State of California
DEPARTMENT OF TRANSPORTATION

Business, Transportation and Housing Agency

M e m o r a n d u m

To: CHAIR AND COMMISSIONERS
CALIFORNIA TRANSPORTATION COMMISSION

CTC Meeting: May 23, 2012

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 $1,174,003.74. The State will receive a return of $1,272,503.74 from the sale of these properties. A recapitulation of the items presented and corresponding maps are attached.

ISSUE:

01-03-But-99 PM 4.0 — Gridley
Disposal Unit #DD 022758-01-01 et al — 21.01 acres
Convey to: Iqbal S. Sangha — $226,000 (Public Sale Estimate $130,000)
Public Sale. Subject property sold via sealed bid sale on April 4, 2012. There were five registered and active bidders.

02-03-Sut-99 PM 37.1 — Live Oak
Disposal Unit #DK 022934-03-01 — 0.61 acre
Convey to: Sharanjit S. Sidhu and Iqbal K. Sidhu — $1 (Appraisal $1)
Direct Sale. Quitclaim to the underlying fee owner of a drainage easement no longer required that was purchased for a route that was rescinded in 2007.

03-04-Ala-238 PM 12.0x — Hayward
Disposal Unit #DD 031124-01-01 — 0.36 acre
Convey to: Anthony R. Fidel — $250,000 (Appraisal $250,000)
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 for the subject property. This proposed conveyance was presented to the Commission for conceptual approval at the August 2011 meeting.

04-04-Ala-238 PM 8.2x — Hayward
Disposal Unit #DD 033897-01-01 — 0.21 acre
Convey to: Aimee Adams (Teeter) and Darrell Teeter — $NA (Appraisal $NA)
This is a change in vesting. The sale of this parcel was previously approved at the January 2012 Commission meeting as a sale to Aimee Adams. After the Director's Deed was approved and signed, the purchasers requested a change in vesting.

05-04-Ala-238 PM 14.5x — Castro Valley
Disposal Unit #DD 043082-01-01 — 0.20 acre
Convey to: Beverly T. Maris — 185,000 (Appraisal $185,000)
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 for the subject property. This proposed conveyance was presented to the Commission for conceptual approval at the August 2011 meeting.

06-04-Ala-580 PM 30.5 — Hayward
Disposal Unit #DD 040773-01-01 — 0.24 acre
Convey to: Carol Perkins and Casey Perkins — $NA (Appraisal $NA)
This is a change in vesting. The sale of this parcel was previously approved at the January 2012 Commission meeting as a sale to Carol Perkins and Jerry Perkins. After the Director's Deed was approved and signed, the purchasers requested a change in vesting.

07-04-SCl-85 PM 15.7 — San Jose
Disposal Unit #DD 020822-01-02 — 0.024 acre
Convey to: Saratoga Business Square, LLC — $2,500 (Appraisal nominal)
Direct sale to the only adjoining owner. The highest and best use of the subject property is as plottage to the adjoining property. A sale to another party would deprive the adjoining owner of a vested right of access.

08-04-SCl-85 PM 2.0 — San Jose
Disposal Unit #DK 048354-01-02 — 0.34 acre
Convey to: City of San Jose — $0 (Appraisal $NA)
Direct conveyance for no monetary consideration. Conveyance is pursuant to Section 18 of the March 26, 1982 Joint Powers Agreement for the Guadalupe Corridor Project and Cooperative Agreement #4-1667-RW.

09-04-SCl-85 PM 1.8 — San Jose
Disposal Unit #DK 048354-01-03 — 1.72 acres
Convey to: City of San Jose — $0 (Appraisal $NA)
Direct conveyance for no monetary consideration. Conveyance is pursuant to Section 18 of the March 26, 1982 Joint Powers Agreement for the Guadalupe Corridor Project and Cooperative Agreement #4-1667-RW.

10-04-SF-80 PM 5.6 — San Francisco
Disposal Unit #DD 000016-02-01 — 0.04 acre
Convey to: 401 Harrison Investor, LLC — $NA (Appraisal $NA)
This is a change in vesting. The sale of this parcel was previously approved at the February 2009 Commission meeting as a sale to One Rincon Hill Phase II, LP. After the Director's Deed was approved and signed, the purchasers requested a change in vesting.

11-05-SLO-46 PM 35.9 — Paso Robles
Disposal Unit #DD 009299-01-01 — 2.37 acres
Convey to: Diamond Creek LLC — $21,700 (Appraisal $21,700)
Direct sale to the only adjoining owner. The subject property is landlocked, and its highest and best use is as plottage to the adjoining property.

12-05-SLO-46 PM 35.9 — Paso Robles
Disposal Unit #DE 009299-01-02 — 0.19 acre
Convey to: Pacific Gas & Electric Company and Southern California Gas Company — $1,302.74 (Appraisal $1,302.74)
Direct Sale. Conveyance is pursuant to Utility Agreement 05-UT-857.562 and UT-857.862. Sale price reflects the buyers' share of liability for a replacement utility easement.

13-07-LA-60 PM R7.2/7.47 — Monterey Park
Disposal Unit #DD 000226-01-01 et al — 0.96 acre
Convey to: OII Site Custodial Trust — $584,600 (Appraisal $584,600)
Direct sale via exchange to an adjoining owner. The subject property is being conveyed as partial compensation to an adjoining owner for property required for a State highway project.

14-07-LA-405 PM 27.03 — Culver City
Disposal Unit #DD 004427-01-02 — 0.028 acre
Convey to: Brian Hudson and Pamela Smith-Hudson — $1,200 (Appraisal $1,200)
Direct sale to the only adjoining owner. The subject property is landlocked, and its highest and best use is as plottage to the adjoining property.

15-07-LA-405 PM 27.03 — Culver City
Disposal Unit #DD 004428-01-02 — 0.006 acre
Convey to: Sherif Mikhail — $200 (Appraisal $200)
Direct sale to the only adjoining owner. The subject property is landlocked, and its highest and best use is as plottage to the adjoining property.

Attachments

SUMMARY OF DIRECTOR'S DEEDS - 2.4d.
PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION - May 23, 2012

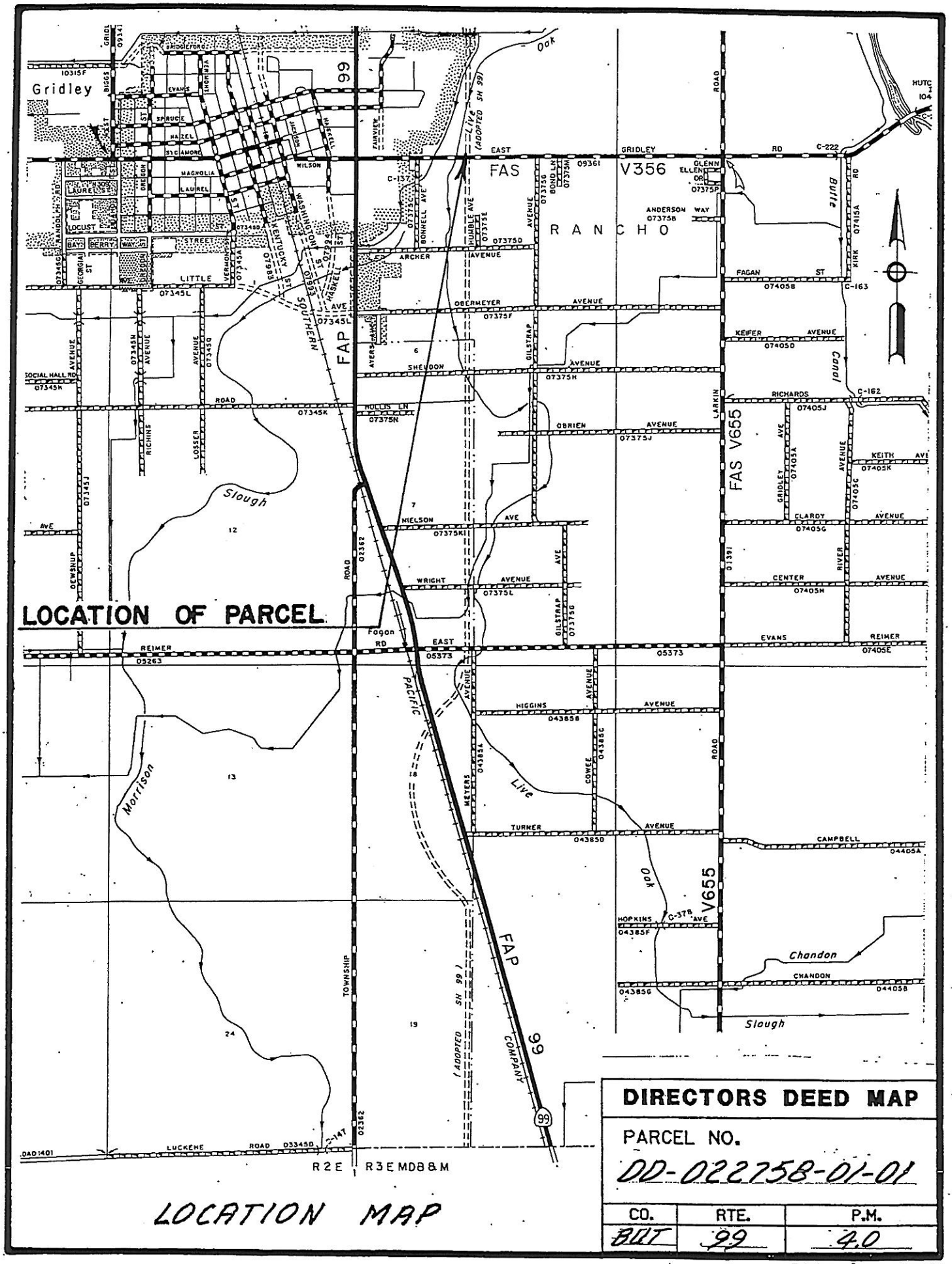
Table I - Volume by Districts

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	1	1			2	$130,001.00	$226,001.00	174%
04	8	0			8	$435,000.00	$437,500.00	101%
05	2	0			2	$23,002.74	$23,002.74	100%
06	0	0			0	$0.00	$0.00	0%
07	3	0			3	$586,000.00	$586,000.00	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	0	0			0	$0.00	$0.00	0%
Total	**14**	**1**			15	$1,174,003.74	$1,272,503.74	108%

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	14	$1,044,003.74	$1,046,503.74	100%
Public Sales	1	$130,000.00	$226,000.00	174%
Non-Inventory Conveyances				
Sub-Total	15	**$1,174,003.74**	**$1,272,503.74**	108%
Other Funded Sales	0			
Total	**15**	**$1,174,003.74**	**$1,272,503.74**	**108%**

Attachment A



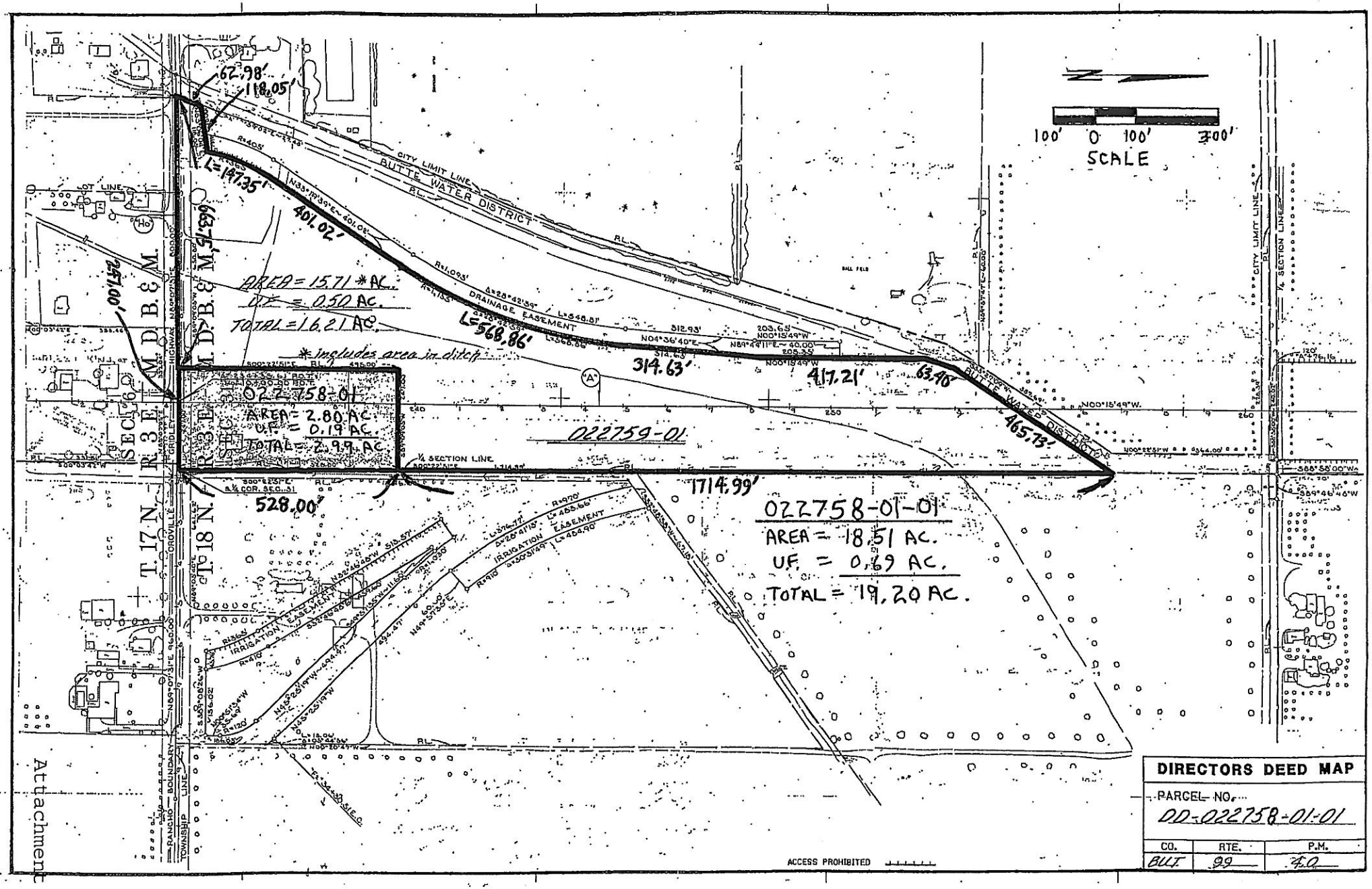
DIRECTORS DEED MAP

PARCEL NO.

