

Memorandum

To: CHAIR AND COMMISSIONERS

CTC Meeting: September 24-25, 2008

Reference No.: 2.4d.
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.

The Director's Deeds included in this item involve an estimated current value of \$718,500. The State will receive a return of \$718,501 from the sale of these properties. A recapitulation of the items presented and corresponding maps are attached.

ISSUE:

01-03-But-99 PM 43.13
Disposal Unit #DK 031827-X1-X2
Convey to: Pacific Gas and Electric (PG & E), and
Pacific Bell Telephone Company doing business as AT & T.
Direct conveyance. Conveyance is 100 percent Department's obligation of replacement easement interest to utility owner pursuant to Final Order of Condemnation recorded December 4, 2003.

Chico
0.11 acres
\$0.00 (Appraisal N/A)

02-03-But-99 PM 63.40
Disposal Unit #DK 031807-X1-X2
Convey to: PG & E, and AT & T
Direct conveyance. Conveyance is 100 percent Department's obligation of replacement easement interest to utility owner pursuant to Amended Final Order of Condemnation recorded April 8, 2004.

Chico
0.08 acres
\$0.00 (Appraisal N/A)

03-03-Pla-49 PM 3.57
Disposal Unit #DE 034945-X1-XX
Convey to: PG & E and AT & T
Direct conveyance. Conveyance is 100 percent Department's obligation of replacement easement interest to utility owner per Utility Agreement #03-UT-2282.0 & 2282.1, dated March 14, 2007. PG & E and AT & T had prior rights.

Auburn
0.06 acres
\$0.00 (Appraisal N/A)

04-03-Sut-70 PM 4.0 Nicolaus
Disposal Unit #DE 033047-X1-X2 0.005 acres
Convey to: PG & E and AT & T \$0.00 (Appraisal N/A)
Direct conveyance. Conveyance is 100 percent Department's obligation of replacement easement interest to utility owner per Utility Agreement #03-UT-2294, dated June 21, 2004. PG & E and AT & T had prior rights.

05-07-LA-10 PM 22.79 Alhambra
Disposal Unit #DD 000242-01-01 0.20 acres
Convey to: Los Angeles County MTA \$2,500 (Appraisal \$2,500)
Direct sale. Selling price represents the appraised value received from the public agency. Conveyance is pursuant to master cooperative agreement for the Southern California Commuter Rail Metrolink Project Agreement #4056, dated September 25, 1992.

06-07-LA-105 PM 11.0 Lynwood
Disposal Unit #DD 058176-01-01 0.74 acres
Convey to: Lynwood Redevelopment Agency \$209,000 (Appraisal \$209,000)
Direct Sale. Conveyance is pursuant to Government Code Section 54222(d) for Enterprise Zone purposes.

07-07-LA-110 PM 16.5 Los Angeles
Disposal Unit #DD 073355-01-01 126 sq. ft.
Convey to: Yolanda Ayala \$1 (Appraisal nominal)
Direct sale. Selling price represents the appraised value received from the only adjoining owner. The highest and best use of the excess parcel is as plottage to the only adjoining property, and relieves the Department of liability.

08-07-Ven-101 KP22.21 Camarillo
Disposal Unit #DE 075807-X9-XX 0.12 acres
Convey to: Calleguas Municipal Water District \$0 (Appraisal N/A)
Direct Conveyance. Conveyance is State's obligation pursuant to Utility Agreement #7UT-11241, dated October 5, 2001. The water district's facility required relocation as part of a State transportation project.

09-08-Riv-86 PM 18.0 Coachella
Disposal Unit #DD B25986-02-01 16.34 acres
Convey to: MFJK Partnership \$125,000 (Appraisal \$125,000)
Direct sale. Selling price represents the appraised value received from the only adjoining owner. The highest and best use of the land locked excess parcel is as plottage to the only adjoining property.

10-08-SBd-15 PM 34.11 Hesperia
Disposal Unit #DD 010030-02-01 0.29 acres
Convey to: HCL Hesperia Vista, LLC \$382,000 (Appraisal \$382,000)
Direct sale via exchange. Conveyance is pursuant to Right of Way Contract dated March 5, 2008. The Department is receiving full value in an even exchange for a property required for a State transportation project.

11-12-Ora 73-PM 10.9/11.1

Disposal Unit #DK 300038-01-01

Convey to: San Joaquin Hills Transportation

Corridor Agency, a California joint powers agency

Direct Sale. Selling price represents the appraised value for a right of way exchange pursuant to the Cooperative Agreement #12-079 A-7, between the State of California and the San Joaquin Hills Transportation Corridor Agency, a California Joint Powers Agency.

Laguna Niguel

0.63 acres

\$0 (Appraisal nominal)

Attachments

SUMMARY OF DIRECTOR'S DEEDS - 2.4d.

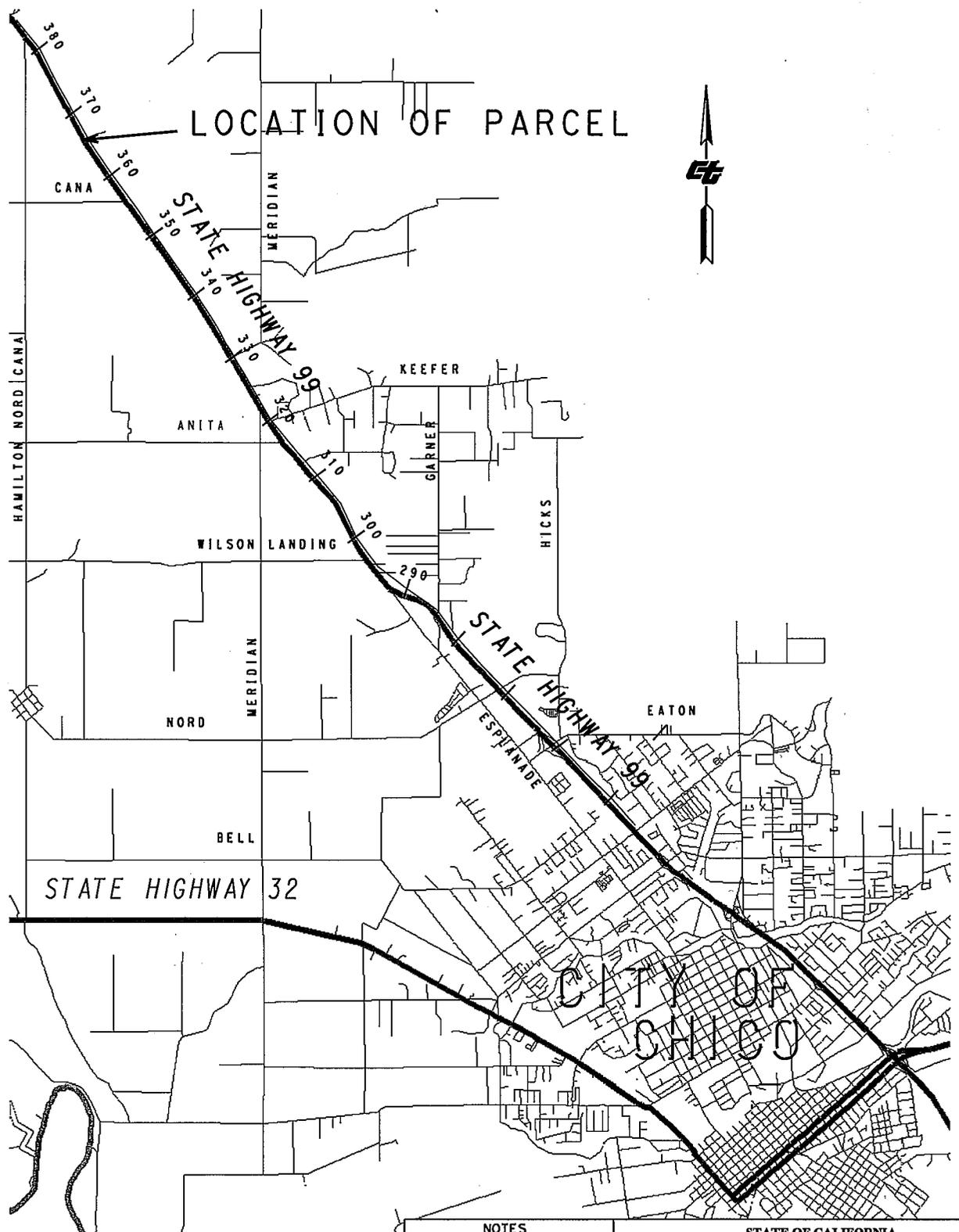
PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION – September 24-25, 2008

Table I – Volume by Districts

District	Direct Sales	Public Sales	Non-inventory Conveyances	Other Funded Sales	Total Items	Current Estimated Value	Return From Sales	<u>Recovery %</u> <u>% Return From Sales</u> <u>Current Value</u>
01								
02								
03	4	0			4	\$0	\$0	
04								
05								
06								
07	4	0			4	\$211,500	\$211,501	100
08	2	0			2	\$507,000	\$507,000	100
11								
12	1	0			1	\$0	\$0	
Total	11	0			11	\$718,500	\$718,501	100

Table II – Analysis by Type of Sale

Type of Sale	# of Items	Current Estimated Value	Return From Sales	<u>Recovery</u> <u>% Return from Sales</u> <u>Current Value</u>
Direct Sale	11	\$718,500	\$718,501	100
Public Sales	0	\$0	\$0	
Non-Inventory Conveyances				
Sub-Total	11	\$718,500	\$718,501	100
Other Funded Sale				
Total	11	\$718,500	\$718,501	100



