

Memorandum

To: CHAIR AND COMMISSIONERS
CALIFORNIA TRANSPORTATION COMMISSION

CTC Meeting: December 5-6, 2012

Reference No.: 2.4d.
Action Item

From: NORMA ORTEGA
Chief Financial Officer

Prepared by: Brent L. Green
Chief
Division of Right of Way
and Land Surveys

Subject: **DIRECTOR'S DEEDS**

RECOMMENDATION:

The California Department of Transportation (Department) recommends the California Transportation Commission (Commission) authorize the 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 \$547,100.00. The State will receive a return of \$497,374.30 from the sale of these properties. A recapitulation of the items presented and corresponding maps are attached.

ISSUE:

01-01-Men-101 PM 53.52
Disposal Unit #DD 007472-01-01
Convey to: Kristopher Kristofferson
& Lisa Kristofferson, as Trustees of the
Kristofferson Revocable Trust dated
October 25, 1994

Near Willits
7.0 acres
\$56,000 (Appraisal \$56,000)

Direct sale via acquisition exchange. The selling price of the excess property is partial credit against the total compensation due to grantor for right of way acquired for the storm damage repair project on Highway 1.

02-03-But-99 PM 3.2
Disposal Unit #DD 025476-01-01
Convey to: Pantaleoni Trust

Gridley
0.13 acre
\$250 (Appraisal Nominal)

Direct sale. Direct sale to former grantor for small legally non-conforming parcel incapable of independent development and encumbered with ditch and county road easement. Highest and best use is as plottage to adjoining owner.

03-03-Sac-5 PM 12.5
Disposal Unit #DD 017963-01-01
Convey to: United States Fish & Wildlife Service

Sacramento
142 acres
\$0 (Appraisal not applicable)

Direct conveyance for no monetary consideration pursuant to Cooperative Agreement No. 03-0071 dated July 25, 1997.

04-03-Sut-99 PM 41.4 Live Oak
Disposal Unit #DD 022856-01-01 2.68 acres
Convey to: Ann H. Rutherford, Trustee of The Ann H. Rutherford Living Trust \$32,424.30 (\$25,700 Public Sale Estimate)

Private sealed bid sale amongst adjoining owners of a landlocked property incapable of independent development. Three of the four adjoining owners participated in the private auction. The highest and best use of the property is as plottage to the adjoining property.

05-03-Sut-99 PM 37.6 Live Oak
Disposal Unit #DD 022934-02-01 0.90 acre
Convey to: Sharanjit S. & Iqbal K. Sidhu \$2,500 (\$8,700 Public Sale Estimate)

Private auction. A sale to the adjoining owner at the highest offer received is in the Department's best interest because the property is landlocked, the highest and best use is as plottage to adjoining property, two prior attempts to sell resulted in no offers, and the property is difficult to manage because of its lack of access.

06-04-Ala-238 PM 12.6 Hayward
Disposal Unit #DD 036257-01-01 0.13 acre
Convey to: Paul A. Desimone and Teresa L. Desimone \$165,000 (Appraisal \$165,000)

A direct sale to a current eligible tenant per Joint Stipulation of Class Settlement and Class Settlement Agreement and Release dated December 17, 2010. This transaction was approved at the January 2012 Commission meeting. The appraisal was revised changing the value so it is being resubmitted to the Commission for approval.

07-04-SCI-101 PM 28.3 San Jose
Disposal Unit #DK 000115-02-01 0.24 acre
Convey to: City of San Jose, a municipal corporation \$1,000 (Appraisal Nominal)

Direct Sale. Direct sale to underlying fee owner of an obsolete drainage easement. This easement is unusable for any other purpose and eliminates a maintenance and liability responsibility to the Department.

08-05-SB-1 PM R22.8 Lompoc
Disposal Unit #DD 002261-01-02 1.5 acres
Convey to: Margaret Jacobs \$500 (Appraisal nominal)

Direct Sale. Selling price is the fair market value received from the only adjoining owner. The subject property is landlocked and is incapable of independent development. The highest and best use of the property is as plottage to the adjoining property.

09-05-SLO-101 PM 56.4
Disposal Unit #DD 000016-01-02
Convey to: Paul Viborg and
Debbie Sturgis-Viborg

Paso Robles
0.16 acre
\$2,800 (Appraisal \$2,800)

Direct Sale. Selling price is the fair market value received from the only adjoining owner. The Department is retaining a drainage easement over the subject property, leaving it incapable of independent development and the highest and best use of the underlying fee is as plottage to the adjoining property.

10-07-LA-110 PM 19.7
Disposal Unit #DD 003030-01-01
Convey to: Garrett Gardens Inc.

Los Angeles
0.205 acre
\$47,800 (Appraisal \$47,800)

Direct Sale. Selling price represents fair market value received from an adjoining owner to mitigate damages incurred to the adjoining property's loss of parking.

11-08-SBd-210 PM 20.8
Disposal Unit #DD 018857-01-01
Convey to: Samer Fahkouri

San Bernardino County
0.172 acre
\$9,000 (Public Sale Estimate \$15,000)

Public Sale. Selling price represents the highest bid received at the fifth public sale. There was one active bidder and two registered bidders. Previous public sales did not yield any responsive bids from potential bidders in attendance.

12-08-Riv-10 PM 43.44
Disposal Unit #DE 010695-01-02
Convey to: Union Pacific Railroad Company

Thousand Palms
0.055 acre
\$100 (Appraisal \$100)

Direct Sale. Selling price represents fair market value received from an adjoining owner for an easement right only.

13-08-Riv-86 PM 19.85
Disposal Unit #DD B26000-01-01
Convey to: AHD Limited Partnership

Coachella
14.13 acres
\$180,000 (Public Sale Estimate \$226,000)

Public Sale. Selling price represents the highest bid received at the first public sale. There was one active bidder and two registered bidders.

Attachments

SUMMARY OF DIRECTOR'S DEEDS - 2.4d.

PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION - December 05-06, 2012

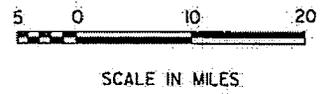
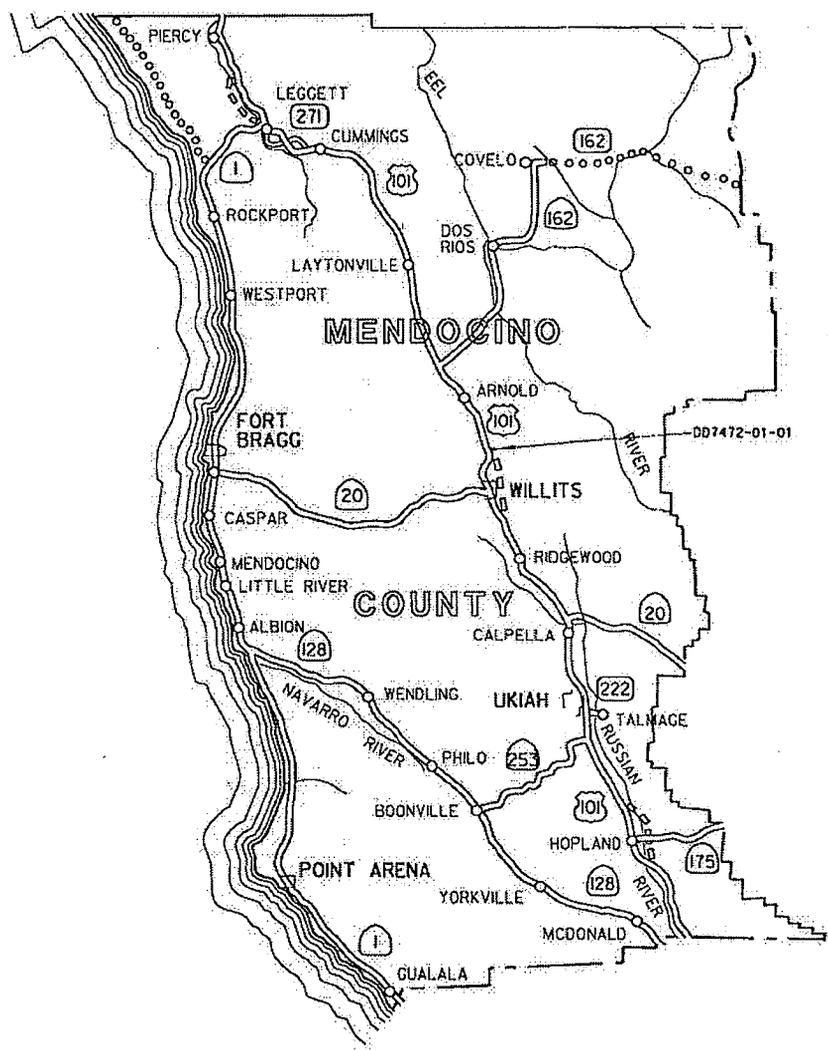
Table I - Volume by Districts

District	Direct Sales	Public Sales	Non-Inventory Conveyances	Other Funded Sales	Total Items	Current Estimated Value	Return From Sales	Recovery %
								% Return From Sales Current Value
01	1	0			1	\$56,000.00	\$56,000.00	100%
02	0	0			0	\$0.00	\$0.00	0%
03	2	2			4	\$34,400.00	\$35,174.30	102%
04	2	0			2	\$165,000.00	\$166,000.00	101%
05	2	0			2	\$2,800.00	\$3,300.00	118%
06	0	0			0	\$0.00	\$0.00	0%
07	1	0			1	\$47,800.00	\$47,800.00	100%
08	1	2			3	\$241,100.00	\$189,100.00	78%
09	0	0			0	\$0.00	\$0.00	0%
10	0	0			0	\$0.00	\$0.00	0%
11	0	0			0	\$0.00	\$0.00	0%
12	0	0			0	\$0.00	\$0.00	0%
Total	9	4			13	\$547,100.00	\$497,374.30	91%

Table II - Analysis by Type of Sale

Type of Sale	# of Items	Current Estimated Value	Return From Sales	Recovery %
				% Return From Sales Current Value
Direct Sales	9	\$271,700.00	\$273,450.00	101%
Public Sales	4	\$275,400.00	\$223,924.30	
Non-Inventory Conveyances				
Sub-Total	13	\$547,100.00	\$497,374.30	91%
Other Funded Sales	0			
Total	13	\$547,100.00	\$497,374.30	91%

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
 BUSINESS, TRANSPORTATION AND HOUSING AGENCY
 DEPARTMENT OF TRANSPORTATION

