

Memorandum

To: CHAIR AND COMMISSIONERS

CTC Meeting: July 8-9, 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 \$22,582. The State will receive a return of \$23,582 from the sale of these properties. A recapitulation of the items presented and corresponding maps are attached.

ISSUE:

<u>01</u> -02-Teh-36 PM 15.6	West of Red Bluff
Disposal Unit #DD 10462-01-01	0.22 acre
Convey to: Eric Lunde Noble, James Butler Noble and Mary Gentry Noble	\$200 (Appraisal \$200)

Direct sale. Selling price represents the appraised value received from the adjoining owner. The property is incapable of independent development, and the highest and best use of the property is as plottage to the adjoining owner.

<u>02</u> -02-Teh-36 PM 28.2	West of Red Bluff
Disposal Unit #DD 13404-01-01	0.34 acre
Convey to: David C. McKay & Nancy E. Walcott	\$382 (Appraisal \$382)

Direct sale. Selling price represents the appraised value received from the adjoining owner. The property is incapable of independent development, and the highest and best use of the property is as plottage to the adjoining owner.

<u>03</u> -03-ED-89 PM 6.02	South Lake Tahoe
Disposal Unit #DK 011076-1	0.36 acre
Convey to: David C. Blankenship	\$1,500 (Appraisal nominal)

Direct sale to the underlying fee owner to extinguish a highway easement that is no longer needed.

04-03-Pla-49 PM 5.17 Auburn
 Disposal Unit #DK 031333-2 0.06 acre
 Convey to: Maita Auburn, LLC \$0.00 (Appraisal N/A)
 Direct conveyance to underlying fee owner to extinguish a recorded temporary construction easement that is no longer needed.

05-03-Pla-49-PM 5.17 Auburn
 Disposal Unit # DK 031004-3 0.05 acre
 Convey to: Maita Auburn, LLC \$0.00 (Appraisal N/A)
 Direct conveyance to underlying fee owner to extinguish a recorded temporary construction easement that is no longer needed.

06-03-Sut-113 PM 0.0 Knights Landing
 Disposal Unit #DD 004351-01-02 3.10 acres
 Convey to: Raymond Keith Turley \$7,500 (Public Sale Estimate)
 \$10,000)

Direct sale. Selling price represents the negotiated value received from the adjoining owner. The property is irregular in size and shape, and a levee easement encumbers the center of the property. The highest and best use of the property is as plottage to the adjoining owner.

07-4-CC-680 PM 14.9 Walnut Creek
 Disposal Unit #DK 061961-X1-X1 0.24 acre
 Convey to: City of Walnut Creek, a Municipal Corporation \$1,000 (Appraisal nominal)
 Direct sale to the adjoining owner to extinguish a road access easement that is no longer needed.

08-06-Ker-46 PM 7.9 Kern County
 Disposal Unit #DK 085983-01-01 0.42 acre
 Convey to: ONE RSA 3-LLC \$0.00 (Appraisal N/A)
 Direct conveyance to underlying fee owner of previously dedicated rights not needed for highway purposes.

09-06-Ker-46 PM 8.0 Kern County
 Disposal Unit #DK 085983-02-01 0.42 acre
 Convey to: ONE RSA 3-LLC \$0.00 (Appraisal N/A)
 Direct conveyance to underlying fee owner of previously dedicated rights not needed for highway purposes.

10-06-Ker-46 PM 8.2 Kern County
 Disposal Unit #DK 085983-02-02 0.34 acre
 Convey to: ONE RSA 3-LLC \$0.00 (Appraisal N/A)
 Direct conveyance to underlying fee owner of previously dedicated rights not needed for highway purposes.

11-07-LA-110 PM 16.1

Disposal Unit #DD 004708-01-02

Convey to: Greater Bethel Apostolic Church

Direct sale. Selling price represents the appraised value received from one of two adjoining owners. The other adjoining owner declined to purchase the subject property. The highest and best use of the excess parcel is as plottage to an adjoining property.

City of Los Angeles

0.01 acre

\$1,000 (Appraisal nominal)

12-11-SD-163 PM 2.6

Disposal Unit #DD 000050-01-01

Convey to: UPTOWN-N, L.P.

a Delaware Limited Partnership

Direct sale. Selling price represents the appraised value received from the adjoining owner. The property is incapable of independent development, and the highest and best use of the property is as plottage to the adjoining owner.

City of San Diego

0.01 acre

\$12,000 (Appraisal \$12,000)

Attachments

SUMMARY OF DIRECTOR'S DEEDS - 2.4d.

PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION – July 8-9, 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	
02	2	0			2	\$582	\$582	100%
03	4	0			4	\$10,000	\$9,000	90%
04	1	0			1	\$0	\$1000	n/a
05	0	0			0	\$0	\$0	
06	3	0			3	\$0	\$0	
07	1	0			1	\$0	\$1000	n/a
08	0	0			0	\$0	\$0	
09	0	0			0	\$0	\$0	
10	0	0			0	\$0	\$0	
11	0	0			0	\$0	\$0	
12	1	0			1	\$12,000	\$12,000	100%
Total	12	0			12	\$22,582	\$23,582	104%

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	12	\$22,582	\$23,582	104%
Public Sales	0			
Non-Inventory Conveyances				
Sub-Total	12	\$22,582	\$23,582	104%
Other Funded Sale				
Total	12	\$22,582	\$23,582	104%



PM 15.6
 DD-10462-01-01

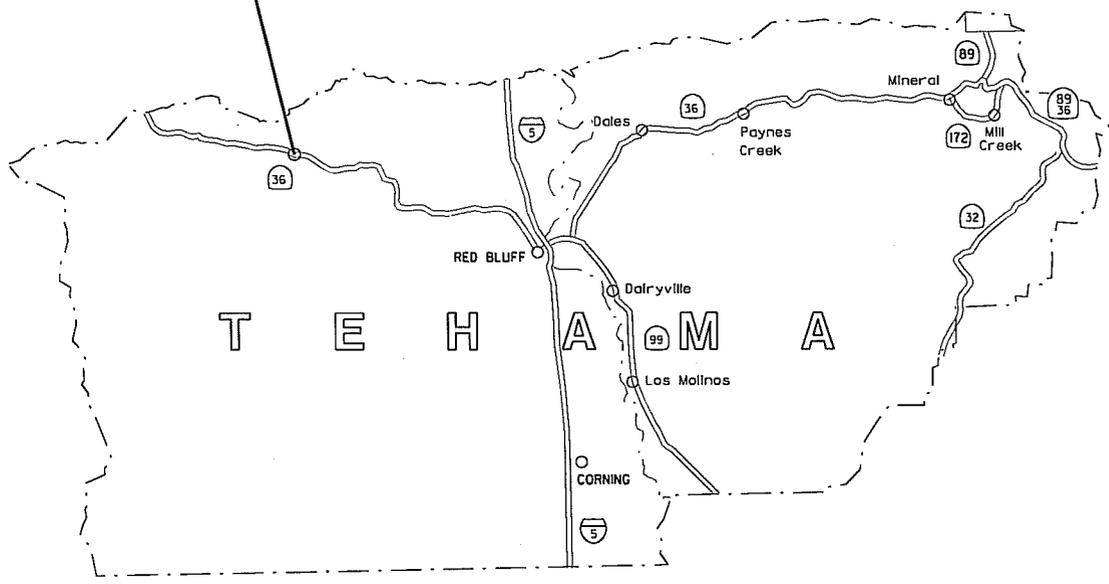


EXHIBIT A
 LOCATION MAP

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

DIRECTOR'S DEED
DD-10462-01-01

TEH-36-PM 15.5/15.7
 EA(s): 2C8802

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
02	TEH	36	15.6	1	2

T. 28 N., R. 7 W., M.D.M.
SECTION 11 SECTION 12

Eric L. Noble, et al.



36

10462-01-01

Area=0.22 Ac.

PM 15.6

Existing R/W

Existing R/W

120.00

139.82
69.91 69.91

139.87

3.14

211.63

60.00 60.00 86

97

295

155

Area = 0.77 Ac.

5.36

146

449

Prescriptive R/W

Approximate Section Line

Eric L. Noble, et al.

STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
DIRECTOR'S DEED
DD-10462-01-01

TEH-36-PM 15.5/15.7

FEET 0 50 100

EA(s): 2C8802

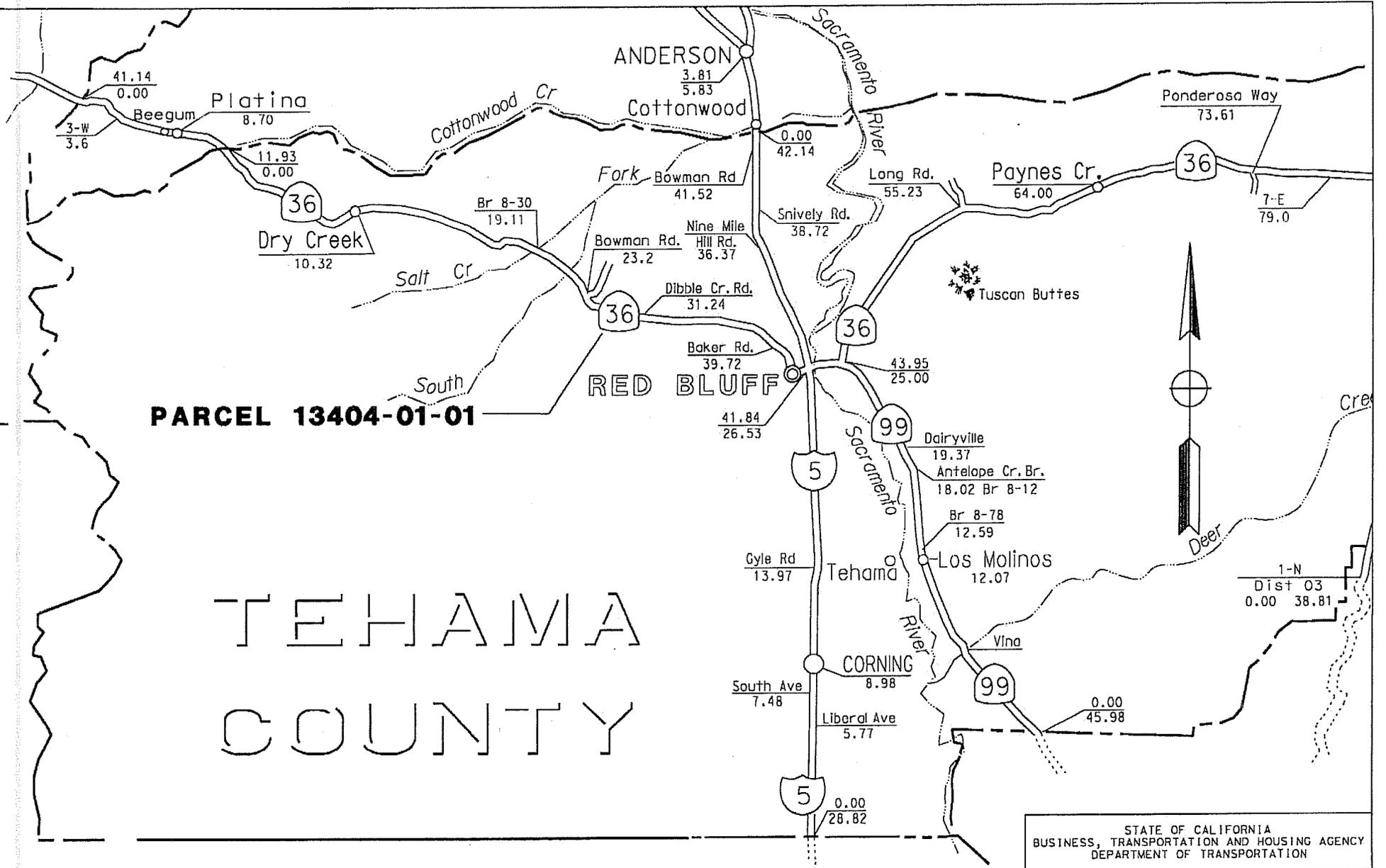
DISTRICT	COUNTY	ROUTE	SHEET PW	SHEET NO.	TOTAL SHEETS
02	TEH	36	15.6	2	2

Date 6/5/07

PARCEL 13404-01-01

TEHAMA
COUNTY

GLENN CO.



