

Memorandum

To: CHAIR AND COMMISSIONERS

CTC Meeting: March 14-15, 2007

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

From: CINDY McKIM
Chief Financial Officer

Prepared by: Bimla G. Rhinehart
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 conveyances of excess State-owned real property, including exchanges, are pursuant to Section 118 of the Streets and Highways Code.

ISSUE:

The Director's Deeds included in this item involve an estimated current value of \$3,573,700. The State will receive a return of \$3,573,700 from the sale of these properties. A recapitulation of the items presented and corresponding maps are attached.

01-02-Sha-273 PM 15.9

Disposal Unit #DK 004133-01-01

Convey to: City of Redding

Redding

0.101 acres

\$15,600 (Appraisal \$15,600)

Exchange – The Department is receiving full value for conveyance of 0.101 acres in easement to the City of Redding. In return, the City is conveying 1.54-acres in fee to the Department. The exchange was for a roadway rehabilitation project pursuant to Right of Way Contract Number 11644 dated February 9, 1999.

02-03-Yub-70 PM R0.6

Disposal Unit #DD 032297-01-01

Convey to: Lennar Renaissance, Inc.

A California Corporation

Marysville

1.503 acres

\$0.00 (Appraisal \$0.00)

Finding "A" correction. Vacant strip of land acquired in error and included in the acquisition deed recorded on August 14, 2003, official records of Yuba County Document Number 200313759. The Department is taking corrective action by conveying to the original property owner the area of land that was mistakenly included in the Grant Deed.

03-03-Sut-70 PM 4.0

Disposal Unit #DE 033046-01-03

Convey to: Pacific Gas and Electric,
and Pacific Bell Telephone Company

Direct conveyance of Utility Easement to Pacific Gas and Electric, and Pacific Bell Telephone Company for an above ground electrical distribution line, in accordance with Utility Agreement Number 2294. Pacific Gas and Electric, and Pacific Bell Telephone Company had prior rights.

East Nicolaus

2.63 total acres

(1.17 acres and 1.46 acres)

\$0.00 (Appraisal \$0.00)

04-03-Sut-70 PM 4.0

Disposal Unit #DD 033046-01-01

DE 033059-01-01

Convey to: Doris P. Spangler as Trustee of the
Survivor's Trust as created under the Robert N.
Spangler Revocable Trust established June 15, 1993

Exchange by Right of Way Contract. The Department is receiving full value for the conveyance of 45.93 acres in fee and a 0.63-acre access easement. The exchange is partial compensation for the acquisition of 18.42 acres in fee, a 1.66-acre utility easement, and a 0.5476-acre temporary construction easement.

East Nicolaus

45.93 acres

0.63 acre access easement

\$688,950 (Appraisal \$688,950)

05-04-Ala-880 KP 44.4 (PM 27.6)

Disposal Unit #DD 057783-01-01

Convey to: East Bay Municipal Utility District,
a Public Corporation

Exchange-Credit received represents the appraisal value of exchanged parcel. The Department is acquiring Parcel 57782 containing 0.053 acres. This conveyance will fully mitigate severance damages resulting from said acquisition.

Oakland

0.059 acres

\$31,200 (Appraisal \$31,200)

06-04-Ala-880 KP 44.4 (PM 27.6)

Disposal Unit #DD 057783-01-02

Convey to: Dean M. Scott as Trustee of the
Testamentary Trust under the will of Mertz O. Scott
(deceased), et al

Exchange-Credit received represents the appraisal value of exchanged parcel. The Department is acquiring Parcel 57784 containing 0.81 acres. This conveyance will fully mitigate severance damages and loss of business goodwill from said acquisition.

Oakland

0.42 acres

\$326,000 (Appraisal \$326,000)

07-04-SCI-87 KP 11.1 (PM 6.9)

Disposal Unit #DK 043210-01-01

Convey to: City of San Jose, a California
Municipal Corporation

No monetary consideration. Conveyance is pursuant to Cooperative Agreement No. 4-1624 dated June 24, 1997.

San Jose

1.09 acres

\$0.00 (Appraisal \$0.00)

08-04-SCI-280 PM 2.2

Disposal Unit #DE 035532-01-01

Convey to: Santa Clara Valley Water District,
a Public Entity

San Jose

3.606 acres

\$324,000 (Appraisal \$324,000)

Selling price represents the appraised value received from a direct sale to a public agency. The easement will facilitate flooding abatement in downtown San Jose.

09-05-SLO-101 PM 16.1

Disposal Unit #DD 003243-01-01

Convey to: Pismo Beach Self-Storage L.P. and
William Kendal T.I.C.

Pismo Beach

0.68 acres

\$52,500 (Appraisal \$52,500)

Finding "A." Selling price is the appraised value received from the only adjoining owner. Parcel is landlocked and incapable of independent development.

10-05-SLO-41 PM 17.08

Disposal Unit #DD 005462-01-01

Convey to: Atascadero Cemetery District

Atascadero

0.123 acres

\$5,000 (Appraisal \$5,000)

Finding "A." Selling price is the appraised value received from the only adjoining owner.

11-05-SLO-41 PM 17.06

Disposal Unit #DD 005461-01-01

Convey to: City of Atascadero

Atascadero

0.261 acres

\$99,500 (Appraisal \$99,500)

Direct Sale. Selling price is the appraised value received from a public agency.

12-06-Tul-198 PM 10.5

Disposal Unit #DD 063191-01-01

Convey to: City of Visalia, A Municipal Corporation

Visalia

4.65 acres

\$1,043,000

(Appraisal \$1,043,000)

Direct Sale. Selling price represents the appraised value received from a public agency.

13-07-LA-118 PM 1.1

Disposal Unit #DD 073204-02-01

Convey to: County of Ventura

Ventura

0.005 acres

\$100 (Appraisal \$100)

Finding "A." Direct sale to an adjoining owner. Selling price represents the appraised value of a small fee parcel to an adjoining owner. The only other adjoining owner did not respond to an offer to purchase the property.

14-08-SBd-15 PM 8.6

Disposal Unit #DE 004525-01-05

Convey to: City of Fontana

Rancho Cucamonga

0.681 acres

\$934,000 (Appraisal \$934,000)

This is a direct sale of a subsurface drainage easement to Fontana at fair market value from excess parcel 004525-01-04. The underlying fee parcel has development potential and will be offered for public sale.

15-08-SBd-15 PM 8.6

Disposal Unit #DE 004525-01-07

Convey to: City of Fontana

This is a direct sale of a temporary construction easement parcel to Fontana at fair market value from excess parcel 004525-01-04 and will provide Fontana with the property rights to allow them to construct a subsurface drainage facility.

Rancho Cucamonga

1.745 acres

\$53,600 (Appraisal \$53,600)

16-11-SD-67 PM 17.7

Disposal Unit #DK 025490-01-01

Convey to: Highway 67 Group, LLC

This is a quitclaim of a temporary construction easement no longer needed to the underlying fee owner. There is no value attached to this quitclaim.

County of San Diego

0.16 acres

\$0.00 (Appraisal \$0.00)

17-11-SD-67 PM 1.3

Disposal Unit #DK 010472-3

Convey to: Padre Dam Municipal Water District

This is a quitclaim to perfect title of property previously relinquished to Padre Dam Municipal Water District. Original relinquishment documents of 1977 may not have conveyed all the rights intended.

El Cajon

0.37 acres

\$0.00 (Appraisal \$0.00)

18-12-Ora-90 PM 7.2/7.6

Disposal Unit #DK 000027-01-02

Convey to: La Floresta, LLC

Direct conveyance via Director's Quitclaim Deed to the underlying fee owner. Selling price represents the appraised value of rights no longer required by the Department. La Floresta LLC is the successor in interest to the original underlying fee owner, Tide Water Associated Oil Company, which dedicated the rights to the Department at no cost in 1937.

Brea

2,700 linear feet

\$250 (Appraisal \$250)

Attachments

**SUMMARY OF DIRECTOR'S DEEDS 2.4d. (1)
PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION – March 2007**

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	\$0	\$0	
02	1	0			1	\$15,600	\$15,600	100%
03	3	0			3	\$688,950	\$688,950	100%
04	4	0			4	\$681,200	\$681,200	100%
05	3	0			3	\$157,000	\$157,000	100%
06	1	0			1	\$1,043,000	\$1,043,000	100%
07	1	0			1	\$100	\$100	100%
08	2	0			2	\$987,000	\$987,000	100%
09	0	0			0	\$0	\$0	
10	0	0			0	\$0	\$0	
11	2	0			2	\$0	\$0	
12	1	0			1	\$250	\$250	100%
Total	18	0	0	0	18	\$3,573,700	\$3,573,700	100%