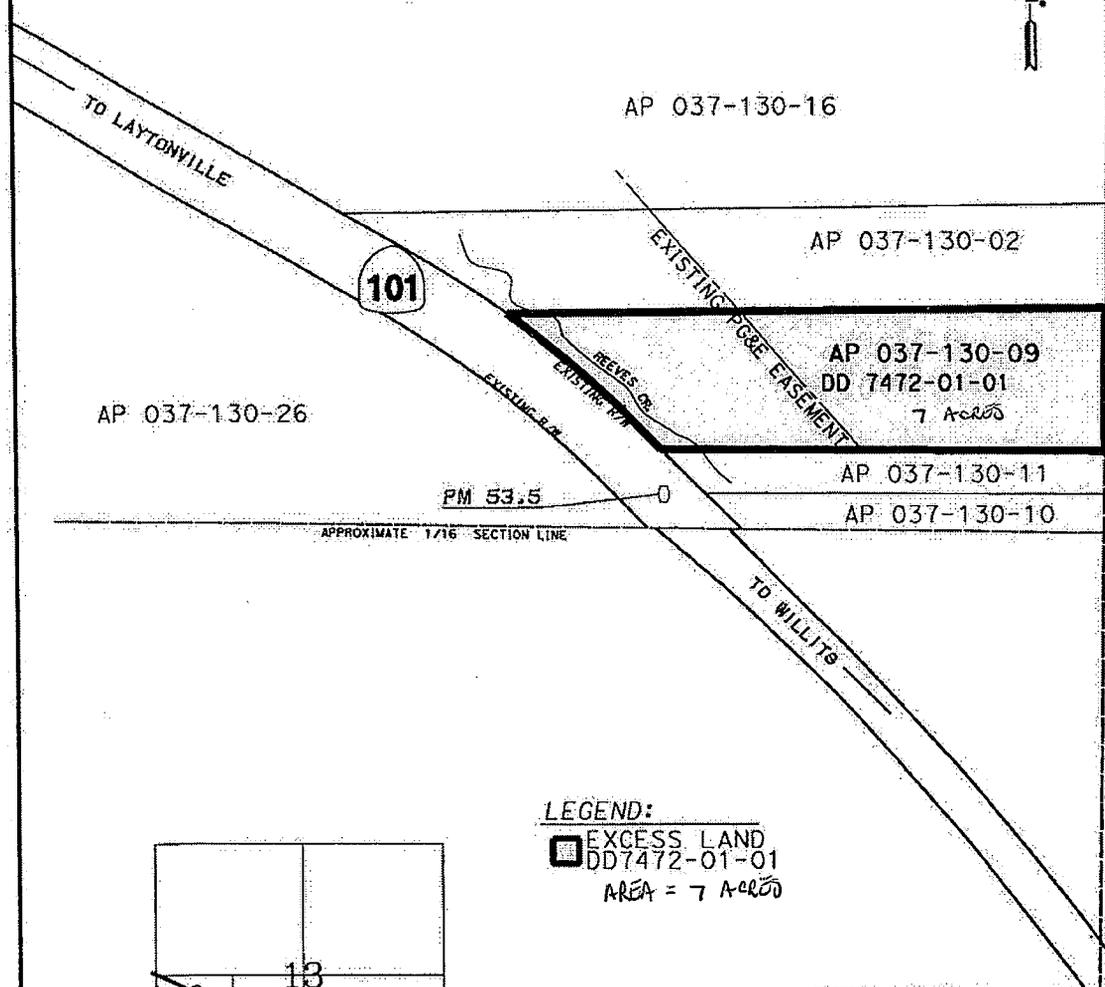
**RIGHT OF WAY
 DIRECTORS DEED
 DD 7472-01-01**

FEET 0 NOT TO SCALE

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
1	MEN	101	53.5	1	2

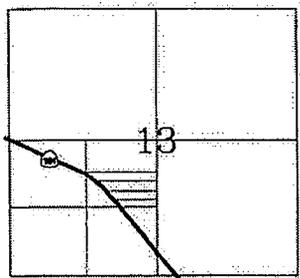
NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.

COUNTY OF MENDOCINO
T19N R14W MDM
SECTION 13



LEGEND:

 EXCESS LAND
 DD 7472-01-01
 AREA = 7 ACRES



A PORTION OF THE NE
QUARTER OF THE SW
QUARTER SECTION 13

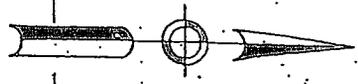
STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY
DIRECTORS DEED
DD 7472-01-01**

METERS 0 50 100 200
FEET 0 100 200 400 600

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
1	MEN	101	53.5	2	2

T. 17 N. - R. 3 E. - M. D. B. & M.
SEC. 6



025476-01-01

LOT 53

613.14' PL. 2



GRIDLEY

LOT LINE

COLONY

RECORDED APRIL 12, 1906
MAP BOOK 5, PAGE 20

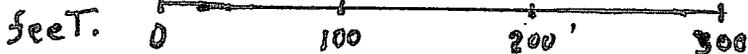
LOT 54

AREA = 0.03 AC.

U.F. = 0.10 AC.

TOTAL = 0.13 AC.

SHELDON AVE.

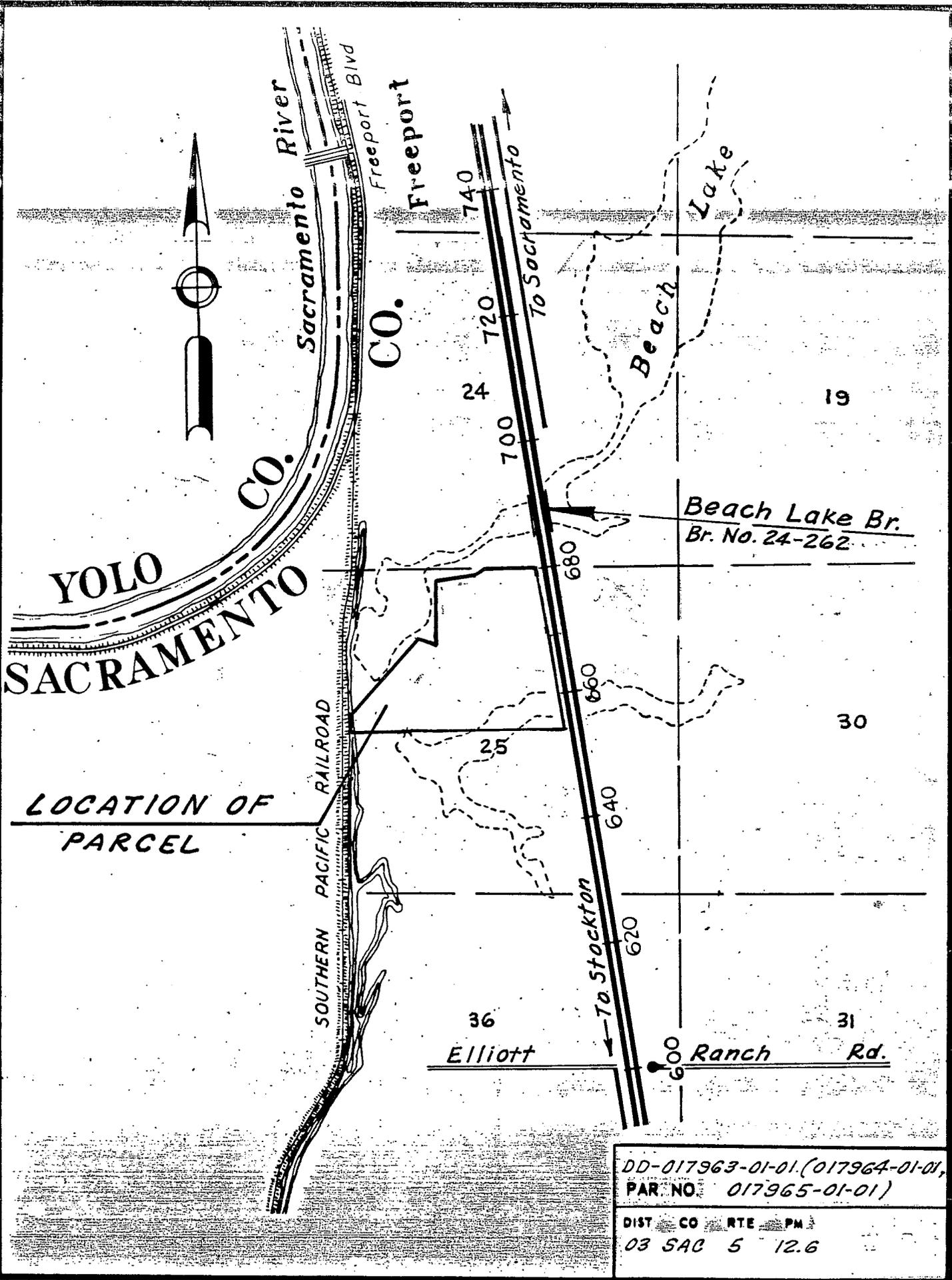


DIRECTORS DEED MAP

PARCEL NO.

DD-025476-01-01

CO.	RTE.	P.M.
BUT	99	3.2



YOLO

SACRAMENTO

Sacramento River
 CO.
 CO.

CO.

LOCATION OF
 PARCEL

SOUTHERN PACIFIC RAILROAD

Freepoint Blvd

Freepoint

740

24

720

700

To Sacramento

660

25

Beach Lake Br.
 Br. No. 24-262

19

30

640

620

36

Elliott

To Stockton

Ranch

Rd.

