

# Memorandum

To: CHAIR AND COMMISSIONERS

CTC Meeting: February 1–2, 2006

Reference No.: 2.4d.(1)  
Action Item

From: CINDY McKIM  
Chief Financial Officer

Prepared by: Bimla G. Rhinehart  
Division Chief  
Right of Way and Land Surveys

Ref: **DIRECTOR'S DEEDS**

## **RECOMMENDATION:**

The Department of Transportation (Department) recommends the California Transportation Commission (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 \$261,900. The State will receive a return of \$357,900 from the sale of these properties. A recapitulation of the items presented follows (maps attached):

<u>01-01-Men-20-PM R33.19</u>	City of Willits
Disposal Unit DD 005747 01 02	8,356 sf
Convey to Safeway Stores, Inc., A Delaware Corporation	\$67,000 (Appraisal \$67,000)
Finding "A"- direct sale to an adjoining owner. Selling price represents the appraised value of a small parcel to the adjoining owner. The highest and best use of the property is as plottage to the proposed buyer's property, for retail/commercial development. The property is not large enough for independent development, and any development would necessarily include the adjoining property. The appraisal is based on the increase in value to the adjoining property (plottage potential). The Department has reserved a 600 sf. easement for traffic operations.	

<u>02-01-Hum-101-PM R77.50</u>	City of Eureka
Disposal Unit DD 007661 01 01	23,577 sf
Convey to Trueman E. Vroman	\$157,000 (PSE \$56,000)
Selling price represents the highest bid received at the third public sale. There were four active bidders.	

03-03-But-70-PM 21.5

Disposal Unit DD 033297 01 01

Convey to G &amp; M Ranches

Oroville

48.22 ac

\$56,000 (Appraisal \$56,000)

Finding "A"- direct sale to adjoining owner. The highest and best use of parcel 033297-01-01 is plottage to grazing land. The property lacks both legal and physical access to anyone other than the adjoining owner. A conservation easement overlays the entire property. This property was purchased for mitigation.

04-04-SCI-85 PM 9.1

Disposal Unit DD-032475 01 01

Convey to Edward C. Barber and Jeanne M. Barber as

San Jose

1,440 sf

\$1,500 (Appraisal \$1,500)

Trustees of the Barber 2000 Revocable Trust dated August 16, 2000, amended September 26, 2000. Finding "A"- direct sale to adjoining owner. Selling price represents highest price received from the only adjoining owner.

05-04-CC-80 PM 6.8

Disposal Unit DD 050397 01 01

Correction in vesting. Excess land parcel DD 050397 01 01 was approved by the Commission in October 1996, the deed was recorded November 13, 1996, as Instrument No. 96-213893, wherein the grantee was given as Sam A. Wilson and Betty J. Wilson living trust, which is an entity that is not capable of holding title. Corrected vesting is to convey to Betty Jo Wilson, surviving trustee of the Sam Austin Wilson and Betty Jo Wilson living trust, dated July 5, 1991.

Contra Costa County

N/A (Appraisal N/A)

06-04-CC-680 PM 14.7

Disposal Unit DE 048022 03 01

Convey to MCI metro Access Transmission Services, Inc.

Walnut Creek

1,222 sf

N/A (Appraisal N/A)

No money consideration. Conveying easement to utility owner whose facility is located within parcel DD-048022-02-01. MCI conduit discovered after conveyance of fee title. This conveyance saves the State the cost of relocation of the utility.

07-04-CC-680-PM 14.7

Disposal Unit DK 048022 X2 X2

Convey to Trinity Avenue Apartments Limited Partnership.

Walnut Creek

4,749 sf

N/A (Appraisal N/A)

Quitclaim the blanket easement reservation for utility purpose and incidents thereto for a 10.16 cm (4 Inch) conduit located on the parcel DD-048022-02-01. MCI conduit discovered after conveyance of fee title. This conveyance saves the State the cost of relocation of the utility and will allow for the relocation of the MCI conduit.

08-04-SCI-85-PM 10.6

Disposal Unit DK-048344 X1 X3

Convey to Santa Clara Valley Water District, a public corporation N/A (Appraisal N/A)

Los Gatos

415 sf

Direct sale to a governmental agency for no monetary consideration. Conveyance of easement is 100% State obligation, per Utility Agreement 790.9 dated June 4, 1992.

09-06-Fre-180-PM 54.8 Fresno  
Disposal Unit DD 078136 01 01 84,724 sf  
Convey to Bradley and Janet Sparks \$45,000 (Appraisal \$50,000)  
Selling price represents the highest price obtainable received from an adjoining owner.

10-07-LA-210-PM 26.7 Pasadena  
Disposal Unit DD 072742 01 21 1,500 sf  
Convey to Lee Family LLC \$14,300 (Appraisal \$14,300)  
Finding "A"- direct sale to an adjoining owner. Selling price represents the appraised value of a landlocked parcel to the adjoining owner. The highest and best use of the property is as plottage to the adjoining residential property.

11-07-LA-60-PM 29.1 Pomona  
Disposal Unit DD 0B7407 09 01 935 sf  
Convey to Luis C. Cruz \$5,000 (Appraisal \$5,000)  
Finding "A"- direct sale to an adjoining owner. Selling price represents the appraised value of a landlocked parcel to the adjoining owner. The highest and best use of the property is as plottage to the residential adjoining property for yard improvements.

12-07-LA-60-PM 29.1 Pomona  
Disposal Unit DD 0B7407 10 01 1,370 sf  
Convey to Betha O. Beltran \$7,500 (Appraisal \$7,500)  
Finding "A"- direct sale to an adjoining owner. Selling price represents the appraised value of a landlocked parcel to the adjoining owner. The highest and best use of the property is as plottage to the residential adjoining property for yard improvements.

13-07-LA-60-PM 29.1 Pomona  
Disposal Unit DD 0B7407 11 01 1,851 sf  
Convey to Frank Mackey and Lisa Mackey \$10,000 (Appraisal \$10,000)  
Finding "A"- direct sale to an adjoining owner. Selling price represents the appraised value of a landlocked parcel to the adjoining owner. The highest and best use of the property is as plottage to the residential adjoining property for yard improvements.

Attachment(s)

**SUMMARY OF DIRECTOR'S DEEDS 2.4d.(1)  
PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION - FEBRUARY 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	1	1			2	\$123,000	\$224,000	182%
02					0	\$0	\$0	
03	1				1	\$50,600	\$50,600	100%
04	5				5	\$1,500	\$1,500	100%
05					0	\$0	\$0	
06	1				1	\$50,000	\$45,000	90%
07	4				4	\$36,800	\$36,800	100%
08					0	\$0	\$0	
09					0	\$0	\$0	
10					0	\$0	\$0	
11					0	\$0	\$0	
12					0	\$0	\$0	
<b>Total</b>	<b>12</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>13</b>	<b>\$261,900</b>	<b>\$357,900</b>	<b>137%</b>

Table II - Analysis by Type of Sale

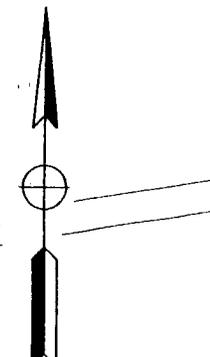
Type of Sale	# of Items	Current Estimated Value	Return From Sales	Recovery %
				% Return From Sales Current Value
<b>Direct Sales</b>	12	\$205,900	\$200,900	98%
<b>Public Sales</b>	1	\$56,000	\$157,000	280%
<b>Non-Inventory Conveyances</b>	0	\$0	\$0	
<b>Sub-Total</b>	<b>13</b>	<b>\$261,900</b>	<b>\$357,900</b>	<b>137%</b>
<b>Other Funded Sales</b>	0	\$0	\$0	
<b>Total</b>	<b>13</b>	<b>\$261,900</b>	<b>\$357,900</b>	<b>137%</b>

