STATE OF CALIFORNIA - BUSINESS, TRANSPORTATION AND HOUSING AGENCY
GRAY DAVIS, *Governor*

DEPARTMENT OF TRANSPORTATION
SOUTHERN RIGHT OF WAY REGION
District 07 R/W Field Office
120 South Spring Street
Los Angeles, CA 90012-3606

December 11, 2000

DD 47901-01-01
Suzanne Easter
316 Fairview Ave.
South Pasadena, CA. 91030

FATCOLA
Attn: Michelle Jones
520 N. Central Ave.
Glendale, CA. 91203

Dear Ms. Jones:

Per our 12/11/00 phone conversation, you are authorized to open an escrow account in behalf of Suzanne M. Easter, for the purposes of completing a SB-86 Roberti Bill FMV sale.

Enclosed is an original executed Purchase Sales Agreement with escrow instructions to initiate the sales process for Ms. Easter for the above-referenced parcel. She will be placing a good faith deposit of $2,000.00 into the escrow, and will be contacting you this week. She is currently in the process of securing a loan, and will keep us advised during the loan approval process.We are also awaiting CTC approval of the sale which is expected to be given at the January 2001 meeting.

When an escrow number has been assigned, please provide our Office and Ms. Easter with a letter of acknowledgement. You may contact me at (213) 897-0684 with any concerns or questions you may have regarding this sale.

Sincerely,

Donna M. Armbrister
Associate R/W Agent
SB-86 Property Sales

cc: Suzanne Easter

SOUTHERN RIGHT OF WAY REGION
21073 PATHFINDER, SUITE 100
DIAMOND BAR, CA 91167

PHONE: (909) 468-1500
TDD: (800) 735-2929
FAX: (909) 468-1501

District 08 R/W Field Office
464 W. Fourth St.
San Bernardino, CA 92401-1400

Phone:(909) 383-6239
Fax:(909) 383-6877

District 12 R/W Field Office
2501 Pullman Street, Bldg. "C"
Santa Ana, CA 92705

Phone:(714) 724-2308
Fax:(714) 724-7699

Linda Johnson C
x5112
Asst Jeanne
x5113

FATCOLA
First American Title Company
Los Angeles
520 North Central Avenue, Glendale, California 91203 (818) 242-5800

December 19, 2000

Suzanne Easter
316 Fairview Avenue
South Pasadena, CA 91030

RE: Escrow No.: **01005421**
Property Address: **316 Fairview Avenue**
South Pasadena, CA 91030

In connection with the above numbered escrow, the following is/are enclosed for your review and/or completion:

- Insurance Quote from Great Pacific Insurance - PLEASE REVIEW - if you like the quote and want to go with this company for your Hazard Insurance please sign the Disclosure Notice, both pages, and return to me. OTHERWISE if you are going with you own insurance company please fill out the Insurance Information sheet that was sent to you in a previous package.

If you have any questions regarding the enclosed, please do not hesitate to contact the undersigned.

Very truly yours,
FIRST AMERICAN TITLE COMPANY,
ESCROW DIVISION

Michele Jones
Escrow Officer

STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION
AGREEMENT FOR THE PURCHASE OF REAL PROPERTY (SALE TO PRESENT OCCUPANTS) AND JOINT ESCROW INSTRUCTIONS TO FIRST AMERICAN TITLE COMPANY OF LOS ANGELES
RW16-9 (3/96)

7-LA 710
PARCEL 47409-01-01
SUZANNE EASTER
October 20, 2000

This agreement is entered between The State of California Department of Transportation (hereinafter called "SELLER") and the undersigned purchaser (hereinafter called "BUYER") for the purchase of certain real property.

It is Hereby Agreed as Follow:

1. SELLER agrees to sell to BUYER and BUYER agrees to purchase from SELLER upon the terms and for the consideration set forth in this Agreement, all that certain real property situated in the City of Los Angeles, State of California and legally described as follows:
(See Attached Exhibit A)

Also known as: 316 Fairview Avenue., South Pasadena, CA 91030

2. Consideration:
BUYER will place into escrow
a good faith deposit of: $ 2,000.00

Sales Price: (As determined by an approved Staff appraisal) $220,000.00
PROPERTY IS BEING SOLD IN AN "AS IS" CONDITION

3. Title to the property shall be vested:
SUZANNE EASTER, A SINGLE WOMAN

4. Conveyance by SELLER shall be all of its right, title and interest in the property to be sold, subject to all exceptions and reservations whether or not of record.

