

Memorandum

To: CHAIR AND COMMISSIONERS

CTC Meeting: August 12-13, 2009

Reference No.: 2.4d.
Action Item

From: CINDY McKIM
Chief Financial Officer

Prepared by: Timothy L. Craggs
Acting 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, 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 \$230,600. The State will receive a return of \$205,700 from the sale of these properties. A recapitulation of the items presented and corresponding maps are attached.

ISSUE:

01-03-Pla-49 PM 6.3

Auburn

Disposal Unit #DD 026696-01-01

20 feet

Convey to: City of Auburn

\$0.00 (Appraisal N/A)

Direct conveyance for no monetary consideration to widen an access opening. The larger access opening is a Department project requirement to ensure proper maintenance and operation, and the safety of the traveling public.

02-03-Sac-275 PM .1

Sacramento

Disposal Unit #DK029747-XX-XX

0.004 acre

Convey to: Redevelopment Agency, City of Sacramento

\$0.00 (Appraisal N/A)

Direct conveyance for no monetary consideration to extinguish a recorded utility easement that is no longer needed.

03-05-SCr-152 PM 1.9

Watsonville

Disposal Unit #DK009815-01-02

0.19 acre

Convey to: City of Watsonville

\$0.00 (Appraisal nominal)

Direct conveyance. The Department is conveying via quitclaim an easement interest over privately owned property. The easement area has no viable use, and the conveyance relieves the Department from maintenance and liability.

04-05-SCr-152 PM 1.9

Watsonville

Disposal Unit #DK009815-01-03

0.19 acre

Convey to: Pacific Bell Telephone Company

\$0.00 (Appraisal nominal)

Direct conveyance. The Department is conveying via quitclaim an easement interest over privately owned property. The easement area has no viable use, and the conveyance relieves the Department from maintenance and liability.

05-06-Fre-99 PM 19.68

Fresno

Disposal Unit #DD069271-01-01

0.05 acre

Convey to: Sharon Zarcone

\$100 (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.

06-06-Kin-198 PM 22.5

Kings County

Disposal Unit #DD084869-01-01

0.54 acre

Convey to: John Santos and Cidalia Santos

\$ 45,000 (Public Sale Estimate \$60,000)

Public sale. Selling price represents the highest bid received. There was one registered and active bidder.

07-07-LA-60 PM 11.0

Los Angeles

Disposal Unit #DK000313-01-01

0.12 acre

Convey to: Southern California Edison Company

\$0.00 (Appraisal N/A)

Direct conveyance. The Department is conveying via quitclaim a highway easement interest to the underlying fee owner pursuant to reversionary requirements in the original highway easement deed executed October 11, 1965.

08-07-LA-60 PM 11.0

Los Angeles

Disposal Unit #DK000313-02-01

0.14 acre

Convey to: Southern California Edison Company

\$0.00 (Appraisal N/A)

Direct conveyance. The Department is conveying via quitclaim a highway easement interest to the underlying fee owner pursuant to reversionary requirements in the original highway easement deed executed October 11, 1965.

09-07-Ven-23 PM 5.5

Thousand Oaks

Disposal Unit #DD0C6251-07-01

0.03 acre

Convey to: Conejo Recreation and Park District

\$4,000 (Appraisal \$4,000)

Direct sale. Selling price represents the appraised value received from the Conejo Recreation and Park District.

10-08-Riv-215 PM 38.8

Riverside

Disposal Unit #DD018019-01-01

0.84 acre

Convey to: Gateway Stone Associates, LLC

\$74,600 (Appraisal \$74,600)

Direct sale. Selling price represents the appraised value received from an adjoining owner. Conveyance is pursuant to the stipulated judgment dated March 11, 2009.

11-10-Tuo-108 PM 3.17

Disposal Unit #DD009192-01-01

Convey to: Sukhjit S. Sangha

Public sale. Selling price represents the highest bid received. There were two active bidders out of two registered bidders.

Tuolumne County

2.52 acres

\$82,000 (Public Sale Estimate \$92,000)

12-10-Tuo-108 PM 3.42

Disposal Unit #DD009227-01-01

Convey to: County of Tuolumne

Direct conveyance. Conveyance is at no cost pursuant to Cooperative Agreement #10-232, dated May 17, 2007.

Tuolumne County

0.96 acre

\$ 0 (Appraisal N/A)

Attachments

SUMMARY OF DIRECTOR'S DEEDS - 2.4d.

PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION August 12-13, 2009

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	0	0			0	\$0	\$0	0
02	0	0			0	\$0	\$0	0
03	2	0			2	\$0	\$0	0
04	0	0			0	\$0	\$0	0
05	2	0			2	\$0	\$0	0
06	1	1			2	\$60,000	\$45,100	75%
07	3	0			3	\$4,000	\$4,000	100%
08	1	0			1	\$74,600	\$74,600	100%
09	0	0			0	\$0	\$0	0
10	1	1			2	\$92,000	\$82,000	89%
11	0	0			0	\$0	\$0	0
12	0	0			0	\$0	\$0	0
Total	10	2			12	\$230,600	\$205,700	89%

Table II – Analysis by Type of Sale

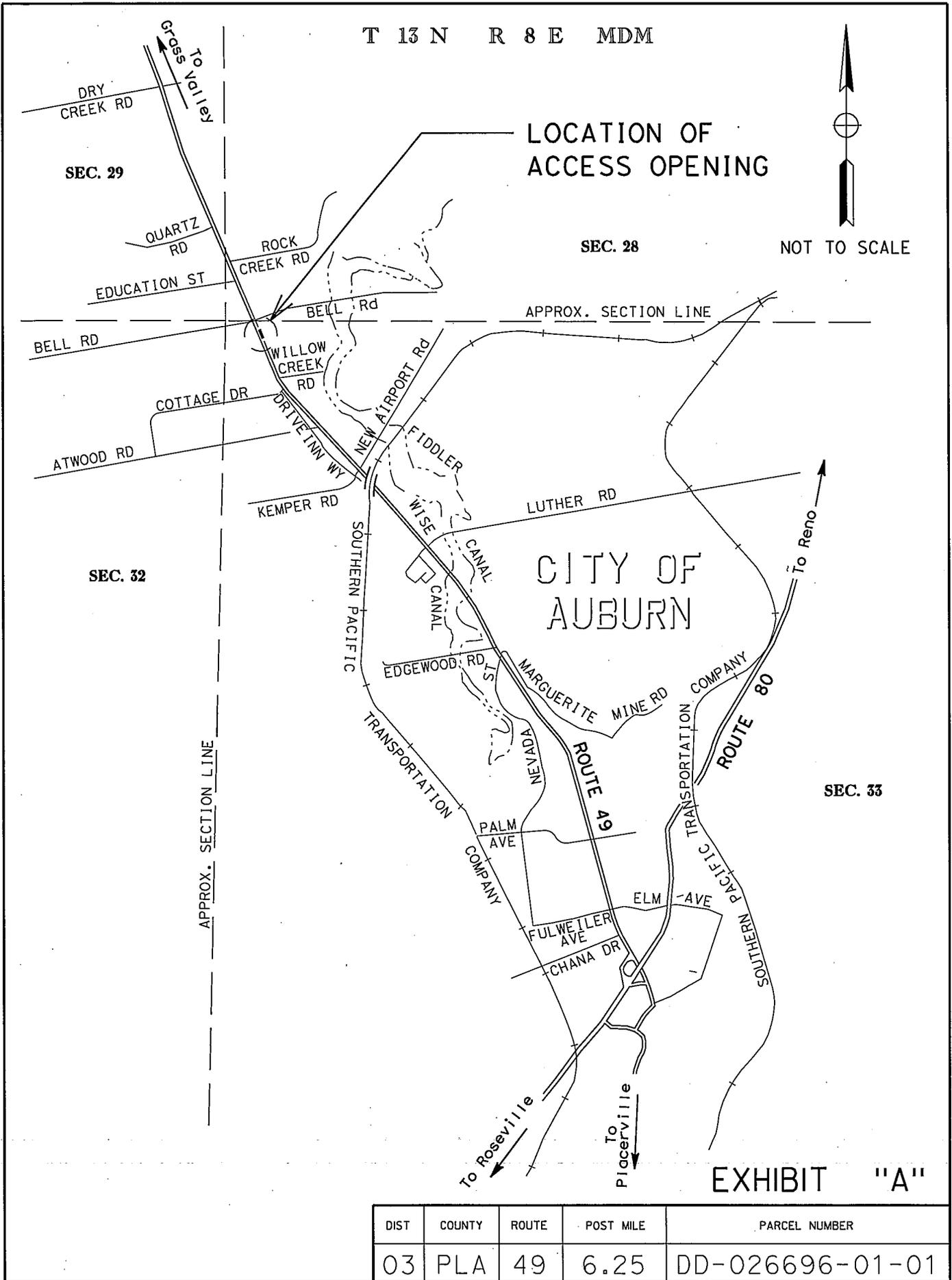
Type of Sale	# of Items	Current Estimated Value	Return From Sales	<u>Recovery %</u> <u>% Return from Sales</u> <u>Current Value</u>
Direct Sale	10	\$78,600	\$78,700	100%
Public Sales	2	\$152,000	\$127,000	84%
Non-Inventory Conveyances				
Sub-Total	12	\$230,600	\$205,700	89%
Other Funded Sale				
Total	12	\$230,600	\$205,700	89%

T 13 N R 8 E MDM

LOCATION OF ACCESS OPENING



NOT TO SCALE



ACCESS PROHIBITED

052-040-045



T 13 N R 8 E MDM
SEC. 33

1"=60'

052-040-082

PROPOSED 20'
ACCESS OPENING

DD026696-01-01

EXISTING
30.00'
ACCESS
OPENING

052-040-035

EXIST R/W
258.41'

TO GRASS VALLEY

ROUTE 49

TO AUBURN

PM 6.24

EXIST R/W
671.81'

