

Memorandum

To: CHAIR AND COMMISSIONERS

CTC Meeting: January 19 - 20, 2005

Reference No.: 2.4d.
Action Item

From: CINDY McKIM
Chief Financial Officer

Prepared by: Brice D. Paris
Division Chief
Right of Way and Land Surveys

Ref: **DIRECTOR'S DEEDS**

RECOMMENDATION:

The Department of Transportation (Department) recommends the California Transportation Commission authorize the execution of the attached Director's Deeds. The conveyances of excess State-owned real property, including exchanges, are pursuant to Section 118 of the Streets and Highways Code. The items included on this agenda involve an estimated current value of \$3,536,711. The State will receive a return of \$4,660,316 from the sale of these properties. A recapitulation of the items presented follows (maps attached):

01-03-Sac-5-23.5 Sacramento
Disposal Unit DD 017881-01-03 52,292 sf
Convey to Dain Domich, George Separovich, \$3,450,000 (PSE \$2,083,000)
Gary Ravel, & R. Scott Rasmussen
Selling price represents the highest bid received at second public sale with five active bidders. First sale was not enforceable since resultant sales price was less than the announced minimum bid.

02-03-Pla-49-KP 9 Placer County
Disposal Unit DD 031297-01-01 210 sf
Convey to Chittenden & Chittenden \$650 (Appraisal \$650)
Credit received represents appraised value of parcel being exchanged in lieu of condemnation.

03-04-SC1-85 Campbell
Disposal Unit DD-048246-01-01 2,321 sf.
Convey to Kilmer Park, L.P. \$0.00 (Appraisal: Nominal)
The subject parcel is irregular in shape, completely landlocked, and valued at nominal. The parcel has virtually no utility. The two adjoining owners are the County of Santa Clara and a developer, neither of which is willing to provide the Department access to the property. E. Mozart Avenue is also owned by the developer and is no longer a public right of way. The County does not want the parcel and the State cannot maintain the parcel without access. Conveyance of the subject parcel to the adjoining owner is in the best interest of the State as it relieves the Department of maintenance responsibilities that cannot be met, along with liability for this landlocked parcel.

- 04-05-Mon-101-61.2 Soledad
 Disposal Unit DD 009912-01-01 662 sf
 Convey to Ronald J. Decoto & Gena V. Decoto \$5,000 (Appraisal \$5,000)
 Per CTC Resolution G98-22, parcel is a "Finding A" - parcel is of such size or shape that it is below the average normal standard size and shape of other privately owned properties in the immediate neighborhood, and that if such parcel were sold to other than the adjoining owner, it would give rise to a land use development thereof which would be below and not consistent with the normal land use of such other properties in that neighborhood. Selling price represents the appraised value received from an adjoining owner.
- 05-06-Kin-41-15.1 Kings County
 Disposal Unit DD 084195-01-01 1.57 ac
 Convey to Hewitson Farms \$7,895 (PSE \$450)
 Selling price represents the highest bid received in a private auction between two adjoining owners.
- 06-07-Ven-118-1.1 County of Ventura
 Disposal Unit DD 073202-01-01 14,795 sf
 Convey to Damon L. Webb, Q. Hien Phan and Michelle Nguyen \$28,200 (Appraisal \$28,200)
 Per CTC Resolution G98-22, parcel is a "Finding A" - parcel is of such size or shape that it is below the average normal standard size and shape of other privately owned properties in the immediate neighborhood, and that if such parcel were sold to other than the adjoining owner, it would give rise to a land use development thereof which would be below and not consistent with the normal land use of such other properties in that neighborhood. Selling price represents the appraised value received from the only adjoining owner.
- 07-07-LA-30-3.9 La Verne
 Disposal Unit DD 074384-01-01 14,244 sf
 Convey to Edward J. Rodriguez, II and Martha A. Rodriguez \$150,000 (PSE \$275,000)
 Selling price represents the highest bid received at the first public sale. There were 56 registered bidders at this sale. \$275,000 (PSE \$150,000)
 (Originally presented under Tab 42, Ref 2.4d – Project #33, at the December 2004 Commission meeting.)
- 08-07-LA-101-26.4 Los Angeles
 Disposal Unit DK 980517-01-01 4,800 sf
 Convey to Tooch Family Trust \$40,000 (PSE \$40,000)
 Selling price represents the highest bid received at the first public sale.
- 09-08-SBd-210-5.80 Rancho Cucamonga
 Disposal Unit DD 007352-01-01 41,958 sf
 Convey to: City of Rancho Cucamonga \$216,000 (Appraisal \$216,000)
 Sales price represents the appraised value received via direct sale to a governmental agency.
- 10-08-SBd-210-5.60 Rancho Cucamonga
 Disposal Unit DD 013406-01-01 50,168 sf
 Convey to: City of Rancho Cucamonga \$259,000 (Appraisal \$259,000)
 Sales price represents the appraised value received via direct sale to a governmental agency.
- 11-08-SBd-210-5.81 Rancho Cucamonga
 Disposal Unit DD 014758-01-01 38,401 sf
 Convey to: City of Rancho Cucamonga \$198,000 (Appraisal \$198,000)
 Sales price represents the appraised value received via direct sale to a governmental agency.

12-11-SD-54-00.3

Disposal Unit DD 017367-02-03

Convey to David P. Wiles & Rae M. Wiles

Per CTC Resolution G98-22, parcel is a "Finding A" - parcel is of such size or shape that it is below the average normal standard size and shape of other privately owned properties in the immediate neighborhood, and that if such parcel were sold to other than the adjoining owner, it would give rise to a land use development thereof which would be below and not consistent with the normal land use of such other properties in that neighborhood. Selling price represents the appraised value received from an adjoining owner.

National City

14,945 sf

\$134,000 (Appraisal \$134,000)

13-11-SD-125-13.0

Disposal Unit DK 021979-01-01

Convey to Paul D. Tran

Per CTC Resolution G98-22, parcel is a "Finding A" - parcel is of such size or shape that it is below the average normal standard size and shape of other privately owned properties in the immediate neighborhood, and that if such parcel were sold to other than the adjoining owner, it would give rise to a land use development thereof which would be below and not consistent with the normal land use of such other properties in that neighborhood. Selling price represents the appraised value received from an adjoining owner. This parcel was a maintenance problem and a source of liability to the State. It has no utility to any owner and is encumbered with a drainage ditch that serves other properties.

Spring Valley

2,135 sf

\$1 (Nominal)

14-12-Ora-5-29.8

Disposal Unit DD 073891-01-01

Convey to City of Santa Ana

Direct Sale. Conveyance is pursuant to a Cooperative Agreement with the city of Santa Ana for a federally-assisted TEA/SHOPP landscaping project. This parcel was originally acquired with federal assistance for the I-5 widening project. Per the Federal Highway Administration (FHWA), this parcel may be used by the city of Santa Ana for a federally-assisted TEA/SHOPP landscaping project only if the State conveys it at no cost.

Santa Ana

25,649 sf

\$0 (Appraisal \$270,000)

15-12-Ora-5-29.8

Disposal Unit DD 073897-01-01

Convey to City of Santa Ana

Direct Sale. Sales price represents the appraised value received via direct sale to a governmental agency.

Santa Ana

4,396 sf

\$46,570 (Appraisal \$46,570)

16-12-Ora-5-29.8

Disposal Unit DD 073898-01-01

Convey to City of Santa Ana

Direct Sale. Conveyance is pursuant to a Cooperative Agreement with the city of Santa Ana for a federally-assisted TEA/SHOPP landscaping project. This parcel was originally acquired with federal assistance for the I-5 widening project. Per the Federal Highway Administration (FHWA), this parcel may be used by the city of Santa Ana for a federally-assisted TEA/SHOPP landscaping project only if the State conveys it at no cost.

Santa Ana

9,805 sf

\$0 (Appraisal \$105,840)

Attachments

**SUMMARY OF DIRECTOR'S DEEDS
PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION - JANUARY 2005**

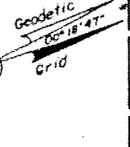
Table I - Volume by Districts

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					0	\$0	\$0	
02					0	\$0	\$0	
03	1	1			2	\$2,083,650	\$3,450,650	166%
04	1				1	\$0	\$0	
05	1				1	\$5,000	\$5,000	100%
06		1			1	\$450	\$7,895	1754%
07	1	2			3	\$218,200	\$343,200	157%
08	3				3	\$673,000	\$673,000	100%
09					0	\$0	\$0	
10					0	\$0	\$0	
11	2				2	\$134,001	\$134,001	100%
12	3				3	\$422,410	\$46,570	11%
Total	12	4	0	0	16	\$3,536,711	\$4,660,316	132%

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	12	\$1,263,261	\$887,421	70%
Public Sales	4	\$2,273,450	\$3,772,895	166%
Non-Inventory Conveyances	0	\$0	\$0	
Sub-Total	16	\$3,536,711	\$4,660,316	132%
Other Funded Sales	0	\$0	\$0	
Total	16	\$3,536,711	\$4,660,316	132%

CITY OF SACRAMENTO



FRONT ST
N 18° 26' 35" E - 432.57'

AVE

STREET

2ND STREET

3RD STREET

CAPITOL

SAC-5

FREEWAY
TO WOODLAND

RAMP

DD-017881-01-03
52292 S.F.

