State of California
DEPARTMENT OF TRANSPORTATION

Business, Transportation and Housing Agency

Memorandum

TAB 71

To: CHAIR AND COMMISSIONERS
CALIFORNIA TRANSPORTATION COMMISSION

CTC Meeting: June 27-28, 2012

Reference No.: 2.4d.
REPLACEMENT ITEM
Action Item

From: NORMA ORTEGA
Chief Financial Officer

Prepared by: Mark Weaver
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 conveyance 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 $1,368,807. The State will receive a return of $1,345,107 from the sale of these properties. A recapitulation of the items presented and corresponding maps are attached.

ISSUE:

01-03-BUT-99 PM 3.6 — Gridley
Disposal Unit #DD 022740-01-01 — 3.85 acres
Convey to: Nicacio Soria Rodriguez — $50,800 (Public Sale Estimate $50,000)
Public Sale. Subject property sold via sealed bid sale on May 3, 2012. There were three registered and active bidders.

02-03-SUT-99 PM 30.5 — Yuba City
Disposal Unit #DK 23145-01-01 — 0.28 acres
Convey to: Rajinder & Paramdeep Chohan — $70,500 (Public Sale Estimate $60,000)
Public Sale. Subject property sold via sealed bid sale on May 3, 2012. There were three registered and active bidders.

03-04-Ala-92 PM 12.5 — Hayward
Disposal Unit #DD 036229-01-01 — 0.52 acres
Convey to: Kelly J. Lynch — $240,000 (Appraisal $240,000)
Direct sale to a current eligible tenant per Joint Stipulation of Class Settlement and Class Settlement Agreement and Release date December 17, 2010. Selling price represents the appraised value for the subject property.

04-04-Ala-238 PM 13.8 Hayward
Disposal Unit #DD 032736-01-02 0.23 acres
Convey to: Keith Rankin and Wendy Rankin $315,000 (Appraisal $350,000)
Direct sale to a current eligible tenant per Joint Stipulation of Class Settlement and Class Settlement Agreement and Release dated December 17, 2010. Selling price represents the appraised value, after adjustment for smaller lot size, for the subject property.

05-04-Ala-238 PM 13.6x Hayward
Disposal Unit #DD 032739-01-01 0.19 acres
Convey to: Michael O'Donnell and Amanda Symons $235,000 (Appraisal $235,000)
Direct sale to a current eligible tenant per Joint Stipulation of Class Settlement and Class Settlement Agreement and Release date December 17, 2010. Selling price represents the appraised value for the subject property.

06-04-Ala-238 PM 13.7 Hayward
Disposal Unit #DD 032743-01-01 0.15 acres
Convey to: Steven D. Irwin and Charlotte M. Irwin $180,000 (Appraisal $180,000)
Direct sale to a current eligible tenant per Joint Stipulation of Class Settlement and Class Settlement Agreement and Release date December 17, 2010. Selling price represents the appraised value for the subject property.

07-04-Ala-238 PM 12.5 Hayward
Disposal Unit DD #033899-01-01 0.22 acres
Convey to: Joseph John Riley $230,000 (Appraisal $230,000)
Direct sale to a current eligible tenant per Joint Stipulation of Class Settlement and Class Settlement Agreement and Release date December 17, 2010. Selling price represents the appraised value for the subject property.

08-04-SF-80 PM 8.0 San Francisco County
Disposal Unit #DK 000513-X1-X1 26.12 acres
Convey to: City and County of San Francisco, a body politic and a corporation of the State of California $0 (Appraisal N/A)
Direct conveyance for no monetary consideration to convey an obsolete easement to the City and County of San Francisco.

09-05-SCr-01 PM 15.1 Santa Cruz
Disposal Unit #DD 004155-01-01 0.004 acres
Convey to: Ralph P. Cortez and Norma S. Cortez $1 (Appraisal $1)
Direct sale to adjoining owner of small, irregularly-shaped landlocked area adjacent to the soundwall on Route 1 in Santa Cruz.

10-05-SCr-01 PM 15.1 Santa Cruz
Disposal Unit #DD 004155-01-02 0.003 acres
Convey to: Salvatore D. Bisagno and Kary Lynne Bisagno $1 (Appraisal $1)
Direct sale to adjoining owner of small, irregularly-shaped landlocked area adjacent to the soundwall on Route 1 in Santa Cruz.

11-05-SCr-01 PM 15.1 Santa Cruz
Disposal Unit #DD 004155-01-03 0.003 acres
Convey to: Leon Velazquez Duenas and Raquel B. Duenas $1 (Appraisal $1)
Direct sale to adjoining owner of small, irregularly-shaped landlocked area adjacent to the soundwall on Route 1 in Santa Cruz.

12-05-SCr-01 PM 15.1 Santa Cruz
Disposal Unit #DD 004155-01-04 0.003 acres
Convey to: David E. Whiting and Robin L. Whiting $1 (Appraisal $1)
Direct sale to adjoining owner of small, irregularly-shaped landlocked area adjacent to the soundwall on Route 1 in Santa Cruz.

13-05-SCr-01 PM 15.1 Santa Cruz
Disposal Unit #DD 004155-01-05 0.007 acres
Convey to: The Mihara Family Trust $1 (Appraisal $1)
Direct sale to adjoining owner of small, irregularly-shaped landlocked area adjacent to the soundwall on Route 1 in Santa Cruz.

14-05-SCr-01 PM 15.2 Santa Cruz
Disposal Unit #DD 004156-02-01 0.016 acres
Convey to: David Baxter $1 (Appraisal $1)
Direct sale to adjoining owner of small, irregularly-shaped landlocked area adjacent to the soundwall on Route 1 in Santa Cruz.

15-05-SCr-01 PM 15.2 Santa Cruz
Disposal Unit #DD 004156-02-02 0.027 acres
Convey to: Charles L Giubbini $1 (Appraisal $1)
Direct sale to adjoining owner of small, irregularly-shaped landlocked area adjacent to the soundwall on Route 1 in Santa Cruz.

16-05-SLO-58 PM 4.7 Santa Margarita
Disposal Unit #DD 002967-01-02 4.25 acres
Convey to: Kaiser Sand & Gravel Company $21,300 (Appraisal $21,300)
Direct sale to the only adjoining owner. The highest and best use of the subject property is as plottage to the adjoining property.

17-07-LA-105 PM 3.1 — Hawthorne
Disposal Unit #DK 071552-2 & #DK 000913-02-01 — 1.318 acres
Convey to: LA County Metropolitan Transportation Authority — $0 (Appraisal N/A)
Direct conveyance pursuant to master cooperative agreement between the Department of Transportation and Los Angeles County Metropolitan Transportation Authority (MTA). Conveyance is at no cost for transit support facilities. Conveyance includes a quitclaim of a sound wall footing easement that is no longer required.

18-07-LA-110 PM 22.4 — Los Angeles
Disposal Unit #DD 000913-01-02 — 0.049 acres
Convey to: LA Metropolis, LLC — $2,500 (Appraisal $2,500)
Direct sale to the only adjoining owner. The highest and best use of the subject property is as plottage to the adjoining property.

19-12-Ora-74 PM 2.6 — Irvine
Disposal Unit #DD101888-01-01 — 0.49 acres
Convey to: DMB SAN JUAN INVESTMENT NORTH, LLC — $0 (Appraisal N/A)
Direct conveyance for no monetary consideration. The subject property was donated to County, then transferred to the State, for use in the construction of the State's highway project for the widening of a portion of Ortega Highway proximate to Antonio Parkway/La Pata Avenue in County of Orange. Although language was inadvertently omitted from conveyance contract, the intent was to return unused portion of the donated property to original grantor.

Attachments

TAB 71
Replacement Item

SUMMARY OF DIRECTOR'S DEEDS - 2.4d.
PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION - June 27-28, 2012

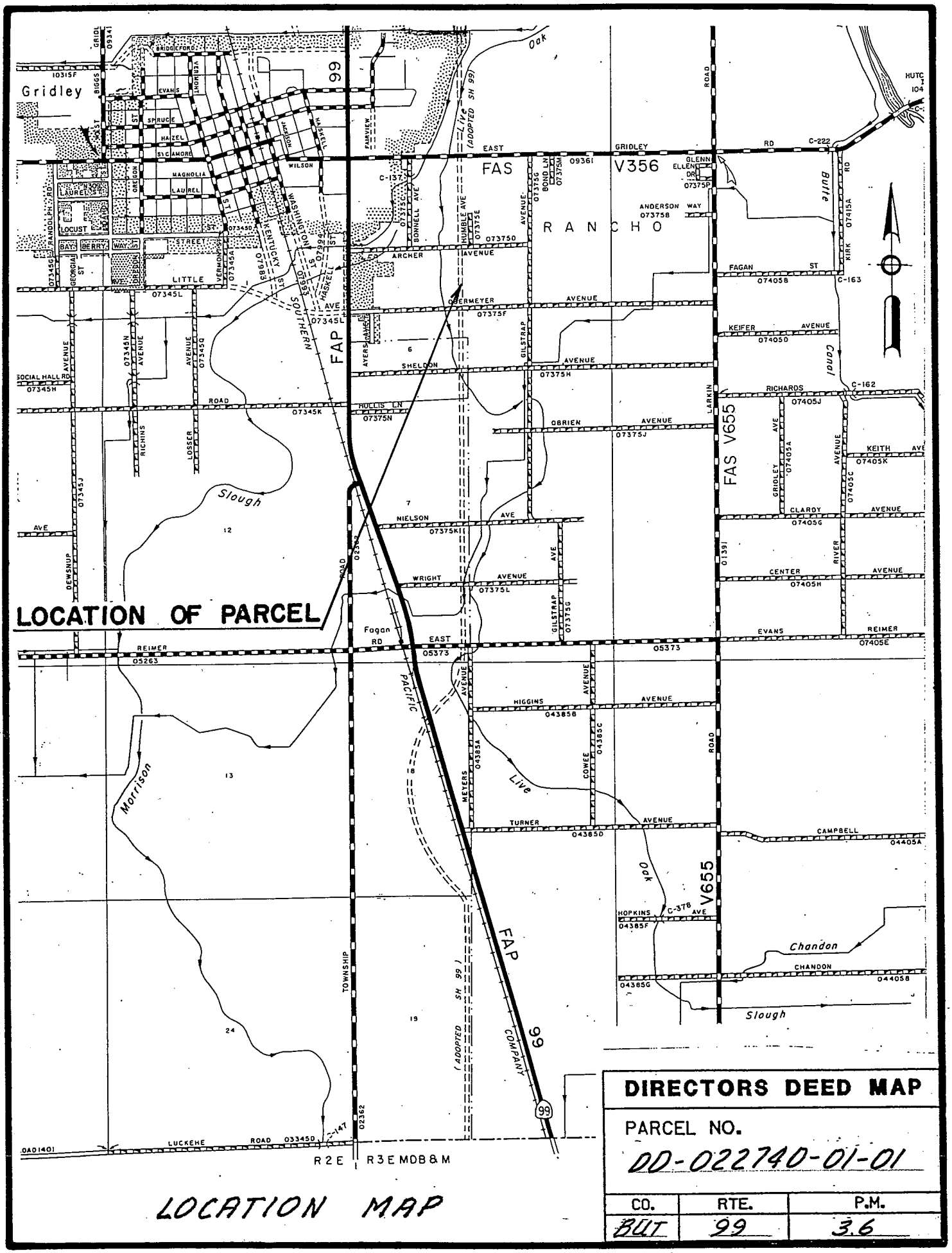
Table I - Volume by Districts

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	$0.00	$0.00	0%
02	0	0			0	$0.00	$0.00	0%
03	0	2			2	$110,000.00	$121,300.00	119%
04	6	0			6	$1,235,000.00	$1,200,000.00	97%
05	8	0			8	$21,307.00	$21,307.00	100%
06	0	0			0	$0.00	$0.00	0%
07	2	0			2	$2,500.00	$2,500.00	100%
08	0	0			0	$0.00	$0.00	0%
09	0	0			0	$0.00	$0.00	0%
10	0	0			0	$0.00	$0.00	0%
11	0	0			0	$0.00	$0.00	0%
12	1	0			1	$0.00	$0.00	0%
Total	**17**	**2**			19	$1,368,807.00	$1,345,107.00	98%

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	17	$1,258,807.00	$1,223,807.00	97%
Public Sales	2	$110,000.00	$121,300.00	110%
Non-Inventory Conveyances				
Sub-Total	19	**$1,368,807.00**	**$1,345,107.00**	98%
Other Funded Sales	0			
Total	**19**	**$1,368,807.00**	**$1,345,107.00**	**98%**

Attachment A



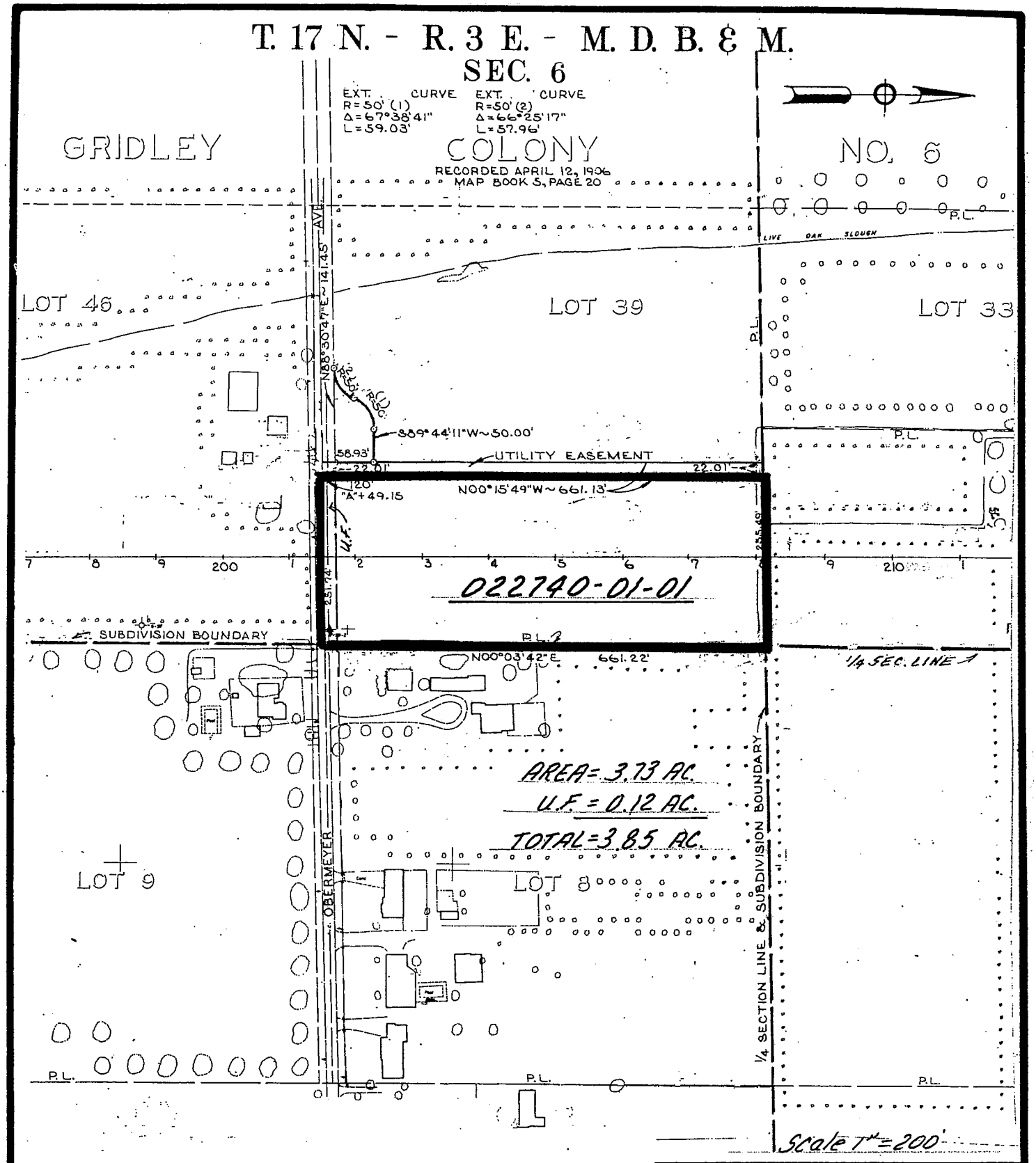
DIRECTORS DEED MAP

PARCEL NO.

DD-022740-01-01

CO.	RTE.	P.M.
BUT	99	3.6

Attachment 1A



Attachment 1B

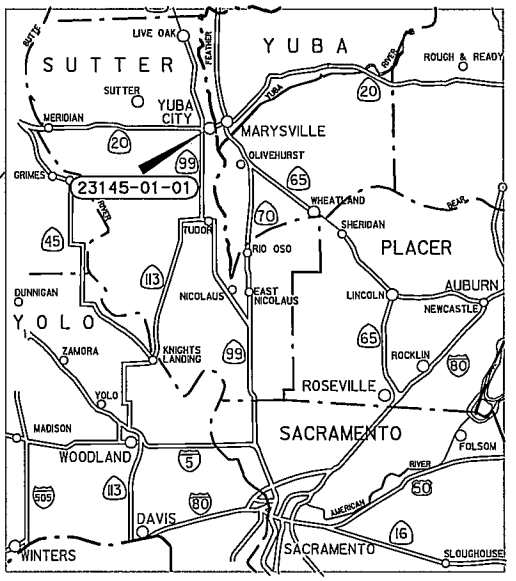
YUBA CITY

COUNTY OF SUTTER

STATE ROUTE 20

T15N R3E, MDB&M
SECTION 21

LOCATION MAP
DIRECTOR'S DEED 23145-01-01



LOUISE AVE

KELTON WAY

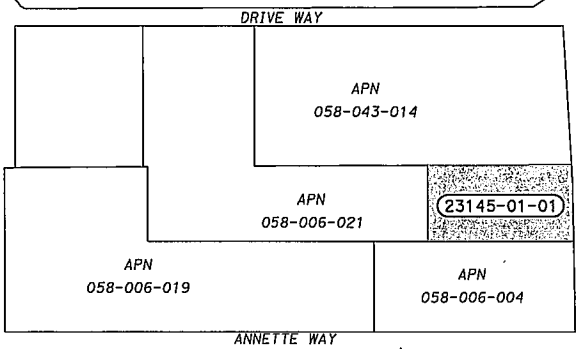
99

ABANDONED RAIL ROAD

W. ONSTOTT ROAD

E. ONSTOTT ROAD

DRIVE WAY



APPROXIMATE STATE RIGHT OF WAY

FRONTAGE ROAD

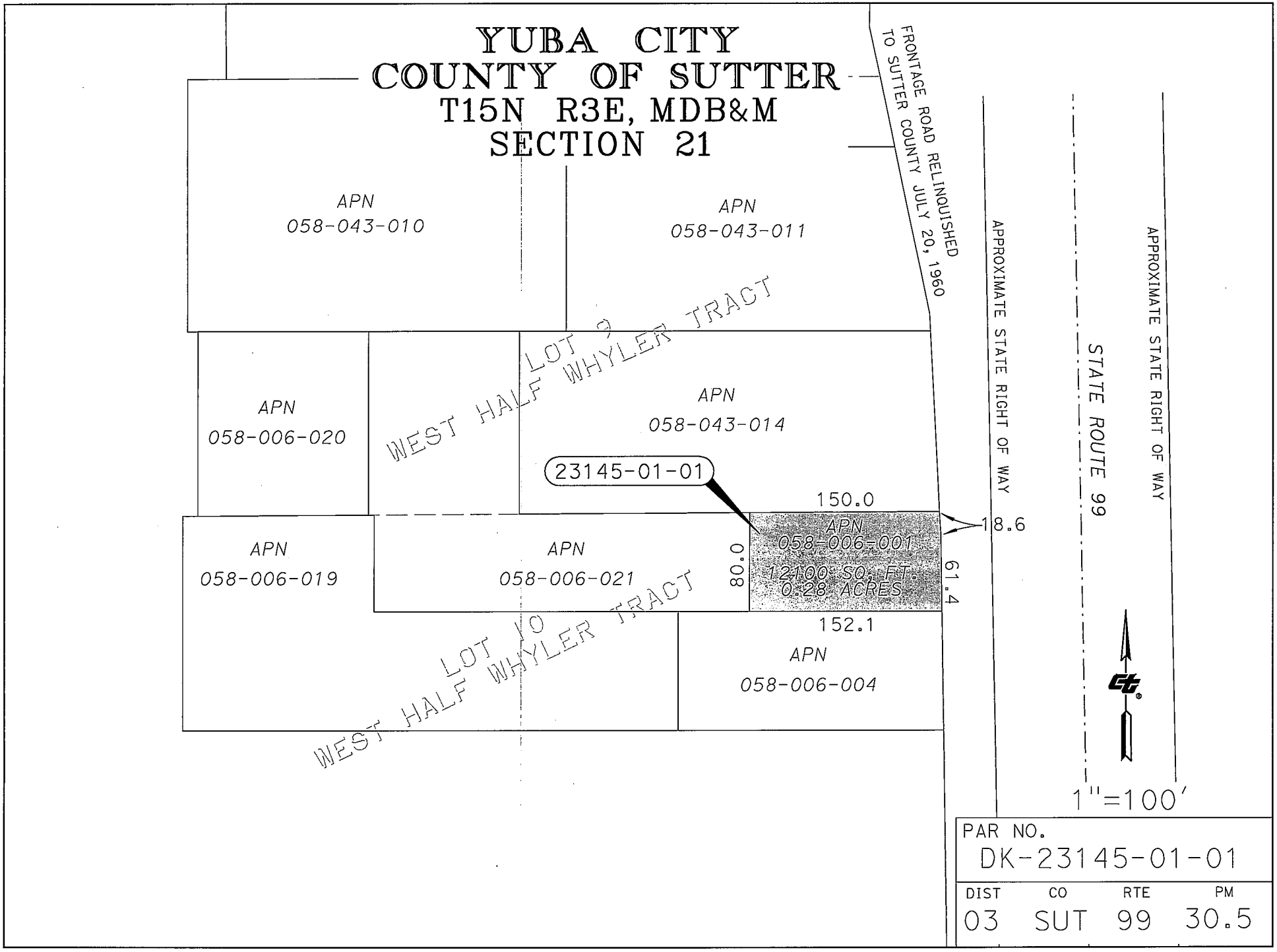
STATE ROUTE 99

APPROXIMATE STATE RIGHT OF WAY

1"=200'