LOCATION OF PARCEL



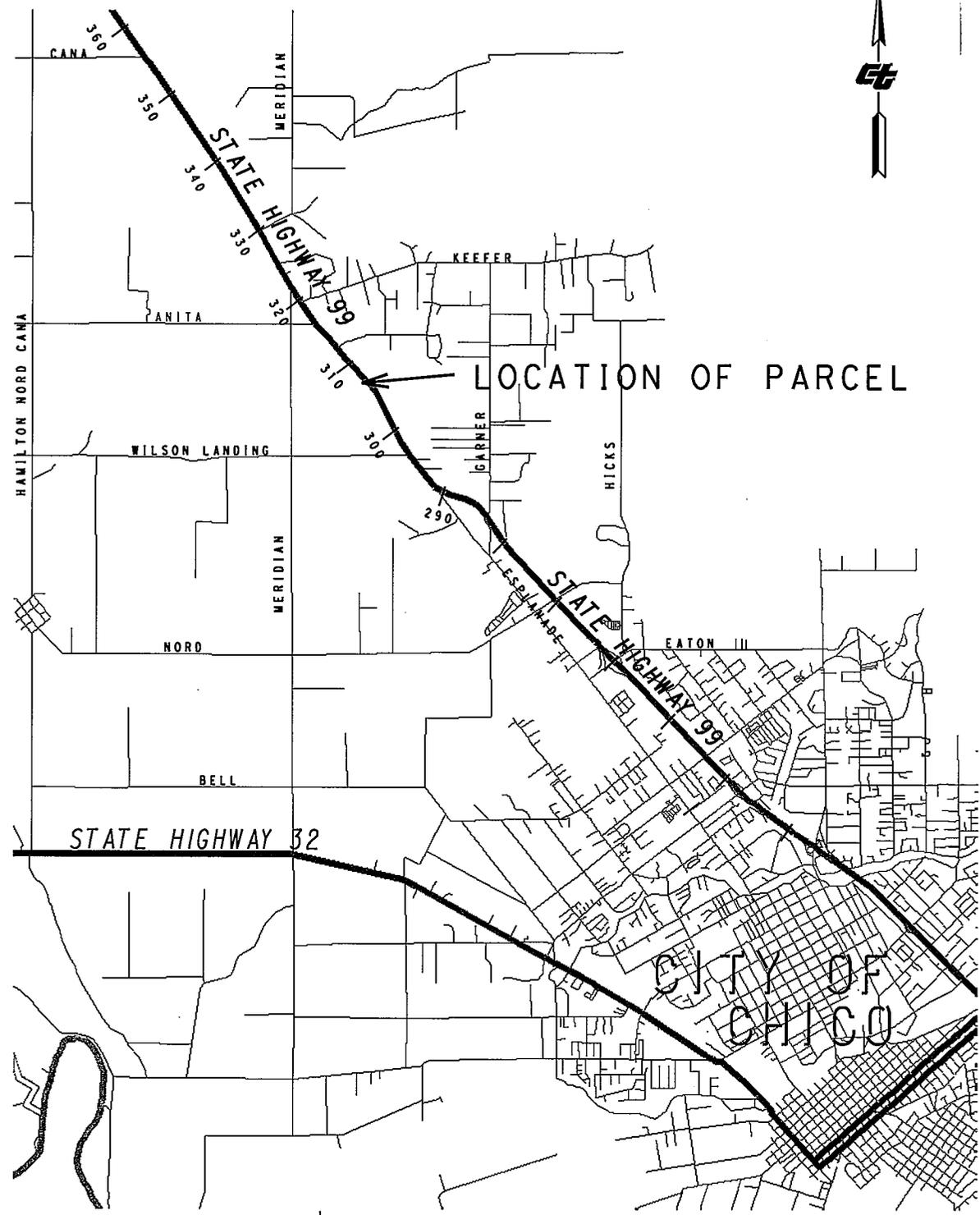
NOTES
 All distances are in meters unless otherwise noted.
 To convert meters to U.S. Survey feet, multiply distance by 3937/1200.

LEGEND

STATE OF CALIFORNIA
 BUSINESS, TRANSPORTATION AND HOUSING AGENCY
 DEPARTMENT OF TRANSPORTATION
LOCATION MAP
DIRECTORS DEED
DK 031827-2



DISTRICT	COUNTY	ROUTE	SHEET KP/PM	SHEET NO.	TOTAL SHEETS
03	BUT	99	69.42/43.13	1	2



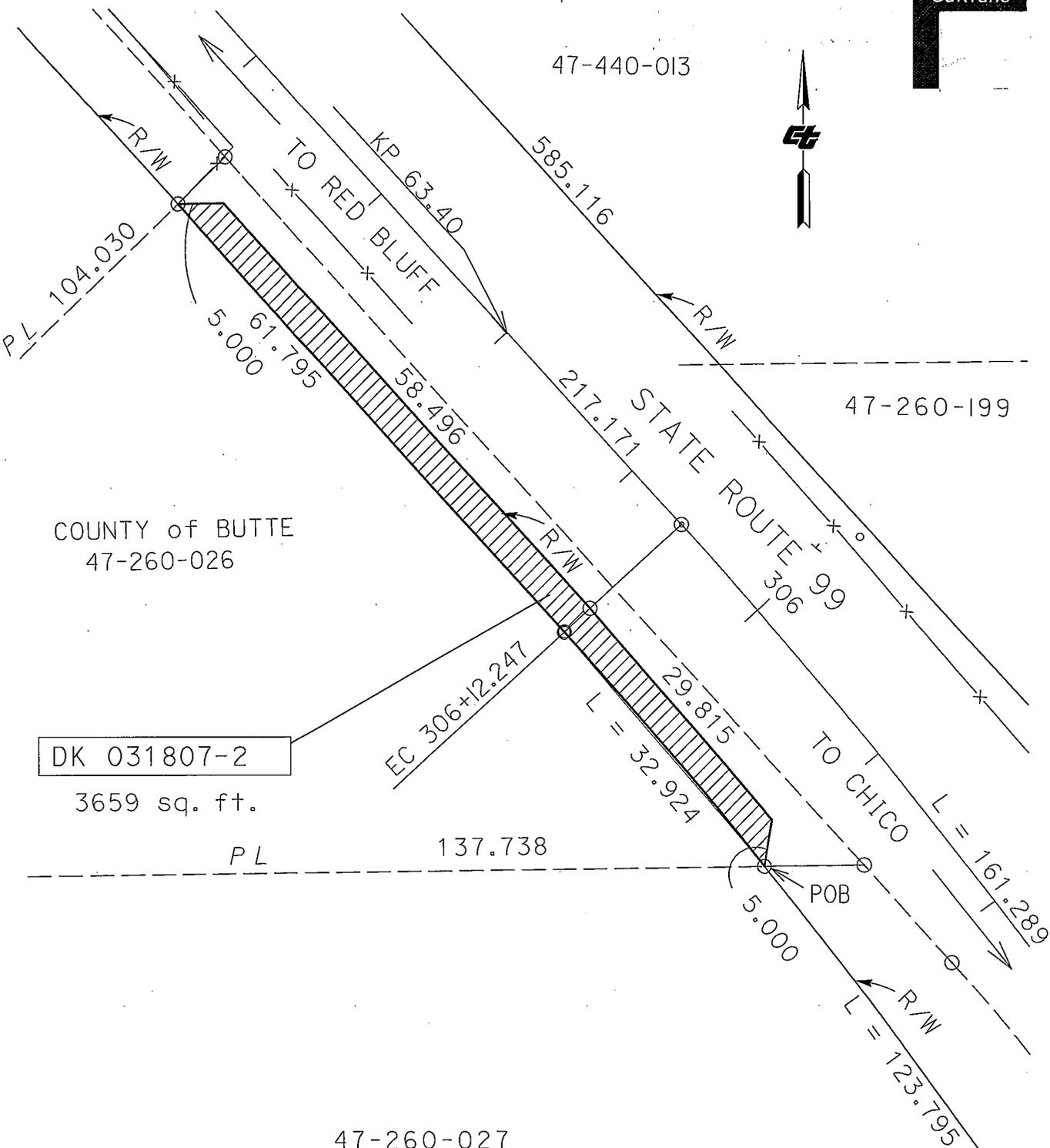
NOTES
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 To convert meters to U.S. Survey feet, multiply distance by 3937/1200.

LEGEND

STATE OF CALIFORNIA
 BUSINESS, TRANSPORTATION AND HOUSING AGENCY
 DEPARTMENT OF TRANSPORTATION
LOCATION MAP
DIRECTORS DEED
DK 031807-2



DISTRICT	COUNTY	ROUTE	SHEET KP/PM	SHEET NO.	TOTAL SHEETS
03	BUT	99	63.40/39.39	1	2



NOTES
 All distances are in meters unless otherwise noted.
 To convert meters to U.S. Survey feet, multiply distance by 3937/1200.