111.32'

258.41'

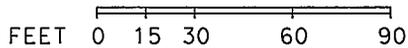
052-040-015

052-040-012

052-040-009

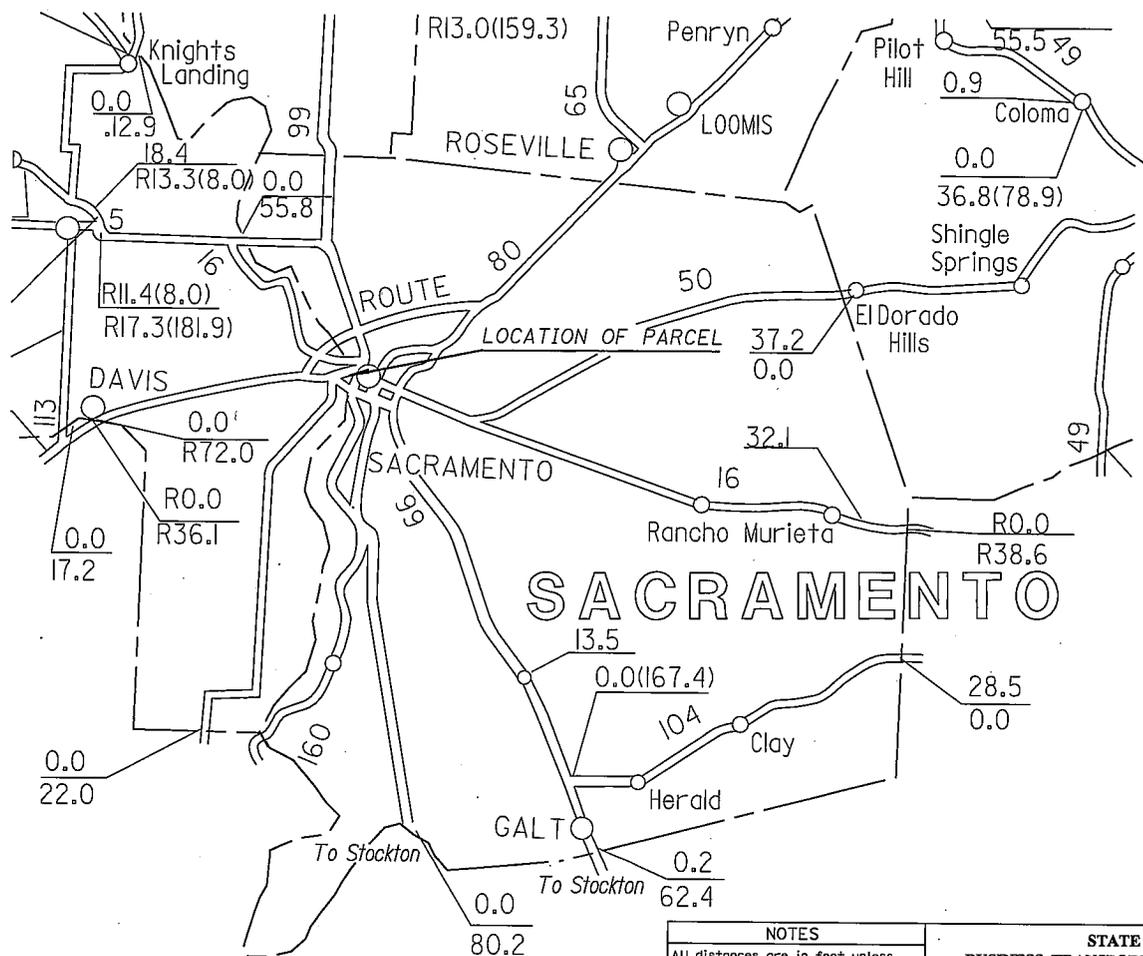
EXHIBIT "B"

SCALE IN FEET



DIST	COUNTY	ROUTE	POST MILE	PARCEL NUMBER
03	PLA	49	6.25	DD-026696-01-01

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.

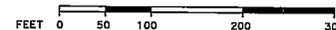


NOTES
All distances are in feet unless otherwise noted.

LEGEND

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

**RIGHT OF WAY
LOCATION MAP
DK 029747**



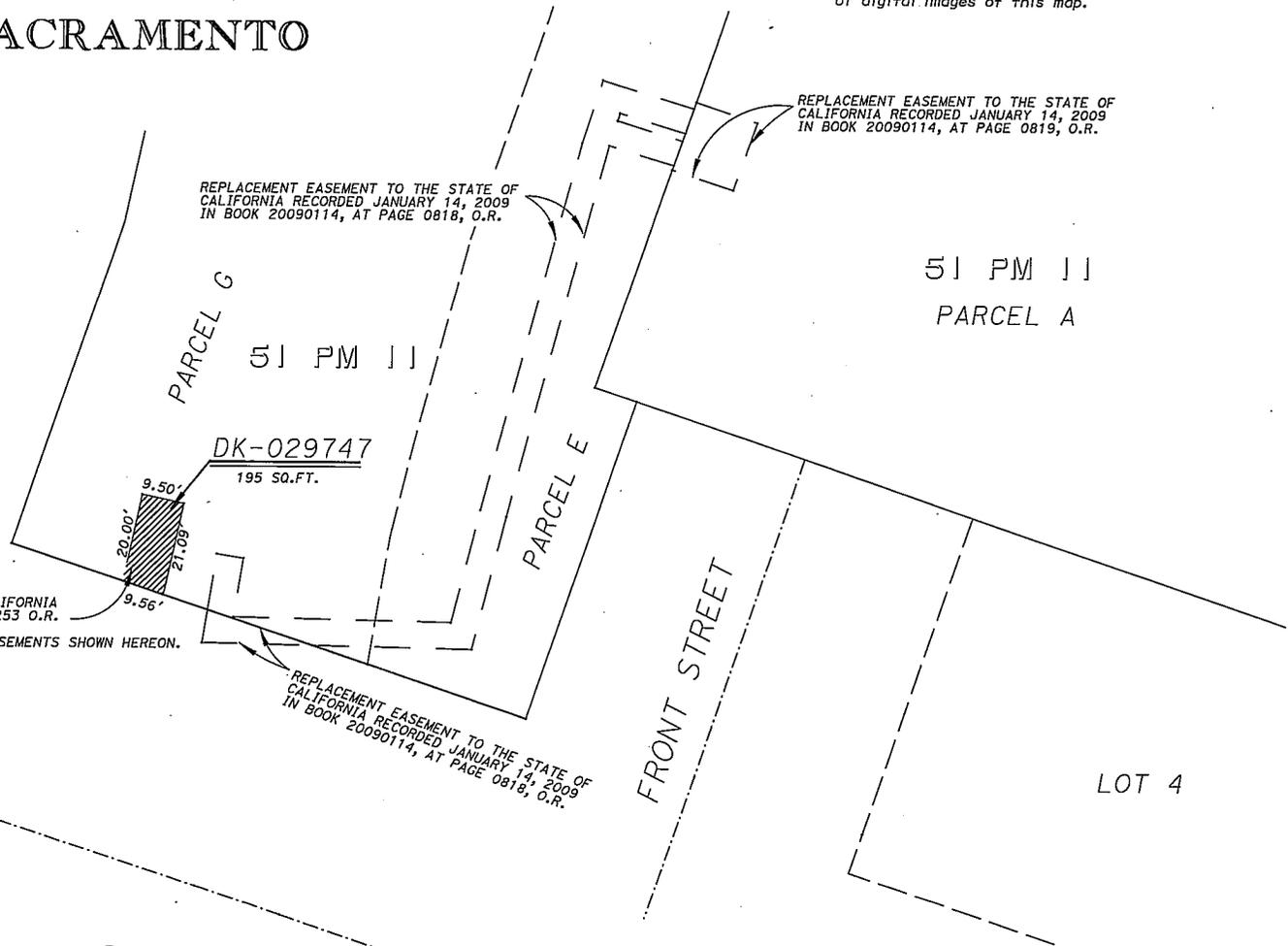
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
03	SAC	275	0.1	1	2

CITY OF SACRAMENTO
 COUNTY OF SACRAMENTO

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.



SACRAMENTO RIVER



REPLACEMENT EASEMENT TO THE STATE OF CALIFORNIA RECORDED JANUARY 14, 2009 IN BOOK 20090114, AT PAGE 0818, O.R.

REPLACEMENT EASEMENT TO THE STATE OF CALIFORNIA RECORDED JANUARY 14, 2009 IN BOOK 20090114, AT PAGE 0819, O.R.

EASEMENT DEED TO THE STATE OF CALIFORNIA RECORDED IN BOOK 90 05 18, PAGE 1253 O.R.

EASEMENT BEING REPLACED BY THE EASEMENTS SHOWN HEREON.

REPLACEMENT EASEMENT TO THE STATE OF CALIFORNIA RECORDED JANUARY 14, 2009 IN BOOK 20090114, AT PAGE 0818, O.R.

CAPITOL MALL

NOTES
 All distances are in feet unless otherwise noted.