T 18 N, R 13 W, MDM  
SEC 19

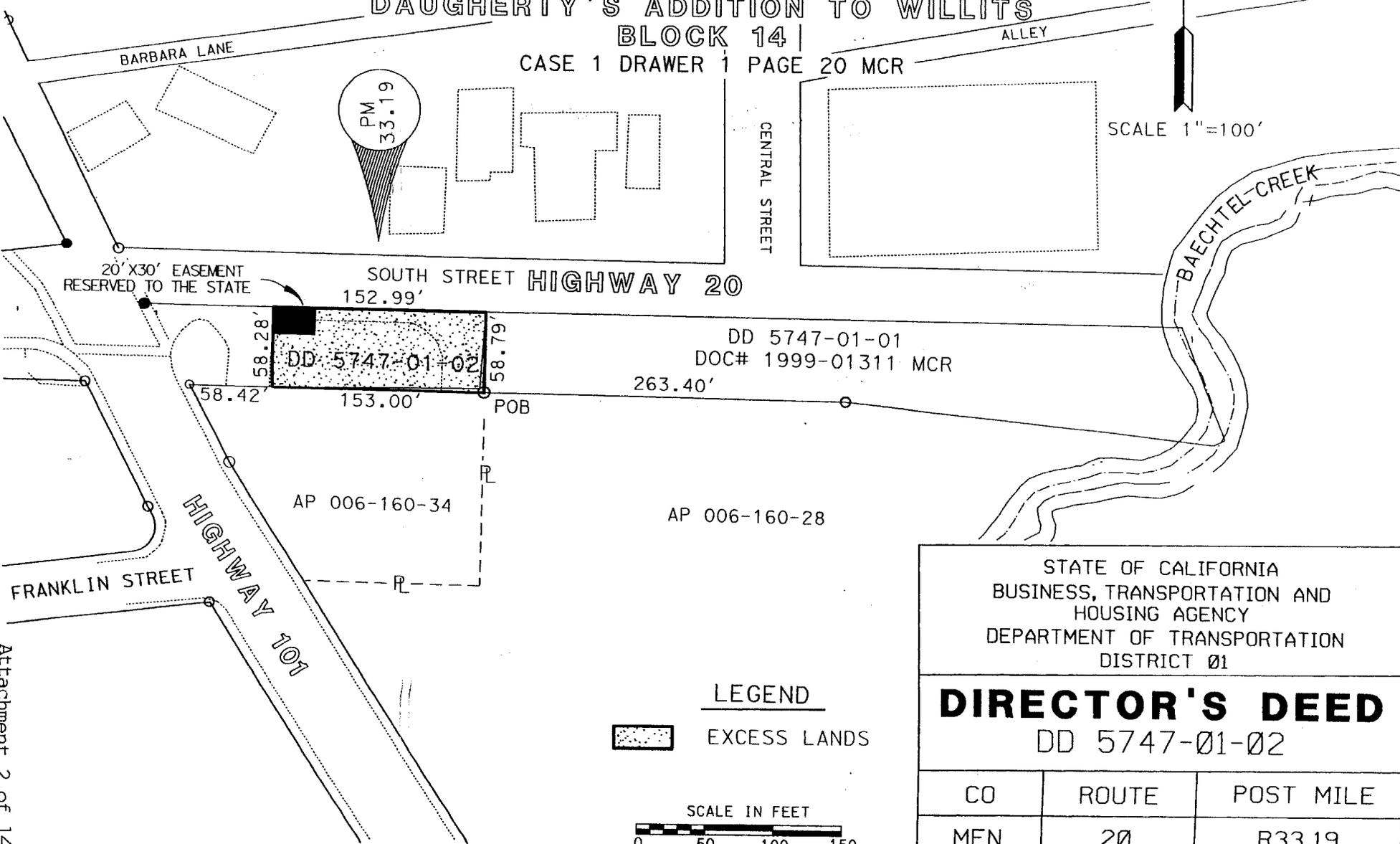
BEARINGS AND DISTANCES SHOWN ARE ON THE  
CALIFORNIA COORDINATE SYSTEM  
OF 1927 ZONE 2  
MULTIPLY DISTANCES BY 1.0001373  
TO OBTAIN GROUND DISTANCES

DAUGHERTY'S ADDITION TO WILLITS  
BLOCK 14

CASE 1 DRAWER 1 PAGE 20 MCR



SCALE 1"=100'

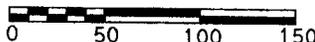


LEGEND



EXCESS LANDS

SCALE IN FEET



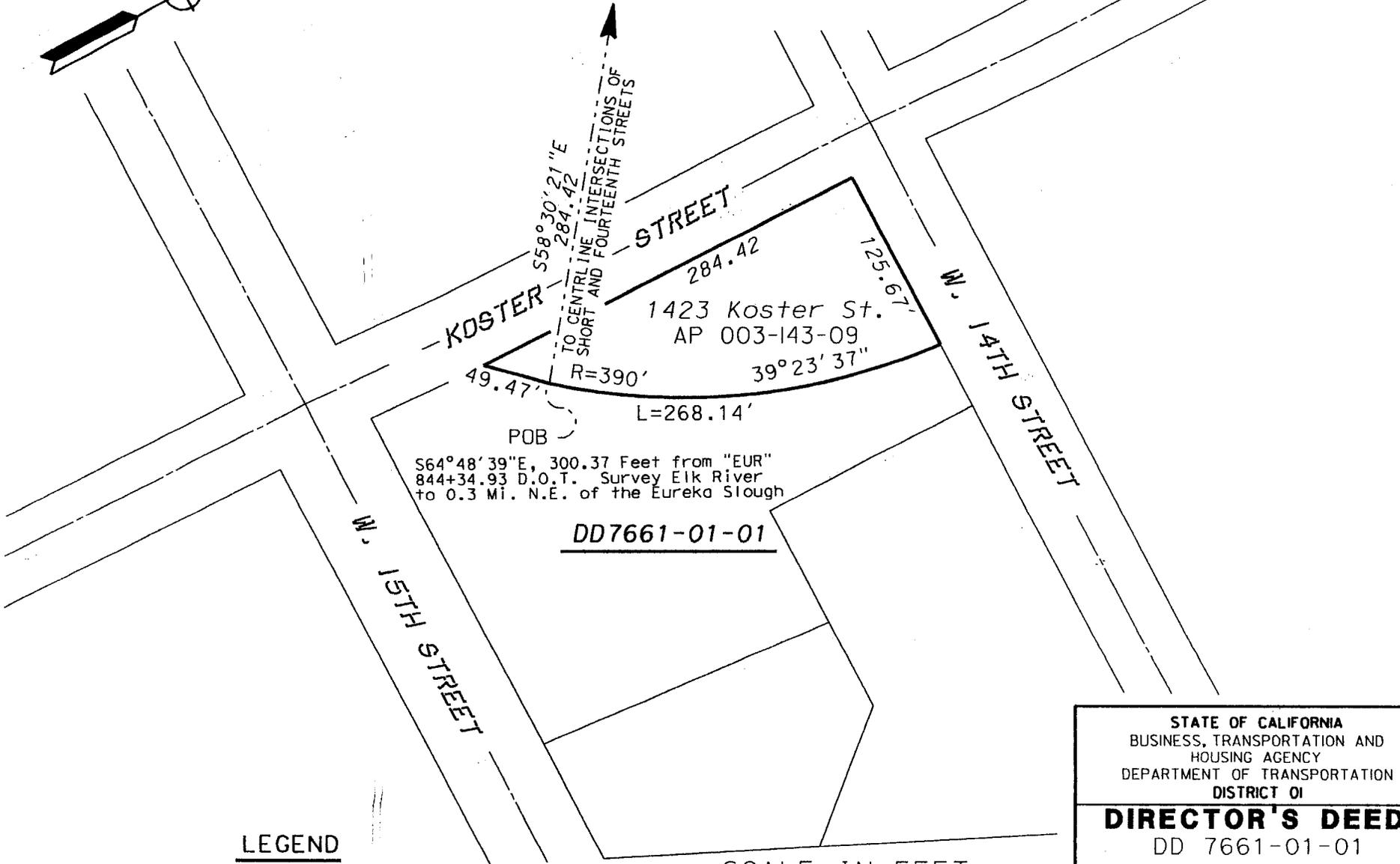
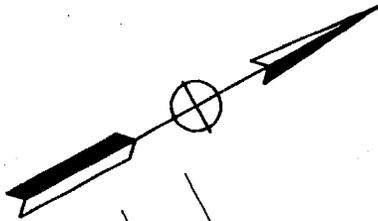
STATE OF CALIFORNIA  
BUSINESS, TRANSPORTATION AND  
HOUSING AGENCY  
DEPARTMENT OF TRANSPORTATION  
DISTRICT 01