EXT. R/W
R=30'
Δ=90°00'00"
L=47.12'
Ch=N 26°20'E - 424.3'

EXT. R/W
R=30'
Δ=90°00'00"
L=47.12'
Ch=N 26°33'40"W - 424.3'

EXT. R/W
R=485'
Δ=10°08'31"
L=85.85'
Ch=N 35°13'44"E - 85.74'

EXT. R/W
R=485'
Δ=21°50'54"
L=184.94'
Ch=N 29°22'33"E - 184.82'

R/W CURVE
R=504'
Δ=14°28'17"
L=127.30'
Ch=N 33°03'32"E - 126.96'

EXT. R/W
R=485'
Δ=11°42'73"
L=99.09'
Ch=N 24°18'18"E - 98.92'
R=485'

R/W CURVE
R=1905'
Δ=07°53'35"
L=262.43'
Ch=N 32°12'07"E - 262.23'

TR=532°44'36"W - 41.28'

R=1905'
Ch=N 30°11'12"E - 1'

EXT. R/W
R=207'
Δ=33°52'52"
L=118.79'
Ch=N 50°18'28"E - 117.11'

EXT. R/W
R=165'
Δ=37°54'55"
L=111.84'
Ch=N 32°43'32"E

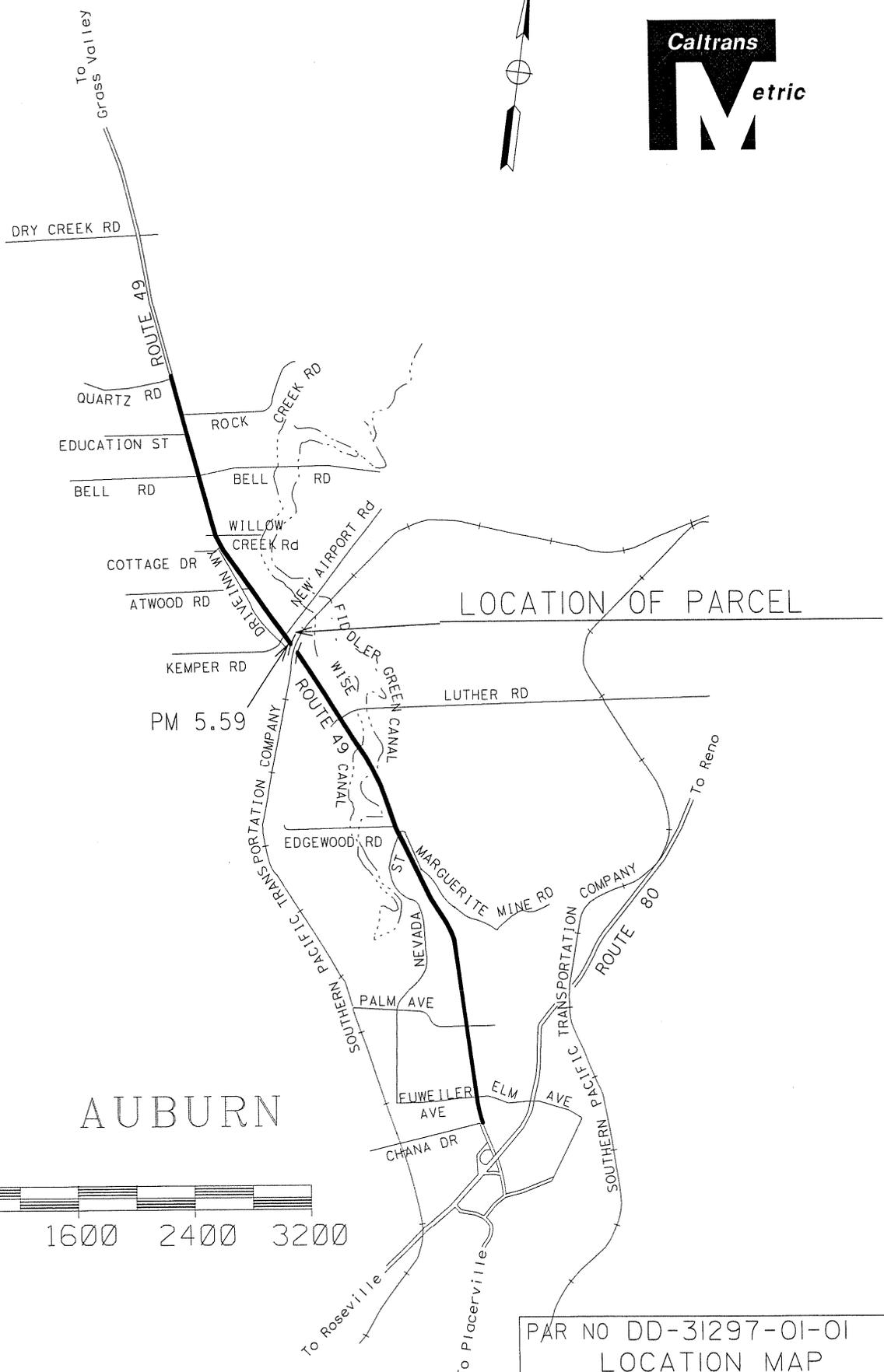
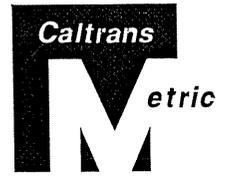
EXT. R/W
R=189'
Δ=37°54'59"
L=111.84'
Ch=N 32°43'32"E - 111.84'

Scale 1"=100'

PAR NO DD-017881-01-03

DIST CO EYE PM
03 SAC 5 23.5

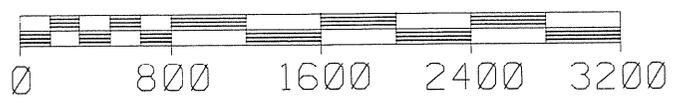
ACCESS PROHIBITED



PM 5.59

LOCATION OF PARCEL

AUBURN

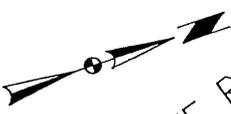


ACCESS PROHIBITED

PAR NO DD-31297-01-01			
LOCATION MAP			
DIST	CO	RTE	KP/PM
03	PLA	49	9.00/5.59

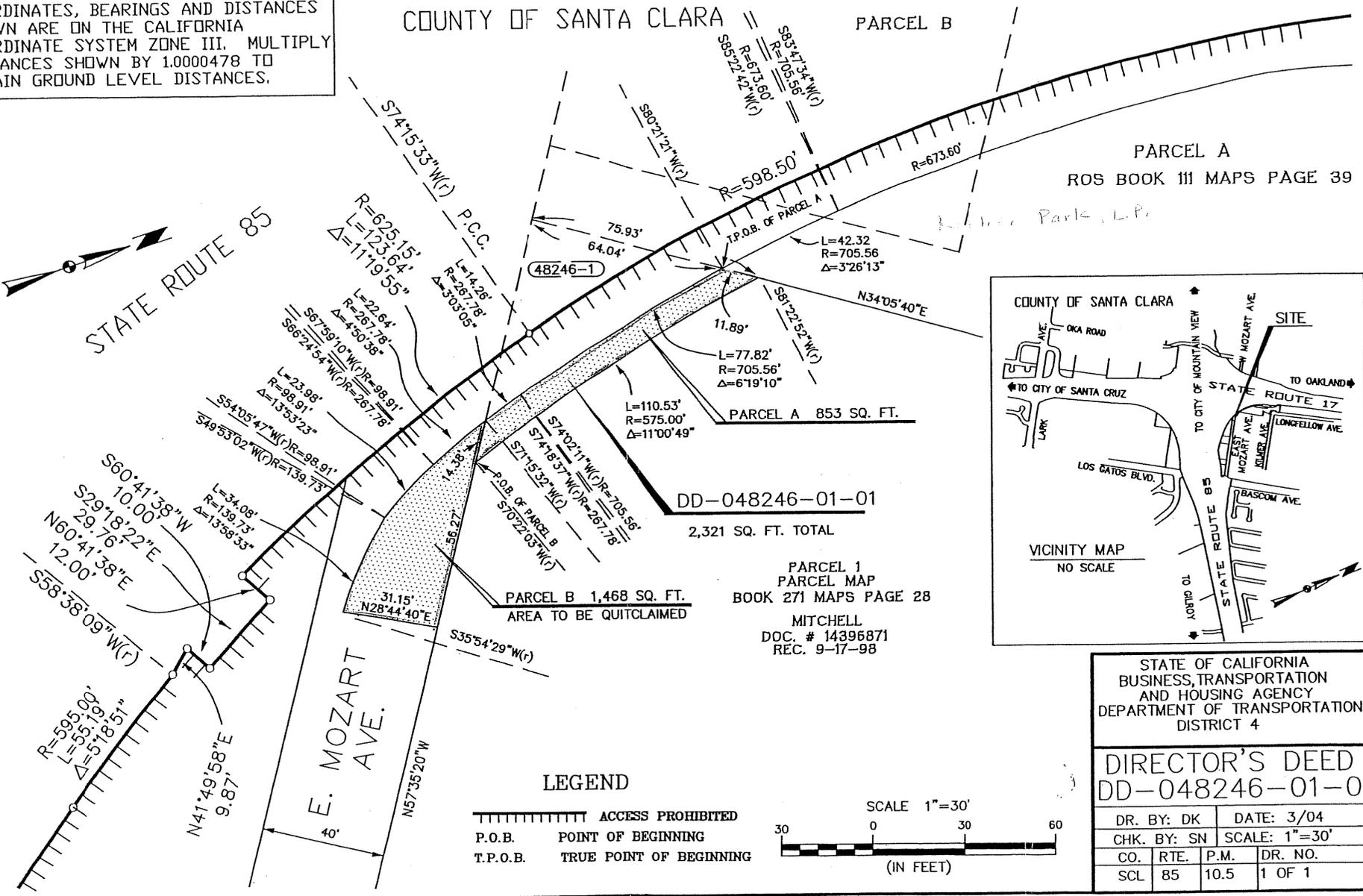
COORDINATES, BEARINGS AND DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM ZONE III. MULTIPLY DISTANCES SHOWN BY 1.0000478 TO OBTAIN GROUND LEVEL DISTANCES.