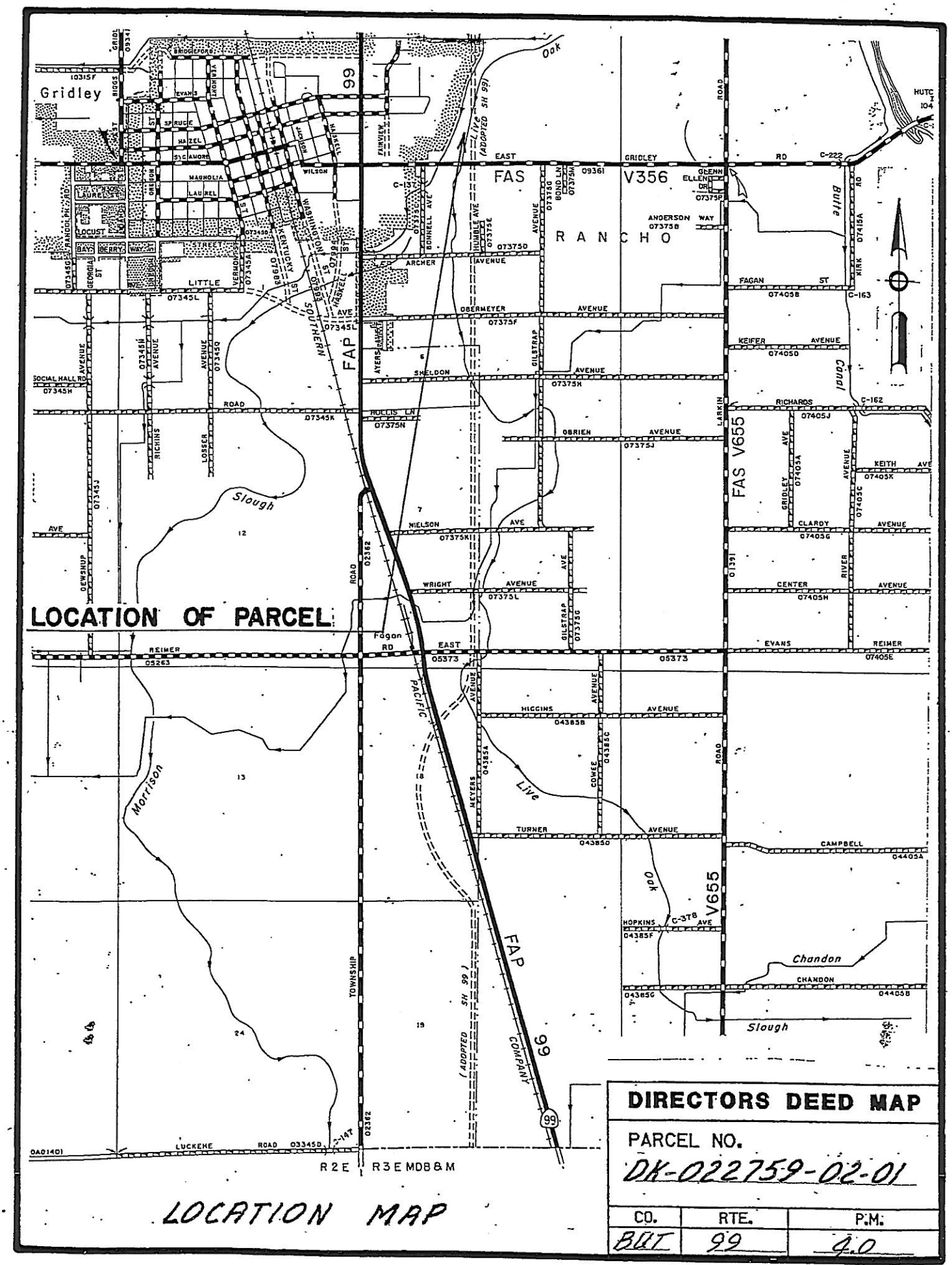
DD-022758-01-01

CO.	RTE.	P.M.
BUT	99	4.0

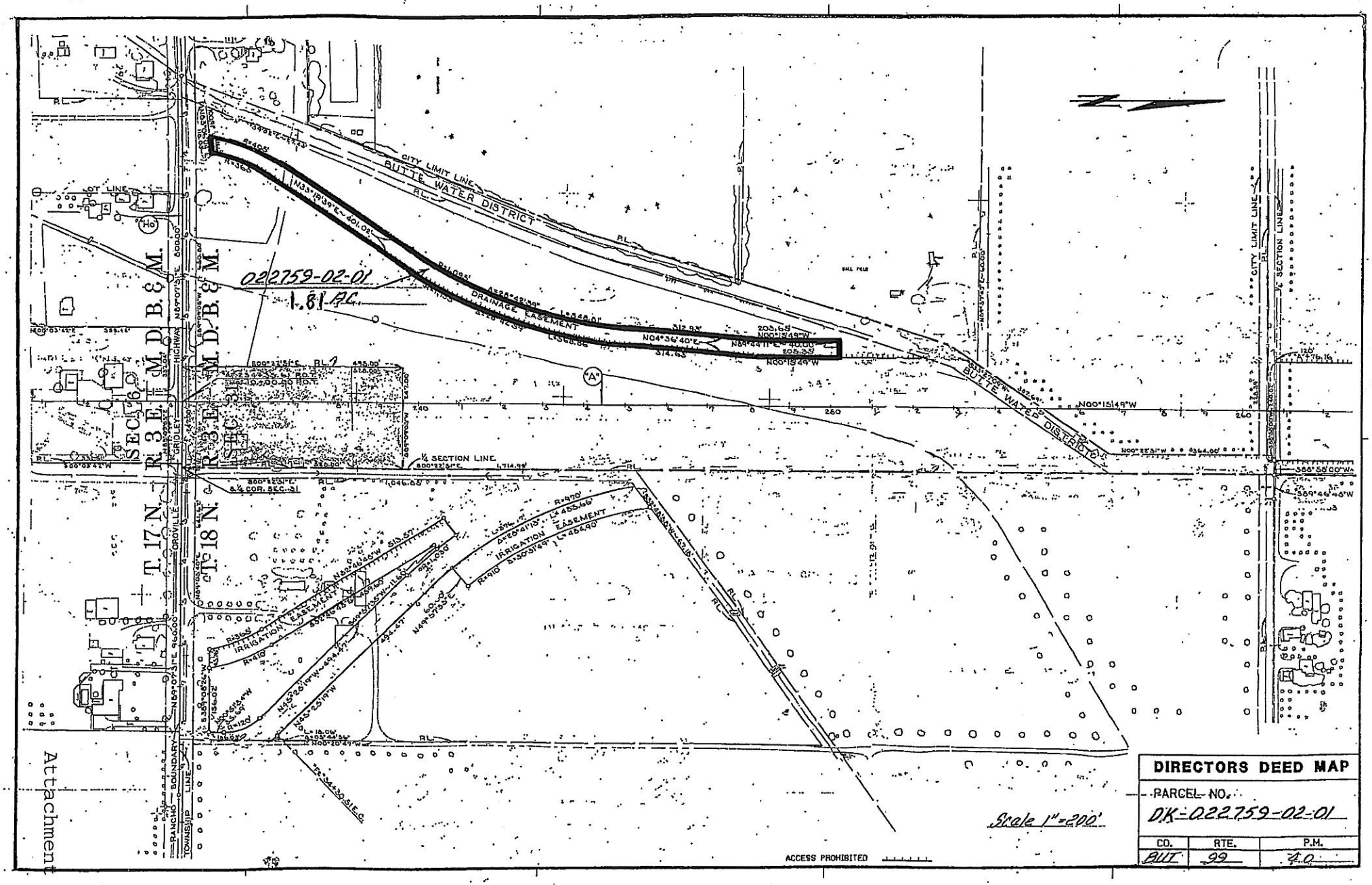
Attachment 1A



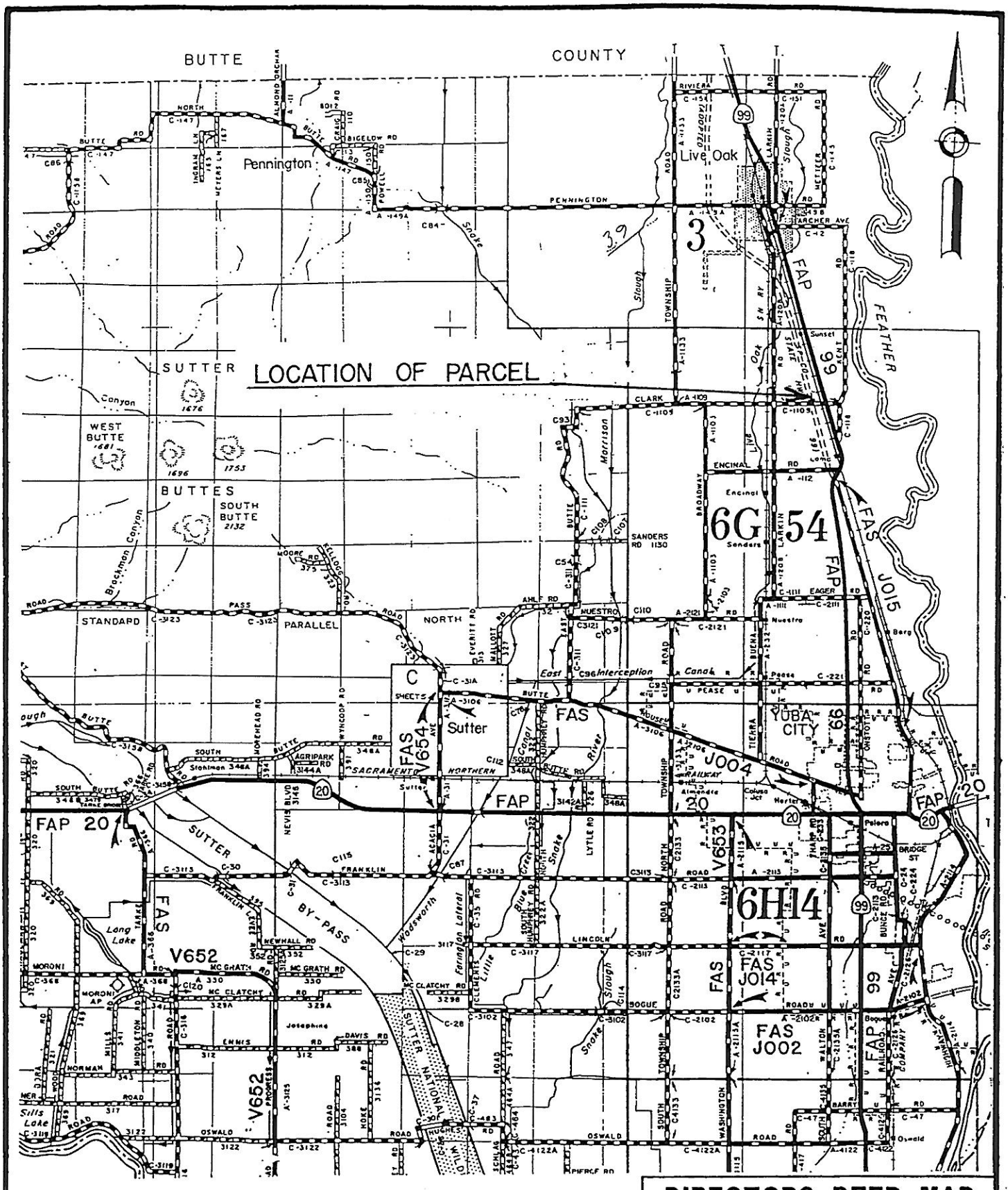
Attachment 1B



Attachment 1C



Attachment 1D



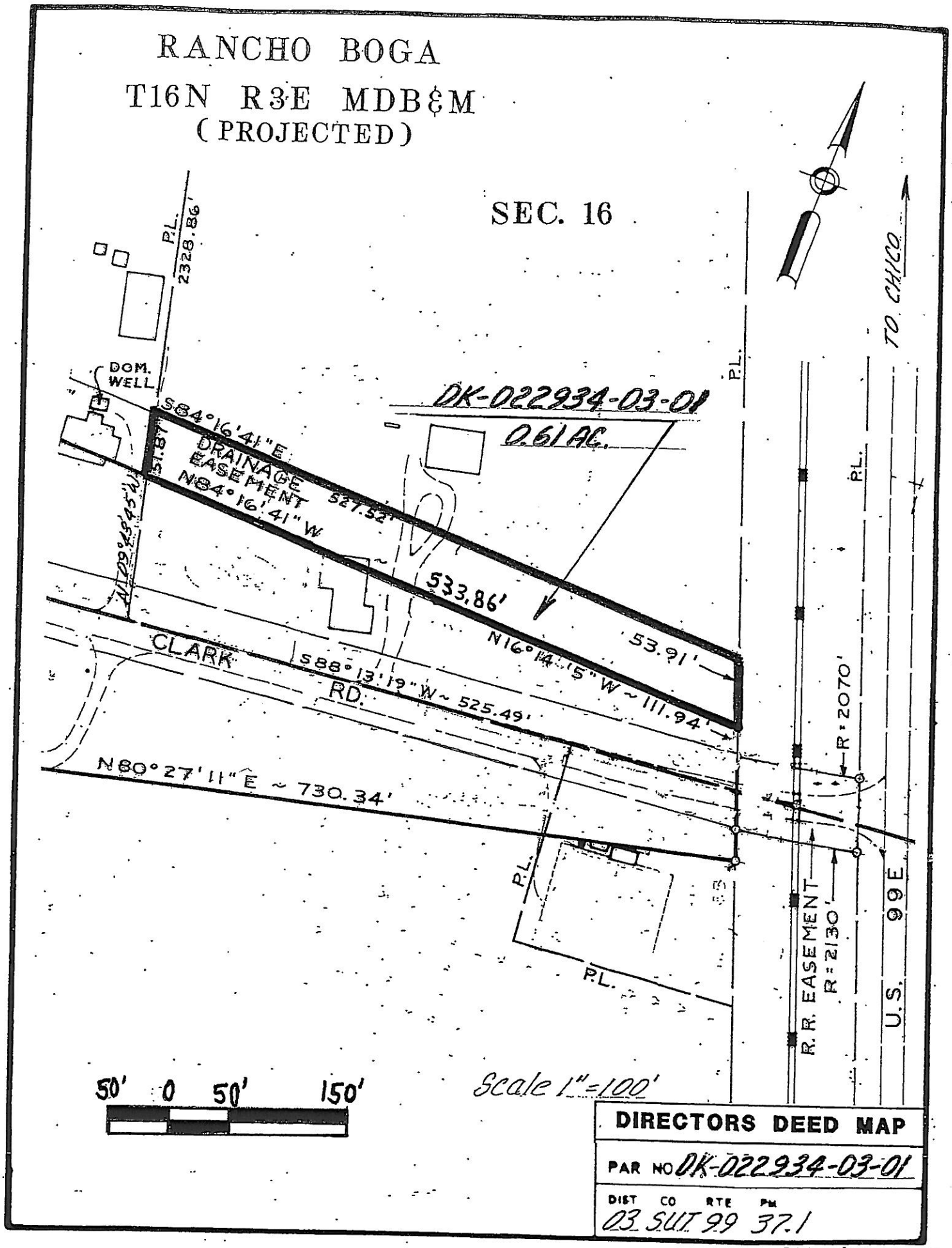
LOCATION MAP

DIRECTORS DEED MAP

PAR NO DK-022934-03-01

DIST	CO	RTE	PM
03	SUT	99	37.1

Attachment 2A

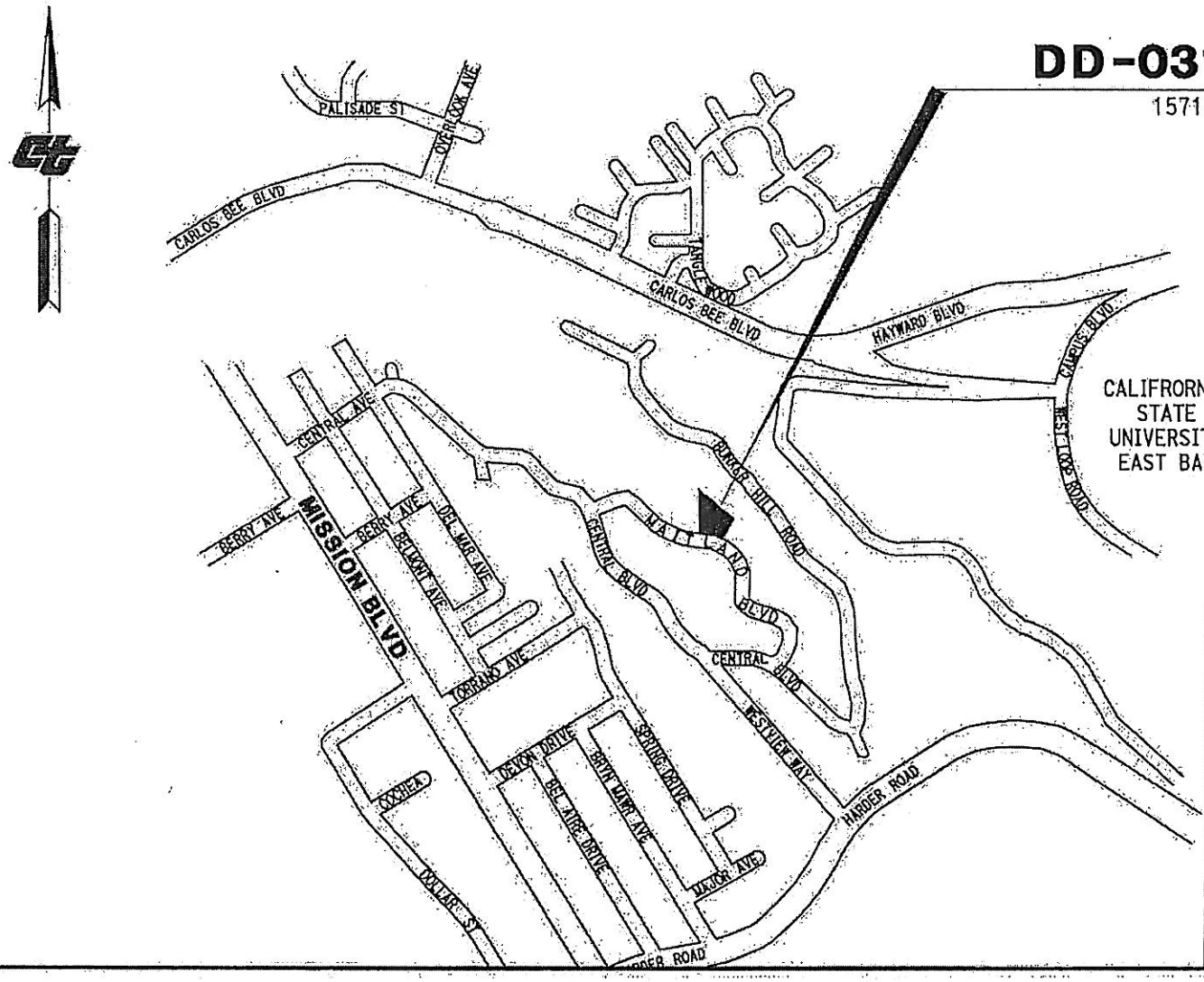