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

DIRECTOR'S DEED LOCATION MAP

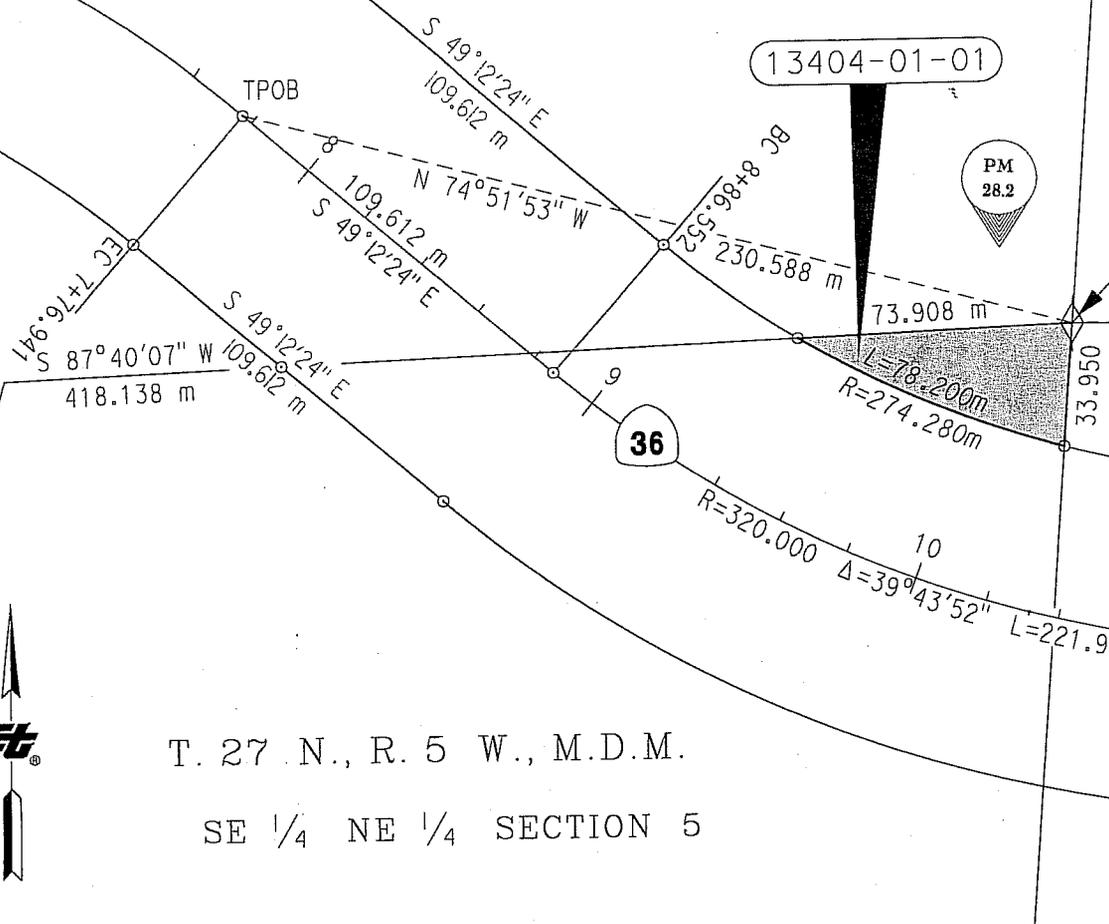
PARCEL 13404-01-01

DIST	COUNTY	ROUTE	POSTMILE
02	TEH	36	28.2
NO SCALE	DATE: JAN, 2009	SHEET 1 OF 1	

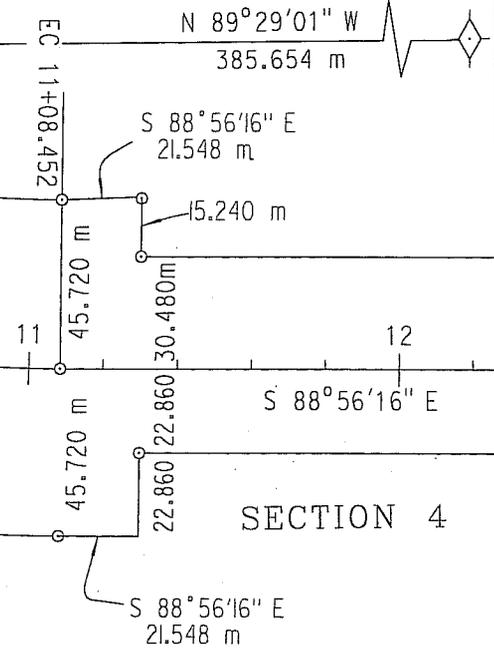
13404-01-01

PM
28.2

5/8-in rebar with LS 4342
alum cap per Z Maps 17

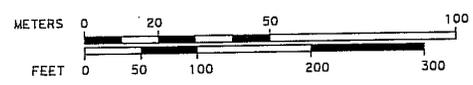


T. 27 N., R. 5 W., M.D.M.
SE 1/4 NE 1/4 SECTION 5



LEGEND

 EXCESS LANDS PARCEL 13404-01-01 AREA= (0.34 AC)



STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION AND
HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 02

DIRECTOR'S DEED

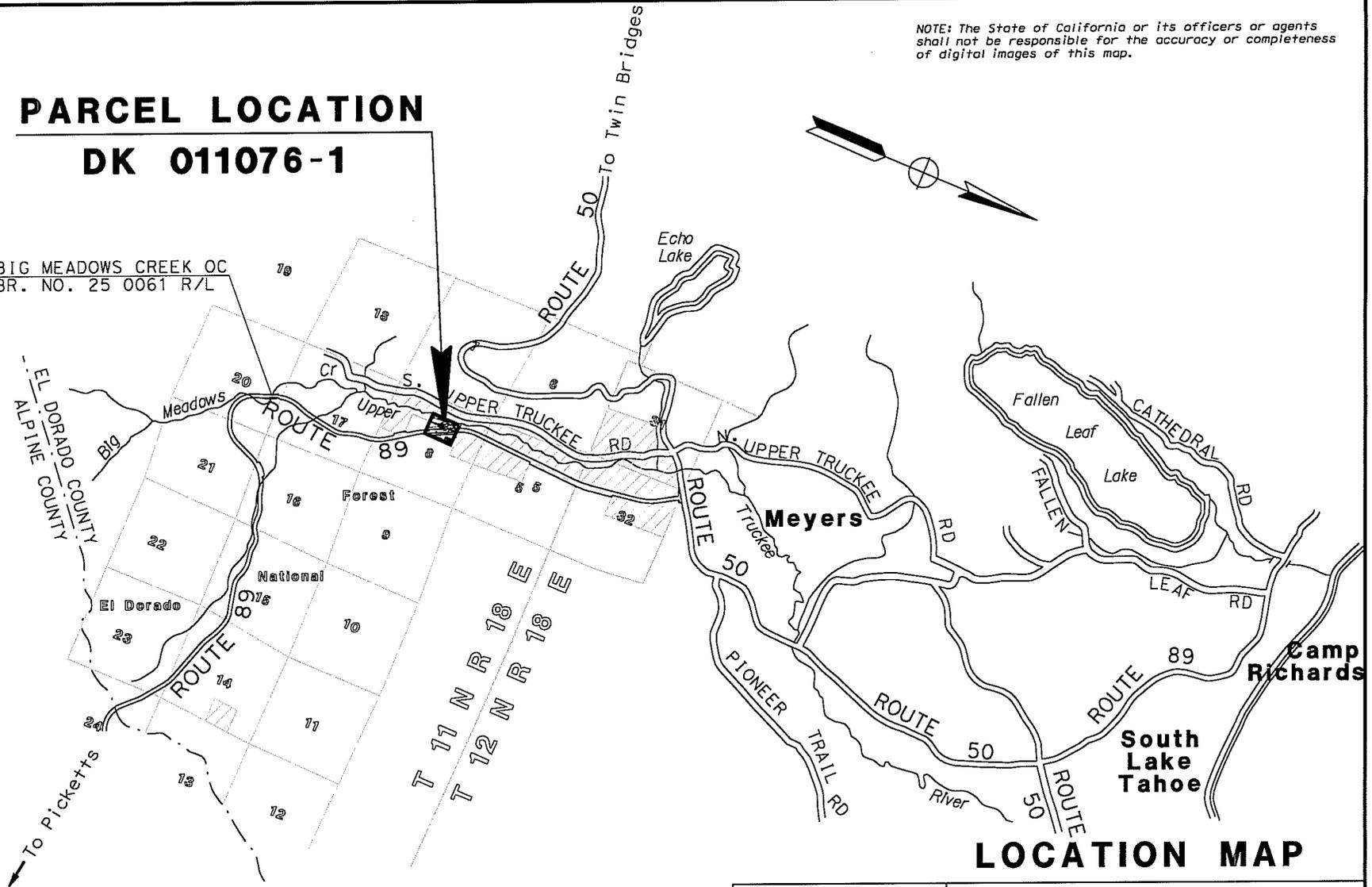
DD 13404-01-01

CO	ROUTE	POSTMILE
TEH	36	28.2

PARCEL LOCATION DK 011076-1

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.

BIG MEADOWS CREEK OC
BR. NO. 25 0061 R/L



LOCATION MAP

NOTES

All distances are in feet unless otherwise noted.