COUNTY OF SANTA CLARA

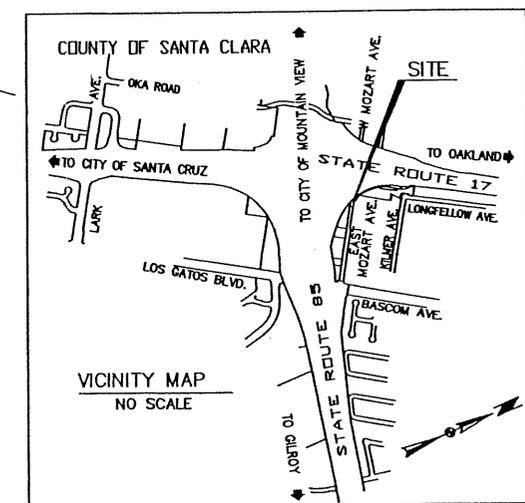


STATE ROUTE 85

R-X152.24,25



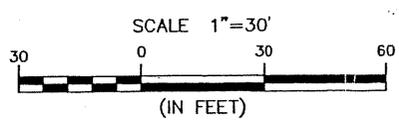
PARCEL A
ROS BOOK 111 MAPS PAGE 39



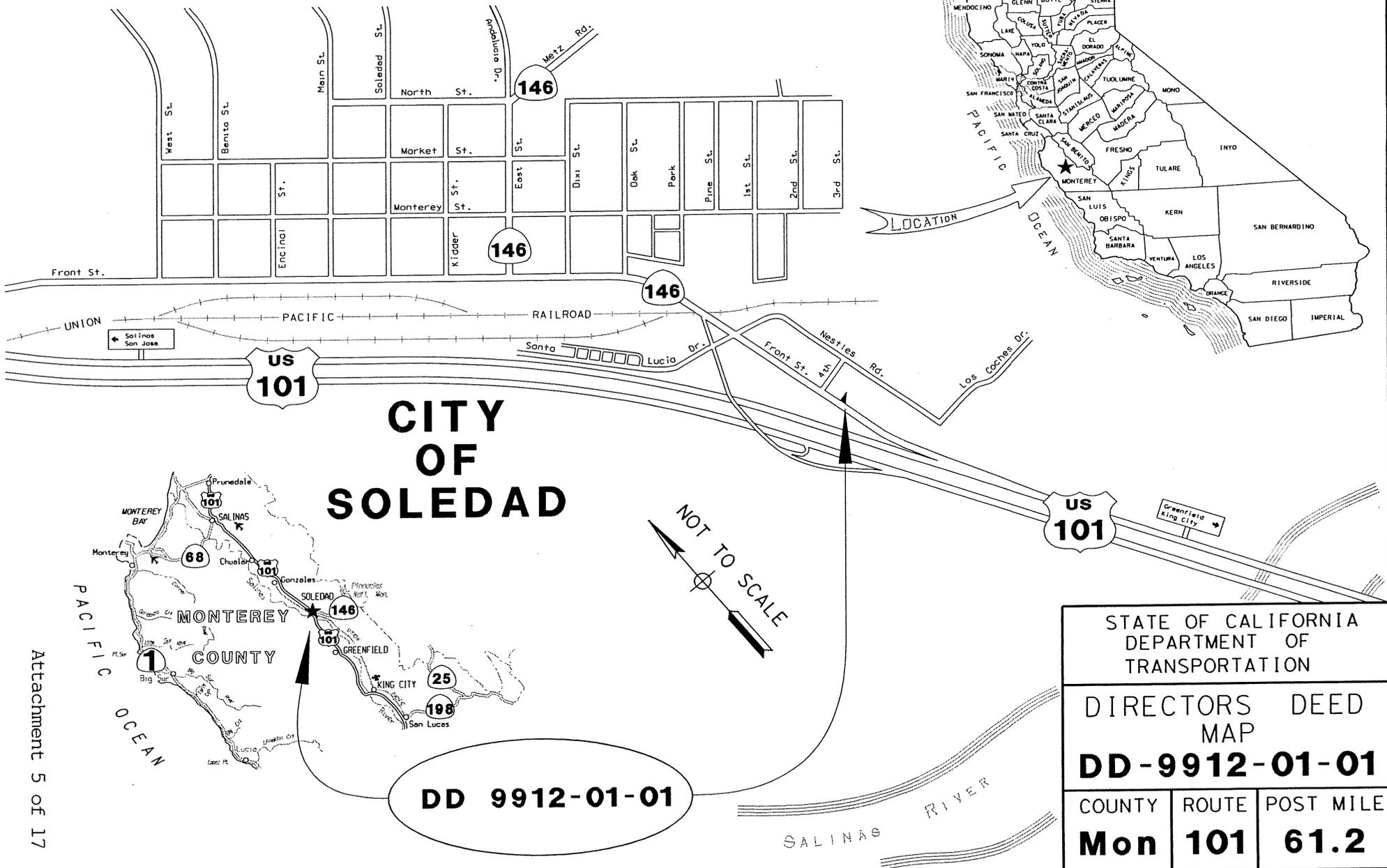
PARCEL 1
PARCEL MAP
BOOK 271 MAPS PAGE 28
MITCHELL
DOC. # 14396871
REC. 9-17-98

LEGEND

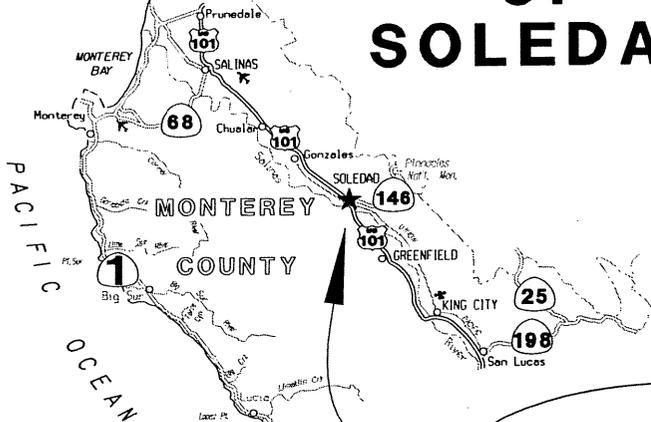
- ||||||| ACCESS PROHIBITED
- P.O.B. POINT OF BEGINNING
- T.P.O.B. TRUE POINT OF BEGINNING



STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 4			
DIRECTOR'S DEED DD-048246-01-01			
DR. BY: DK	DATE: 3/04		
CHK. BY: SN	SCALE: 1"=30'		
CO. RTE. P.M.	DR. NO.		
SCL 85 10.5	1 OF 1		