5. Escrow fees, charges, and costs shall be paid by BUYER and SELLER in accordance with local custom. It is expressly understood and agreed, however, that the cost of such fees, charges and costs to SELLER may not reduce the net proceeds received by SELLER from this sale to an amount less than $24,866.00 which is the original acquisition price paid by SELLER.

Seller(s) Initials: _____ Buyer(s) Initials: _____

6. BUYER acknowledges that the subject property has been removed from the Assessed Property rolls in the County of Los Angeles. BUYER further acknowledges full responsibility for the payment of all property taxes and assessments accruing after the close of escrow.

7. Buyer agrees to provide new hazard insurance policy acceptable to lender and to pay premium for same prior to the close of escrow.

8. PRELIMINARY TITLE REPORT: The close of this escrow is contingent upon the Buyer's written approval of covenant conditions, restrictions, reservations, easements, rights and rights of way of record, affecting the above described property, as contained in a preliminary title report to be furnished to Buyer by Escrow Holder, via certified mail, return receipt requested, at Buyer's address listed below. Buyer shall have 3 days from date of receipt of said report in which to either approve or disapprove said report items in the form of written notification deposited with the Escrow Holder. If Seller is unwilling or unable to eliminate any title matter disapproved by Buyer as stated above, Buyer may elect to cancel this escrow. If Seller fails to deliver title as above stated, Buyer may elect to cancel this escrow; any lender's cancellation fees, and upon Escrow Holder's receipt of cancellation instructions mutually executed by both Buyer and Seller. IN THE EVENT ESCROW HOLDER IS NOT IN RECEIPT OF BUYER'S WRITTEN DISAPPROVAL OF SUCH ITEMS WITHIN THE TIME PERIOD SET FORTH HEREIN, IT SHALL BE DEEMED THAT SUCH ITEMS HAVE BEEN APPROVED AND THIS CONTINGENCY SHALL BE AUTOMATICALLY ELIMINATED FROM THIS ESCROW IN ITS ENTIRETY.

9. RELEASE OF FUNDS: If applicable, release sufficient funds from monies on Buyer's deposit to pay for credit report, appraisal, city reports, lender or association statements/documents which may be required to be paid in advance. In the event this escrow is cancelled, Seller will reimburse Buyer for such costs incurred by Buyer outside of this escrow.

10. SATISFACTION OF CONTINGENCY: Buyer's deposit of balance of funds shall constitute their acknowledgment that all terms, conditions and contingencies have been met.

11. All prorations and adjustments shall be made on the basis of a 30-day month on items with "X" as indicated below as of close of escrow:
X) RENTS on basis of rent statement deposited by grantor and approved by grantee. Seller agrees to credit Buyer the security deposit held by Seller outside and after the closing of this escrow. Delinquent rents, if any, shall be brought current as a condition for escrow opening.

Seller(s) Initials: DMA Buyer(s) Initials: SE

12. At the close of escrow you are to mail all documents, checks, etc., to the person entitled thereto at the address shown in these instructions.
EACH PARTY SIGNING THESE INSTRUCTIONS HAS READ AND INITIALED THE ADDITIONAL ESCROW CONDITIONS AND INSTRUCTIONS ON THE PAGES ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE ADDITIONAL PAGES APPEARED OVER THEIR SIGNATURES. ALL PARTIES SIGNING THESE INSTRUCTIONS HEREBY INDIVIDUALLY OR JOINTLY ACKNOWLEDGE RECEIPT OF A COPY OF THESE INSTRUCTIONS. TIME IS OF THE ESSENCE OF THESE INSTRUCTIONS. If this escrow is not in condition to close by NOT APPLICABLE and demand for cancellation is received by you from any party to this escrow after said date, you shall act in accordance with the cancellation instructions contained in the general provisions on the attached page hereof. If no demand for cancellation is made, you proceed to close this escrow when the principals have complied with the escrow instructions

13. Seller agrees to pay your usual seller's escrow fee, drawing documents and such other charges which are advanced for seller's account regardless of the consummation of this escrow. Seller also agrees to pay the Policy of Title Insurance premium and recording fees which are properly chargeable to seller, and documentary transfer tax in the amount of $ To be determined prior to close of escrow, which escrow holder is instructed to enter on the deed and affix your signature thereto, if required. In the event this amount is incorrect, you are authorized and instructed to enter the correct amount on the deed and deduct the additional cost therefore from funds accruing to seller's account. In the event an incorrect amount is entered on the deed and said deed is recorded, Seller hereby holds escrow holder harmless and agrees to reimburse escrow holder for any loss it may sustain by said amount being incorrect.