LEGEND

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

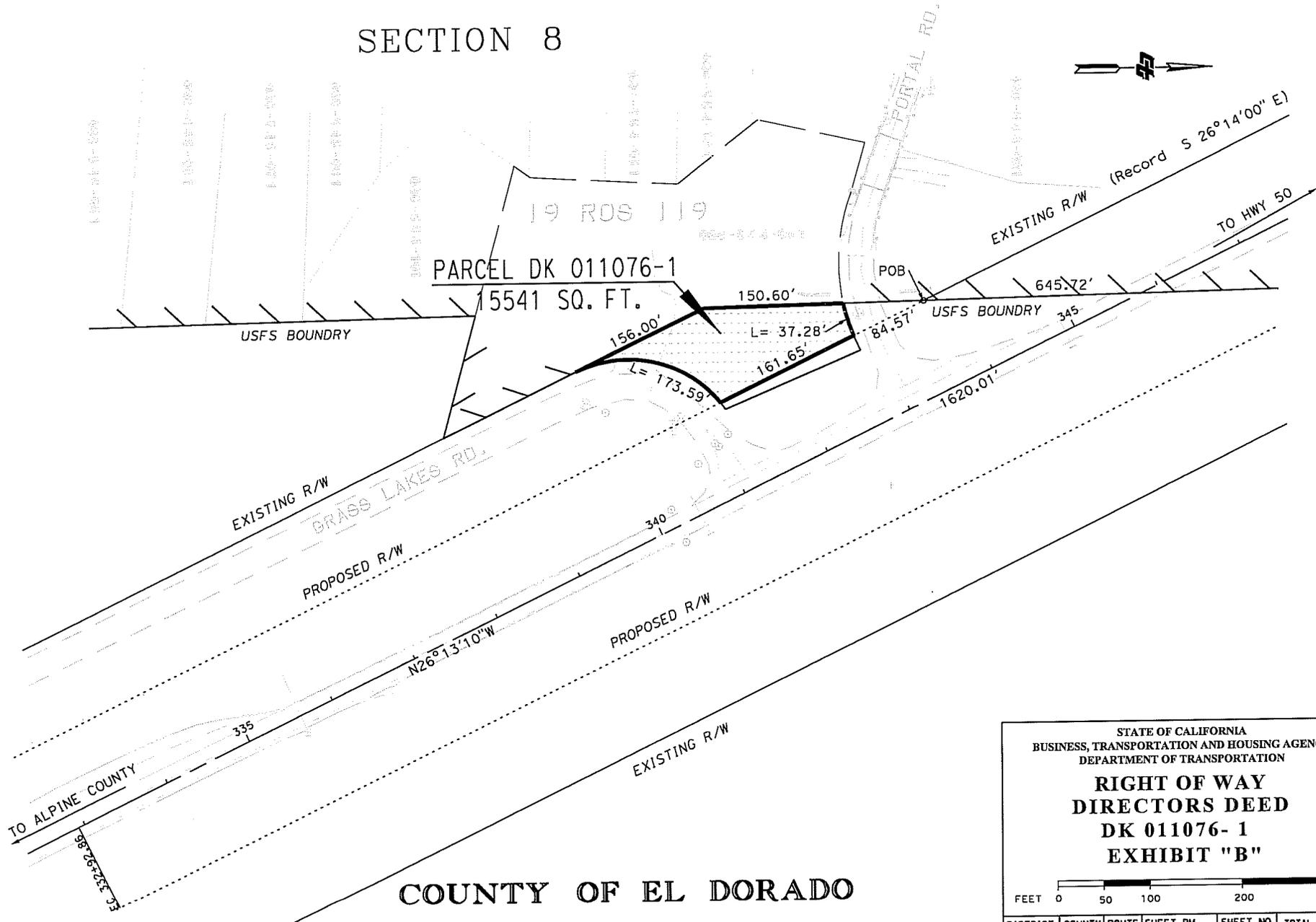
RIGHT OF WAY DIRECTORS DEED DK 011076-1 EXHIBIT "A"

FEET 0 2000 4000 8000 12000

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
03	ED	89	6.02	1	2

T 11 N R 18 E MDM
SECTION 8

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COUNTY OF EL DORADO

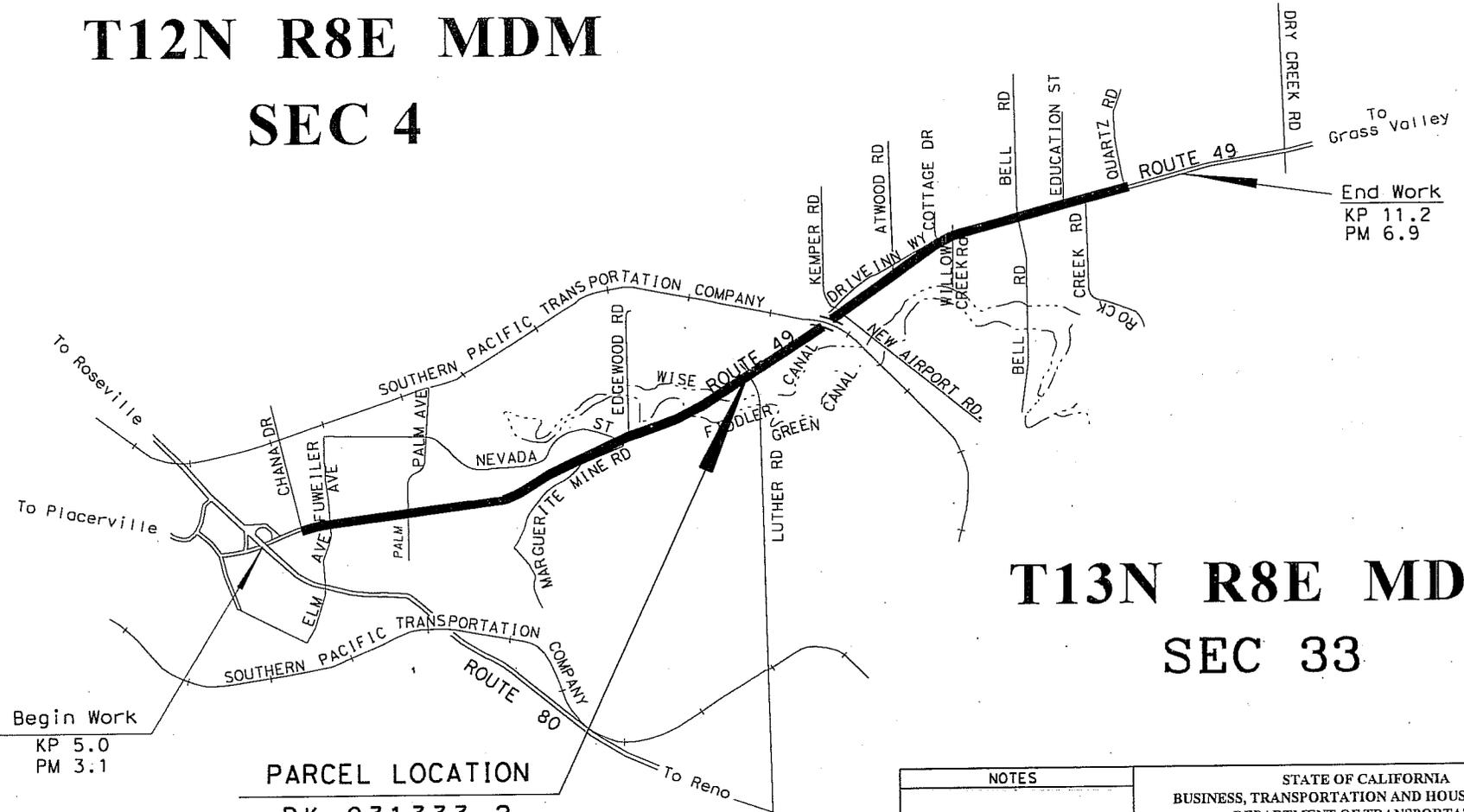
STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY
DIRECTORS DEED
DK 011076- 1
EXHIBIT "B"**

FEET 0 50 100 200 300

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
03	ED	89	6.02	2	2

T12N R8E MDM SEC 4



End Work
KP 11.2
PM 6.9

Begin Work
KP 5.0
PM 3.1

PARCEL LOCATION
DK-031333-2

PLACER COUNTY

T13N R8E MDM SEC 33

NOTES
LEGEND

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

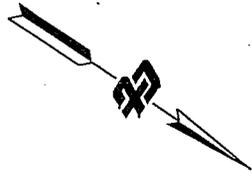
**RIGHT OF WAY
DIRECTORS DEED
DK-031333-2**

FEET 0 1000 2000 4000 6000

DISTRICT	COUNTY	ROUTE	SHEET KP/PM	SHEET NO.	TOTAL SHEETS
03	PLA	49	8.32/5.17	1	2

T12N R8E MDM

PARCEL MAP No. 73345
 BOOK 14 OF PARCEL MAPS
 PAGE 115



Approx. PL

KP 8.32

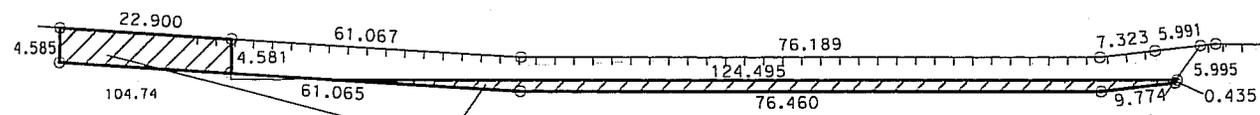
34

STATE ROUTE 49

35

← TO AUBURN

TO GRASS VALLEY →



PARCEL DK-031333-2
 2683 sq. ft.