PAR NO.			
DK-23145-01-01			
DIST	CO	RTE	PM
03	SUT	99	30.5

Attachment 2A

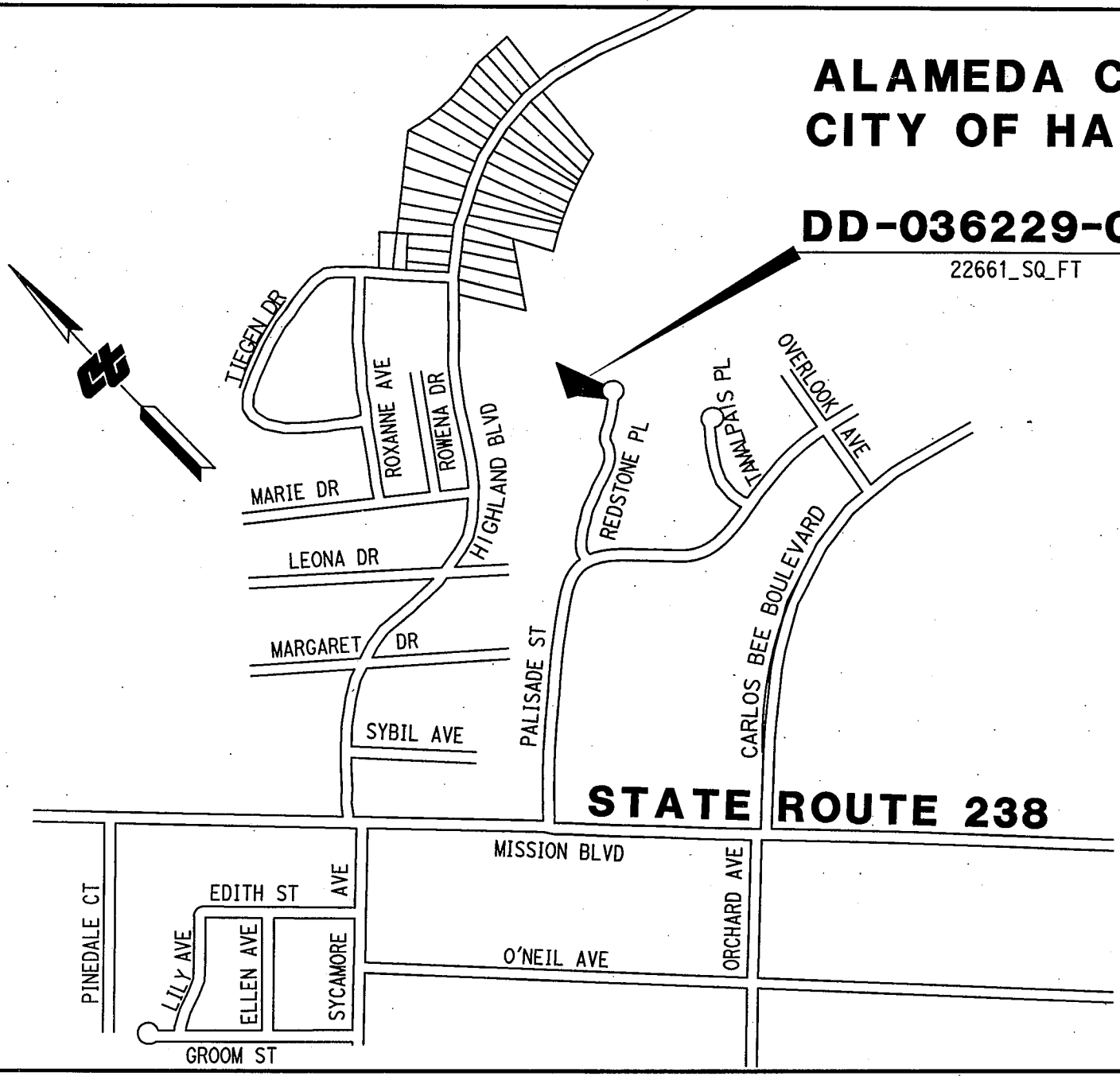


Attachment 2B

ALAMEDA COUNTY
CITY OF HAYWARD

DD-036229-01-01

22661_SQ_FT



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

DIRECTOR'S DEED
DD-036229-01-01

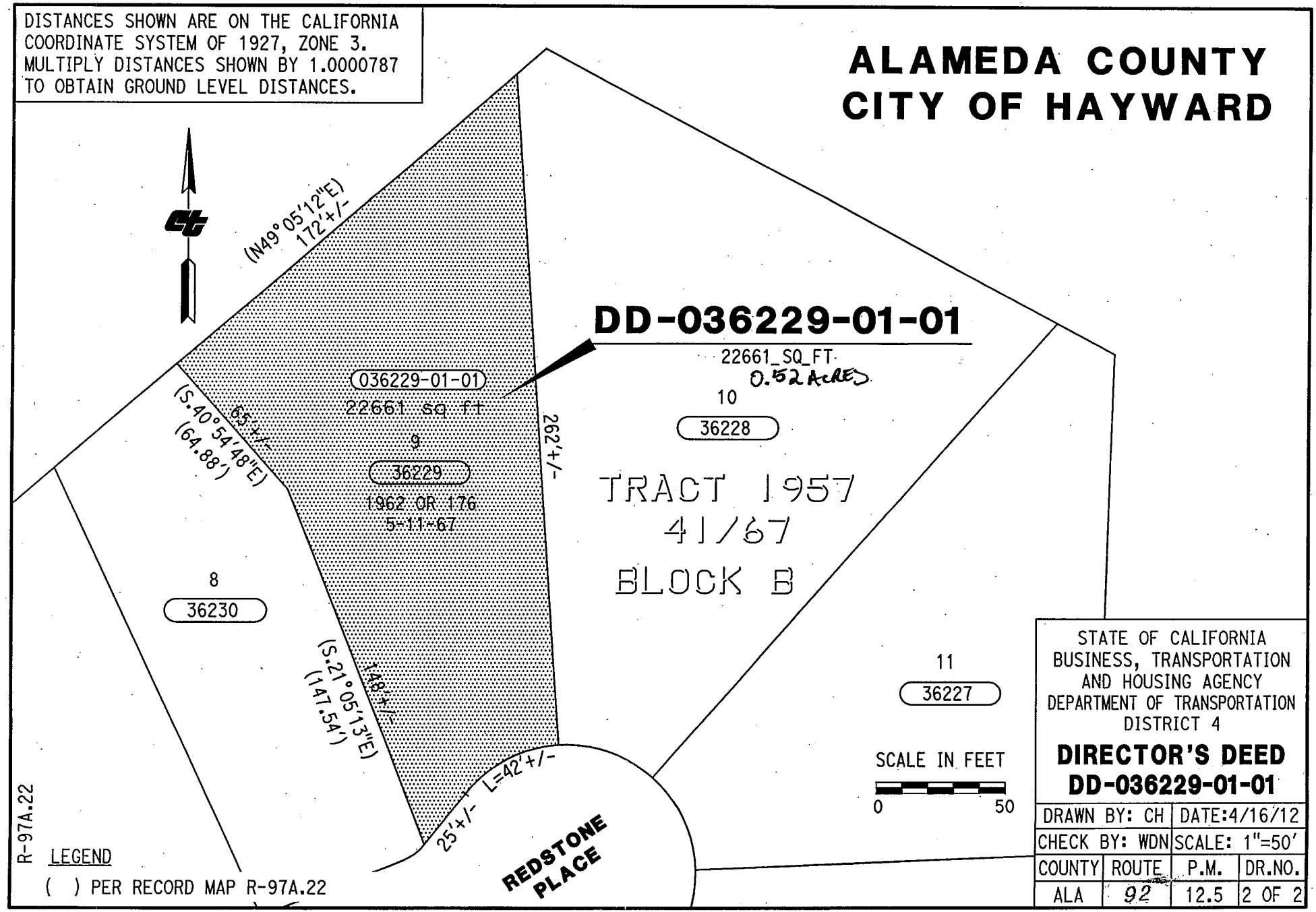
DRAWN BY: CH		DATE:4/17/12	
CHECK BY: WDN		NO SCALE	
COUNTY	ROUTE	P.M.	DR.NO.
ALA	92	12.5	1 OF 2

R-97A.22

Attachment 3A

DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.0000787 TO OBTAIN GROUND LEVEL DISTANCES.

ALAMEDA COUNTY
CITY OF HAYWARD



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

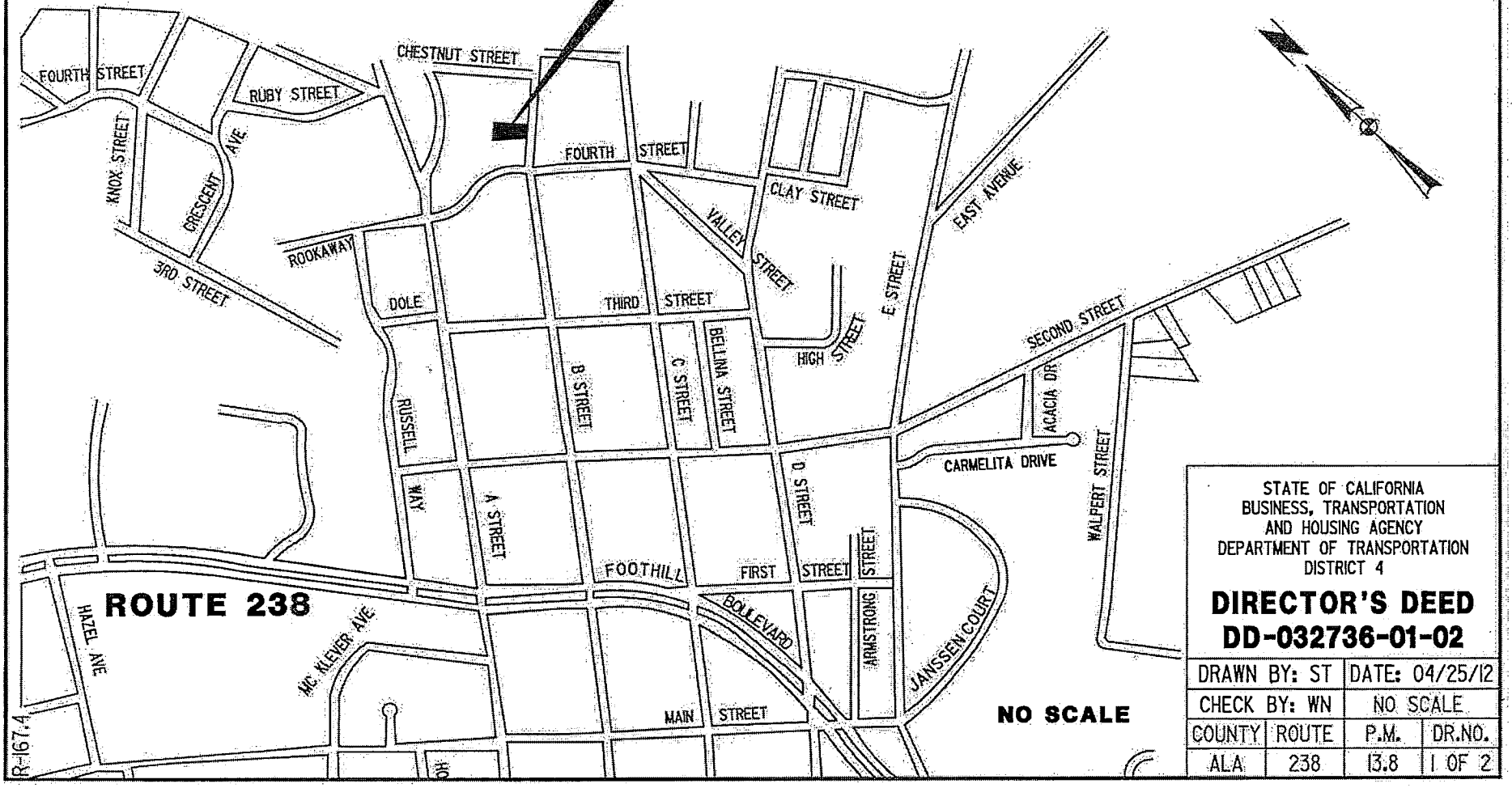
DIRECTOR'S DEED
DD-036229-01-01

DRAWN BY: CH	DATE:4/16/12		
CHECK BY: WDN	SCALE: 1"=50'		
COUNTY	ROUTE	P.M.	DR.NO.
ALA	92	12.5	2 OF 2

Attachment 3B

ALAMEDA COUNTY
CITY OF HAYWARD

DD-032736-01-02

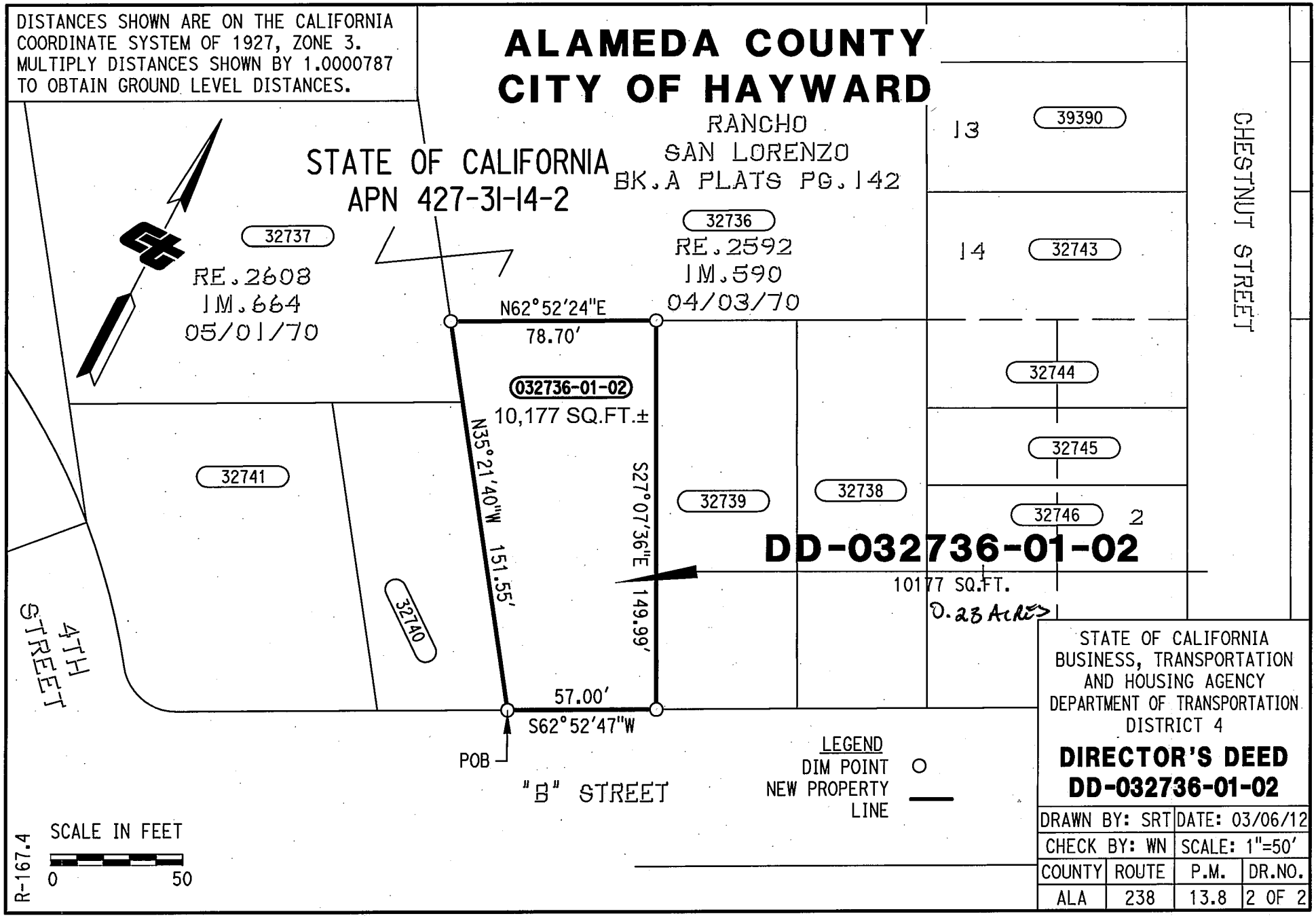


STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION
AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 4

DIRECTOR'S DEED
DD-032736-01-02

DRAWN BY: ST		DATE: 04/25/12	
CHECK BY: WN		NO SCALE	
COUNTY	ROUTE	P.M.	DR.NO.
ALA	238	13.8	1 OF 2

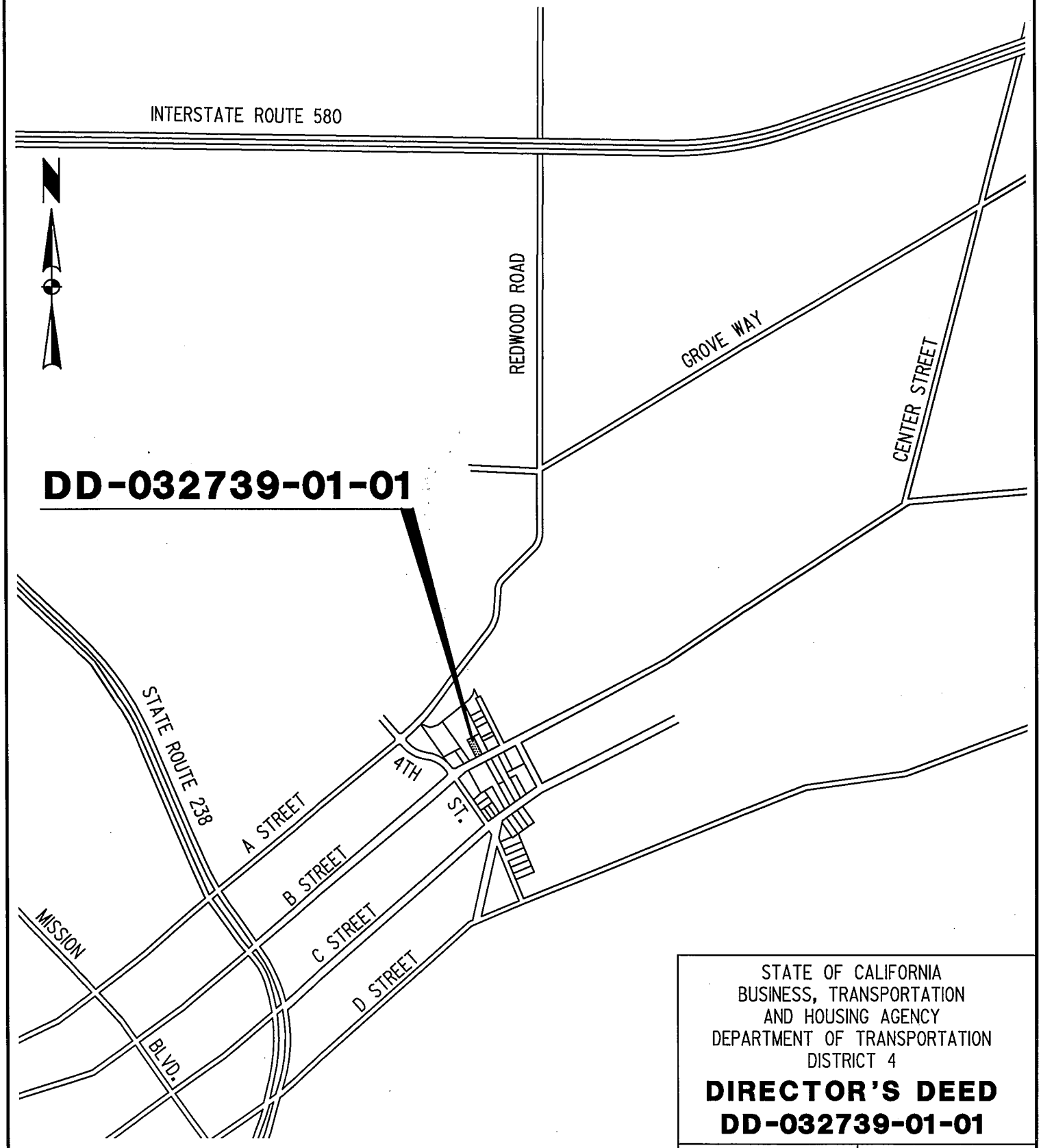
Attachment 4A



Attachment 4B

DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.0000787 TO OBTAIN GROUND LEVEL DISTANCES.