31

DD-017963-01-01 (017964-01-01,
 PAR NO: 017965-01-01)

DIST CO RTE PM
 03 SAC 5 12.6

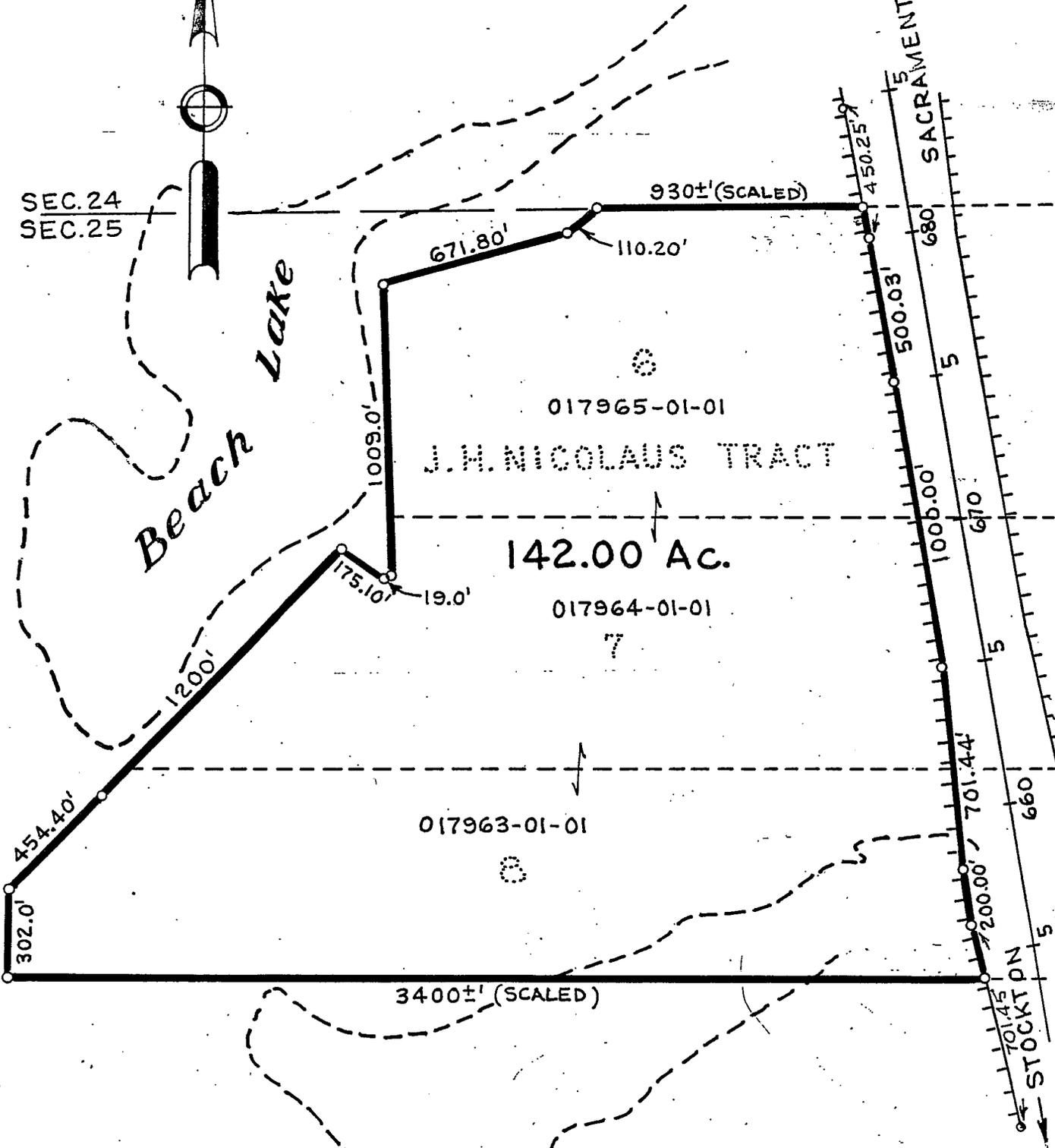
T 7 N, R 4 E, MDM

SEC. 24
SEC. 25

Beach Lake

SACRAMENTO

STOCKTON



017965-01-01

J.H. NICOLAUS TRACT

142.00 Ac.

017964-01-01

7

017963-01-01

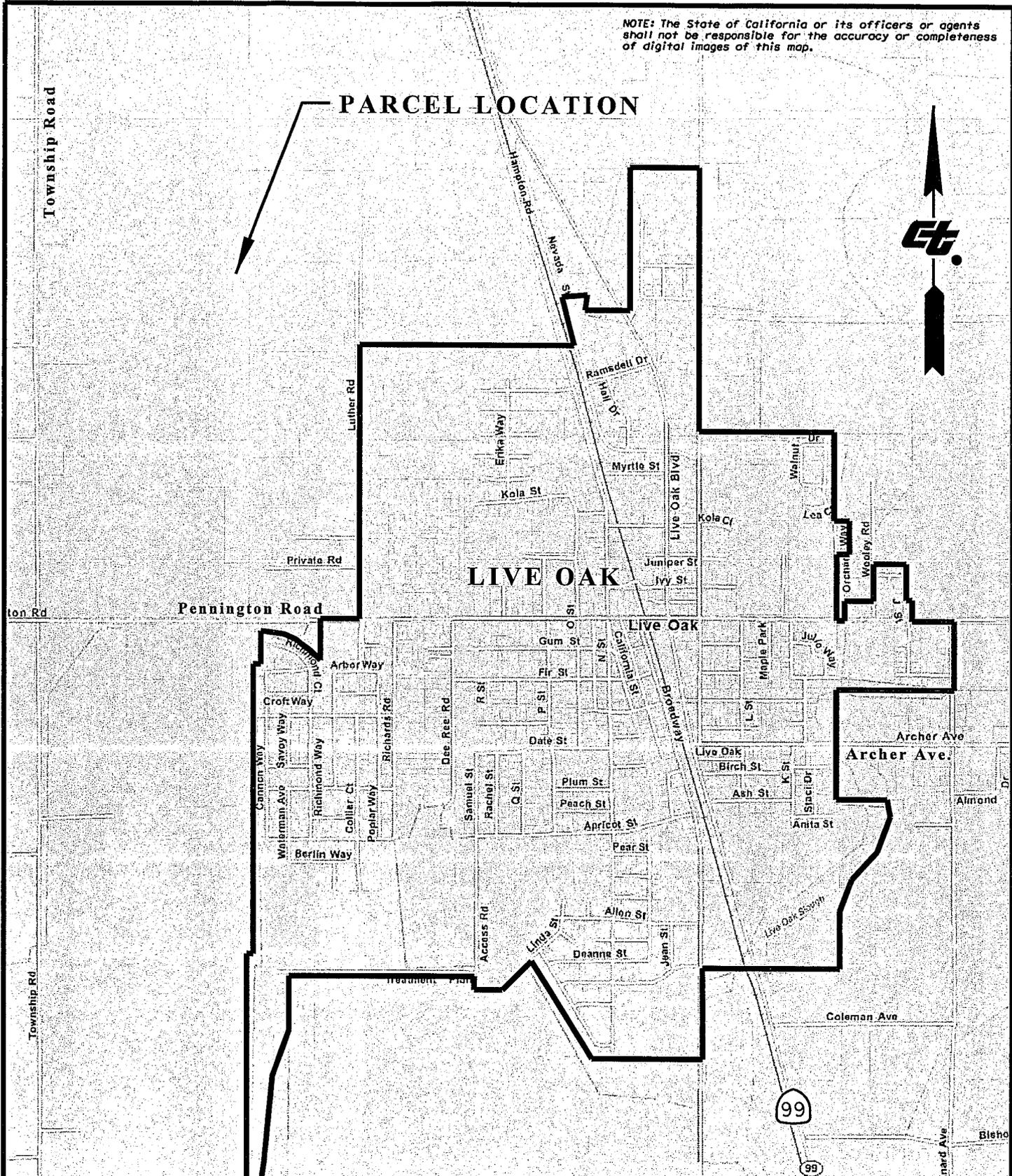
3400±' (SCALED)

ACCESS PROHIBITED

DD-017963-01-01 (017964-01-01,
PAR. NO. 017965-01-01)
DIST CO RTE PM DRAWN BY WB
03 SAC 5 12.6 SCALE 1"=500'
DATE

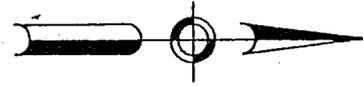
NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.

PARCEL LOCATION

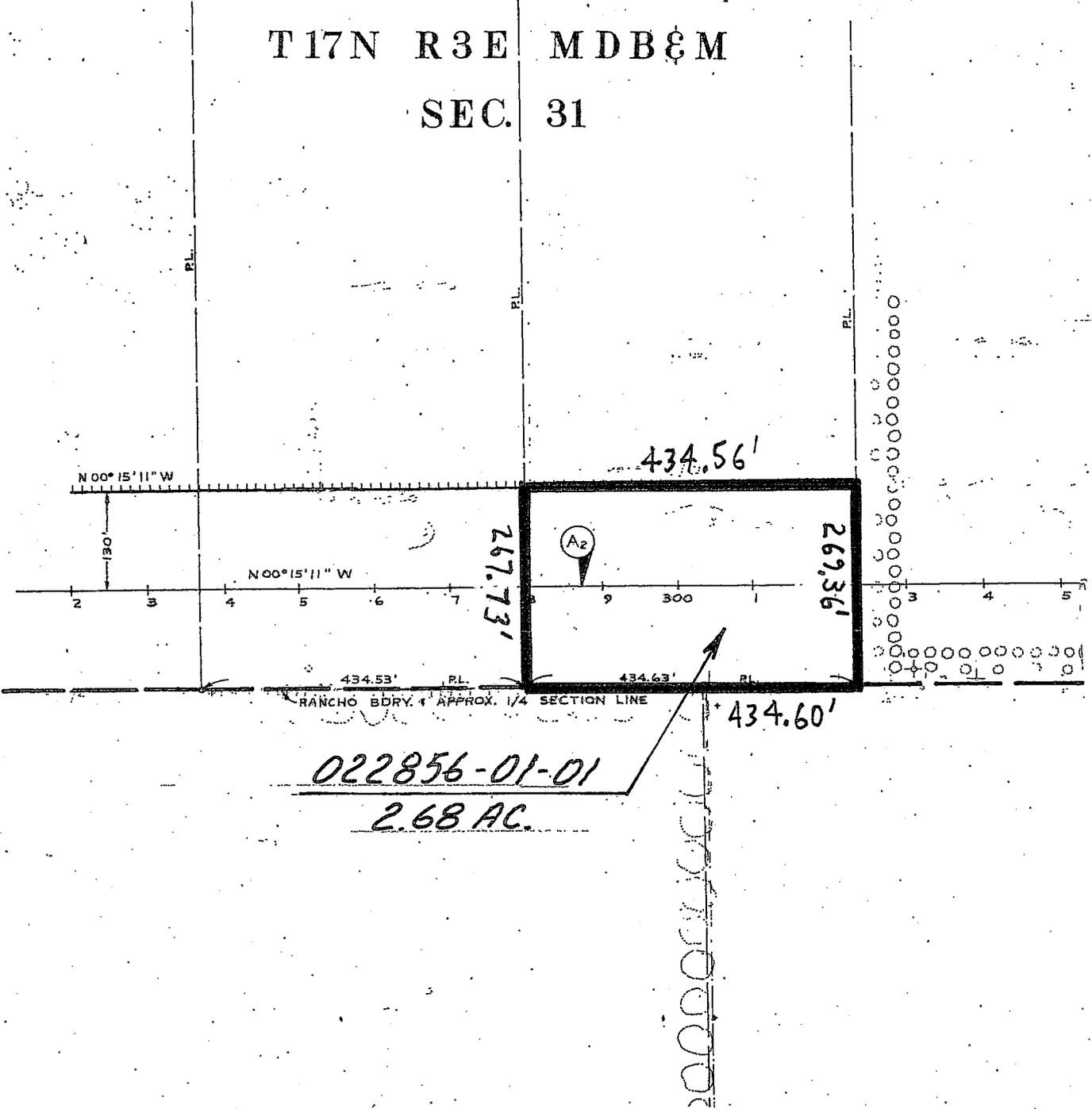


STATE OF CALIFORNIA
 BUSINESS, TRANSPORTATION AND HOUSING AGENCY
 DEPARTMENT OF TRANSPORTATION
**RIGHT OF WAY
 LOCATION MAP**
DD 022856-01-01