038-102-008
 MAITA AUBURN LLC

038-102-010
 MAITA AUBURN LLC

Approx. PL

LUTHER ROAD

T12N R8E MDM SEC 4
 T12N R8E MDM SEC 4

PLACER COUNTY

RECORD OF SURVEY
 No. 1634
 BOOK 12 OF SURVEYS,
 PAGE 135

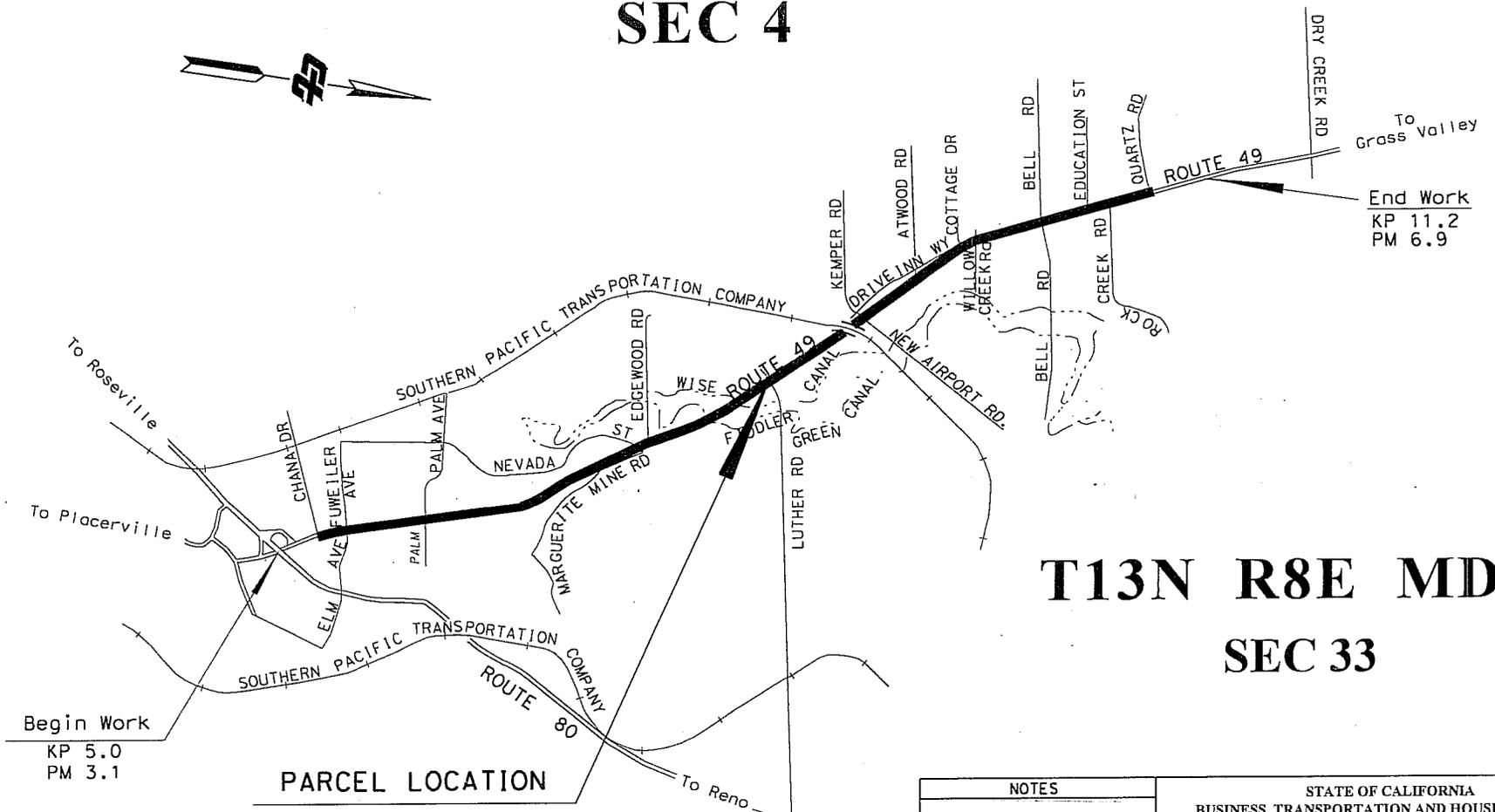
NOTES
LEGEND

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

**RIGHT OF WAY
 DIRECTORS DEED
 DK 031333-2**

DISTRICT	COUNTY	ROUTE	SHEET KP/PM	SHEET NO.	TOTAL SHEETS
03	PLA	49	8.32/5.17	2	2

T12N R8E MDM SEC 4



To
Gross Valley

End Work
KP 11.2
PM 6.9

Begin Work
KP 5.0
PM 3.1

PARCEL LOCATION
DK-031004-3

PLACER COUNTY

T13N R8E MDM SEC 33

NOTES
LEGEND

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

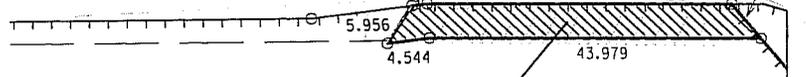
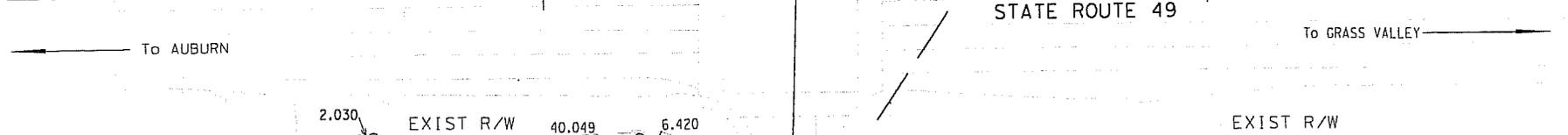
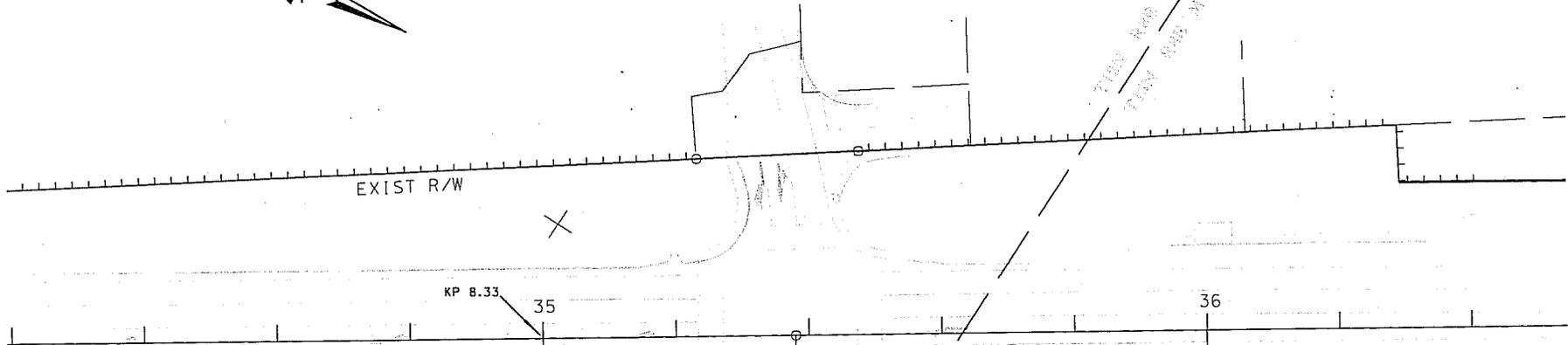
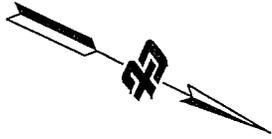
**RIGHT OF WAY
DIRECTORS DEED
DK-031004-3**

FEET 0 1000 2000 4000 6000

DISTRICT	COUNTY	ROUTE	SHEET KP/PM	SHEET NO.	TOTAL SHEETS
03	PLA	49	8.33/5.18	1	2

T12N R8E MDM

S.1/4 COR.
SEC. 33
FND. 11/2 C.I.P.



