PARCEL #13
DD 30047-01-02

MINIMUM BID: $TBD

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

DESCRIPTION:

LOCATION:	Palm Street & Camino Del Las Palmas, Lemon Grove
SIZE:	89,840 SF
SHAPE:	Irregular
TOPOGRAPHY:	Level/Sloped
ZONING:	Residential
UTILITIES:	All available
ACCESS:	Palm Street
IMPROVEMENTS:	N/A
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
CRANE
TROY
PRIVATE
PRIVATE
DD30047-01-02
PALM
N
NO SCALE
125
SR-125 NB
SR-125 SB
CAM DE LAS PALMAS
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.

Exhibit "A"

PARCEL DD 30047-01-02 (ETC.)

Those portions of Lot 54 and Lot 58 of Lemon Grove Park in the City of Lemon Grove, County of San Diego, State of California, according to Map thereof No. 1303 filed in the office of the County Recorder of said County, January 17, 1911 as conveyed to the State of California in grant deeds as Document No. 1996-0096068 recorded February 28, 1996, and Document No. 1998-0100342 recorded February 26, 1998 and Document No. 1998-0123140 recorded March 9, 1998, and Document No. 1998-0276046 recorded May 12, 1998, and Document No. 1998-0345199 recorded June 9, 1998 and Document No. 1997-0593376 recorded November 24, 1997 all filed in the office of said Recorder, described as follows:

BEGINNING at a one inch iron pipe with tag stamped "CALDOT" set at the Point of Beginning of Director's Deed to the Lemon Grove School District recorded as Document No. 2006-0508438 on July 19, 2006 in the office of said Recorder, said point being on the Southerly line of Troy Street (Relocated) as shown on Right of Way Map No. 53532 on file in the office of the Right of Way Engineer of District 11, Caltrans, Department of Transportation, City of San Diego, State of California, said point having the coordinates of N. 1,848,063.57 feet and E. 6,325,383.69 feet, said point bears S.52°15'16"W., 503.32 feet from a one inch iron pipe with tag stamped "CAL DOT" set at the beginning of a 935.25 foot radius curve on said Southerly line, said point having the coordinates of N. 1,848,371.68 feet and E. 6,325,781.68 feet; thence (1) leaving said line along course "(1)" of said deed S.42°54'14"E., 44.10 feet; thence (2) along course "(2)" of said deed S.55°39'02"E., 52.33 feet; thence (3) along course "(3)" of said deed S.85°17'33"E., 60.43 feet to the beginning of a non-tangent 49.21 foot radius curve concave Southerly, a radial to said point bears N.25°04'52"W.; thence (4) Easterly along the arc of said curve 70.55 feet, through a central angle of 82°08'37" to the beginning of a non-tangent reverse 25.00 foot radius curve, a radial to said point bears S.60°21'54"W.; thence (5) Southeasterly along the arc of said curve 26.09 feet, through a central angle 59°47'39" to the Northerly line of Palm Street (Valencia Street according to said Map No. 1303); thence (6) along said line S.89°25'45"E., 239.20 feet to the beginning of a 29.21 foot radius curve concave Northwesterly; thence (7) Northeasterly along the arc said curve 45.85 feet, through a central angle of 89°55'40"; thence (8) N.00°38'35"E., 10.13 feet to the beginning of a 172.13 foot radius curve concave Westerly; thence (9) Northerly along the arc of said curve 165.22 feet, through a central angle of 54°59'44"; thence (10) N.54°21'10"W., 66.90 feet to the beginning of a 326.57 foot radius curve concave Northeasterly; thence (11) Northwesterly along the arc of said curve 104.87 feet, through a central angle of 18°23'57"; thence (12) N.29°05'26"W., 1.35 feet to the beginning of a 19.68 foot radius curve concave Southerly; thence (13) Westerly along the arc of said curve 31.53 feet, through a central angle of 91°47'34" to said Southerly line of Troy Street (Relocated); thence (14) along said line S.52°15'16"W., 325.10 feet to the POINT OF BEGINNING.

Containing 89,840 square feet, more or less.

Subject to public utilities located within former Troy Street and special assessments, if any, restrictions, reservations, and easements of record.