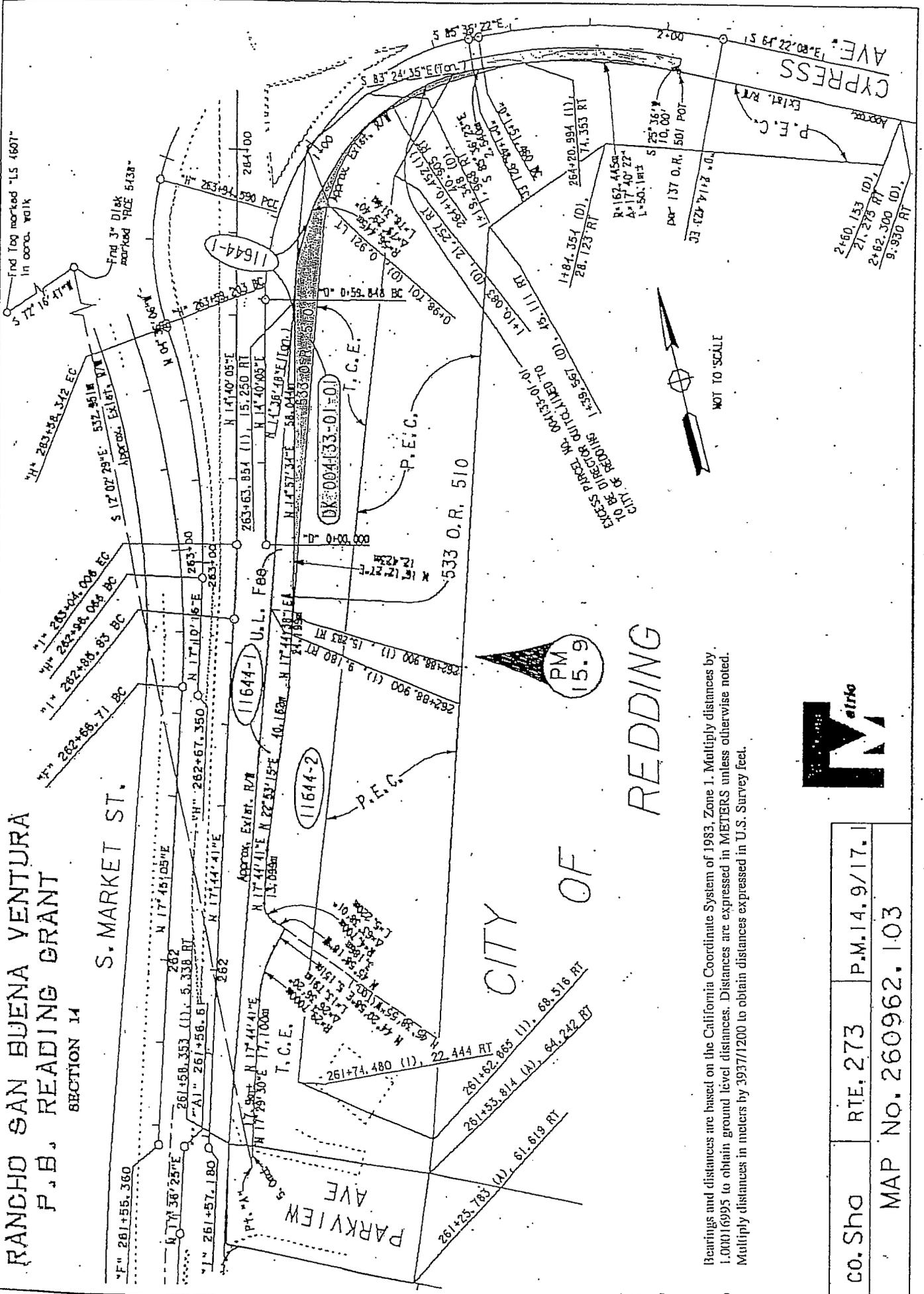
Table II – Analysis by Type of Sale

Type of Sale	# of Items	Current Estimated Value	Return From Sales	Recovery % % Return from Sales Current Value
Direct Sale	18	\$3,573,700	\$3,573,700	100%
Public Sales	0	\$0	\$0	
Non-Inventory Conveyances	0	\$0	\$0	
Sub-Total	18	\$3,573,700	\$3,573,700	100%
Other Funded Sale	0	\$0	\$0	
Total	18	\$3,573,700	\$3,573,700	100%

RANCHO SAN BUENA VENTURA
P.B. READING GRANT

SECTION 14

S. MARKET ST.

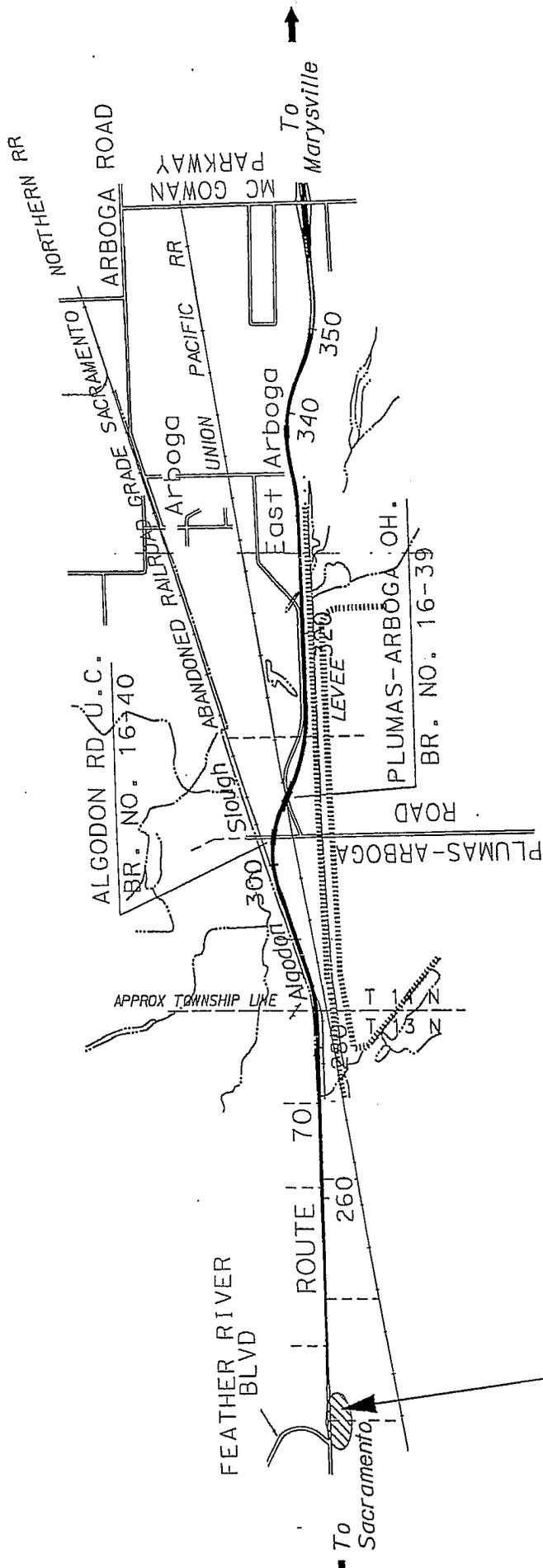


CITY OF REDDING

Bearings and distances are based on the California Coordinate System of 1983, Zone 1. Multiply distances by 1.00016995 to obtain ground level distances. Distances are expressed in METERS unless otherwise noted. Multiply distances in meters by 3937/1200 to obtain distances expressed in U.S. Survey feet.



