

Approved on Consent Calendar 03-20-14

TAB 51

Memorandum

To: CHAIR AND COMMISSIONERS
CALIFORNIA TRANSPORTATION COMMISSION

CTC Meeting: March 20, 2014

Reference No.: 2.4d.
Action Item

From: 
NORMA ORTEGA
Chief Financial Officer

Prepared by: Brent L. Green
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 \$2,401,000. The State will receive a return of \$2,437,000 from the sale of these properties. A recapitulation of the items presented and corresponding maps are attached.

ISSUE:

<u>01-02-Teh-05</u> PM 22.6	Tehama County
Disposal Unit #DD 7959-01-01	1.36 acres
Convey to: Alan Wing as Trustee under Trust Agreement	\$0
entered into on January 16, 1976	(Appraisal N/A)
as amended January 21, 1976	

Change in vesting. The excess land conveyance was approved at the February 1983 Commission meeting, but was vested in the name of the trust. This change in vesting will correct title.

Withdrawn prior to CTC meeting

<u>03-04-Ala-238</u> PM 10.0X	Hayward
Disposal Unit #DD 032588-01-01	1.01 acres
Convey to: Hayward Area Recreation and Park District	\$350,000
	(\$595,000 Appraisal)

Direct sale to a public agency for public park purposes. The Park District has leased and operated the subject property as a public park for over 40 years, identified as the Valle Vista Park in the city of Hayward. As a negotiated settlement between the parties, the property was sold for \$350,000 subject to a 15-year reversion clause in the deed requiring that the property is used solely for public park purposes or it will revert back to State ownership.

04-04-Ala-238 PM 12.9 Hayward
Disposal Unit #DD 032702-01-01 0.27 acre
Convey to: Nanfang Hu and Xiaoqing Ma \$0
Husband and Wife, as Joint Tenants (Appraisal N/A)
Change in vesting. This public sale was approved at the August 2013 Commission meeting. The buyer subsequently asked for a change of vesting to include her husband on title.

05-04-Ala-238 PM 13.5 Hayward
Disposal Unit #DD 032753-01-01 0.21 acre
Convey to: KOR, Inc. \$0
(Appraisal N/A)
Change in vesting. This sale was approved at the October 2013 Commission meeting. The buyer has since requested a change in vesting.

06-04-Ala-238 PM 13.5X Hayward
Disposal Unit #DD 032760-01-01 0.07 acre
Convey to: KOR, Inc. \$277,000
(\$230,000 Public sale estimate)
Public sale. Selling price represents the highest bid received at the public sale. There were five bidders.

07-04-Ala-238 PM 12.6 Hayward
Disposal Unit #DD 036244-01-01 0.25 acre
Convey to: KOR, Inc. \$268,000
(\$267,000 Public sale estimate)
Public sale. Selling price represents the highest oral bid received at the first public sale. There were three bidders.

08-04-Ala-238 PM 12.6X Hayward
Disposal Unit #DD 036250-01-01 0.24 acre
Convey to: Xiaoqing Ma and Xuechang Dong, \$370,000
tenants in common (\$269,000 Public sale estimate)
Public sale. Selling price represents the highest bid received at public sale. There were 10 bidders.

09-04-Ala-238 PM 12.6X Hayward
Disposal Unit #DD 036272-01-01 0.15 acre
Convey to: John R. Sperling, \$295,000
a single man (\$295,000 Appraisal)
Direct sale to current occupying residential tenant at the appraised value.

10-04-Ala-238 PM 12.6X Hayward
Disposal Unit #DD 036278-01-01 0.17 acre
Convey to: Community Partnership, LLC \$293,000
(\$220,000 Public sale estimate)
Public sale. Selling price represents the highest bid received at the public sale. There were five bidders.

11-04-Ala-238 PM 8.0X Hayward
Disposal Unit #DD 036484-01-01 0.09 acre
Convey to: J and J Property Investments, LLC \$226,000
(\$190,000 Public sale estimate)

Public sale. The property was sold at public auction on July 24, 2013 and the successful bidder withdrew their bid to purchase the property. The property was offered to the second highest bidder, who accepted.

12-04-Ala-238 PM 14.5 Alameda County
Disposal Unit #DD 043039-01-01 0.22 acre
Convey to: Shubkarman Deep Singh, \$358,000
A married man as his sole (\$335,000 Public sale estimate)
and separate property

Public sale. This parcel was sold and approved at the October 2013 Commission meeting. The highest bidder withdrew their bid, and the property is being sold to the second highest bidder.

13-04-Mrn-1 PM 35.4 Marshall
Disposal Unit #DK 049220-X2-XX 0.08 acre
Convey to: United States of America \$0
National Park Service (Appraisal N/A)

Direct conveyance for no monetary consideration. Conveyance is to clear an expired temporary construction easement from the record title.

14-04-Mrn-1 PM 35.4 Marshall
Disposal Unit #DK 049220-X3-XX 0.08 acre
Convey to: United States of America \$0
National Park Service (Appraisal N/A)

Direct conveyance for no monetary consideration. Conveyance is to clear an expired temporary construction easement from the record title.

15-04-SM-101 PM 16.7 Burlingame
Disposal Unit #DD 000162-01-01 0.20 acre
Convey to: San Mateo County Transportation Authority \$0
(Appraisal N/A)

Direct conveyance pursuant to Cooperative Agreement No. 04-2331 dated November 22, 2011, Amendment No. 1 dated June 28, 2012, and Amendment No. 2 dated October 15, 2013.

16-11-SD-54 PM T7.1/8.2 San Diego County
Disposal Unit #DD 20553-3 0.91 acre
Convey to: County of San Diego \$0
(Appraisal N/A)

Direct conveyance for no monetary compensation to comply with court order, and meet Department's obligation for park replacement property required by the Park Preservation Act of 1971.

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17-11-Imp-86 PM 23.7

Disposal Unit #DK 26691-1,-2, 26692-1,-2

Convey to: Carolyn Muller,

as custodian for Matthew Rutherford, et al

Direct conveyance for no monetary consideration to correct vesting and errors in the legal description contained in the acquisition grant deed.

Imperial County

11.6 acres

\$0

(Appraisal N/A)

Attachments