LEGEND

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

**RIGHT OF WAY
 DIRECTORS DEED
 DK 029747**

FEET 0 10 20 40 60

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
03	SAC	275	0.1	2	2

Course Legend

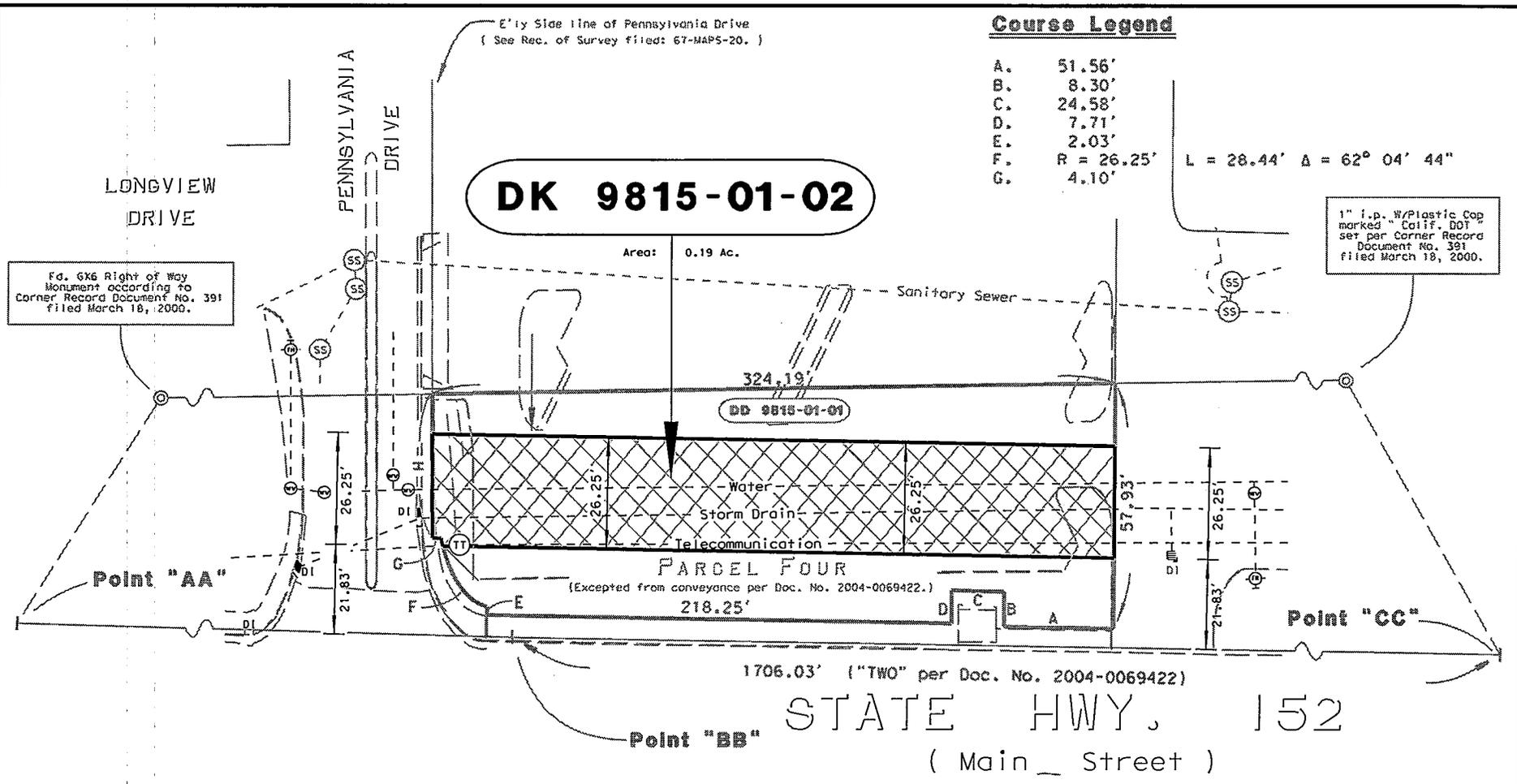
- A. 51.56'
 - B. 8.30'
 - C. 24.58'
 - D. 7.71'
 - E. 2.03'
 - F. R = 26.25'
 - G. 4.10'
- L = 28.44' Δ = 62° 04' 44"

DK 9815-01-02

Area: 0.19 Ac.

1" I.p. w/Plastic Cap
marked "Cell# 501"
set per Corner Record
Document No. 391
filed March 18, 2000.

Fd. 6X6 Right of Way
Monument according to
Corner Record Document No. 391
filed March 18, 2000.



QUITCLAIM DK 9815-01-02

This quitclaim is of that area reserved for the City of Watsonville, described in that instrument filed with Santa Cruz County Clerk Recorder on 9 October 2007 as Document No. 2007-0052829 of official records.

CITY OF WATSONVILLE

γ = - 0° 46' 55.18"

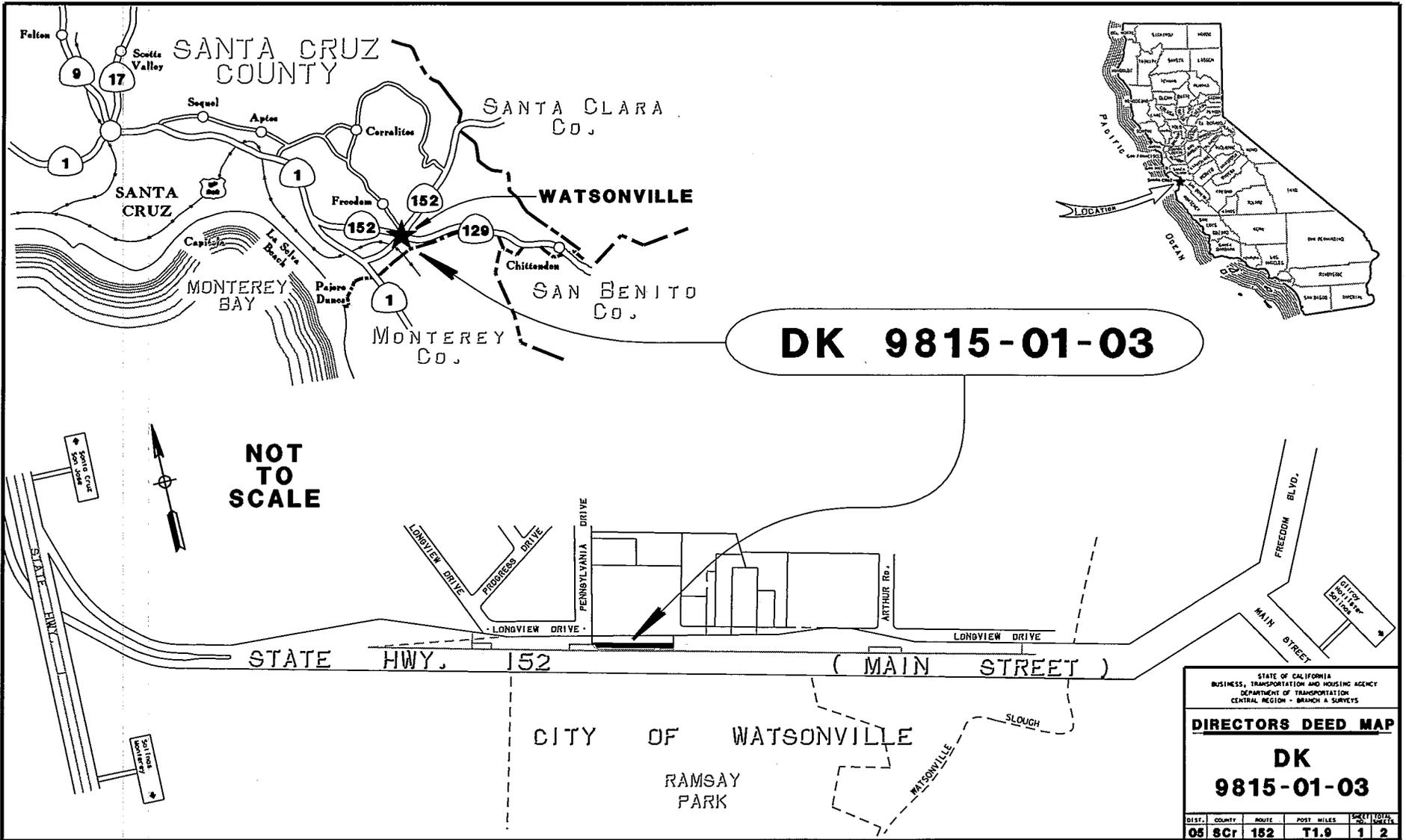
NOT TO SCALE

Coordinates and Bearings are on
CCS 83-92, Zone 3. Distances and
Stationing are Grid Distances.
Multiply by 0.9999635 to
obtain Ground Level Distances.

STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
CENTRAL REGION - BRANCH A SURVEYS

**DIRECTORS DEED
MAP
DK 9815-01-02**

DIST.	COUNTY	ROUTE	POST MILES	SHEET NO.	TOTAL SHEETS
05	SCr	152	T1.9	2	2



Course Legend

- A. 51.56'
- B. 8.30'
- C. 24.58'
- D. 7.71'
- E. 2.03'
- F. R = 26.25'
- G. 4.10'

$L = 28.44'$ $\Delta = 62^\circ 04' 44''$

1" I.P. w/Plastic Cap
marked "Calif. DOT"
set per Corner Record
Document No. 391
filed March 18, 2000.