ALAMEDA COUNTY
CITY OF HAYWARD



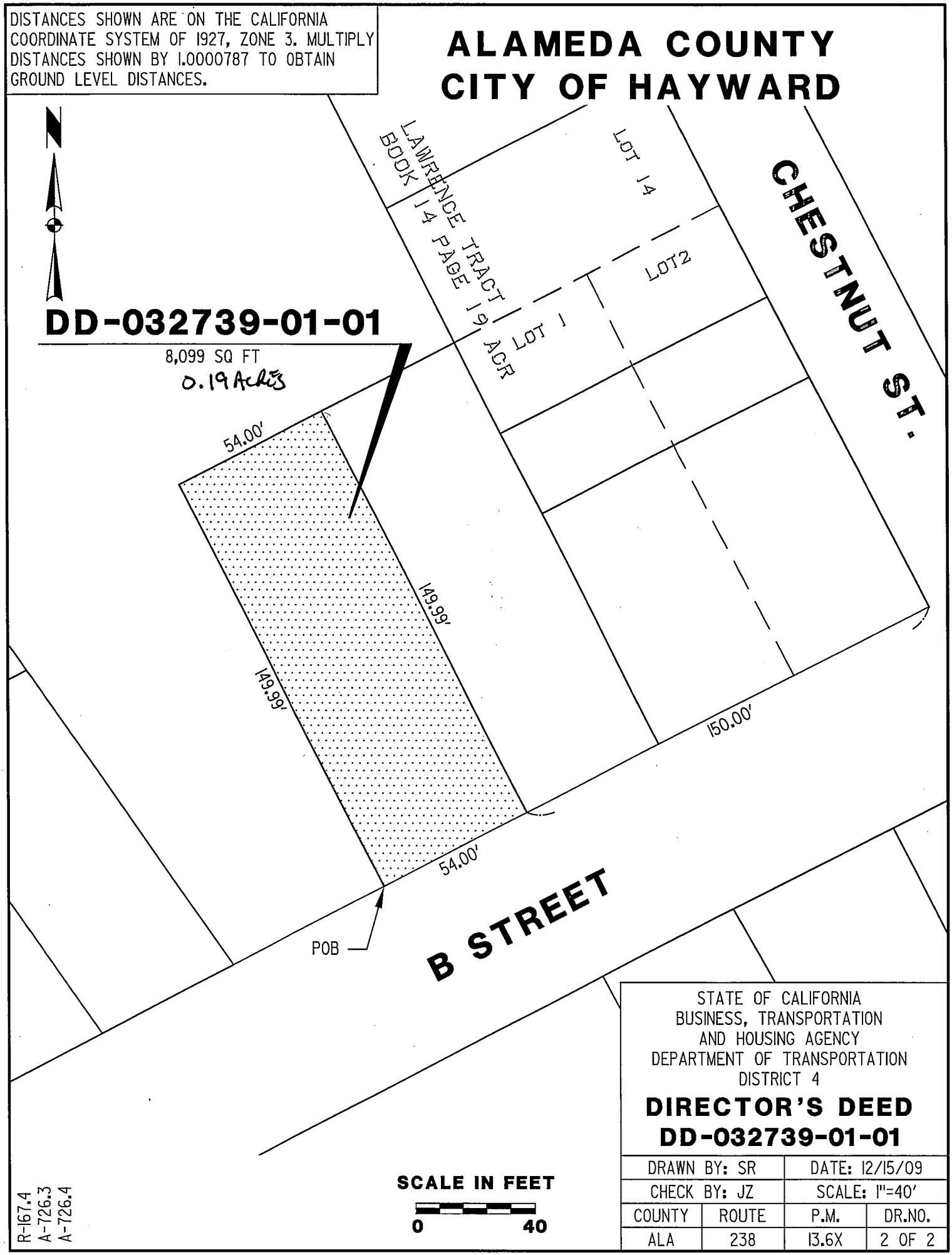
SCALE IN FEET
0 1000

R-167.4
A-726.3
A-726.4

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

DIRECTOR'S DEED
DD-032739-01-01

DRAWN BY: SR		DATE: 12/15/09	
CHECK BY: JZ		SCALE: 1"=1000'	
COUNTY	ROUTE	P.M.	DR.NO.
ALA	238	13.6X	1 OF 2



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

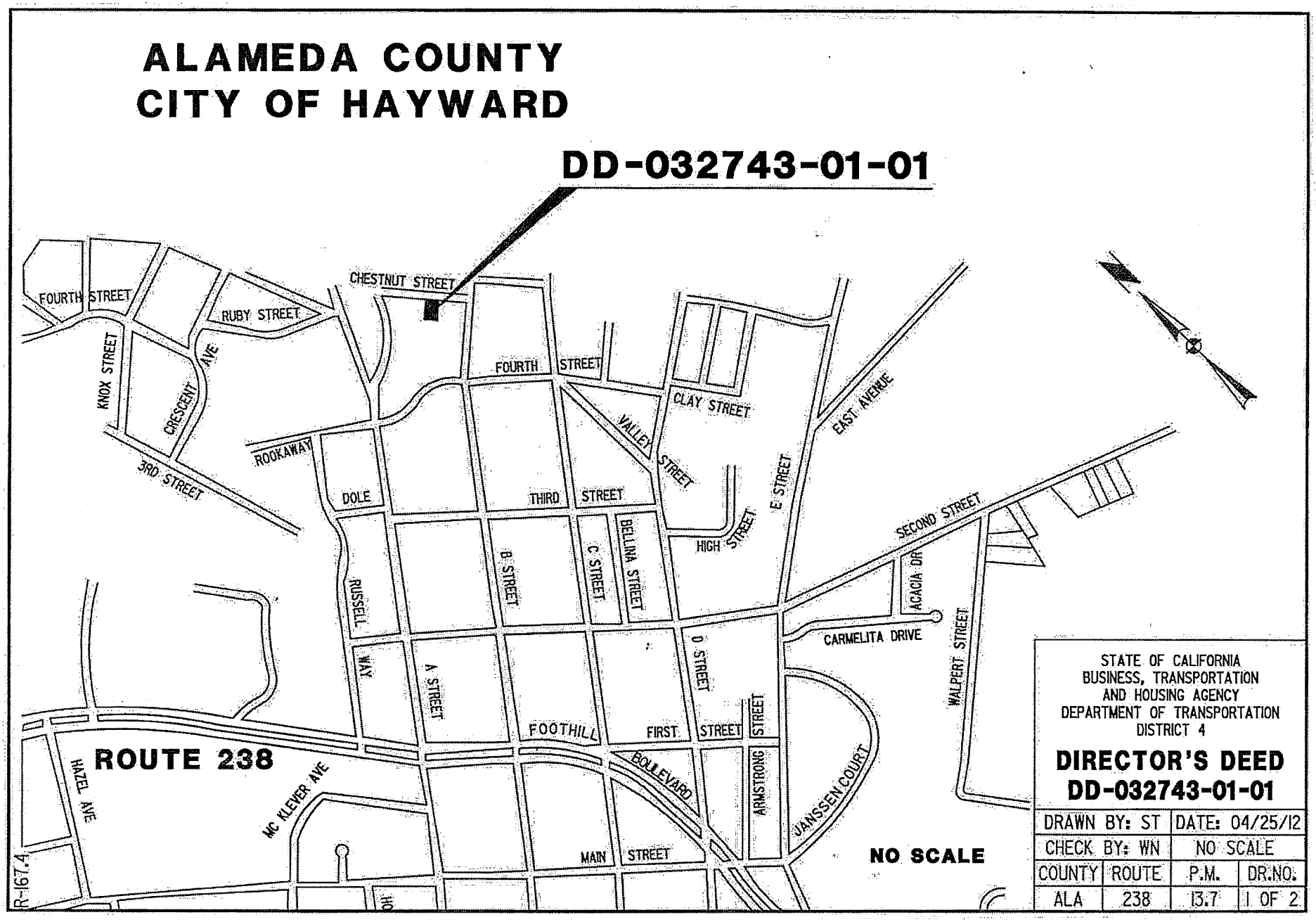
DIRECTOR'S DEED
DD-032739-01-01

DRAWN BY: SR		DATE: 12/15/09	
CHECK BY: JZ		SCALE: 1"=40'	
COUNTY	ROUTE	P.M.	DR.NO.
ALA	238	13.6X	2 OF 2

Attachment 5B

ALAMEDA COUNTY
CITY OF HAYWARD

DD-032743-01-01



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

DIRECTOR'S DEED
DD-032743-01-01

DRAWN BY: ST		DATE: 04/25/12	
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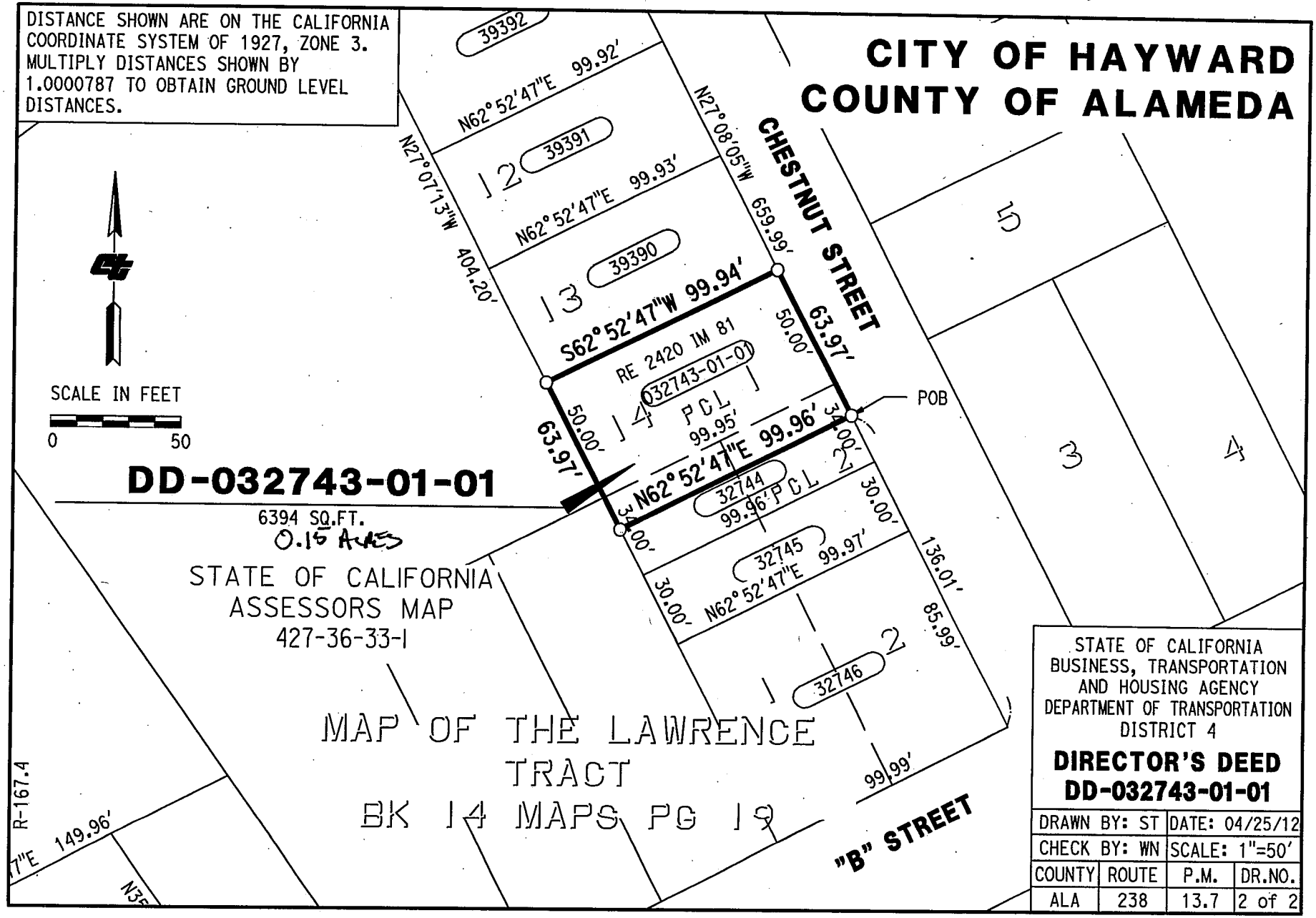
COUNTY	ROUTE	P.M.	DR.NO.
ALA	238	13.7	1 OF 2

Attachment 6A

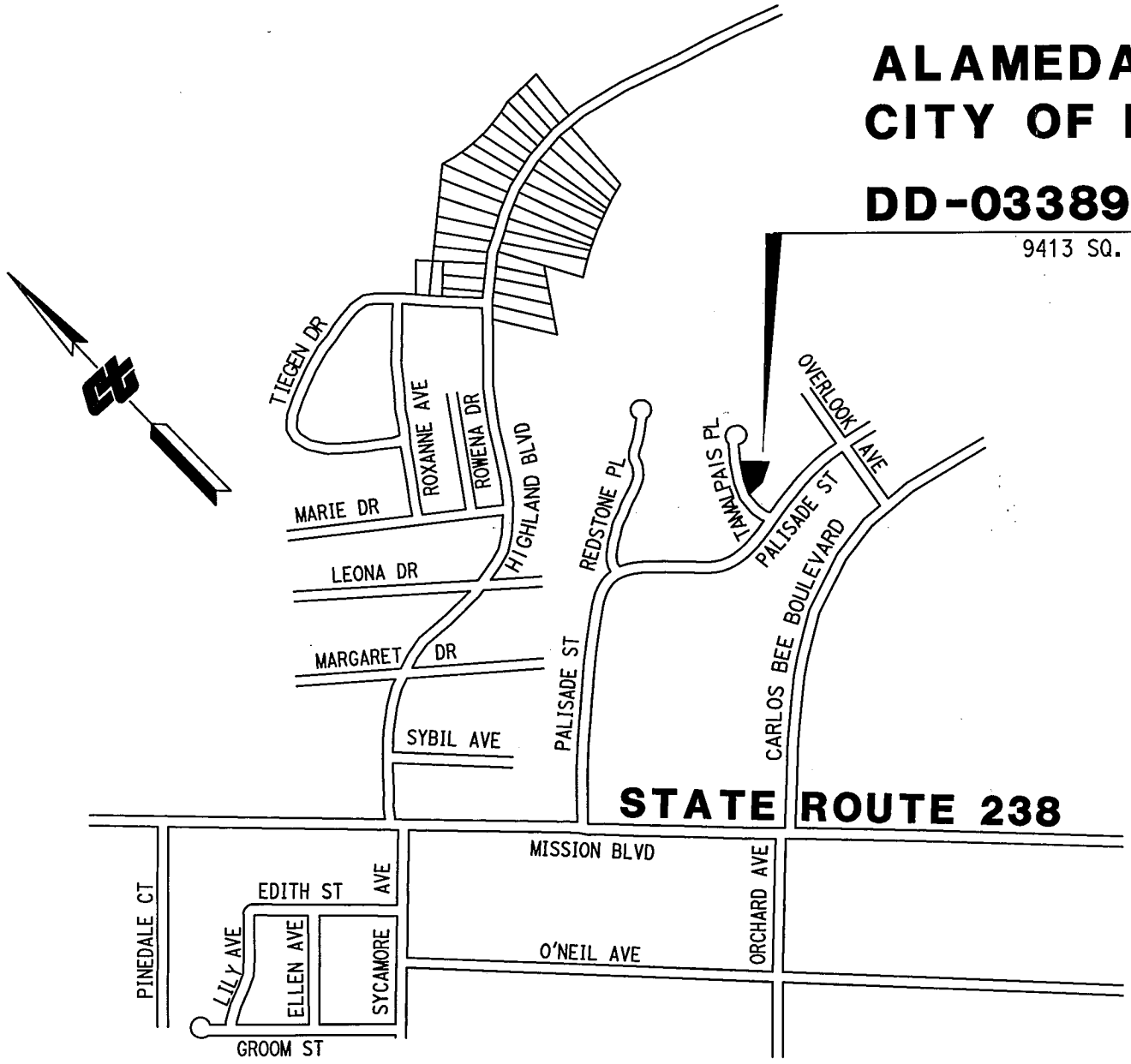


Attachment 6B

ALAMEDA COUNTY
CITY OF HAYWARD

DD-033899-01-01

9413 SQ. FT.



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

DIRECTOR'S DEED
DD-033899-01-01

DRAWN BY: CH		DATE:3/26/12	
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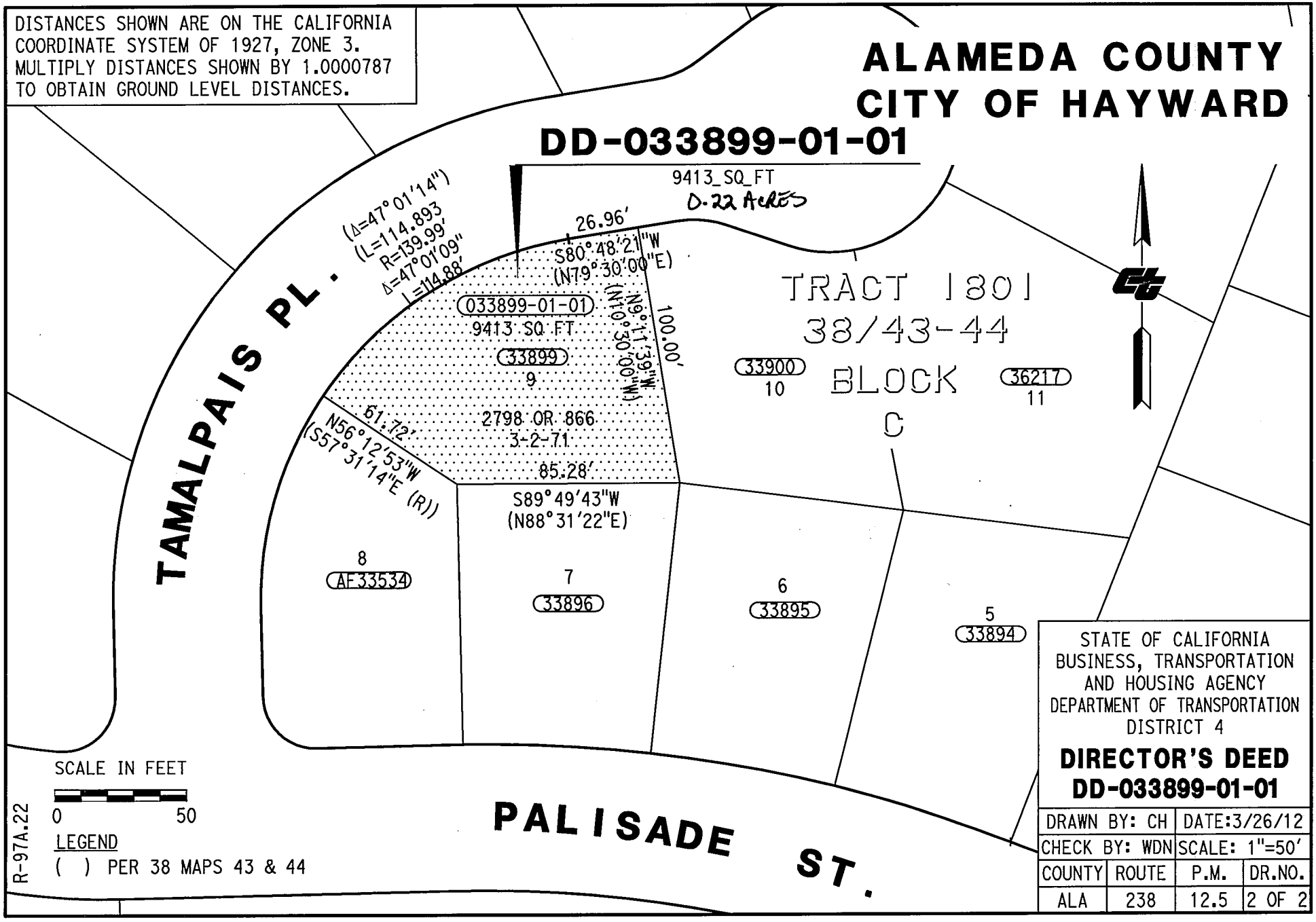
COUNTY	ROUTE	P.M.	DR.NO.
ALA	238	12.5	1 OF 2