DISTRICT	COUNTY	ROUTE	POST MILE	SHEET NO.	TOTAL SHEETS
03	SUT	99	41.4	1	2

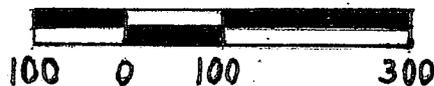


T 17 N R 3 E M D B & M
SEC. 31



022856-01-01
2.68 AC.

RANCHO BOGA



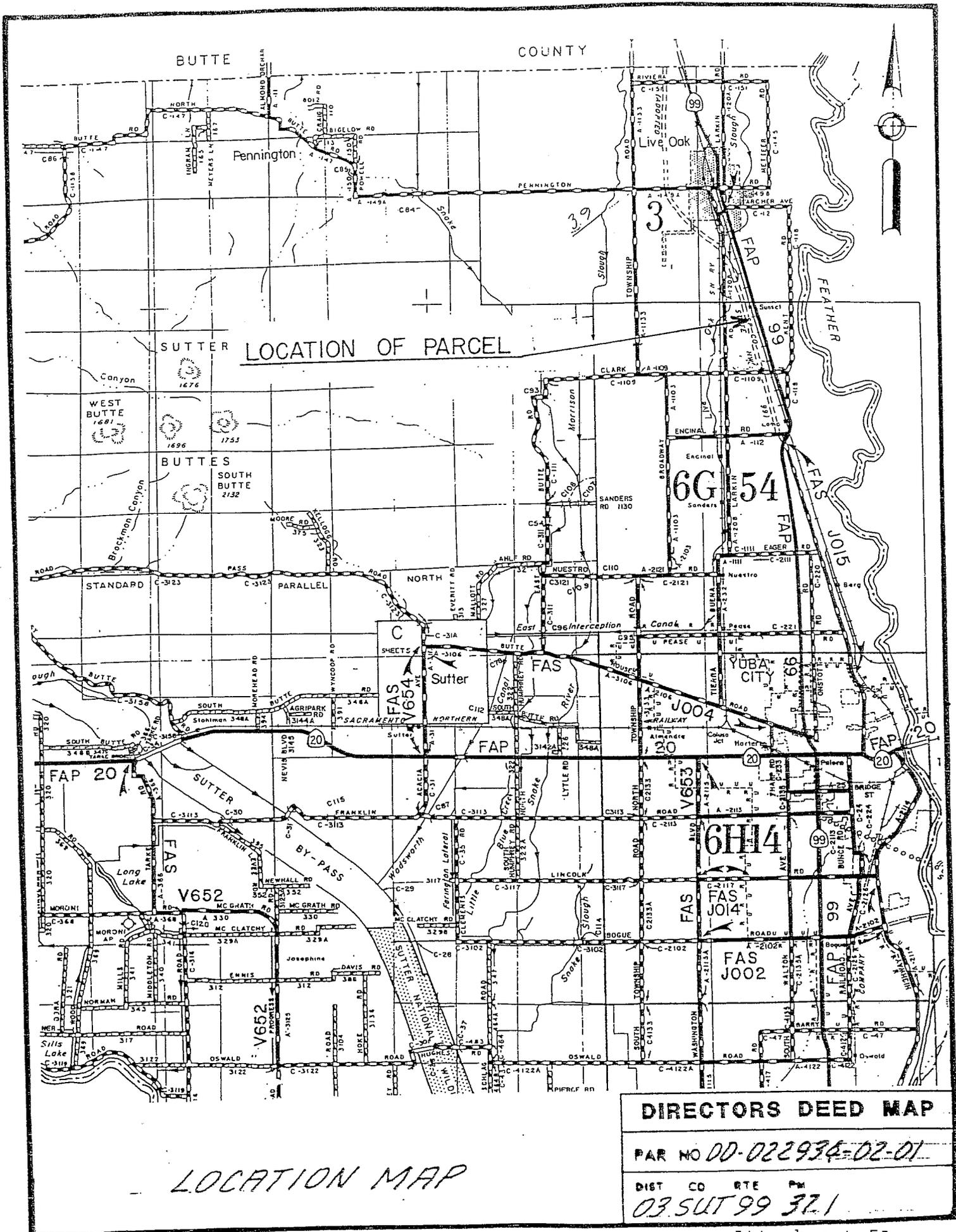
Scale 1" = 200'

DIRECTORS DEED MAP

PARCEL NO.

DD-022856-01-01

CO.	RTE.	P.M.
<u>SUT</u>	<u>99</u>	<u>41.4</u>



LOCATION MAP

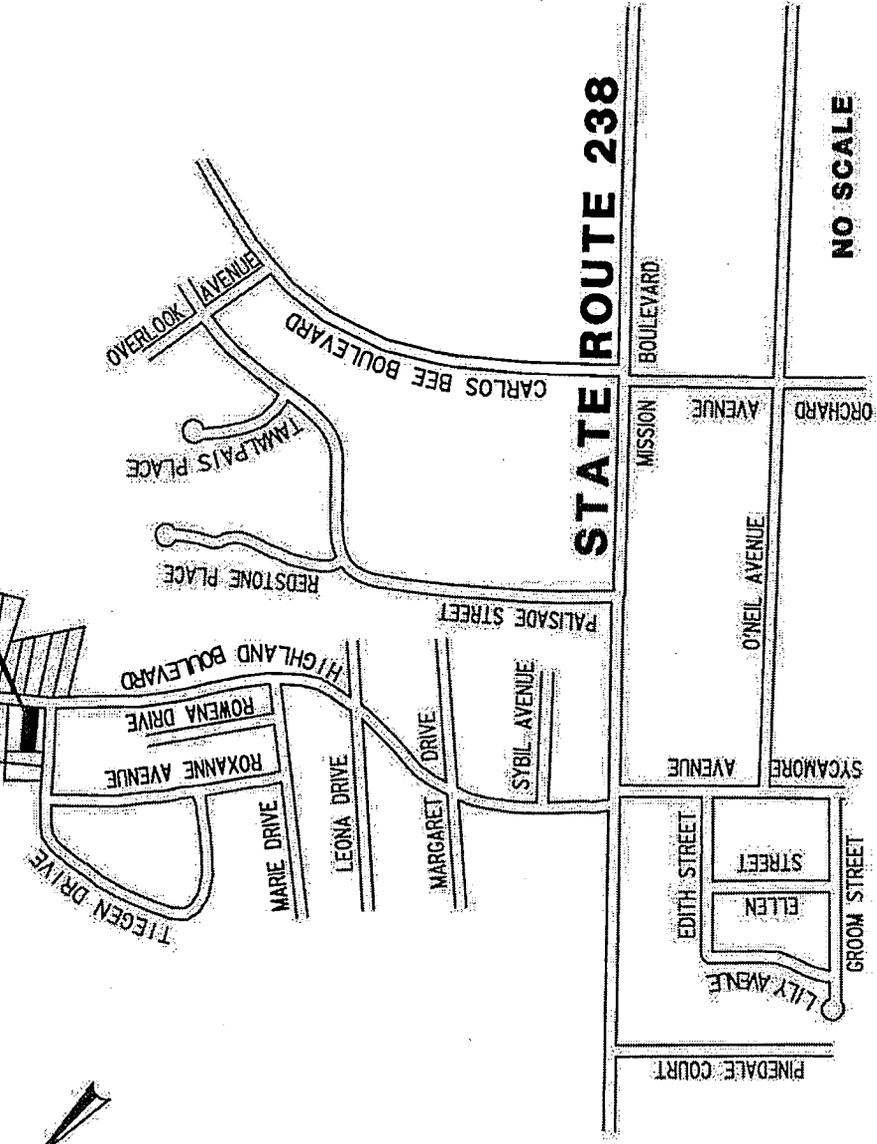
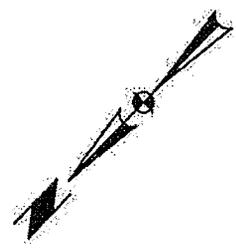
DIRECTORS DEED MAP
 PAR NO 00-022934-02-01
 DIST CO RTE PM
 03 SUT 99 371

DISTANCES AND BEARINGS SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.0000787 TO OBTAIN GROUND LEVEL DISTANCES.