Attachment 2B

ALAMEDA COUNTY
CITY OF HAYWARD

DD-031124-01-01

15717 SQ. FT. +/-



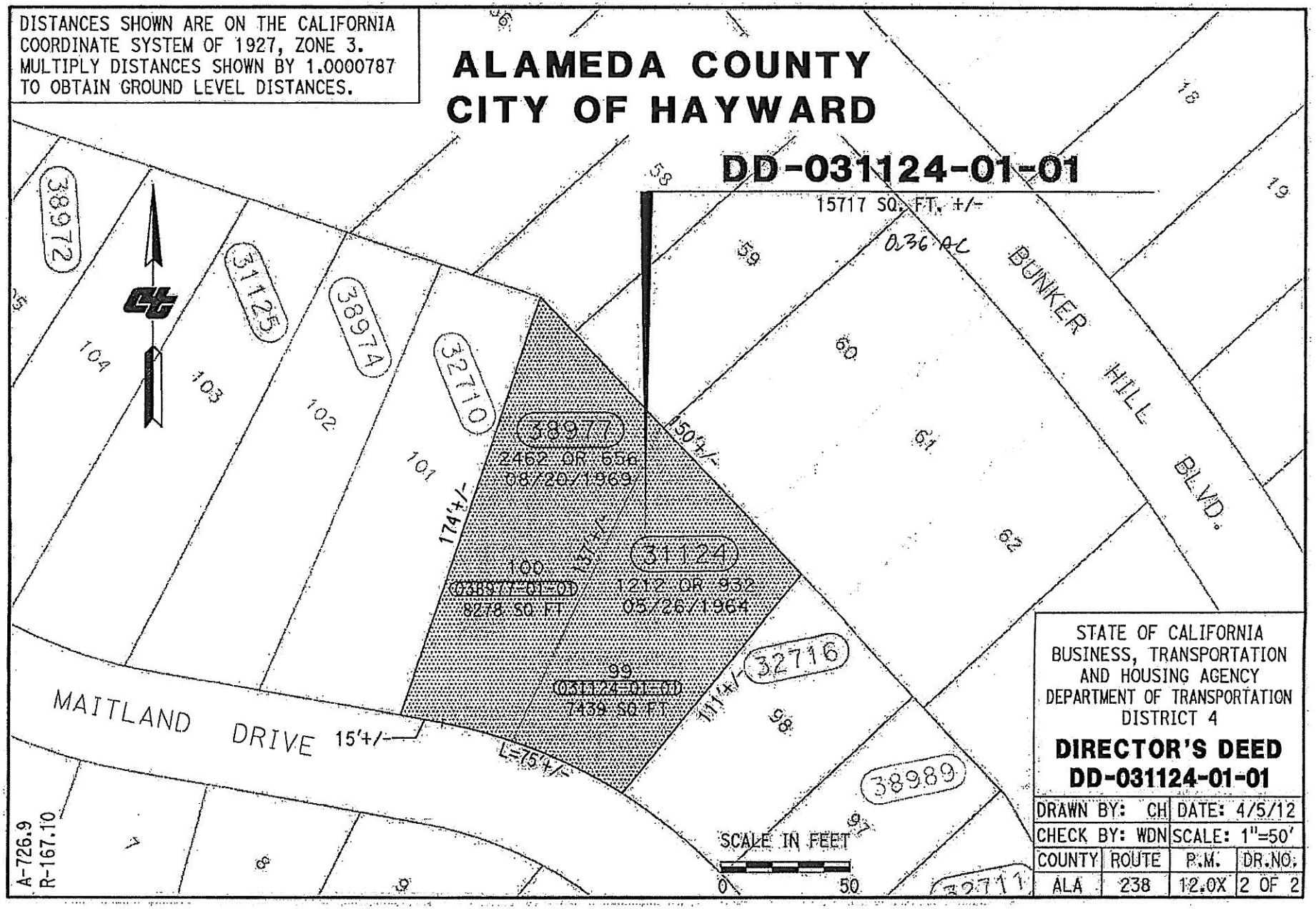
STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION
AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 4

DIRECTOR'S DEED
DD-031124-01-01

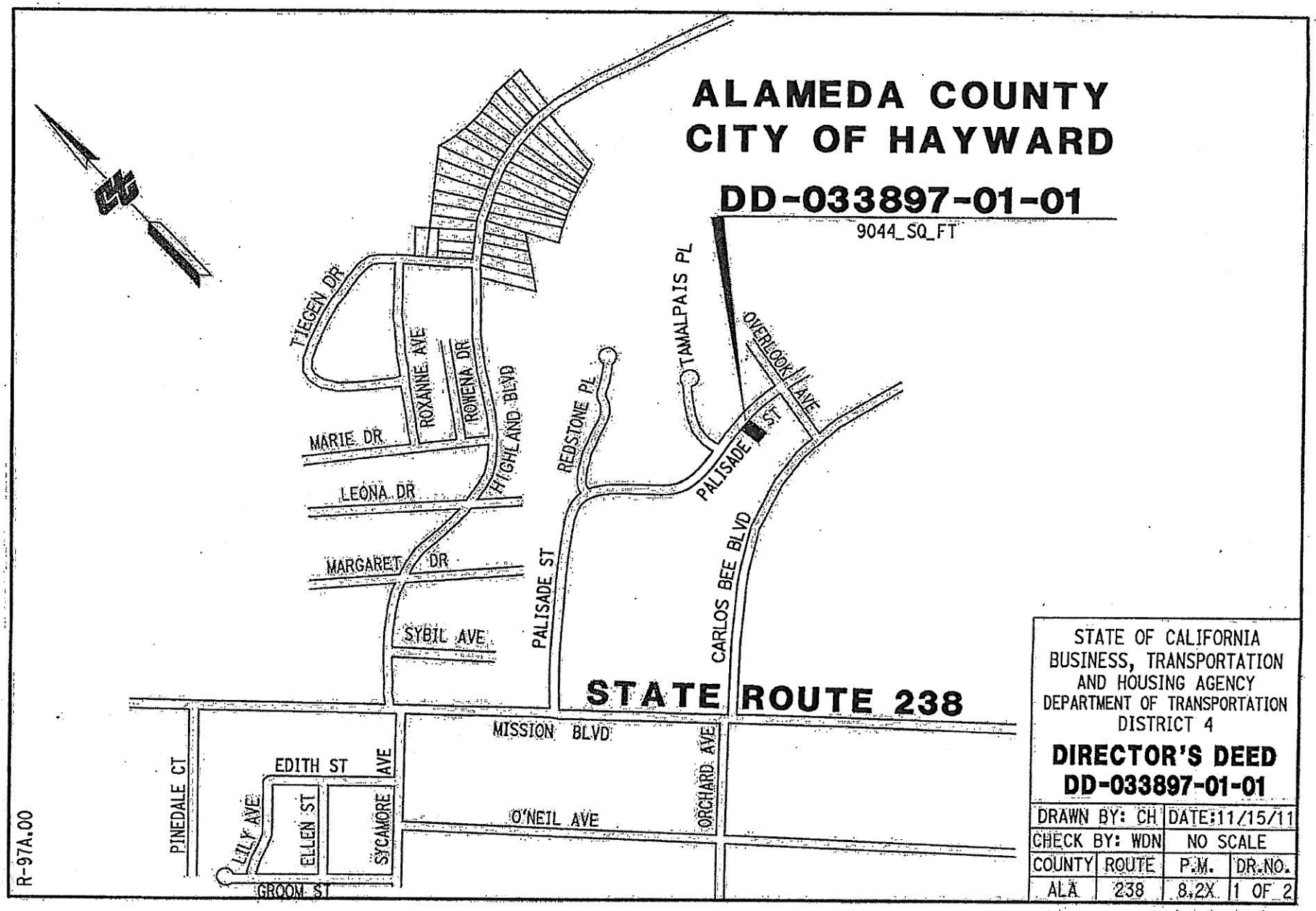
DRAWN BY: CH		DATE: 4/5/12	
CHECK BY: WDN		NO SCALE	
COUNTY	ROUTE	P.M.	DR.NO.
ALA	238	12.0X	1 OF 2