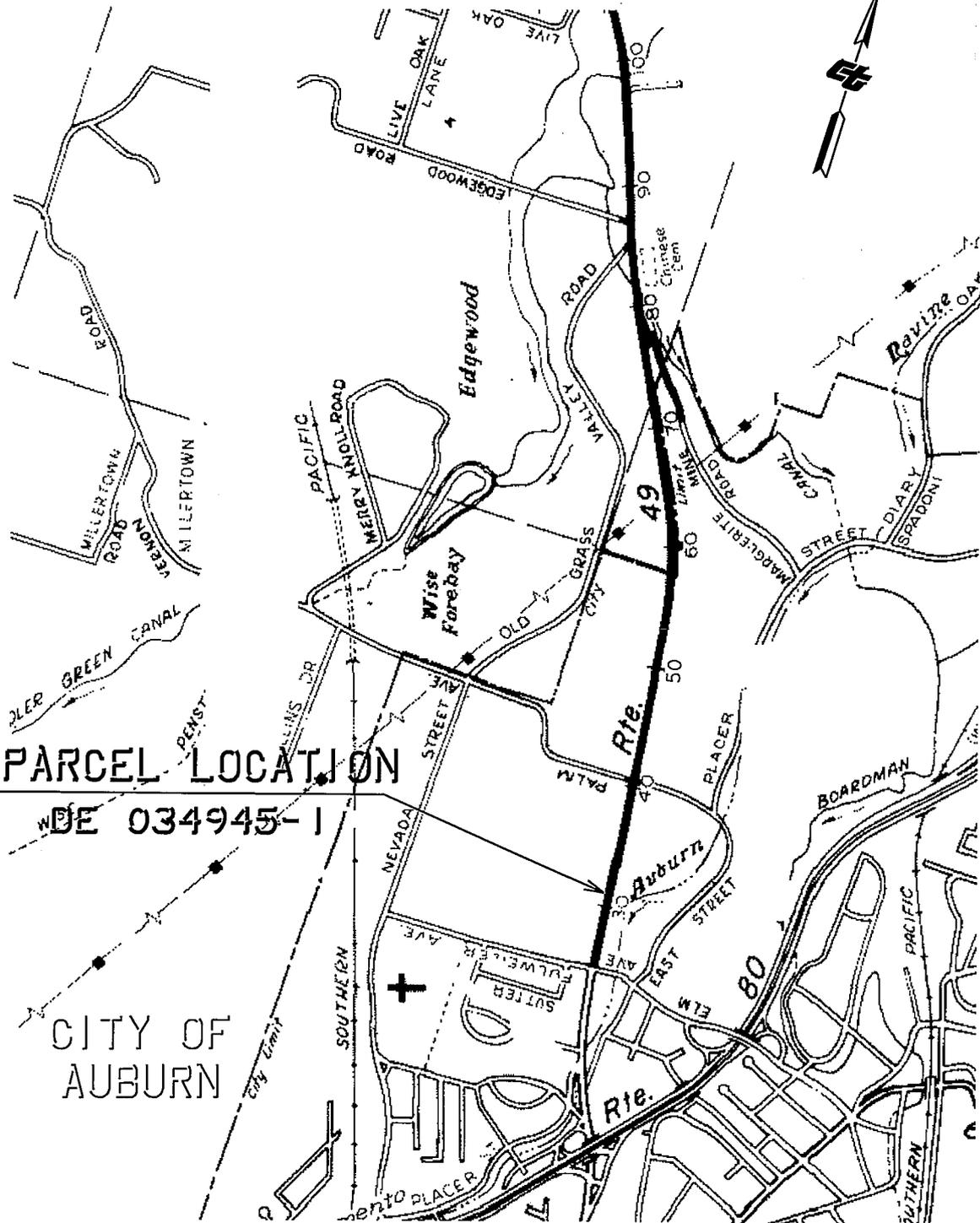
LEGEND

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

RIGHT OF WAY DIRECTORS DEED
DK 031807 - 2

DISTRICT	COUNTY	ROUTE	SHEET KP/PM	SHEET NO.	TOTAL SHEETS
03	BUT	99	63.40/39.39	2	2

T12N R8E MDM



PARCEL LOCATION
DE 034945-1

CITY OF
AUBURN

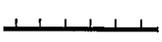
NOTES
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To convert meters to U.S. Survey feet, multiply distance by 3937/1200.

LEGEND

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

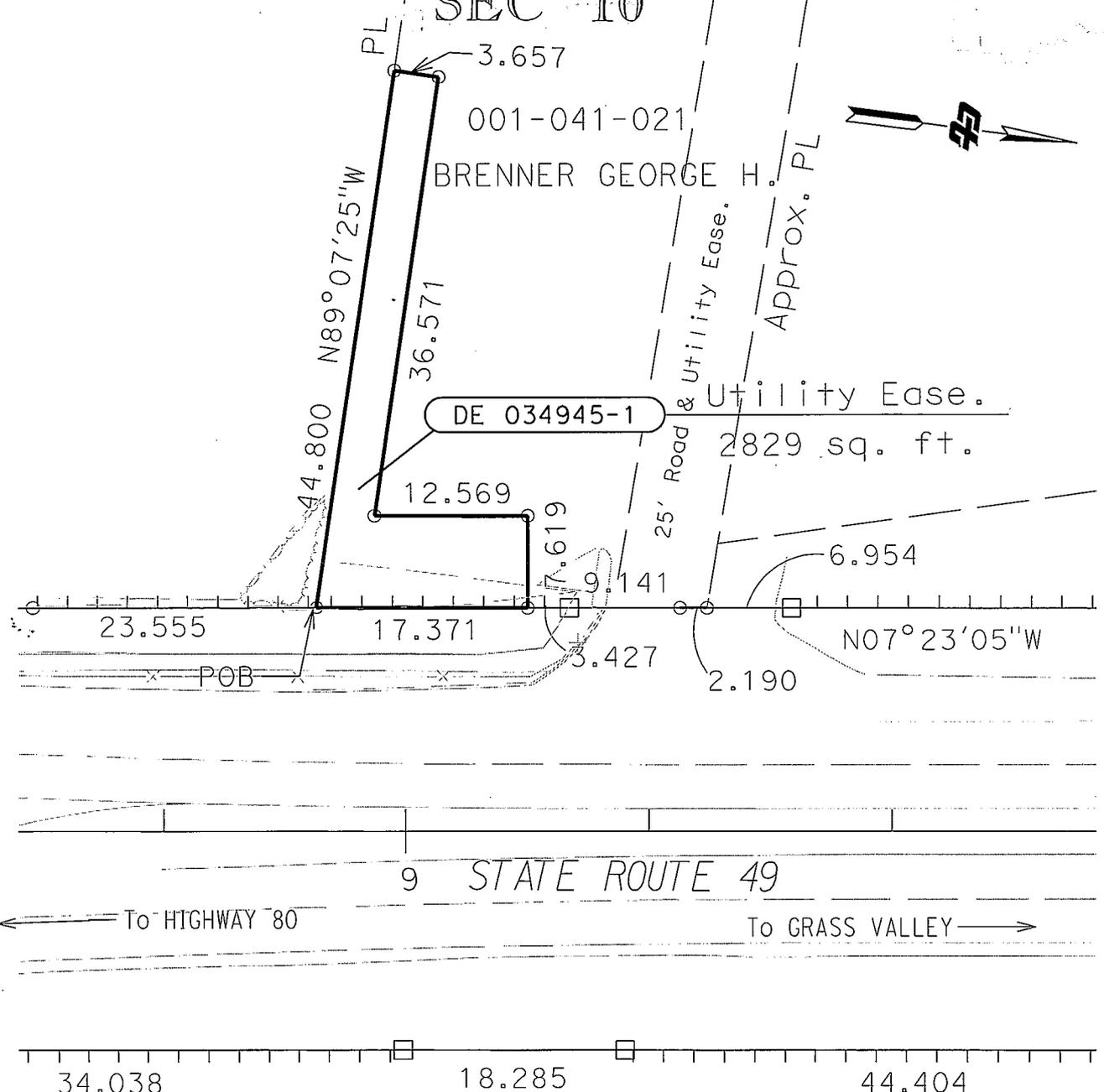
**RIGHT OF WAY
DIRECTORS DEED
DE 034945-1**

ACCESS PROHIBITED



DISTRICT	COUNTY	ROUTE	SHEET KP/PM	SHEET NO.	TOTAL SHEETS
03	PLA	49	5.74/3.57	1	2

T12N R8E MDM
SEC 10



9 STATE ROUTE 49
 ← To HTGHWAY 80 To GRASS VALLEY →

34.038 18.285 44.404

CITY of AUBURN

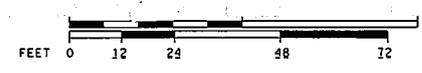
ACCESS PROHIBITED

NOTES
 All distances are in meters unless otherwise noted.
 To convert meters to U.S. Survey feet, multiply distance by 3937/1200.

LEGEND

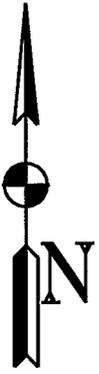
STATE OF CALIFORNIA
 BUSINESS, TRANSPORTATION AND HOUSING AGENCY
 DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY
 DIRECTORS DEED
 DE 034945-1**

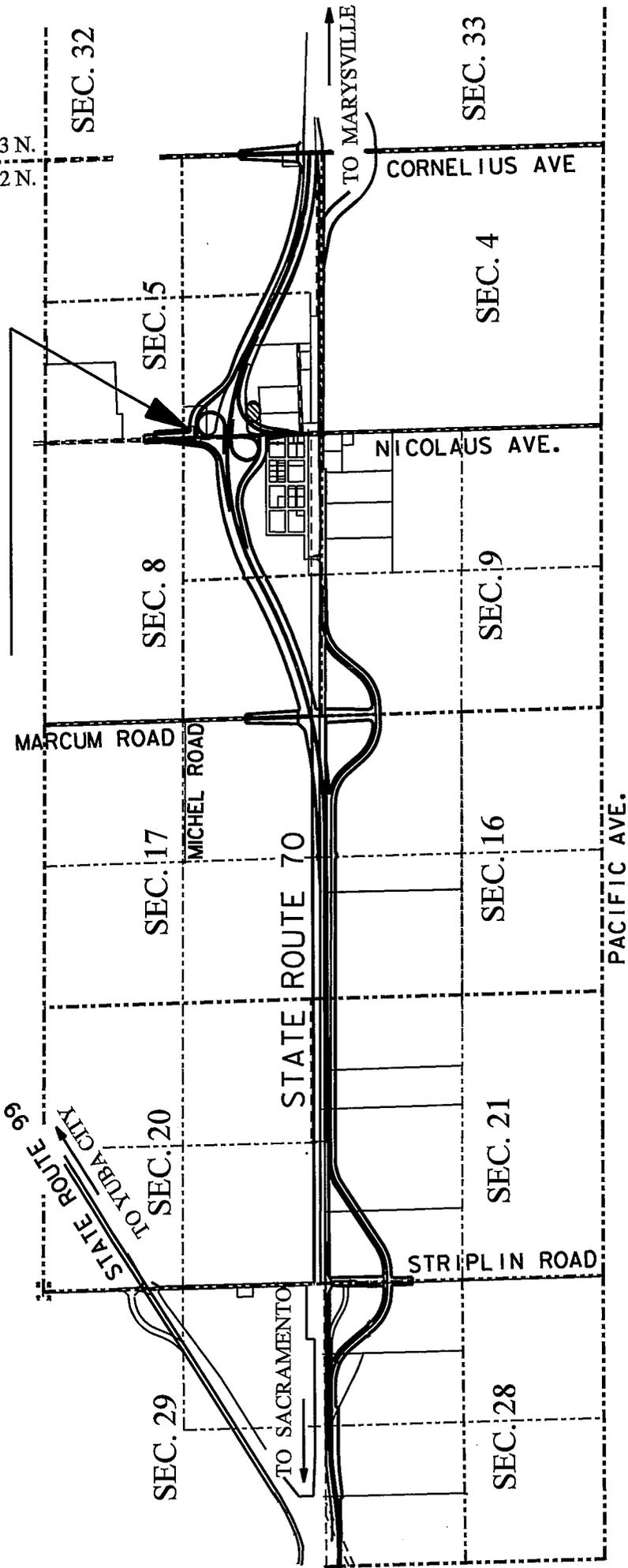


DISTRICT	COUNTY	ROUTE	SHEET KP/PM	SHEET NO.	TOTAL SHEETS
03	PLA	49	5.74/3.57	2	2

T12N R4E MDM



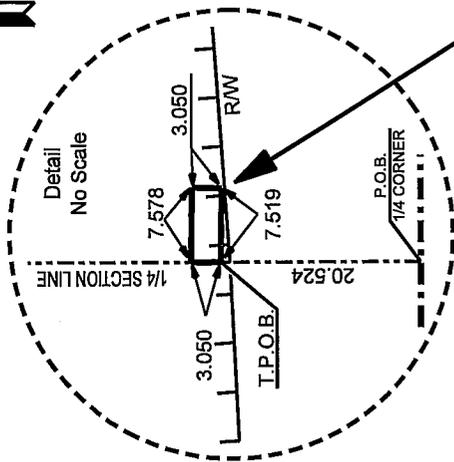
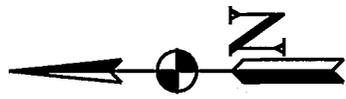
DE-033047-01-02