**ALAMEDA COUNTY
CITY OF HAYWARD**

DD-036257-01-01

5775 SQ FT



STATE ROUTE 238

NO SCALE

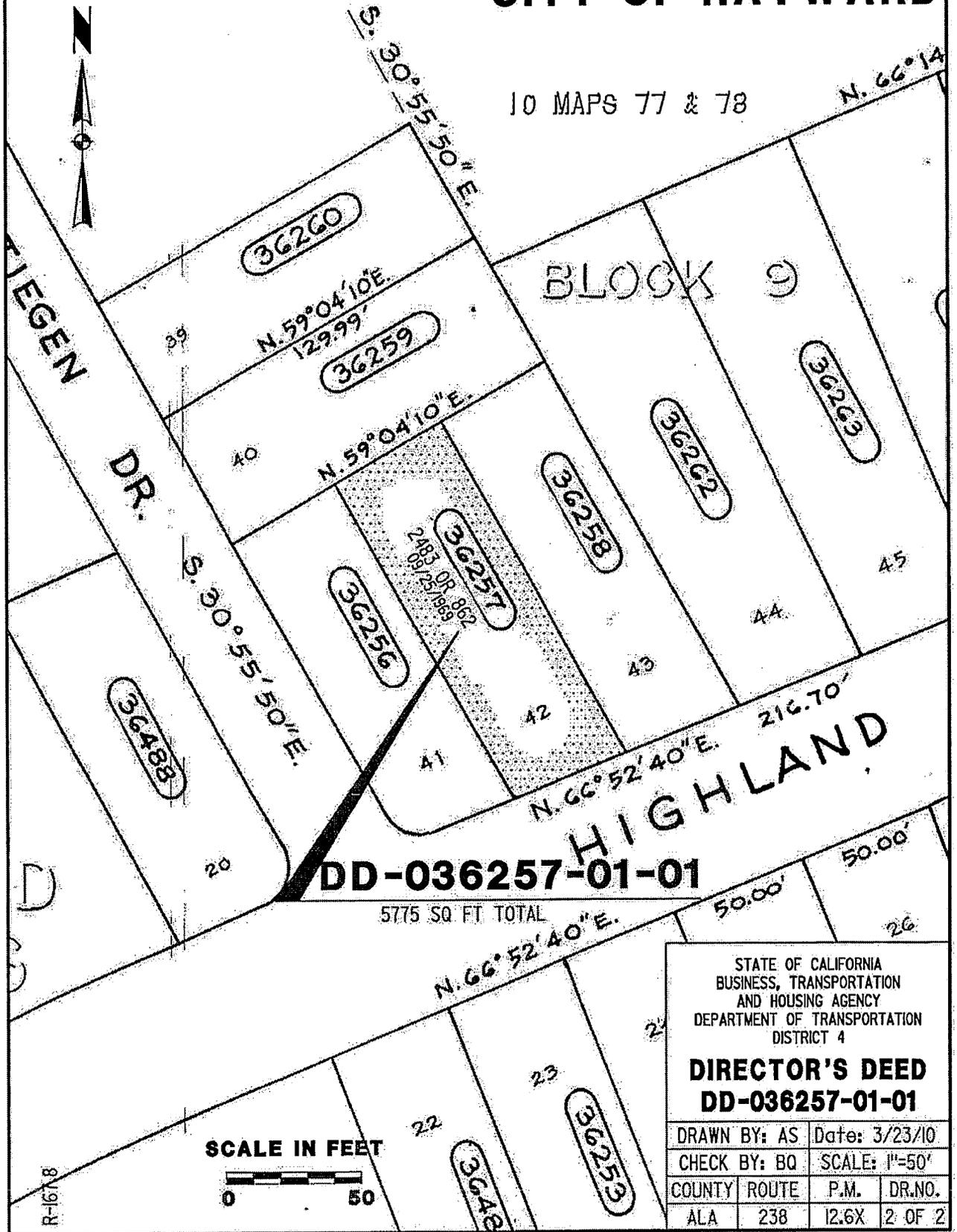
STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 4			
DIRECTOR'S DEED		DD-036257-01-01	
DRAWN BY: AS	DATE: 3/23/10	CHECK BY: BO	NO SCALE
COUNTY: ROUTE	P.M.	DR.NO.	
ALA	238	12.6X	1 OF 2

R-167.8

DISTANCES AND BEARINGS SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.0000787 TO OBTAIN GROUND LEVEL DISTANCES.

ALAMEDA COUNTY CITY OF HAYWARD

10 MAPS 77 & 78



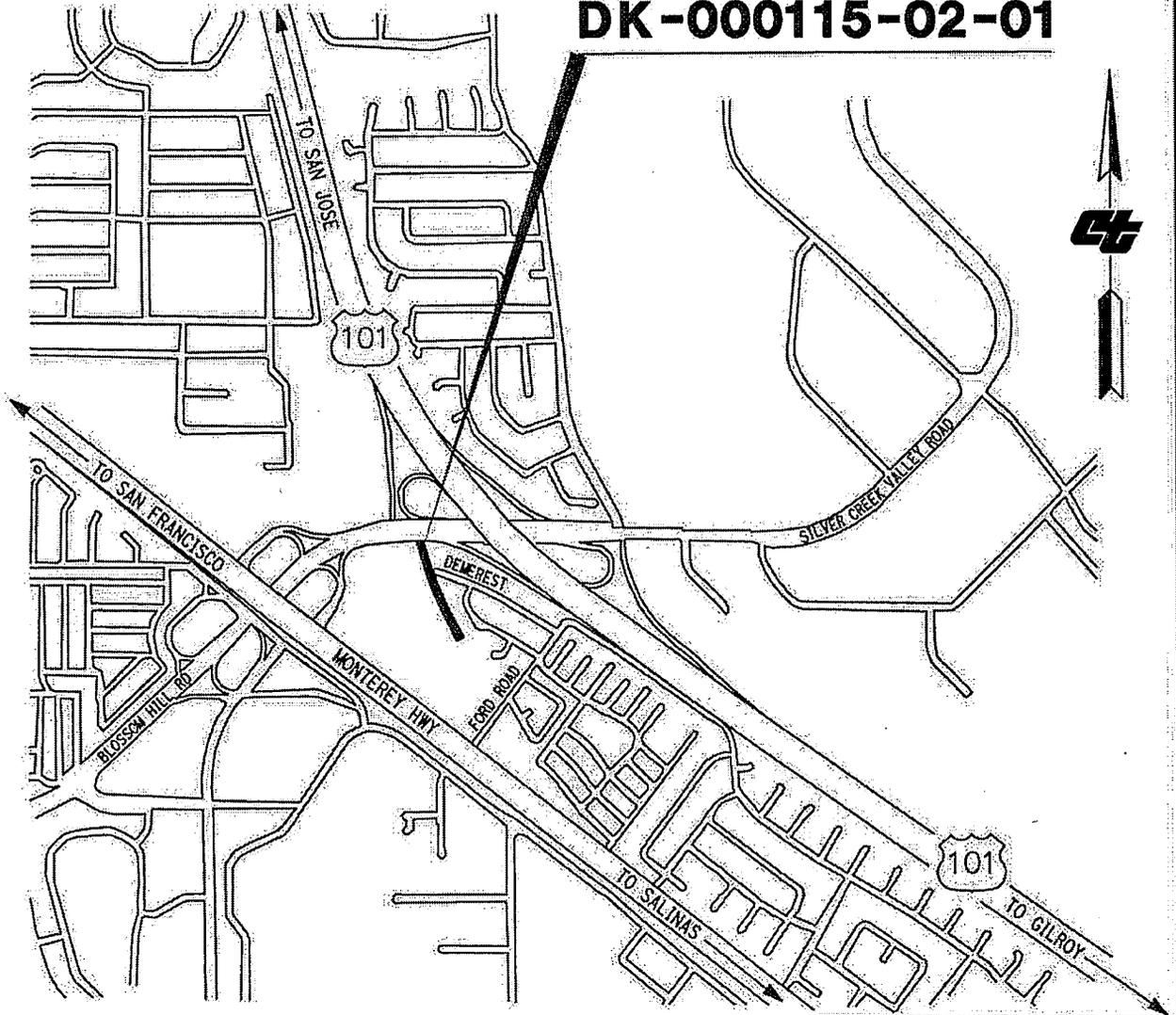
STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION
AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 4

DIRECTOR'S DEED DD-036257-01-01

DRAWN BY: AS		Date: 3/23/10	
CHECK BY: BQ		SCALE: 1"=50'	
COUNTY	ROUTE	P.M.	DR.NO.
ALA	238	12.6X	2 OF 2

**SANTA CLARA COUNTY
CITY OF SAN JOSE**

DK-000115-02-01



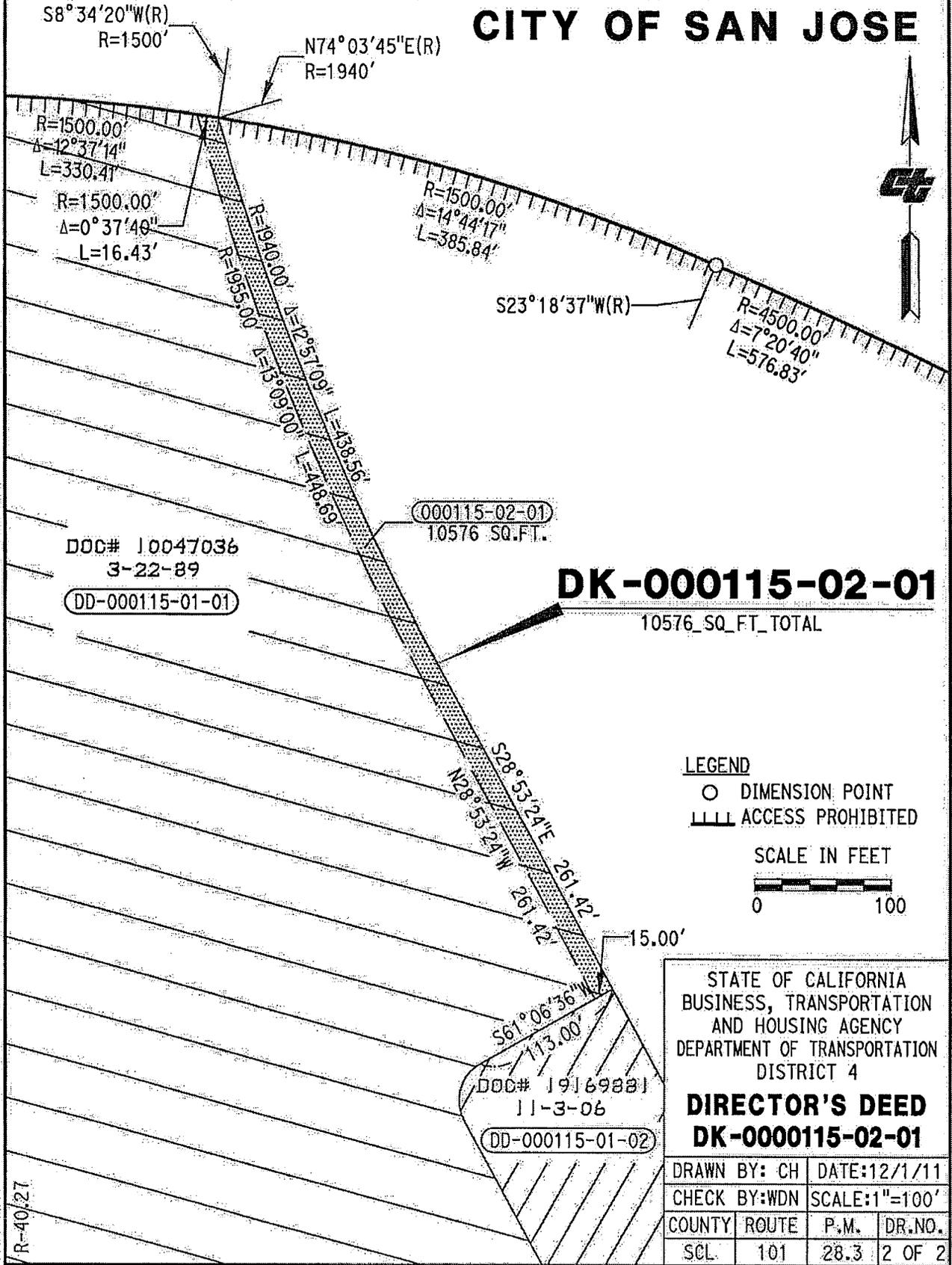
STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION
AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 4