R-167.10

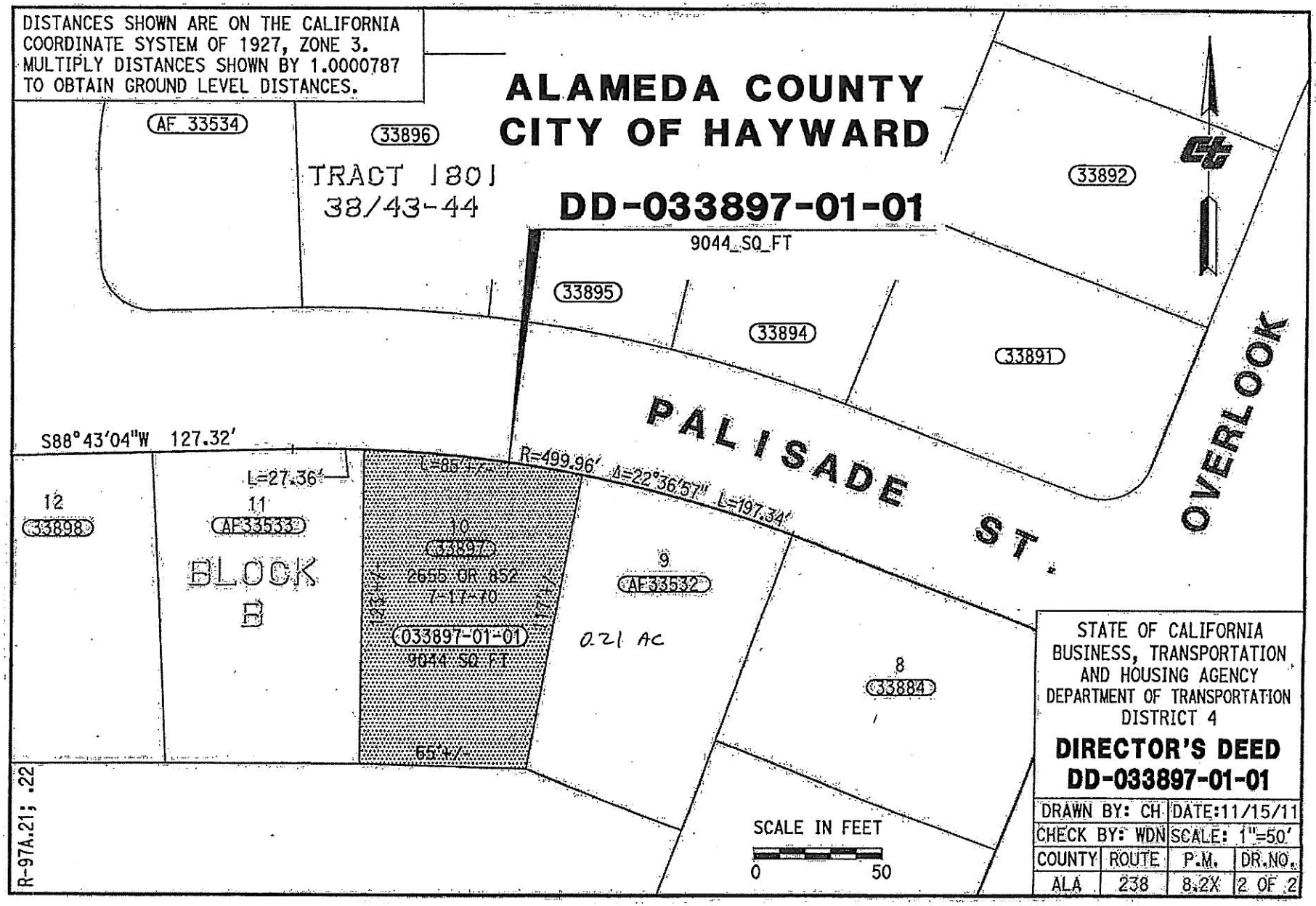
Attachment 3A



Attachment 3B



Attachment 4A



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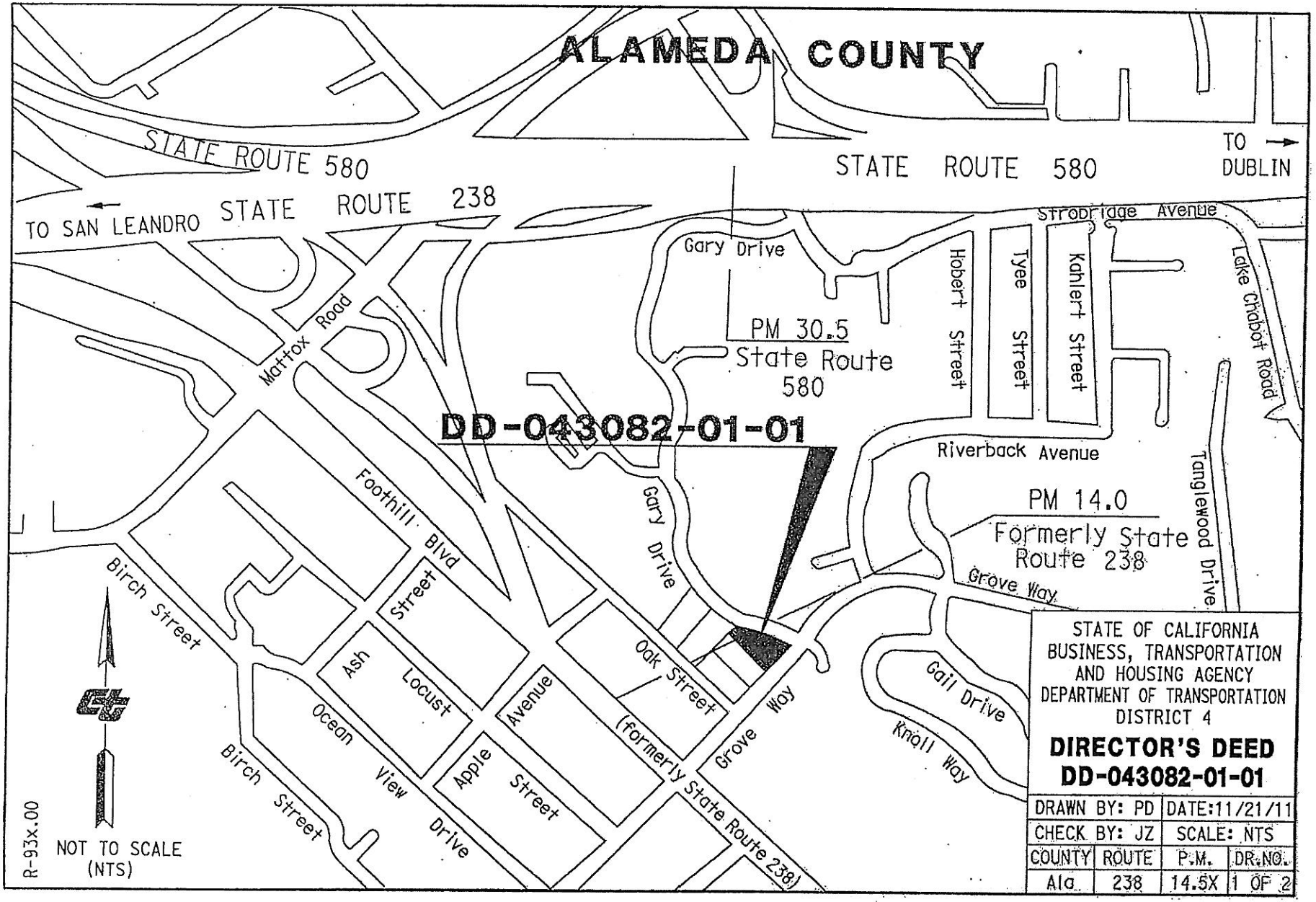

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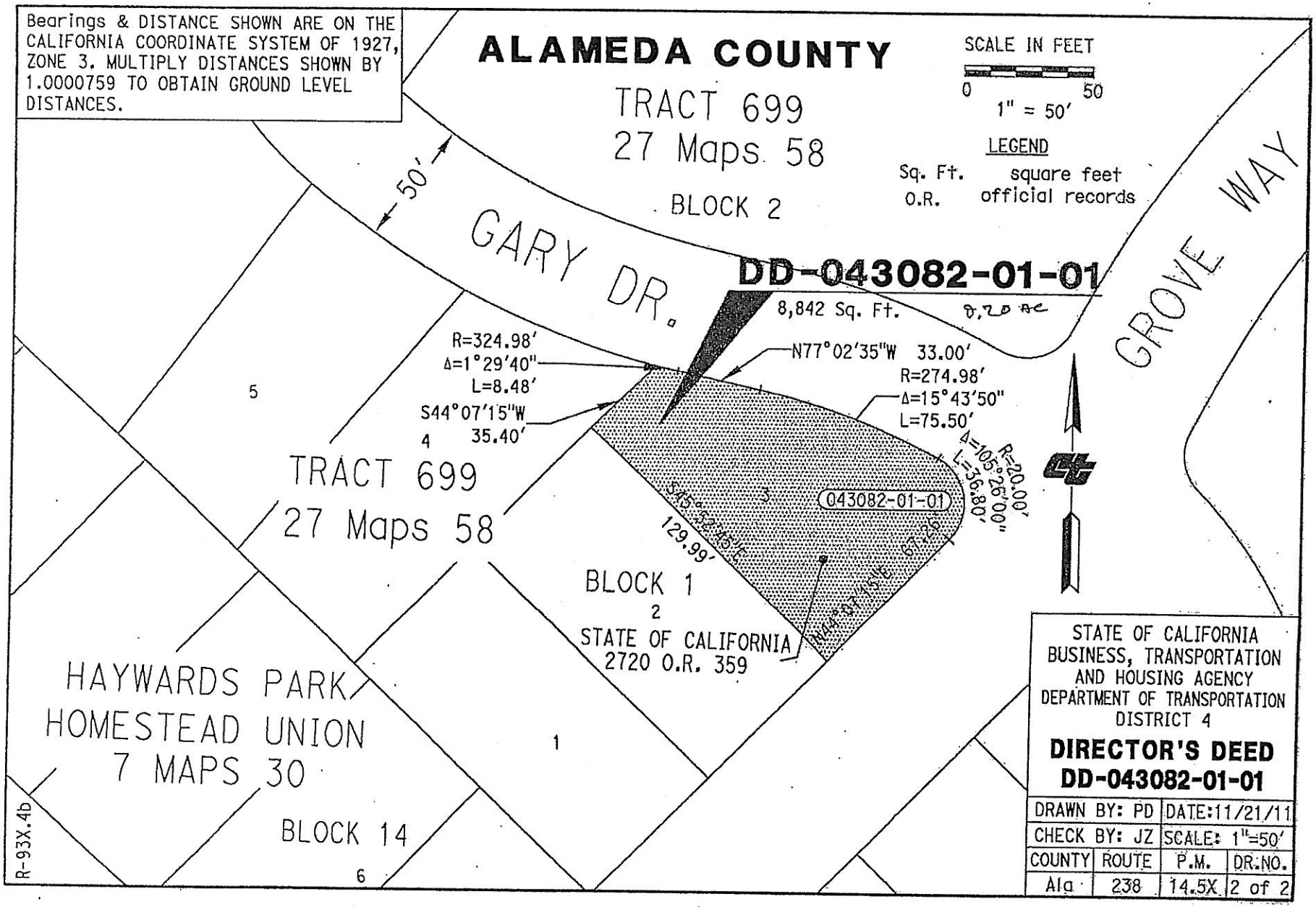
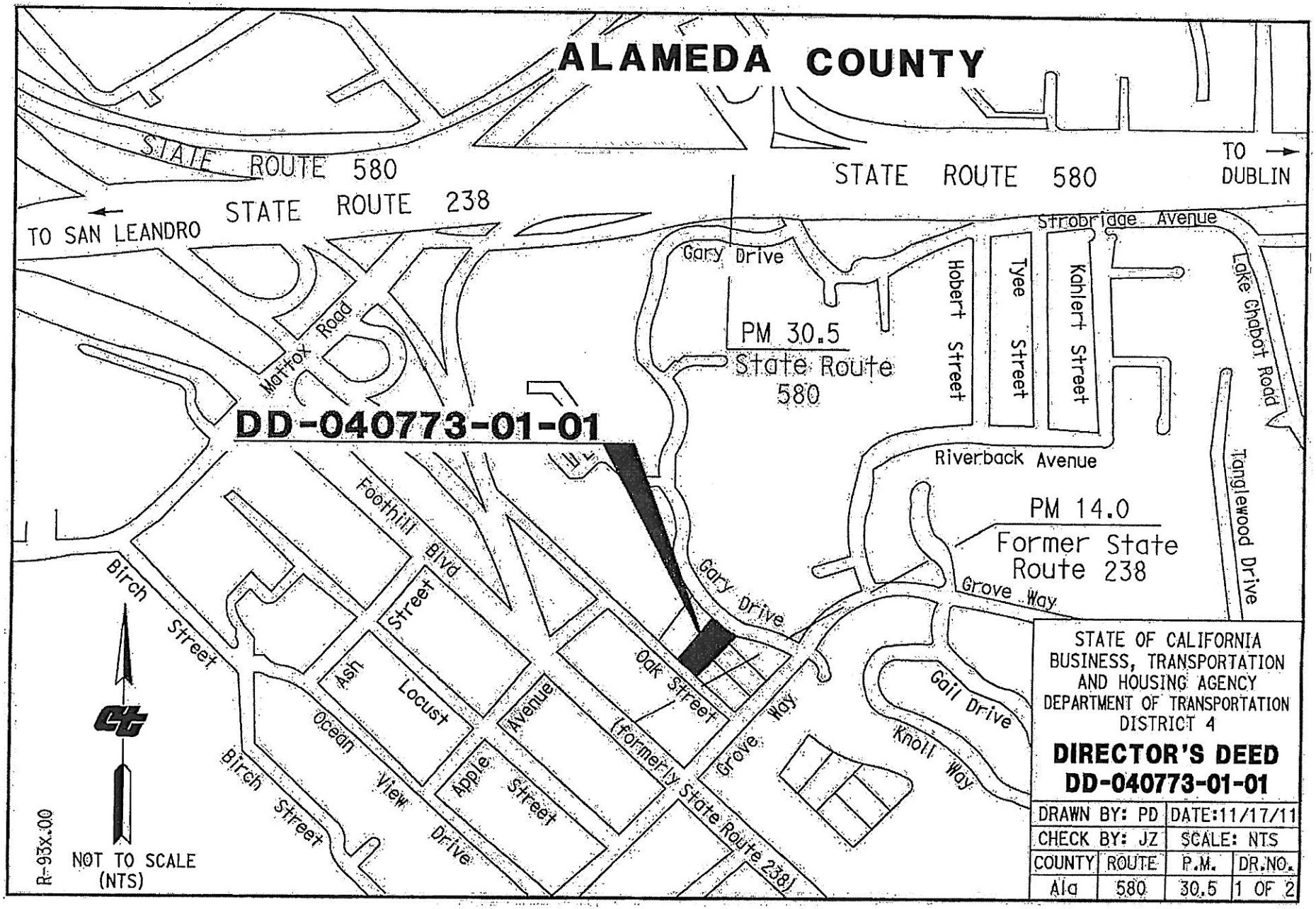