CITY OF SOLEDAD



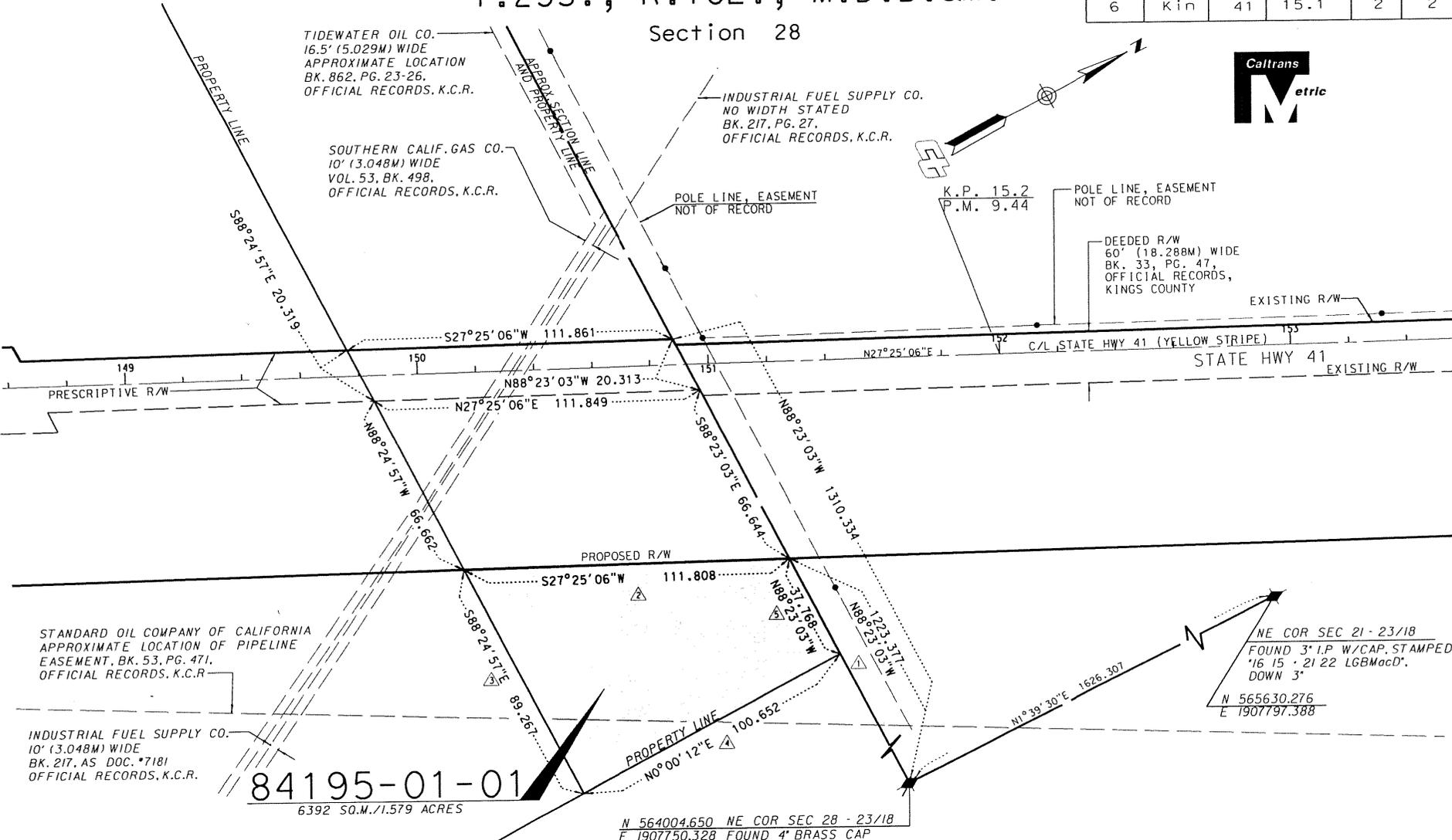
DD 9912-01-01

STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION		
DIRECTORS DEED MAP DD-9912-01-01		
COUNTY	ROUTE	POST MILE
Mon	101	61.2

Date: 06/03/2003
 Date: 06/12/2003
 Drawn By: SGK
 Checked By: LTB

DIST.	COUNTY	ROUTE	KILOMETER POST	SHEET NO.	TOTAL SHEETS
6	kin	41	15.1	2	2

T.23S., R.18E., M.D.B.&M.
 Section 28



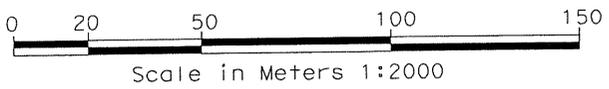
84195-01-01
 6392 SQ.M./1.579 ACRES

N 564004.650 NE COR SEC 28 - 23/18
 E 1907750.328 FOUND 4" BRASS CAP
 MARKED "LGBMacD", DOWN 33"

NE COR SEC 21 - 23/18
 FOUND 3" I.P. W/CAP, STAMPED
 "16 15 * 21 22 LGBMacD",
 DOWN 3"
 N 565630.276
 E 1907797.388

CONVERSION FACTOR: This survey is in meters.
 Multiply by 3937/1200 to convert to feet.

This survey is based on the California Coordinate System of 1983, Zone 4. Units are in meters and bearings and distances are on grid. Multiply by 1.0000067 to convert to ground distances.

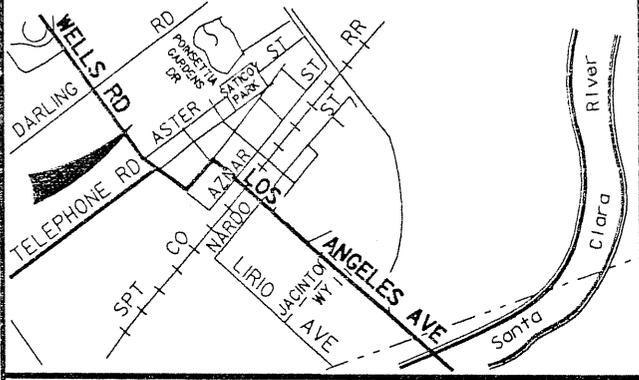


DIRECTOR'S DEED MAP

June 2003

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COUNTY OF VENTURA



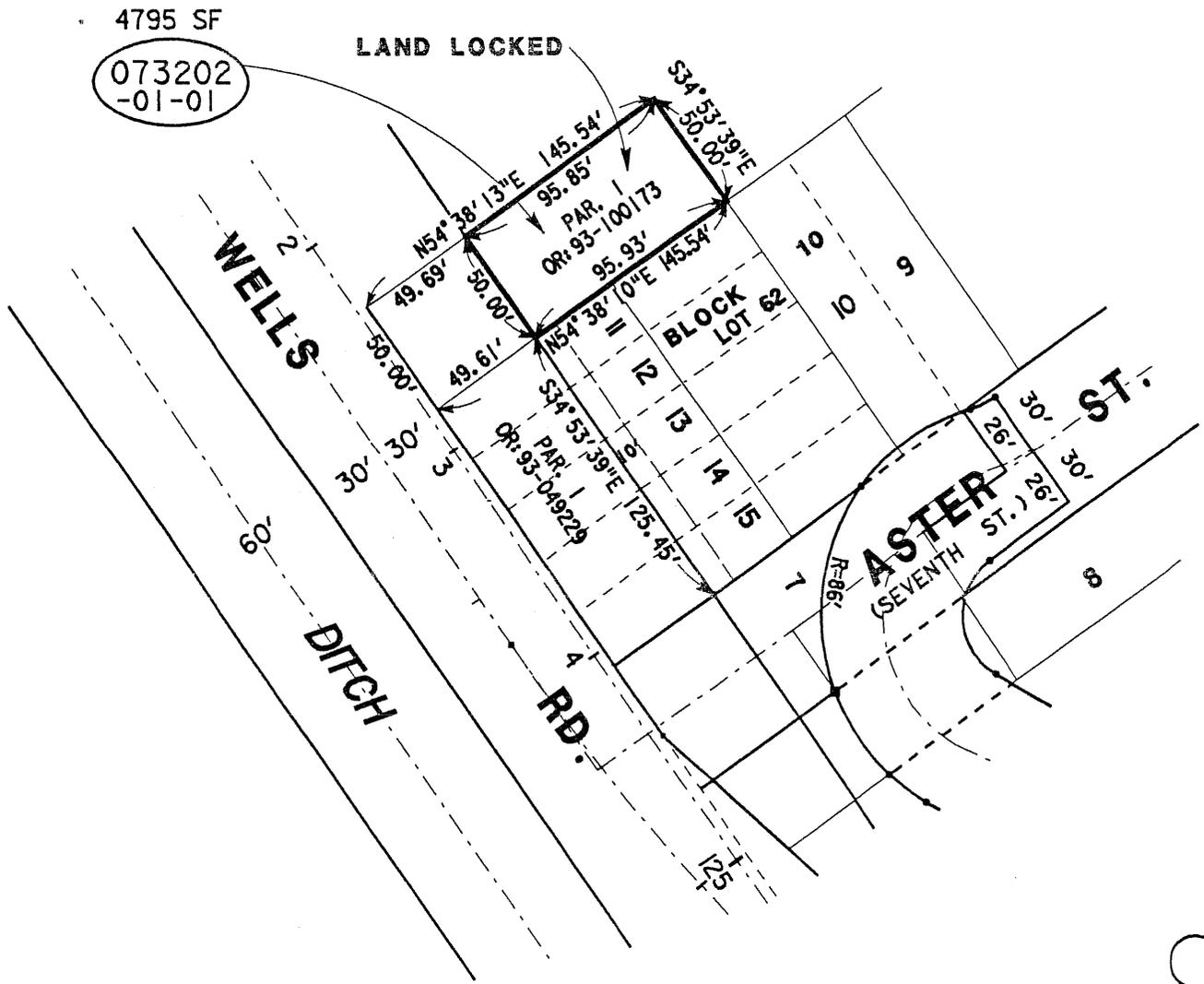
DIST.	COUNTY	RTE.	P.M.
07	VEN	118	1.1



PARCEL NO.