Certified to be a true & complete copy of the original
FIRST AMERICAN TITLE COMPANY
LOS ANGELES
BY

14. Any amendment of, or supplement to, this Agreement must be in writing and approved in writing by both BUYER and SELLER.

15. Should BUYER decide to cancel this Agreement, BUYER'S "good faith deposit" will be returned in full, less any fees already disbursed pursuant to these instructions. Parties hereto acknowledge that any fees disbursed shall be reimbursed to Buyer by the Seller outside and after the cancellation of this escrow.

16. This Agreement contains the entire agreement between the parties and neither party relies upon any warranty or representation not contained in this Agreement.

Seller(s) Initials: DMA

Buyer(s) Initials: SE

17. Mailing Address of BUYER:
Suzanne Easter
316 Fairview Avenue
South Pasadena, CA. 91030

18. Mailing Address of SELLER:
State of California, Department of Transportation
R/W Property Services
120 South Spring Street
Los Angeles, CA 90012

19. Mailing Address of Escrow Holder:
First American Title Company of Los Angeles
520 N. Central Avenue
Glendale, CA 91203
Escrow # _____

20. This Agreement, on behalf of the SELLER, is subject to approval by the California Transportation Commission.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

certified to be a true
correct & complete copy
of the original
FIRST AMERICAN TITLE COMPANY
OF LOS ANGELES
BY

Donna M. Ambriste

MARY SCOTT
State of California
Department of Transportation
120 S. Spring Street
Los Angeles, CA. 90012

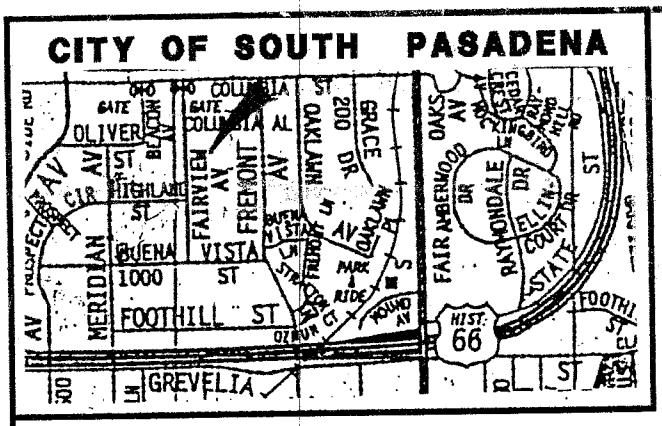
Suzanne Easter

SUZANNE EASTER
316 Fairview Avenue
South Pasadena, CA. 91030

EXHIBIT "A"

That portion of Lot "A" of Tract No. 1738, as shown on map recorded in Book 20, page 116 of Maps, in the office of the County Recorder of said county, acquired by the State of California by deed (State Parcel 47409) recorded May 24, 1968 in Book D4011, page 857 of Official Records in said office.