Co. Sho	RTE. 273	P.M. 14.9/17.
MAP NO. 260962.103		



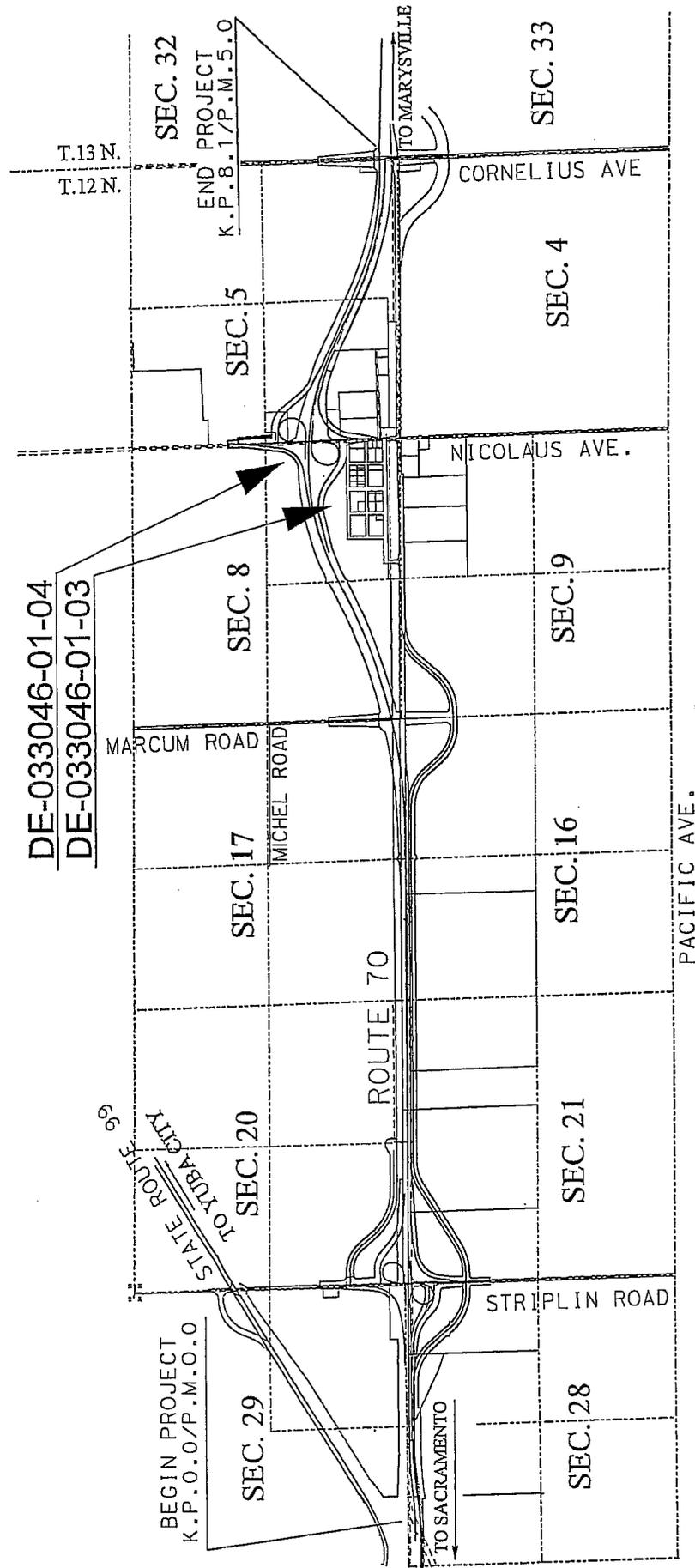
LOCATION OF PARCEL

NO SCALE

PAR NO	DD-032297-01-01		
DIST	CO	RTE	KP/PM
03	YUB	70	1.6/R1.0



T12N R4E MDM



DE-033046-01-04
DE-033046-01-03

PARCEL NUMBER			
DE-033046-01-03			
DE-033046-01-04			
DIST	CO	RTE	TOTAL PROJECT KQ/PM
03	SUT	70	0.0/0.0 TO 8.1/5.0

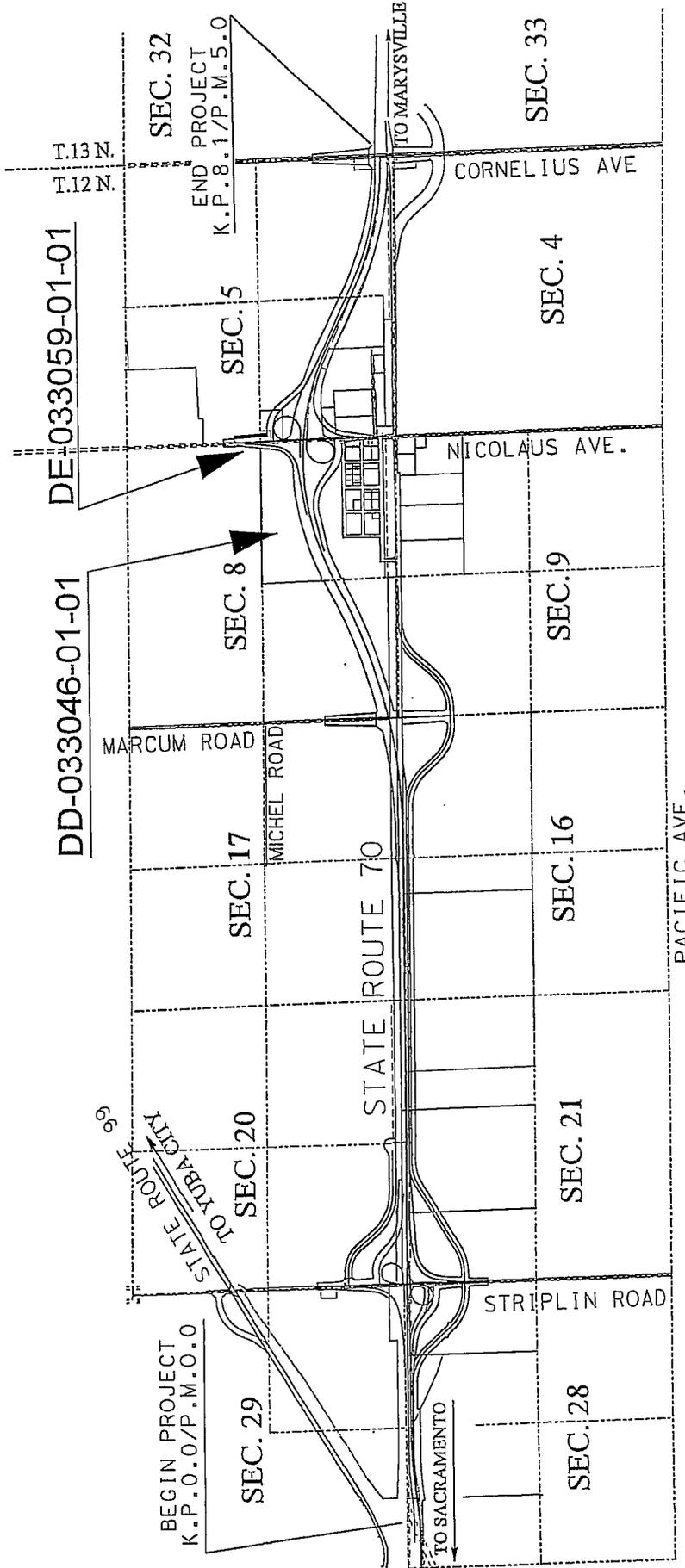
NOTE:
COORDINATE BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, NAD 83, ZONE 2. DISTANCES ARE IN METERS UNLESS OTHERWISE NOTED. MULTIPLE DISTANCES BY LOCATION TO BE PAID TO THE U.S. SURVEY FOOT MULTIPLE DISTANCES BY 3197/1280.

(NO SCALE)

REVISIONS	DATE	REVISIONS	DATE	REVISIONS	DATE



T12N R4E MDM



DD-033046-01-01

DE-033059-01-01

BEGIN PROJECT
K.P. 0.0 / P.M. 0.0

END PROJECT
K.P. 8.1 / P.M. 5.0

T.12 N.
T.13 N.

(NO SCALE)

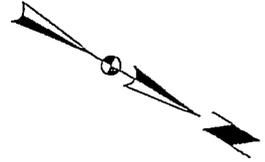
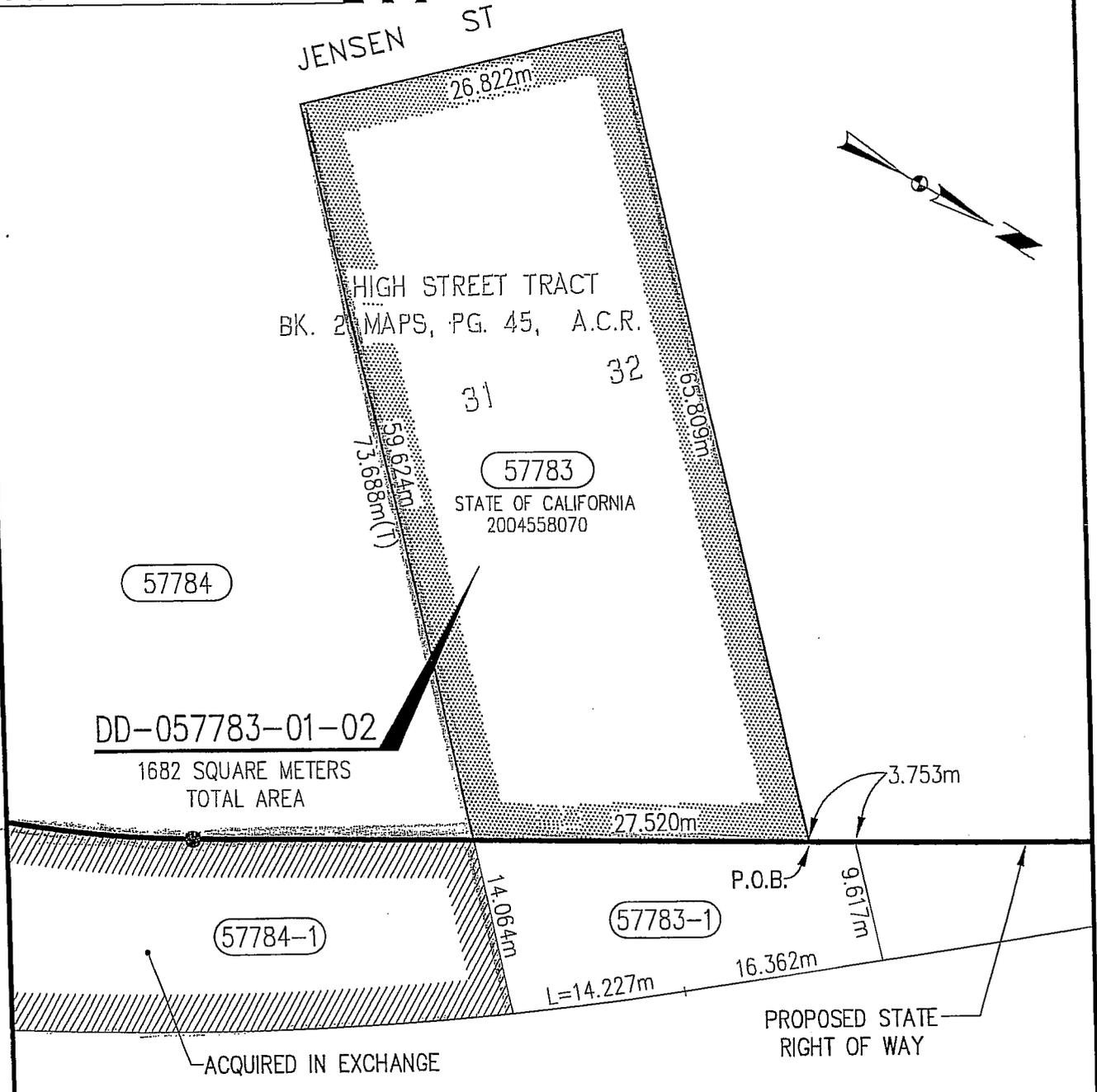
NOTE:
COORDINATES, BEARINGS AND DISTANCES ARE BASED ON
THE NAD 83 DATUM AND THE NAD 83 ZONE 2.
PRE HIGH PRECISION GEODETIC NETWORK.
DISTANCES ARE IN METERS UNLESS OTHERWISE NOTED.
DISTANCES ARE IN FEET UNLESS OTHERWISE NOTED.
GROUND LEVEL DISTANCES TO CORNER METERS TO THE
U.S. SURVEY FOOT MULTIPLY DISTANCES BY 3.047488.