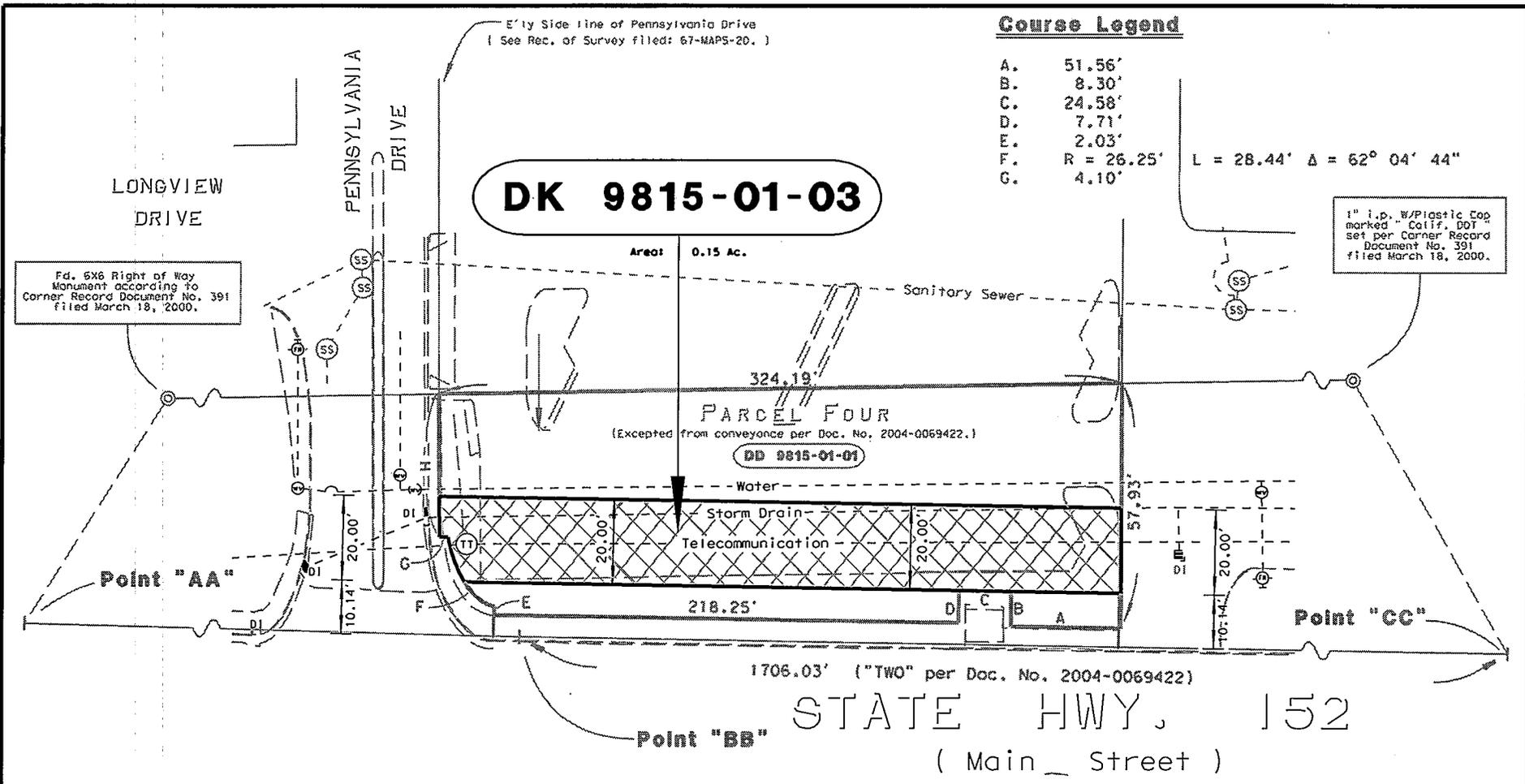
DK 9815-01-03

Area: 0.15 Ac.

PARCEL FOUR
(Excepted from conveyance per Doc. No. 2004-0059422.)

DD 9815-01-01

Fd. 5X6 Right of Way
Monument according to
Corner Record Document No. 391
filed March 18, 2000.



QUITCLAIM DK 9815-01-03

This quitclaim is of that area reserved for SBC
Communications, Inc., described in that instrument
filed with Santa Cruz County Clerk Recorder on
9 October 2007 as Document No. 2007-0052829
of official records.

**CITY OF
WATSONVILLE**

STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
CENTRAL REGION - BRANCH A SURVEYS

**DIRECTORS DEED
MAP
DK 9815-01-03**



$\gamma = 0^\circ 46' 55.18''$

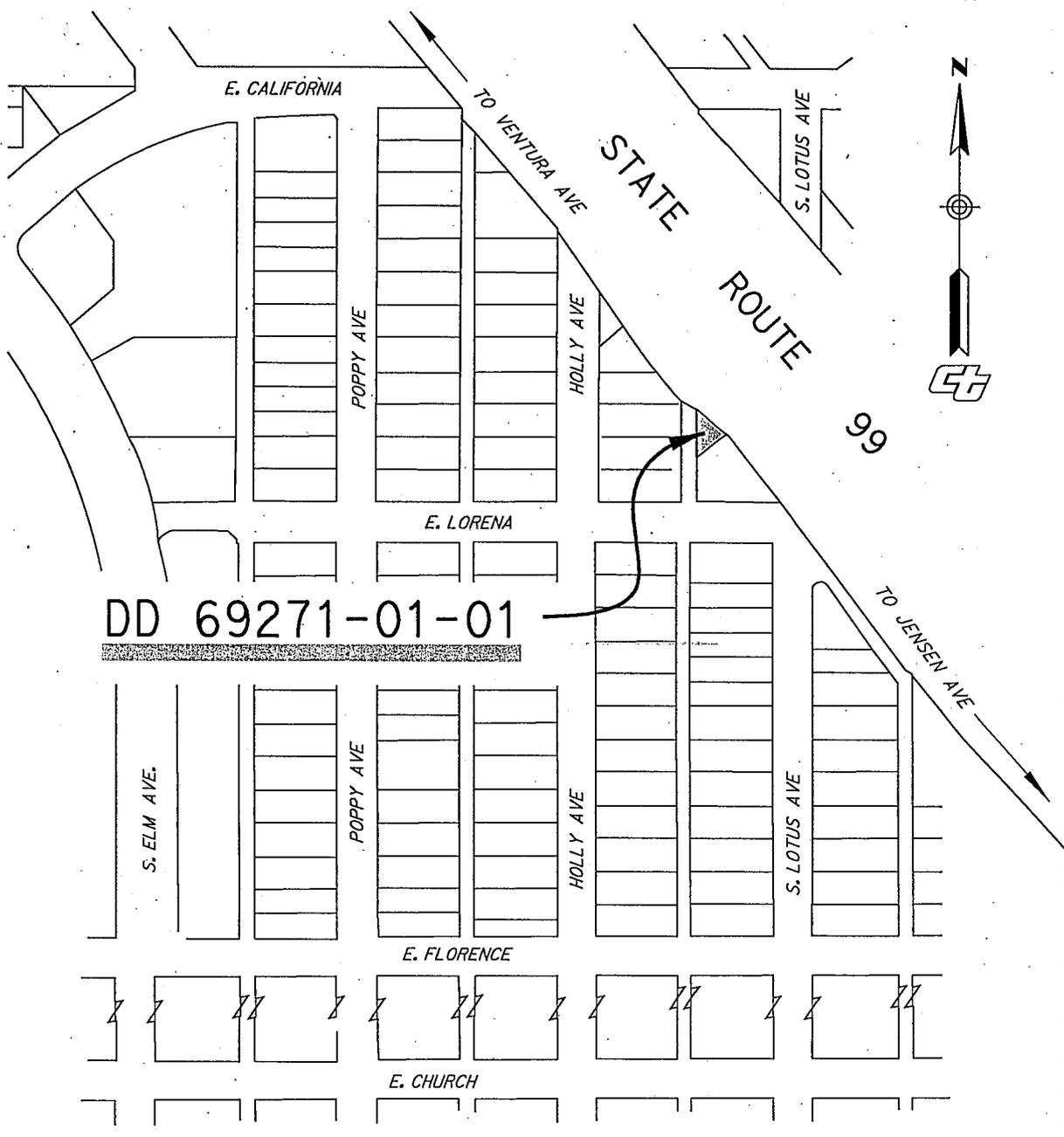
NOT TO SCALE

Coordinates and Bearings are on
CCS 83-92, Zone 3. Distances and
Stationing are Grid Distances.
Multiply by 0.9999635 to
obtain Ground Level Distances.

DIST.	COUNTY	ROUTE	POST MILES	SHEET NO.	TOTAL SHEETS
05	SCr	152	T1.9	2	2

Drawn By: PAP
 Checked By: DCF
 Date: 08/29/07
 Date: 08/29/07

DIST.	COUNTY	ROUTE	POST MILE	SHEET NO.	TOTAL SHEETS
6	Fre	99	19.75	1	2



DD 69271-01-01

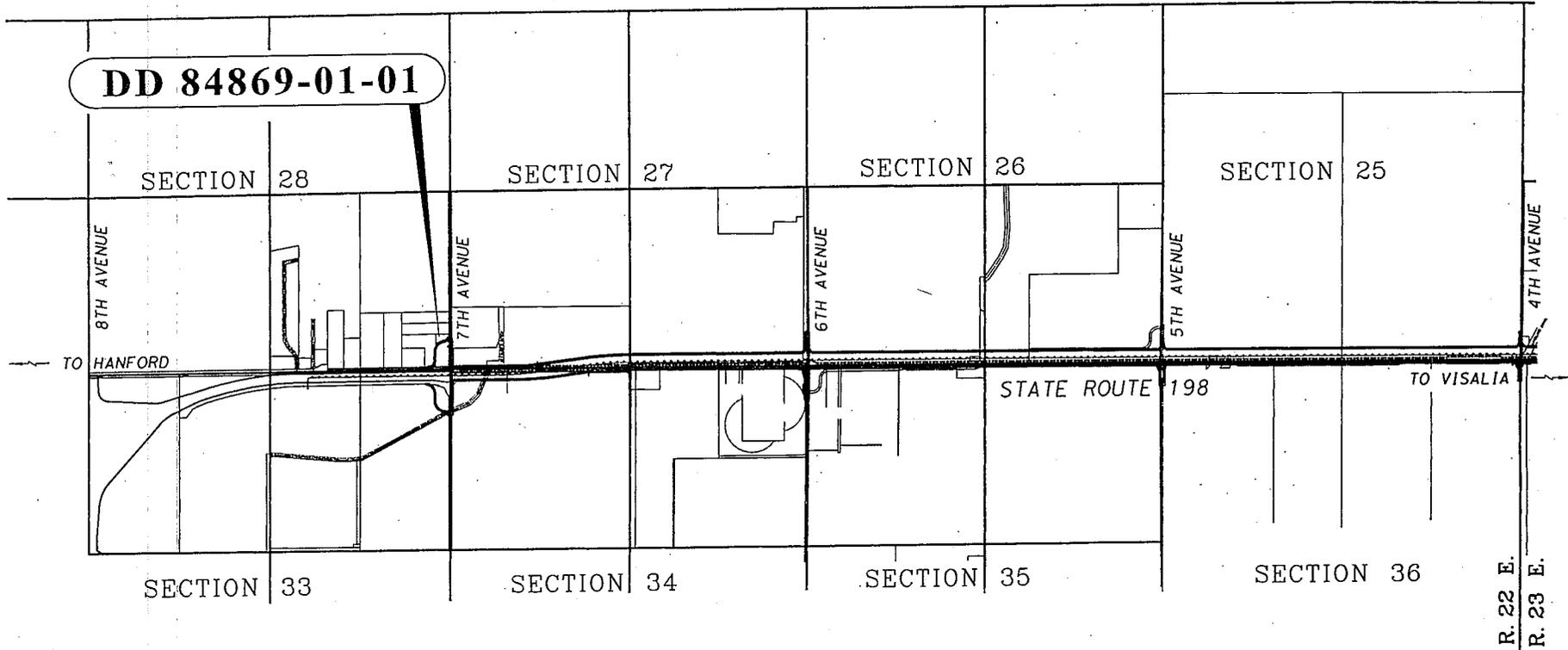
DIRECTOR'S DEED
 AREA MAP
 DD 69271-01-01