**DIRECTOR'S DEED**

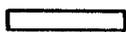
DD 5747-01-02

CO	ROUTE	POST MILE
MEN	20	R33.19

EXCESS LAND  
 A PORTION OF BLOCK 4  
 CLARK'S SOUTH PARK ADDITION  
 BOOK 11 MAPS PG 14



**LEGEND**



PARCEL 7661, BK 1299 OFFICIAL RECORDS, PG 509, HCR, JULY 31, 1975



STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 01		
<b>DIRECTOR'S DEED</b> DD 7661-01-01		
CITY OF EUREKA, HUMBOLDT COUNTY		
CO	ROUTE	POST MILE
HUM	101	R77.5

T. 20 N., R. 3 E., M.D.M.

Section 15

399.373 m

G & M RANCHES

301.637 m

275.398 m

Exist. 130-ft-wide power line easement

DD 33297-01-01

48.22 acres

WILLIAM & LINDA P. WADE

331.640 m

TO STATE OF CALIFORNIA  
Document No. 2003-0059564

611.5 m±

PROPOSED R/W AND ACCESS CONTROL LINE

18 m± 80.160 m

T.P.O.B.

250.5 m±

STATE HIGHWAY ROUTE 70

PROPOSED R/W AND ACCESS CONTROL LINE

FRONTAGE ROAD

EXISTING R/W AND ACCESS CONTROL LINE

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

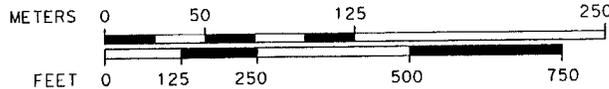
DISTRICT 3

DIRECTOR'S DEED MAP

D.D. 33297-01-01

03 BUT 70 P.M. 21.5

AREA TO BE CONVEYED



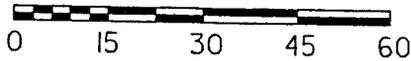
DISTANCES SHOWN ARE ON THE CALIFORNIA  
 COORDINATE SYSTEM OF 1927, ZONE 3.  
 MULTIPLY DISTANCES BY 1.0000478 TO  
 OBTAIN GROUND-LEVEL DISTANCES.

# COUNTY OF SANTA CLARA

## STATE ROUTE 85

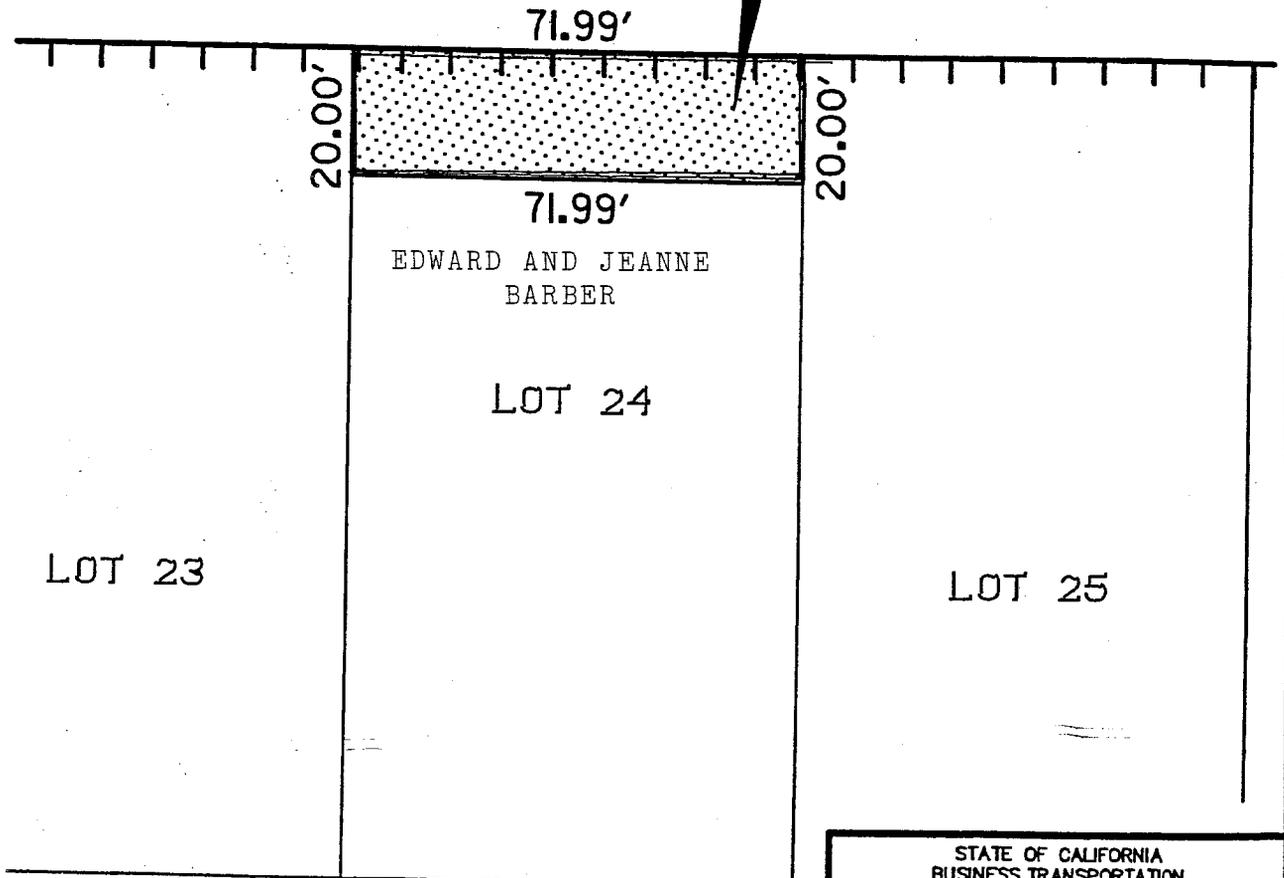


SCALE IN FEET  
 1"=30'



**DD-032475-01-01**

1,440 Sq. Ft.



LOT 23

71.99'  
 EDWARD AND JEANNE  
 BARBER

LOT 24

LOT 25

60'