038-102-008

038-102-010
MAITA AUBURN LLC

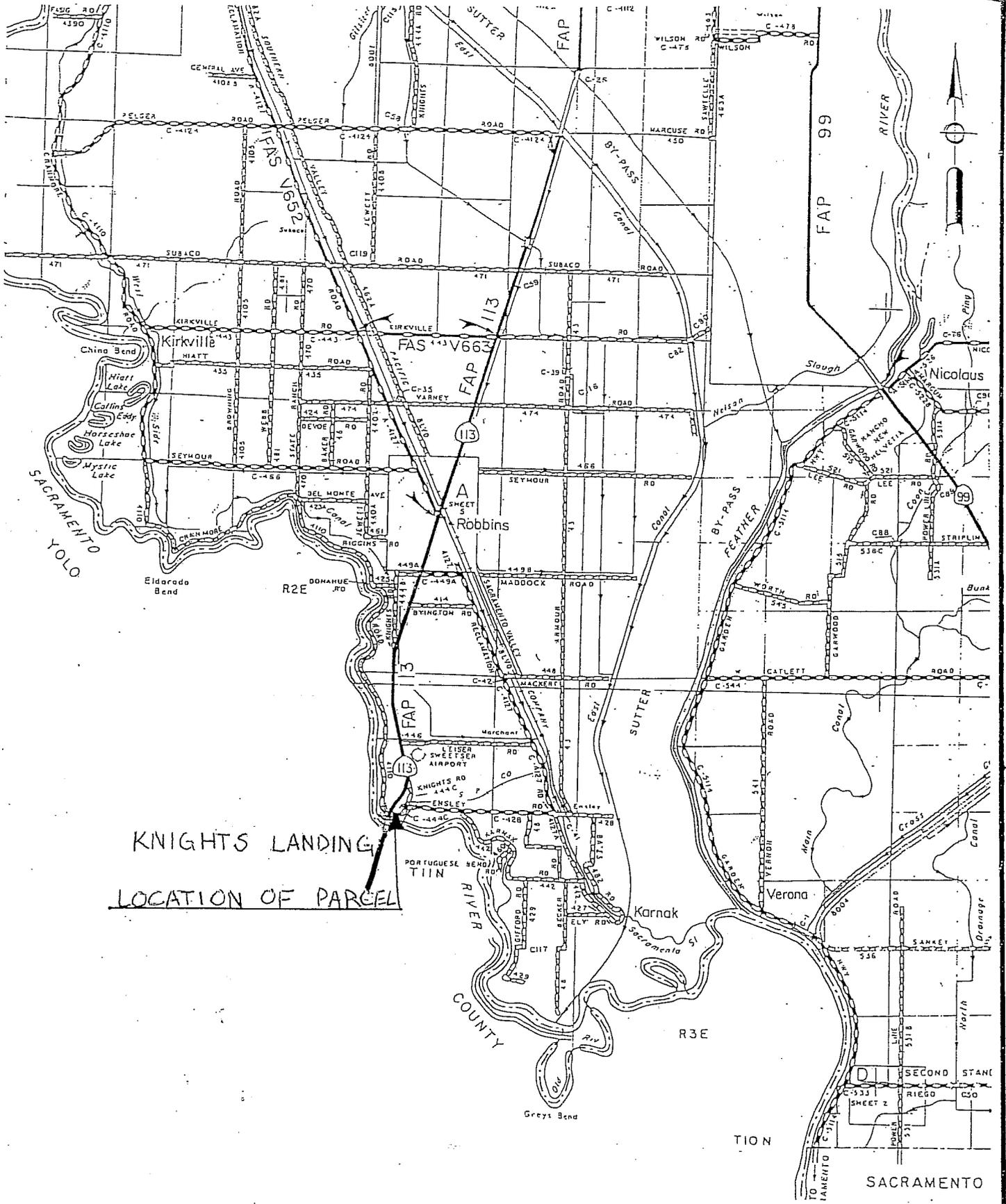
DK-031004-3
2244 sq. ft

NOTES
LEGEND

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

**RIGHT OF WAY
DIRECTORS DEED
DK-031004-3**

DISTRICT	COUNTY	ROUTE	SHEET KP/PM	SHEET NO.	TOTAL SHEETS
03	PLA	49	8.33/5.17	2	2



KNIGHTS LANDING
 LOCATION OF PARCEL

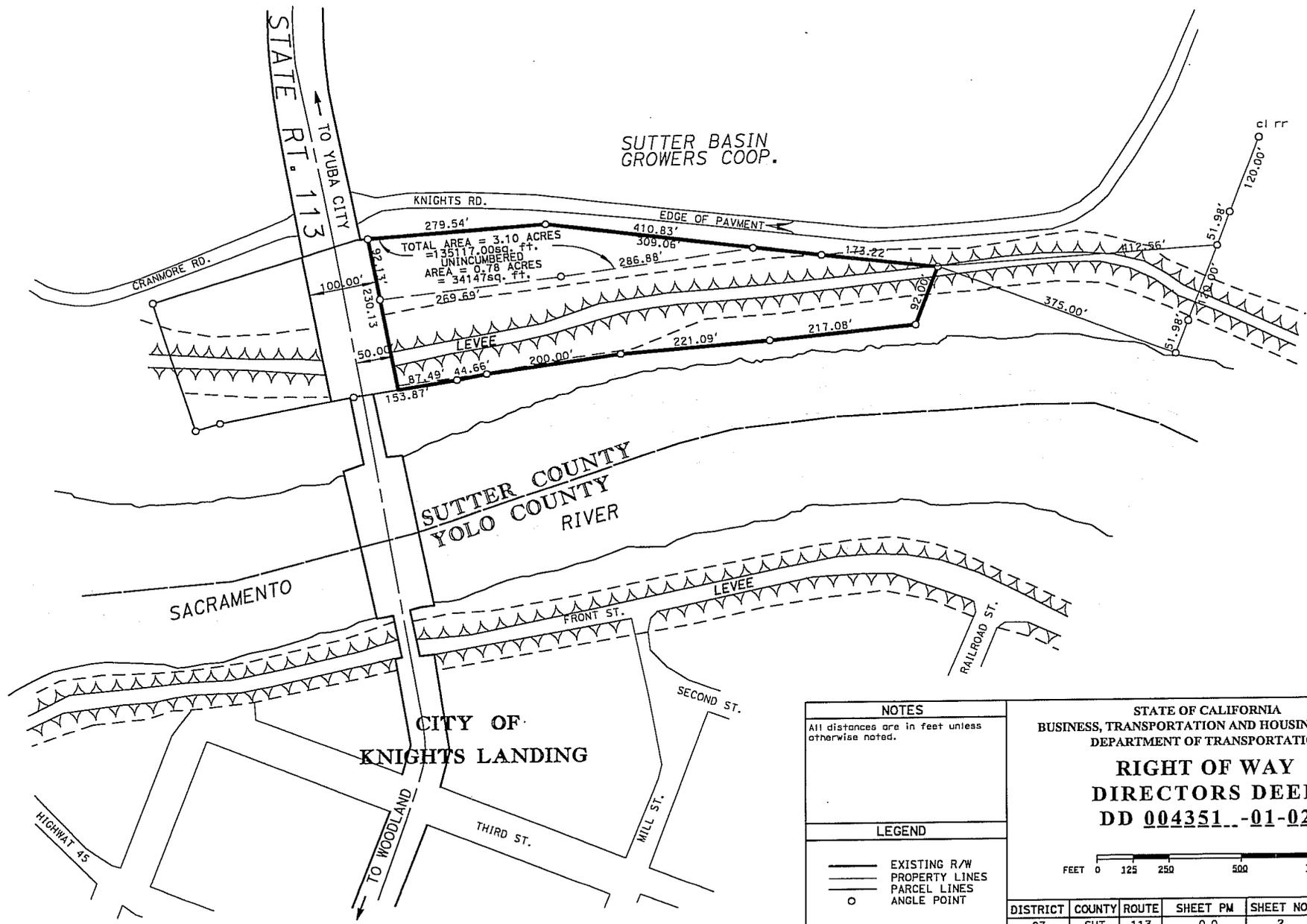
PAR NO 004351-01-02

DIST CO RTE PM
 03 SUT 113 0.0

T. 11 N., R. 2 E., M.D.B. & M.

SECTION 14

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

- EXISTING R/W
- PROPERTY LINES
- PARCEL LINES
- o ANGLE POINT

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

**RIGHT OF WAY
DIRECTORS DEED
DD 004351..-01-02**

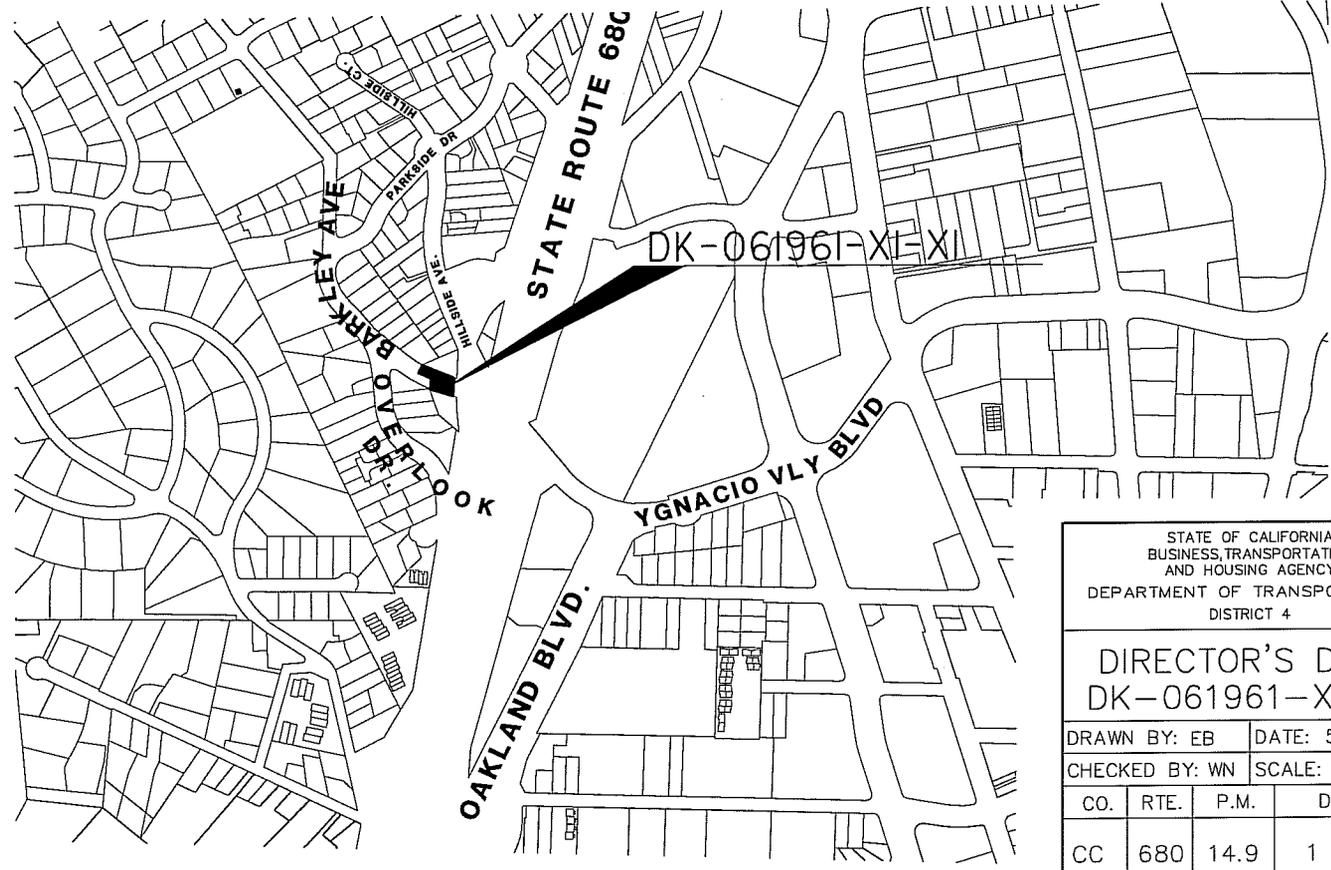


DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
03	SUT	113	_0.0	_2	_2

CITY OF WALNUT CREEK

COUNTY OF CONTRA COSTA

R-17X.5



DK-061961-X1-X1



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

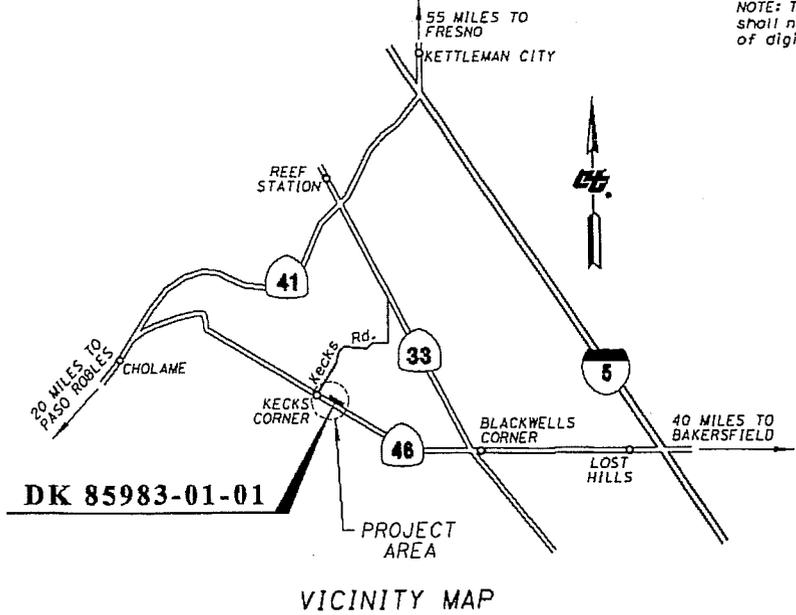
DIRECTOR'S DEED
 DK-061961-X1-X1

DRAWN BY: EB DATE: 5/09

CHECKED BY: WN SCALE: NONE

CO.	RTE.	P.M.	DR.NO.
CC	680	14.9	1 OF 2

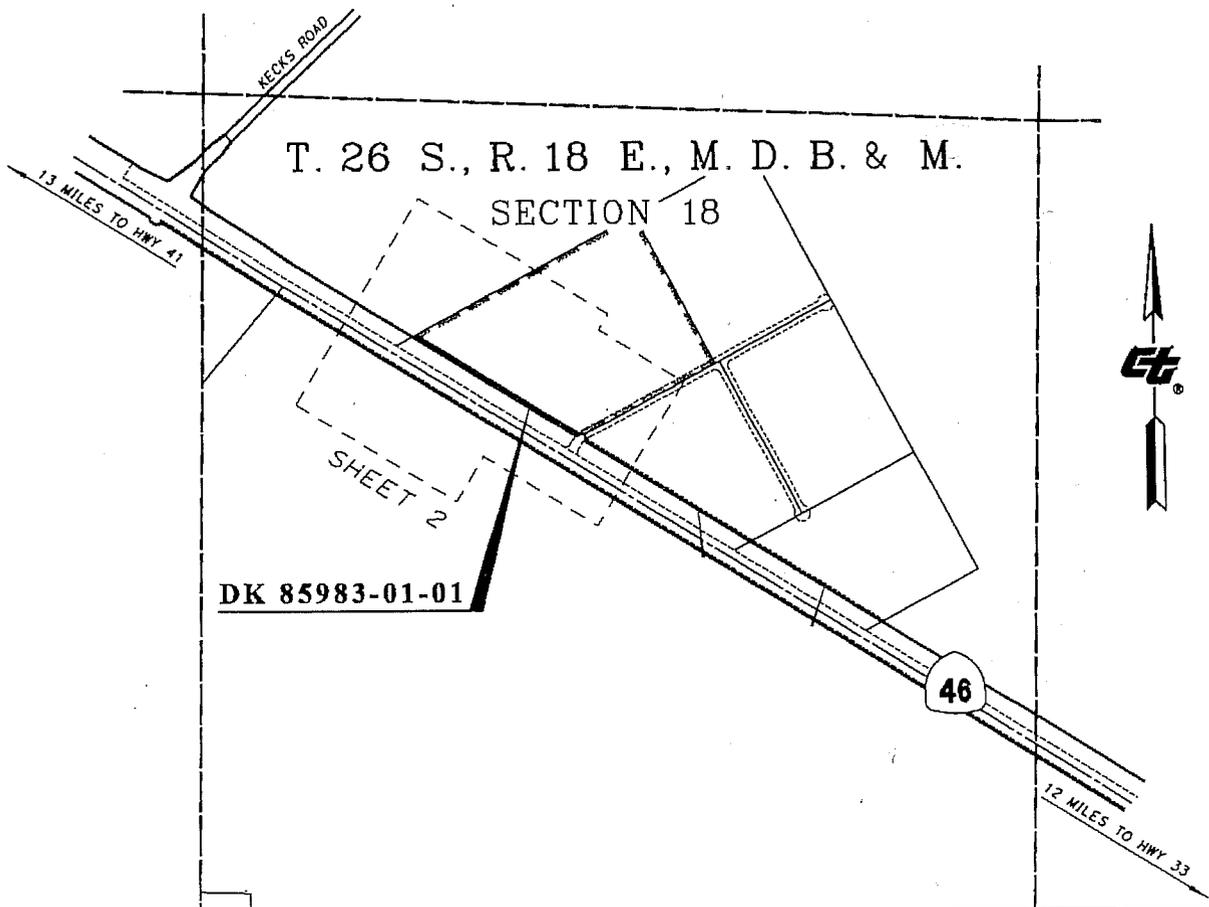
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DK 85983-01-01

VICINITY MAP

COUNTY OF
KERN



DK 85983-01-01

NOTES
Coordinates and bearings are on CCS 1983(1991.35) Zone 5. Distances and stationing are grid distances. Divide by 1.000060 to obtain ground distances. All distances are in feet unless otherwise noted.