R-97A.00

Attachment 7A



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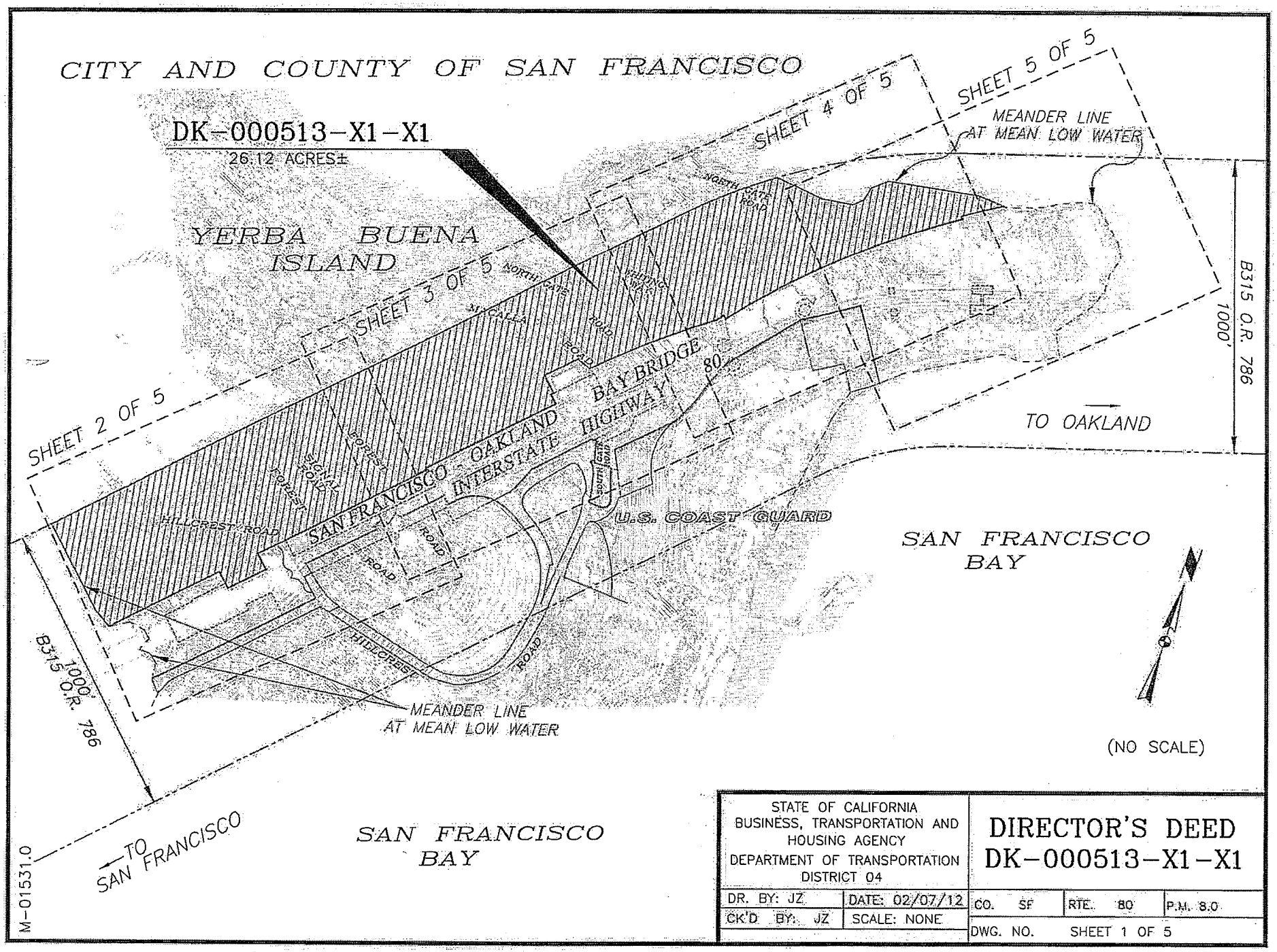
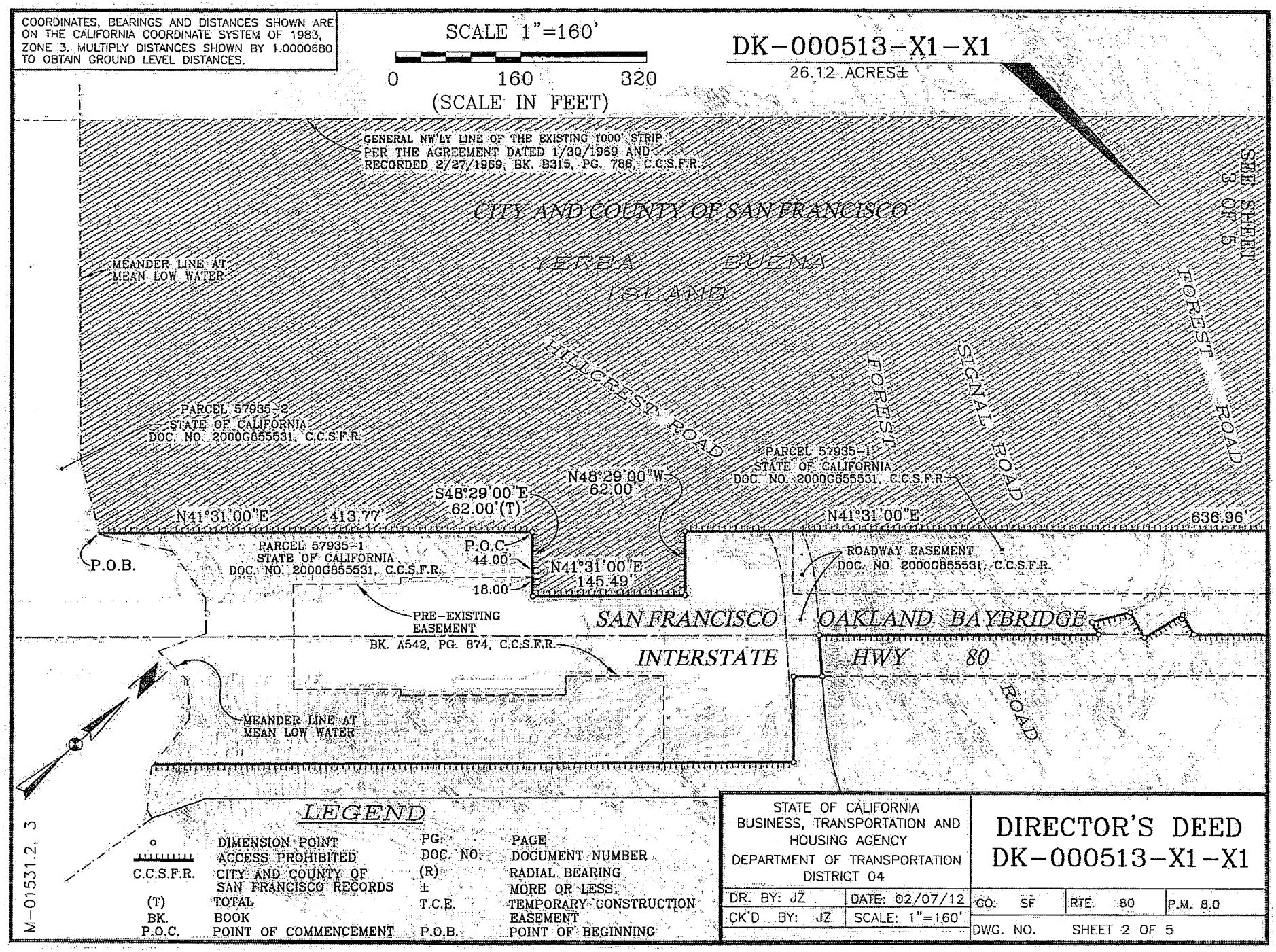
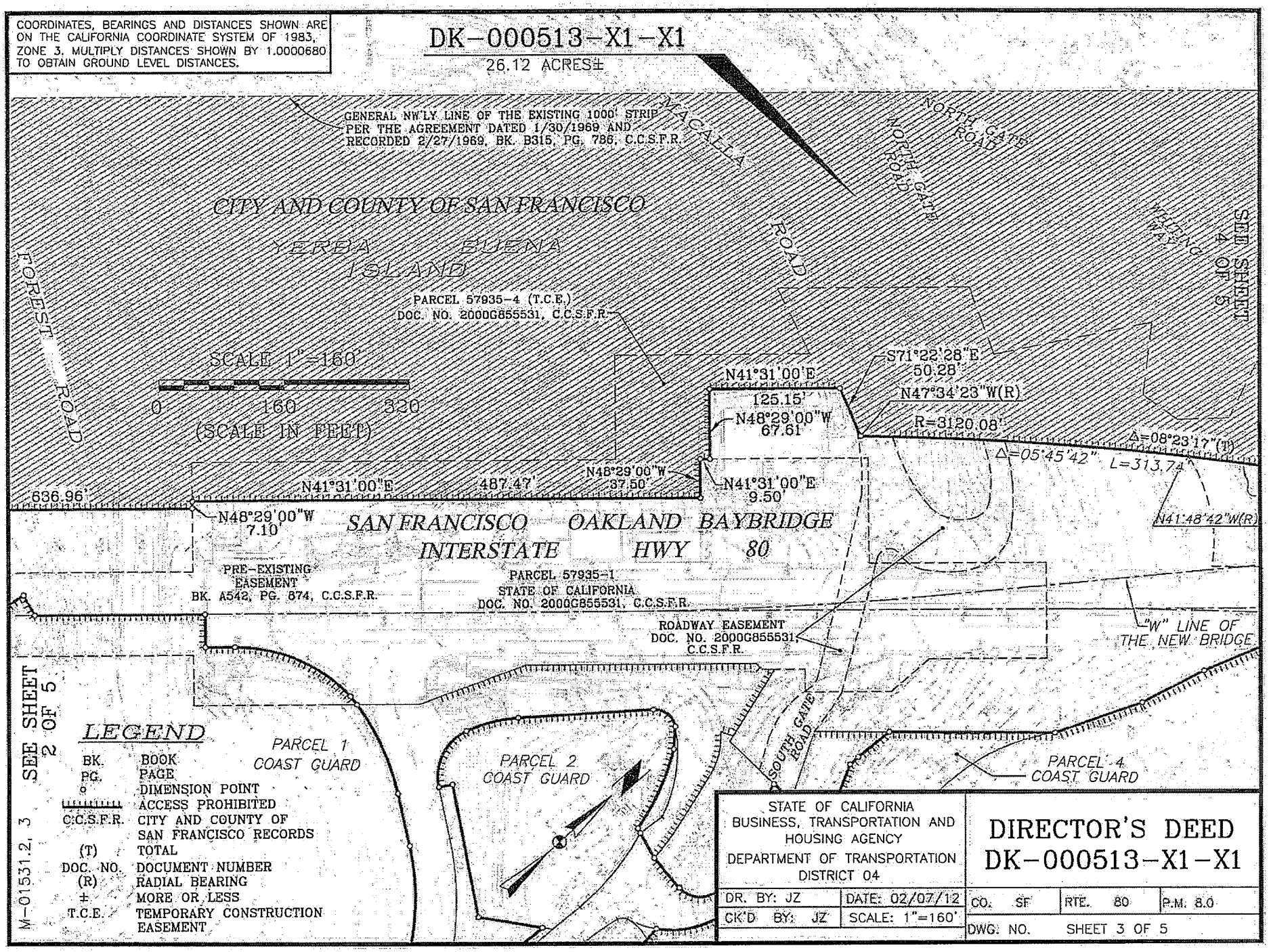


STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 04		DIRECTOR'S DEED DK-000513-X1-X1		
DR. BY: JZ	DATE: 02/07/12	CO. SF	RTE. 80	P.M. 8.0
CK'D BY: JZ	SCALE: NONE	DWG. NO.	SHEET 1 OF 5	

Attachment 8A



Attachment 8B



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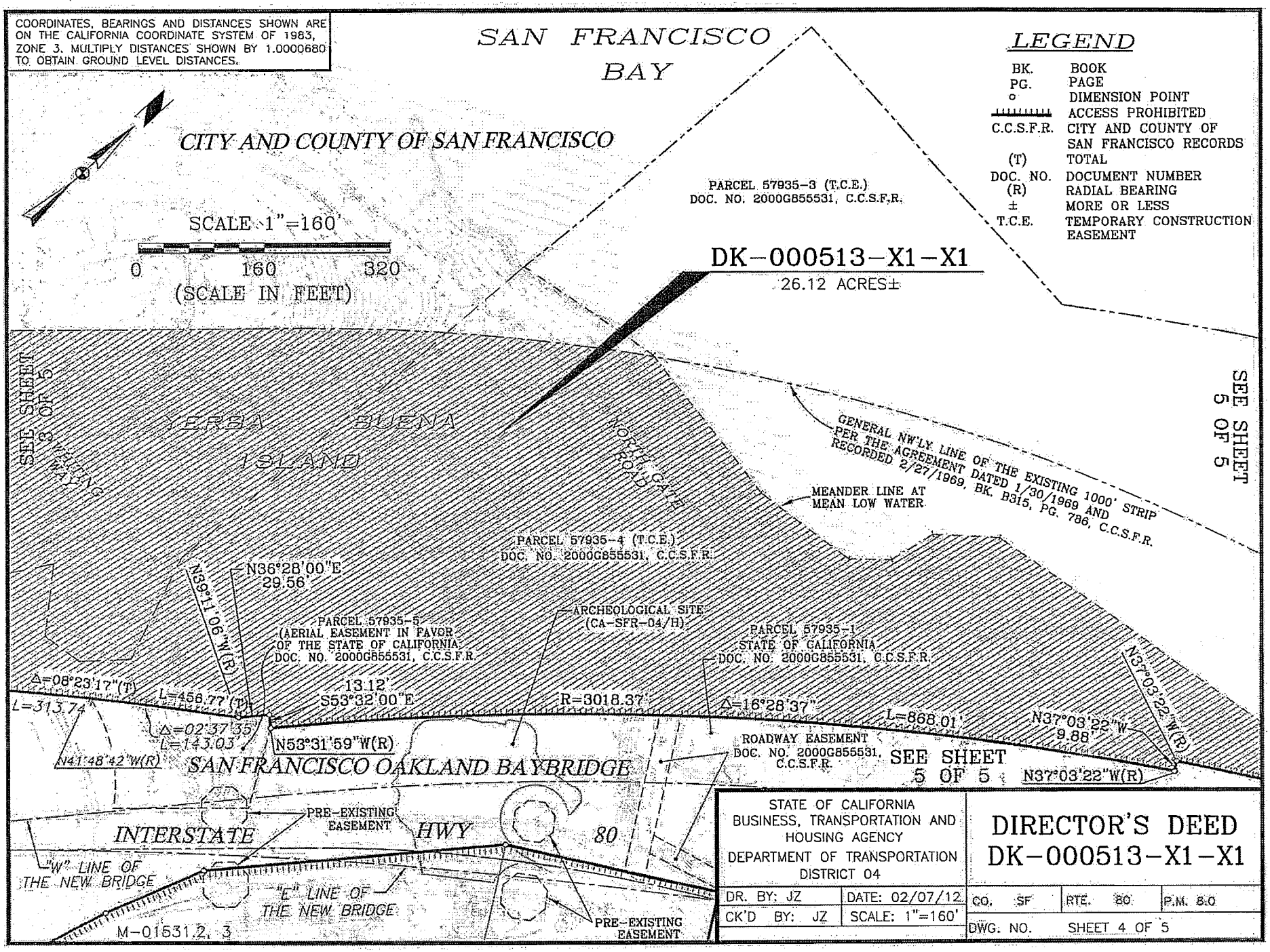

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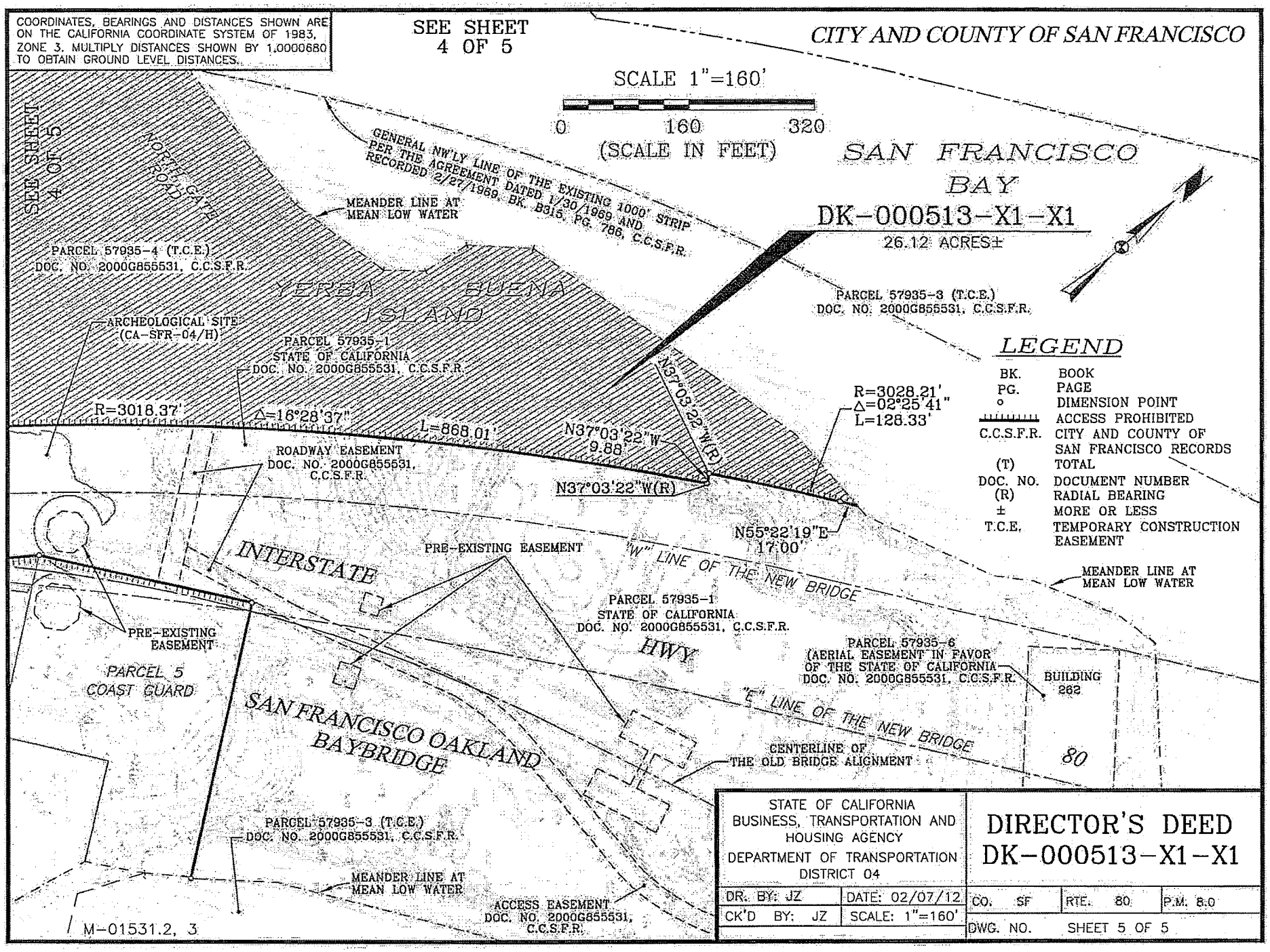

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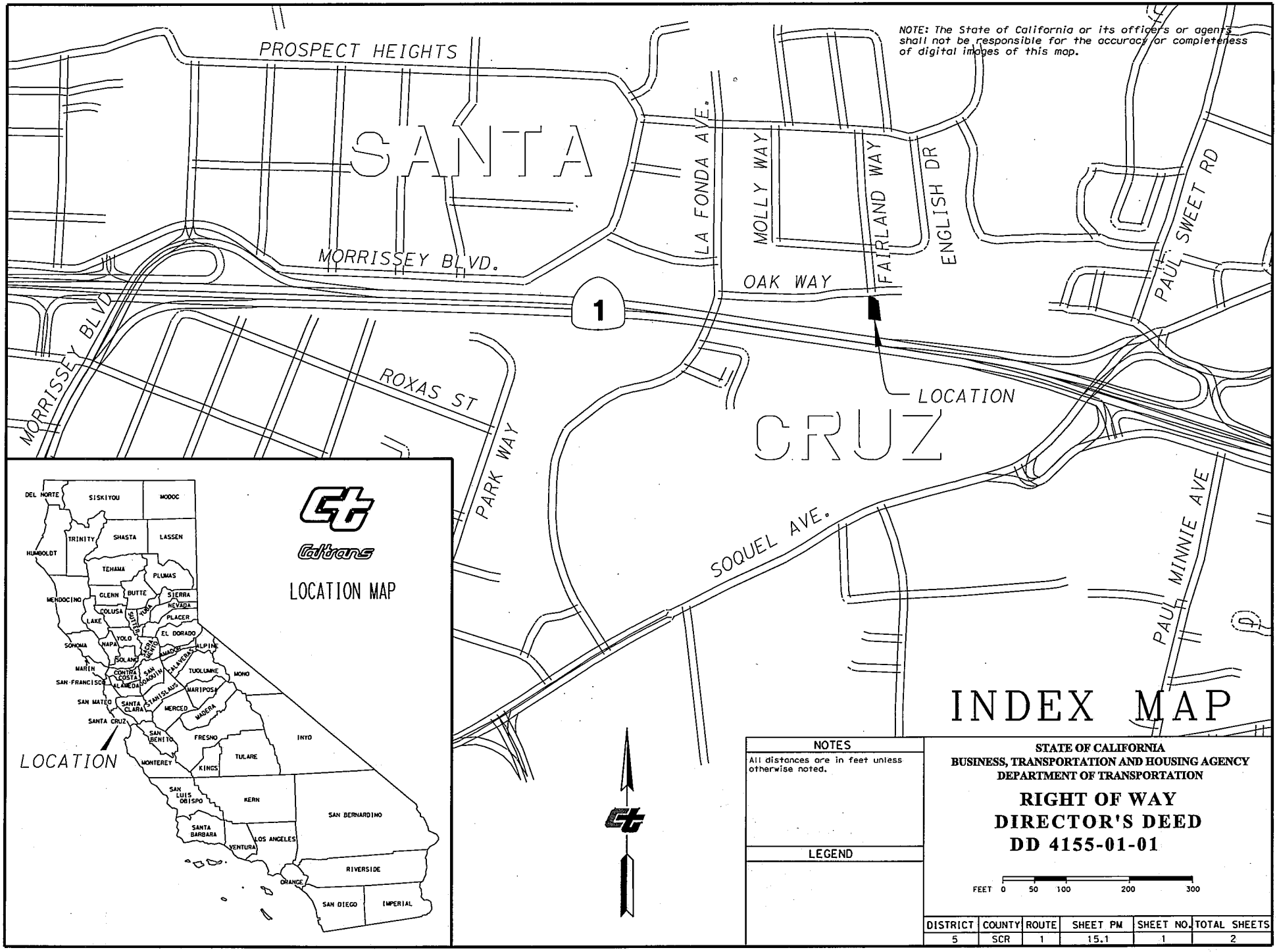

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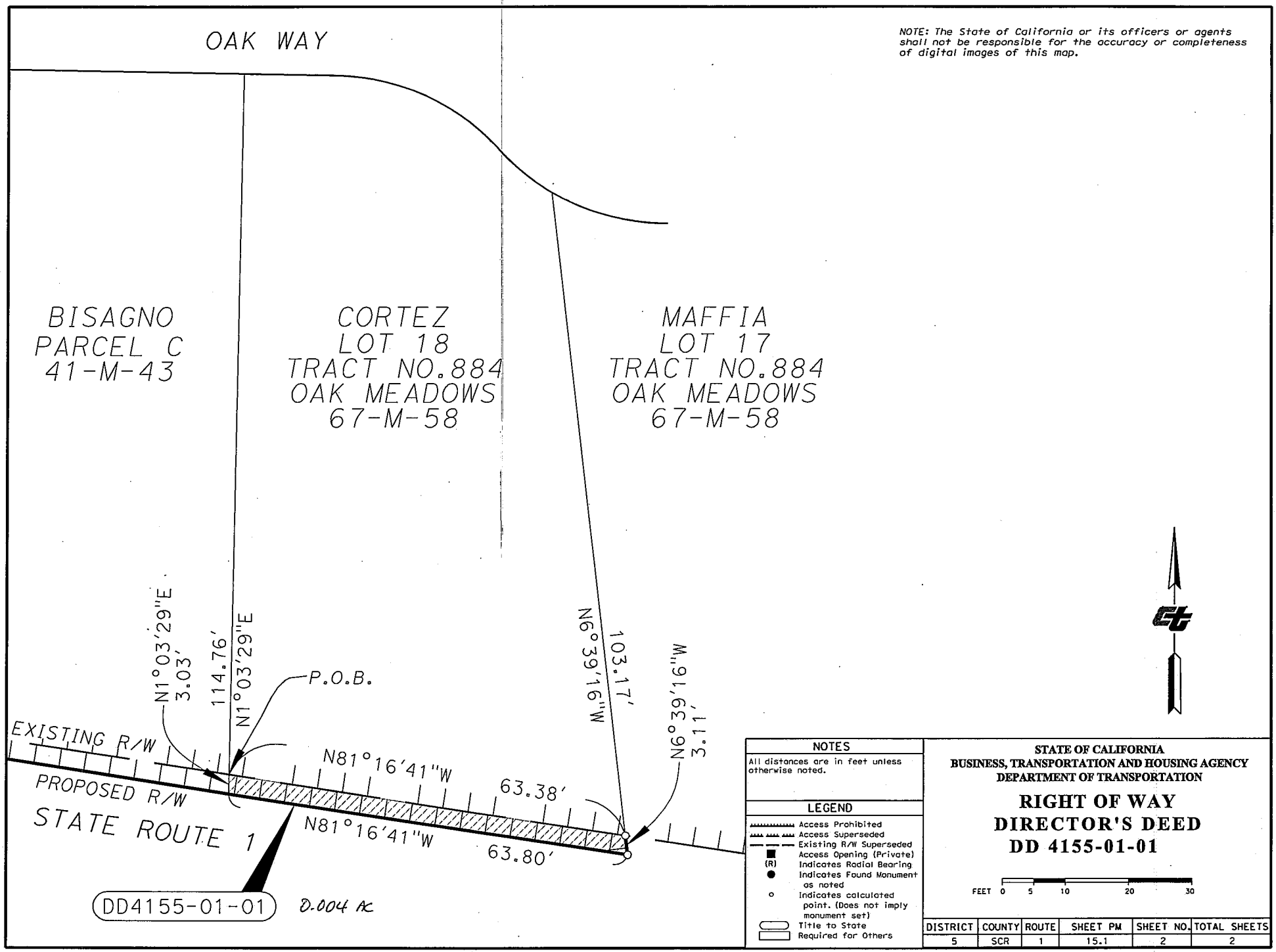