PARCEL NUMBER			
DD-033046-01-01			
DE-033059-01-01			
DIST	CO	R/YE	TOTAL PROJECT KP/PM
03	SUT	70	0.000 TO 8.150

DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE III. MULTIPLY DISTANCES SHOWN BY 1.0000666 TO OBTAIN GROUND LEVEL DISTANCES.



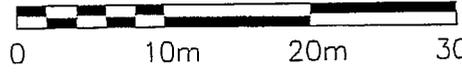
ALAMEDA COUNTY
CITY OF OAKLAND



LEGEND

ACCESS PROHIBITED

SCALE IN METER
1:500



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

DIRECTOR'S DEED
DD-057783-01-02

DRAWN BY: AC		DATE: 6/21/05	
CHECK BY: JZ		SCALE 1:500	
CO.	RTE.	K.P.	SHEET
ALA	880	44.4	2 OF 2

A-1326.3

DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 3 DISTANCES ARE IN METERS. MULTIPLY DISTANCES BY 1.0000546 TO OBTAIN GROUND LEVEL DISTANCES. TO CONVERT METERS TO U.S. SURVEY FEET, MULTIPLY DISTANCES BY 3937/1200.

CITY OF SAN JOSE
COUNTY OF SANTA CLARA

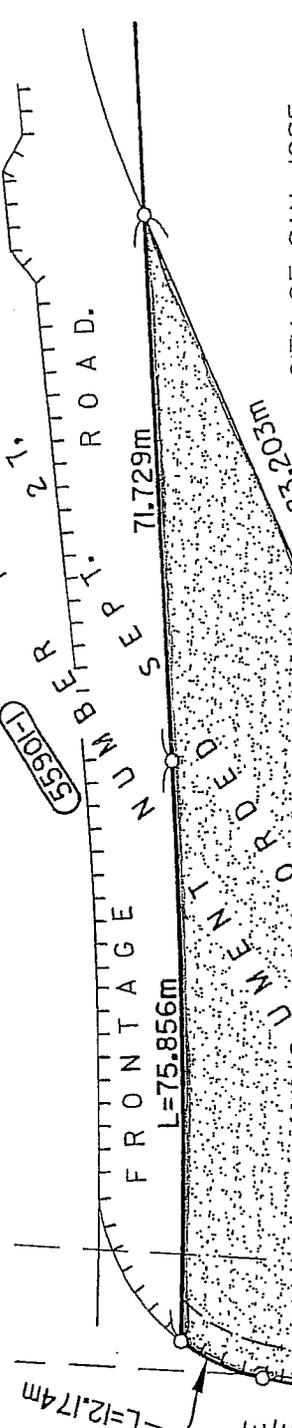
TAYLOR ST.
GRADE SEPARATION
FREEWAY BELOW
4.397m WIDE MAINTENANCE EASEMENT

(43210)
BK 8970 PG 207
REC. 6/30/1970

(55888)
DOC. #15541038
REC. 1/29/2001

DD-043210-01-01
0.443 Hectares (total)

STATE ROUTE 87
SEPT. ROAD.
FRONTAGE
L=75.856m
L=12.174m
L=17.963m
L=62.125m
L=0.847m
L=8.348m
L=58.175m
L=8.348m



LEGEND

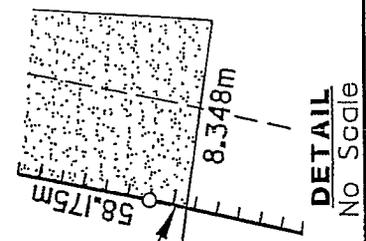
- ACCESS PROHIBITED
- BK BOOK
- DOC. DOCUMENT
- PG PAGE
- REC. RECORDED

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

DIRECTOR'S DEED
DD-043210-01-01

DRAWN BY: DCV DATE: 12/2006
CHECKED BY: JE SCALE: 1:1000

CO.	RTE.	K.P.	DR.NO.
SCL	87	11.1	2 OF 2



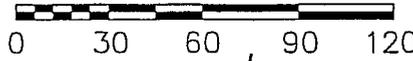
DETAIL
No Scale

A-1234.4A

DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 3: MULTIPLY DISTANCES BY 1.0000487 TO OBTAIN GROUND-LEVEL DISTANCES.

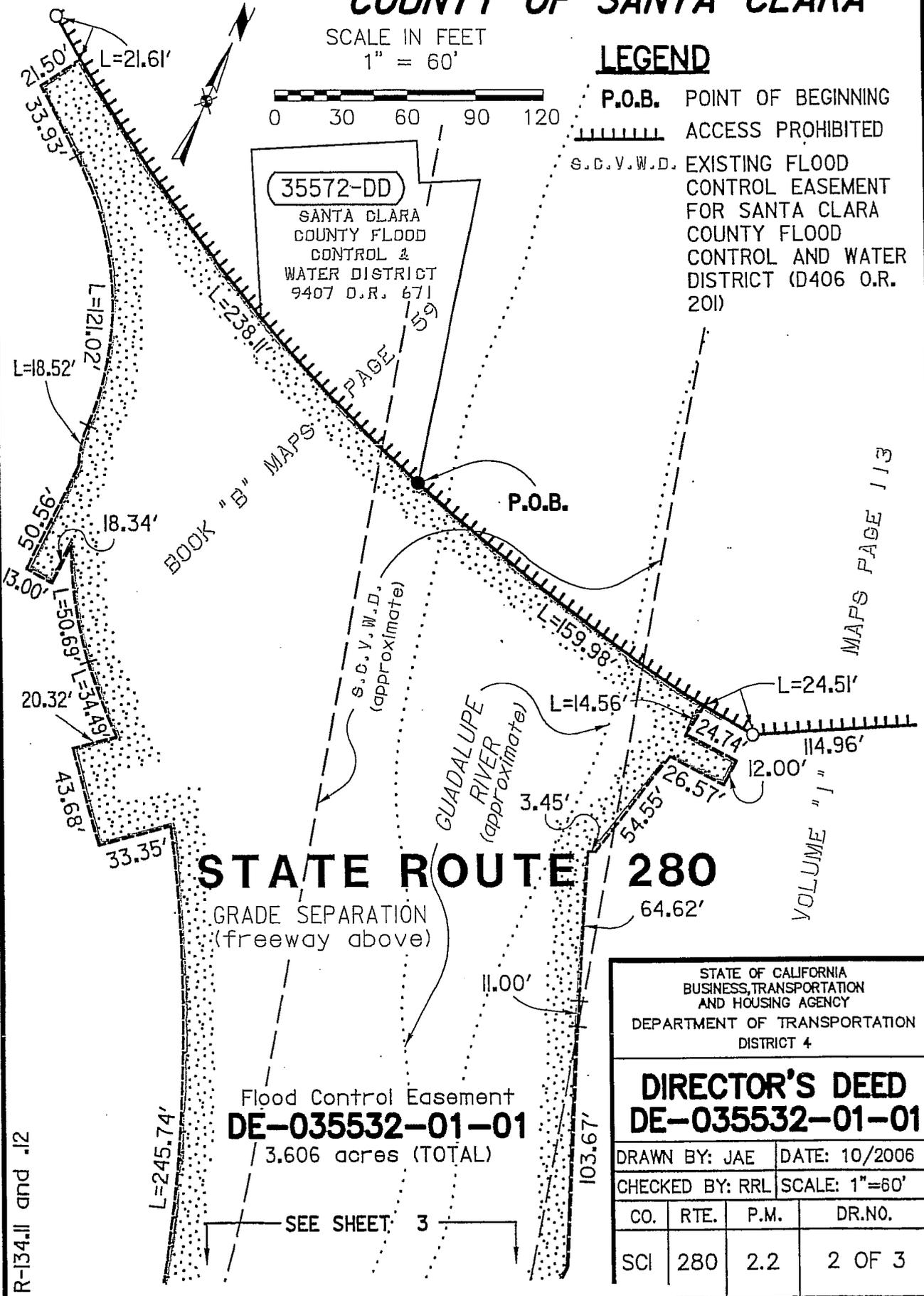
CITY OF SAN JOSE COUNTY OF SANTA CLARA

SCALE IN FEET
1" = 60'



LEGEND

- P.O.B.** POINT OF BEGINNING
- ACCESS PROHIBITED
- S.C.V.W.D.** EXISTING FLOOD CONTROL EASEMENT FOR SANTA CLARA COUNTY FLOOD CONTROL AND WATER DISTRICT (D406 O.R. 201)



STATE ROUTE 280

GRADE SEPARATION (freeway above)

Flood Control Easement
DE-035532-01-01
3.606 acres (TOTAL)

SEE SHEET 3

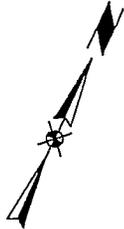
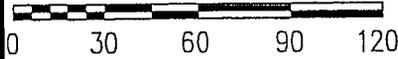
STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 4			
DIRECTOR'S DEED DE-035532-01-01			
DRAWN BY: JAE		DATE: 10/2006	
CHECKED BY: RRL		SCALE: 1"=60'	
CO.	RTE.	P.M.	DR.NO.
SCI	280	2.2	2 OF 3

R-134.11 and .12

DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 3. MULTIPLY DISTANCES BY 1.0000487 TO OBTAIN GROUND-LEVEL DISTANCES.