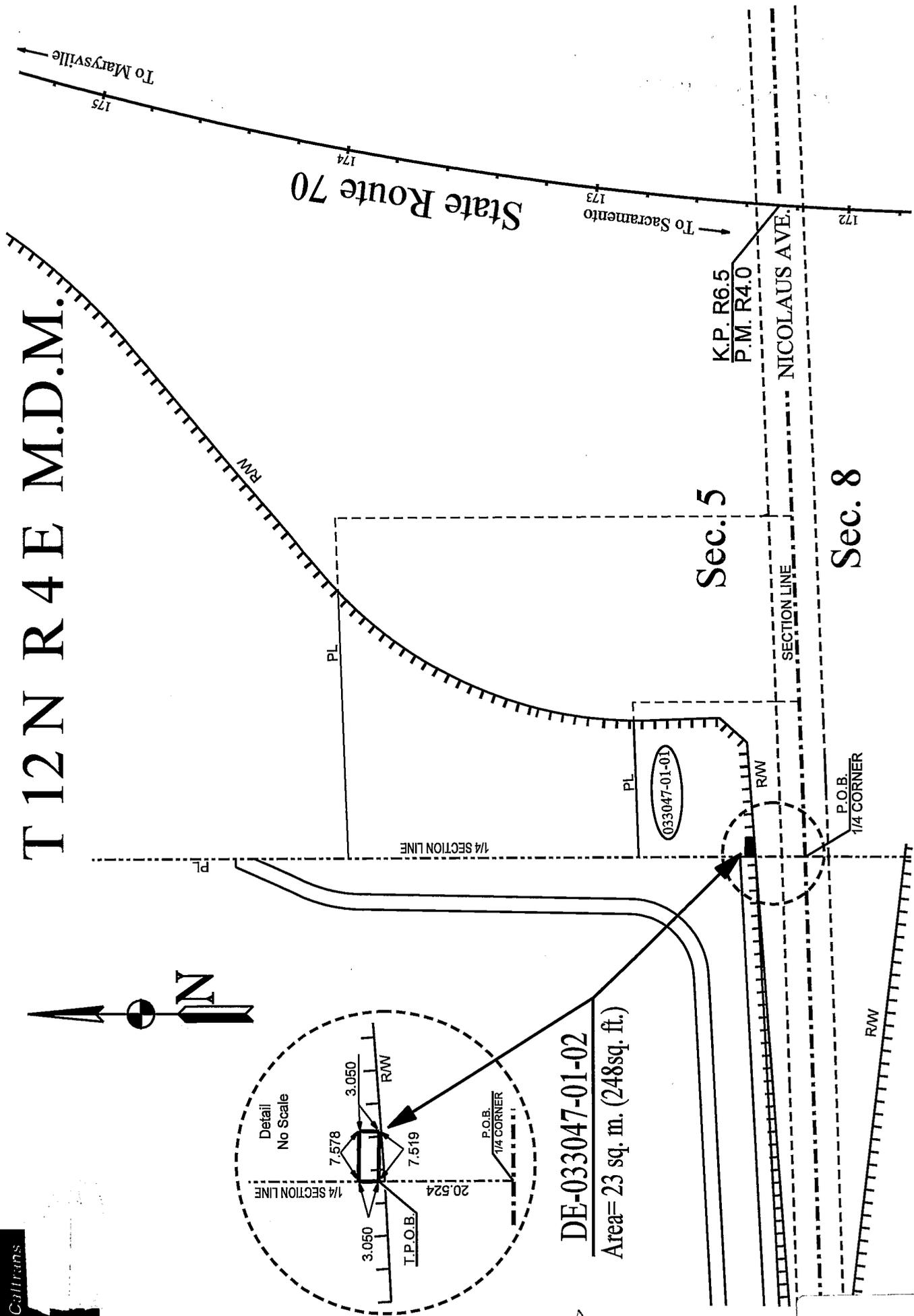
PARCEL NUMBER			
DE-033047-01-02			
DIST	CO	RTE	PM
03	SUT	70	R4.1

(NO SCALE)

T 12 N R 4 E M.D.M.



DE-033047-01-02
 Area = 23 sq. m. (248sq. ft.)



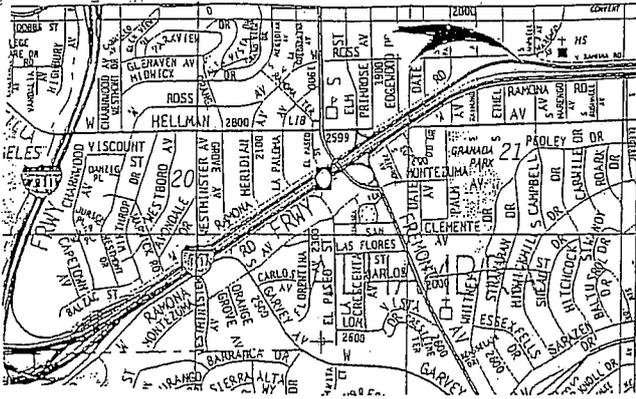
NOTE: ALL DISTANCES ARE METERS



ACCESS PROHIBITED

PARCEL NO. DE-033047-01-02	
DIST 03	CO SUT 70
RTE 70	KP/IPM R6.5/R4.0

CITY OF ALHAMBRA

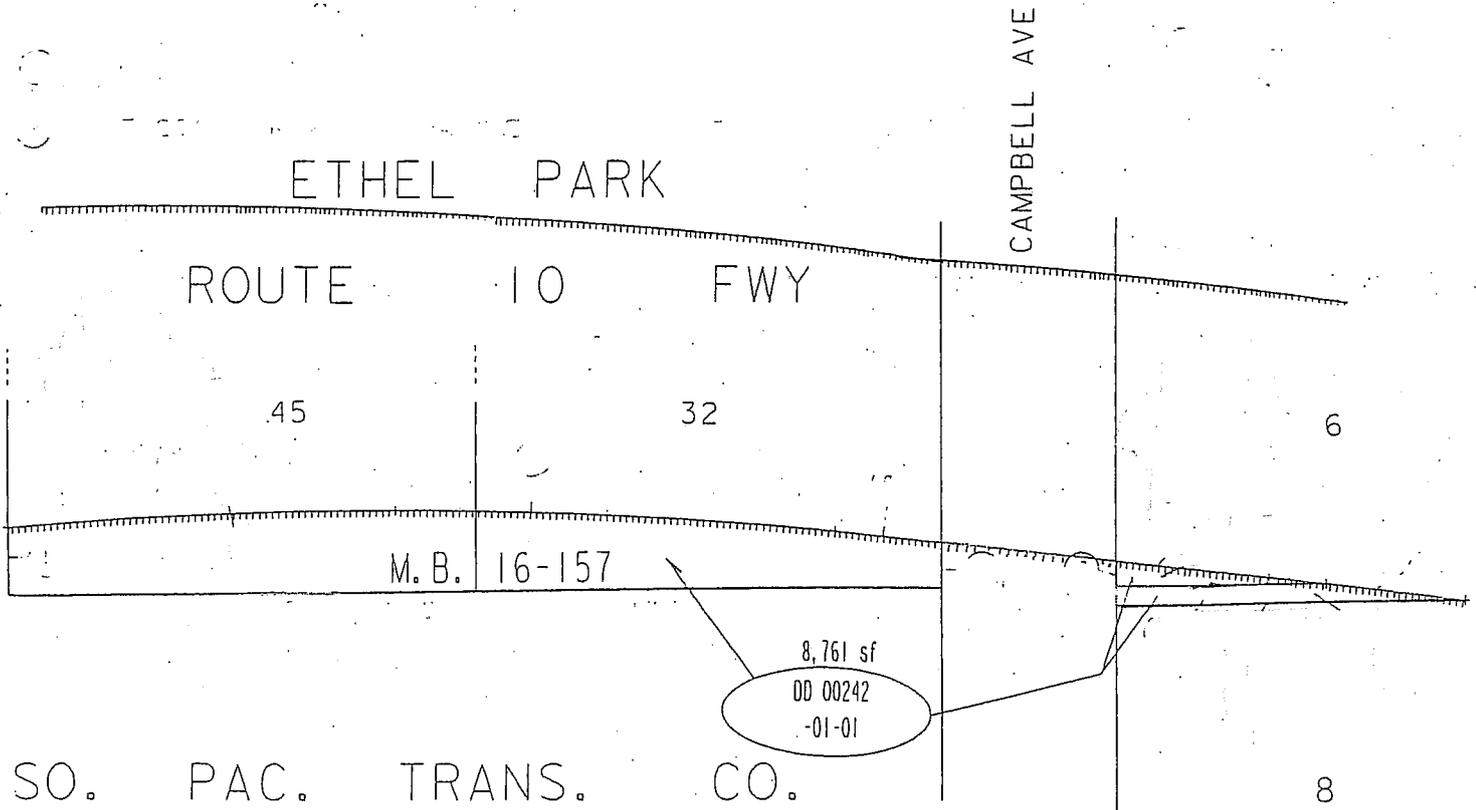


DIST	COUNTY	ROUTE	POST MILE
07	LA	10	22.79

PARCEL NO. _____ AREA _____

DD 00242-01-01 8,761 sq. ft.