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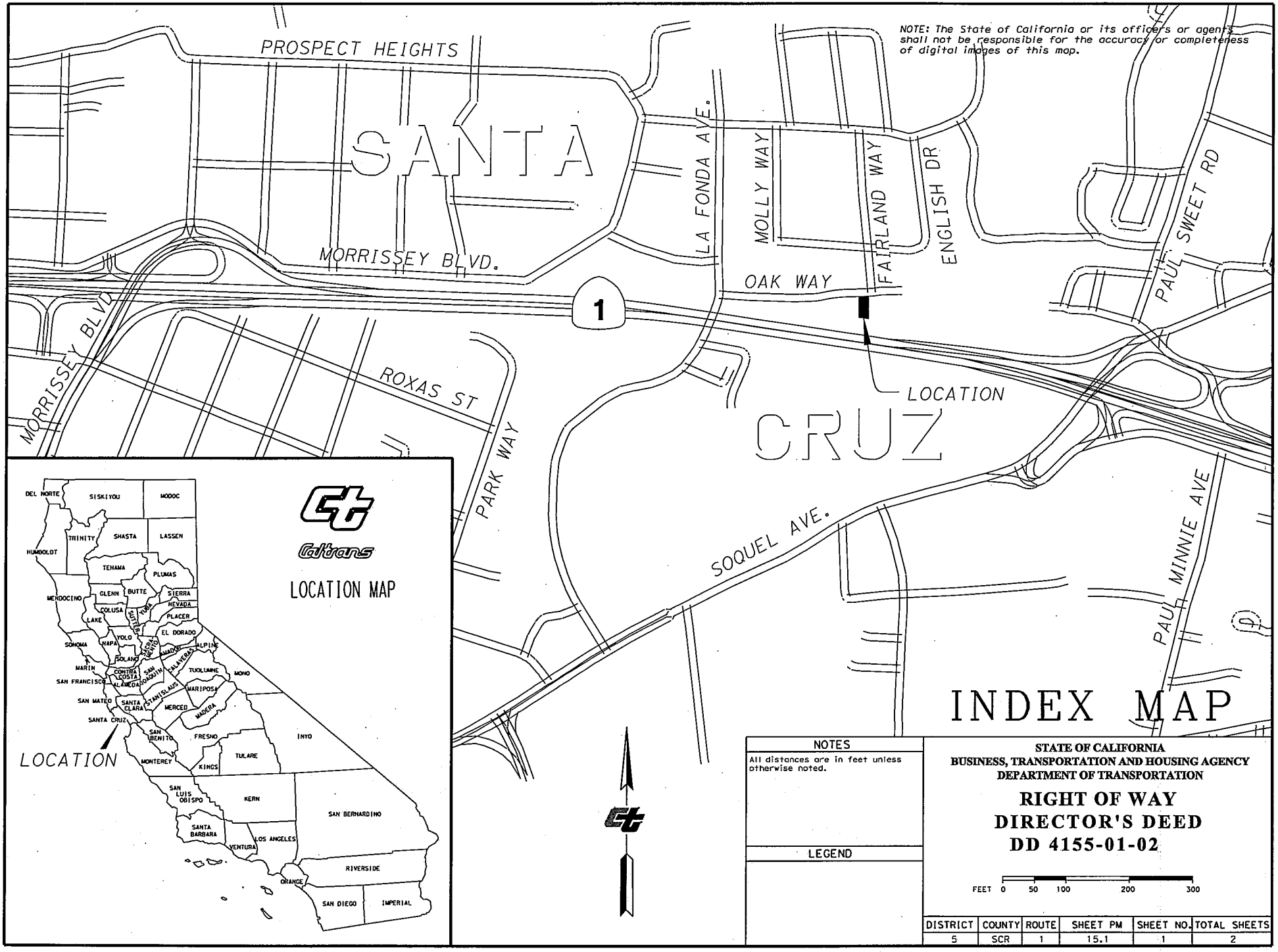

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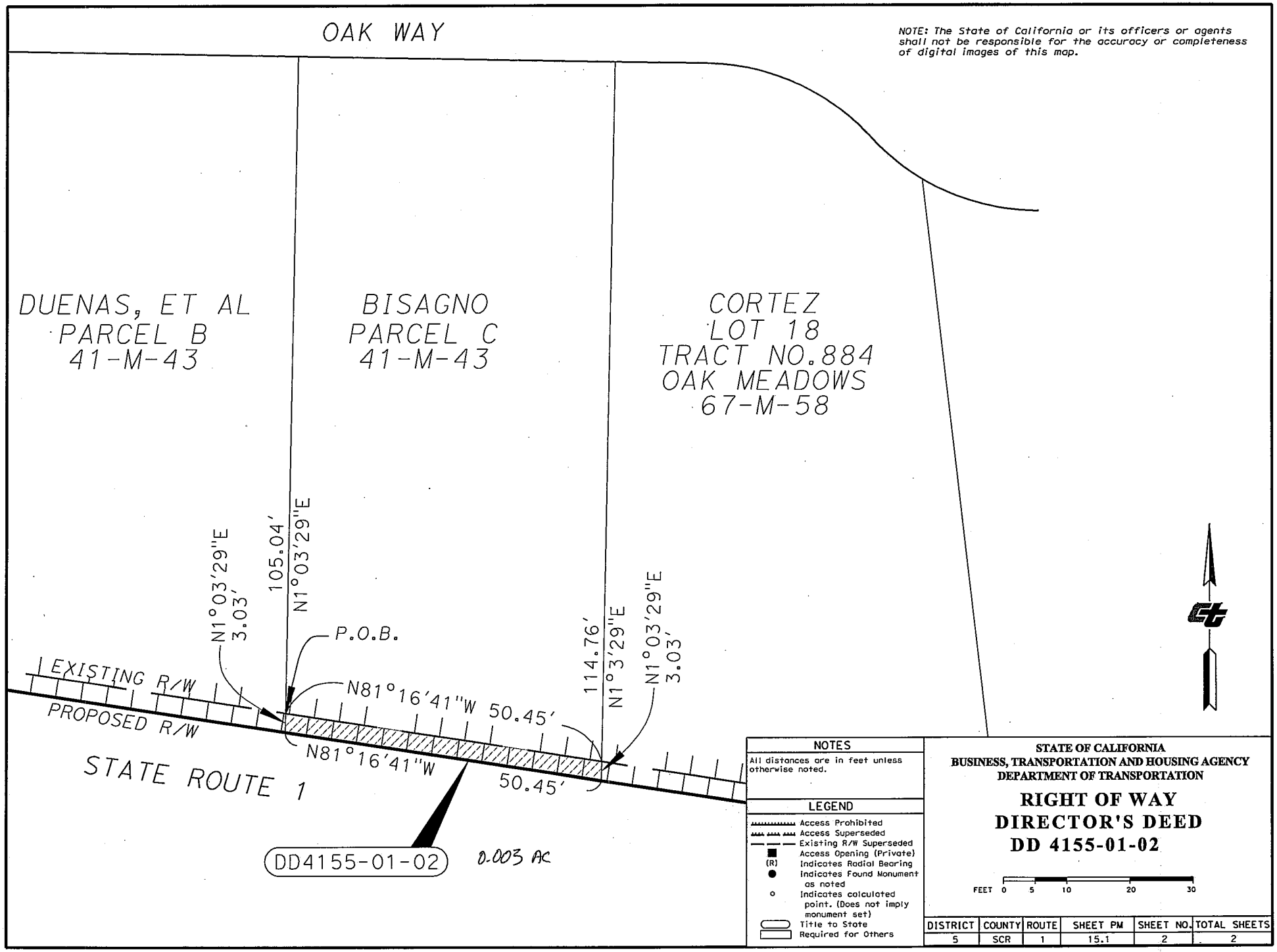
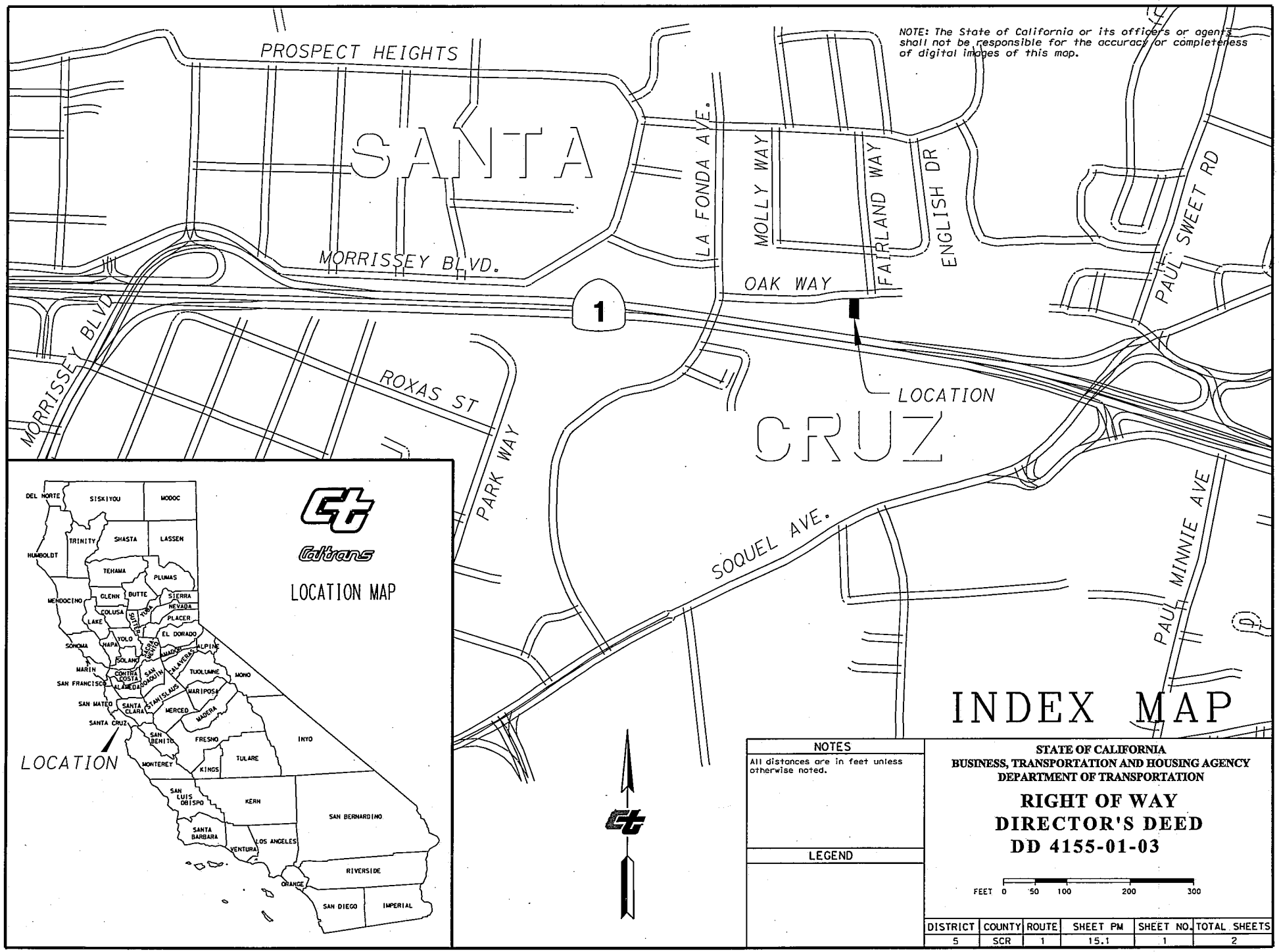
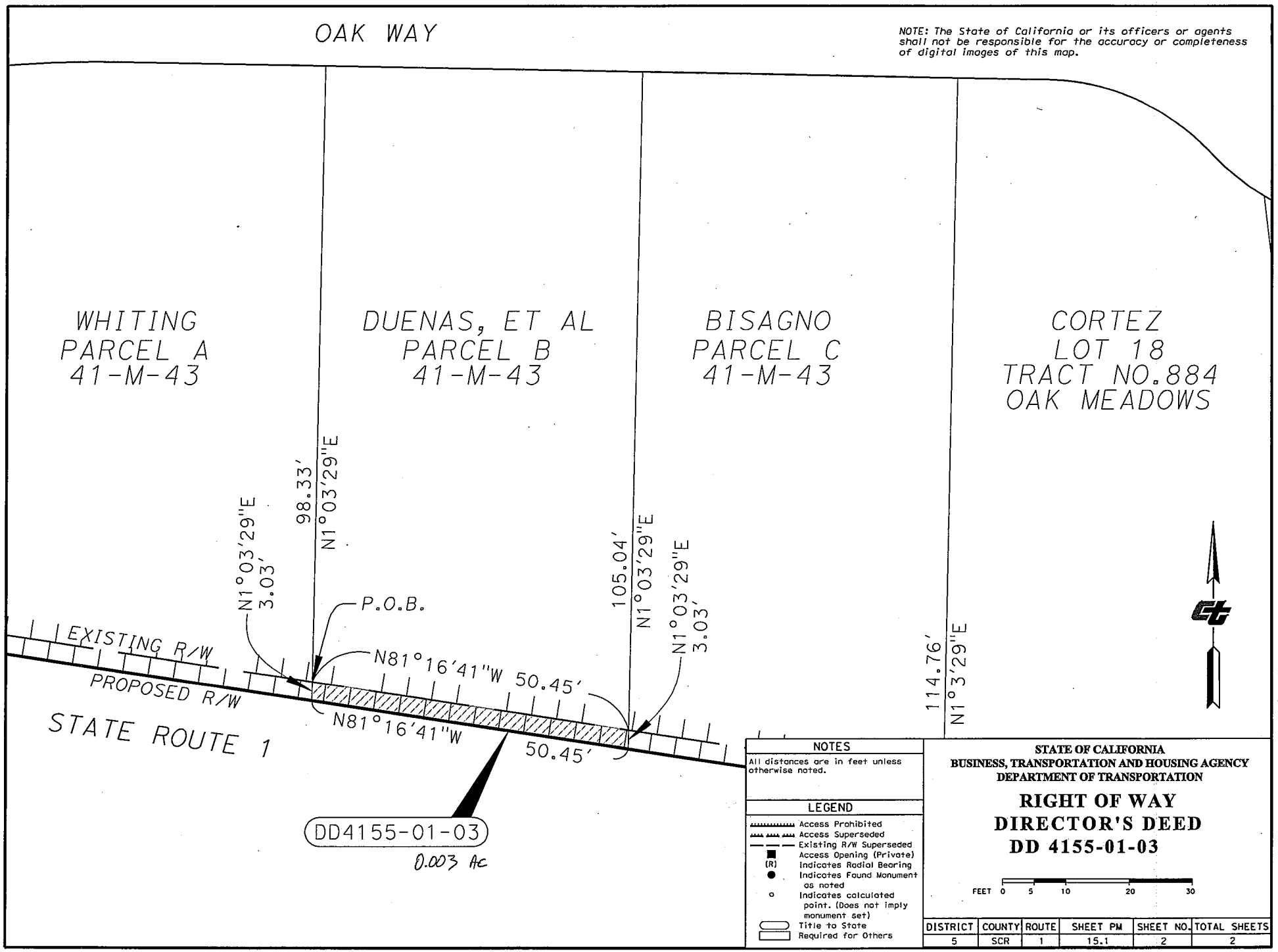