No Scale

August 2007

T. 18 S., R. 22 E., M.D.B. & M.

DD 84869-01-01



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

**DIRECTORS DEED
 AREA MAP FOR
 DD 84869-01-01**

NOT TO SCALE

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
06	KIN	198	22.5	1	2

T.18 S., R.22 E., M.D.B. & M.
SECTION 28

SECTION 27

DD 84869-01-01

23,616 Sq. Ft. / 0.54 AC

S89°48'37"W 190.99'

58.14'
N0°24'17"E

207.44'
S0°24'17"W

2654.77'

PARCEL
MAP

N31°02'30"E
67.30'

AVENUE

PROP. LINE

PARI

25'

25'

BK. 4;

PG. 70

471.42'

KCR

40'

7th

EXIST HWY R/W

STATE

ROUTE

198

SECTION LINE

327.22'

EXIST HWY R/W

POINT OF BEGINNING



NOTES

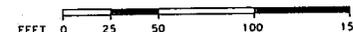
Coordinates and bearings are on CCS 1983(1991.35) Zone 4. Distances and stationing are grid distances. Divide by 0.9999471 to obtain ground distances. All distances are in feet unless otherwise noted.

LEGEND

- ACCESS OPENING
- INDICATES CALC. PT.
- ▨ DD 84869-01-01
- ||| ACCESS PROHIBITED

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

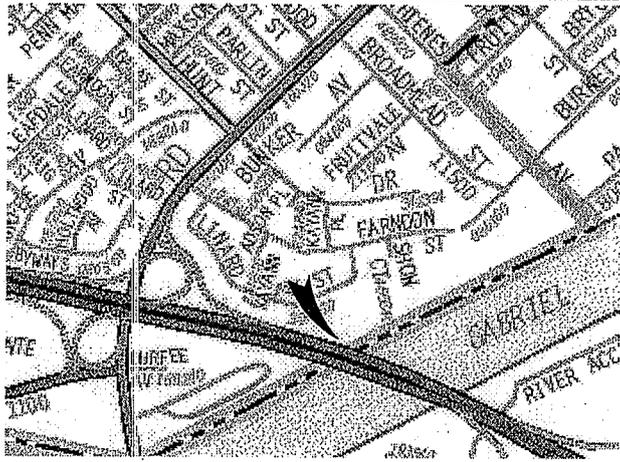
**DIRECTORS
DEED MAP
DD 84869-01-01**



DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
06	KIN	198	22.5	2	2

CITY OF SOUTH EL MONTE

DIST	COUNTY	ROUTE	POST MILE
07	LA	60	11.0

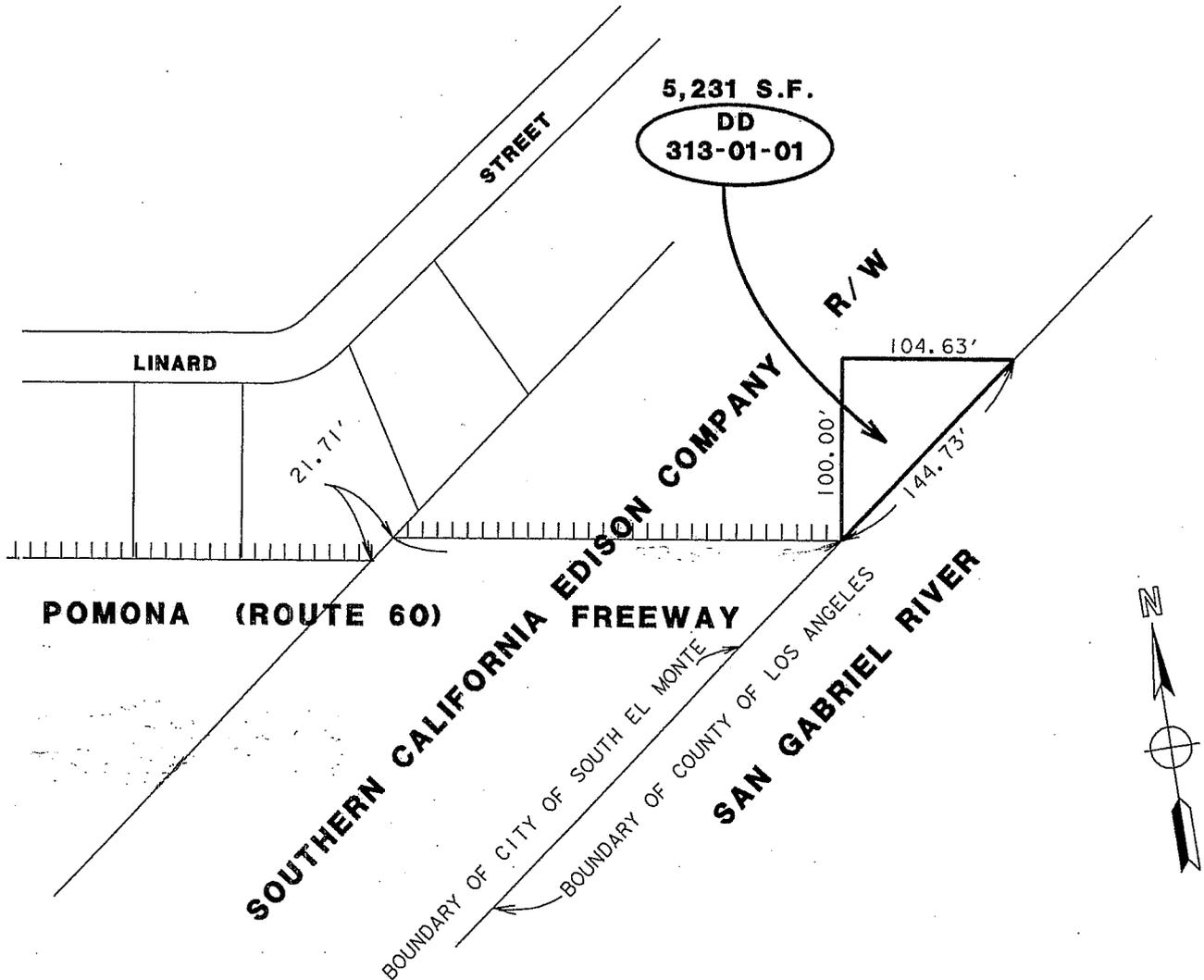


LOCATION MAP NO SCALE

PARCEL NO.
DK 313-01-01

AREA S.F.
5,231 S.F.