MAP NO. 2 OF RAMONA



STATE RETAINS ACCESS RIGHTS

INTERSTATE

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

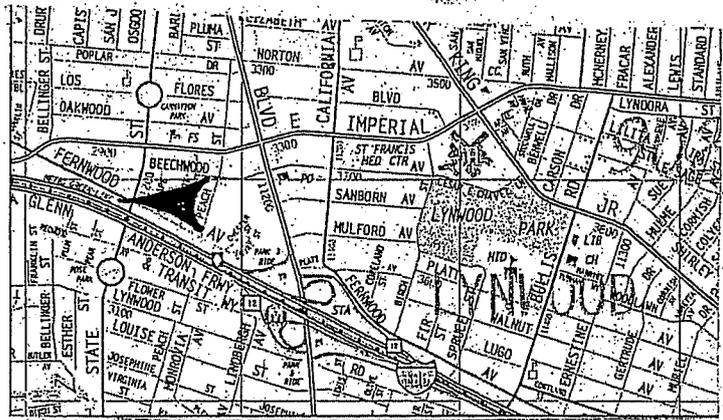
PLAT ACCOMPANYING

DIRECTOR'S DEED DD 00242-01-01

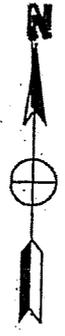
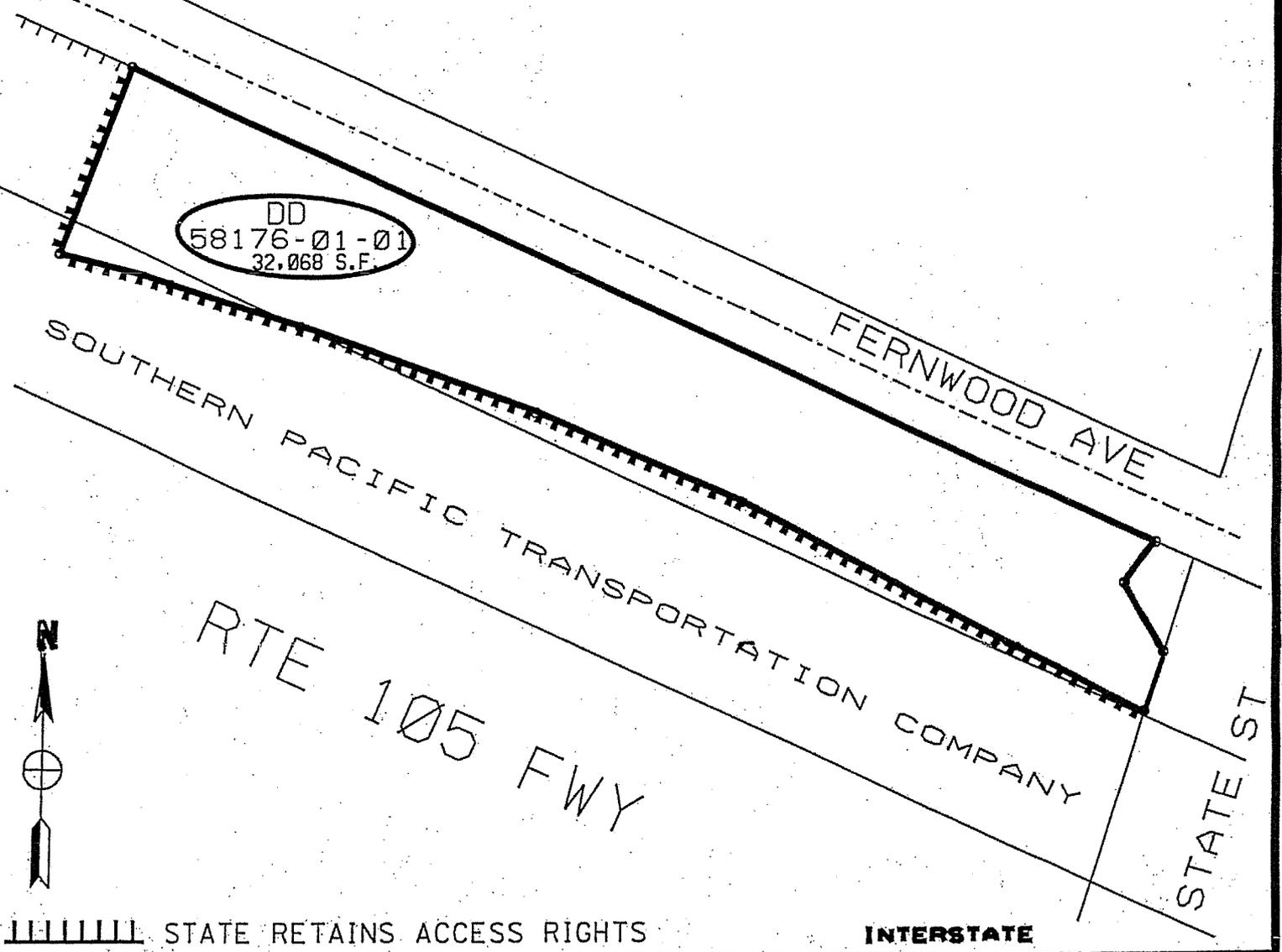
SCALE: NONE
 DRWN: JM CHKA VC7
 DATE: Attachment 5

07	LA	105	11.0
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PARCEL NO. AREA
 DD 58176-01-01 32,068 S.F.



LOCATION MAP
 RANCHO SAN ANTONIO



STATE RETAINS ACCESS RIGHTS

INTERSTATE

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

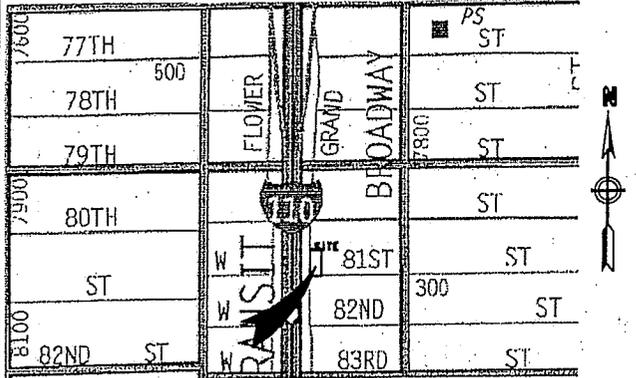
DIRECTOR'S DEED DD 58176-01-01

REF. MAP: F1150-2

SCALE: NONE
 DRWN: JM CHKD: CD
 DATE: 5-23-08

CITY OF LOS ANGELES

DIST	COUNTY	ROUTE	POST MILE
07	LA	110	16.5



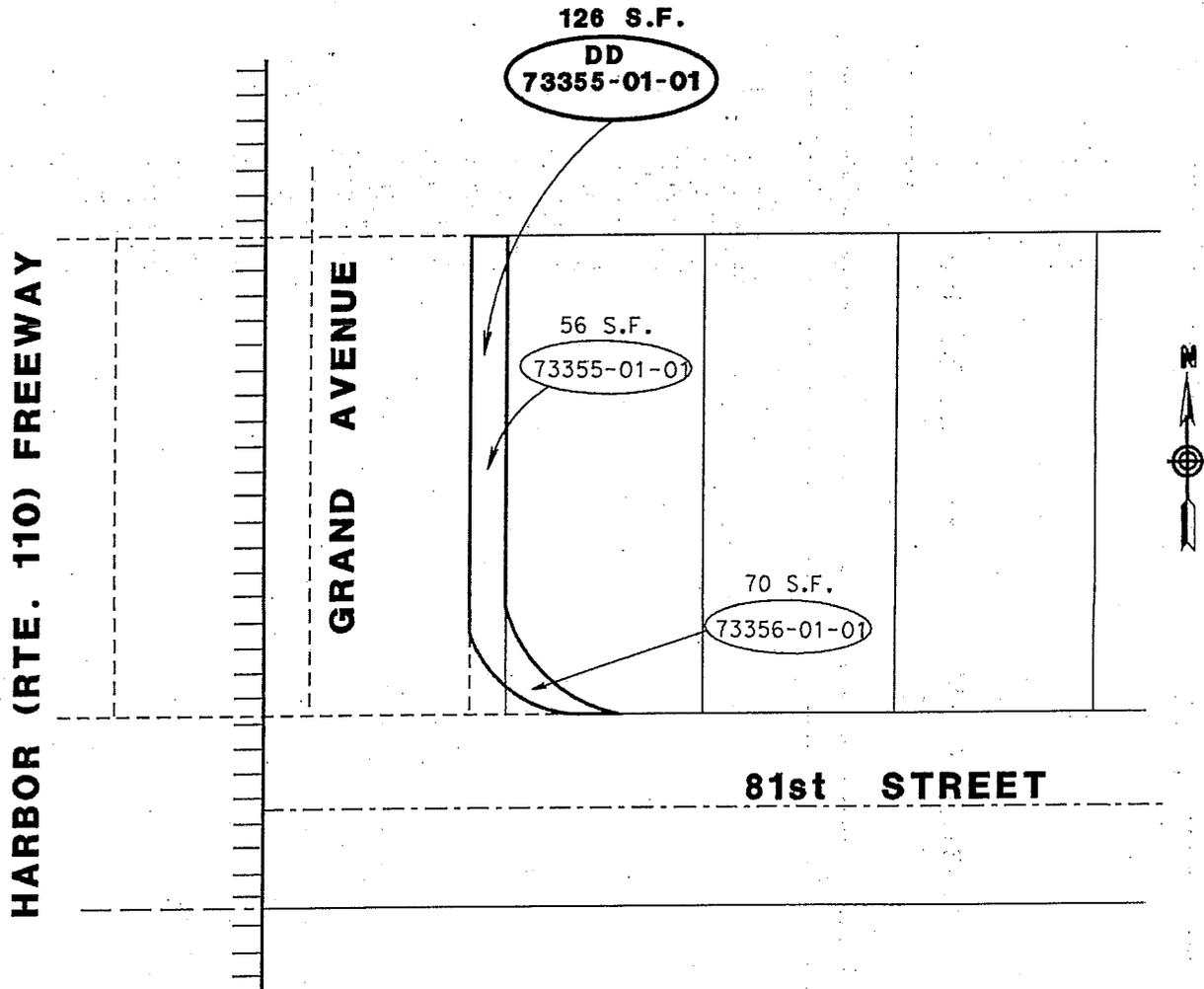
LOCATION MAP NO SCALE

PARCEL NO. AREA SQ.FT.