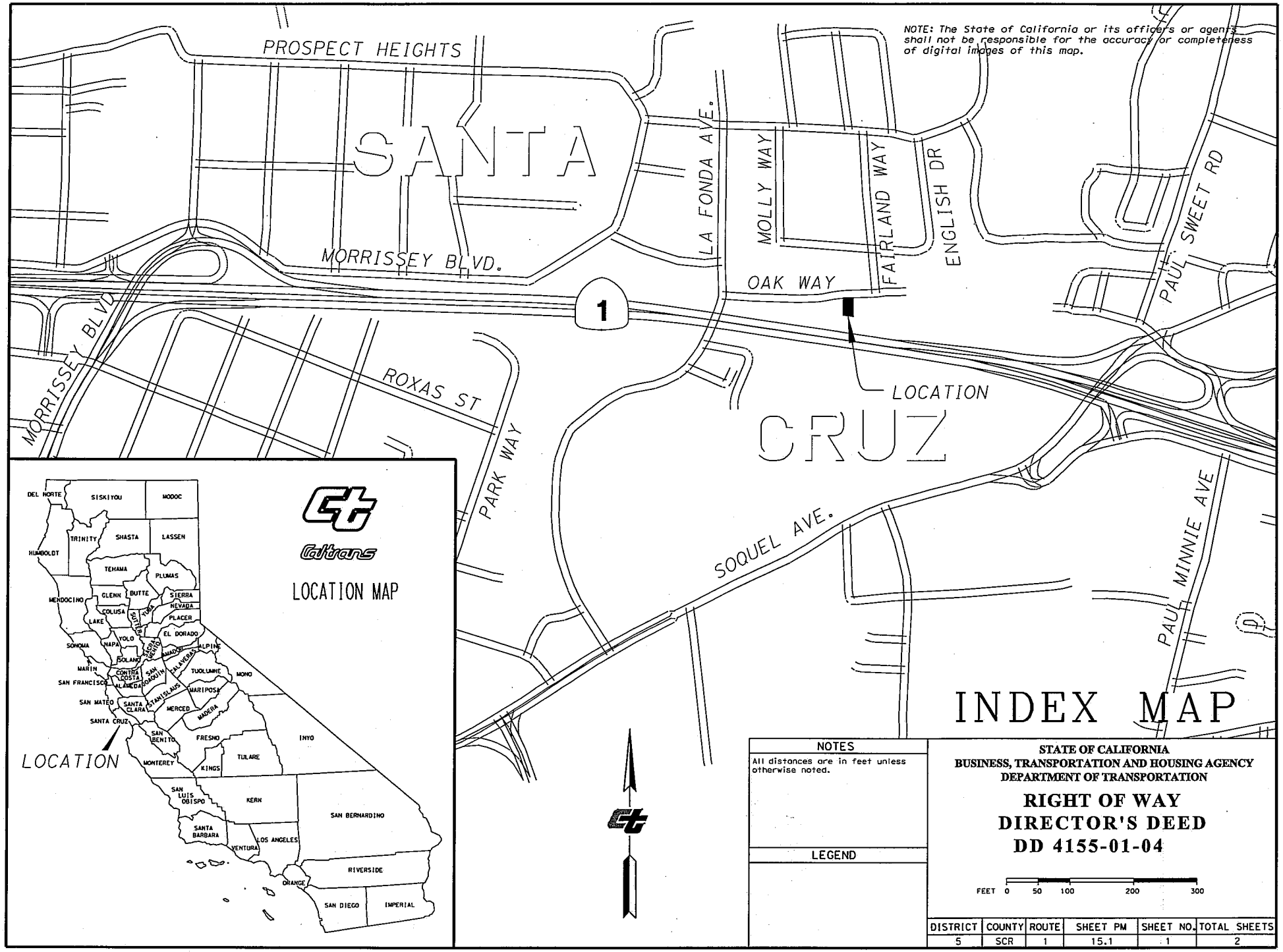
Attachment 10B



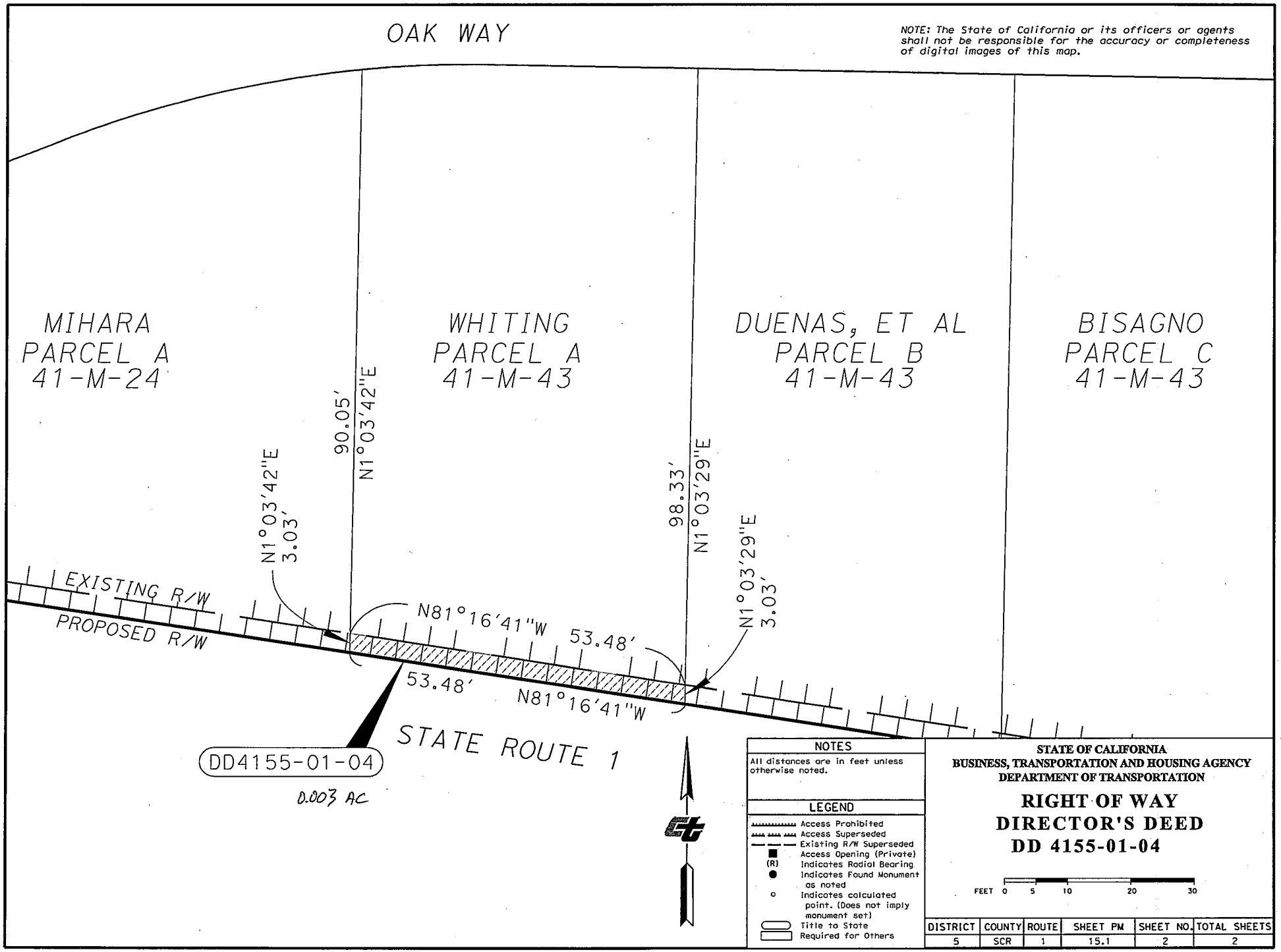
Attachment 11A



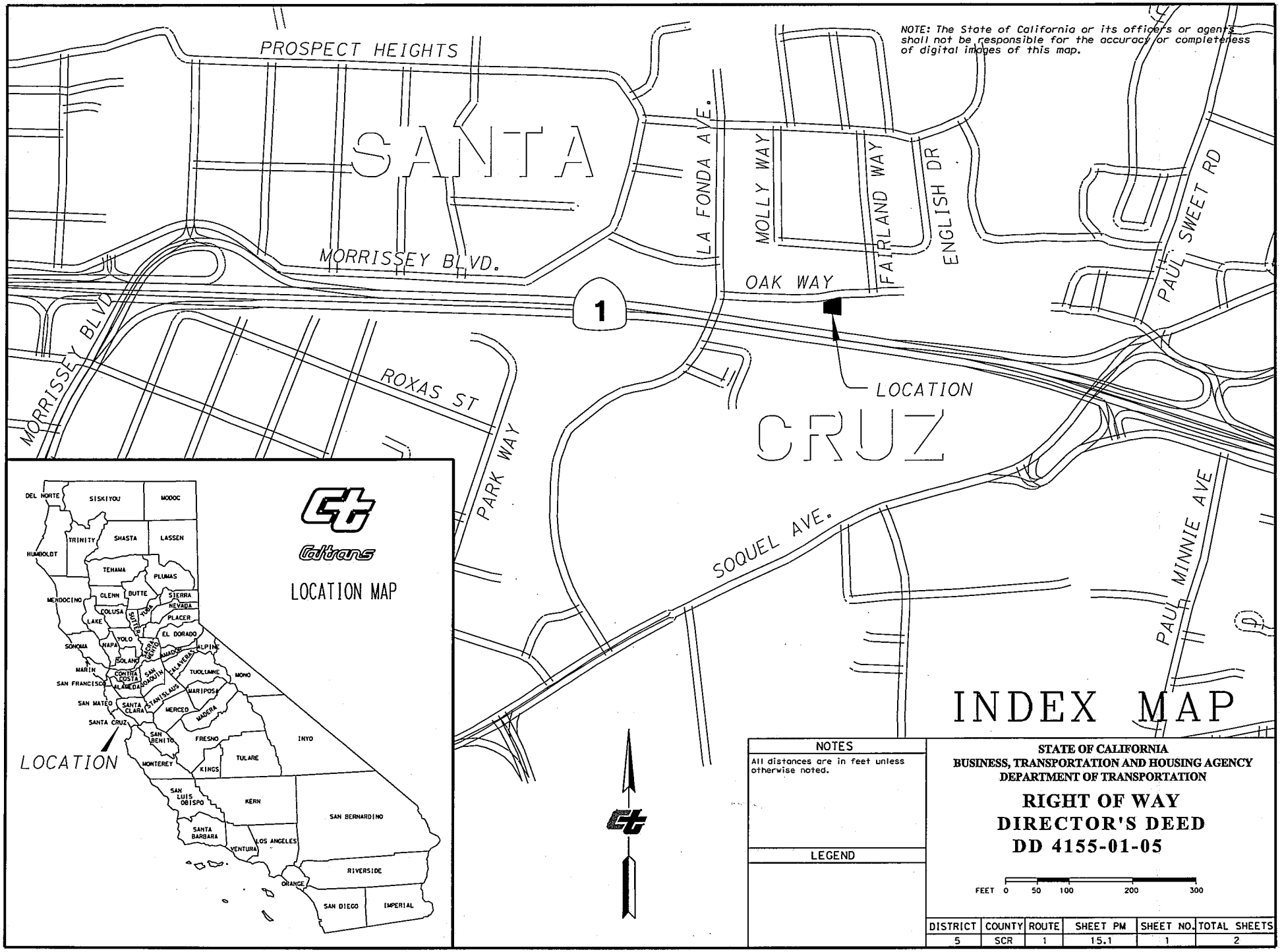
Attachment 11B



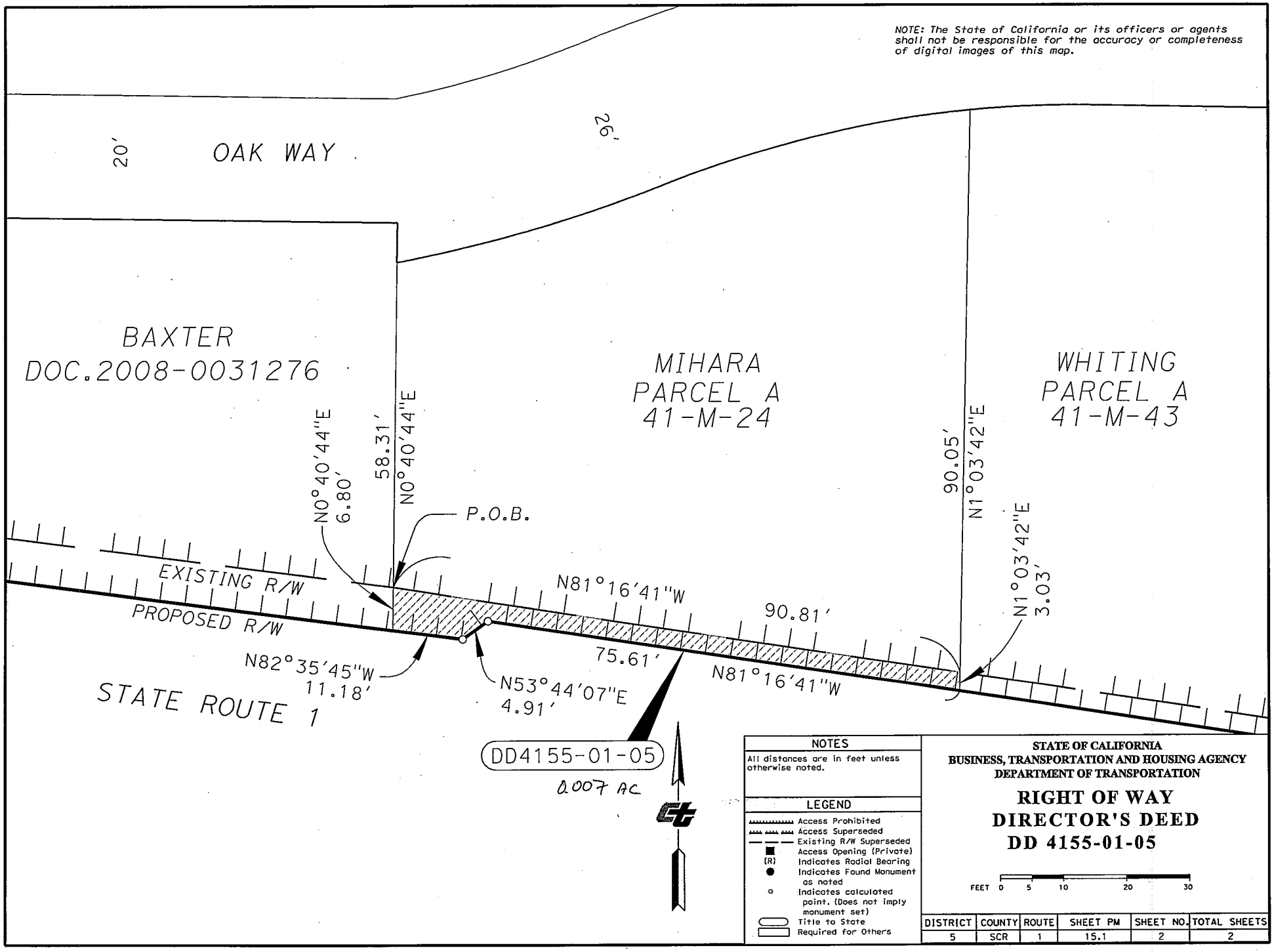
Attachment 12A



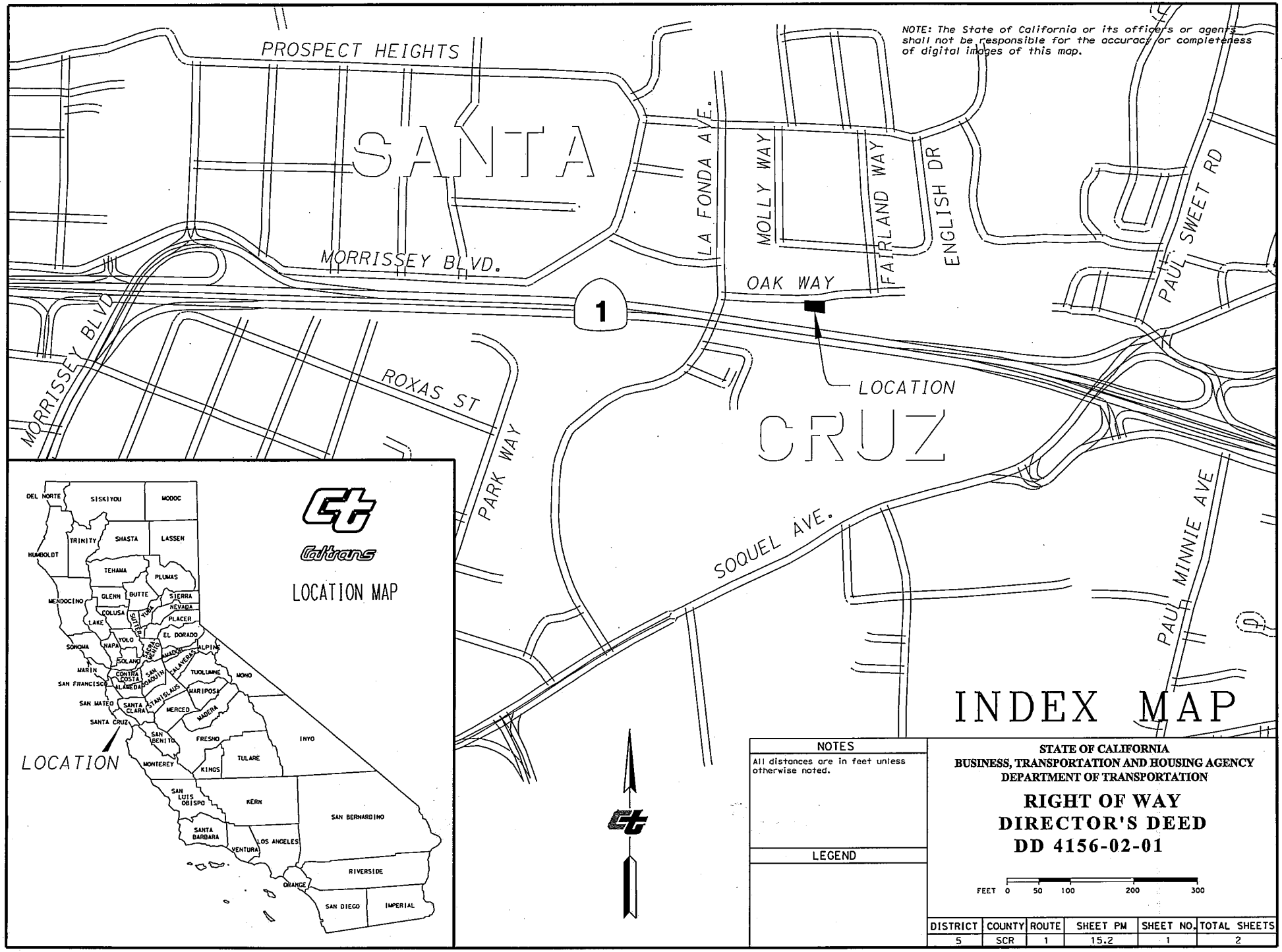
Attachment 12B



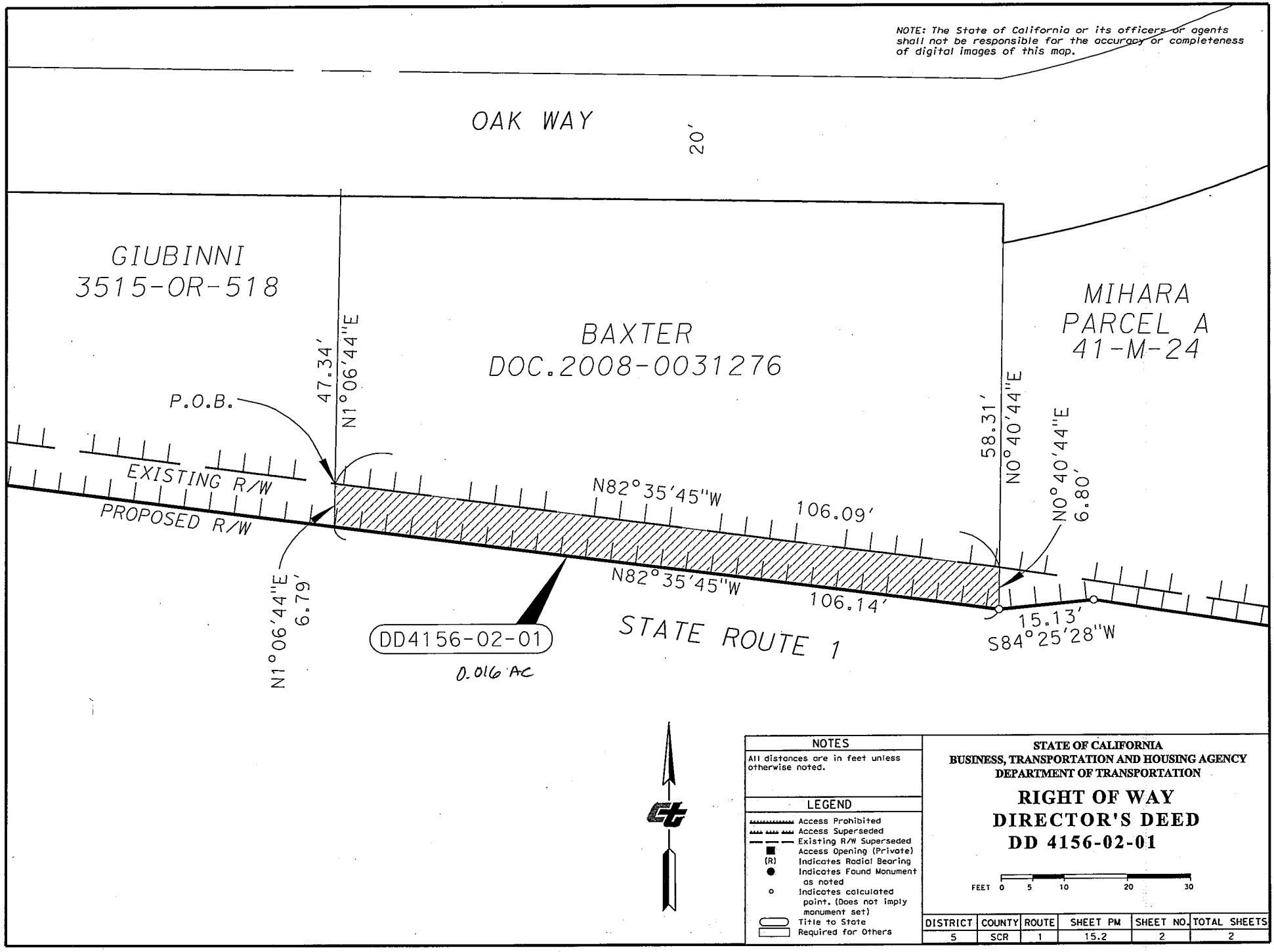
Attachment 13A



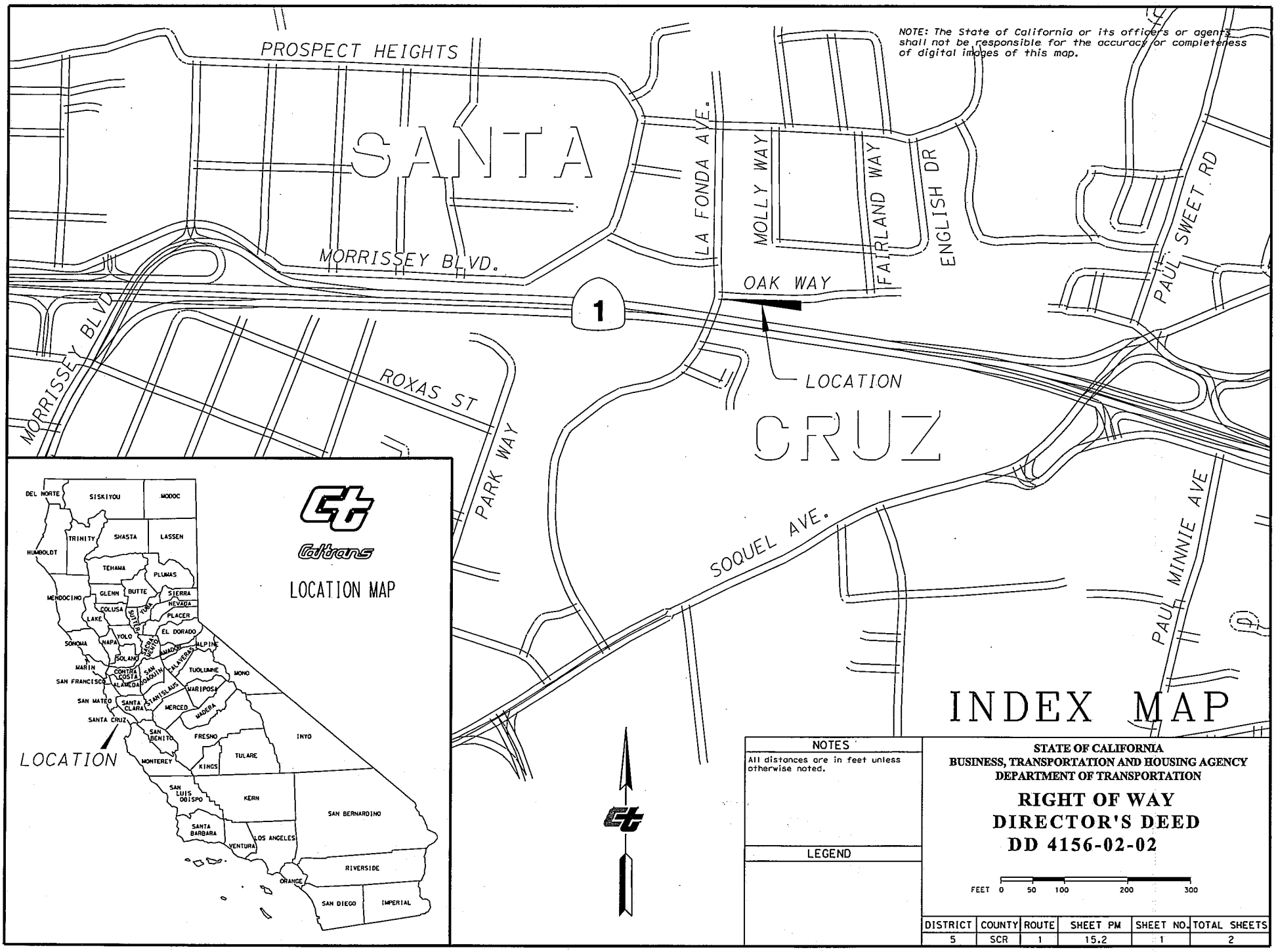
Attachment 13B



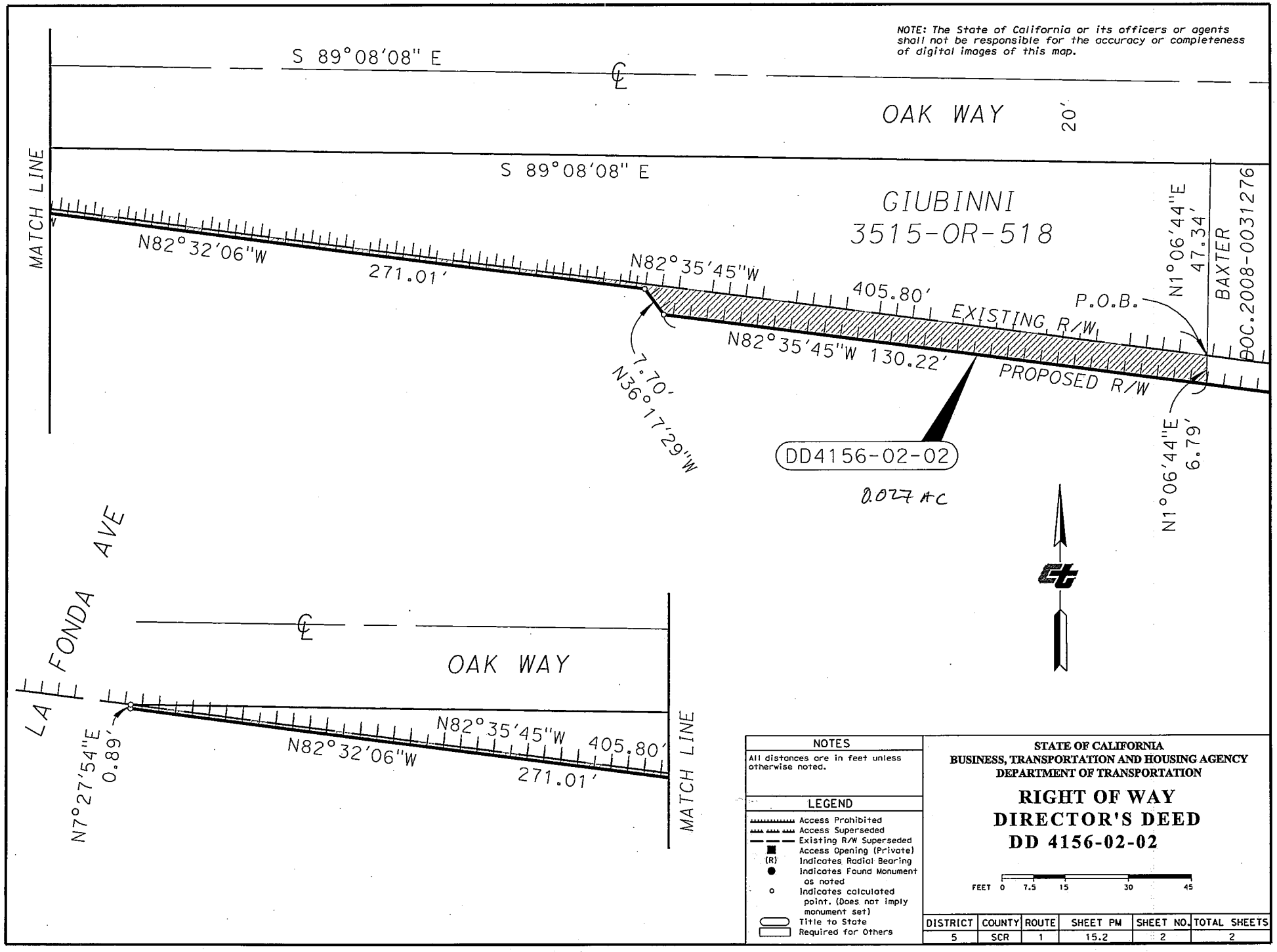
Attachment 14A



Attachment 14B



Attachment 15A



Attachment 15B

Unincorporated San Luis Obispo County

A.P.N. 070-091-037
MAJOR DOMO LLC
22720 El Camino Real, #1
Santa Margarita, Ca.