R O N D A   D R I V E

### LEGEND

ACCESS PROHIBITED

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

**DIRECTOR'S DEED**  
**DD-032475-01-01**

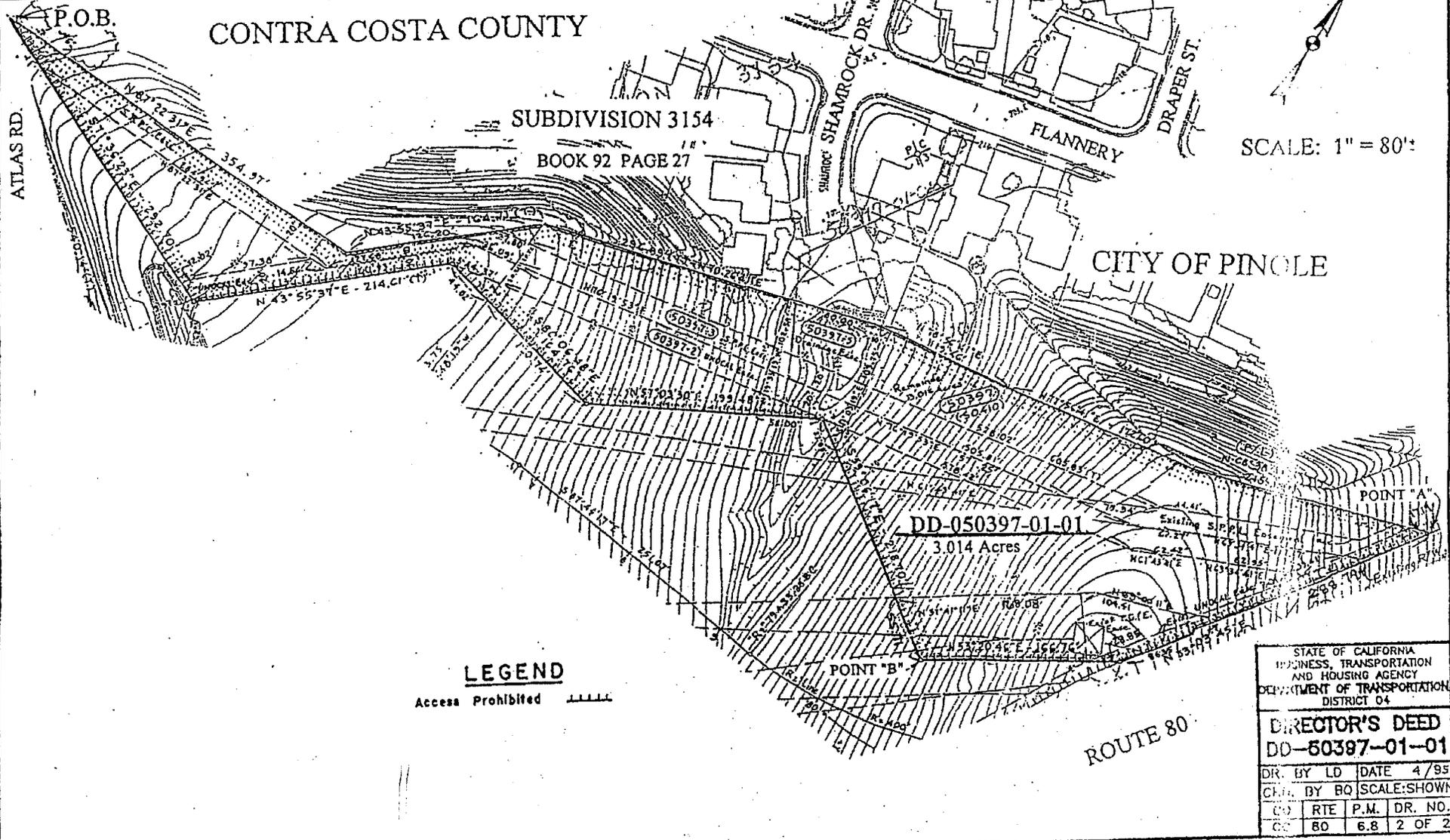
DRAWN BY: JAE      DATE: 8/05

CHECKED BY: BQ      SCALE: 1"=30'

CO.	RT.	P.M.	DR.NO.
SCI	85	9.1	2 OF 2

R-X152.I7

COORDINATES, BEARINGS AND DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1983. TO OBTAIN GROUND-LEVEL DISTANCES, DISTANCES SHOWN BY 1.000498 TO



P.O.B.  
ATLAS RD.

SCALE: 1" = 80'

6 of 6

Attachment 6 of 14

BEARINGS AND DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE III. MULTIPLY DISTANCES SHOWN BY 1.0000746 TO OBTAIN GROUND-LEVEL DISTANCES.

# CONTRA COSTA COUNTY CITY OF WALNUT CREEK

## LEGEND

- DIMENSION POINT
- P.O.C. POINT OF COMMENCEMENT
- SQ. FT. SQUARE FEET
- P.U.E. PUBLIC UTILITY EASEMENT
- ||||| ACCESS PROHIBITED

DE-048022-03-01

MCI EASEMENT SEE  
DETAIL ON SHEET 3

STATE ROUTE 680

048022-02-01

DD-048022-01-01

03-480716  
9/25/03

STOW'S  
ADDITION

LOT 8

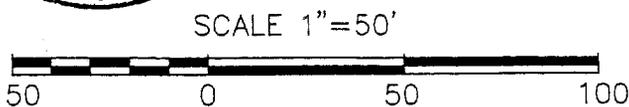
GRADE SEPARATION  
FREEWAY BELOW

TRINITY AVENUE  
(FORMERLY WALNUT AVENUE)

LOT 11



R=10.00'  
Δ=91°30'19"  
L=15.97'



Attachment 7 of 14

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

DIRECTOR'S DEED  
DE-048022-03-01

DRAWN BY: RG DATE: 8/10/05

CHECKED BY: AM SCALE: 1"=50'

CO.	RTE.	P.M.	SHEET
CC	680	14.7	2 OF 3

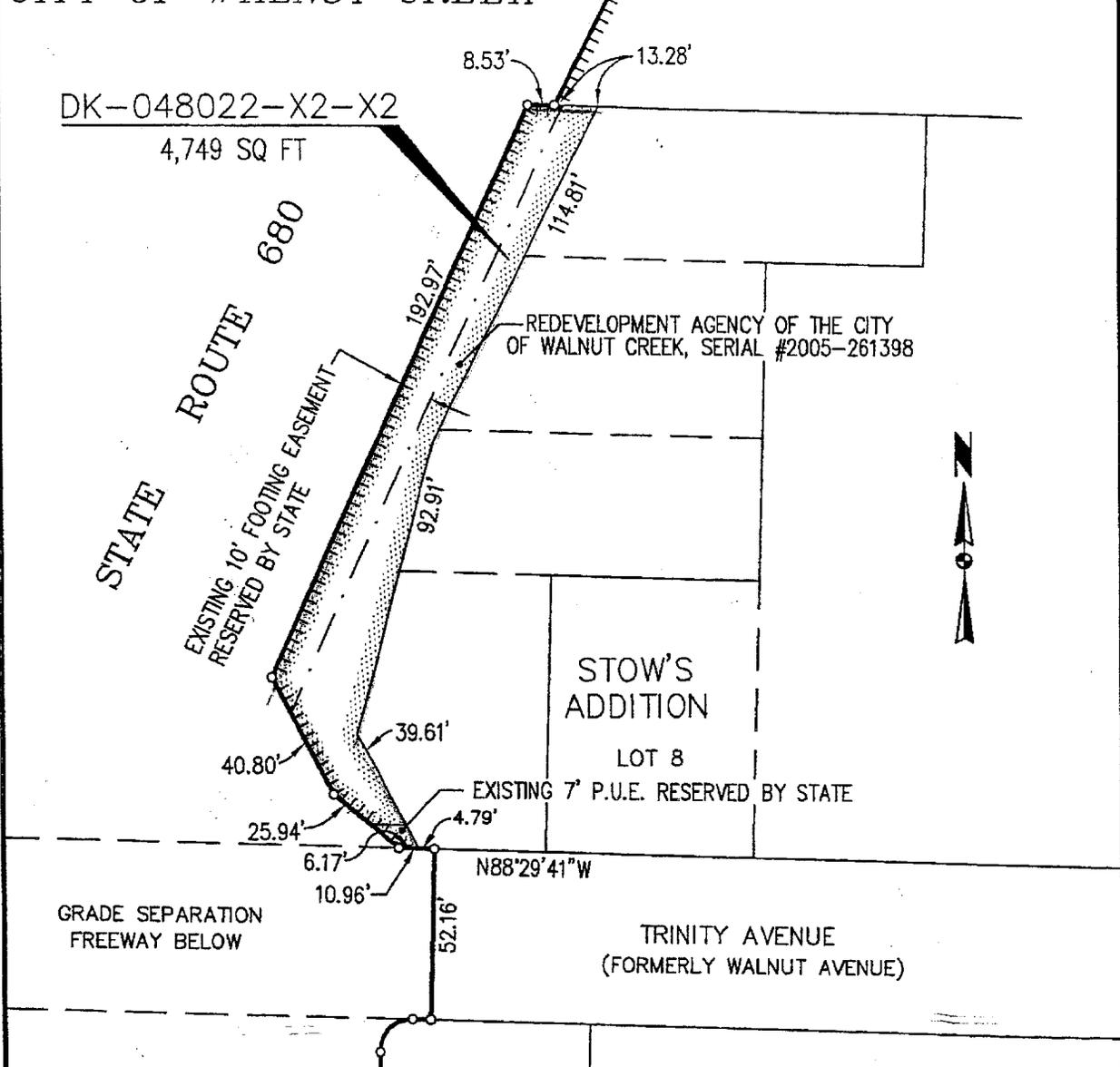
R-17X.4

DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE III. MULTIPLY DISTANCES SHOWN BY 1.0000746 TO OBTAIN GROUND-LEVEL DISTANCES.