073202-01-01

**RANCHO SANTA PAULA Y SATICOY
M.R. A-290**



STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

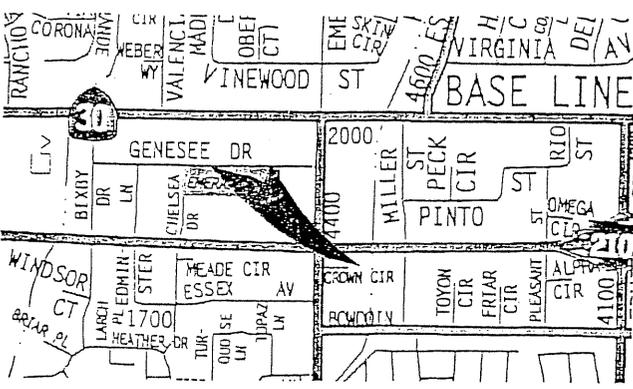
DIRECTOR'S DEED DD 073202-01-01

SCALE: NONE
 DRWN: LG CHKD:WP
 DATE: 6-16-98
 CADD: D89

REF. MAP Th493, P2 3898-1-4

CITY OF LA VERNE

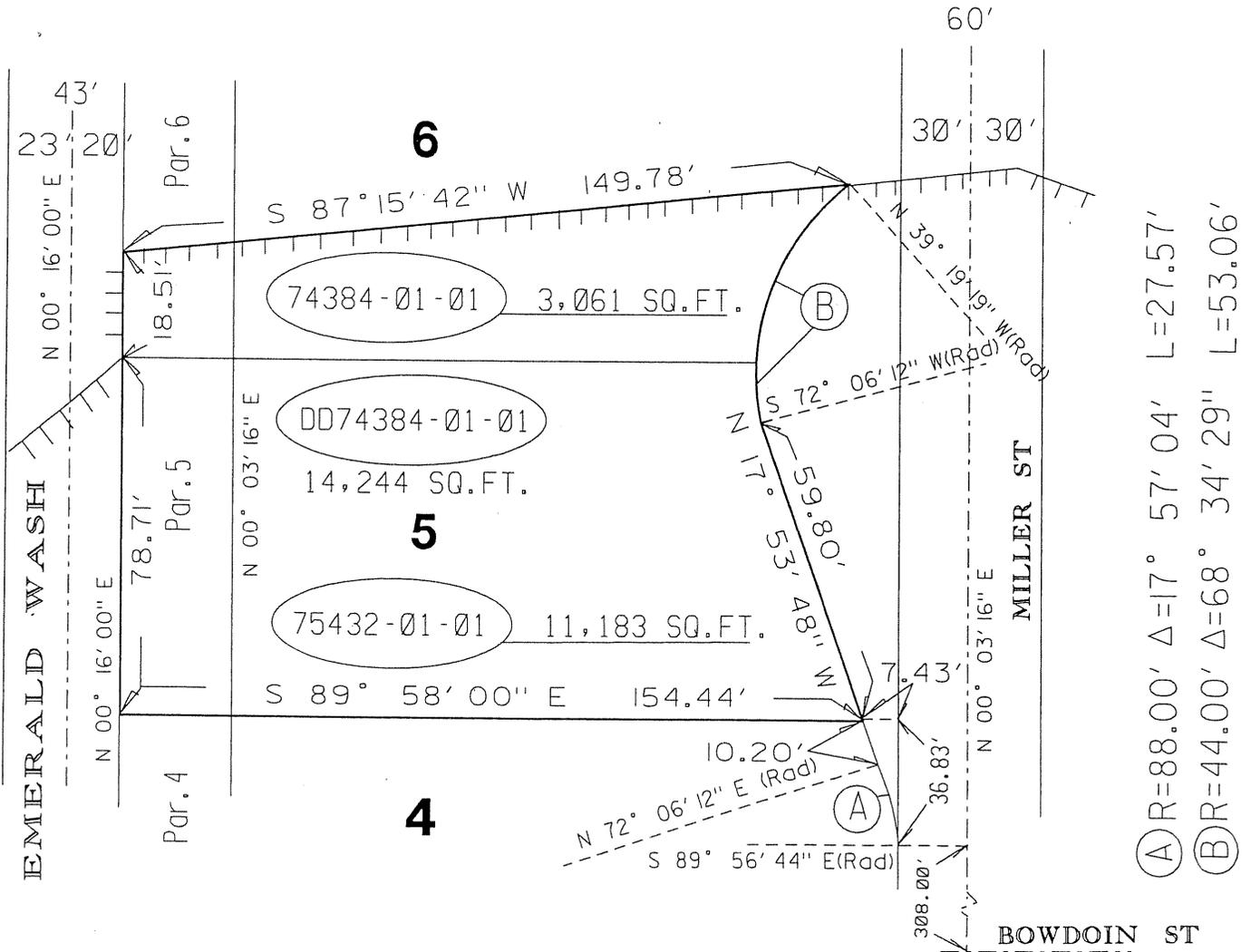
DIST	COUNTY	ROUTE	POST MILE
07	LA	30	R3.9



LOCATION MAP NO SCALE

PARCEL NO.	AREA SQ.FT.
74384-01-01	3,061 SQ.FT.
75432-01-01	11,183 SQ.FT.
DD74384-01-01	14,244 SQ.FT.

**Lots 5 and 6, Tract No. 22687
M.B. 861 - 85/86**



(A) R=88.00' Δ=17° 57' 04' L=27.57'
(B) R=44.00' Δ=68° 34' 29" L=53.06'

STATE RETAINS ACCESS RIGHTS CITY OF LA VERNE NO SCALE

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

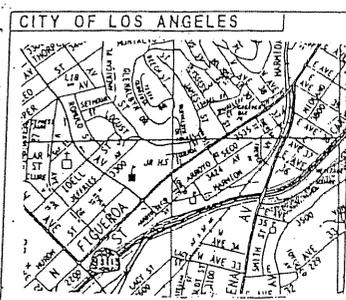
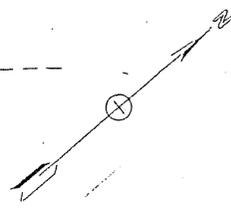
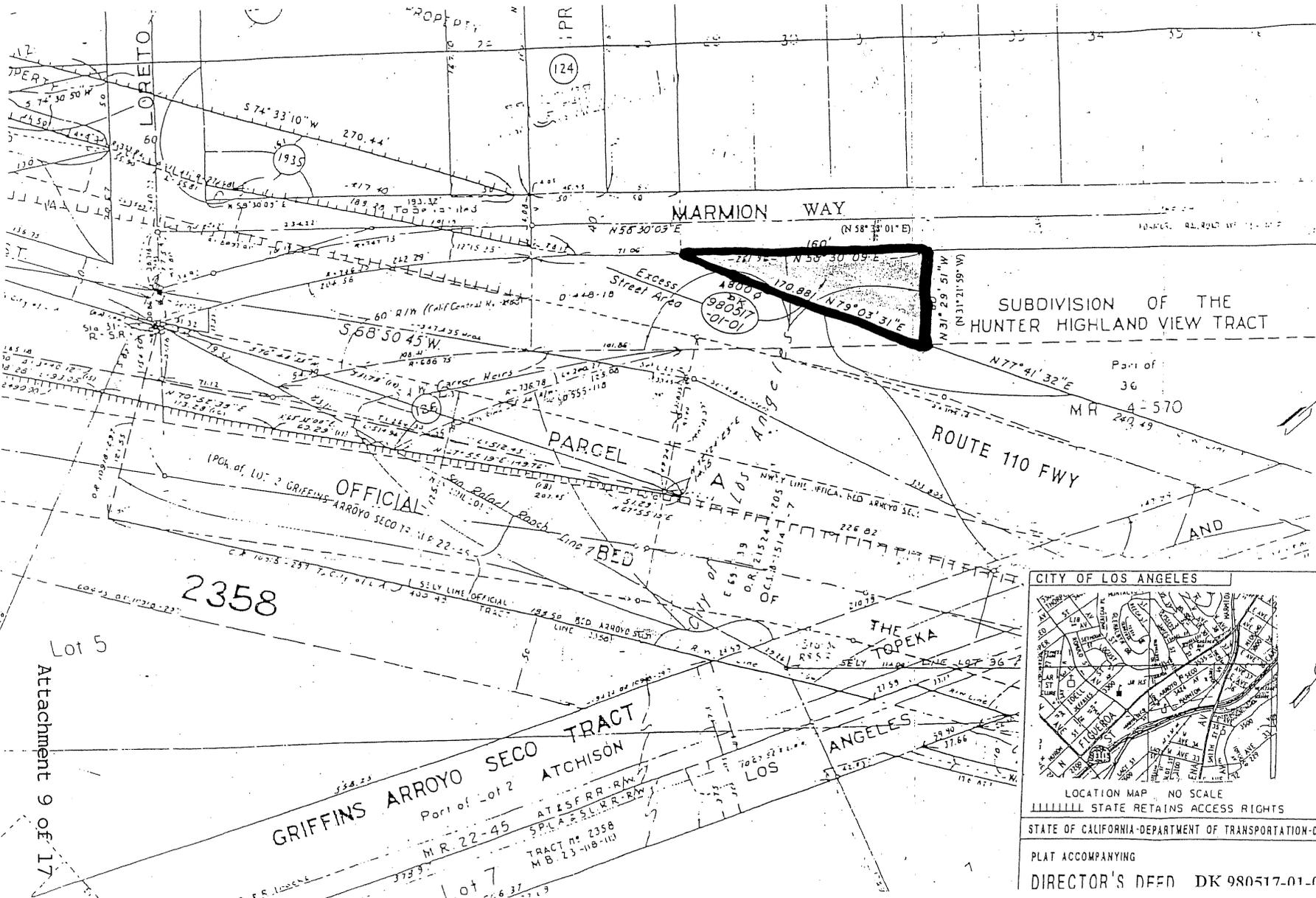
PLAT ACCOMPANYING

DIRECTOR'S DEED DD 74384-01-01

REF. MAP: F1237-1

SCALE: NONE
DRWN: JM CHKD: JB
DATE: 6-08-03

CITY OF LOS ANGELES



DIST	COUNTY	ROUTE	POST MILE
07	LA	110	26.4

PARCEL NO.	AREA
DK 980517-01-01	4,800 sq. ft.