RANCHO SANTA MARGARIA

GRANT LINE

T. 29 S. R.13 E.
M.D.M.
Sec. 15

A.P.N. 070-154-033
KAISER SAND & GRAVEL CO., A CORP.
13155 Noel Rd., 100
Dallas, Texas

A.P.N. 070-134-019
Michael R. & Cheryl Cole,
6835 Calf Cyn. Hwy.
Santa Margarita, Ca.

HWY. 58

692.45'
191.64'
1134.32'
112.90'
118.12'
100.00'
116.10'
413.80'
815.30'
468.57'
744.64'
525.00'
432.35'
376.48'

Scale: 1" = 200'

DD 2967-01-02

4.25 AC

SECTION LINE

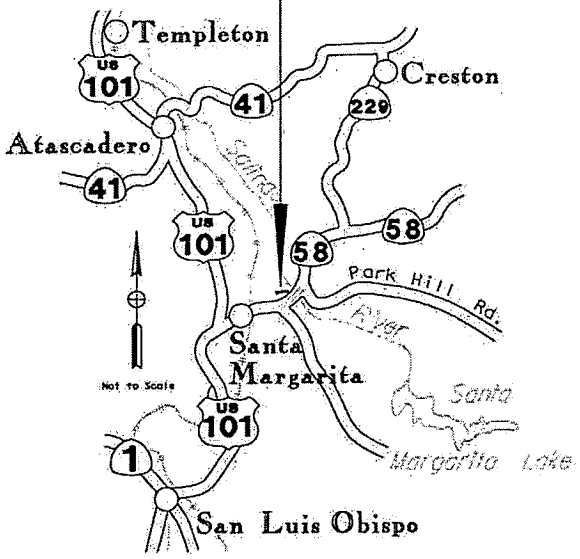
T. 29 S. R.13 E.
M.D.M.
Sec. 10

A.P.N. 070-154-032
KEELMAN, CHARLES & TAMARA
P.O. Box 60
SANTA MARGARITA, CA

A.P.N. 070-141-070 & 071
ARLENE OSTER J. Trust ETAL
3745 Arellita Rd.
ATASCADERO, CA

HWY. 58

Scale: 1" = 300'



Conveyance of DD 2967-01-02 is "subject to special assessments, if any, restrictions, reservations and easements of record.
Encumbered by 3 DWR Pipeline Easements, COA-433 Units A, C, & D, described in the document filed 11 August 2003 as Doc. No. 2003090130 of San Luis Obispo County Official Records.
Area of Unit A = 0.05 Ac.
Area of Unit C = 0.14 Ac.
Area of Unit D = 0.01 Ac.

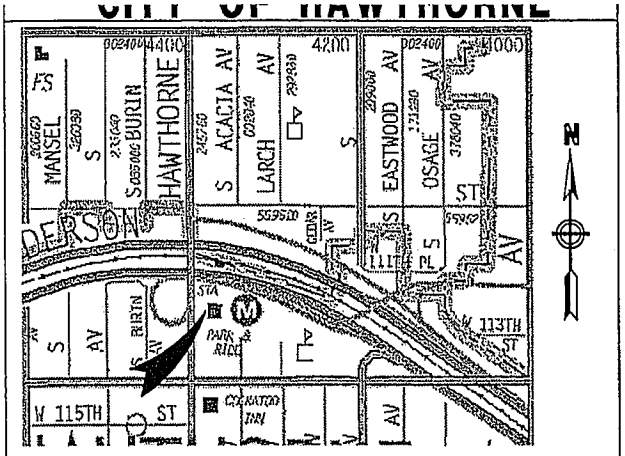
STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

DIRECTORS DEED MAP

DD 2967-01-02

COUNTY	ROUTE	POST MILE
SLO	58	4.7

DIST	COUNTY	ROUTE	POST MILE
07	LA	105	3.1



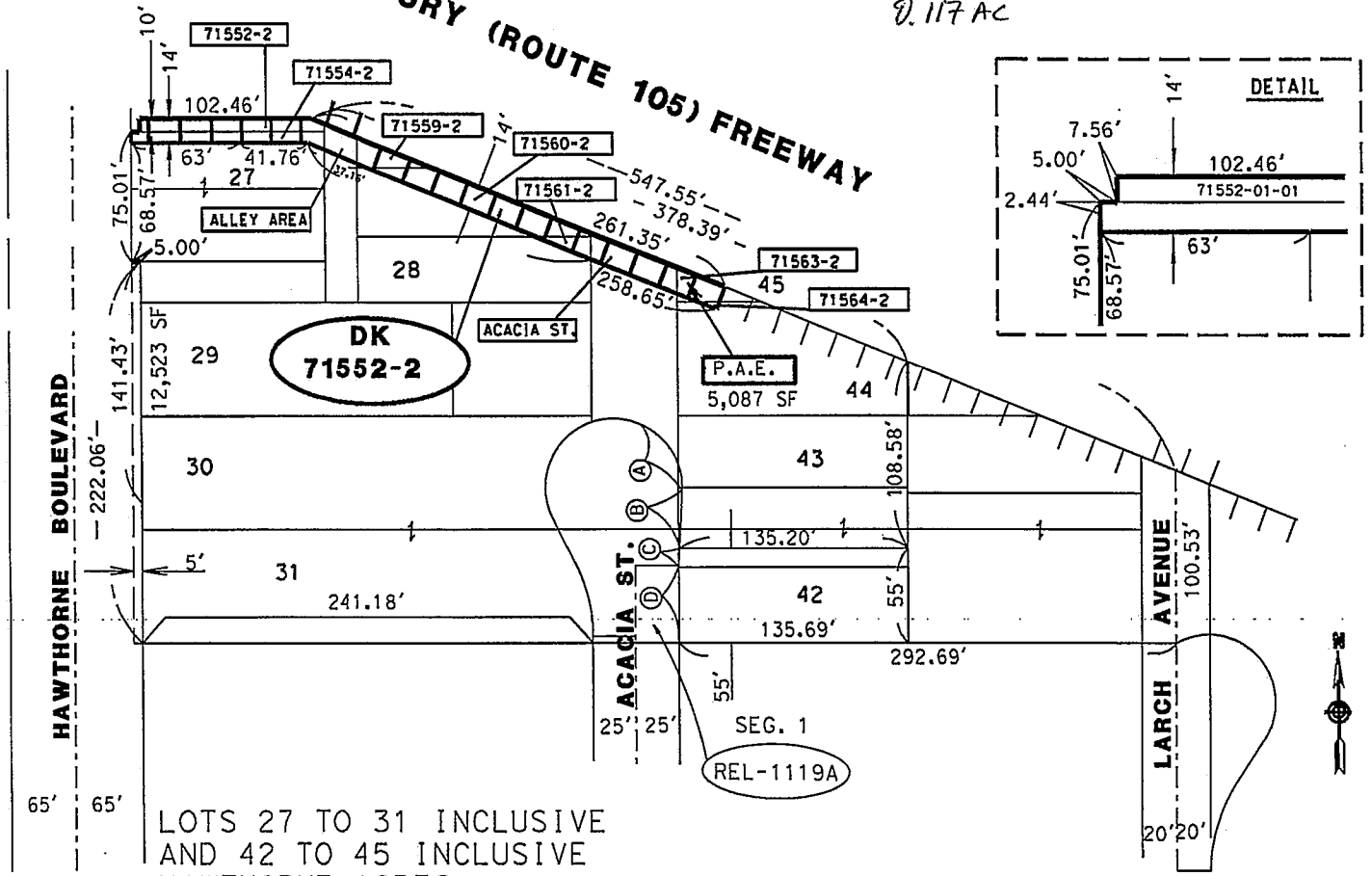
LOCATION MAP NO SCALE

P.A.E. EASEMENT FOR PEDESTRIAN ACCESS

PARCEL 3 (P.A.E.)

71552-2	818 SF
71554-2	760 SF
71559-2	375 SF
71560-2	1,497 SF
71561-2	212 SF
71563-2	348 SF
71564-2	21 SF
and Portion of Alley	302 SF
Portion of Acacia St.	754 SF
DK 71552-2	**5,087 SF**

0.117 Ac



LOTS 27 TO 31 INCLUSIVE
AND 42 TO 45 INCLUSIVE
HAWTHORNE ACRES
M.B. 9-128

STATE RETAINS ACCESS RIGHTS

INTERSTATE
CITY OF HAWTHORNE

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

DIRECTOR'S DEED DK 71552-2

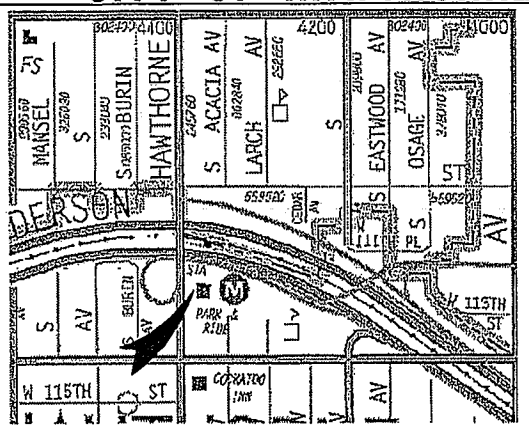
REF. MAP: F1158-2

SCALE: NONE

DRWN: FC CHKD: JM

DATE: 5-23-2012

CITY OF HAWTHORNE



LOCATION MAP NO SCALE

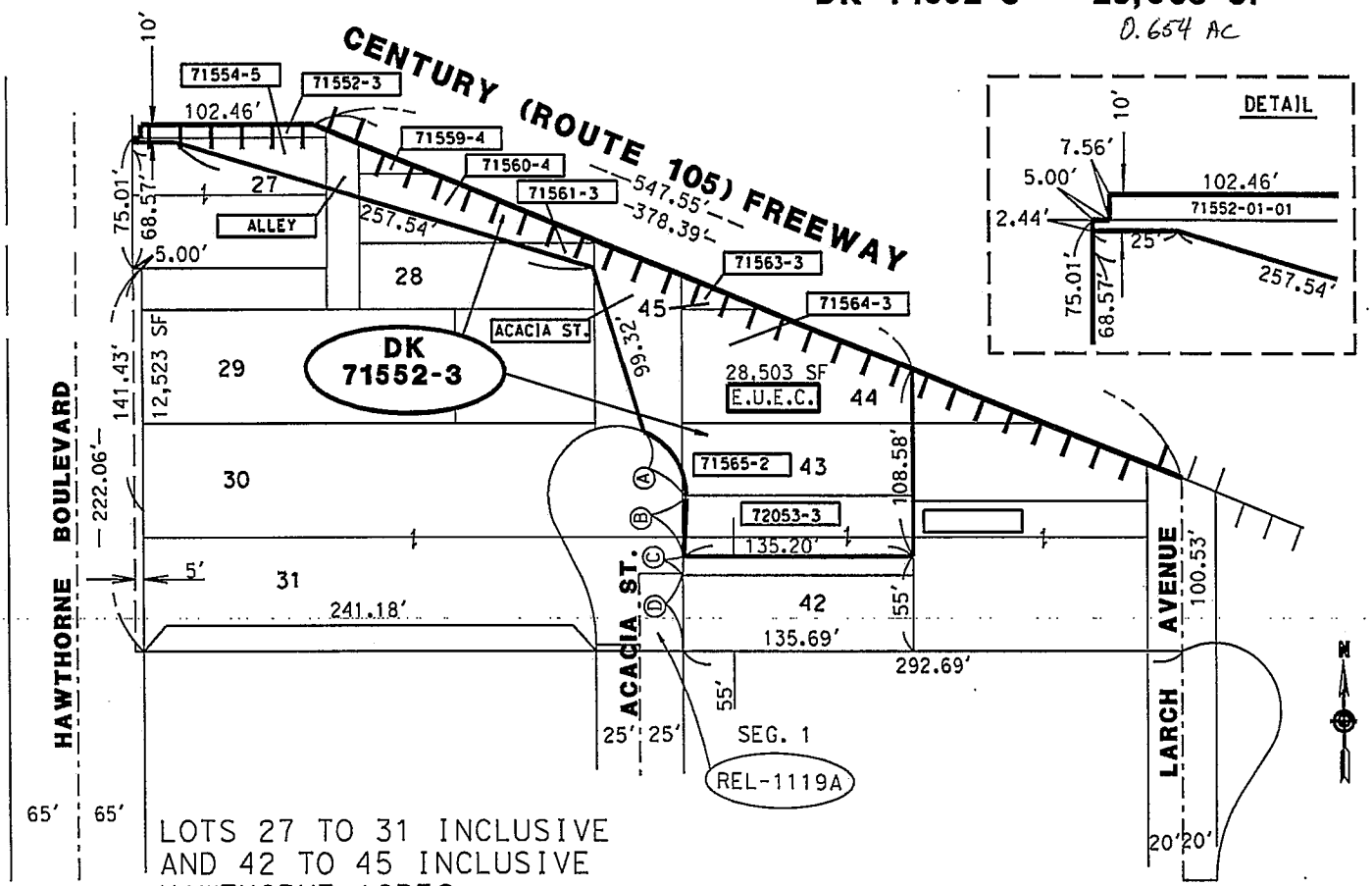
DIST	COUNTY	ROUTE	POST MILE
07	LA	105	3.1

E.U.E.C. EASEMENT FOR ELECTRICAL & COMMUNICATION CONDUITS

PARCEL 2. (E.U.E.C.)

71552-3	818 SF
71554-5	1,462 SF
71559-4	382 SF
71560-4	2,550 SF
71561-3	343 SF
71563-3	500 SF
71564-3	7,480 SF
71565-2	5,680 SF
72053-3	4,707 SF
Portion of Acacia St.,	3,935 SF
and Portion of Alley	646 SF
DK 71552-3	**28,503 SF**

0.654 AC



LOTS 27 TO 31 INCLUSIVE
AND 42 TO 45 INCLUSIVE
HAWTHORNE ACRES
M.B. 9-128

STATE RETAINS ACCESS RIGHTS

INTERSTATE
CITY OF HAWTHORNE

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

DIRECTOR'S DEED DK 71552-3

REF. MAP: F1158-2

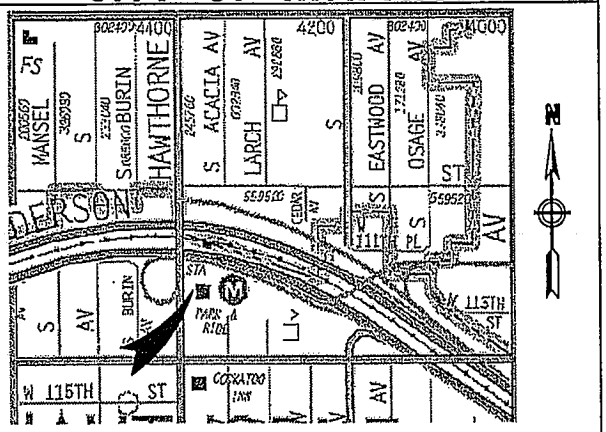
SCALE: NONE

DRWN: FC CHKD: RG

DATE: 5-23-2012

DIST	COUNTY	ROUTE	POST MILE
07	LA	105	3.1

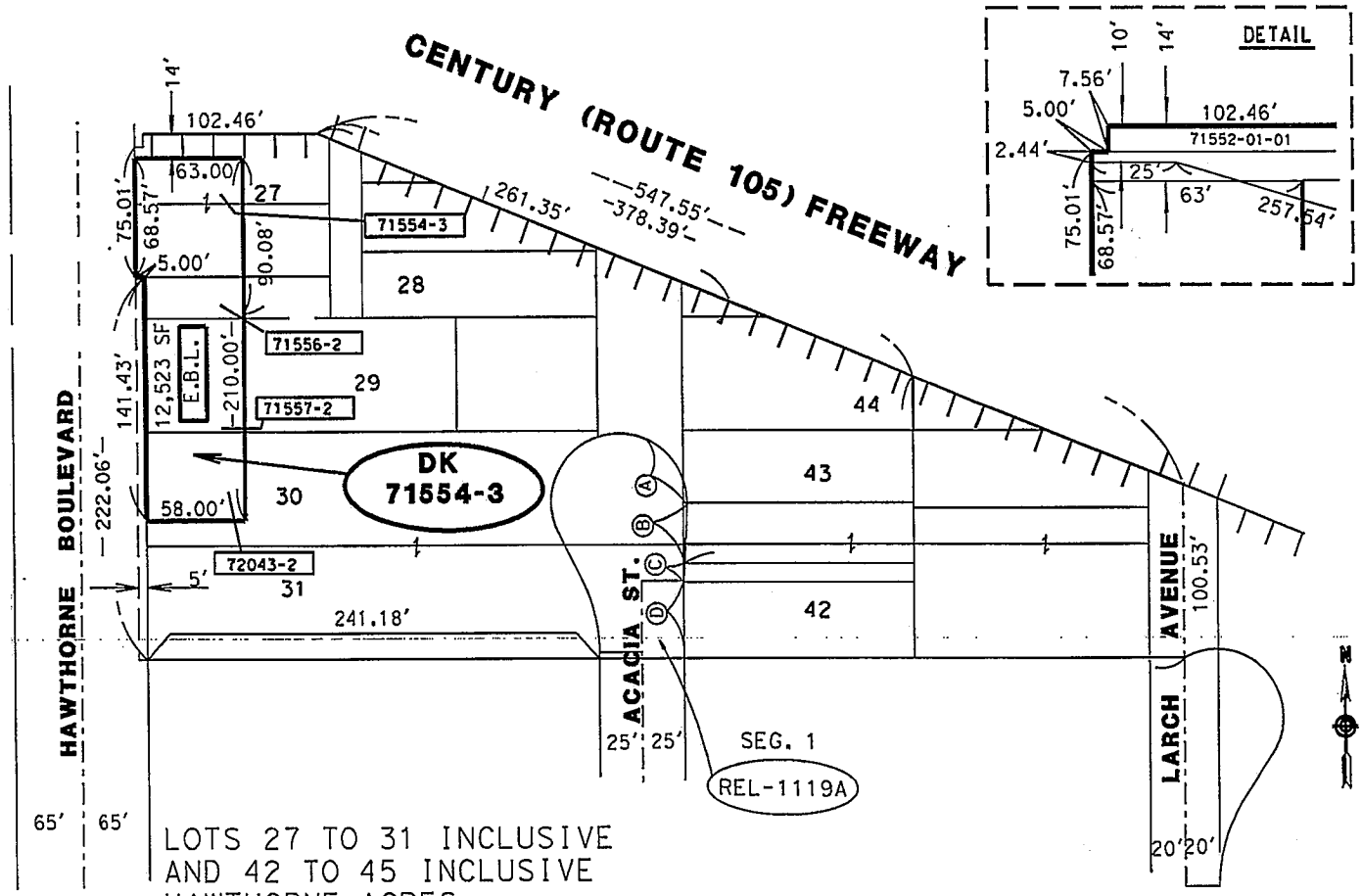
CITY OF HAWTHORNE



LOCATION MAP NO SCALE

E.B.L. EASEMENT FOR BUS LAYOVER

PARCEL 4 (E.B.L.)	
71554-3	4,320 SF
71556-2	1,393 SF
71557-2	3,829 SF
72043-2	2,981 SF
DK 71554-3	**12,523 SF**
	0.287 AC



LOTS 27 TO 31 INCLUSIVE
AND 42 TO 45 INCLUSIVE
HAWTHORNE ACRES
M.B. 9-128

STATE RETAINS ACCESS RIGHTS

INTERSTATE
CITY OF HAWTHORNE

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

DIRECTOR'S DEED DK 71554-3

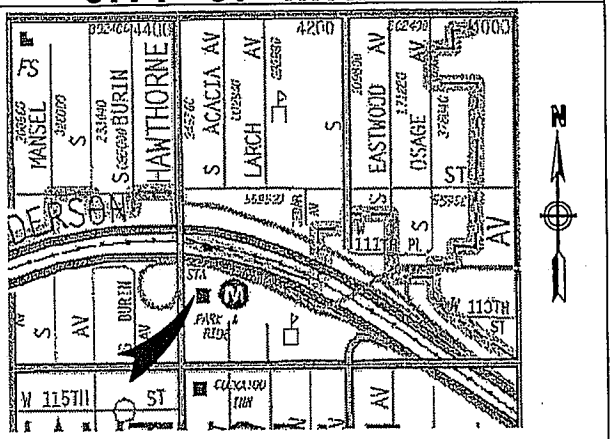
REF. MAP: F1158-2

SCALE: NONE

DRWN: FC CHKD: JM

DATE: 5-23-2012

07	LA	105	3.1

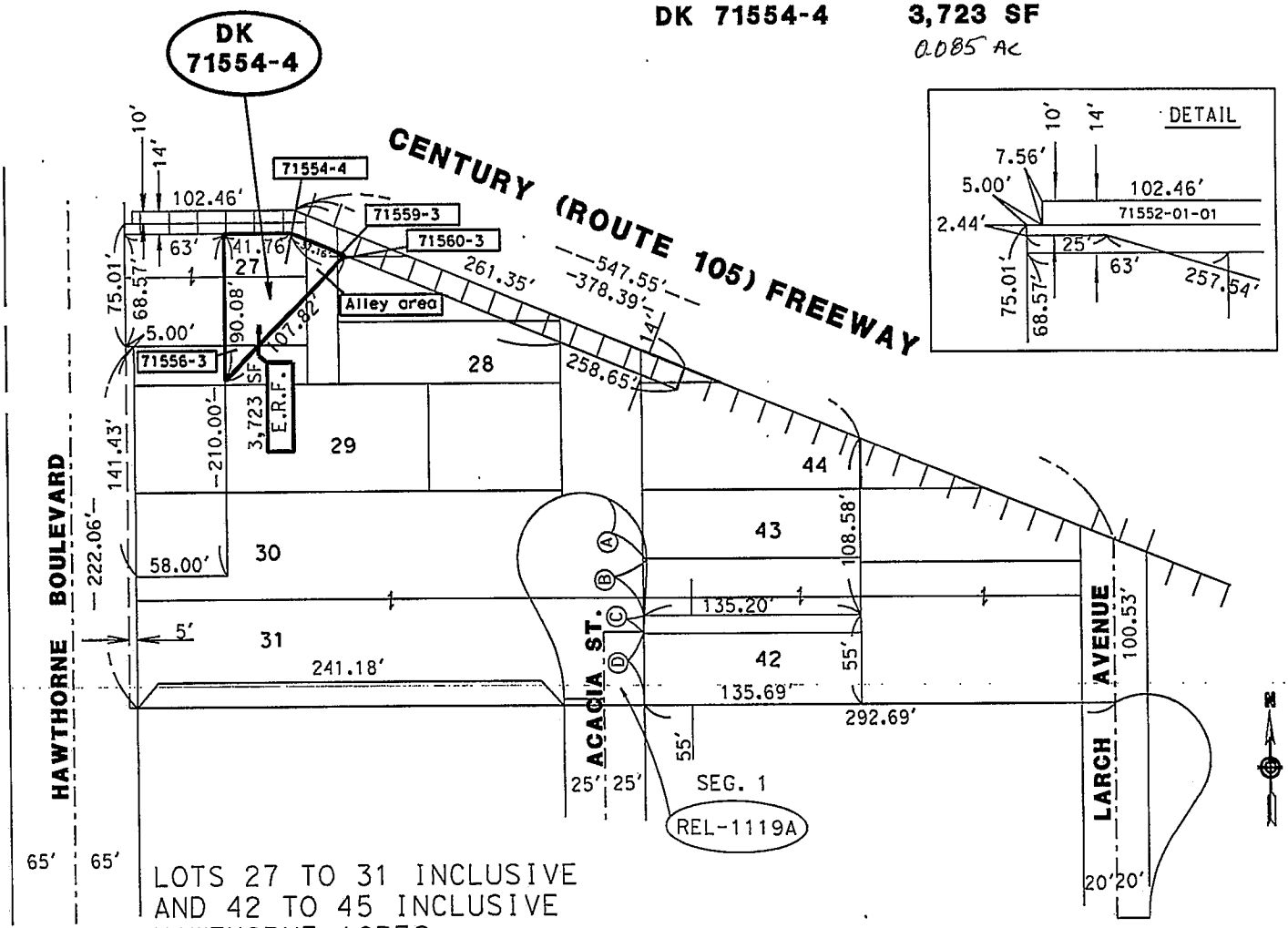


LOCATION MAP NO SCALE

E.R.F. EASEMENT FOR RESTROOM FACILITY

PARCEL 5 (E.R.F.)