CONTRA COSTA COUNTY  
CITY OF WALNUT CREEK

LEGEND

 ACCESS PROHIBITED



GRADE SEPARATION  
FREEWAY BELOW

TRINITY AVENUE  
(FORMERLY WALNUT AVENUE)

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

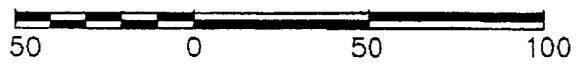
DIRECTOR'S DEED  
DK-048022-X2-X2

DRAWN BY: PD      DATE: 11/30/05

CHECKED BY: RRL      SCALE: 1"=50'

CO.	RTE.	P.M.	SHEET
CC	680	14.7	2 OF 2

SCALE 1"=50'



R-17X.4

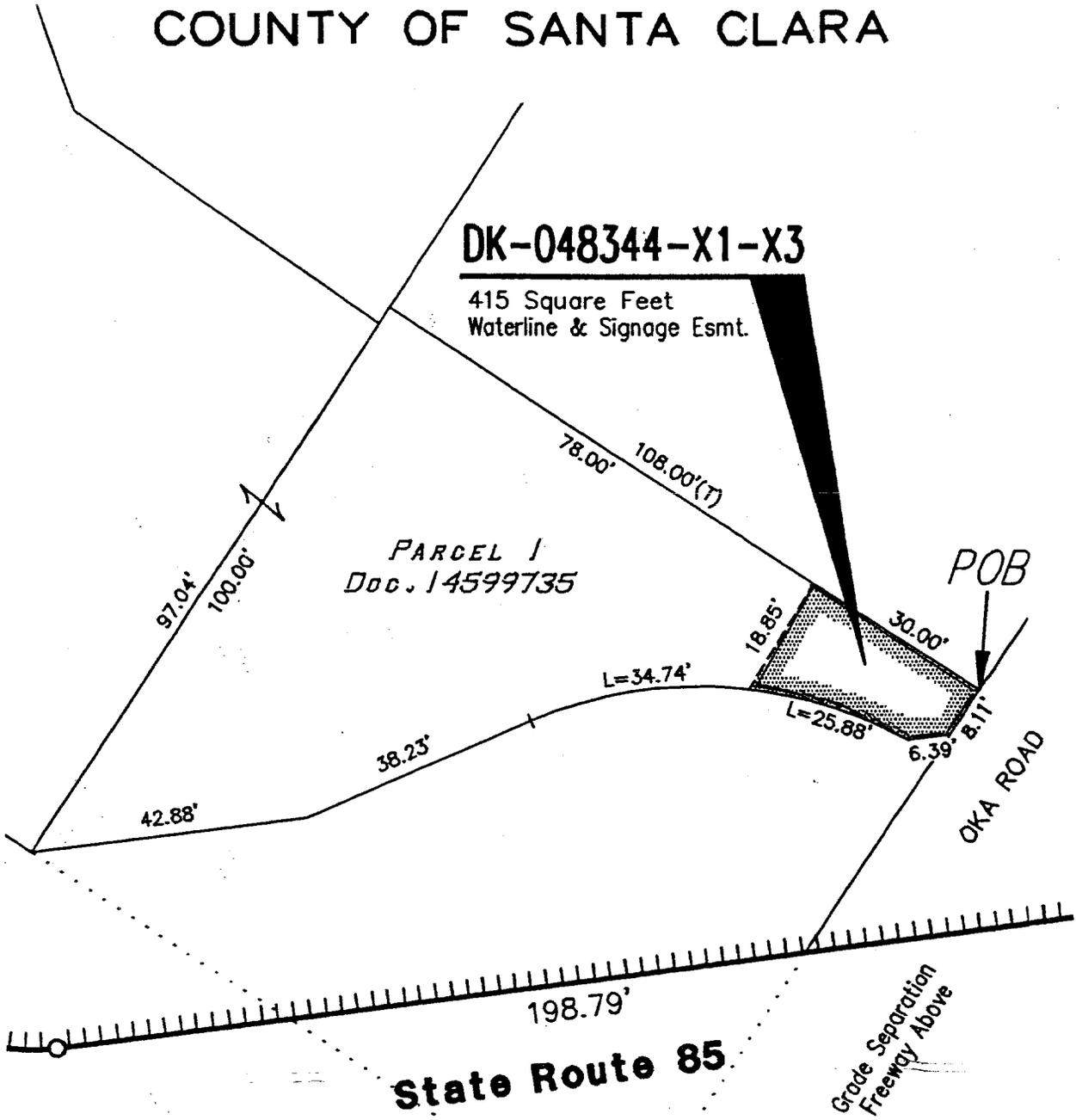
DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927 ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.0000537 TO OBTAIN GROUND-LEVEL DISTANCES.

# COUNTY OF SANTA CLARA

**DK-048344-X1-X3**

415 Square Feet  
Waterline & Signage Esmt.

PARCEL 1  
Doc. 14599735



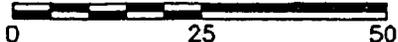
**State Route 85**

Grade Separation  
Freeway Above

**LEGEND**

||||| ACCESS PROHIBITED

SCALE IN FEET



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

**DIRECTOR'S DEED  
DK-048344-X1-X3**

DRAWN BY: RRL		DATE: 10/05	
CHECKED BY: RRL		SCALE: 1"=25'	
CO.	RTE.	P.M.	DR.NO.
SCI	85	10.6	2 OF 2

R-X161.2

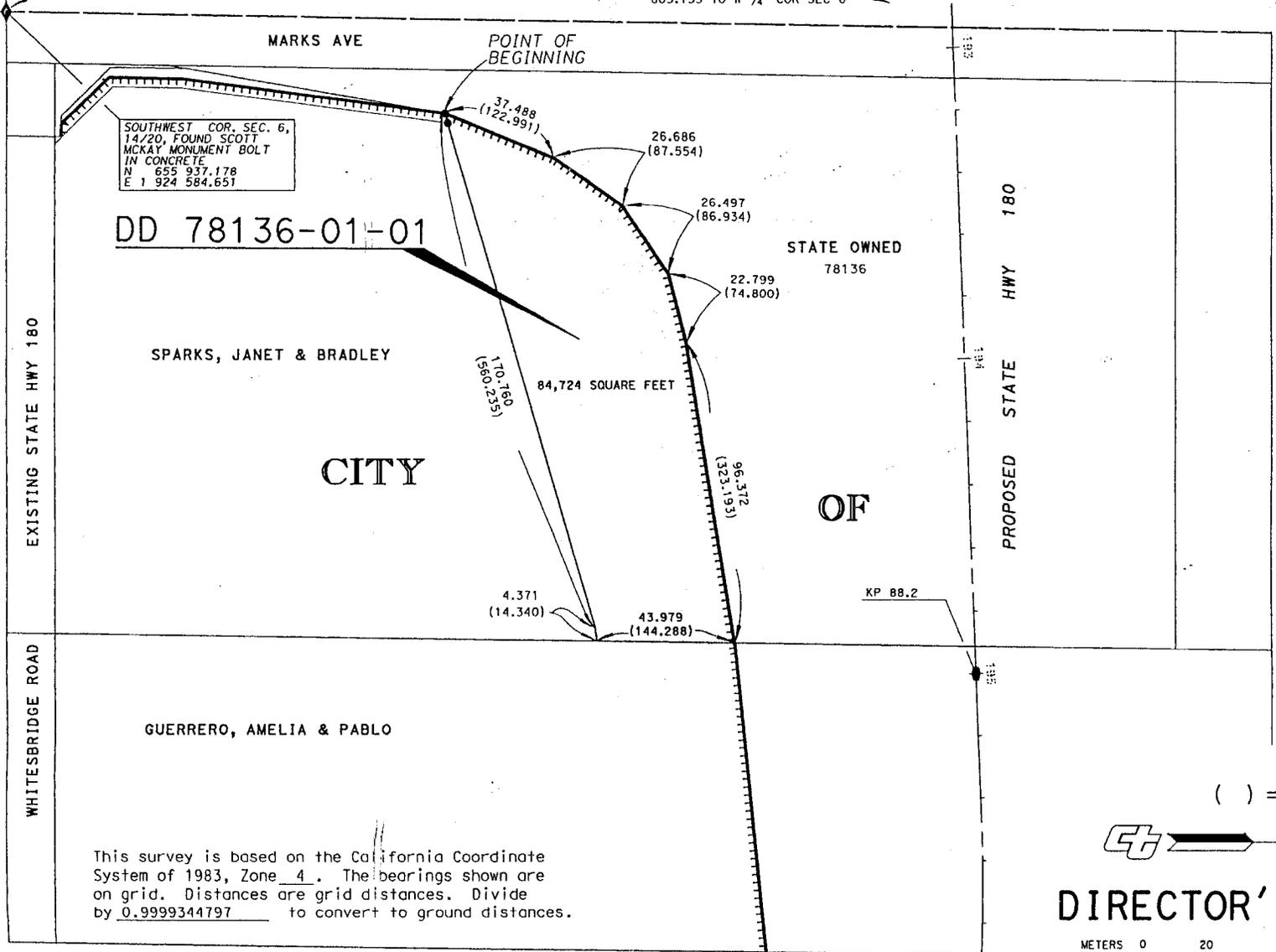
Date: \_\_\_\_\_  
 Drawn By: \_\_\_\_\_  
 Checked By: \_\_\_\_\_