PARCEL DK 30538-2 (ETC.)

RESERVING therefrom unto the State of California, its successors or assigns, upon, over, under and across the above described Parcel an EASEMENT and right-of-way (Easement) to erect, construct, change the size of, improve, reconstruct, relocate, repair, inspect, patrol, maintain and use one or more lines of towers and/or poles, with wires and cables suspended thereon and supported thereby, including foundations, guys, anchorage, crossarms, braces, insulators, grounding wires and all other appliances, fixtures and appurtenances for use in connection therewith; also, underground facilities consisting of, but not limited to, conduits, pads, manholes, handholes, and junction boxes with wires and cables, places therein for the transmission and distribution of electricity and for Grantee's telephone, signal and communication purposes, and also for pipelines for any and all purposes, together with their necessary fixtures and appurtenances (all hereinafter referred to as Grantee's Facilities), at such locations and elevations as Grantee may now or hereafter deem convenient or necessary at any time and from time to time, together with the right of ingress and egress to, from, along, and within said Easement by a practical route or routes, in, upon, over and across the hereinafter described lands, together with the right to clear and keep clear said Easement from structures, including but not limited to buildings, explosives, brush, combustibles and materials, and to construct and maintain roads as are necessary and appropriate hereto, said EASEMENT to be 12.00 feet in width and is described as follows:

COMMENCING at the above said Point of Beginning, said point being on the Southerly line of Troy Street (Relocated); thence along course "(14)" of above described Parcel and said Southerly line N.52°15'16"E., 325.10 feet to the beginning of a 19.68 foot radius curve, concave Southerly; thence Easterly along course "(13)" of above described Parcel and the arc of said curve 12.95 feet, through a central angle of 37°42'06" to the TRUE POINT OF BEGINNING; thence (1) leaving said curve S.49°57'13"W., 52.18 feet; thence (2) S.40°02'47"E., 12.00 feet; thence (3) N.49°57'13"E., 51.70 feet; thence (4) S.16°30'02"E.; 204.77 feet; thence (5) S.55°34'43"W., 141.23 feet; thence (6) S.59°01'11"W., 18.61 feet to a point on course "(5)" of above described Parcel, said point being on a 25.00 foot radius non-tangent curve, concave Northeasterly, a radial to said point bears S.37°23'54"W.; thence (7) Southeasterly along the arc of said curve 15.85 feet, through a central angle of 36°19'38"; thence (8) leaving said curve N.59°01'11"E., 9.36 feet; thence (9) N.55°34'43"E., 137.35 feet; thence (10) S.16°30'16"E., 54.07 feet; thence (11) N.73°29'44"E., 12.00 feet; thence (12) N.16°30'16"W., 57.78 feet; thence (13) N.57°41'45"E., 90.91 feet; thence (14) N.32°18'15"W., 12.00 feet; thence (15) S.57°41'45"W., 87.51 feet; thence (16) N.16°30'02"W., 190.38 feet to a point on course "(11)" of above described Parcel, said point being on a 326.57 foot radius non-tangent curve, concave Northeasterly, a radial to said point bears S.52°28'34"W.; thence (17) Northwesterly along the arc of said curve 8.92 feet, through a central angle of 01°33'55"; thence (18) along course "(12)" of above described Parcel N.29°05'26"W., 1.35 feet to the beginning of a 19.68 foot radius curve, concave Southwesterly; thence (19) Westerly along course "(13)" of the above described Parcel an arc distance of 18.58 feet, through a central angle of 54°05'28" to the TRUE POINT OF BEGINNING.

The bearings and distances used in the above description are on the California Coordinate System of 1983, Zone 6. Multiply all distances used in the above description by 1.000025 to obtain ground level distances.

Number
DD 30047-01-02 (ETC.)