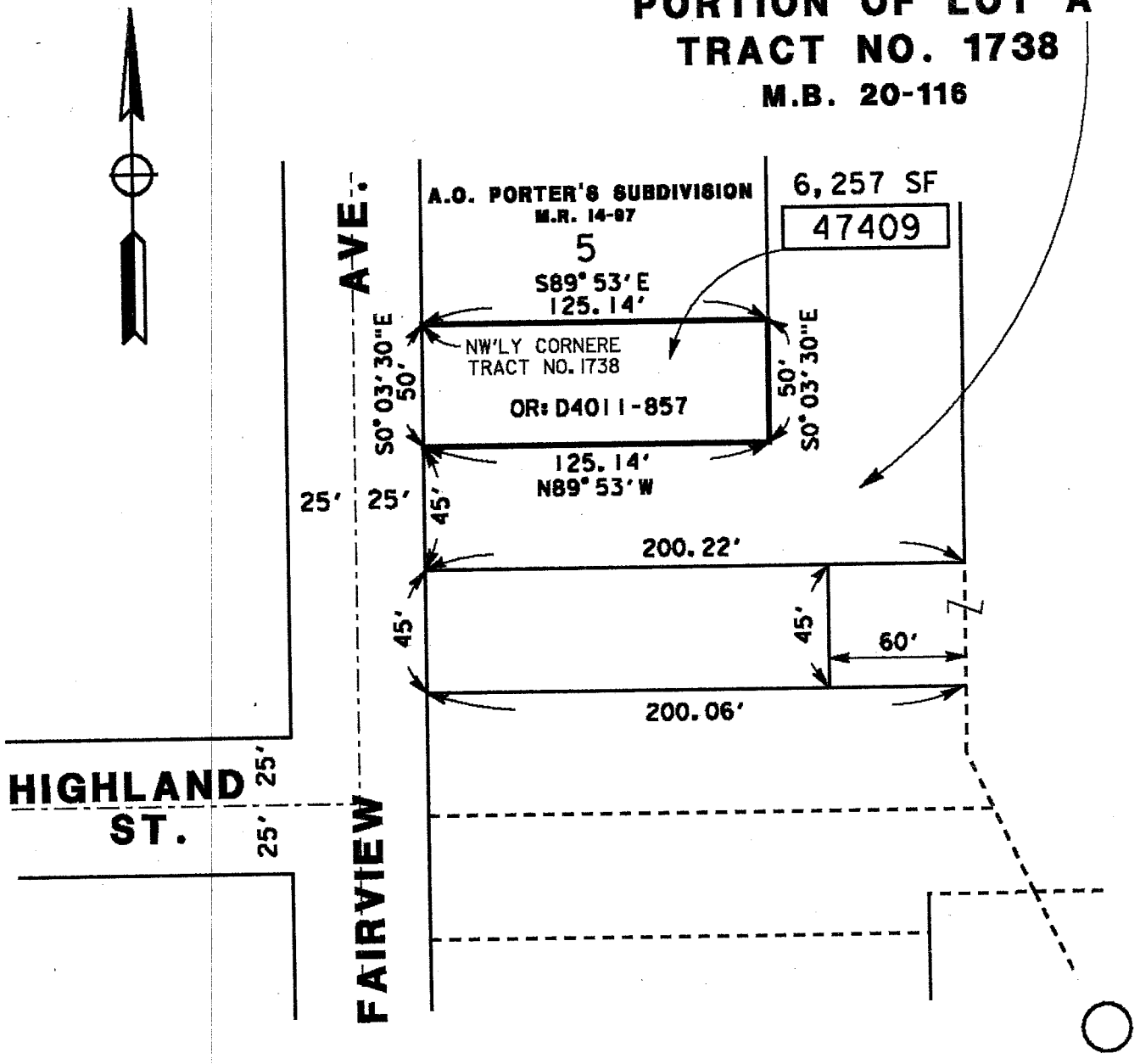
Certified to be a true
correct & complete copy
of the original
FIRST AMERICAN TITLE COMPANY
OF LOS ANGELES
BY



DIST	COUNTY	RTE	PM	
07	LA	710	31.1	

PARCEL NO.
47409

PORTION OF LOT A
TRACT NO. 1738
M.B. 20-116



STATE OF CALIFORNIA- DEPARTMENT OF TRANSPORTATION- DISTRICT 07

PLAT ACCOMPANYING

DIRECTOR'S DEED DD 47409

SCALE: NONE
DRWN: LG CHKD: WP
DATE: 12-02-97
CADD: D86

REF MAP: F1533-7

First American Title
Insurance Company

2 First American Way
Santa Ana, CA 92707
Fax: 714-800-4351
Tel.: 714-800-4864

Suzanne M. Easter
316 Fairview Ave.
South Pasadena, CA 91030

Ref: Escrow no. 1005421

December 31, 2004

Dear Ms. Easter,

On or around December 14, 2000, First American opened your Escrow file with the intent to purchase the property 316 Fairview Avenue in South Pasadena, California. Our records also indicate that you placed funds in the escrow representing an earnest money deposit in the amount of $2000.00. We have made prior attempts to contact you, but we did not receive any replies.

First American's offices are currently reviewing files for the annual audit of dormant funds required to be submitted to the State of California. Rather than send the enclosed funds to the State, we are forwarding the funds to you.

If you have any questions or need further information, please call me at 714-800-4864.

Sincerely,

Larry Forcey
Regional Funds Manager