LEGEND
 - - - - - Access Prohibited
 - - - - - Existing R/W Superseded
 ■ Access Opening (Private)
 ○ Indicates calculated point. (Does not imply monument set)
 - - - - - Remainder parcel boundary

STATE OF CALIFORNIA
 BUSINESS, TRANSPORTATION AND HOUSING AGENCY
 DEPARTMENT OF TRANSPORTATION
**RIGHT OF WAY
 DIRECTORS DEED
 DK 85983-01-01**

FEET 0 300 600 1200 1800

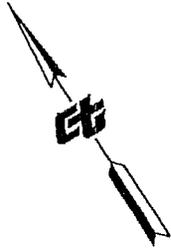
DISTRICT	COUNTY	ROUTE	SHEET PW	SHEET NO.	TOTAL SHEETS
06	KER	46	7.9	1	2

T. 26 S., R. 18 E., M. D. B. & M.

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.

SECTION 18

PARCEL MAP
No. 11332
PARCEL 2

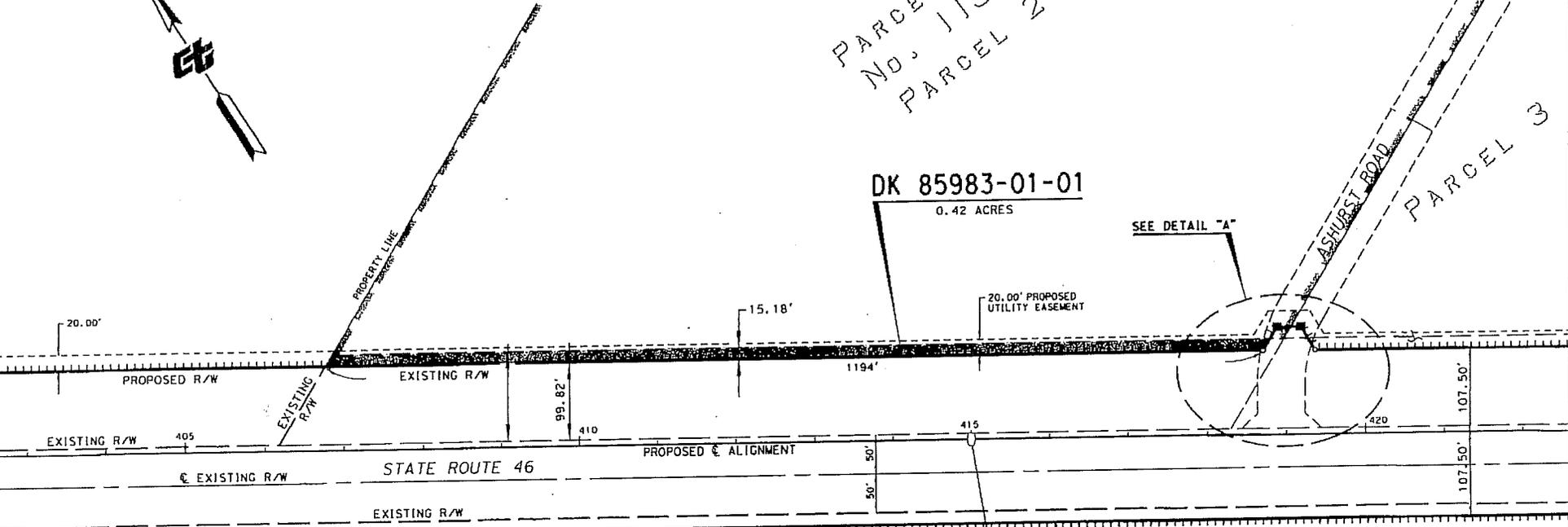


DK 85983-01-01

0.42 ACRES

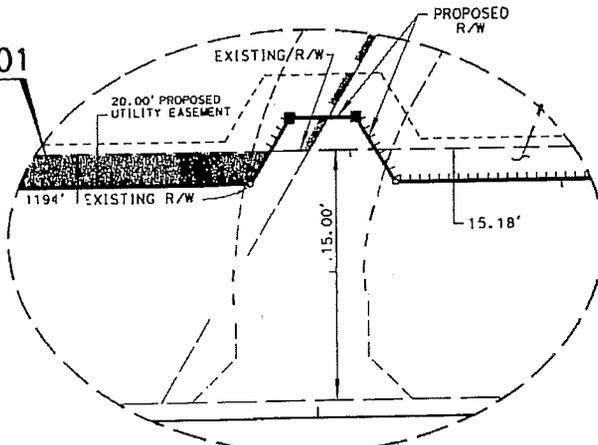
SEE DETAIL "A"

PARCEL 3



DK 85983-01-01

0.42 ACRES



DETAIL "A"

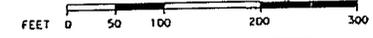
SECTION 18

NOTES
Coordinates and bearings are on CCS 1983(1991.35) Zone 5. Distances and stationing are grid distances. Divide by 1.0000050 to obtain ground distances. All distances are in feet unless otherwise noted.

LEGEND

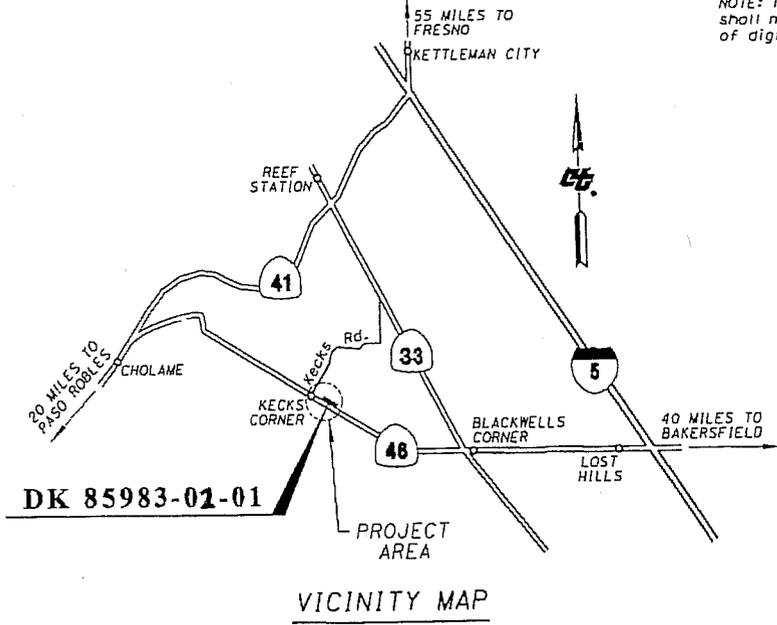
- Access Prohibited
- - - - - Existing R/W Superseded
- ▬ Access Opening (Private)
- o Indicates calculated point. (Does not imply monument set)
- Remainder parcel boundary

STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY DIRECTORS DEED
DK 85983-01-01



DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
05	KER	46	7.9	2	2

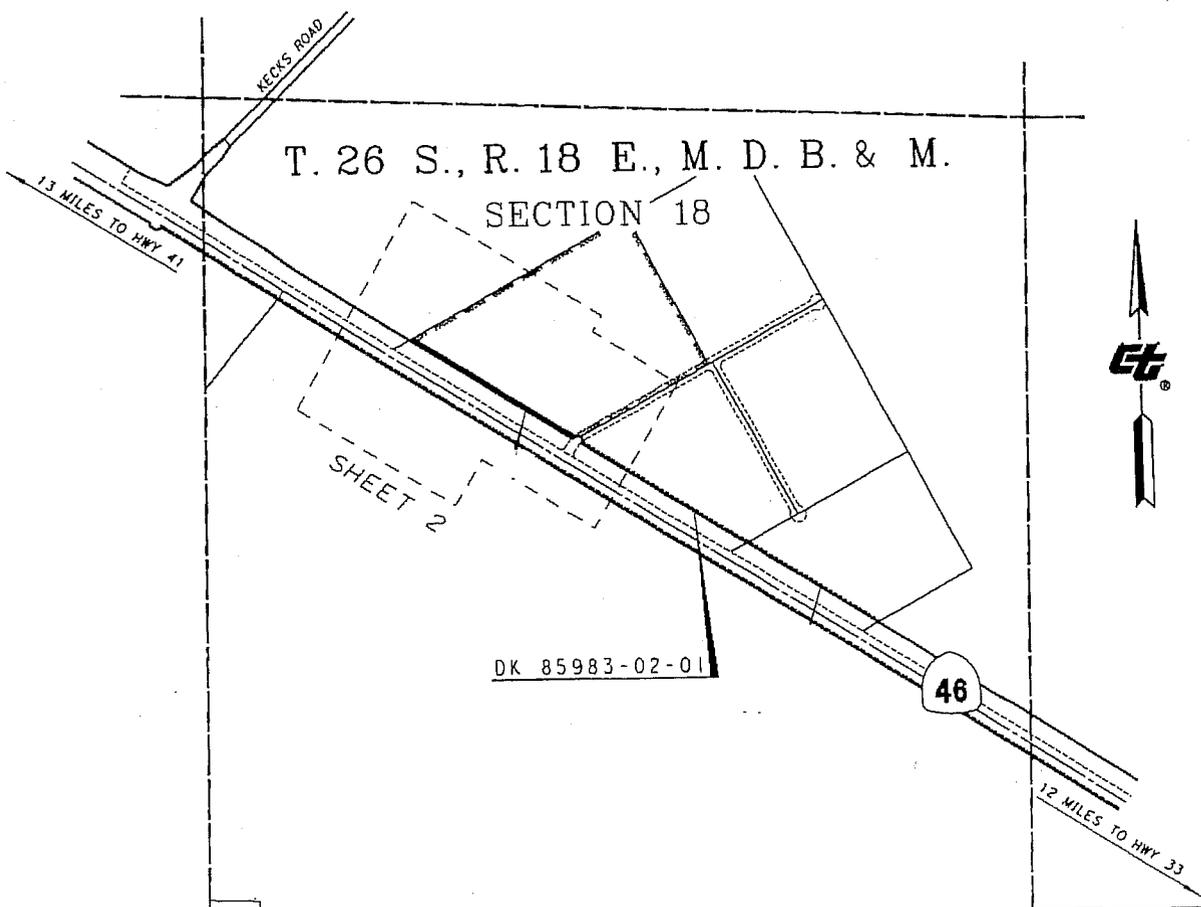
NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.