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

Signature Horace Taynton

Date April 11, 2007

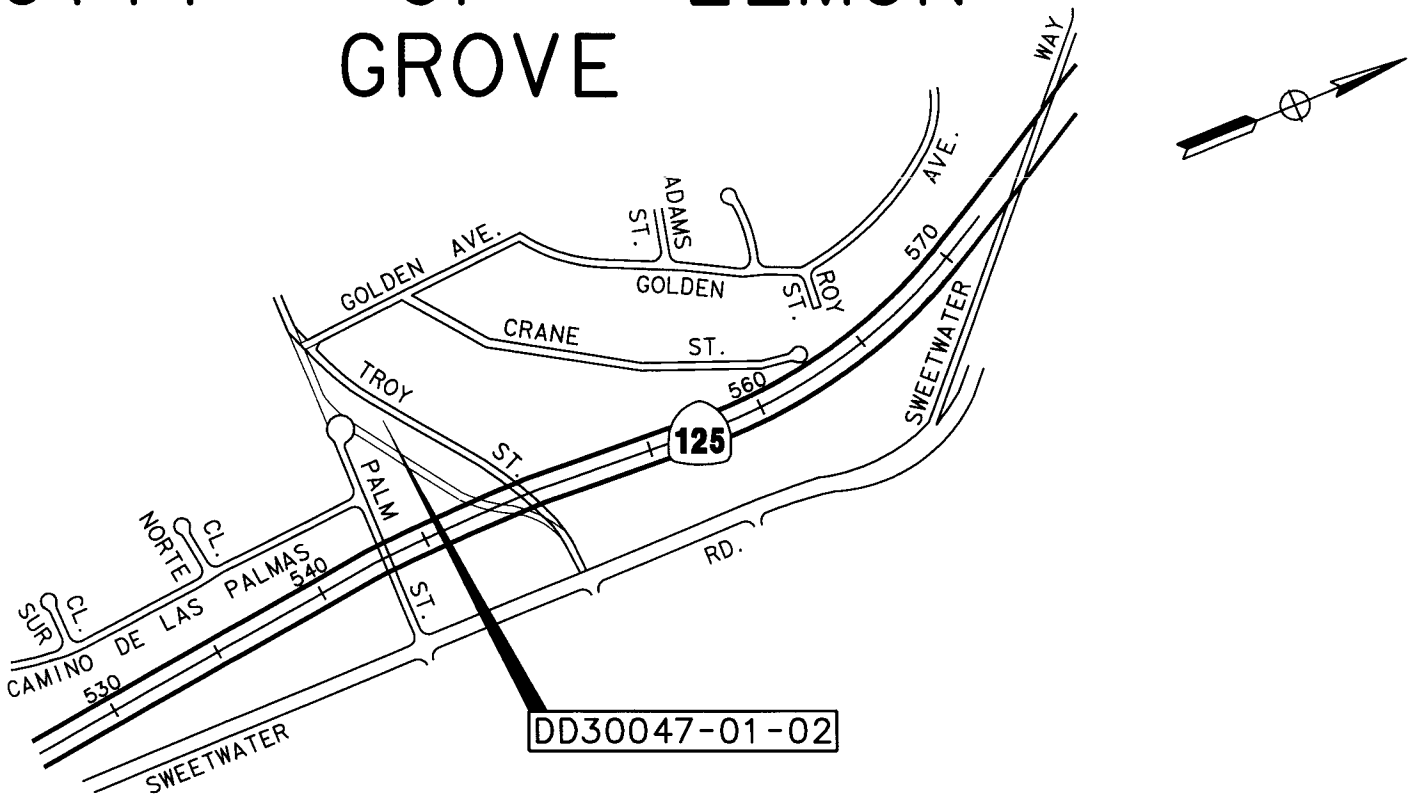
AU F.W.

CK A.C.

LICENSED LAND SURVEYOR
HORACE M. TAYNTON
No. LS 6863
Exp. 09-30-2008
STATE OF CALIFORNIA

EXHIBIT "B"