T.14S., R.20E., M.D.B. & M.  
 SECTION 1

DIST.	COUNTY	ROUTE	KILOMETER MILE	SHEET NO.	TOTAL SHEETS
6	Fre	180	R87.8	2	2



805.155 TO W 1/4 COR SEC 6



SOUTHWEST COR. SEC. 6,  
 14/20, FOUND SCOTT  
 MCKAY MONUMENT BOLT  
 IN CONCRETE  
 N 655 937.178  
 E 1 924 584.651

DD 78136-01-01

SPARKS, JANET & BRADLEY

CITY

STATE OWNED  
 78136

OF

FRESNO

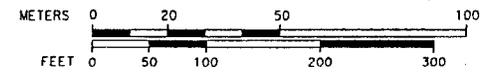
GUERRERO, AMELIA & PABLO

This survey is based on the California Coordinate System of 1983, Zone 4. The bearings shown are on grid. Distances are grid distances. Divide by 0.9999344797 to convert to ground distances.

( ) = FEET

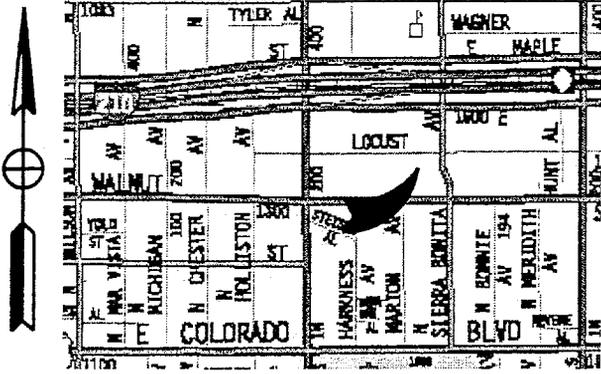


DIRECTOR'S DEED MAP



CITY OF PASADENA

DIST	COUNTY	ROUTE	POST MILE
07	LA	210	26.7

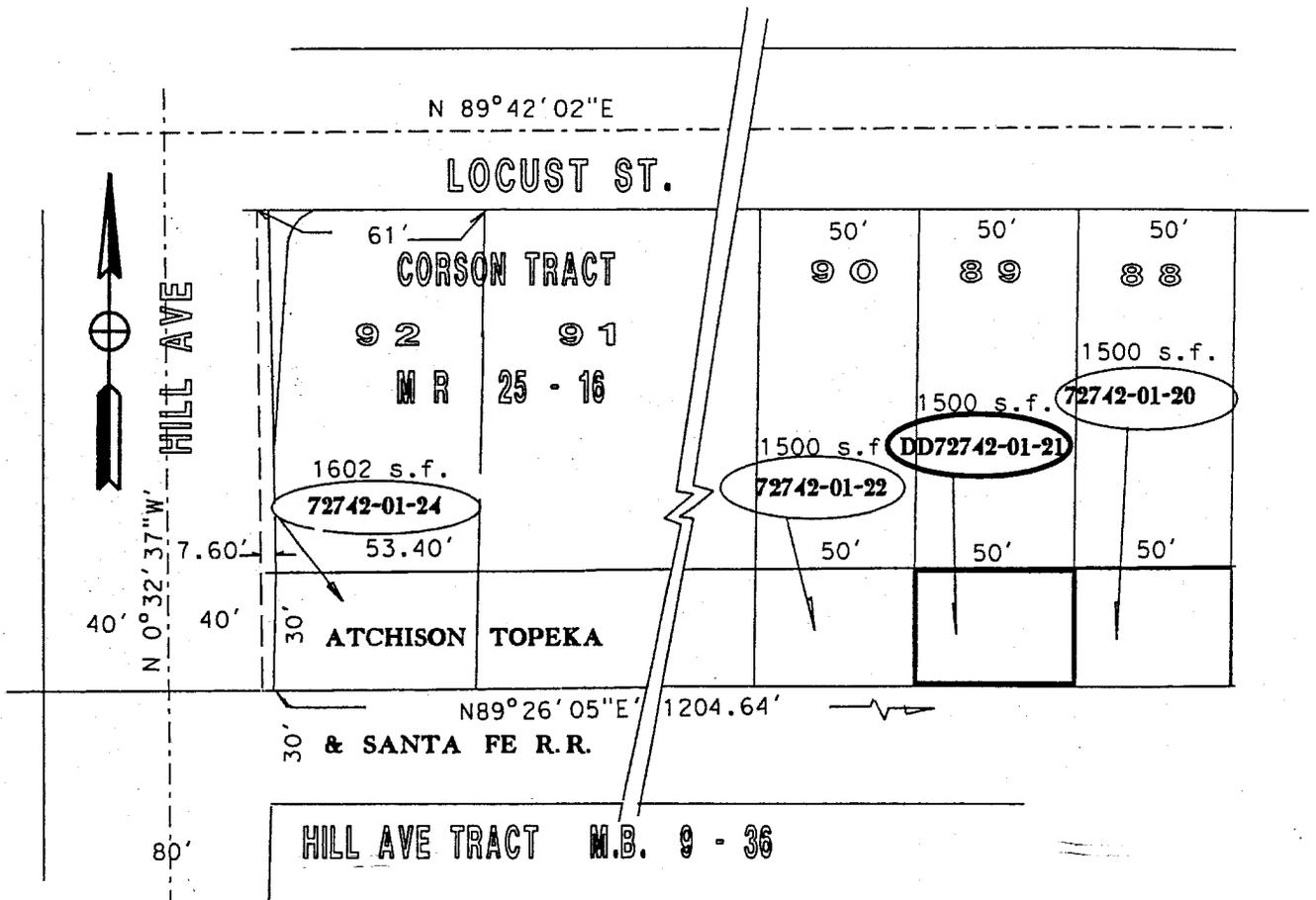


LOCATION MAP NO SCALE

PARCEL NO. AREA SQ.FT.