73355-01-01	56 S.F.
73356-01-01	70 S.F.

DD 73355-01-01 126 S.F.

LOTS 45 AND 46 OF TRACT 4708
M.B. 50-186



STATE RETAINS ACCESS RIGHTS

**INTERSTATE
CITY OF LOS ANGELES**

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

DIRECTOR'S DEED DD 73355-01-01

REF. MAP: F1353-4

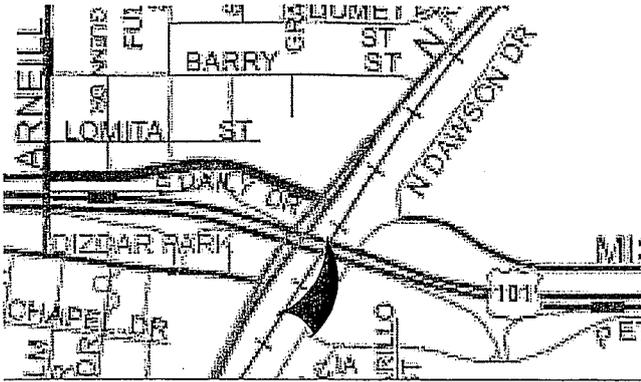
SCALE: NONE

DRWN: FC CHKD: JM

DATE: 05-27-2008

CITY OF CAMARILLO

DIST	COUNTY	ROUTE	POST MILE
07	VEN	101	KP22.21

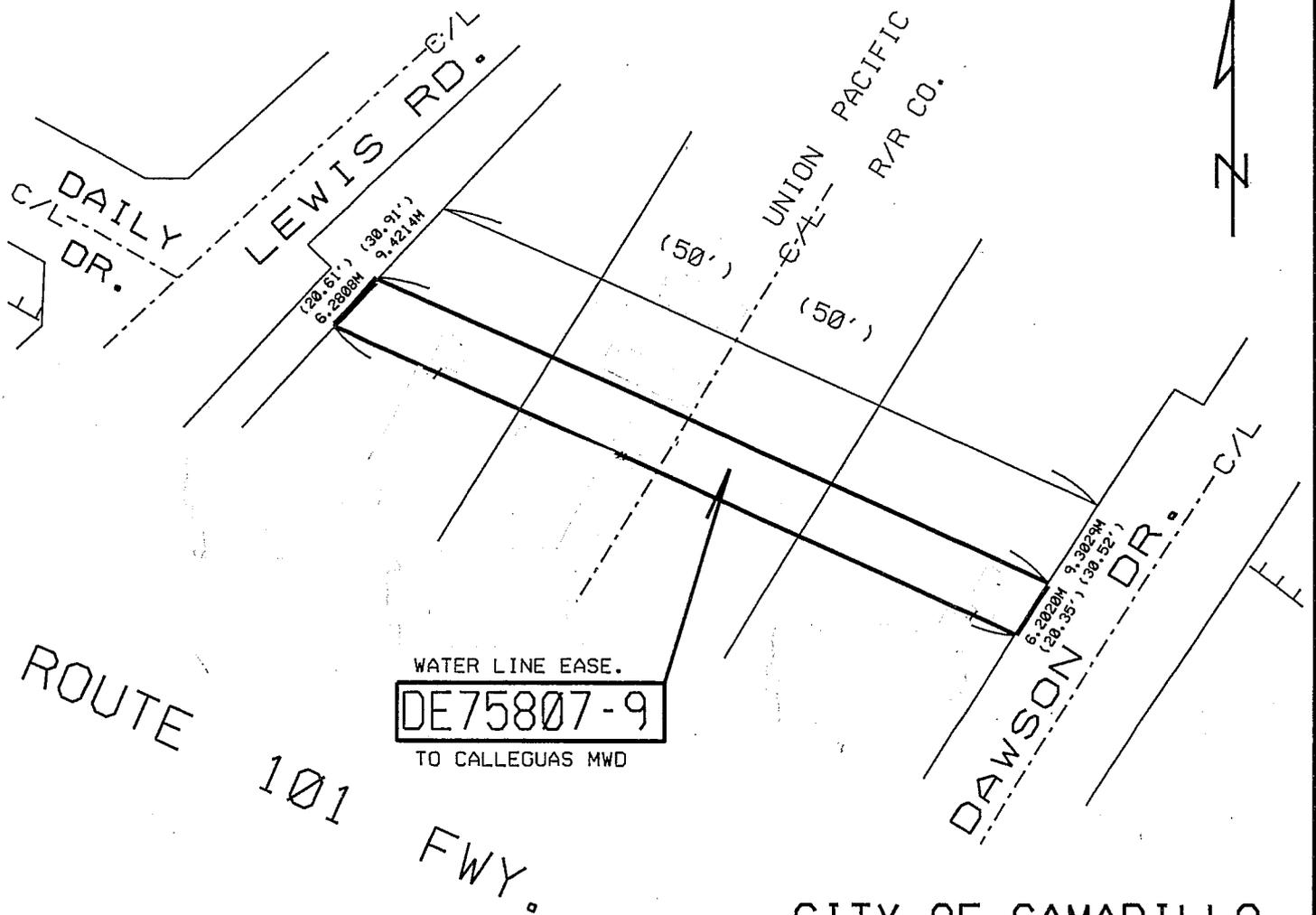


LOCATION MAP

PARCEL NO. _____ AREA _____

DE 75807-9 502 S.M.
 -5,403 S.F.

RANCHO CALLEGUAS
 M.B. 1 PAGES 52 - 53
 OF PATENTS



ROUTE 101 Fwy.

WATER LINE EASE.
DE 75807-9
 TO CALLEGUAS MWD

STATE RETAINS ACCESS RIGHTS

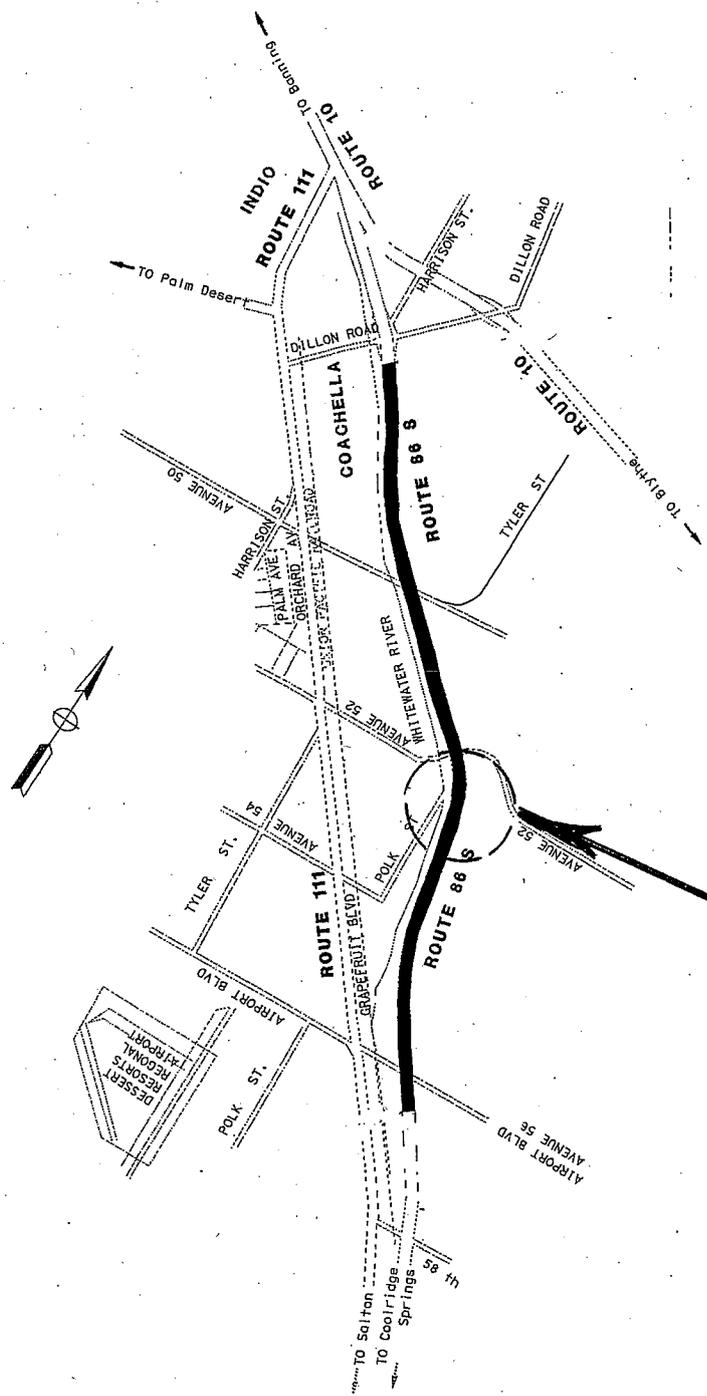
CITY OF CAMARILLO

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07		SCALE: NONE
PLAT ACCOMPANYING		DRWN: JM CH: FC
DIRECTOR'S DEED DD 75807-9		DATE: 11-14-07
REF. MAP: 26037-C		

DIST.	COUNTY	ROUTE	POST
08	Riv	86	R18.0-R18.4

EXHIBIT "B" FOR CTC REVIEW

PARCEL NO.	AREA
DDB25986-02-01	16.34 Acres 711701 sq ft



SITE LOCATION

**DIRECTOR'S DEED
No. DDB25986-02-01**

STATE OF CALIFORNIA
BUSINESS AND TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