SUBDIVISION OF THE HUNTER HIGHLAND VIEW TRACT
 Part of 36
 M. B. S - 186

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07
 PLAT ACCOMPANYING
 DIRECTOR'S DEED DK 980517-01-01
 SCALE: NONE
 DRWN: JM CHKD: VCZ
 DATE: 06-23-07

Lot 5
 Attachment 9 of 17

2358

GRIFFINS ARROYO SECO TRACT
 Part of Lot 2
 MR 22-45
 TRACT NO 2358
 M.B. 23-118-111

T. 1 N. R. 7 W. S.B.M.
SECTION 34



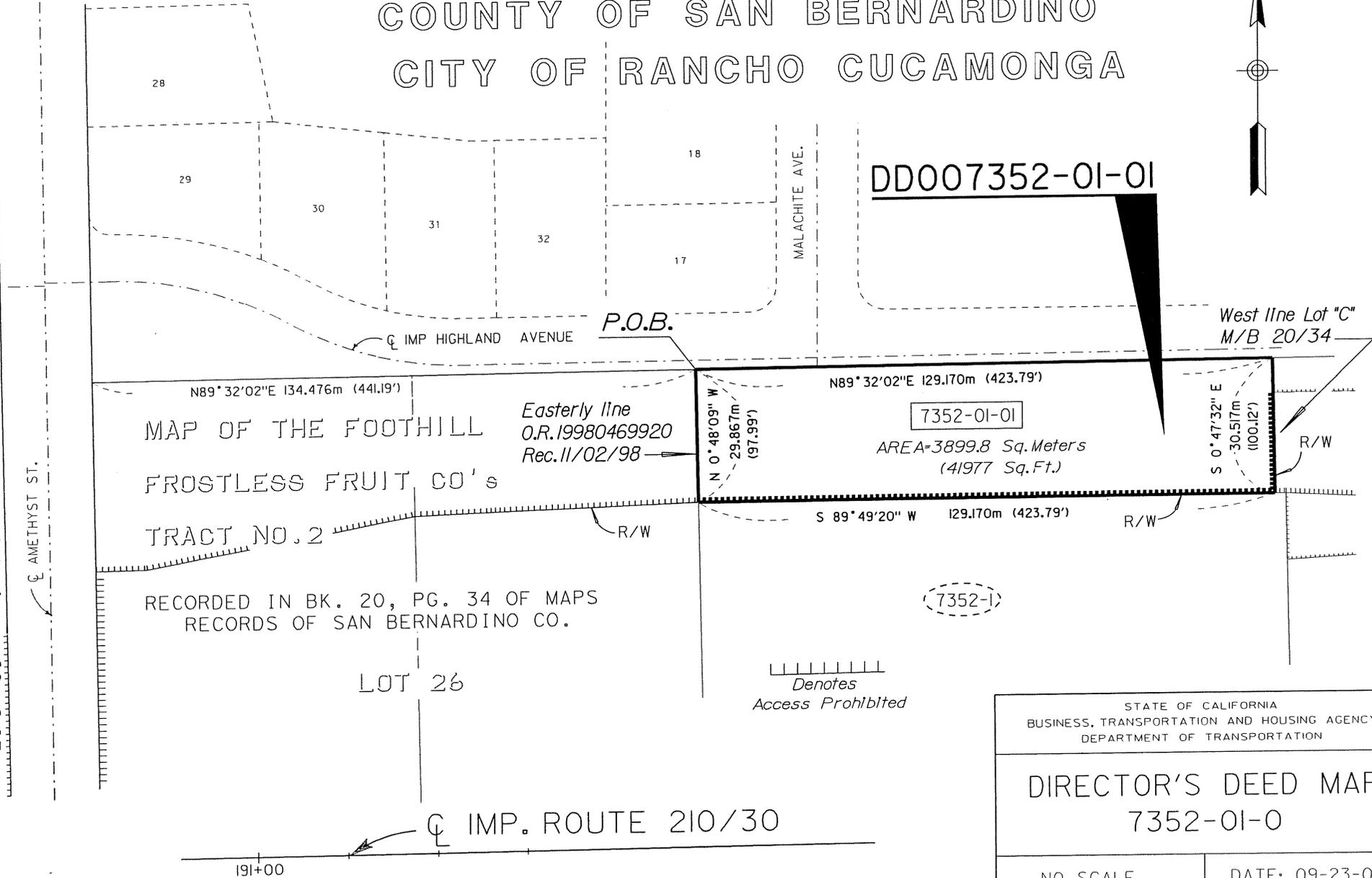
DIST.	COUNTY	ROUTE	POST MILE
08	SBd	210/30	5.70

EXHIBIT "C"

COUNTY OF SAN BERNARDINO
CITY OF RANCHO CUCAMONGA



DD007352-01-01



MAP OF THE FOOTHILL
FROSTLESS FRUIT CO'S
TRACT NO. 2

Easterly line
O.R. 19980469920
Rec. 11/02/98

7352-01-01
AREA=3899.8 Sq. Meters
(41977 Sq. Ft.)

RECORDED IN BK. 20, PG. 34 OF MAPS
RECORDS OF SAN BERNARDINO CO.

LOT 26

Denotes
Access Prohibited

IMP. ROUTE 210/30

191+00

STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION	
DIRECTOR'S DEED MAP 7352-01-0	
NO SCALE	DATE: 09-23-04

Attachment 10 of 17



DIST.	COUNTY	ROUTE	POST MILE
08	SBD	210/30	5.60

DD 013406-01-01

EXHIBIT "C"

T. 1 N. R. 7 W.

S.B.M.

SECTION 34



P.O.B.

IMP HIGHLAND AVENUE
 N 89° 32' 02" E 134.476m (441.19')

10.058m
 (33')

MALACHITE AVE.

MAP OF THE FOOTHILL FROSTLESS
 FRUIT CO'S TRACT NO. 2
 RECORDED IN BOOK 20, PAGE 34 OF MAPS
 RECORDS OF SAN BERNARDINO COUNTY

Easterly line
 O.R. 19980469920
 Rec. 11/02/98

AMETHYST ST.

N 0° 51' 20" W

42.853m (140.59')

13406-01-01

13407-01-01

S 0° 48' 09" E

29.867m (97.99')

R/W

R/W

S 87° 51' 54" W
 63.417m (208.06')

S 79° 01' 20" W
 60.629m (198.91')

LOT 26

13407-1

S 89° 08' 48" W
 11.356m (37.26')

13406-1

10.058m (33') | 10.058m (33')

19TH STREET

IMP. ROUTE 30

191+00

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

DIRECTOR'S DEED MAP
 DD 013406-01-01

SCALE 1: 1000

DATE: 09-17-04

Attachment 11 of 17

T.1 N. R.7 W. S.B.M.
 COUNTY OF SAN BERNARDINO
 CITY OF RANCHO CUCAMONGA

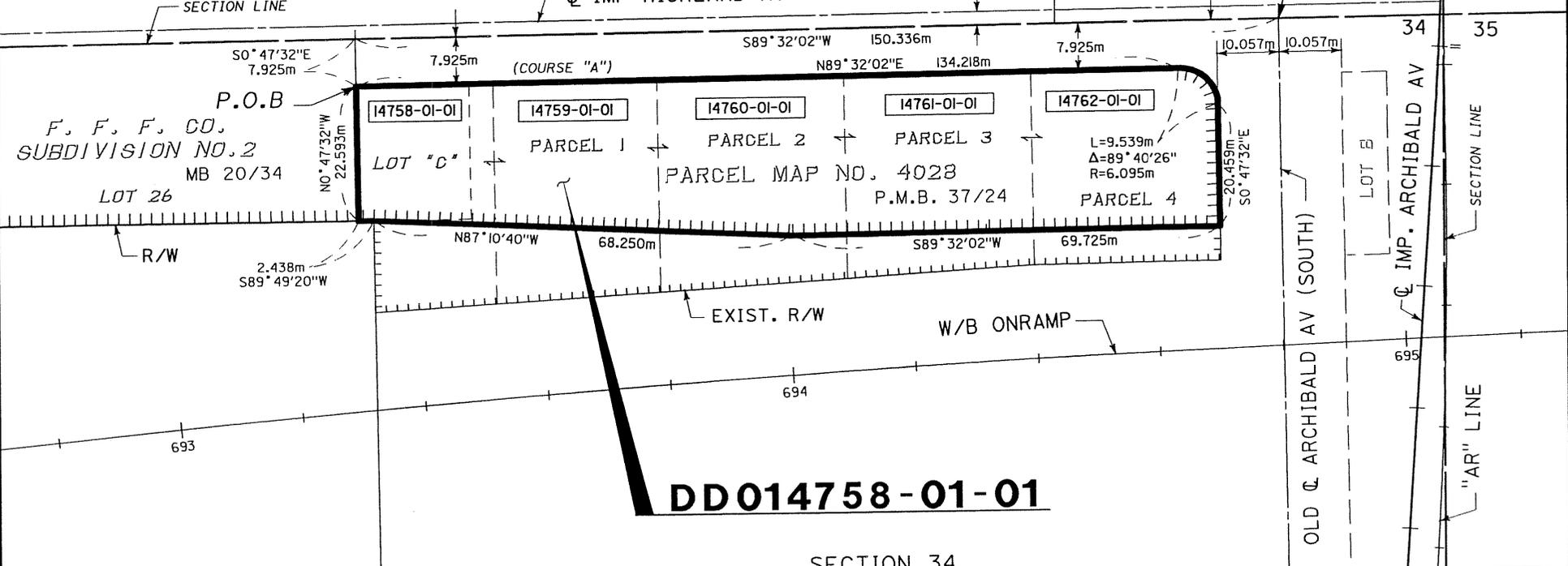
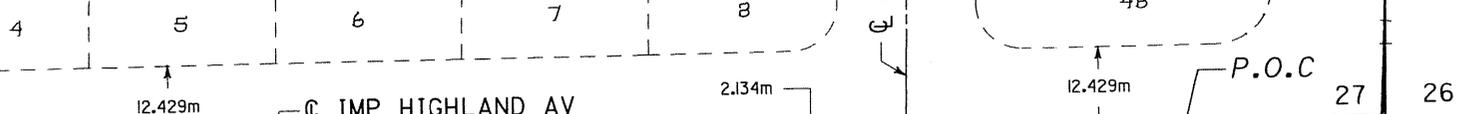