FOR INFORMATION OF THE
 COUNTY OF LOS ANGELES
 M.B. 23-007,08



STATE RETAINS ACCESS RIGHTS

CITY OF SOUTH EL MONTE

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

DIRECTOR'S DEED DK 313-01-01

REF. MAP: F1787-4

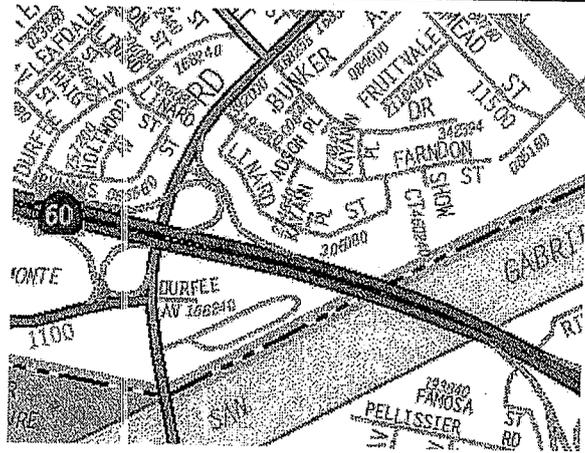
SCALE: NONE

DRWN: FC CHKD: JNV

DATE: 06-06-2005

CITY OF SOUTH EL MONTE

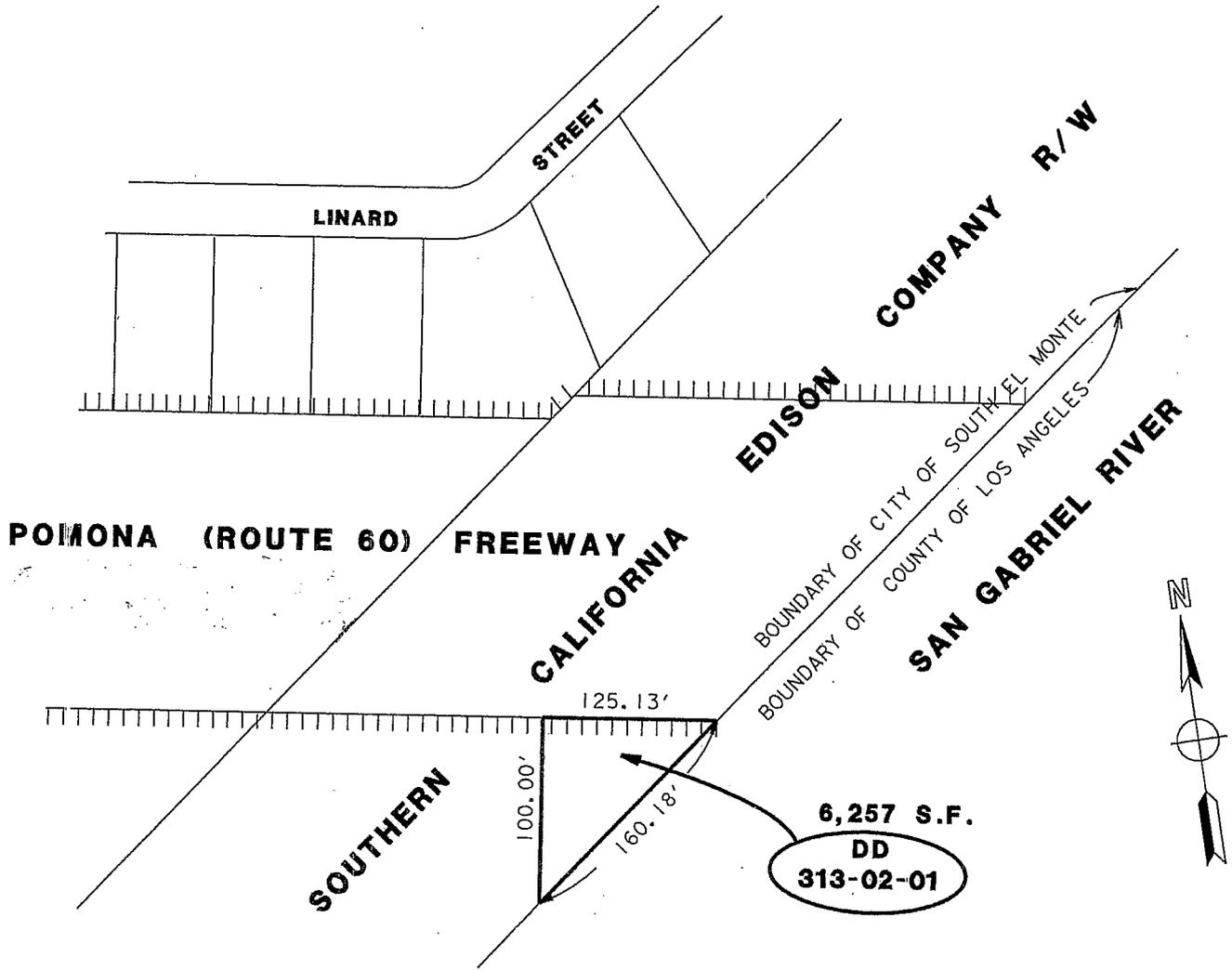
DIST	COUNTY	ROUTE	POST MILE
07	LA	60	11.0



LOCATION MAP NO SCALE

PARCEL NO.
DK 313-02-01

AREA S.F.
6,257 S.F.



STATE RETAINS ACCESS RIGHTS

CITY OF SOUTH EL MONTE

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

DIRECTOR'S DEED DK 313-02-01

REF. MAP: F1787-4

SCALE: NONE

DRWN: FC CHKD: JNV

DATE: 06-06-2005

DRAWING BY: L. TORRES DATE: 05-30-08 CHECKED BY: A. SANDOVAL DATE: 06-09-08 SCRIVENER BY: A. SANDOVAL DATE: 06-09-08

DIST.	COUNTY	ROUTE	POST MILE
08	Riv.	215	R38.8

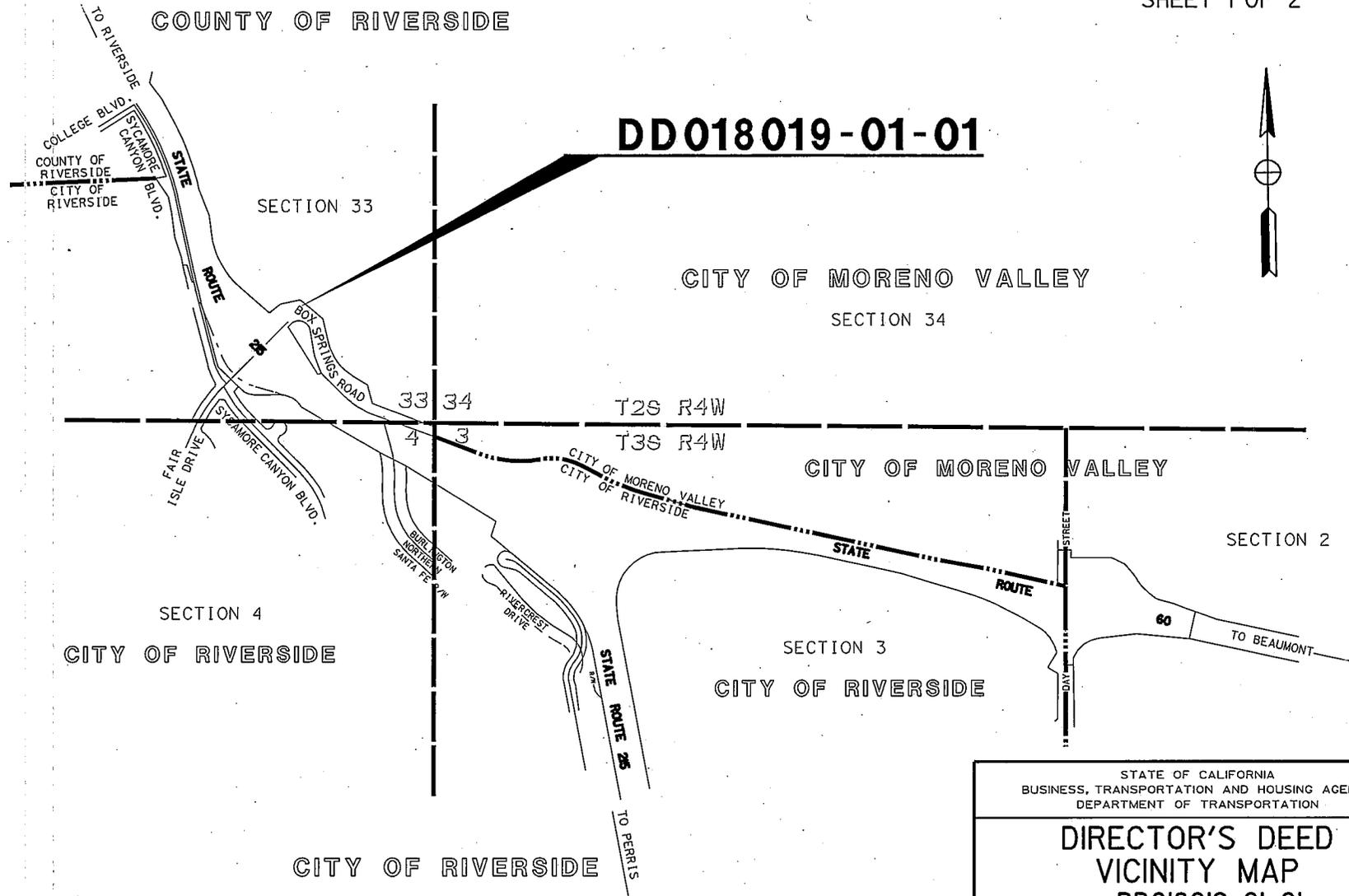
T. 2 S. R. 4 W. S.B.M.

EXHIBIT "B"

SHEET 1 OF 2

COUNTY OF RIVERSIDE

DD018019-01-01



SECTION 4
CITY OF RIVERSIDE

CITY OF MORENO VALLEY
SECTION 34

CITY OF MORENO VALLEY

SECTION 3
CITY OF RIVERSIDE

CITY OF RIVERSIDE

T. 3 S. R. 4 W. S.B.M.

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

**DIRECTOR'S DEED
VICINITY MAP
DD018019-01-01**

SCALE: NONE	DATE: 06-09-08
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DRAWING BY: L. TORRES | DATE: 05-30-08 | CHECKED BY: A. SANDOVAL | DATE: 06-09-08 | SCRIVENER BY: A. SANDOVAL | DATE: 06-09-08

COUNTY OF RIVERSIDE
T. 2 S. R. 4 W. S.B.M.