CITY OF LEMON GROVE



LICENSED LAND SURVEYOR
HORACE M. TAYNTON
No. LS 6863
Exp. 09-30-08
STATE OF CALIFORNIA

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

Signature Horace Taynton

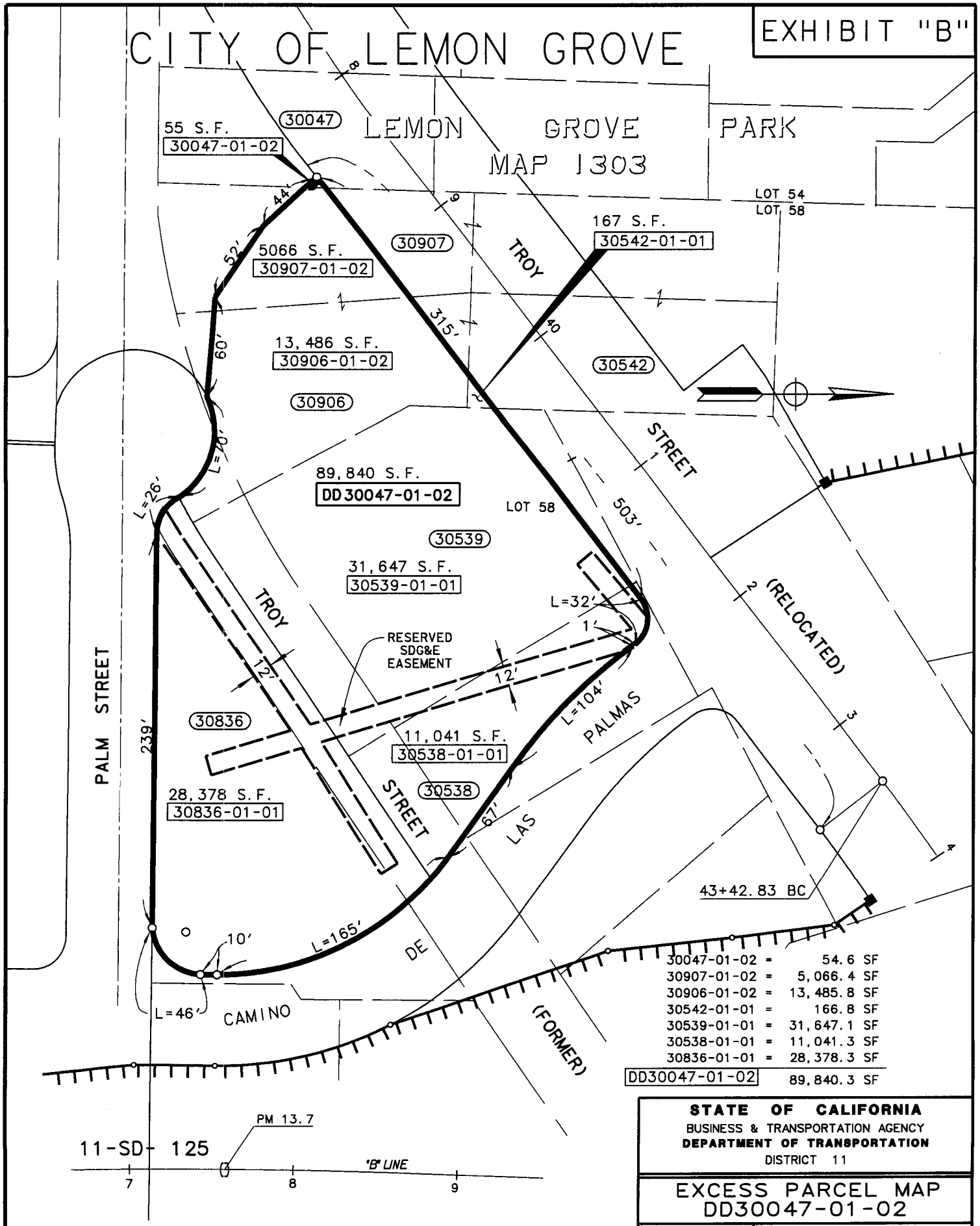
Date April 11, 2007

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

DIRECTOR'S DEED MAP
DD30047-01-02

RIGHT OF WAY MAP NO.	Por. 53530k		
COUNTY	ROUTE	POST MILES	SCALE
SD	125	13.7	NONE
			SHEET 1 OF 2

M:tbjoan/sd/a125/001952/us/lotopo/dd_30047xbk.dgn



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

EXCESS PARCEL MAP
DD30047-01-02

RIGHT OF WAY MAP NO.	Por. 53532		
COUNTY	ROUTE	POST MILES	SCALE
SD	125	13.7	NONE
			SHEET 2 OF 2