DIST.	COUNTY	ROUTE	KILOMETER POST
08	SBD.	210/30	9.4

EXHIBIT "C"

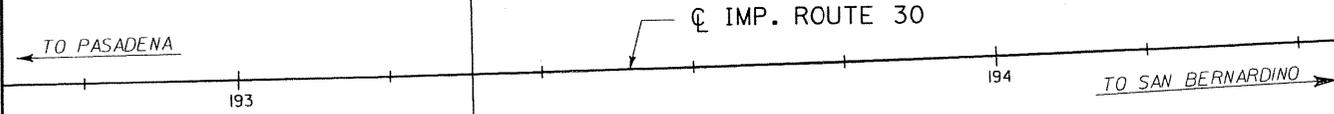
SECTION 27

TRACT NO. 9254
 M.B. 36-27



DD014758-01-01

SECTION 34



||||| INDICATES RESTRICTED ACCESS

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

DIRECTOR'S DEED MAP
 014758-01-01

SCALE 1:1000 DATE: 10-22-04

Attachment 12 of 17

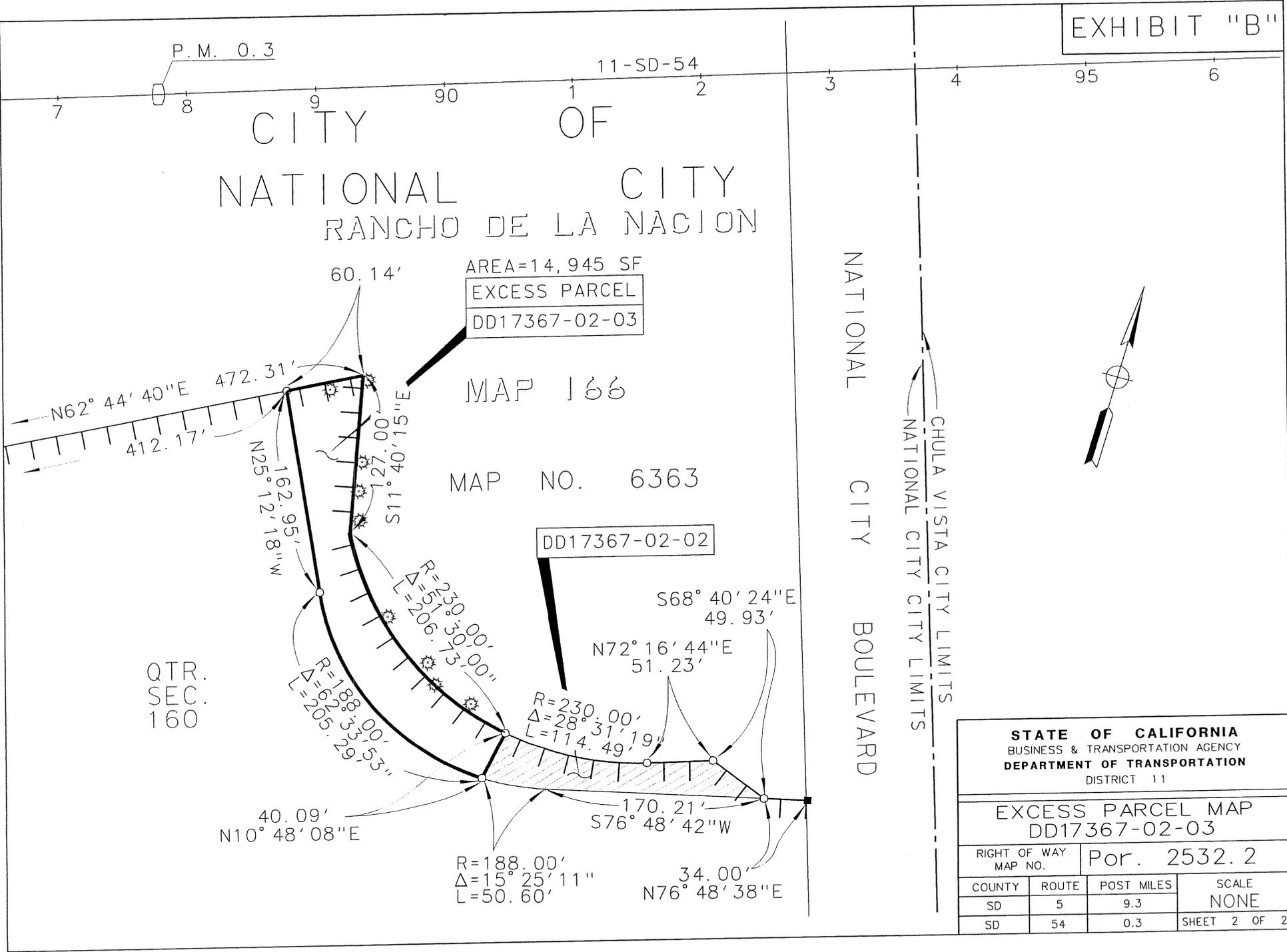
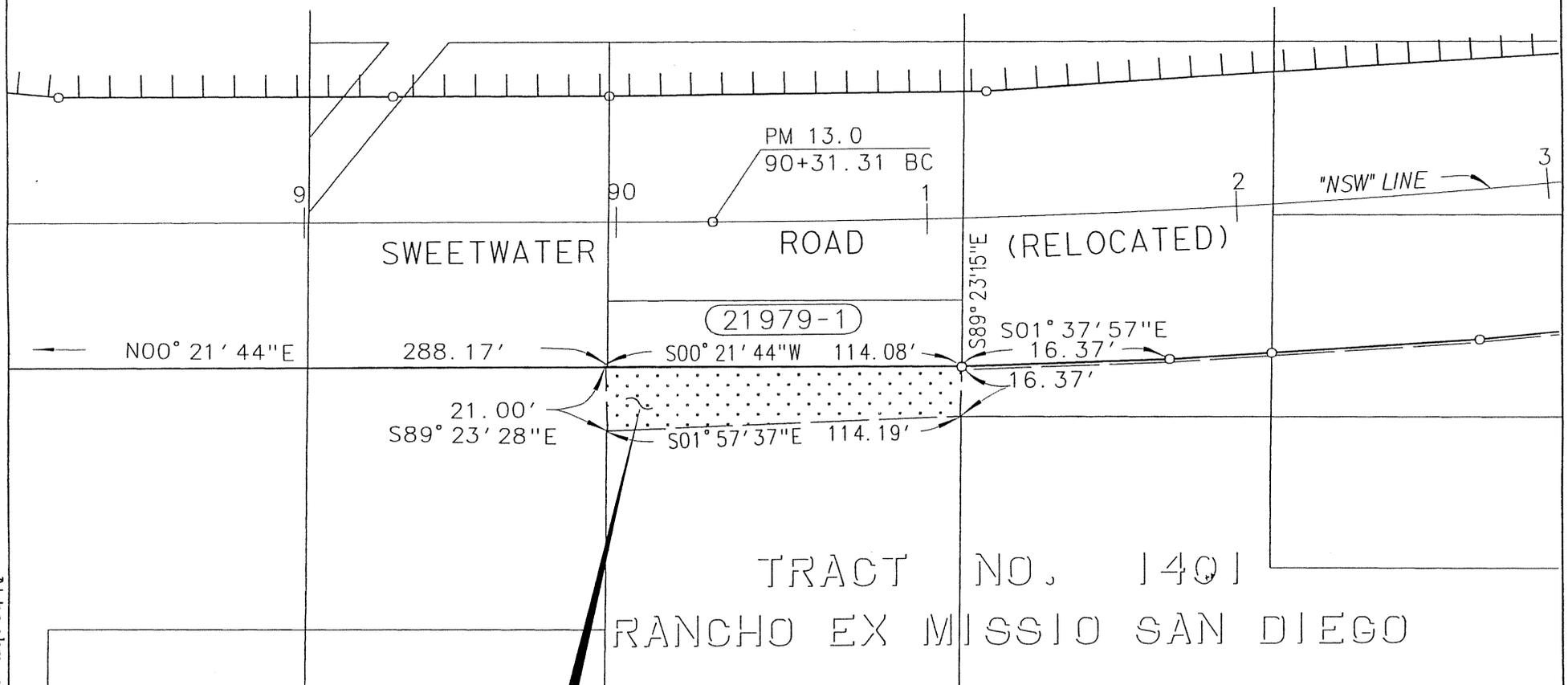
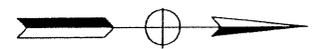


EXHIBIT "B"