Attachment 5B

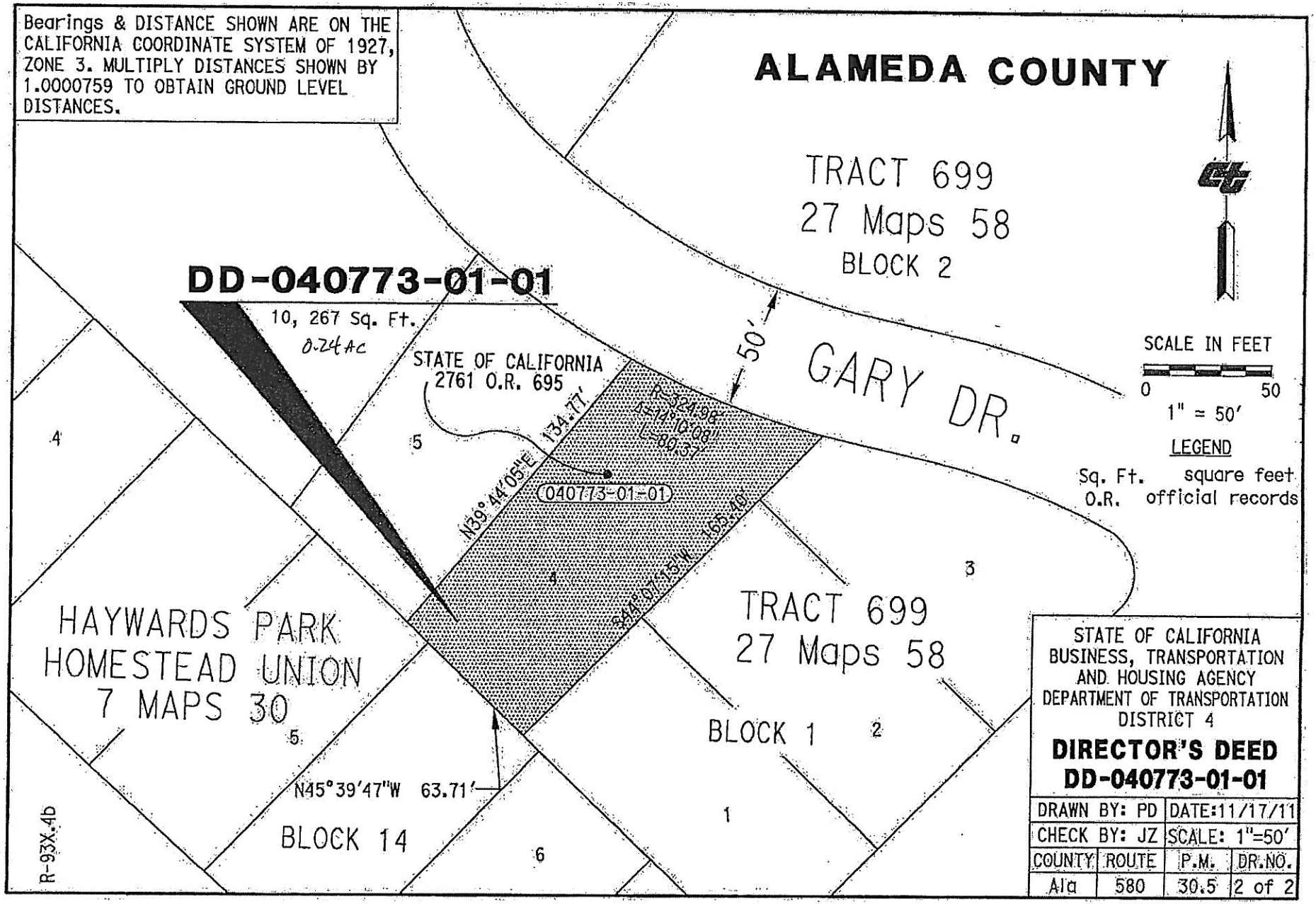


STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 4

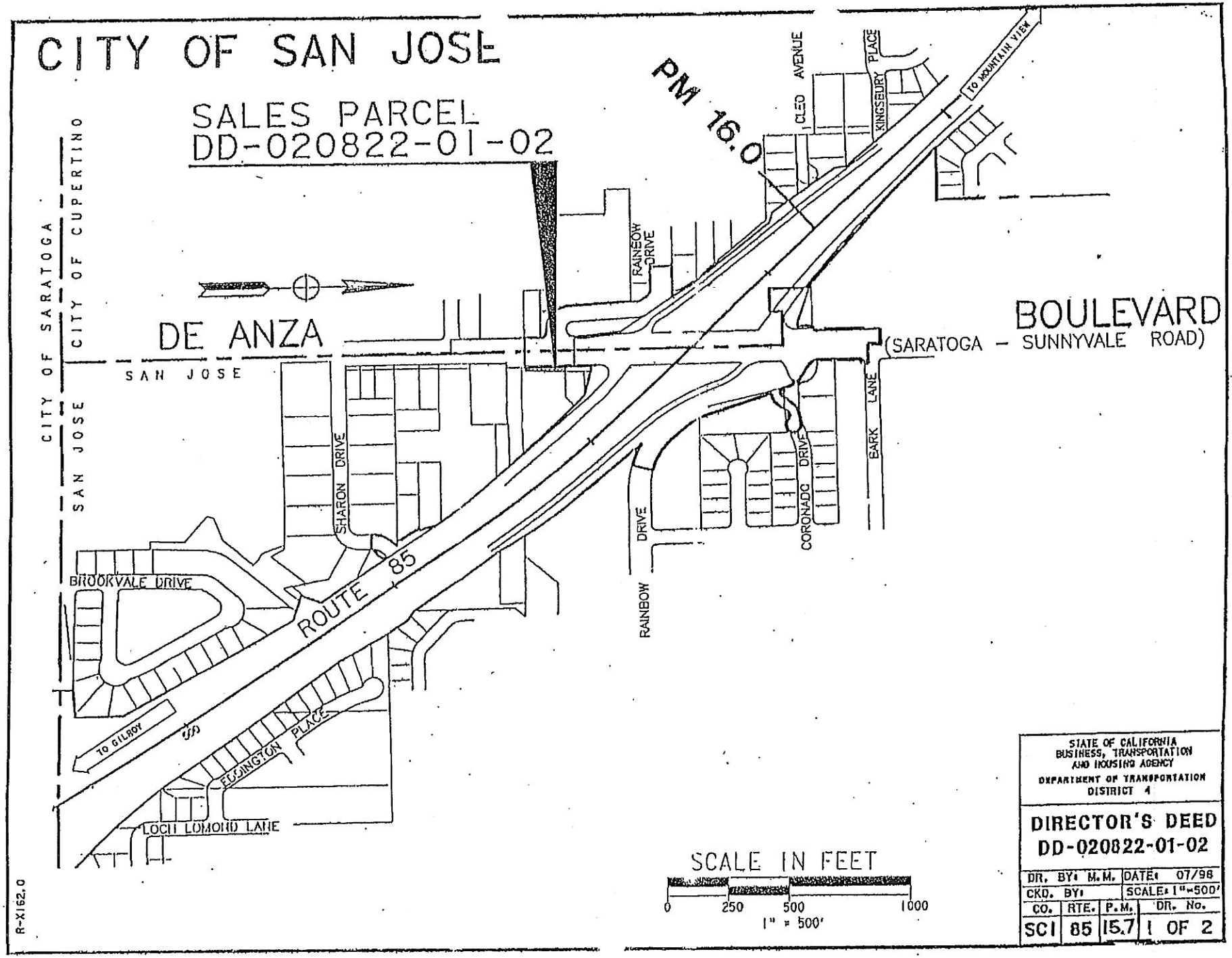
DIRECTOR'S DEED
DD-040773-01-01

DRAWN BY: PD		DATE:11/17/11	
CHECK BY: JZ		SCALE: NTS	
COUNTY	ROUTE	P.M.	DR.NO.
Ala	580	30.5	1 OF 2

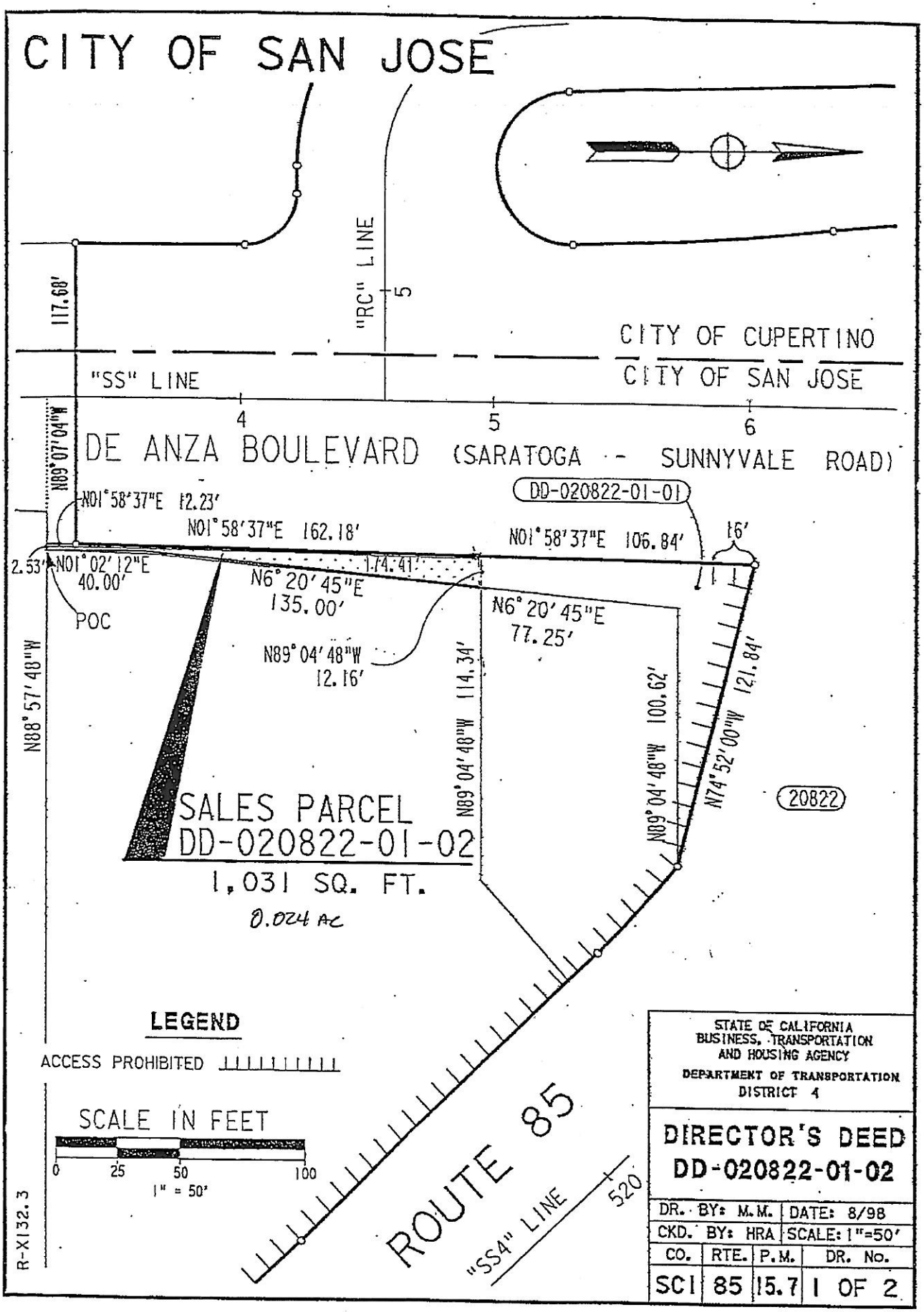
Attachment 6A



Attachment 6B

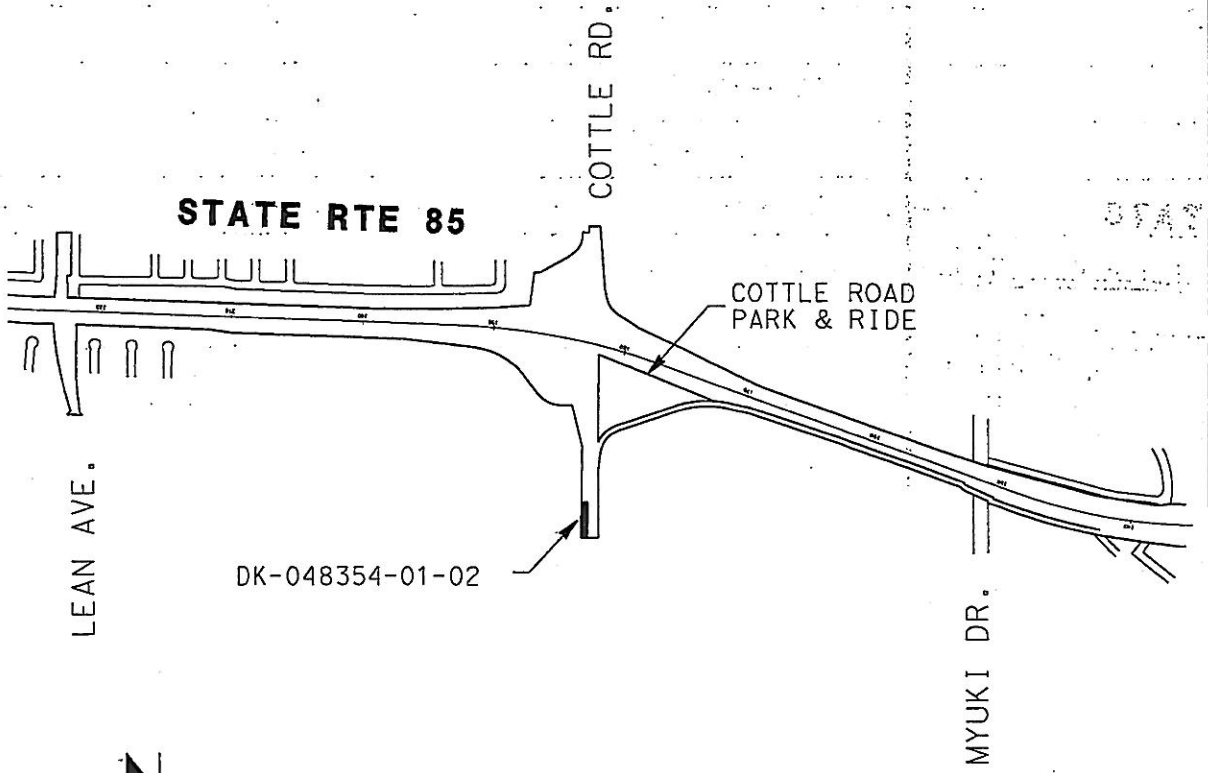


Attachment 7A



Attachment 7B

City of San Jose
Santa Clara County



R-MAP 151.07

GRAPHIC SCALE
0 2000 4000
1" = 2000'