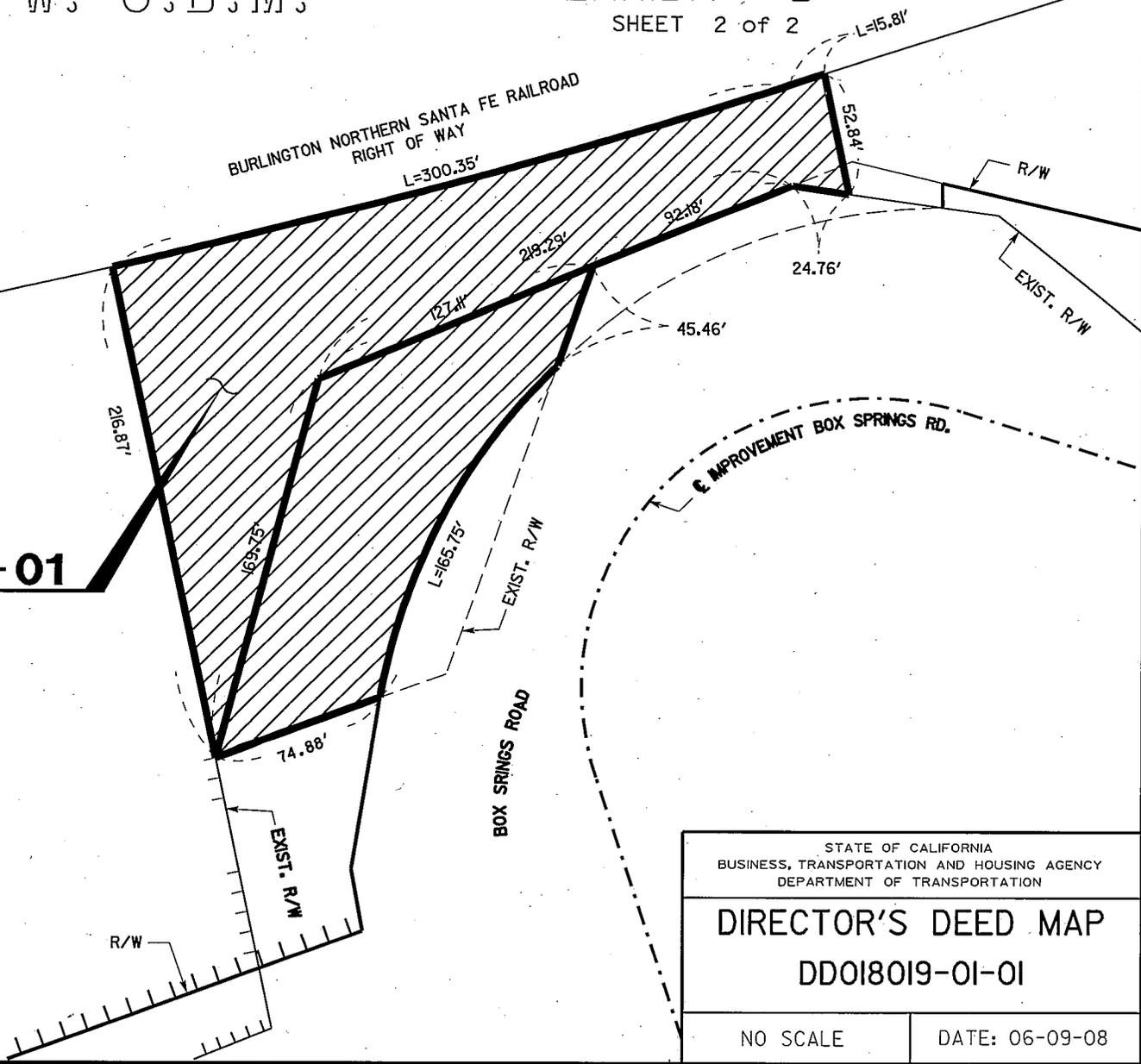
DIST.	COUNTY	ROUTE	POST MILE
08	Riv.	215	R38.8

EXHIBIT "B"
SHEET 2 of 2

DD018019-01-01

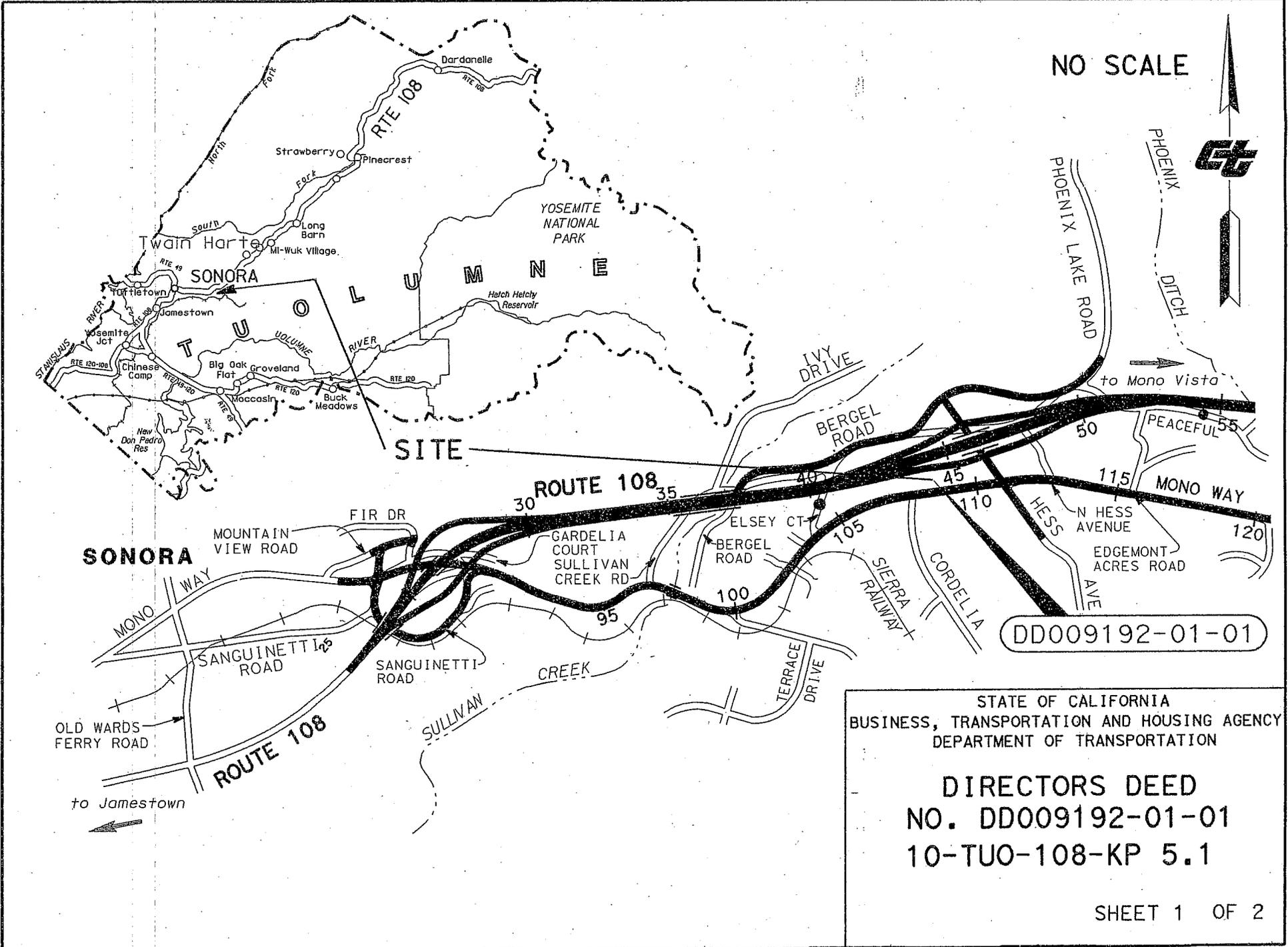
SECTION 33

GATEWAY STONE ASSOCIATES



STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION	
DIRECTOR'S DEED MAP DD018019-01-01	
NO SCALE	DATE: 06-09-08

NO SCALE



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

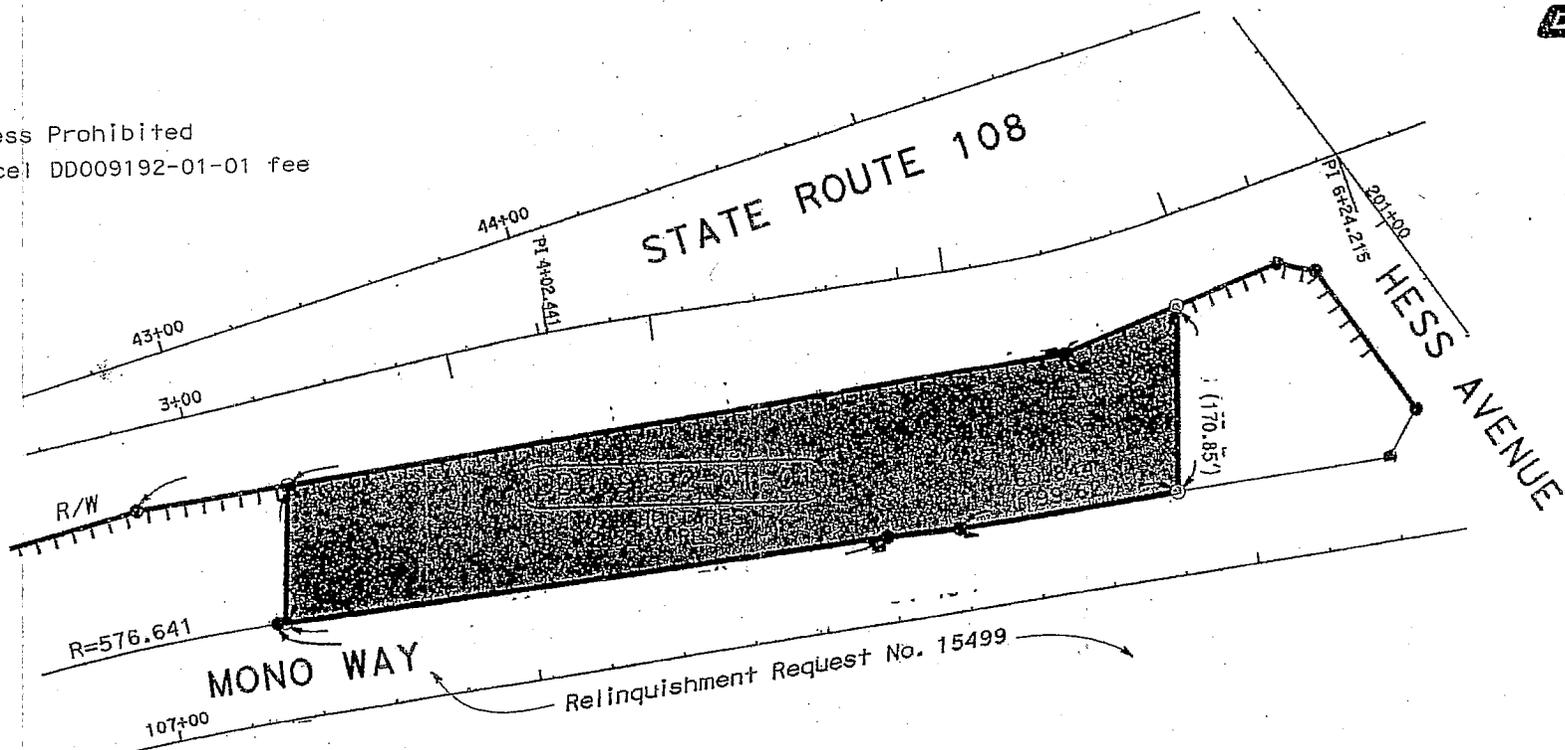
DIRECTORS DEED
NO. DD009192-01-01
10-TUO-108-KP 5.1