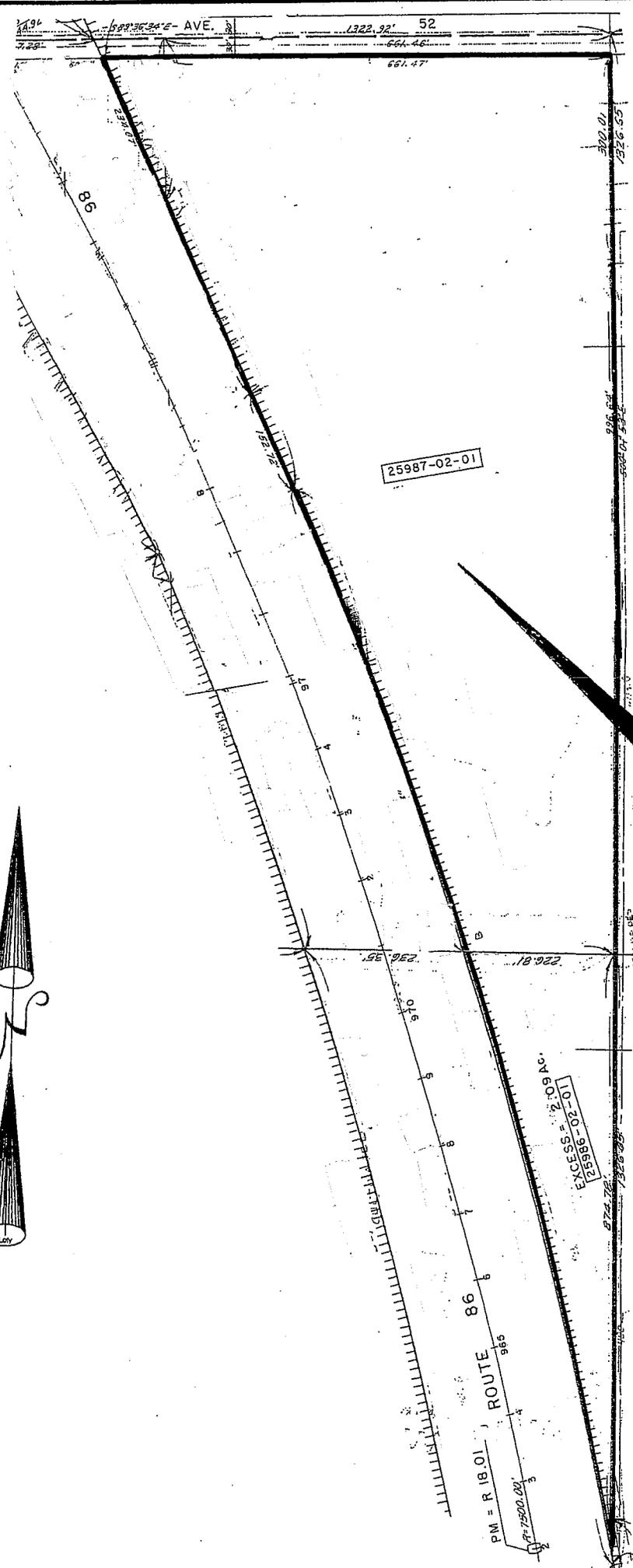
VICINITY MAP

SCALE: N.T.S. DATE: JUL. 2008 SHEET 1 OF 2

DIST.	COUNTY	ROUTE	POST
08	RIV	86	R18.0-R18.4

EXHIBIT "B"

FOR CTC REVIEW



PARCEL DDB25986-02-01

STATE OF CALIFORNIA BUSINESS AND TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION	
DIRECTOR'S DEED PLAT MAP	
SCALE: 1" = 200'	DATE: JUL. 2008
SHEET 2 OF 2	

PARCEL NO.	AREA
DDB25986-02-01	16.34 Acres 711701 sq ft

Attachment 9B

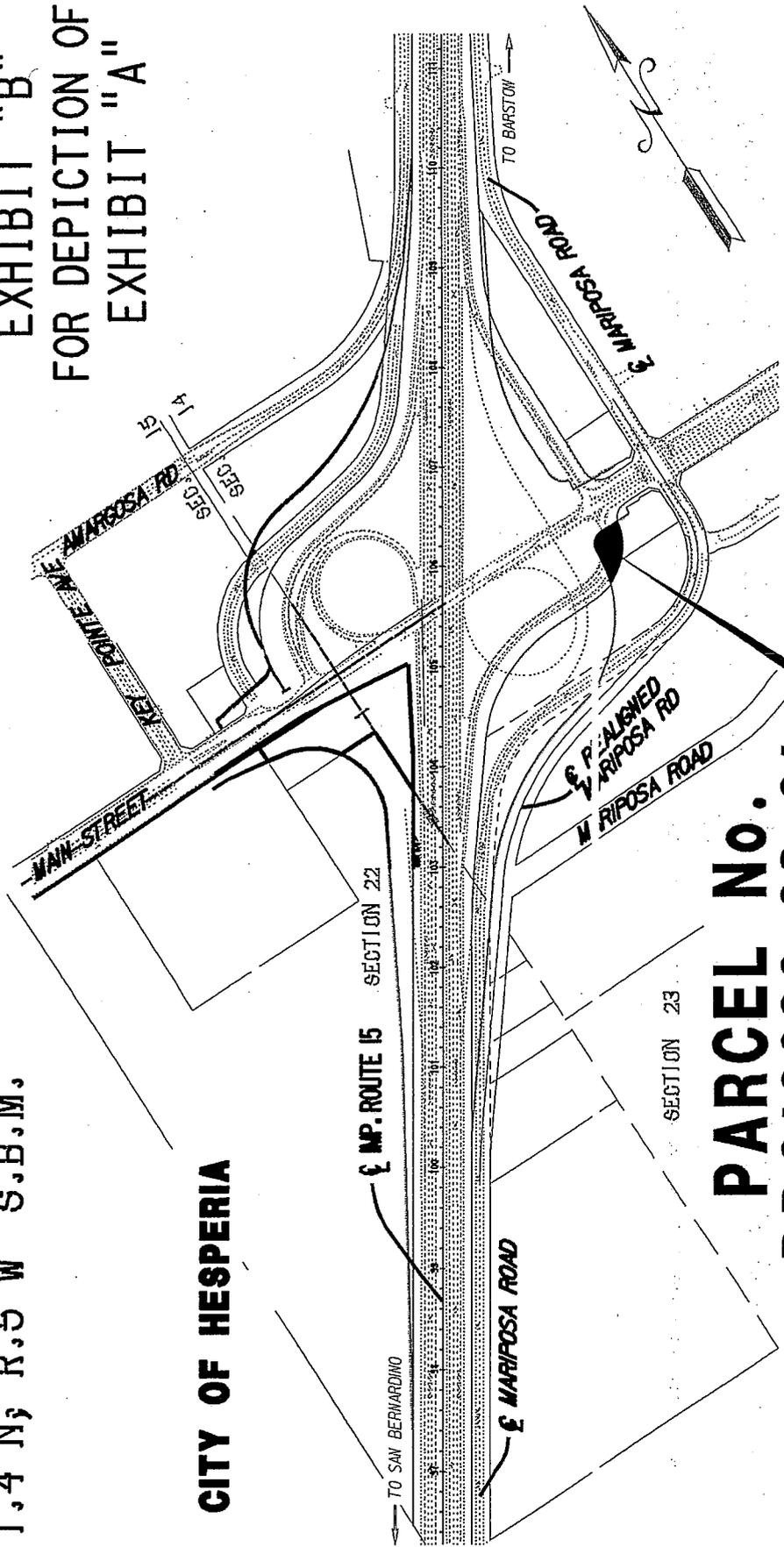
COUNTY OF SAN BERNARDINO

T.4 N; R.5 W S.B.M.

CITY OF HESPERIA

DISTRICT	COUNTY	ROUTE	KILOPOST	PARCEL NUMBER
08	SBD	15	54.90	DD010030-02-01

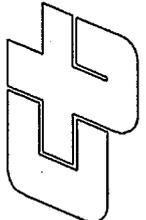
EXHIBIT "B"
FOR DEPICTION OF
EXHIBIT "A"



PARCEL No.
DD010030-02-01

EXHIBIT "B"

STATE OF CALIFORNIA BUSINESS AND TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION	
DIRECTORS DEED VICINITY MAP DD010030-02-01	
NO SCALE	DATE: SEPT. 2007
	PAGE 1 OF 2



PARCEL No.	AREA
DD010030-02-01	0.290 ACRES 12,647.5 SF

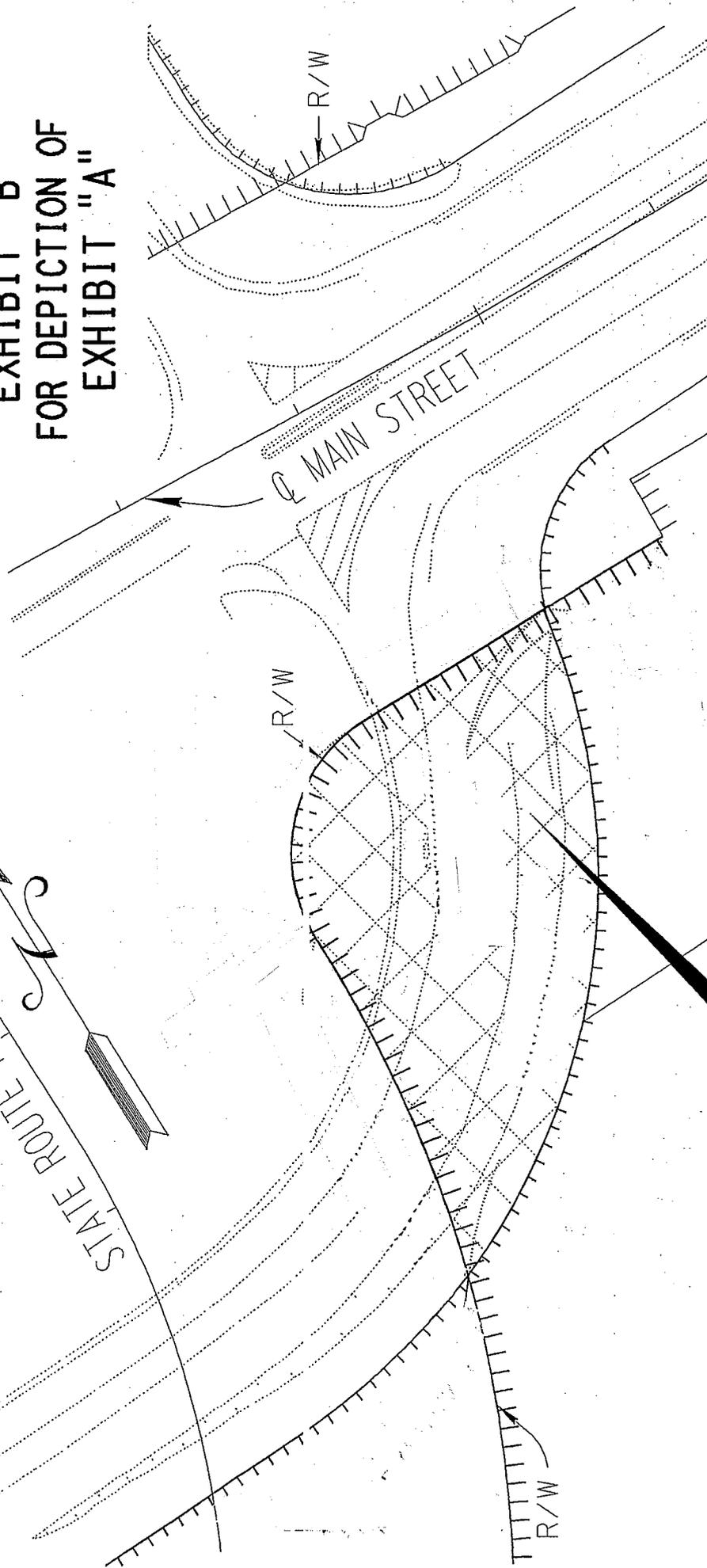


CITY OF HESPERIA

STATE ROUTE 15

EXHIBIT "B"
FOR DEPICTION OF
EXHIBIT "A"