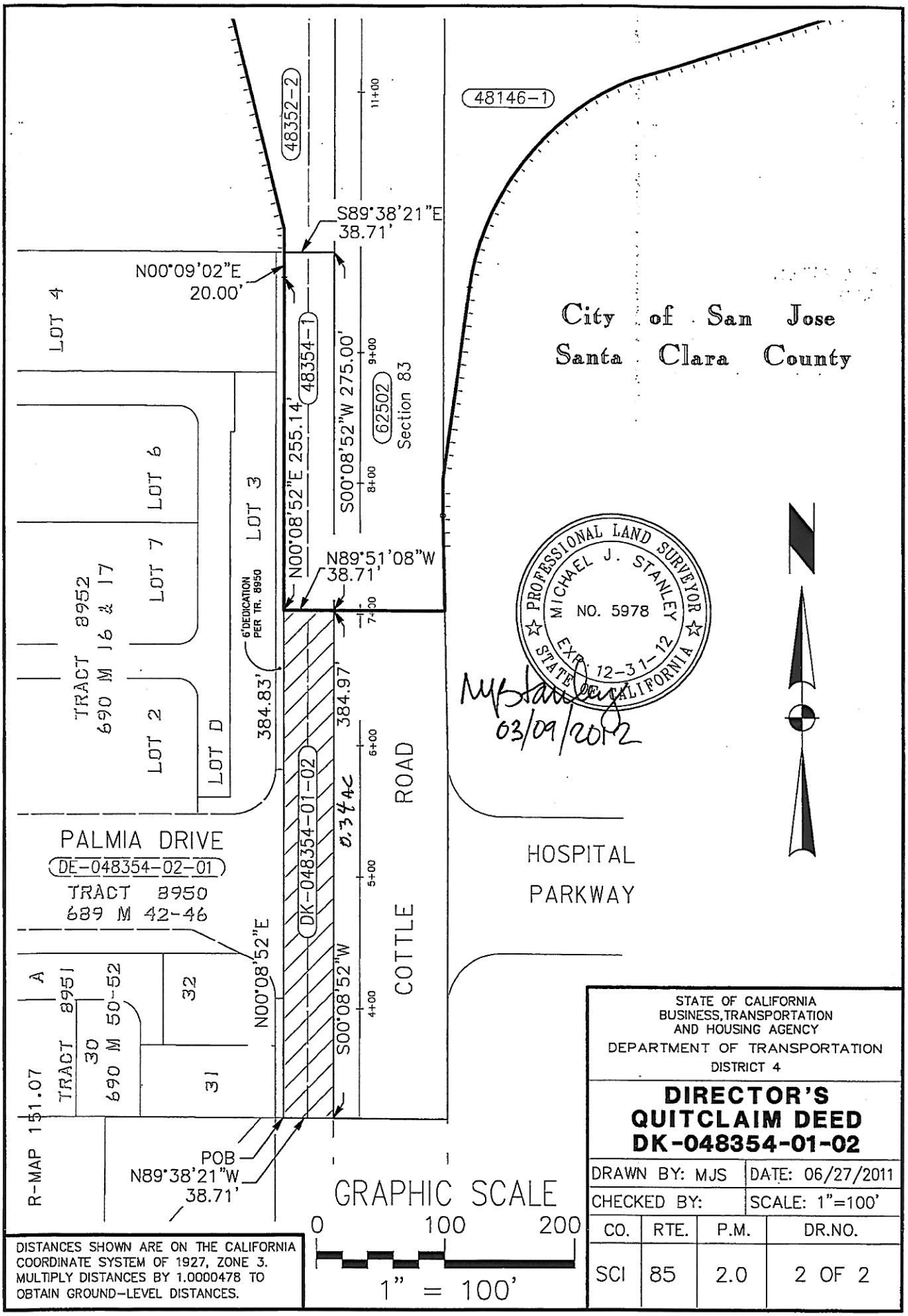
DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 3. MULTIPLY DISTANCES BY 1.0000478 TO OBTAIN GROUND-LEVEL DISTANCES.

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

DIRECTOR'S QUITCLAIM DEED DK-048354-01-02

DRAWN BY: MJS			DATE: 06/27/2011
CHECKED BY:			SCALE: 1"=2000'
CO.	RTE.	P.M.	DR.NO.
SCI	85	2.0	1 OF 2

Attachment 8A



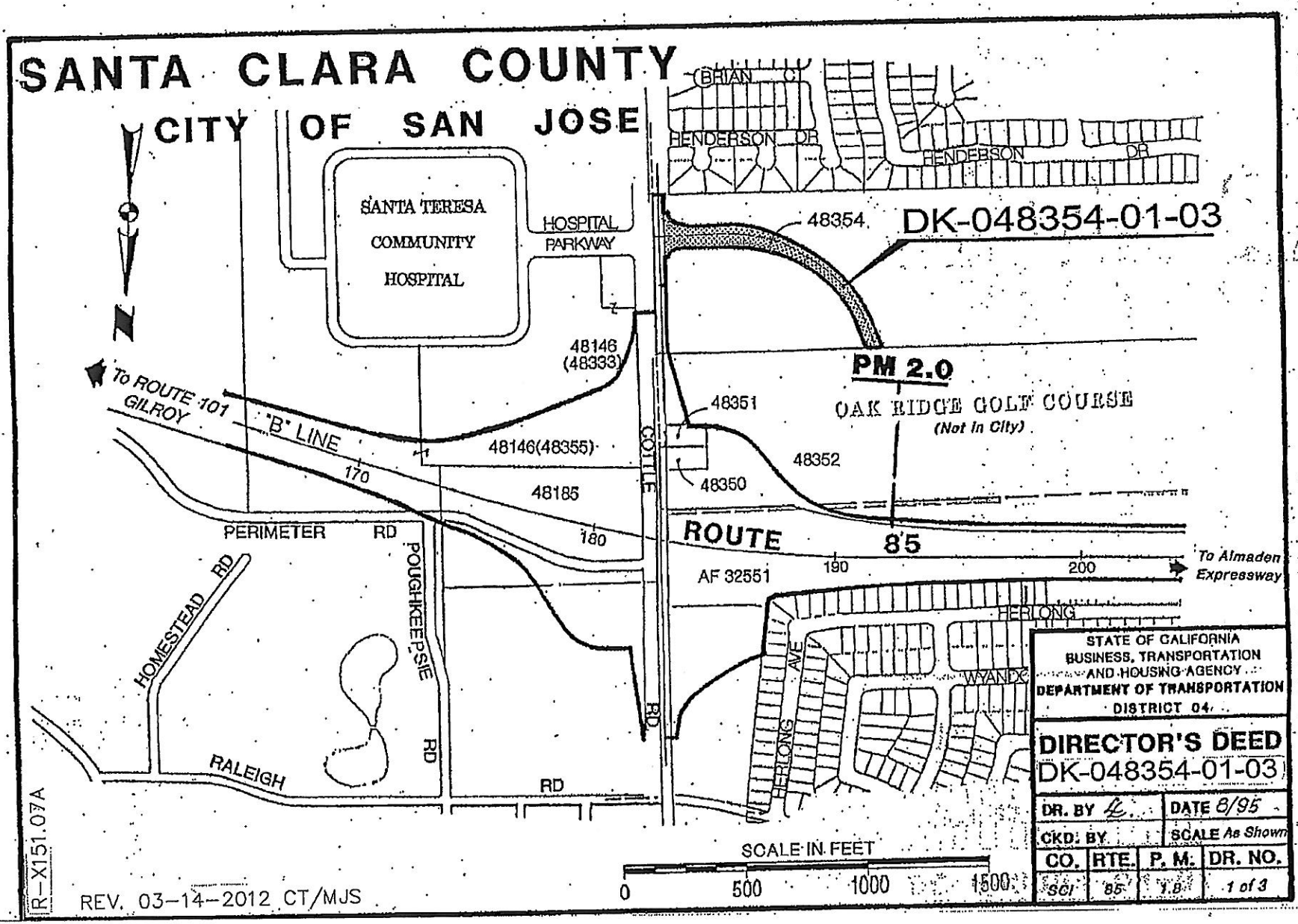
DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 3. MULTIPLY DISTANCES BY 1.0000478 TO OBTAIN GROUND-LEVEL DISTANCES.