DK 85983-01-01

VICINITY MAP

COUNTY OF
KERN



T. 26 S., R. 18 E., M. D. B. & M.
SECTION 18

DK 85983-02-01

NOTES
Coordinates and bearings are on CCS 1983(1991.35) Zone 5. Distances and stationing are grid distances. Divide by 1.0000050 to obtain ground distances. All distances are in feet unless otherwise noted.

LEGEND
 - - - - - Access Prohibited
 - - - - - Existing R/W Superseded
 - - - - - Access Opening (Private)
 o Indicates calculated point. (Does not imply monument set)
 - - - - - Remainder parcel boundary

STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY DIRECTORS DEED



DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
06	KER	46	7.9	1	2

T. 26 S., R. 18 E., M. D. B. & M.

SECTION 18

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.

PARCEL 2

PARCEL MAP
NO. J1332
PARCEL 3

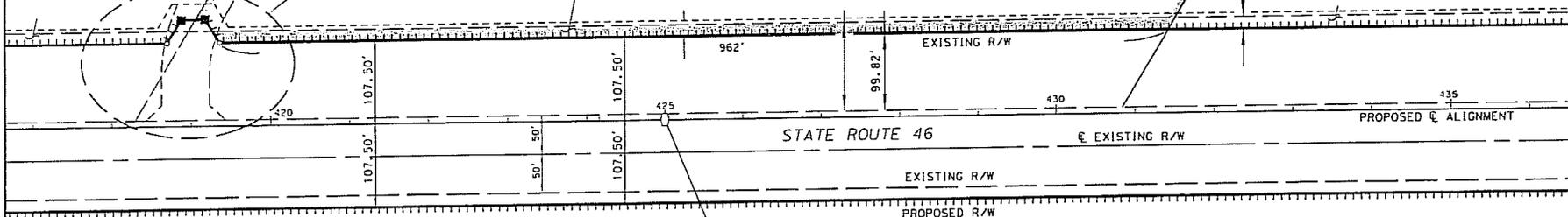
PAR. 4

PARCEL 5

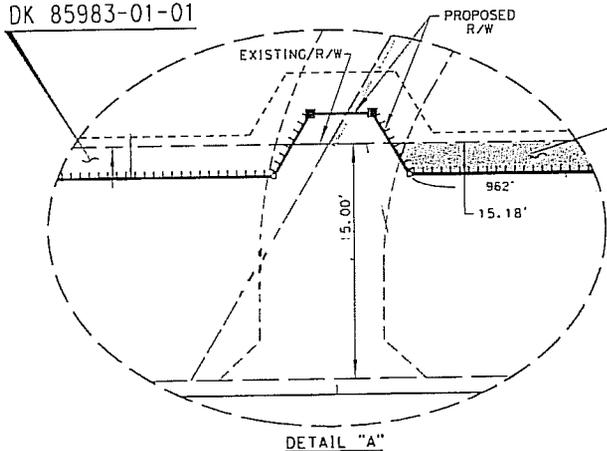
DK 85983-02-01

0.42 ACRES

SEE DETAIL "A"



DK 85983-01-01



DETAIL "A"

DK 85983-02-01

0.42 ACRES

SECTION 18

NOTES

Coordinates and bearings are on CCS 1983(1991, 35) Zone 5. Distances and stationing are grid distances. Divide by 1.0000060 to obtain ground distances. All distances are in feet unless otherwise noted.

LEGEND

- Access Prohibited
- Existing R/W Superseded
- Access Opening (Private)
- Indicates calculated point. (Does not imply monument set)
- Remainder parcel boundary

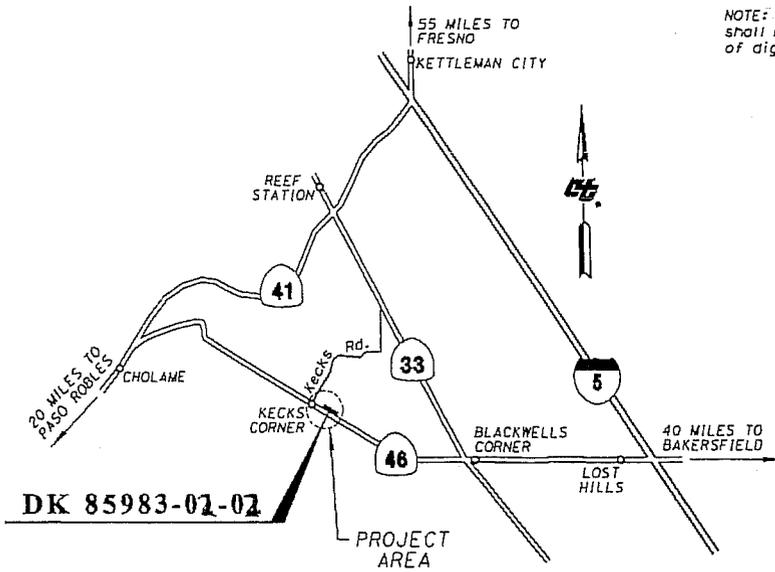
STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY
DIRECTORS DEED
DK 85983-02-01**

FEET 0 50 100 200 300

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
06	KER	46	8.0	2	2

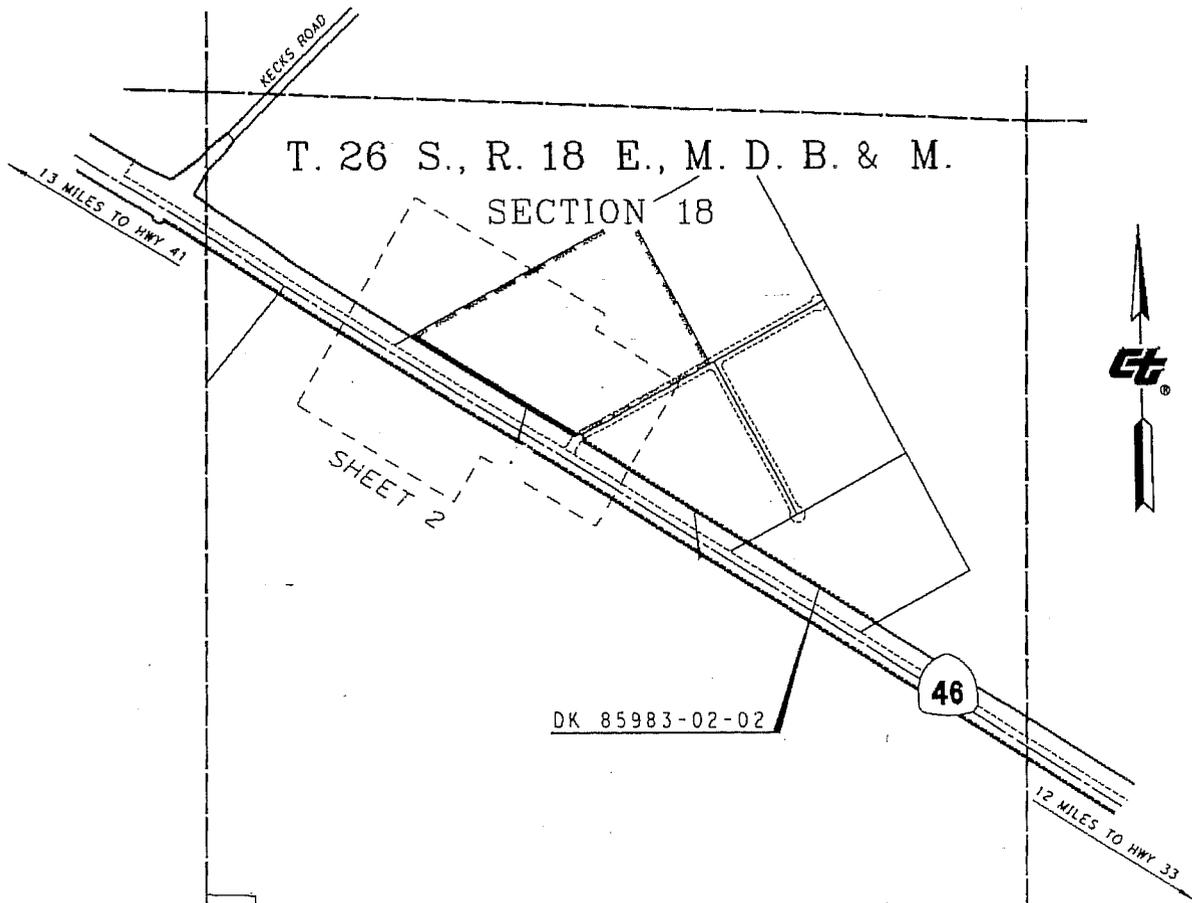
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DK 85983-01-02

VICINITY MAP

COUNTY OF
KERN



DK 85983-02-02

NOTES
Coordinates and bearings are on CCS 1983(1991, 35) Zone 5. Distances and stationing are grid distances. Divide by 1.0002060 to obtain ground distances.
All distances are in feet unless otherwise noted.

LEGEND

- Access Prohibited
- Existing R/W Superseded
- Access Opening (Private)
- Indicates calculated point. (Does not imply monument set)
- Remainder parcel boundary