DD72742-01-21 1,500 SQ.FT

CORSON TRACT M.R.25 - 16



CITY OF PASADENA

INTERSTATE

NO SCALE

STATE RETAINS ACCESS RIGHTS

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

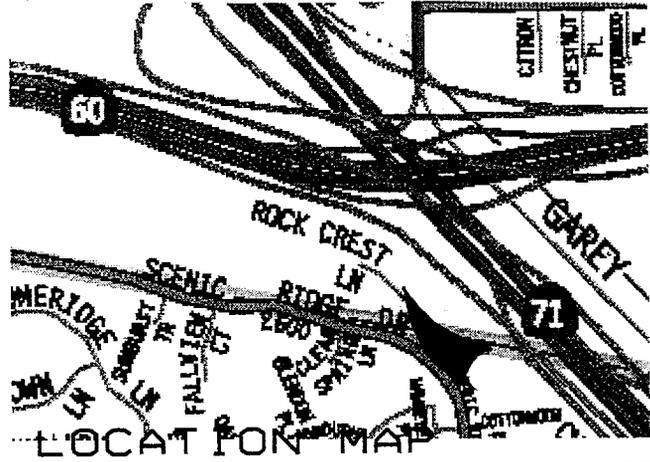
**DIRECTOR'S DEED DD 72742-01-21**

REF. MAP NO. F-1216-6

SCALE: NONE  
 DRWN: JM CHKD: FC  
 DATE: 9-01-04

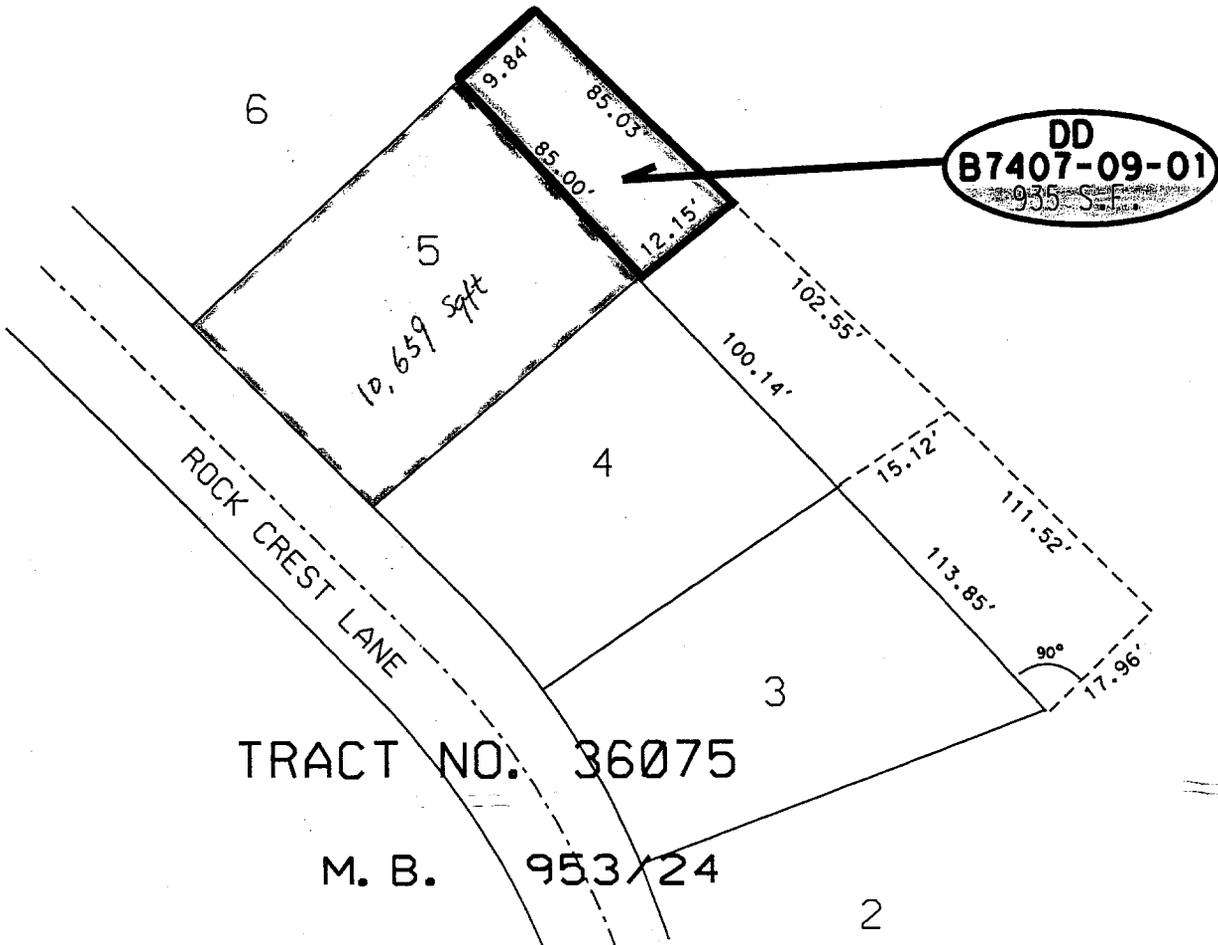
**CITY OF POMONA**

DIST	COUNTY	ROUTE	POST MILE
07	LA	60	29.1



PARCEL NO. DD B7407-09-01  
 AREA 935 S.F.

