21/1994
- C.O.C. INSTRUMENT 87-187674 & 87-187675
- PARCEL MAP 4977 BK.47 PG.61

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

**NOTES**

Coordinates and bearings are on CCS 1983(1992.88) Zone 5. Distances and stationing are grid distances. Divide by 0.9998188 to obtain ground distances. All distances are in feet unless otherwise noted.

**LEGEND**

- Parcel DD009020-01-01 Area= 6.279 AC
- POB** Point of Beginning
- POC** Point of Commencing Access
- Prohibited

STATE OF CALIFORNIA  
CALIFORNIA STATE TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY  
DIRECTOR'S DEED MAP  
DETAIL MAP  
DD009020-01-01**

SCALE: 1" = 300'



DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
J.L.ARELLANES	7/24/2025	8	Sbd	58	R31.2	2	2