DISTRICT	COUNTY	ROUTE	KILOPOST	PARCEL NUMBER
08	Sbd	15	54.90	DD010030-02-01



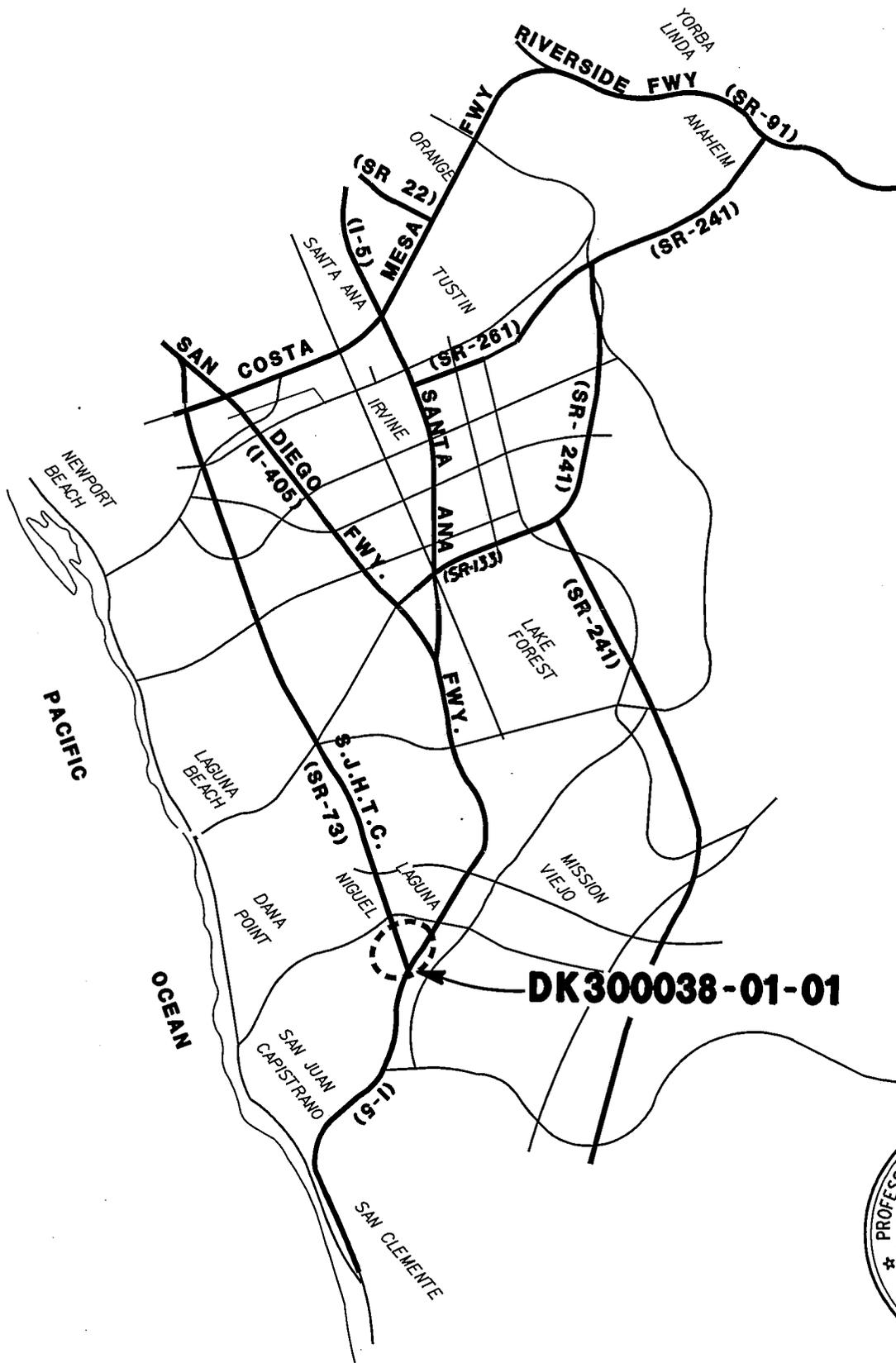
PARCEL DD010030-02-01

T. 4 N. R. 5 W. S. B. M.
SECTION 23

PARCEL No.	AREA
DD010030-02-01	0.290 ACRES 12,647.5 SF

EXHIBIT "B"

STATE OF CALIFORNIA BUSINESS AND TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION	
DIRECTORS DEED PLAT MAP DD010030-02-01	
SCALE 1:600	DATE: SEPT. 2007
PAGE 2 OF 2	



CTC EXHIBIT ONLY - NOT TO BE RECORDED WITH DEED

DK300038-01-01



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

<p>PARCEL DK300038-01-01 DIRECTOR'S DEED QUITCLAIM</p>	<p>VICINITY MAP</p>	<p>SCALE: NO SCALE DRAWN: SEE CHECKED: DATE: 08/18/08</p>	<p>DISTRICT: 12 COUNTY: ORA RTE: 73 P.M.: 109/111</p>
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NO SCALE

EASTERN TRANSPORTATION CORRIDOR
(RT 73)

CITY OF LAGUNA NIGUEL

OSO CREEK CHANNEL
O.C.F.C.D.

LOT A
TRACT NO. 7439
NW 389 / 39-33

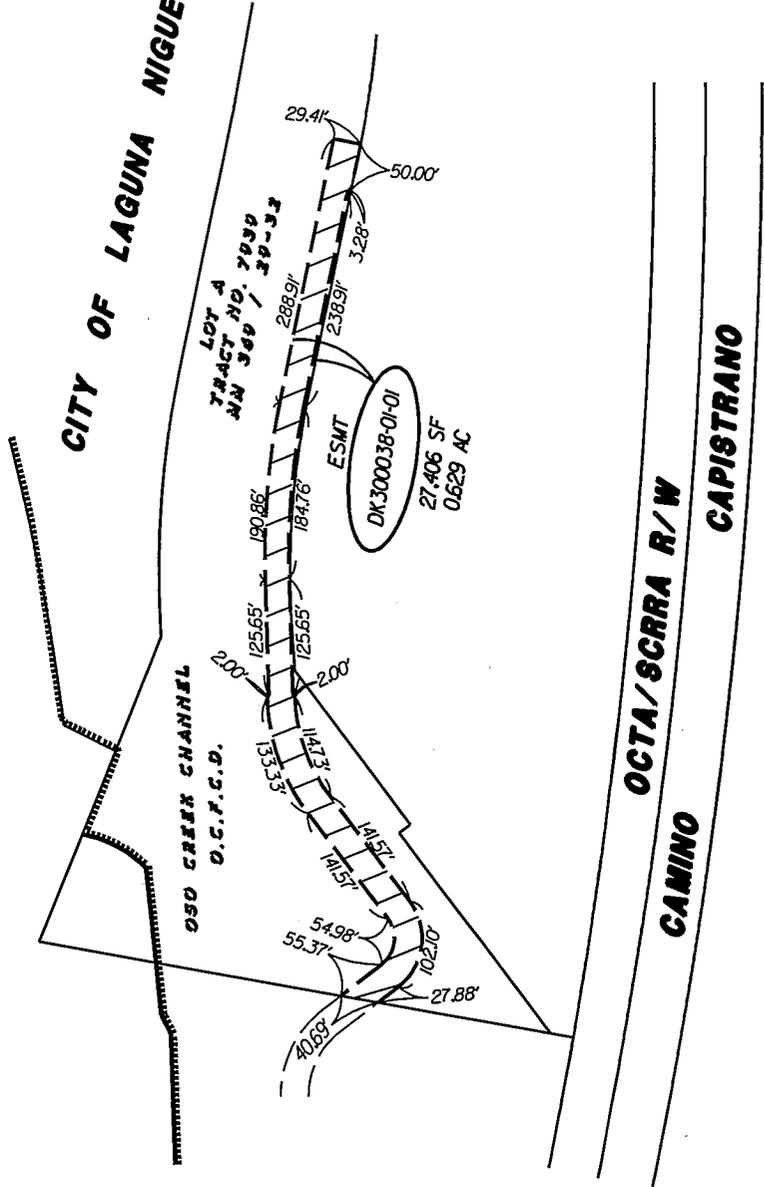
ESMT
DK300038-01-01

27,406 SF
0.629 AC

OCTA/SCARRA R/W

CAMINO

CAPISTRANO



CTC EXHIBIT ONLY - NOT TO BE RECORDED WITH DEED

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

PARCEL DK300038-01-01
DIRECTOR'S DEED QUITCLAIM



ACCESS PROHIBITED

PLAT ACCOMPANYING PARCEL DK 300038-01-01

SCALE: NO SCALE
DRAWN: SEE
CHECKED:
DATE: 08/18/08

DISTRICT: 12
COUNTY: ORA
RTE: 73
P.M.: 109/11J