71554-4	3,072 SF
71556-3	232 SF
71559-3	7 SF
71560-3	7 SF
Portion of Alley	405 SF
DK 71554-4	**3,723 SF**
	0.085 AC



LOTS 27 TO 31 INCLUSIVE
AND 42 TO 45 INCLUSIVE
HAWTHORNE ACRES
M.B. 9-128

STATE RETAINS ACCESS RIGHTS

INTERSTATE
CITY OF HAWTHORNE

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

DIRECTOR'S DEED DK 71554-4

REF. MAP: F1158-2

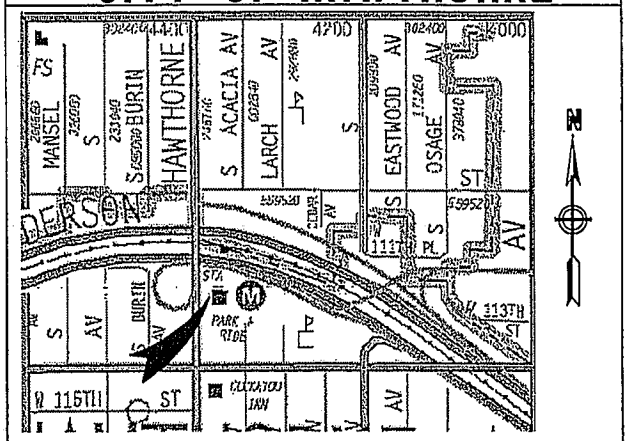
SCALE: NONE

DRWN: FC CHKD: JM

DATE: 5-23-2012

DIST	COUNTY	ROUTE	POST MILE
07	LA	105	3.1

CITY OF HAWTHORNE

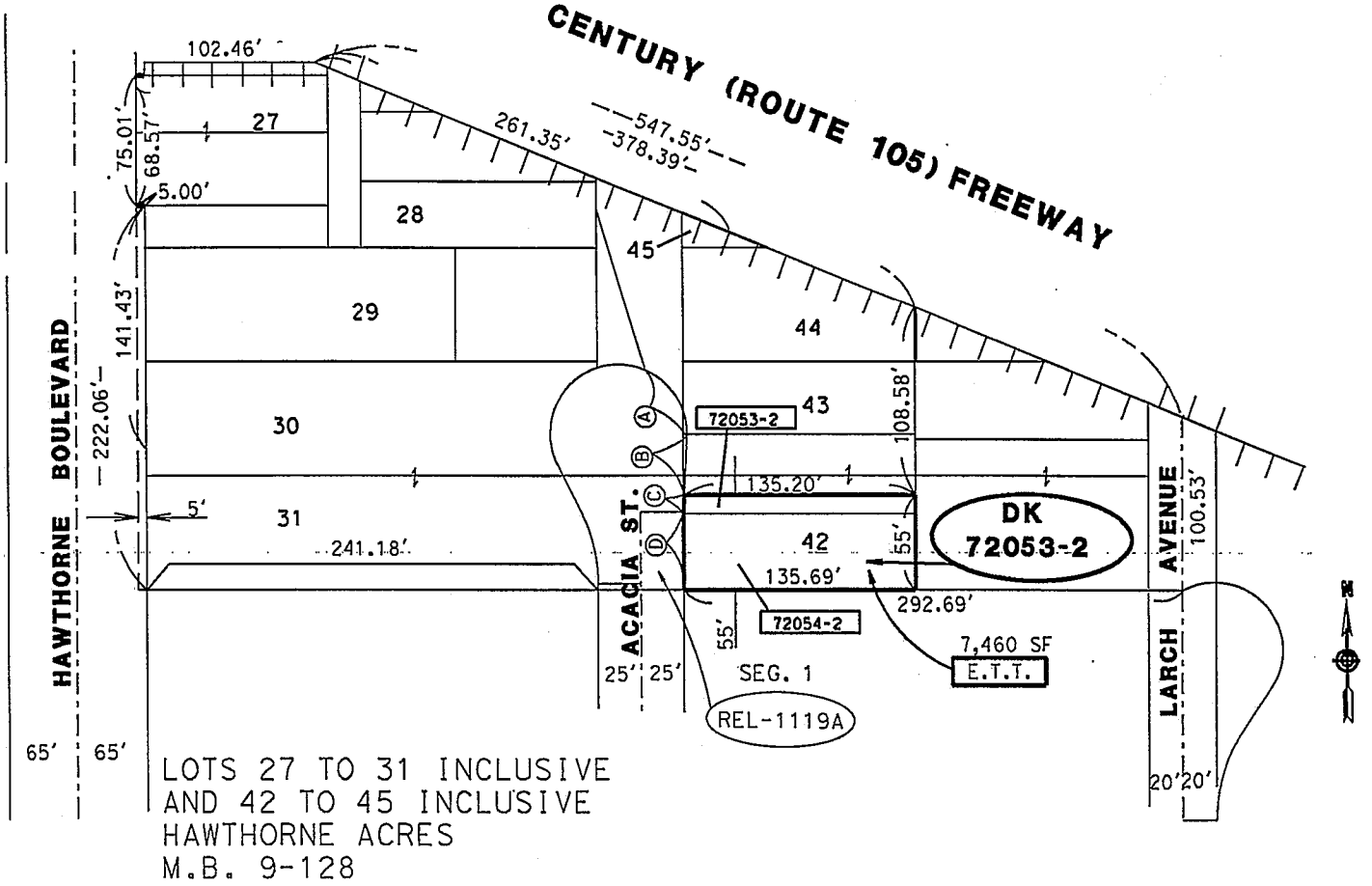


LOCATION MAP NO SCALE

E.T.T. EASEMENT FOR TRACTION POWER SUB. & TRAIN CONTROL/COMMUNICATION BUILDING

PARCEL 6 (E.T.T.)

72054-2	5,970 SF
72053-2	1,490 SF
DK 72053-2	**7,460 SF**
	0.171 AC



LOTS 27 TO 31 INCLUSIVE
AND 42 TO 45 INCLUSIVE
HAWTHORNE ACRES
M.B. 9-128

STATE RETAINS ACCESS RIGHTS

INTERSTATE
CITY OF HAWTHORNE

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

DIRECTOR'S DEED DK 72053-2

REF. MAP: F1158-2

SCALE: NONE

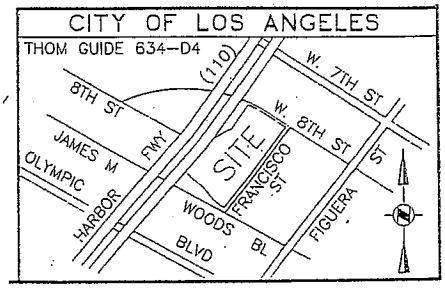
DRWN: FC CHKD: JM

DATE: 5-23-2012

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTION
DISTRICT 07
PLAT ACCOMPANYING
DIRECTOR'S DEED DD 913-01-02

DIST	COUNTY	ROUTE	POST MILE
07	LA	110	22.4

STATE RETAINS ACCESS RIGHTS



PARCEL NO.	AREA
913-01-02	115 SF
924-01-02	2,037 SF
DD 913-01-02	2,152 SF
	0.049 AC

RESERVED EASEMENTS	AREA
913-3 (5-ft Footing Easement)	115 SF
924-3 (5-ft Footing Easement)	949 SF
913-4 (Maintenance Easement)	115 SF
924-4 (Maintenance Easement)	1,643 SF

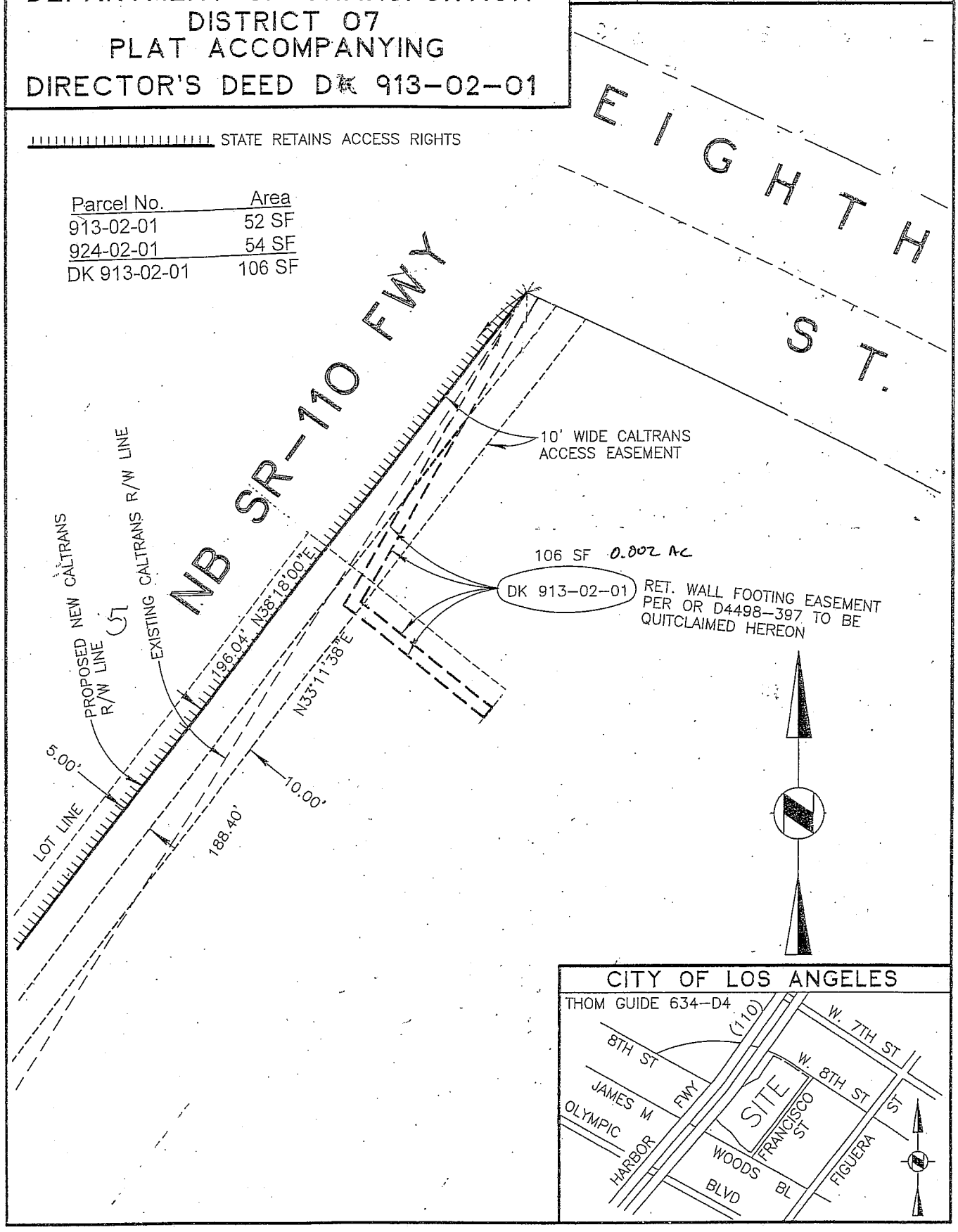
Attachment 18A

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTION
DISTRICT 07
PLAT ACCOMPANYING
DIRECTOR'S DEED DK 913-02-01

DIST	COUNTY	ROUTE	POST MILE
07	LA	110	22.4

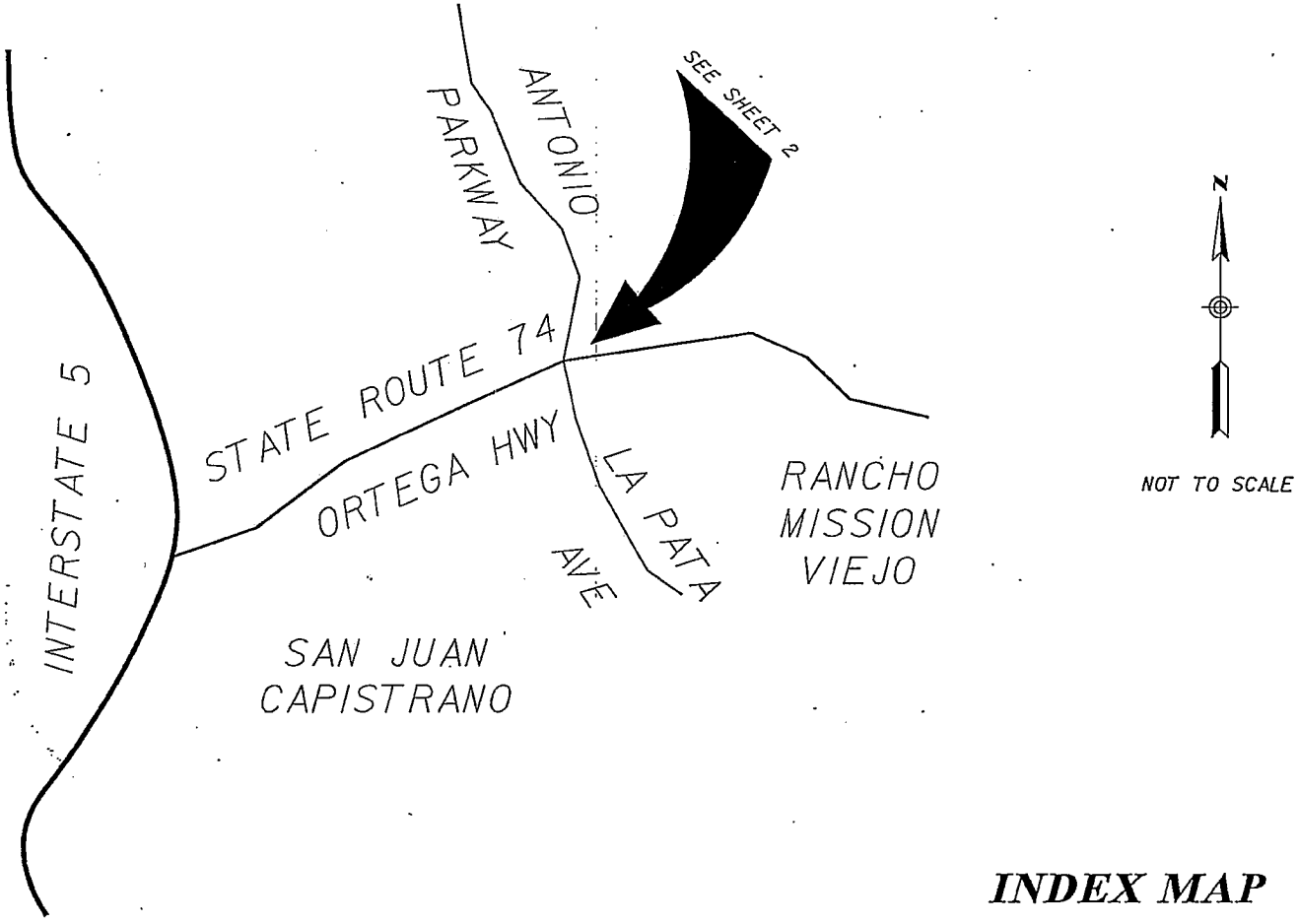
STATE RETAINS ACCESS RIGHTS

Parcel No.	Area
913-02-01	52 SF
924-02-01	54 SF
DK 913-02-01	106 SF



Attachment 18B

DO NOT RECORD - CTC EXHIBIT ONLY



INDEX MAP

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION - DISTRICT 12 - R/W ENGINEERING

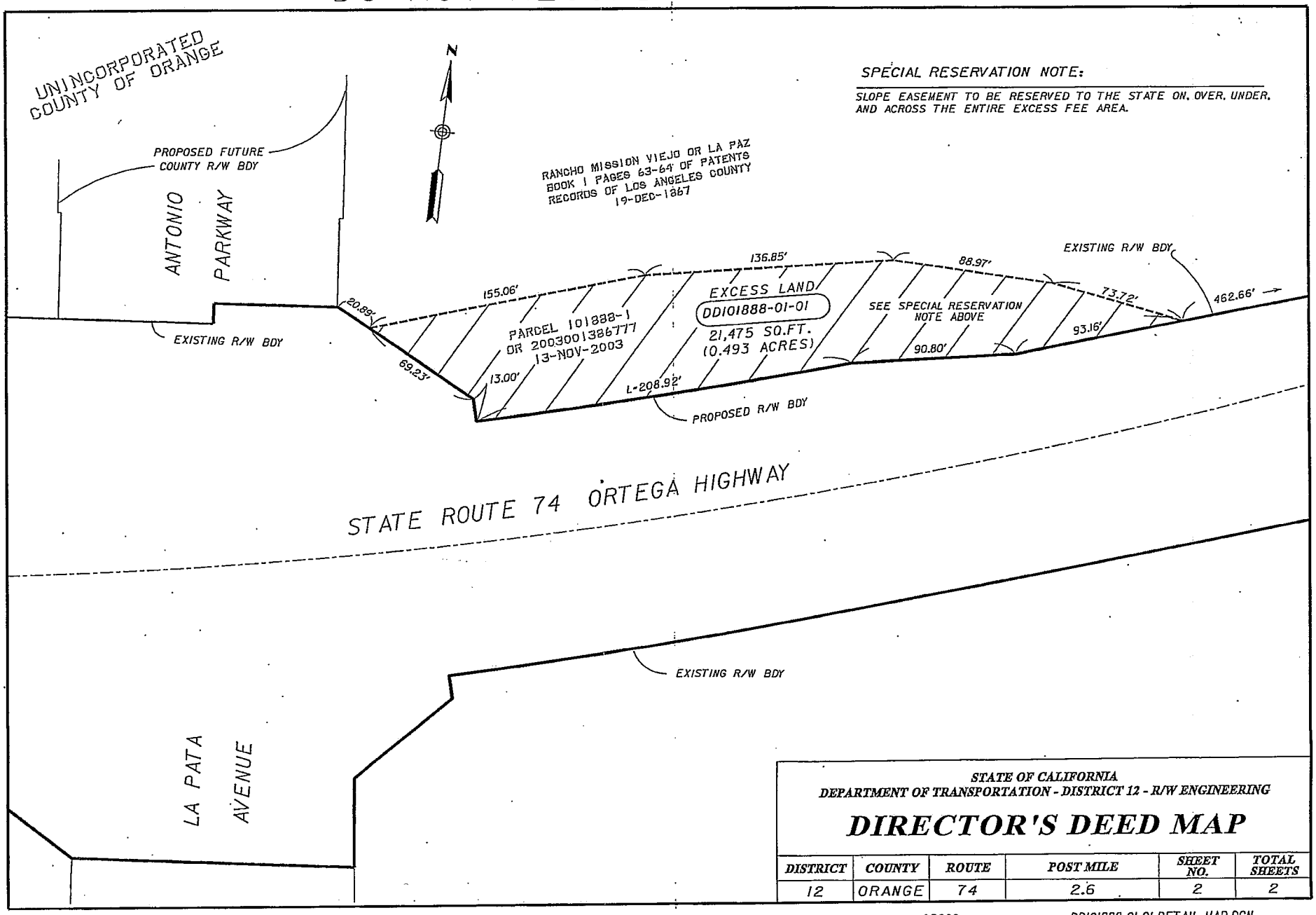
DIRECTOR'S DEED MAP

DISTRICT	COUNTY	ROUTE	POST MILE	SHEET NO.	TOTAL SHEETS
12	ORANGE	74	2.6	1	2

EA: 0R000 FILE NAME: DDI01888-01-01 INDEX MAP.DGN

Attachment 19A

DO NOT RECORD - CTC EXHIBIT ONLY



STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION - DISTRICT 12 - R/W ENGINEERING

DIRECTOR'S DEED MAP

DISTRICT	COUNTY	ROUTE	POST MILE	SHEET NO.	TOTAL SHEETS
12	ORANGE	74	2.6	2	2

EA: 0R000 FILE NAME: DD101888-01-01 DETAIL MAP.DGN

DD101888-01-01 Detail.dgn 11/28/2011 12:09:18 PM

Attachment 19B