PARCEL #4

DD 16444-01-01

MINIMUM BID: $180,000

REGISTRATION FEE: $7,500
REQUIRED DEPOSIT: 10% OF THE WINNING BID TO BE RECEIVED BY JUNE 27, 2007

DESCRIPTION:

LOCATION:	Meadow Crest Drive & Tahoe Street
SIZE:	10,306 SF (7,000 SF useable)
SHAPE:	Irregular
TOPOGRAPHY:	Level
ZONING:	Residential
UTILITIES:	All Available
ACCESS:	Meadow Crest Drive & Tahoe Street
IMPROVEMENTS:	All Available
FINANCING:	None
CONTACT AGENT:	Bruce Berlau bruce_berlau@dot.ca.gov or (619) 688-6106

State makes no warranty as to existing or future zoning or availability of utilities. Prospective bidders should confer with local planning officials to determine feasibility of any intended use of the property.

LIMITATIONS AND INSPECTION

The sales of these properties are subject to all maters of public record and any easements, claims of easements or reservations not of record.

The Department of Transportation does not assume any liability for any possible encumbrances on these properties. Such information as the Department of Transportation may have on this subject will be furnished upon request.

The State of California reserves the right to reject any and all offers and/or accepts any offer deemed to be in the best interest of the State. Prospective bidders should consult local title companies if more complete information regarding the title of the property is required.

Interested parties may, upon request, inspect the property and conduct core and soil samples.

Assessors parcel lines are approximate and are for reference only
125
EAST LAKE
GARDEN GROVE
DD16444-01-01
N
NO SCALE
TAHOE
MEADOW CREST
LAKE ANGELA
THRASHER
SWALERO
This is not a Survey Product.
Portions of this Map contain geographic information copyrighted by SanGIS. All rights reserved. Imagery is from AirPhoto USA, acquisition date 2006.

NUMBER
DD 016444-01-01

EXHIBIT "A"

THOSE PORTIONS of Lots 56, 57 and 58 of FLETCHER Hills Estates Unit No. 3, in the City of El Cajon, County of San Diego, State of California, according to Map thereof No. 4292, filed in the office of the County Recorder of said County on August 5, 1959, as conveyed to the State of California in deeds recorded, on May 13, 1993 as DOC # 1993-0303413, on October 23, 1992 as DOC # 1992-0675705 and on January 14, 1994 as DOC # 1994-0031202 all in the office of said County Recorder, lying Easterly of the Easterly Right of Way of State Route 11-SD-125 as shown on SHEET 6 OF 9 SHEETS of Record of Survey Map No.17628 filed in the office of said County Recorder on December 5, 2002 as File No. 2002-1100544.

Containing 10,306 sq. ft., more or less.

There shall be no abutter's rights, including rights of access appurtenant to the above described real property in and to the adjacent State freeway.

The bearings and distances used in the above description are on the California Coordinate System of 1927, Zone 6. Multiply all distances by 1.00003156 to obtain ground level distances.

Subject to special assessments if any, restrictions, reservations, and easements of record.

This legal description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.