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

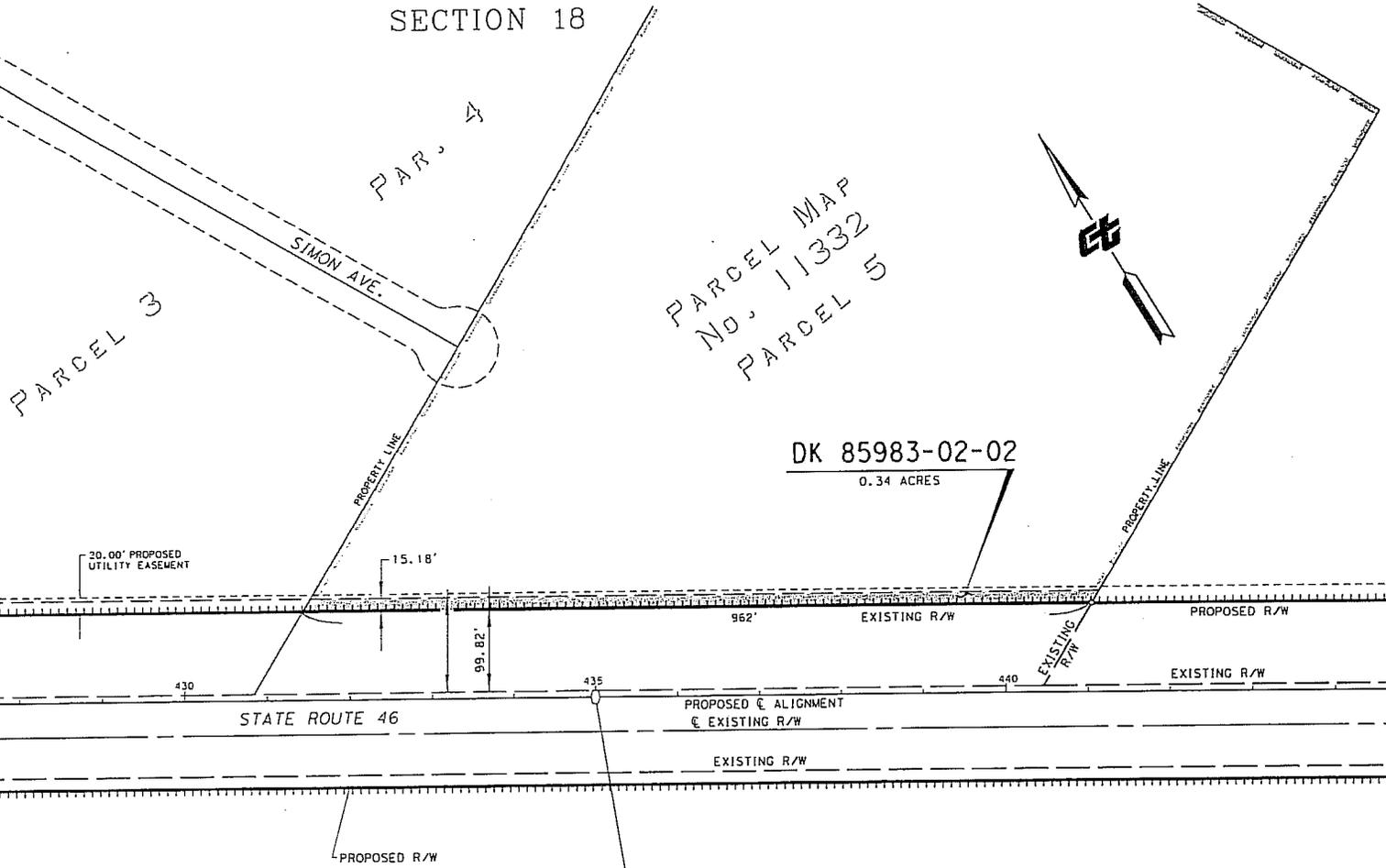
**RIGHT OF WAY
DIRECTORS DEED**

FEET 0 300 600 1200 1800

DISTRICT	COUNTY	ROUTE	SHEET PW	SHEET NO.	TOTAL SHEETS
06	KER	46	7.9	1	2

T. 26 S., R. 18 E., M. D. B. & M.
SECTION 18

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.



PARCEL MAP
No. 11332
PARCEL 5

DK 85983-02-02
0.34 ACRES

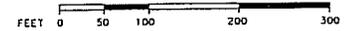
STATE ROUTE 46

SECTION 18

NOTES
Coordinates and bearings are on CCS 1983(1991.35) Zone 5. Distances and stationing are grid distances. Divide by 1.0000060 to obtain ground distances. All distances are in feet unless otherwise noted.

LEGEND
 - - - - - Access Prohibited
 - - - - - Existing R/W Superseded
 - - - - - Access Opening (Private)
 ■ Indicates calculated point. (Does not imply monument set)
 ○ Indicates calculated point. (Does not imply monument set)
 - - - - - Remainder parcel boundary

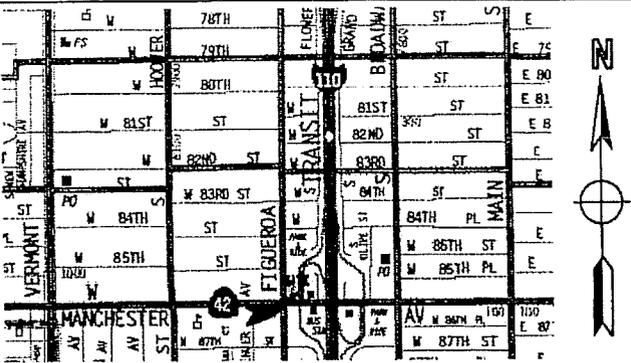
STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
**RIGHT OF WAY
DIRECTORS DEED
DK 85983-02-02**



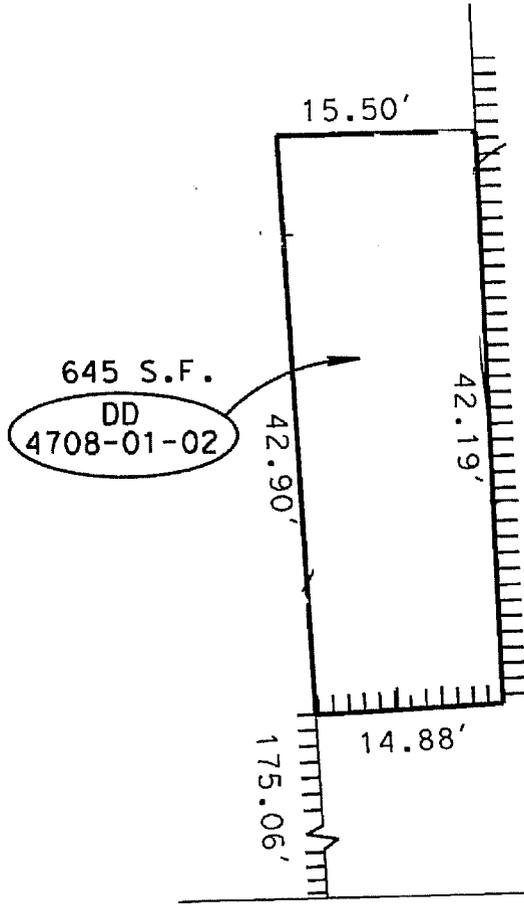
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
06	KER	46	8.2	2	2

CITY OF LOS ANGELES

DIST	COUNTY	ROUTE	POST MILE
07	LA	110	16.1



LOCATION MAP NO SCALE



ROUTE 110 FWY

MANCHESTER AVE

**INTERSTATE
CITY OF LOS ANGELES**

||||| STATE RETAINS ACCESS RIGHTS

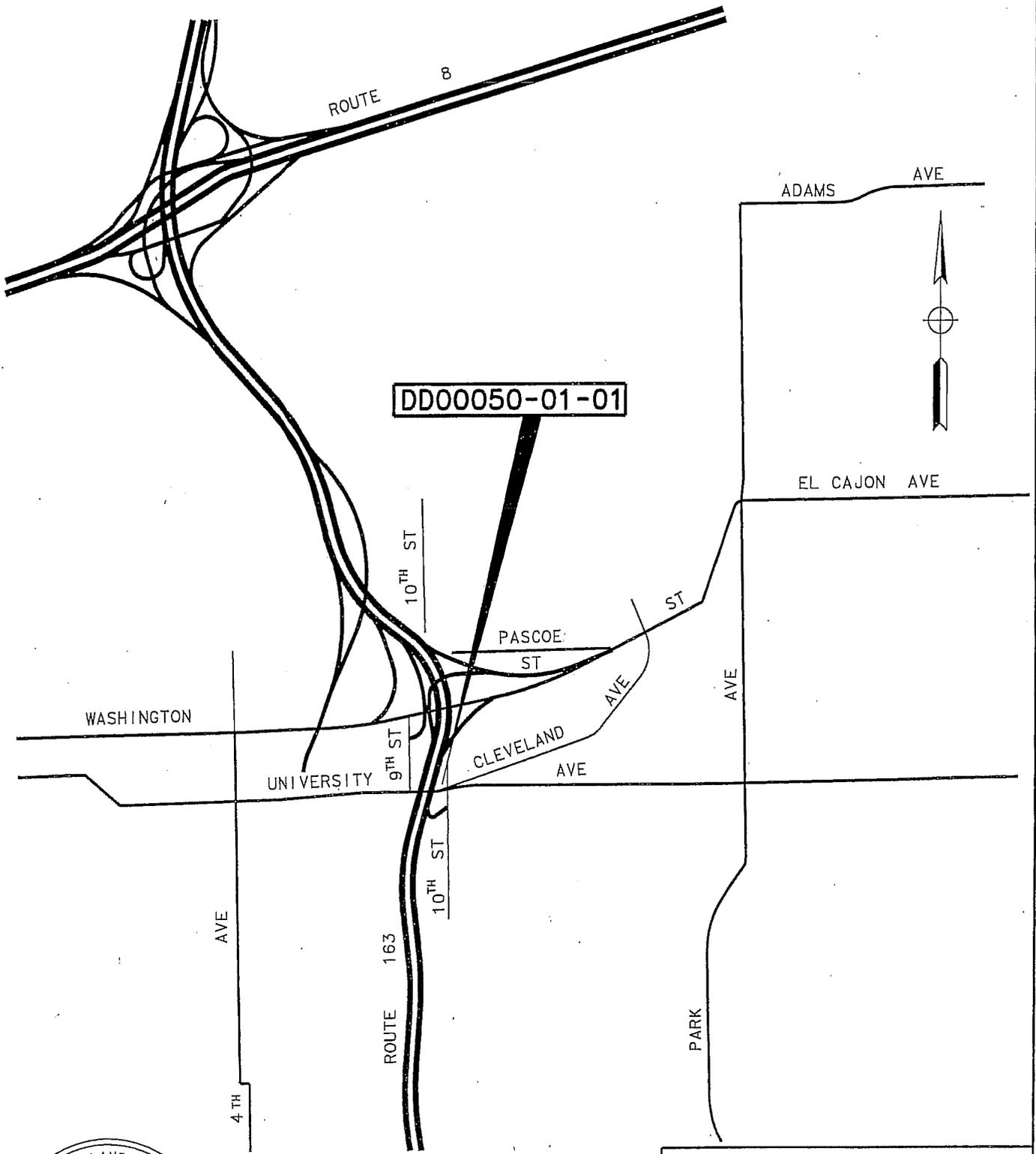
STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

DIRECTOR'S DEED DD 4708-01-02

REF. MAP: F1353-1

**SCALE: NONE
DRWN: FC CHKD: JM
DATE: 03-23-2009**



DD00050-01-01



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

Signature *Simon D. Hubble*

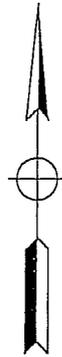
Date *June 17, 2008*

E.A. OR0002

STATE OF CALIFORNIA BUSINESS & TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 11			
EXCESS PARCEL MAP DD00050-01-01			
RIGHT OF WAY MAP NO.		Por. 19507	
COUNTY	ROUTE	POST MILES	SCALE
SD	163	2.6	NONE
SHEET 1 OF 2			

CITY OF SAN DIEGO

EXHIBIT "B"



11-SD-163

10 TH AVENUE

57'

52'

23'

UNDERLYING FEE IN ALLEY

DD00050-01-01

AREA=596 SQ. FT.

UNIVERSITY AVENUE

STATE OF CALIFORNIA
BUSINESS & TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 1 1

EXCESS PARCEL MAP
DD00050-01-01

RIGHT OF WAY MAP NO. Por. 19507

E.A. 0R0002

COUNTY	ROUTE	POST MILES	SCALE
SD	163	2.6	NONE
			SHEET 2 OF 2