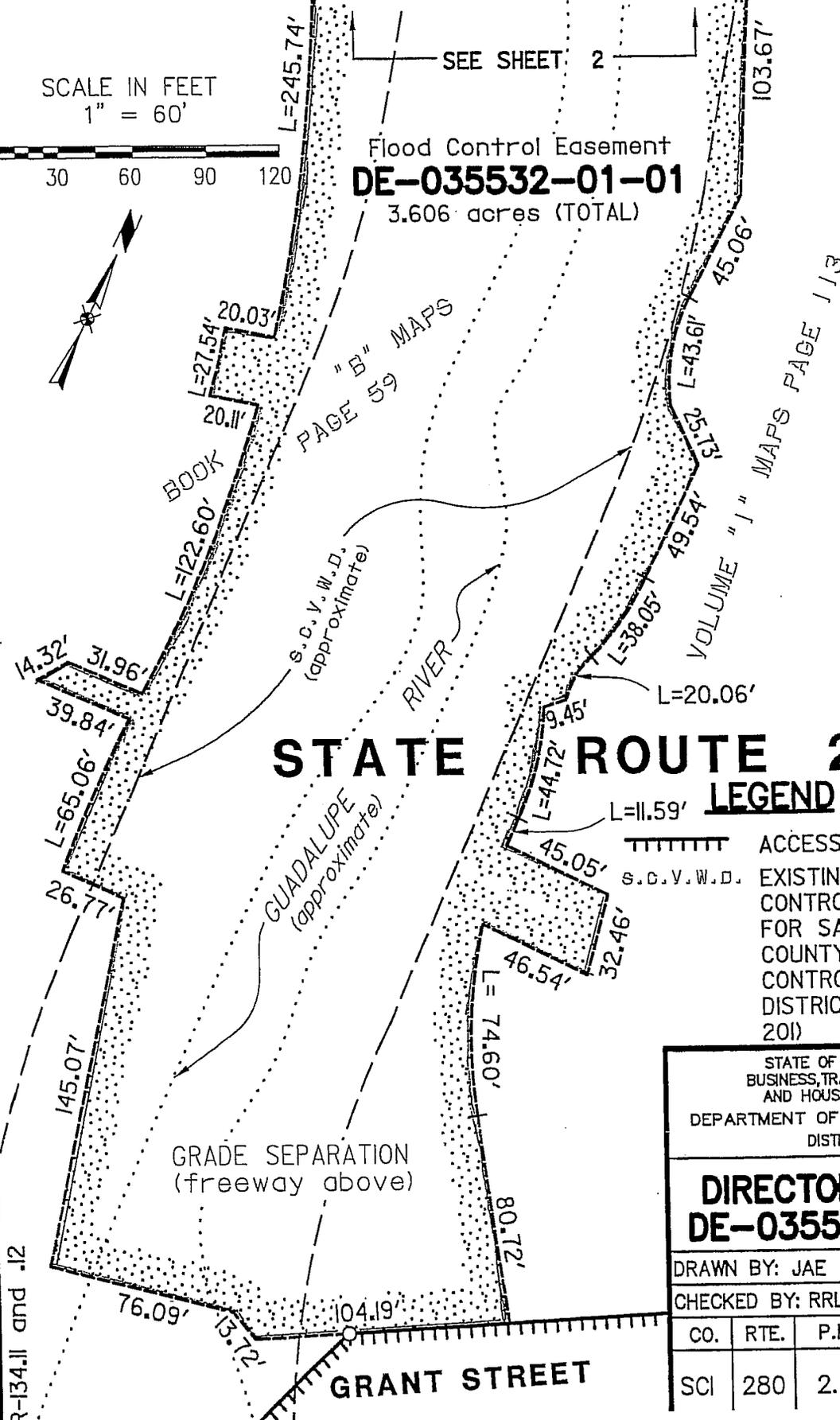
CITY OF SAN JOSE COUNTY OF SANTA CLARA

SCALE IN FEET
1" = 60'



SEE SHEET 2

Flood Control Easement
DE-035532-01-01
3.606 acres (TOTAL)



STATE ROUTE 280

LEGEND

- TTTTTTTT ACCESS PROHIBITED
- s.c.v.w.d. EXISTING FLOOD CONTROL EASEMENT FOR SANTA CLARA COUNTY FLOOD CONTROL AND WATER DISTRICT (D406 O.R. 20)

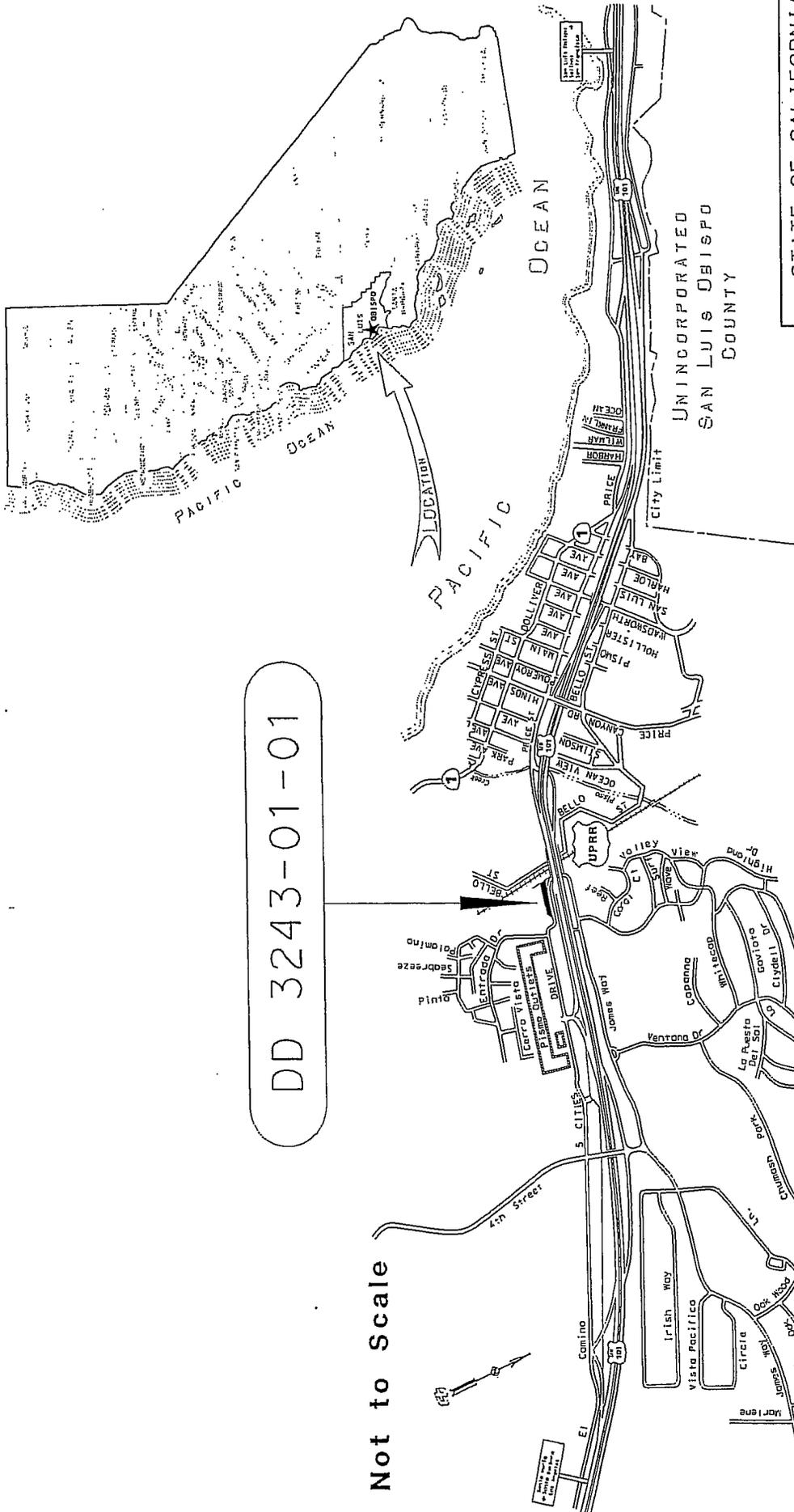
STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION
AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 4

DIRECTOR'S DEED DE-035532-01-01

DRAWN BY: JAE DATE: 10/2006

CHECKED BY: RRL SCALE: 1"=60'

CO.	RTE.	P.M.	DR.NO.
SCI	280	2.2	3 OF 3



DD 3243-01-01

Not to Scale

CITY OF PISMO BEACH

STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION	
DIRECTORS DEED MAP	
DD-3243-01-01	
COUNTY	ROUTE POST MILE
SLO 101	16.1