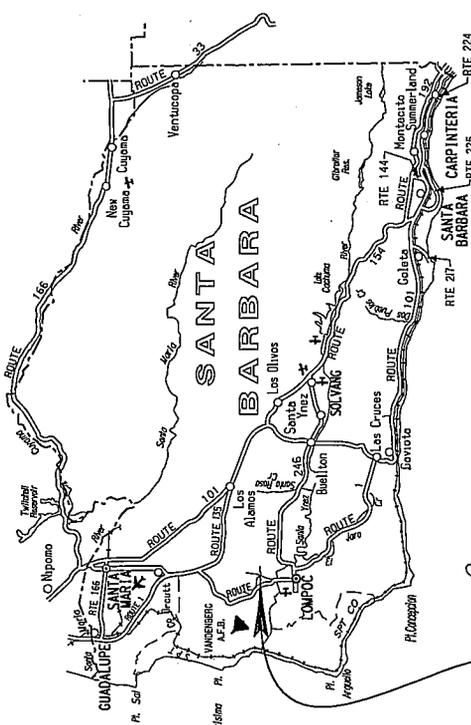
**DIRECTOR'S DEED
DK-000115-02-01**

DRAWN BY: CH		DATE: 12/1/11	
CHECK BY: WDN		NO SCALE	
COUNTY	ROUTE	P.M.	DR. NO.
SCL	101	28.3	1 OF 2

DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.0000425 TO OBTAIN GROUND LEVEL DISTANCES.

SANTA CLARA COUNTY CITY OF SAN JOSE

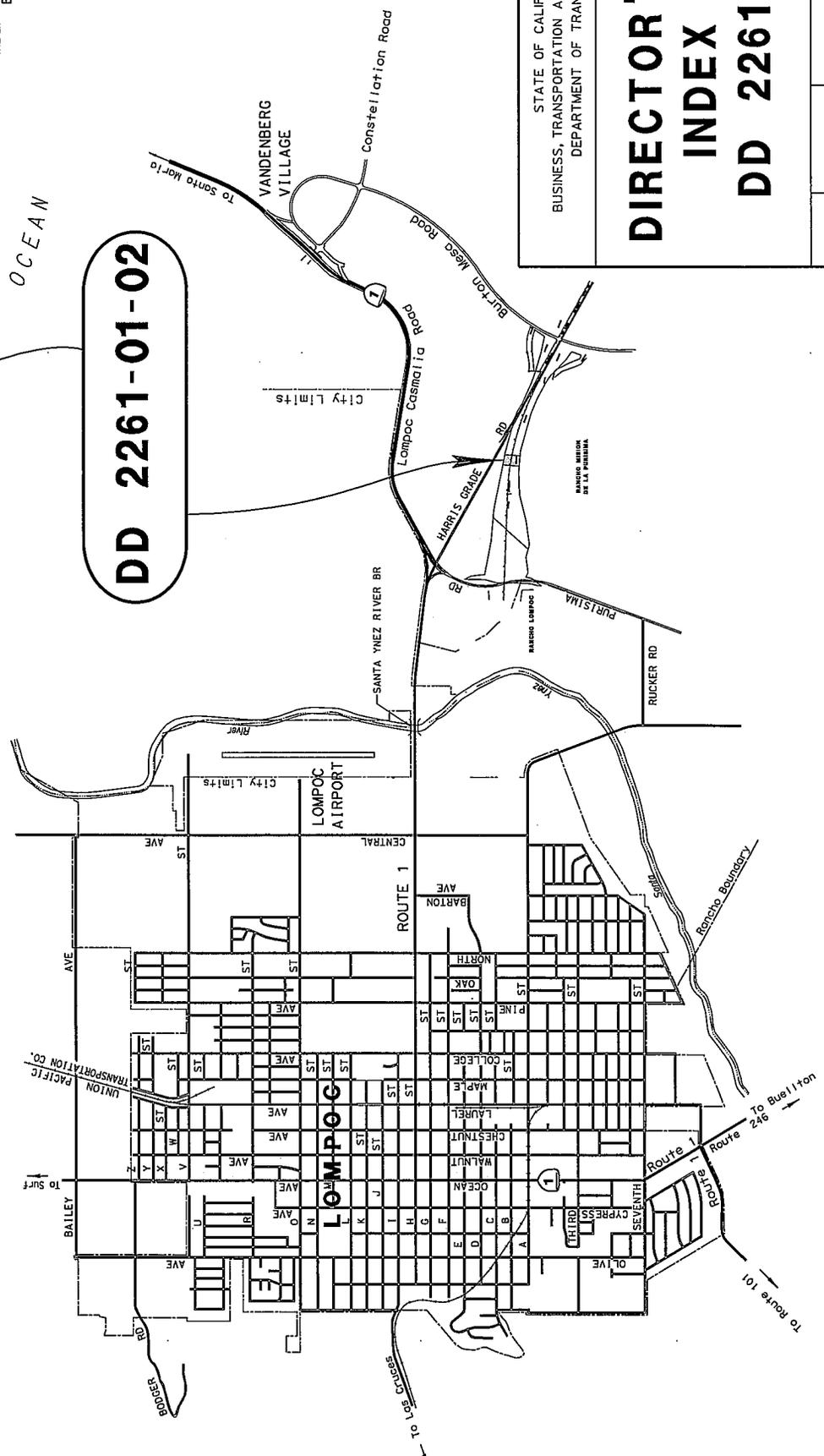




PACIFIC

OCEAN

DD 2261-01-02



Not to Scale

STATE OF CALIFORNIA
 BUSINESS, TRANSPORTATION AND HOUSING AGENCY
 DEPARTMENT OF TRANSPORTATION

DIRECTOR'S DEED INDEX MAP DD 2261-01-02

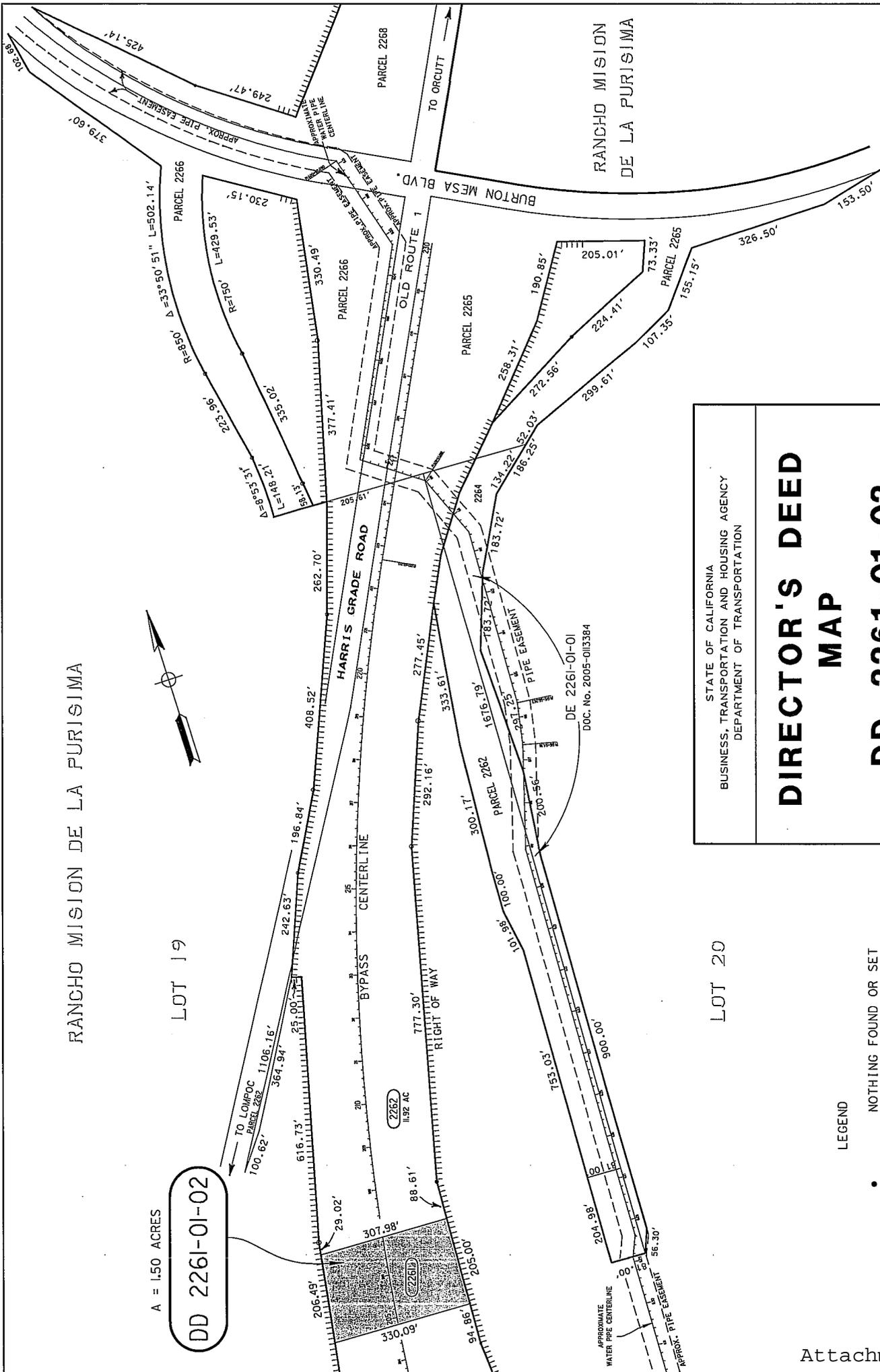
DIST	COUNTY	ROUTE	POST MILE
05	SB	01	R 22.5