Signature

Date April 6, 2006

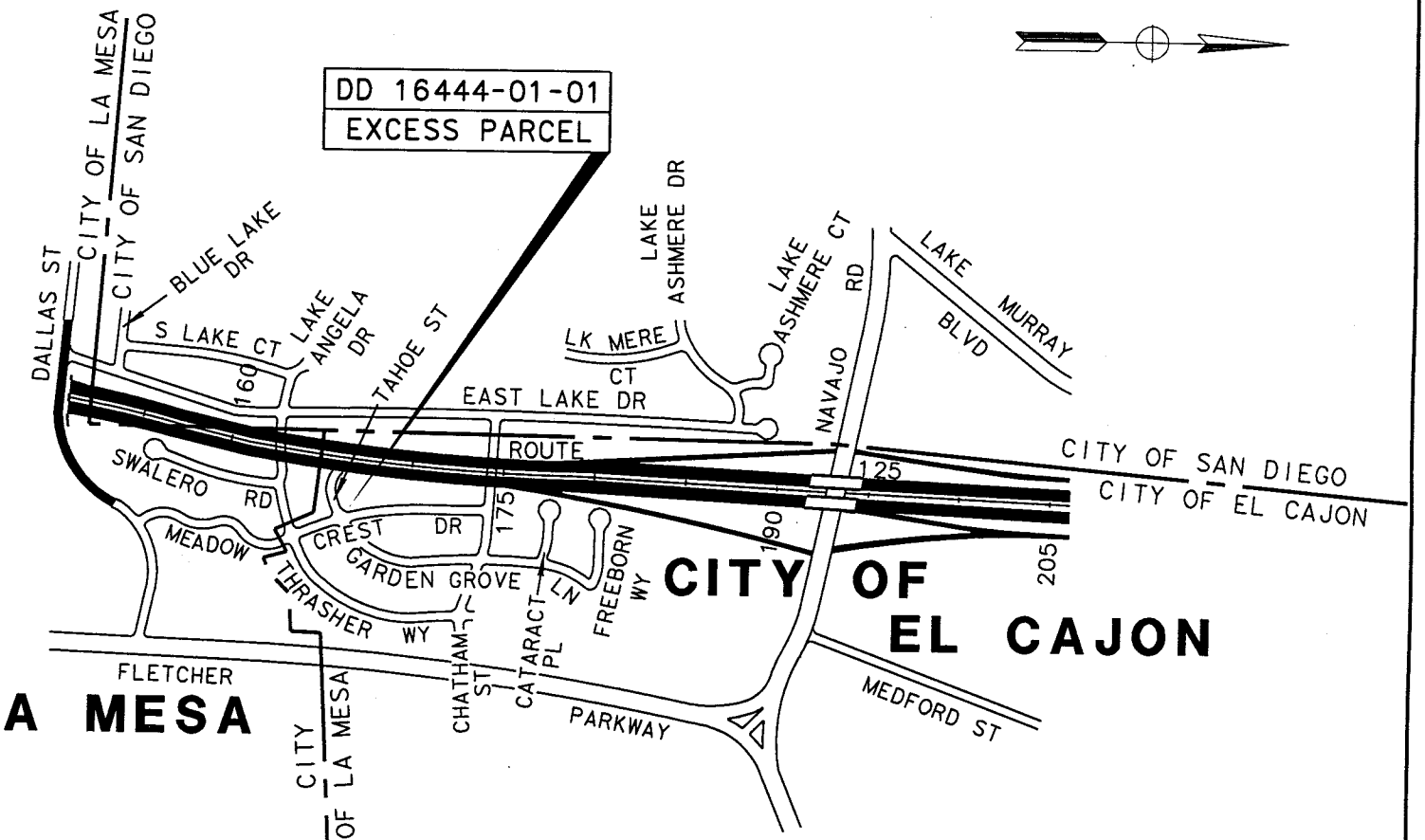
AU

CK

LICENSED LAND SURVEYOR
SIMON D. HUBBLE
No. LS 6801
Exp. 09-30-2006
STATE OF CALIFORNIA

EXHIBIT "B"

CITY OF SAN DIEGO



LICENSED LAND SURVEYOR
SIMON D. HUBBLE
No. LS 6801
Exp. 09-30-2008
STATE OF CALIFORNIA

This map has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.