UNINCORPORATED
SAN LUIS OBISPO
COUNTY

N 14° 16' 00" E 120.91'
 AVENUE

SLO 41

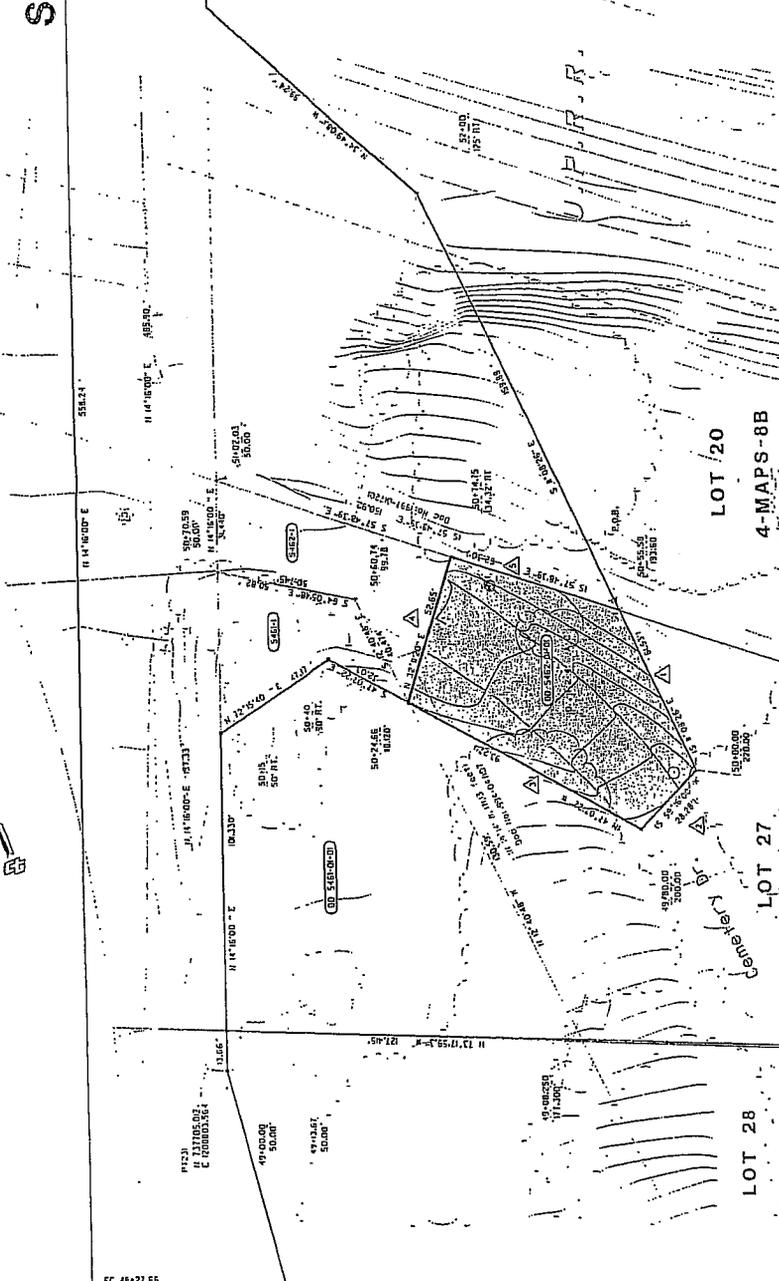
CAPISTRANO

STATE OF CALIFORNIA
 DEPARTMENT OF REVENUE AND TAXATION
 DIVISION OF REVENUE

RIGHT OF WAY
 DIRECTORS DEED
 MAP

DD 5452-01-01

DIST.	COUNTY	TRACT	POST MILE	SHEET NO.	TOTAL SHEETS
05	SLO	41	17.08	2	2



LOT 20
 4-MAPS-8B

LOT 27
 Center of

LOT 28

BLOCK F

DATE	10/3/05
BY	

N 14° 16' 00" E 120.91'
 AVENUE
 SLO 41



CAPISTRANO

UPPER

LOT 20
 4-MAPS-8B

LOT 27
 General F. J. ...

LOT 28

BLOCK F

STATE OF CALIFORNIA DEPARTMENT OF PUBLIC UTILITIES DIVISION OF WATER RESOURCES			
RIGHT OF WAY			
DIRECTORS DEED MAP			
DD 5461-01-01			
DIST.	COMMIT	ROUTE	TOTAL SHEETS
05	SLO	41	2
		17.06	2

10/5/05
 JAV

Drawn By: K. BRAR
 Checked By: L. BOCKMILLER
 Date: 10-27-2006
 Date: 10-27-2006

DIST.	COUNTY	ROUTE	POST MILE	SHEET NO.	TOTAL SHEETS
6	TUL	198	10.5	2	2

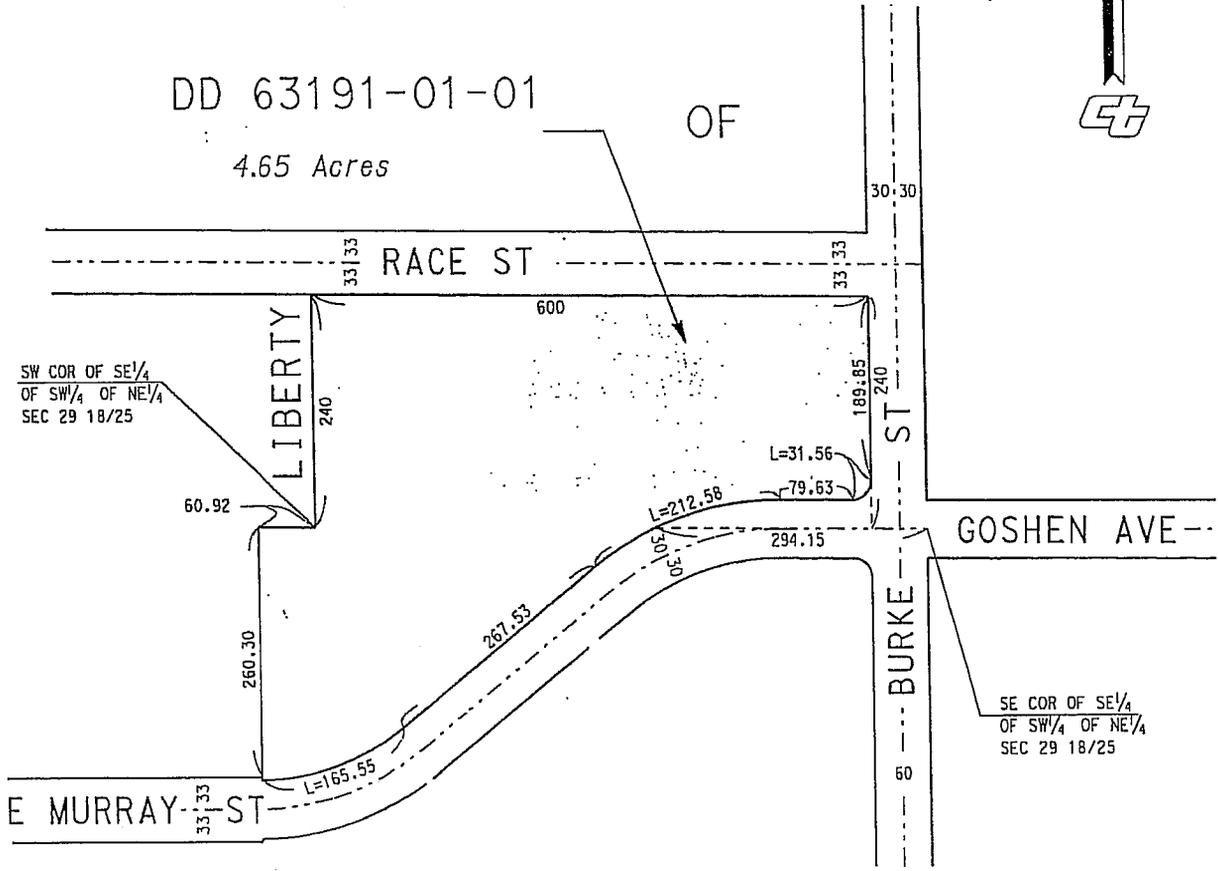
T.18S., R.25E., M.D.B.&M.

Section 29

CITY

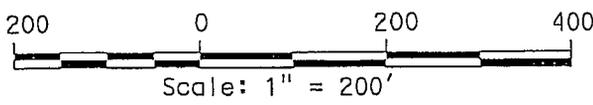


DD 63191-01-01
 4.65 Acres
 OF



SW COR OF SE 1/4
 OF SW 1/4 OF NE 1/4
 SEC 29 18/25

SE COR OF SE 1/4
 OF SW 1/4 OF NE 1/4
 SEC 29 18/25



VISALIA

DD 63191-01-01

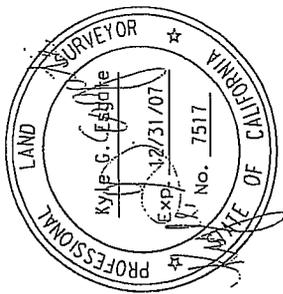
NOTE: Distances shown are
 in US Survey feet.

DIRECTOR'S DEED MAP

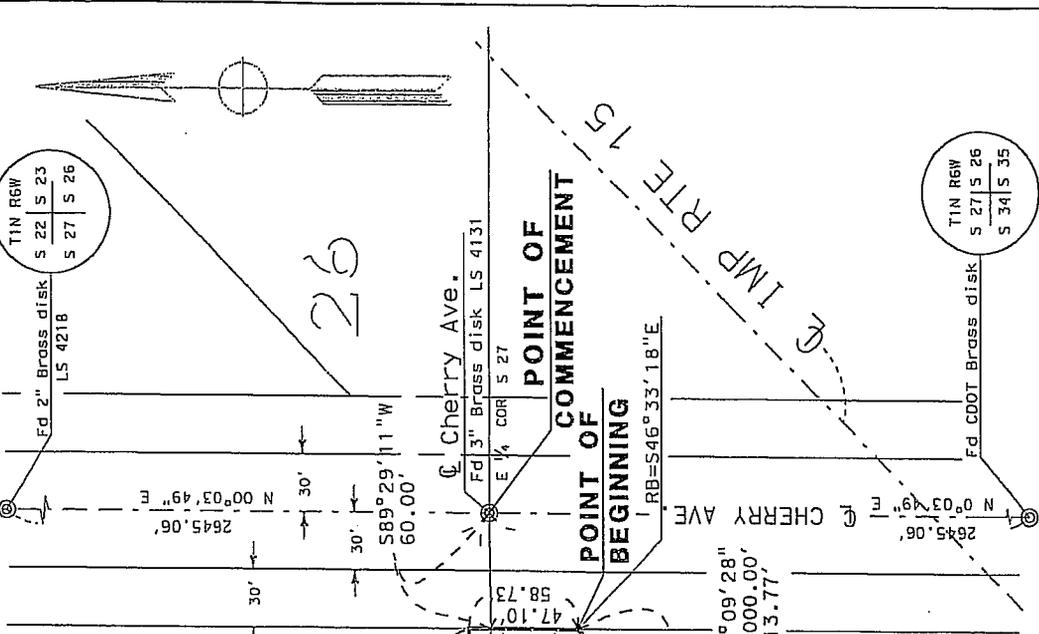
Scale 1"=200' October 2006

EXHIBIT "B"
 FOR DEPICTION OF
 EXHIBIT "A"