RANCHO MISION DE LA PURISIMA

A = 1.50 ACRES

DD 2261-01-02

LOT 19



STATE OF CALIFORNIA
 BUSINESS, TRANSPORTATION AND HOUSING AGENCY
 DEPARTMENT OF TRANSPORTATION

**DIRECTOR'S DEED
 MAP**

DD 2261-01-02

DIST	COUNTY	ROUTE	POST MILE
05	SB	01	R 22.5

LOT 20

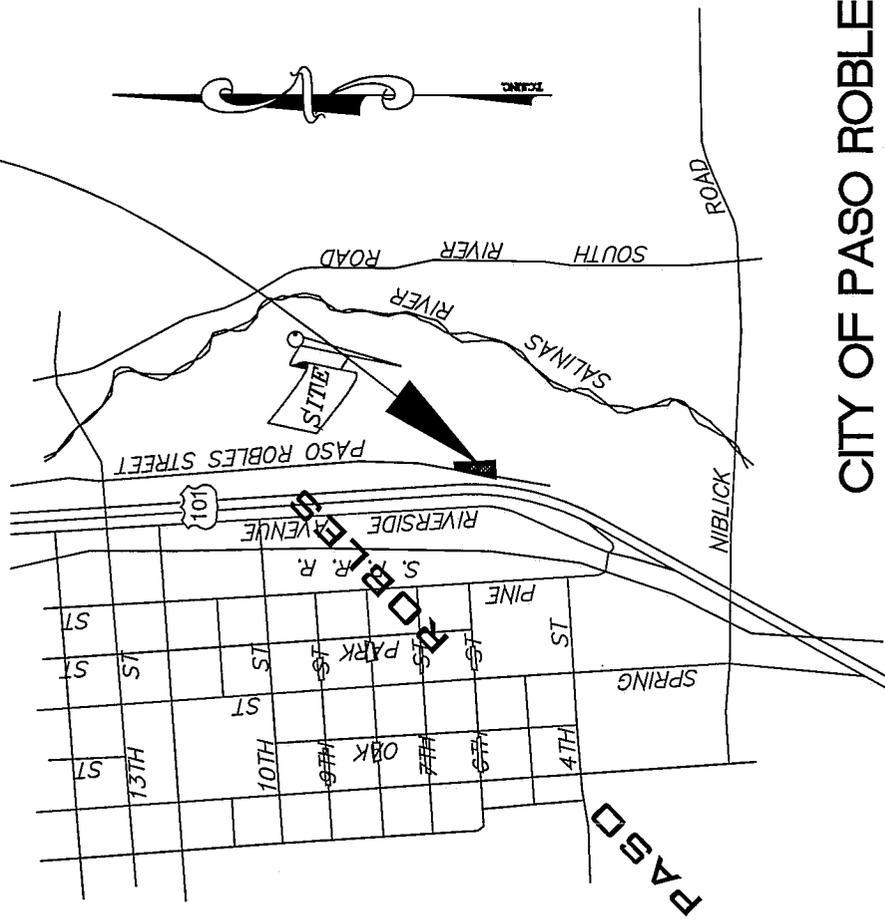
LEGEND

• NOTHING FOUND OR SET

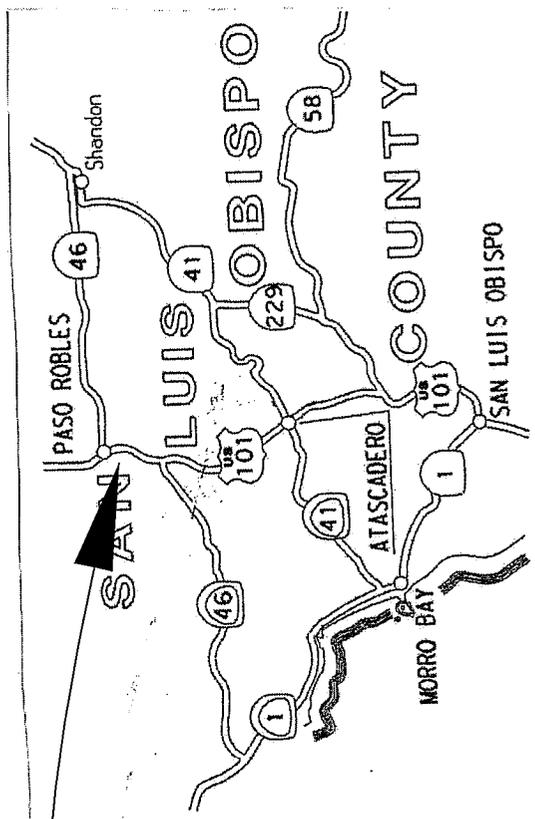
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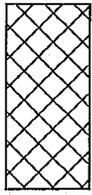
DD-16-01-02



**CITY OF PASO ROBLES
(PORTION)**
NOT TO SCALE



STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION		DIRECTORS DEED INDEX MAP	
COUNTY	ROUTE	POST MILE	
S L O	101	56.4	
DD-16-01-02			



EXCESS LANDS

DD-16-01-02
AREA: 6954 S. F.
(0.16 ACRES)

B L O C K
8 2

S I X T H S T R E E T

ABANDONED
POINT OF BEGINNING

DD-16-01-02

RESERVATION—TWENTY FEET
WIDE DRAINAGE EASEMENT
TO REMAIN PER
DD-16-01-02.

EXISTING AREA OF
EASEMENT PER
VOLUME 814,
PAGE 461
OFFICIAL RECORDS
(1740 SQ. FT. —
0.04 ACRES)

B L O C K
8 3

ABANDONED
F I F T H S T R E E T

B L O C K
8 4

FORMERLY

SALINAS STREET

ABANDONED

20.08'
173.72'
168.51'

62.47'
B L O C K
8 9
DOC. NO. 2006072933

PASO ROBLES ST.
(PER 974 OR 172)

B L O C K
8 0

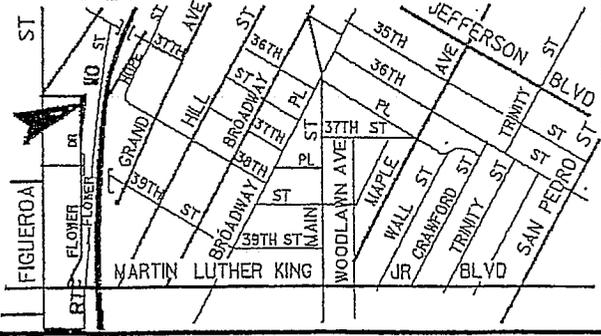
CALIFORNIA HIGHWAY 101

SCALE 1" = 100'

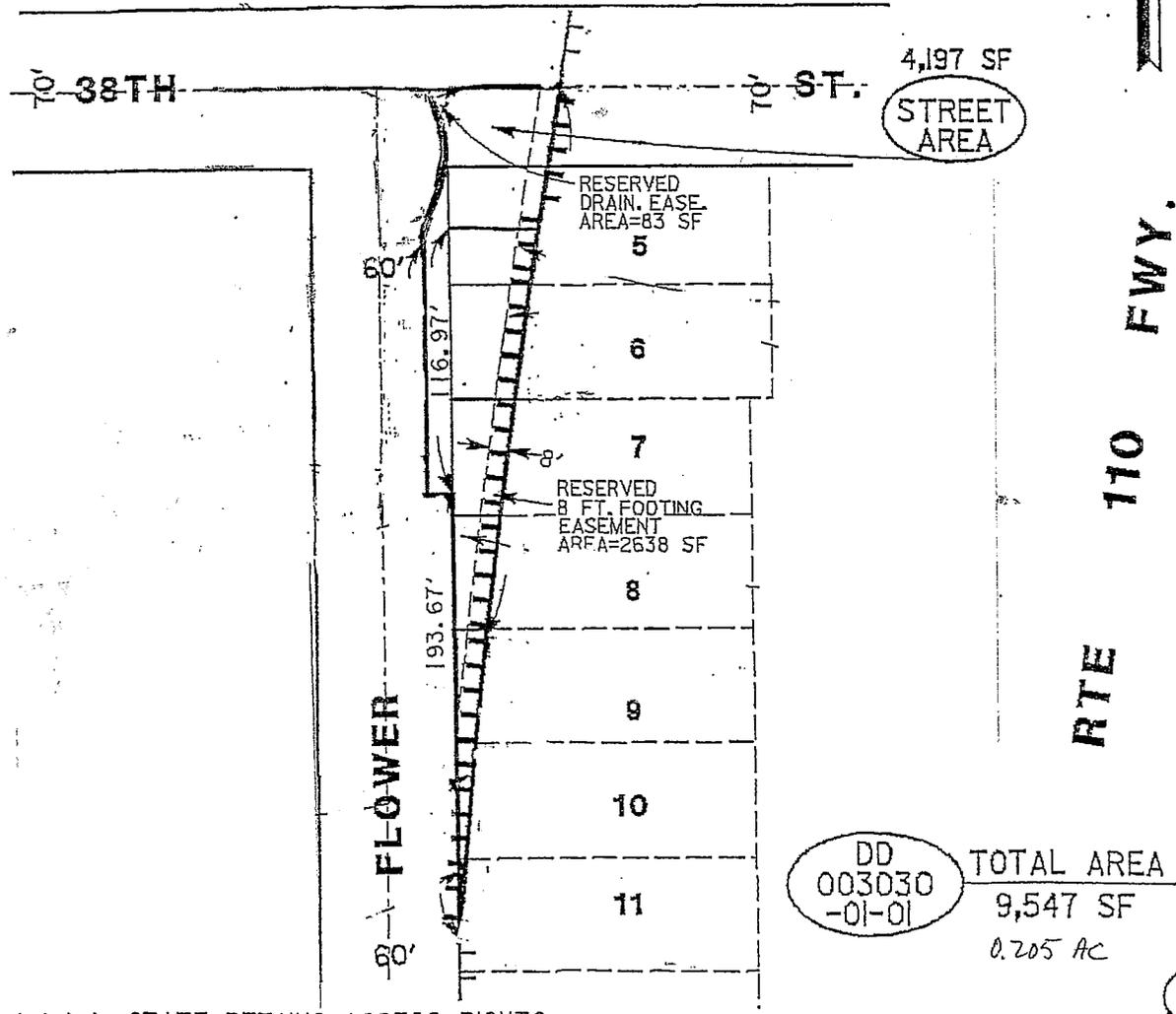
STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION	COUNTY S L O	ROUTE 101	POST MILE 56.4
DIRECTORS DEED MAP			
DD-16-01-02			