**RANCHO SAN JOSE  
 BOOK 2, PAGES 292/293 OF PATENTS,  
 LOS ANGELES COUNTY RECORDS**



TRACT NO. 36075

M. B. 953/24

STATE RETAINS ACCESS RIGHTS

**STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07**

**PLAT ACCOMPANYING**

**DIRECTOR'S DEED DD B7407-09-01**

**REF. MAP: F 1679-0**

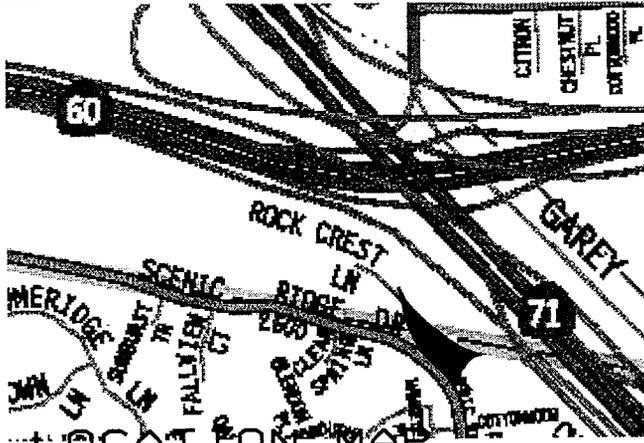
SCALE: NONE

DRWN: JM CH: CD

DATE: 9-06-05

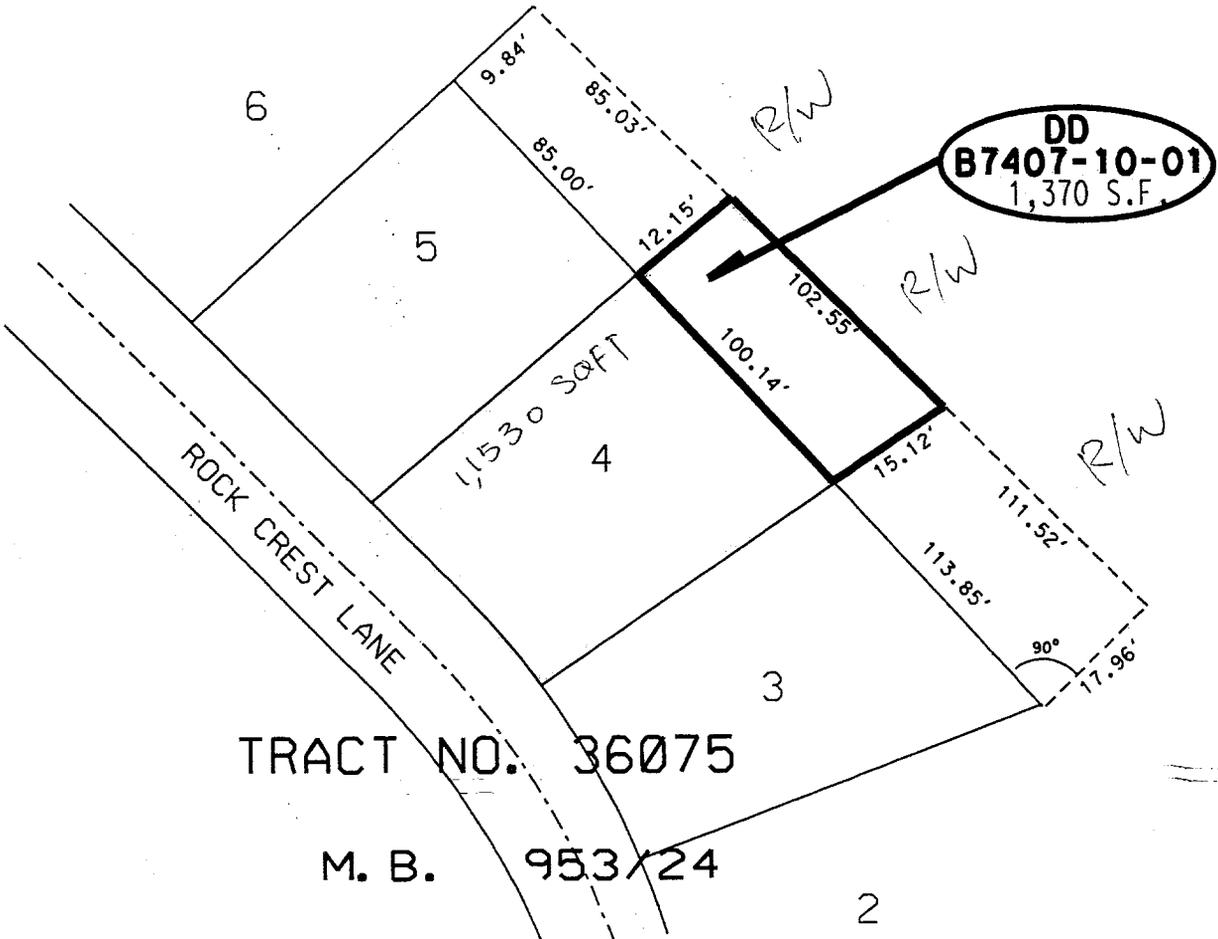
**CITY OF POMONA**

DIST	COUNTY	ROUTE	POST MILE
07	LA	60	29.1



PARCEL NO. AREA  
 DD B7407-10-01 1,370 S.F.

**RANCHO SAN JOSE  
 BOOK 2, PAGES 292/293 OF PATENTS,  
 LOS ANGELES COUNTY RECORDS**



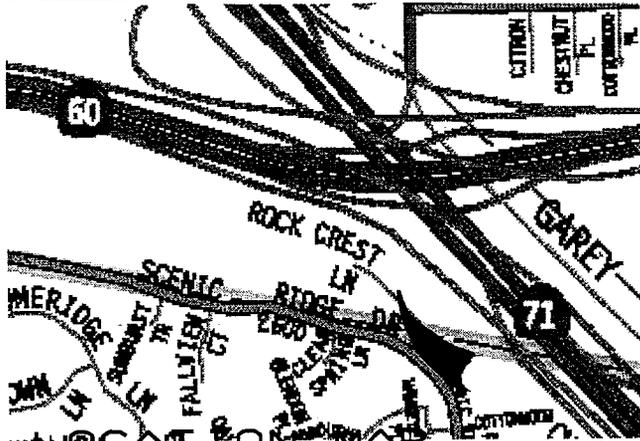
STATE RETAINS ACCESS RIGHTS

**STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07**  
**PLA. ACCOMPANYING**  
**DIRECTOR'S DEED DD B7407-10-01**  
**REF. MAP: F 1078-9**

SCALE: NONE  
 DRWN: JM CH: CD  
 DATE: 9-06-05

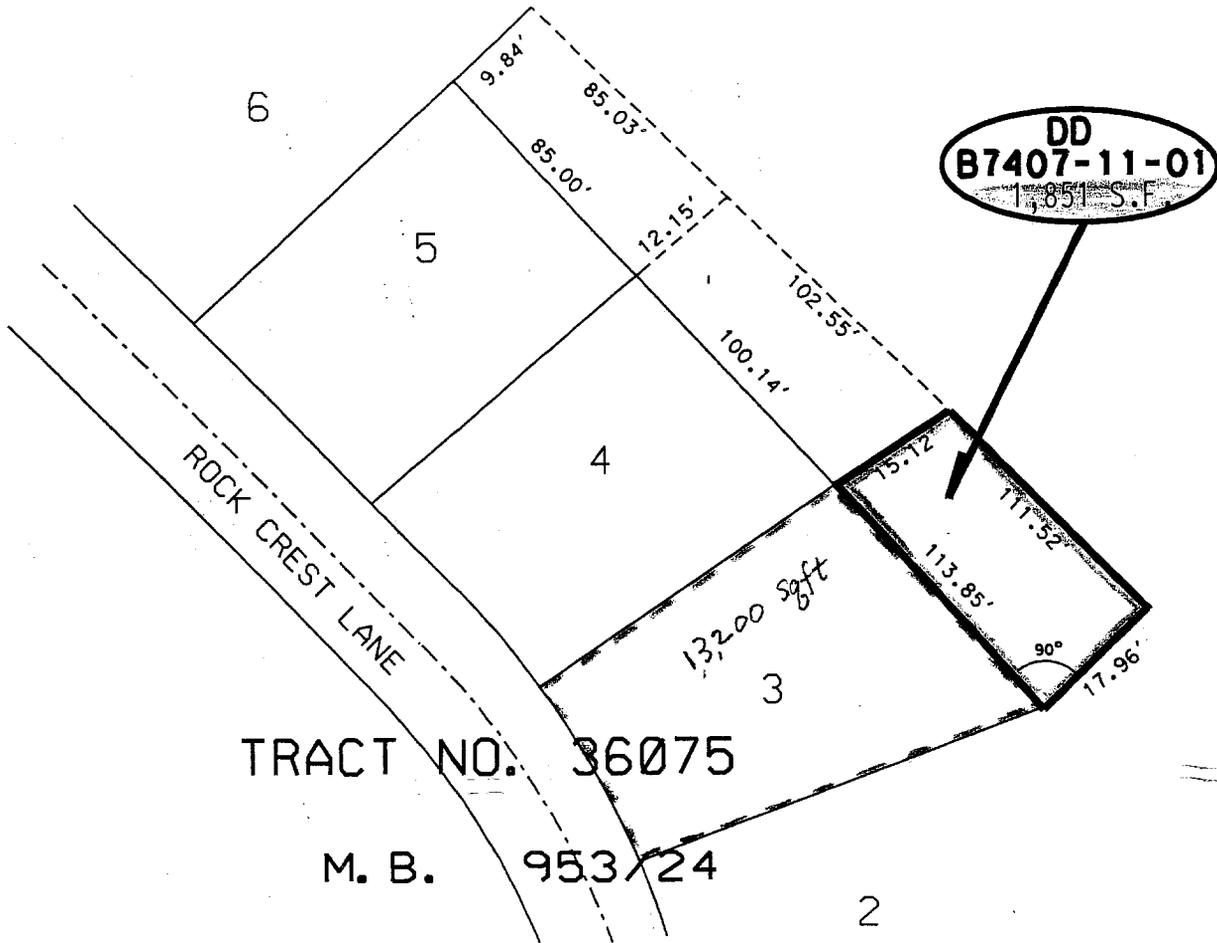
**CITY OF POMONA**

DIST	COUNTY	ROUTE	POST MILE
07	LA	60	29.1



PARCEL NO. AREA  
 DD B7407-11-01 1,851 S.F.

**RANCHO SAN JOSE  
 BOOK 2, PAGES 292/293 OF PATENTS,  
 LOS ANGELES COUNTY RECORDS**



||||||| STATE RETAINS ACCESS RIGHTS

**STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07**

**PLAT ACCOMPANYING**

**DIRECTOR'S DEED DD B7407-11-01**

**REF. MAP: F 1679-9**

SCALE: NONE

DRWN: JM CH: CD

DATE: 9-06-05