COUNTY OF SAN DIEGO



Attachment 14 of 17

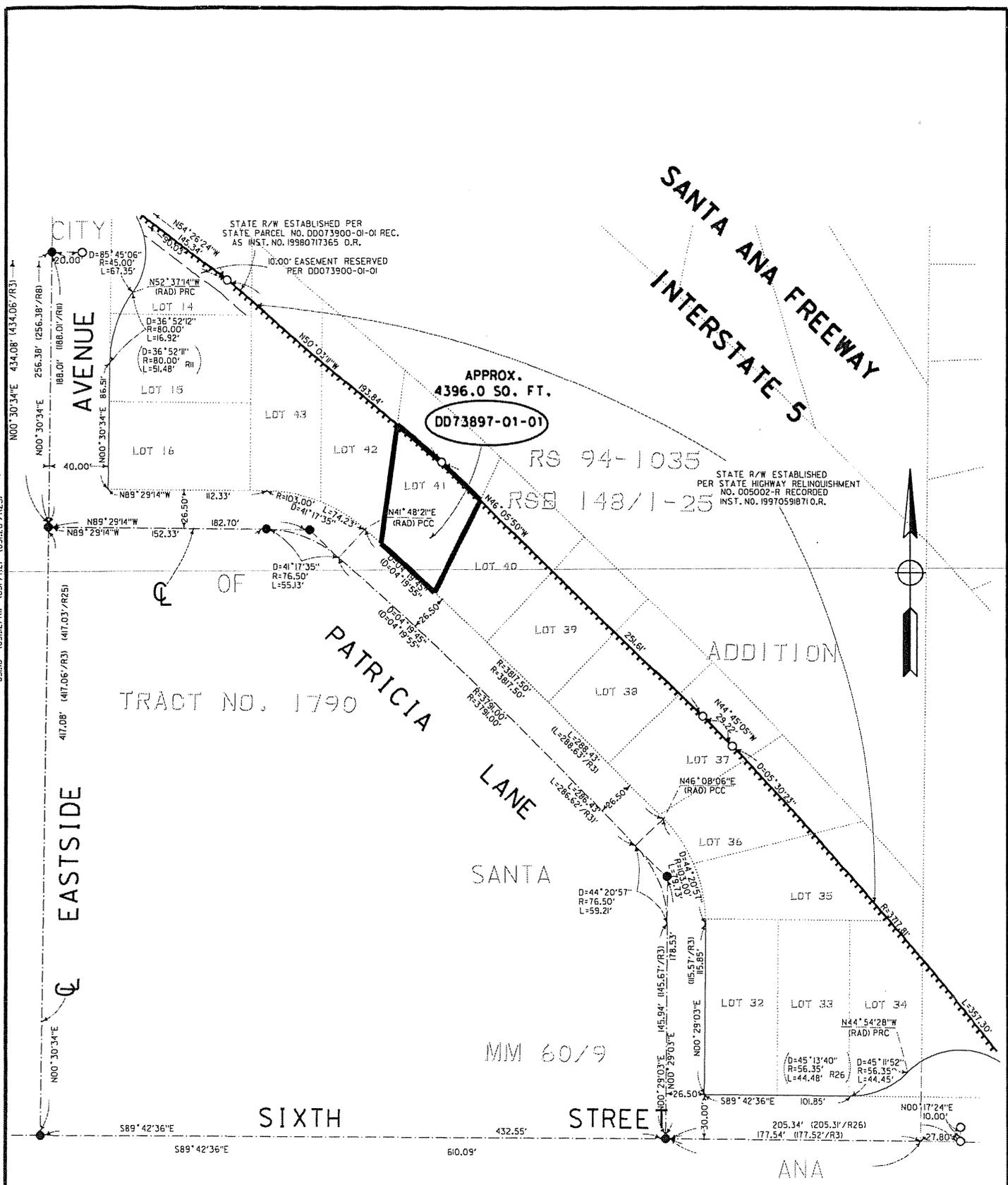
TRACT NO. 1401
RANCHO EX MISSIO SAN DIEGO

LOT 2

SLOPE EASE
(21979-2)

AREA=2,135 SF
DK21979-01-01

STATE OF CALIFORNIA BUSINESS & TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 11			
EXCESS PARCEL MAP DK21979-01-01			
RIGHT OF WAY MAP NO.		Por. 53527	
COUNTY	ROUTE	POST MILES	SCALE
SD	125	13.0	1"=50'
			SHEET 2 OF 2



TRACT NO. 1790

APPROX.
4396.0 SQ. FT.
DD73897-01-01

RS 94-1035

RSE 148/1-25

STATE R/W ESTABLISHED
PER STATE HIGHWAY RELINQUISHMENT
NO. 005002-R RECORDED
INST. NO. 19970591871 O.R.

PATRICIA
LANE

SANTA

SIXTH

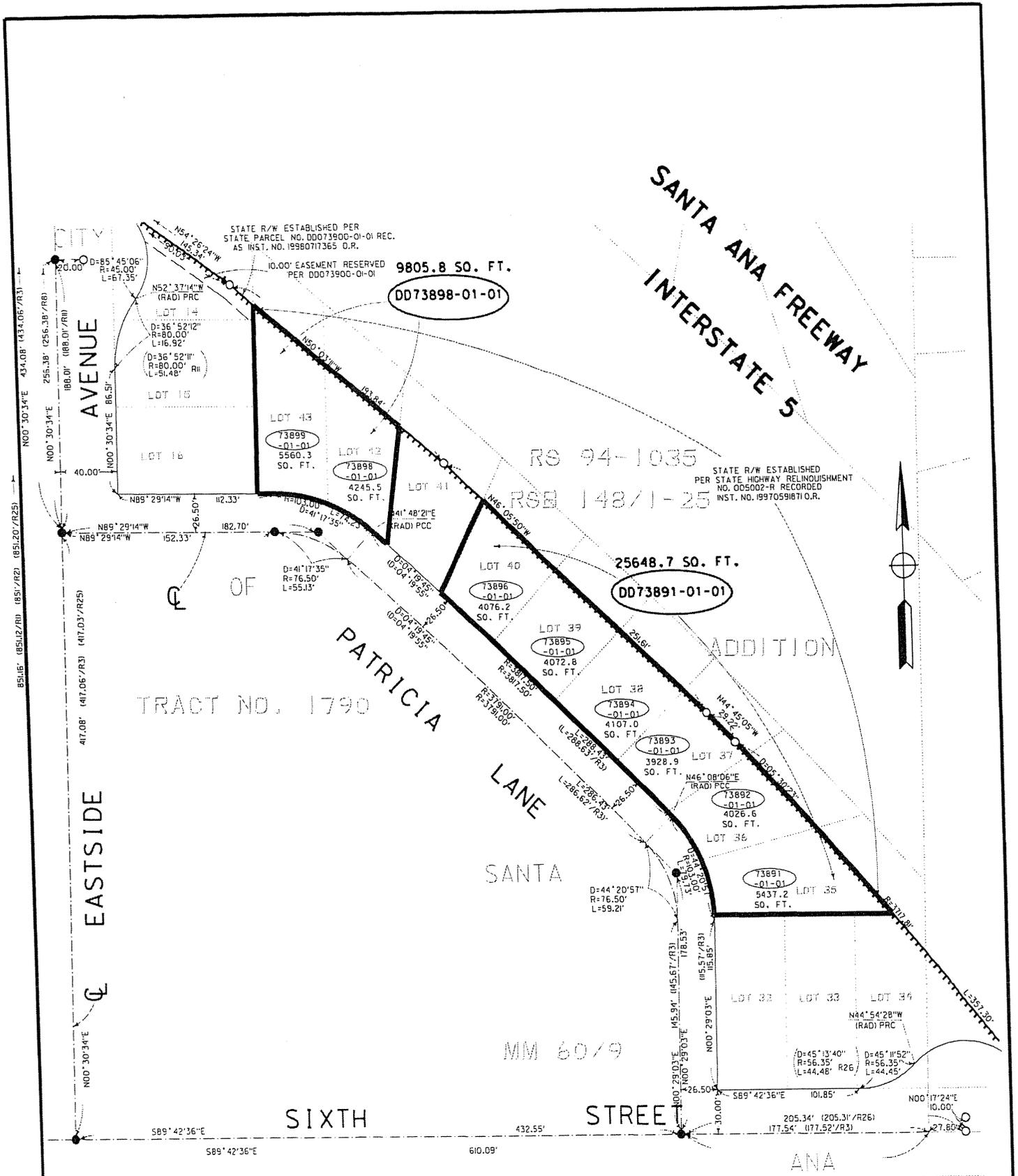
STREE

ANA

STATE RETAINS ACCESS RIGHTS

EXHIBIT 'A'

This map is for informational purposes only and is subordinate in all respects to the attached descriptions.



STATE R/W ESTABLISHED PER STATE PARCEL NO. DD073900-01-01 REC. AS INST. NO. 19980717365 D.R.

10.00' EASEMENT RESERVED PER DD073900-01-01

9805.8 SO. FT.

DD73898-01-01

STATE R/W ESTABLISHED PER STATE HIGHWAY RELINQUISHMENT NO. 005002-R RECORDED INST. NO. 19970591871 O.R.

RS 94-1035

RSB 14871-25

25648.7 SO. FT.

DD73891-01-01

OF PATRICIA LANE ADDITION

TRACT NO. 1790

SANTA ANA

MM 60/9

STATE RETAINS ACCESS RIGHTS

EXHIBIT "A"

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