SHEET 1 OF 2

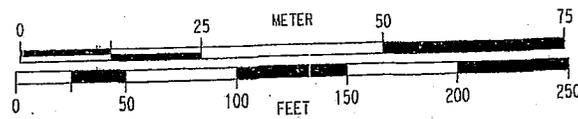
T. 2 N., R. 15 E., M.D.M.
SECTION 33



Access Prohibited
Parcel DD009192-01-01 fee



TUOLUMNE COUNTY



SCALE 1:1000

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

DIRECTOR'S DEED
NO. DD009192-01-01

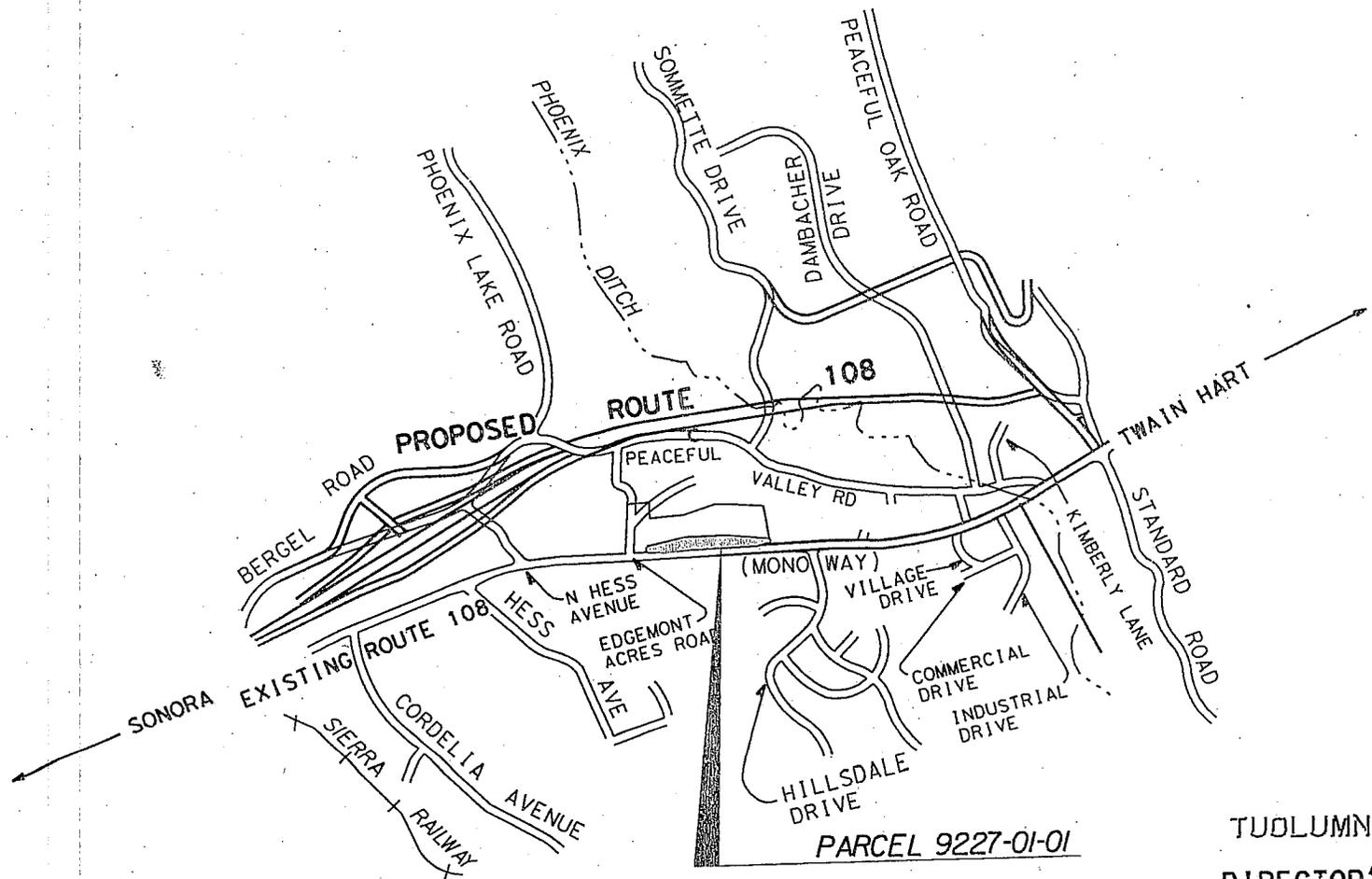
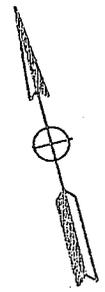
1.021 HECTARES ±
(2.52 ACRES) ±

10-TUO-108-KP 5.1

SHEET 2 OF 2

T 2 N., R 15 E., M.D.M.
SECTION 33

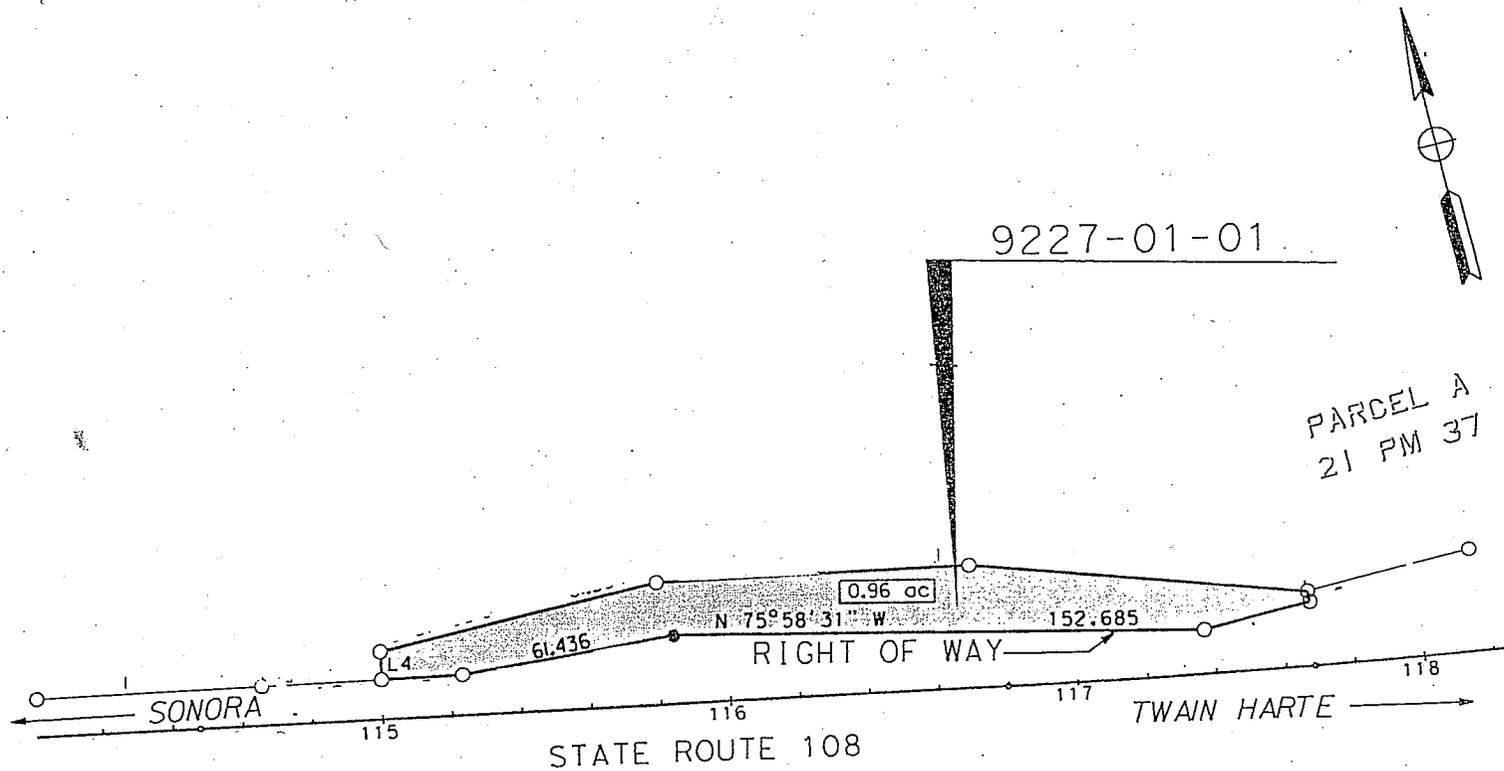
DIST	COUNTY	RTE	POST MILE
10	TUO	108	PM3.4/KP 5.5



TUOLUMNE COUNTY
DIRECTOR'S DEED MAP
NO SCALE OCTOBER 2006
SHEET 1 OF 2

DIST	COUNTY	RTE	POST MILE
10	TUO	108	PM3.4/KP 5.5

T 2 N., R 15 E., M.D.M.
SECTION 33



LEGEND

- (1) DIRECTOR'S DEED COURSE NUMBER
- ROAD

NOTE:

PARCEL 9227-01-01, SHOWN ABOVE, IS BEING CONVEYED SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES OF RECORD, OR LEGALLY ACQUIRED AFFECTING SAID PARCEL.

TUOLUMNE COUNTY
DIRECTOR'S DEED MAP
NO SCALE OCTOBER 2006
SHEET 2 OF 2

Attachment 12B