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

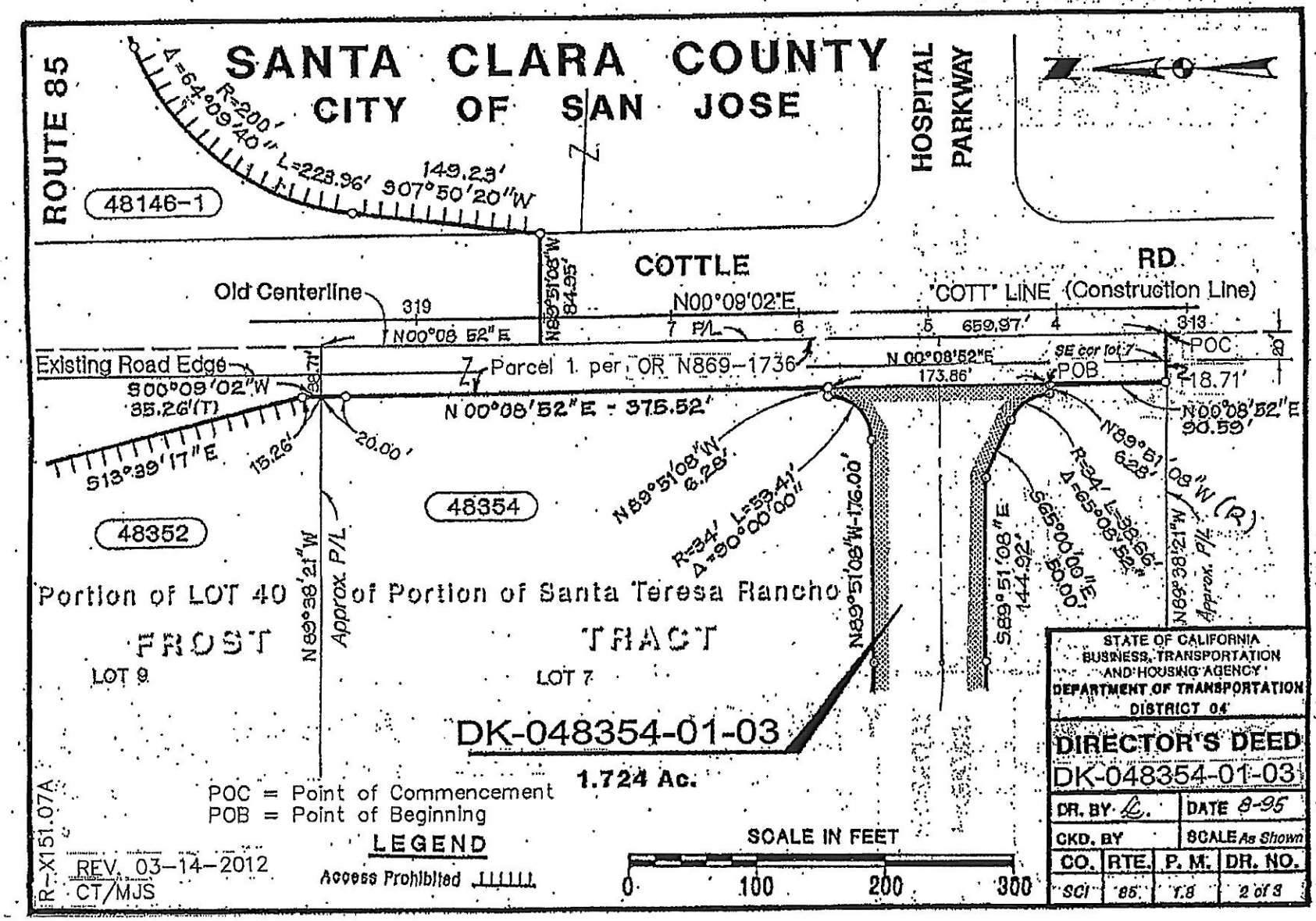
DIRECTOR'S QUITCLAIM DEED DK-048354-01-02

DRAWN BY: MJS			DATE: 06/27/2011
CHECKED BY:			SCALE: 1"=100'
CO.	RTE.	P.M.	DR.NO.
SCI	85	2.0	2 OF 2

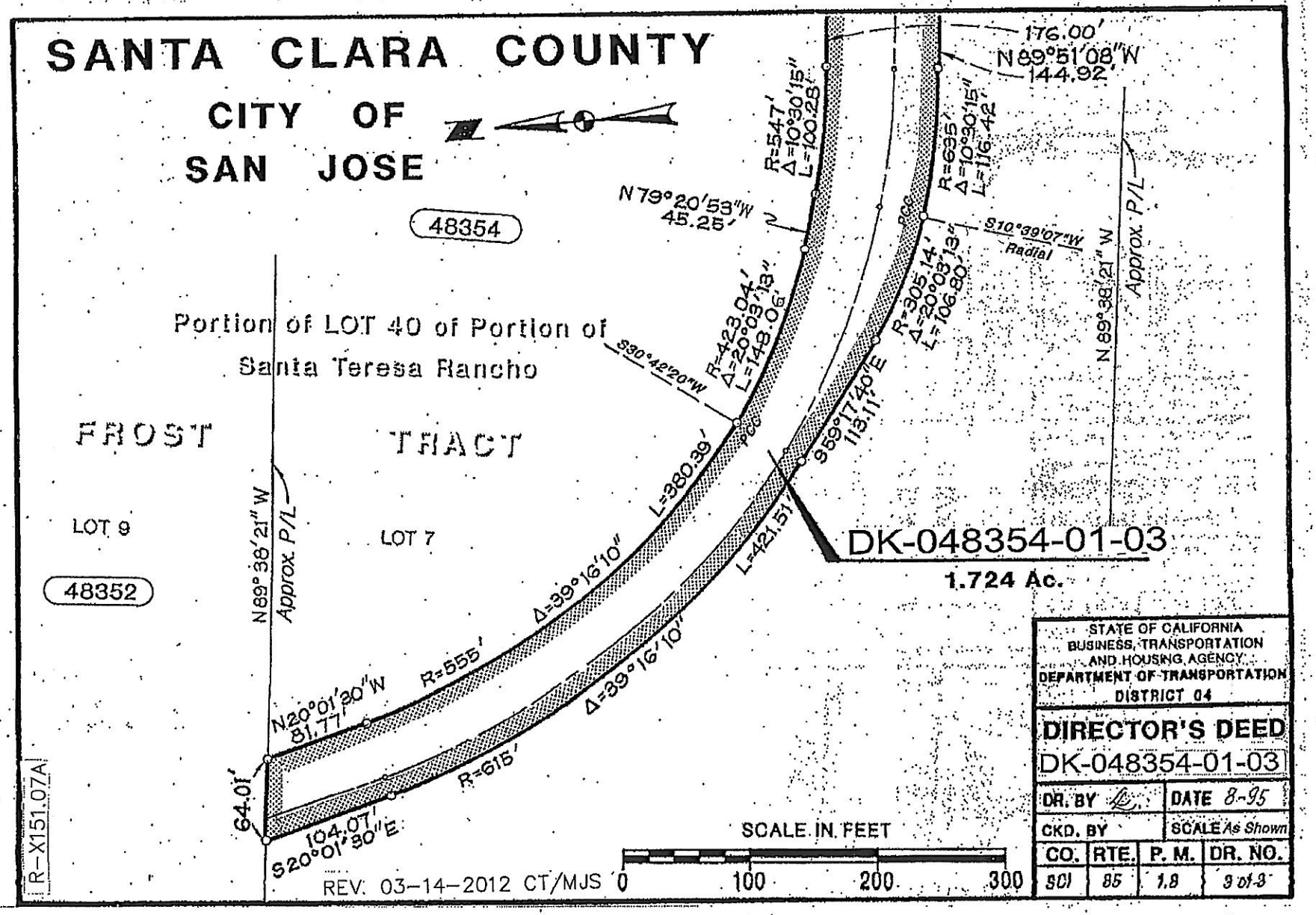
Attachment 8B



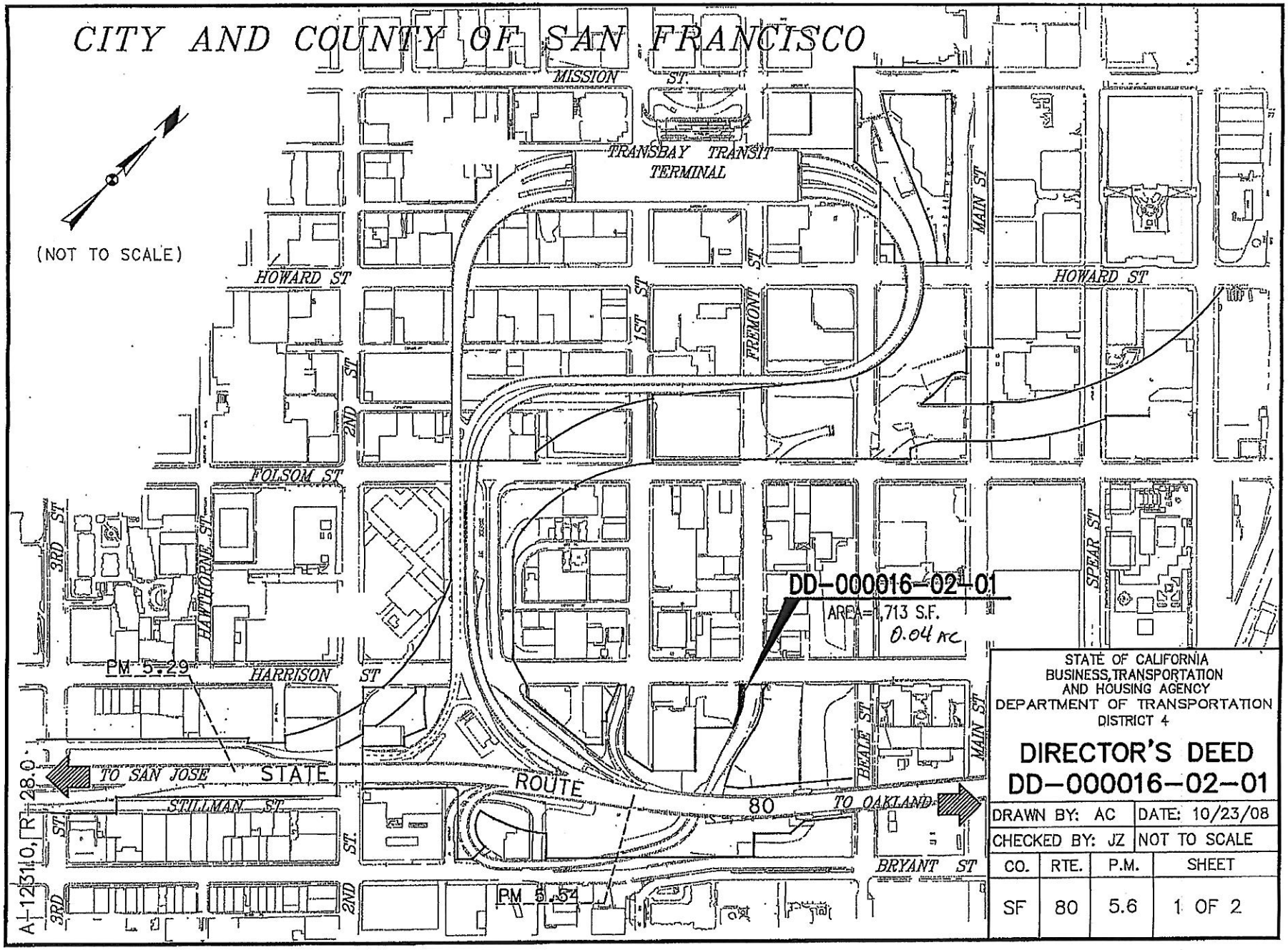
Attachment 9A



Attachment 9B



Attachment 9C

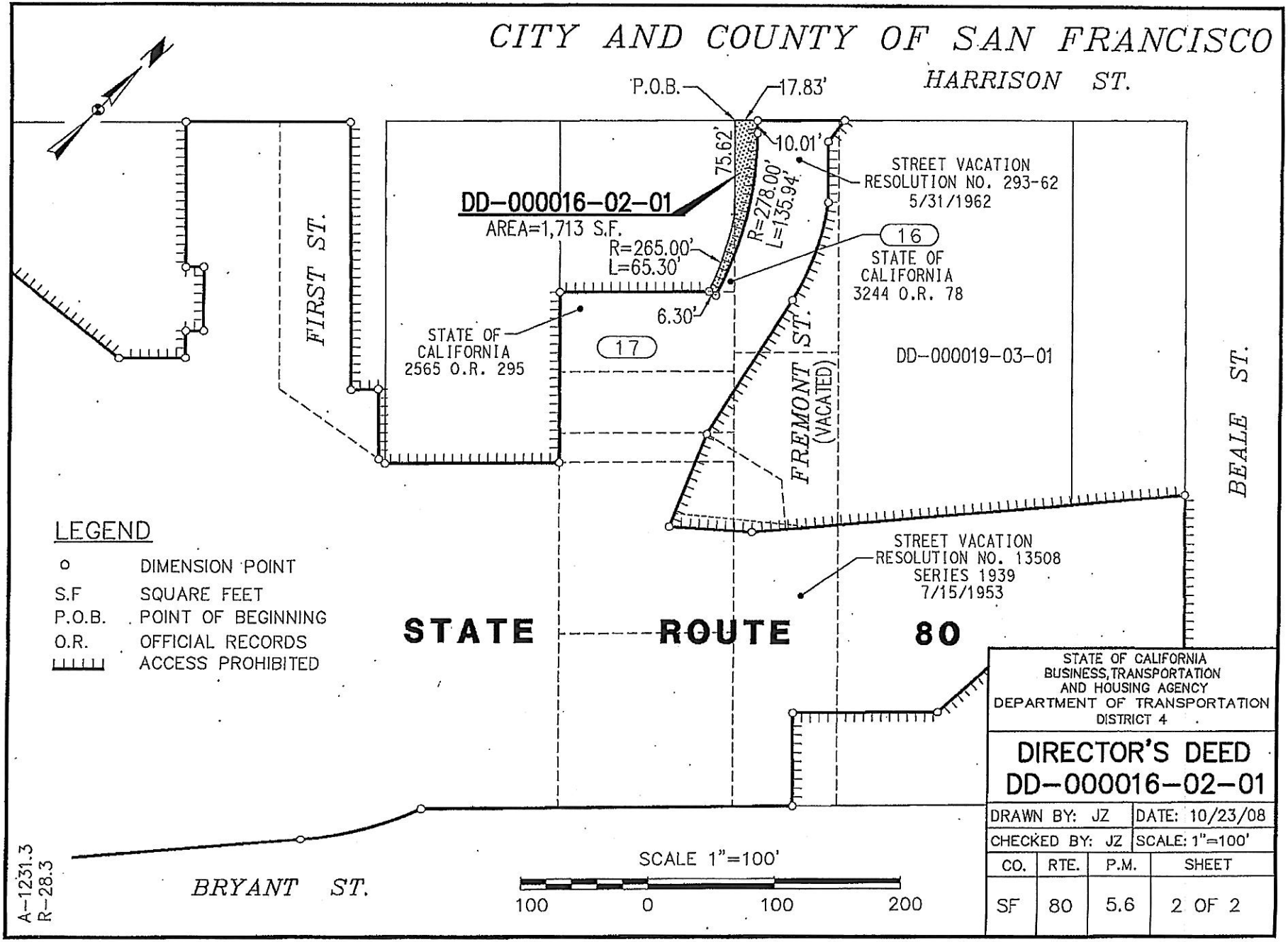


STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION
AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 4