**PARCEL NO.
 DE004525-01-05**



DIST.	COUNTY	ROUTE	POST MILE
08	SBD.	15	8.6



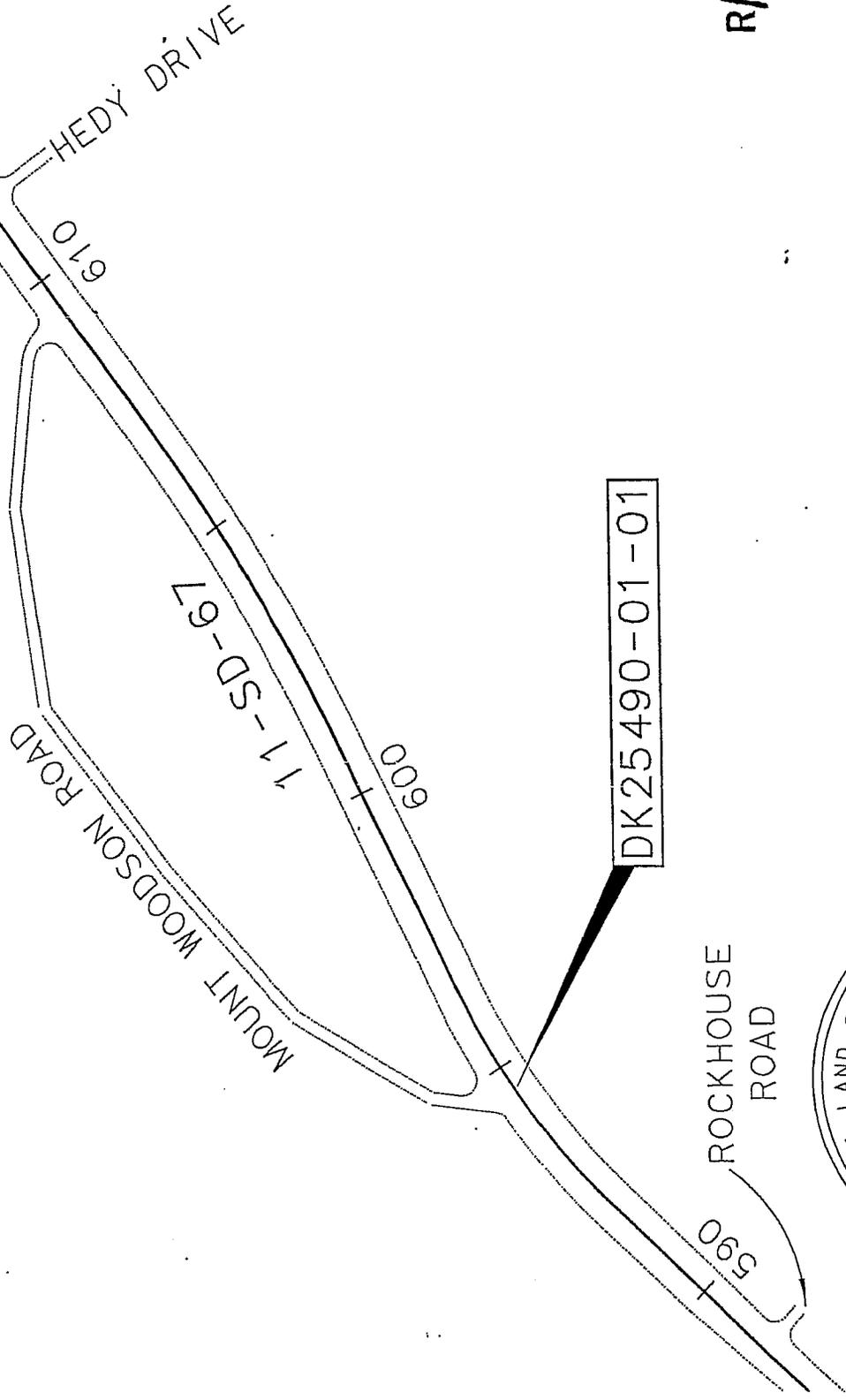
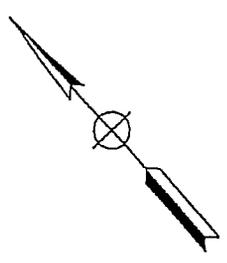
STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION	
DIRECTORS DEED PLAT DE004525-01-05	
SCALE: 1" = 100'	DATE: JAN 2007
SHEET 2 OF 2	

EASEMENT AREA	0.681 AC.
29,665.2 S.F.	

REF. INFO. : DIST. #08 R/W MAP 417523-38

EXHIBIT "B"

COUNTY OF SAN DIEGO



DK25490-01-01

ROCKHOUSE ROAD

HEDY DRIVE

MOUNT WOODSON ROAD

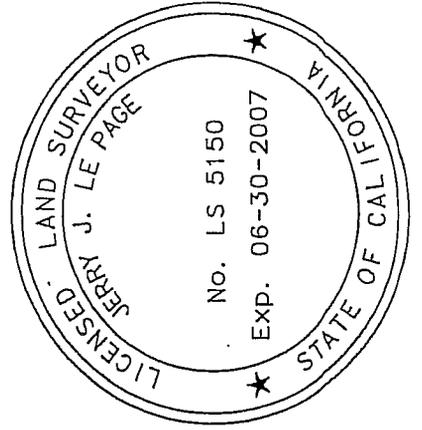
R/W ENGINEERING
FILE COPY

KEY MAP

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

Signature _____

Date _____



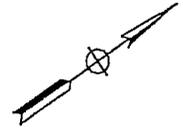
STATE OF CALIFORNIA BUSINESS & TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 11			
EXCESS PARCEL MAP DK25490-01-01			
COUNTY	ROUTE	POST MILES	SCALE
SD	67	17.7	NONE
			SHEET 1 OF 2

COUNTY OF SAN DIEGO

T. 13. N. R. 17. S. B. M.

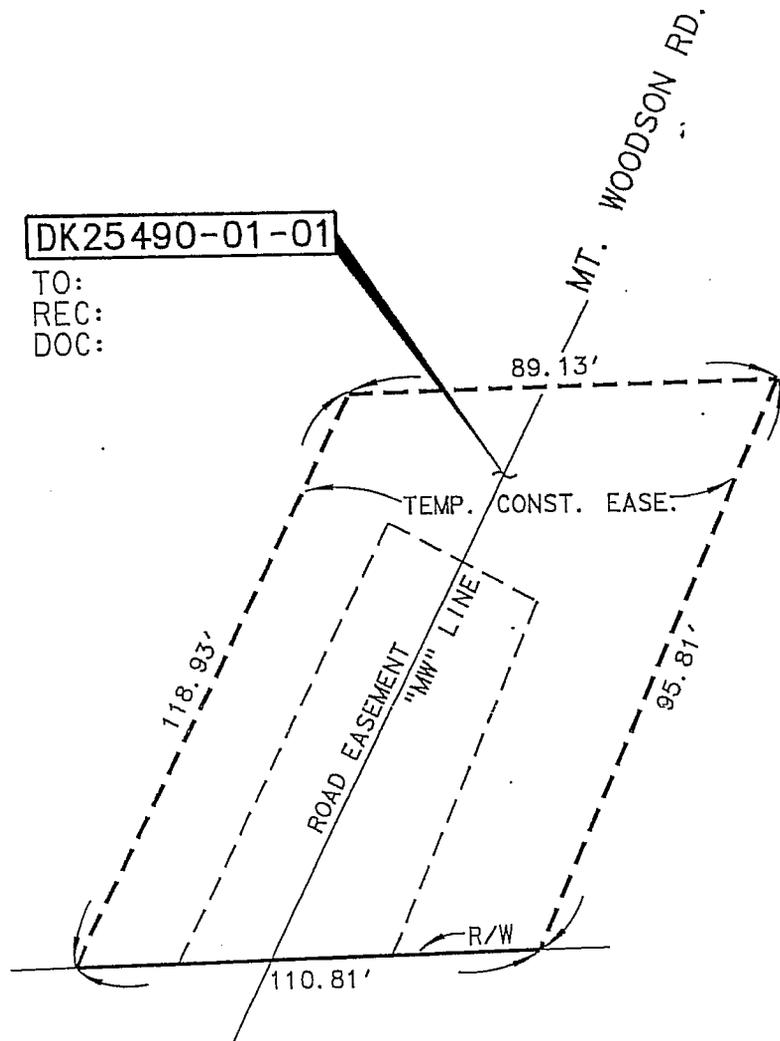
SEC. 35

SW 1/4 NW 1/4



DK25490-01-01

TO:
REC:
DOC:



STATE OF CALIFORNIA BUSINESS & TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 11			
EXCESS PARCEL MAP DK25490-01-01			
RIGHT OF WAY MAP NO.		Por. 32534.24	
COUNTY	ROUTE	POST MILES	SCALE
SD	67	17.7	NONE
SHEET 2 OF 2			