Signature

Date Dec. 18, 2006

KEY MAP

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

EXCESS PARCEL MAP
DD16444-01-01

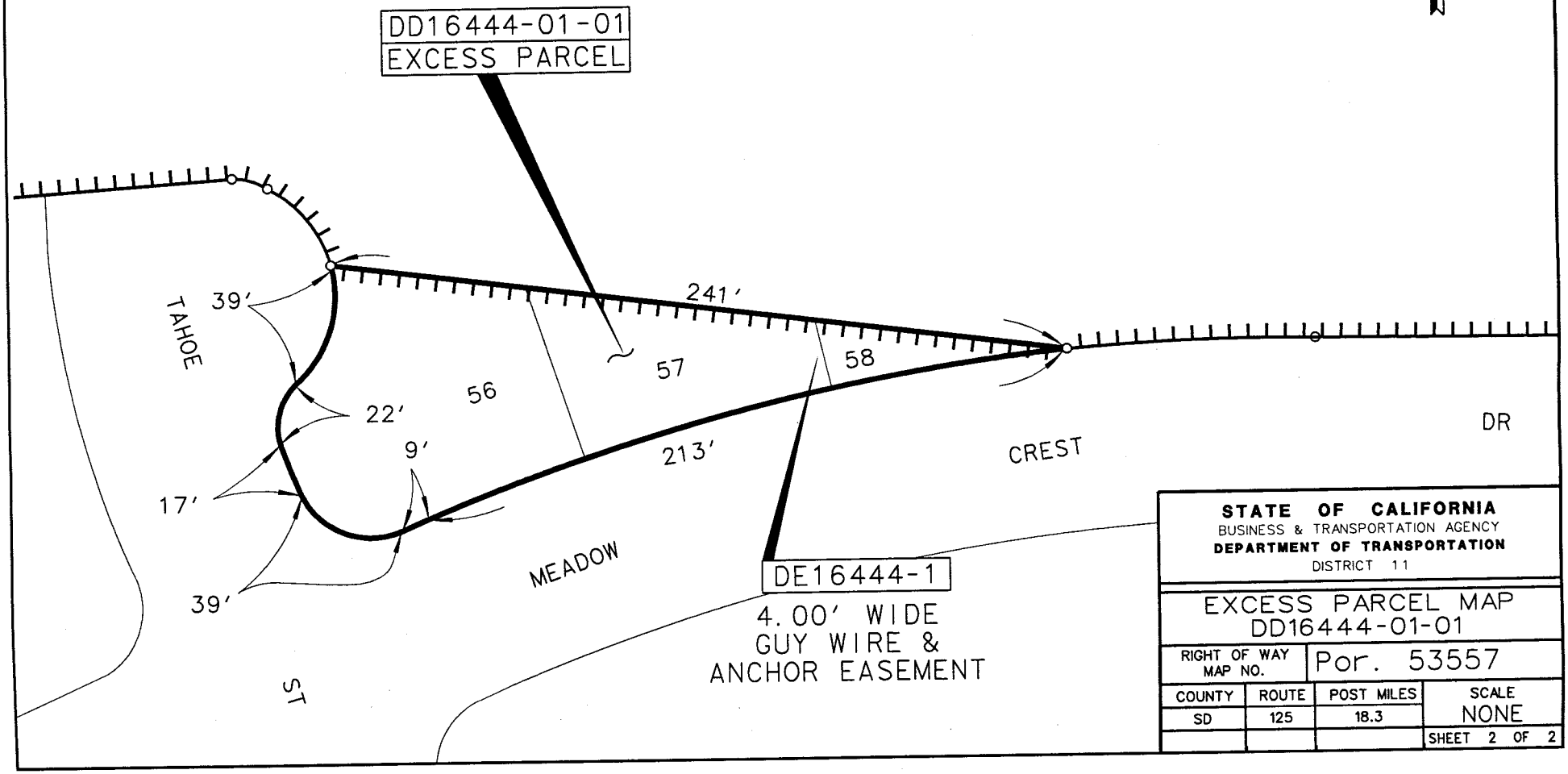
RIGHT OF WAY MAP NO.	Por.		
COUNTY	ROUTE	POST MILES	SCALE
SD	125	18.3	NONE
			SHEET 1 OF 2

EXHIBIT "B"

CITY OF EL CAJON

FLETCHER HILLS ESTATES
UNIT NO. 3
MAP 4292

16444-01-01	=	815 SF
16445-01-01	=	3,354 SF
16446-01-01	=	6,137 SF
TOTAL AREA	=	10,306 SF



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

EXCESS PARCEL MAP
DD16444-01-01

RIGHT OF WAY MAP NO.	Por. 53557		
COUNTY	ROUTE	POST MILES	SCALE
SD	125	18.3	NONE
			SHEET 2 OF 2