CITY OF LOS ANGELES

DIST.	COUNTY	RTE.	P.M.
07	LA	110	19.7



ZOBELEIN'S GRAND AVENUE AND FIGUEROA STREET TRACT
M.B. 9-41
BLOCK 13



DD 003030 -01-01 TOTAL AREA 9,547 SF 0.205 AC

STATE RETAINS ACCESS RIGHTS

STATE OF CALIFORNIA- DEPARTMENT OF TRANSPORTATION- DISTRICT 07

PLAT ACCOMPANYING
DIRECTOR'S DEED DD 003030-01-01

SCALE: NONE
 DRAWN: LG CHKD: WP
 DATE: 5-14-97
 CADD: D25

REF. MAP: F1356-2

T.1N. R.4W. S.B.M.
 COUNTY OF SAN BERNARDINO
 CITY OF SAN BERNARDINO

RANCHO MUSCUPJABE

SECTION 30

DD018857-01-01

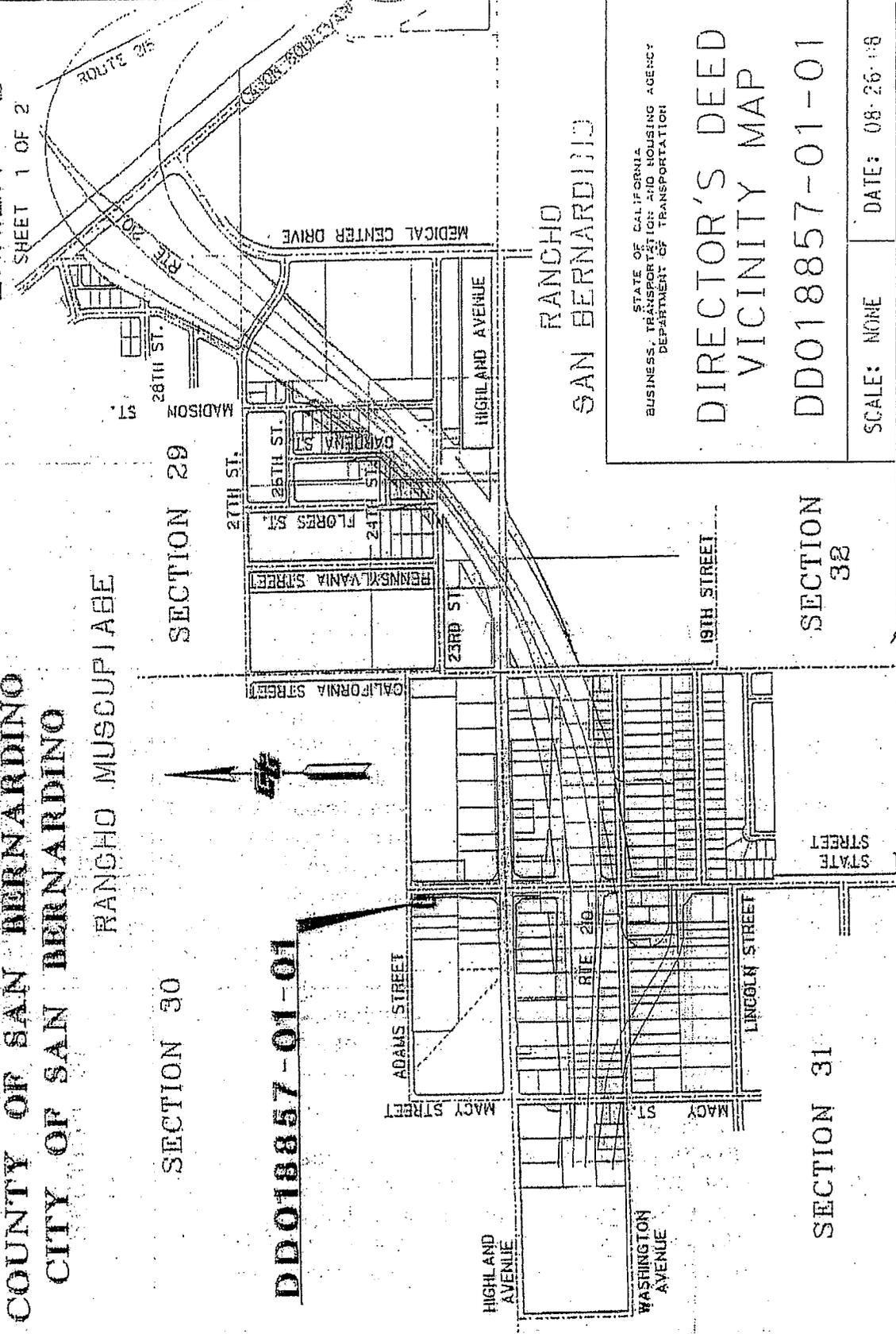
SECTION 29

SECTION 31

SECTION 32

DIST:	COUNTY:	ROUTE:	POST:
08	SBd.	215	

EXHIBIT "B"
 SHEET 1 OF 2



STATE OF CALIFORNIA
 BUSINESS, TRANSPORTATION AND HOUSING AGENCY
 DEPARTMENT OF TRANSPORTATION

DIRECTOR'S DEED
 VICINITY MAP
 DD018857-01-01

SCALE: NONE DATE: 08-26-18

DRAWING BY: M. DUVAN DATE: 08-28-08 CHECKED BY: S. MCKEE DATE: 08-26-08 SCHWENNER BY: S. MCKEE DATE: 8-26-08

DIST.	COUNTY	PARCELE	POST
08	SBG	210	2153

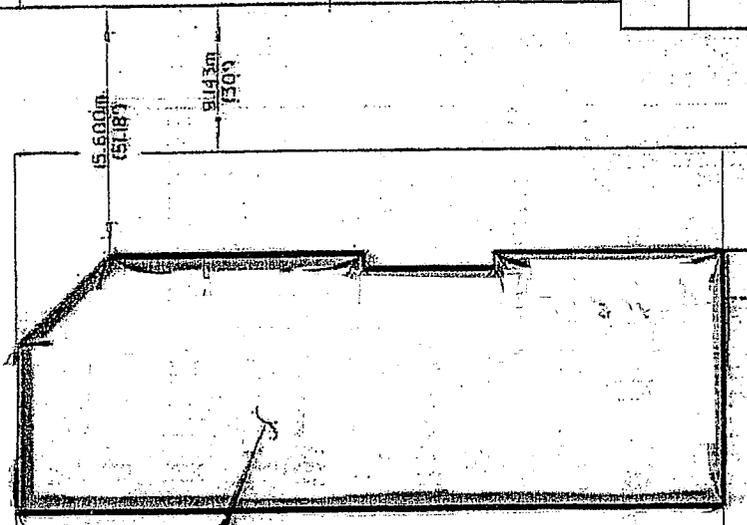
EXHIBIT "B"
SHEET 2 OF 2

T.J.N. R.4 W. S.B.M.
CITY OF SAN BERNARDINO

E ADAMS STREET

P.O.C.
ANY COR. LOT 18

7.818m
(25')



DD018857-01-01

0.172 Ac

SECTION 30

TRACT NO. 2243

MB 32/21-22

LOT 17

LOT 18

E STATE STREET

EXIST. R/W

STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION

DIRECTOR'S DEED MAP
DD018857-01-01

SCALE 1:400 DATE: 08-26-08

DRAWN BY: K. DIVYAN | DATE: 08-26-08 | CHECKED BY: S. MOORE | DATE: 08-26-08 | SCRIBER: S. MOORE | DATE: 08-26-08

COUNTY OF RIVERSIDE
 CITY OF COACHELLA
 T.6S. R.8E. S.B.M.

P.O.B.
 NW COR. SEC. 4

SECTION 4

AVENUE 50

RS 1713

30' NON-EXCLUSIVE EASEMENT
 FOR ROAD & UTILITIES
 COACHELLA VALLEY COUNTY WATER
 DISTRICT STORM WATER CHANNEL
 1763.01'

NW 1/4
 OF
 NW 1/4

DDB26000-01-01

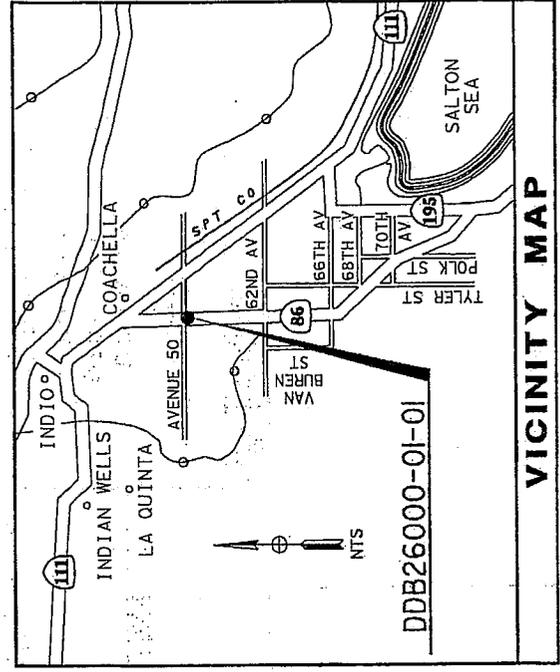
SW 1/4
 OF
 NW 1/4

SE. COR. OF NW 1/4
 OF NW 1/4 OF SEC. 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.

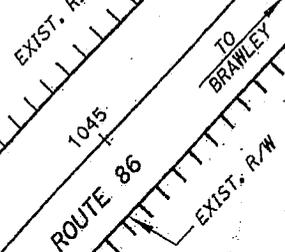
EXHIBIT "B"



VICINITY MAP

NE 1/4
 OF
 NW 1/4

TYLER STREET



NOTES

All distances are in feet unless otherwise noted.

LEGEND

STATE OF CALIFORNIA
 BUSINESS, TRANSPORTATION AND HOUSING AGENCY
 DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY
 DIRECTOR'S DEED
 DD B26000 -01-01



DISTRICT	COUNTY	ROUTE	SHEET	PM	SHEET NO.	TOTAL SHEETS
08	RV	86	RV	85	1	1