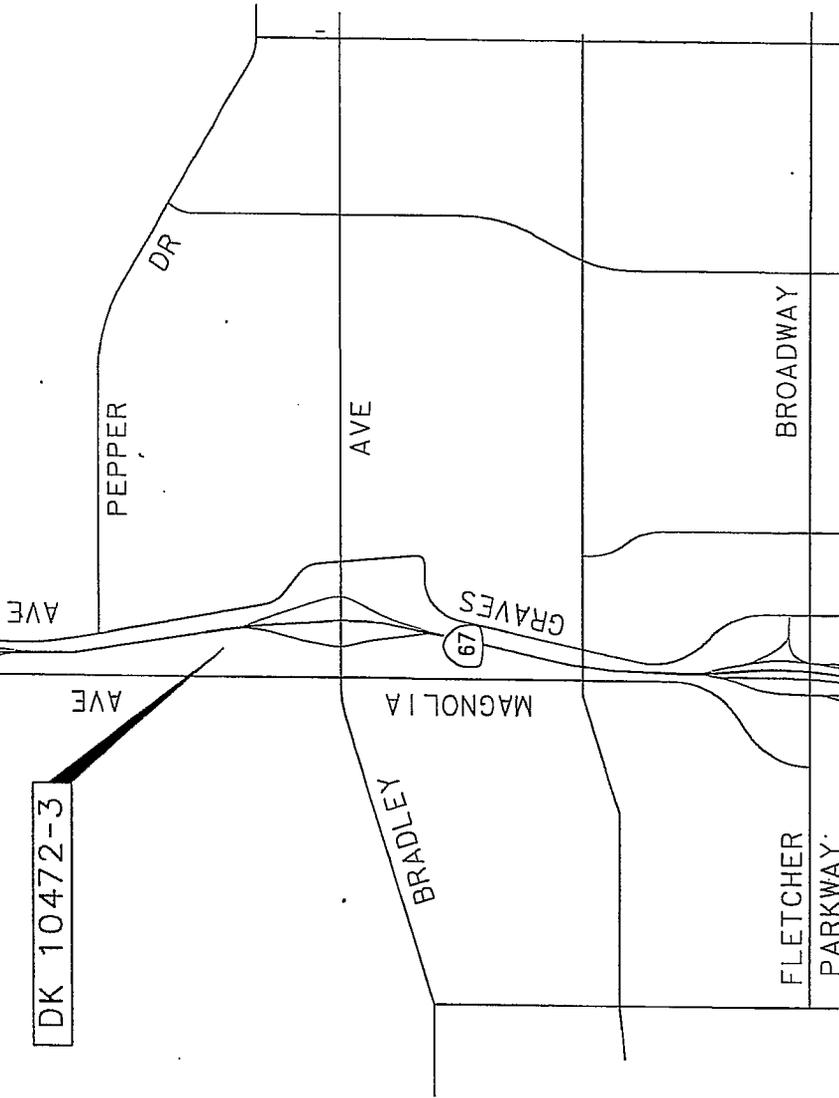
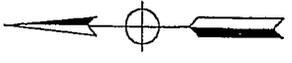
11-SD-67

COUNTY OF SAN DIEGO

EXHIBIT "B"

PROSPECT AVE

DK 10472-3



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

Signature *[Handwritten Signature]*
 Date *August 14, 2006*



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

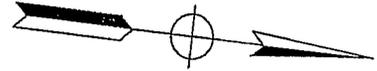
EXCESS PARCEL MAP
 DK10472-3

RIGHT OF WAY MAP NO.	Por.		SCALE	NONE
COUNTY	ROUTE	POST MILES		
SD	67	1.3		
			SHEET	1 OF 2

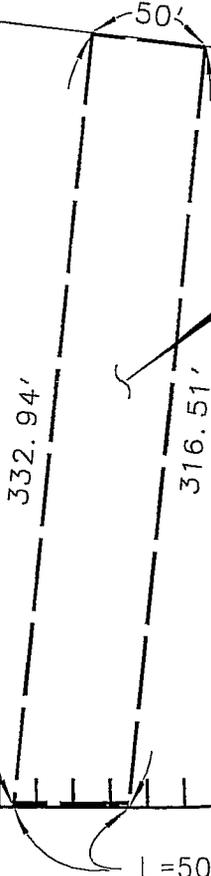
COUNTY OF SAN DIEGO

RANCHO EL CAJON

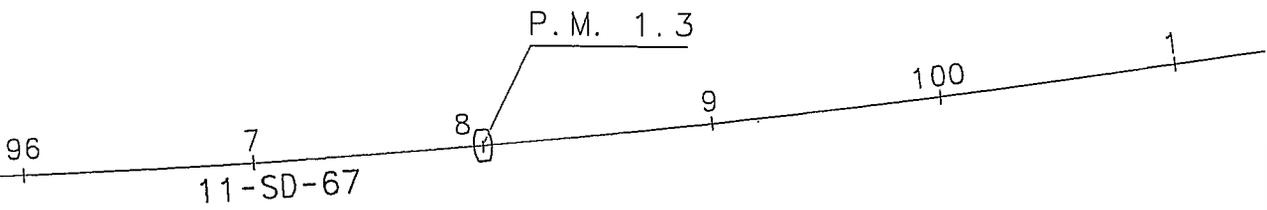
MAGNOLIA AVE



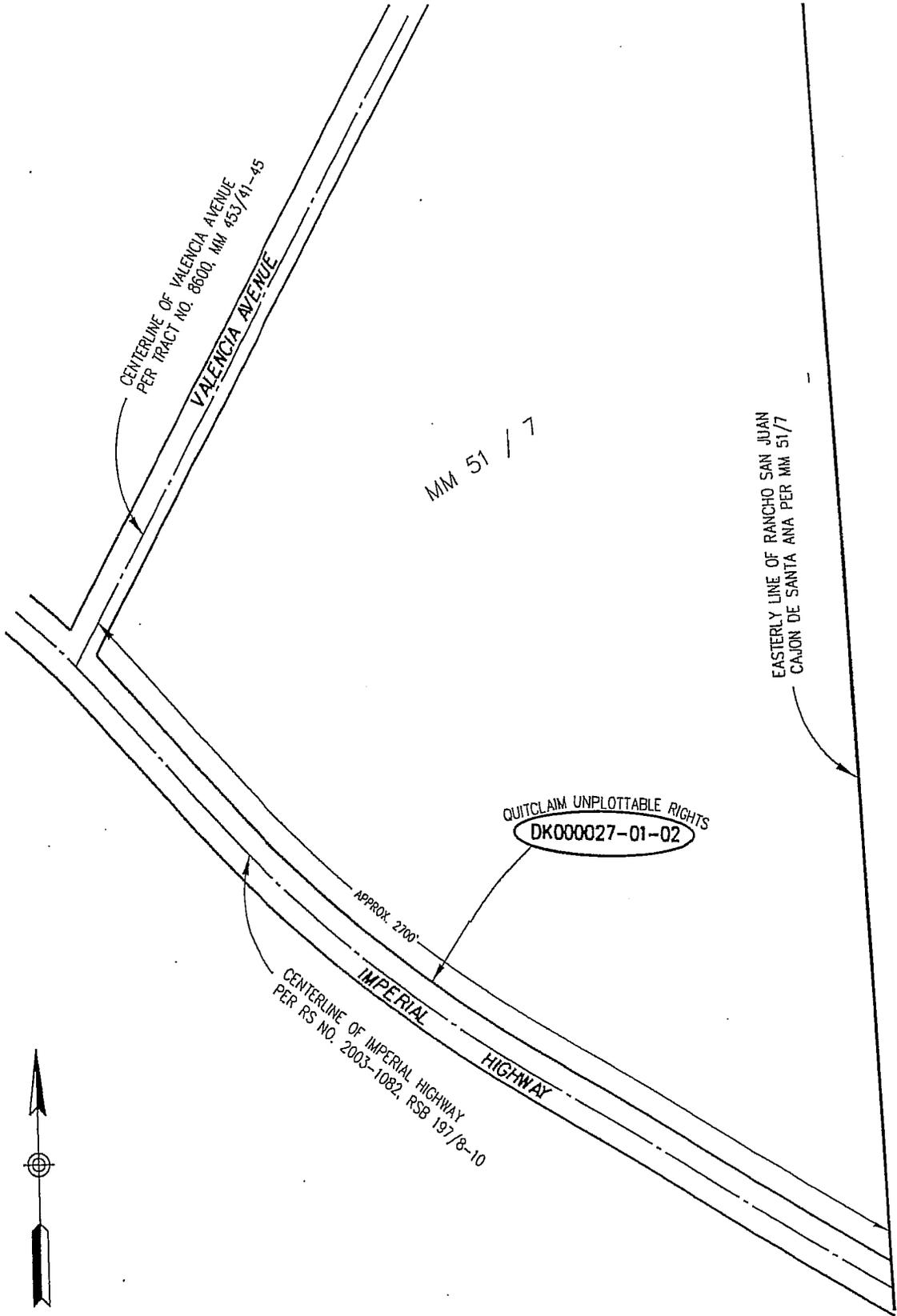
SEWER EASE.
DK 10472-3



PORTION
TRACT 5



STATE OF CALIFORNIA BUSINESS & TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 11			
EXCESS PARCEL MAP DK10472-3			
RIGHT OF WAY MAP NO.		Por. 32519	
COUNTY	ROUTE	POST MILES	SCALE
SD	67	1.3	NONE
			SHEET 2 OF 2



STATE OF CALIFORNIA--DEPARTMENT OF TRANSPORTATION--DISTRICT 12

PARCEL DK000027-01-02
DIRECTOR'S DEED

CTC EXHIBIT

SCALE: NO SCALE	DISTRICT: 12
DRAWN: SEE	COUNTY: ORA
CHECKED: GBG	RTE: 90
DATE: 1/17/07	P.M.: 7.1-7.4