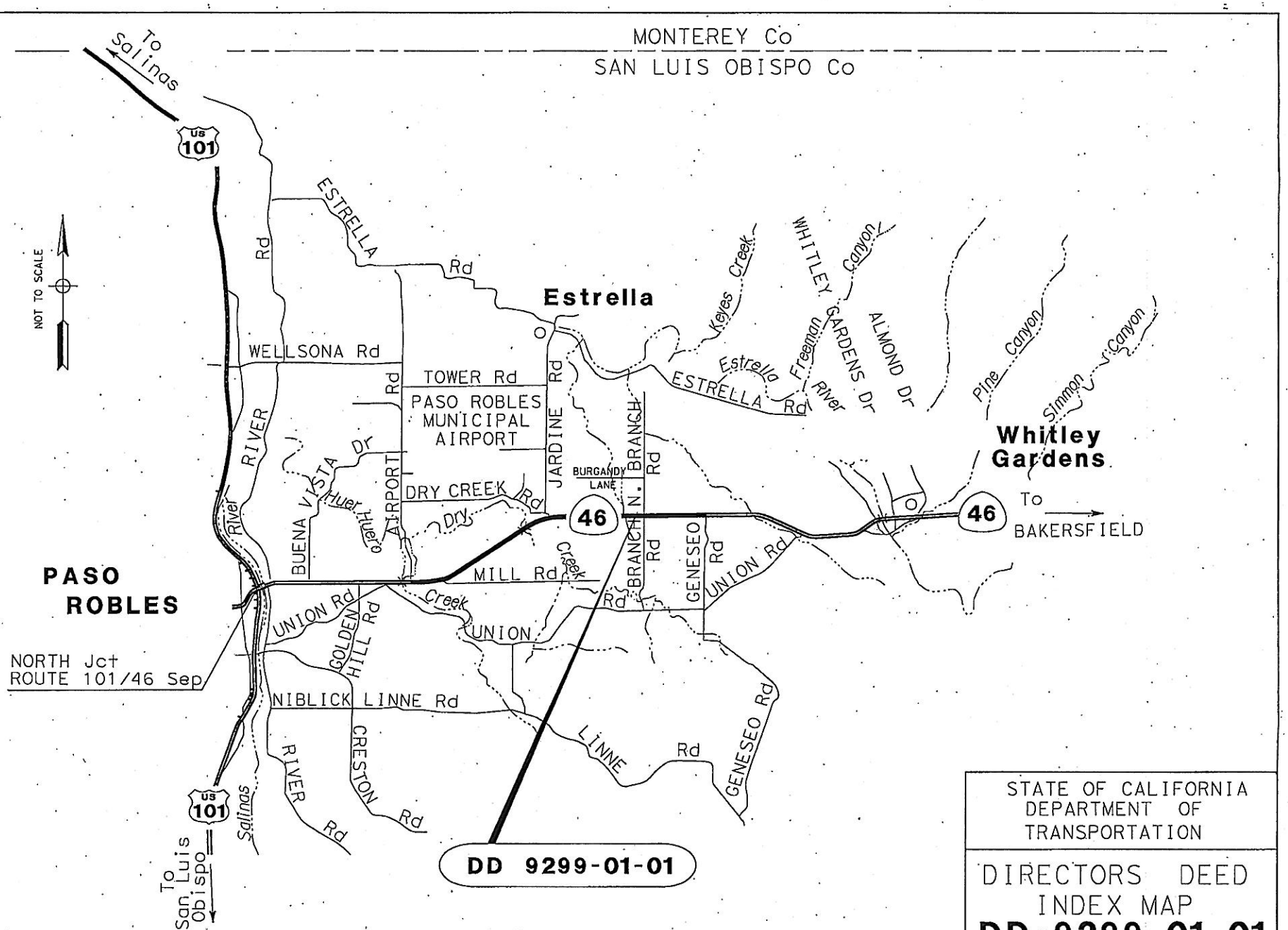
DIRECTOR'S DEED
DD-000016-02-01

DRAWN BY: AC			DATE: 10/23/08
CHECKED BY: JZ			NOT TO SCALE
CO.	RTE.	P.M.	SHEET
SF	80	5.6	1 OF 2

Attachment 10A



Attachment 10B

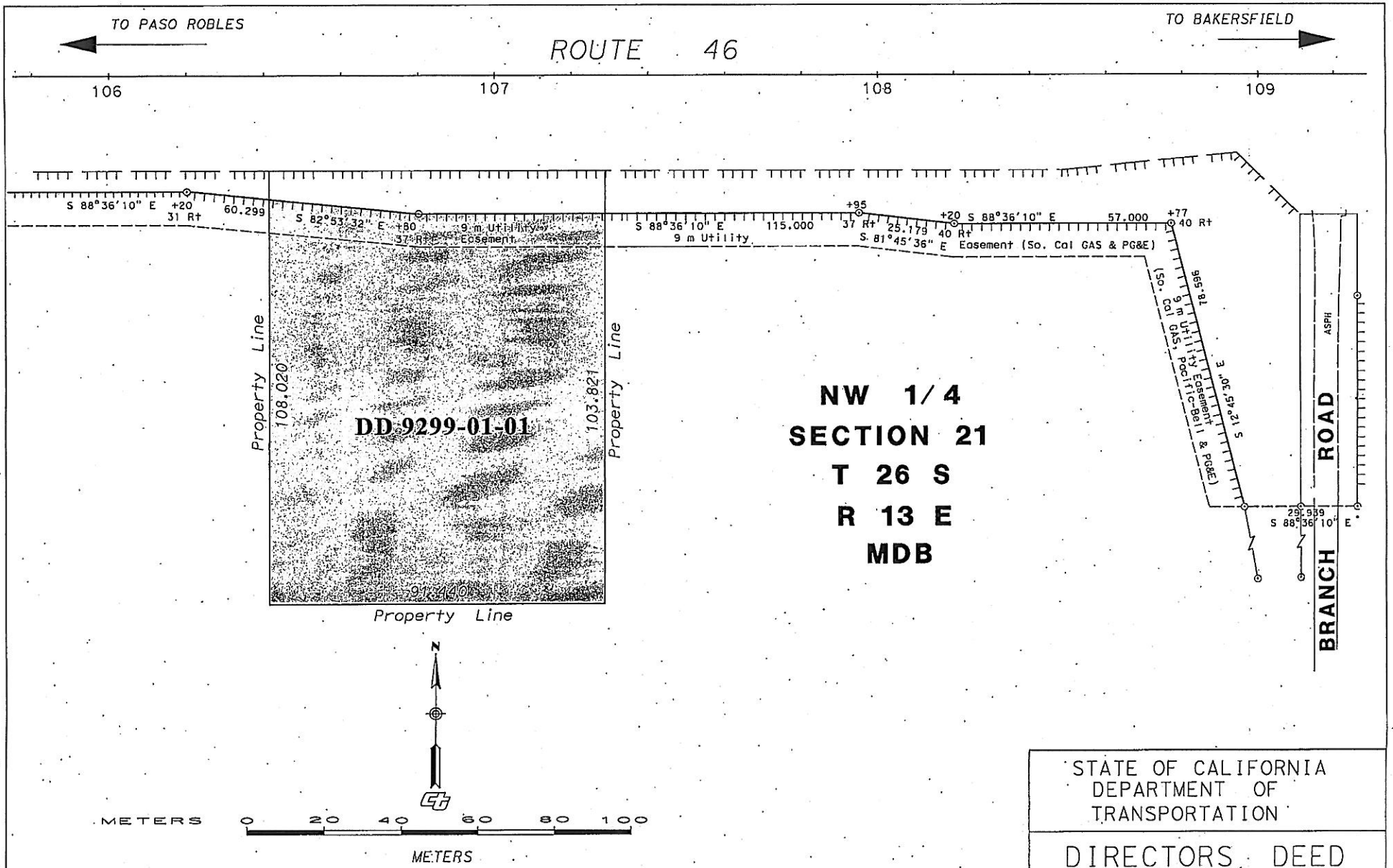


STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

DIRECTORS DEED
INDEX MAP
DD-9299-01-01

COUNTY	ROUTE	KILO POST
SLO	46	57.8
		POST MILE 35.9

Attachment 11A



DD 9299-01-01
Approximately 2.37 Acres

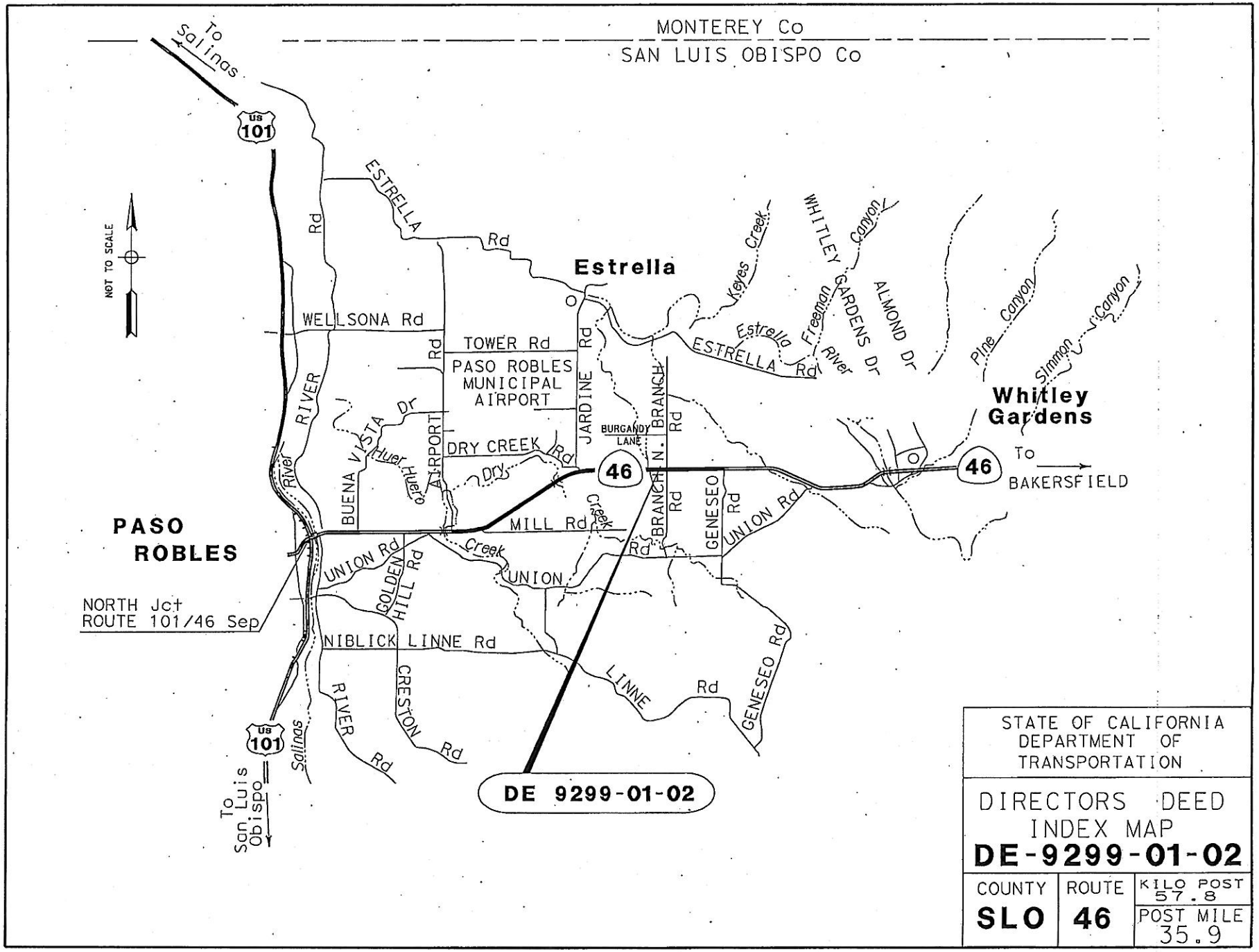
STATE OF CALIFORNIA
DEPARTMENT OF
TRANSPORTATION

DIRECTORS DEED

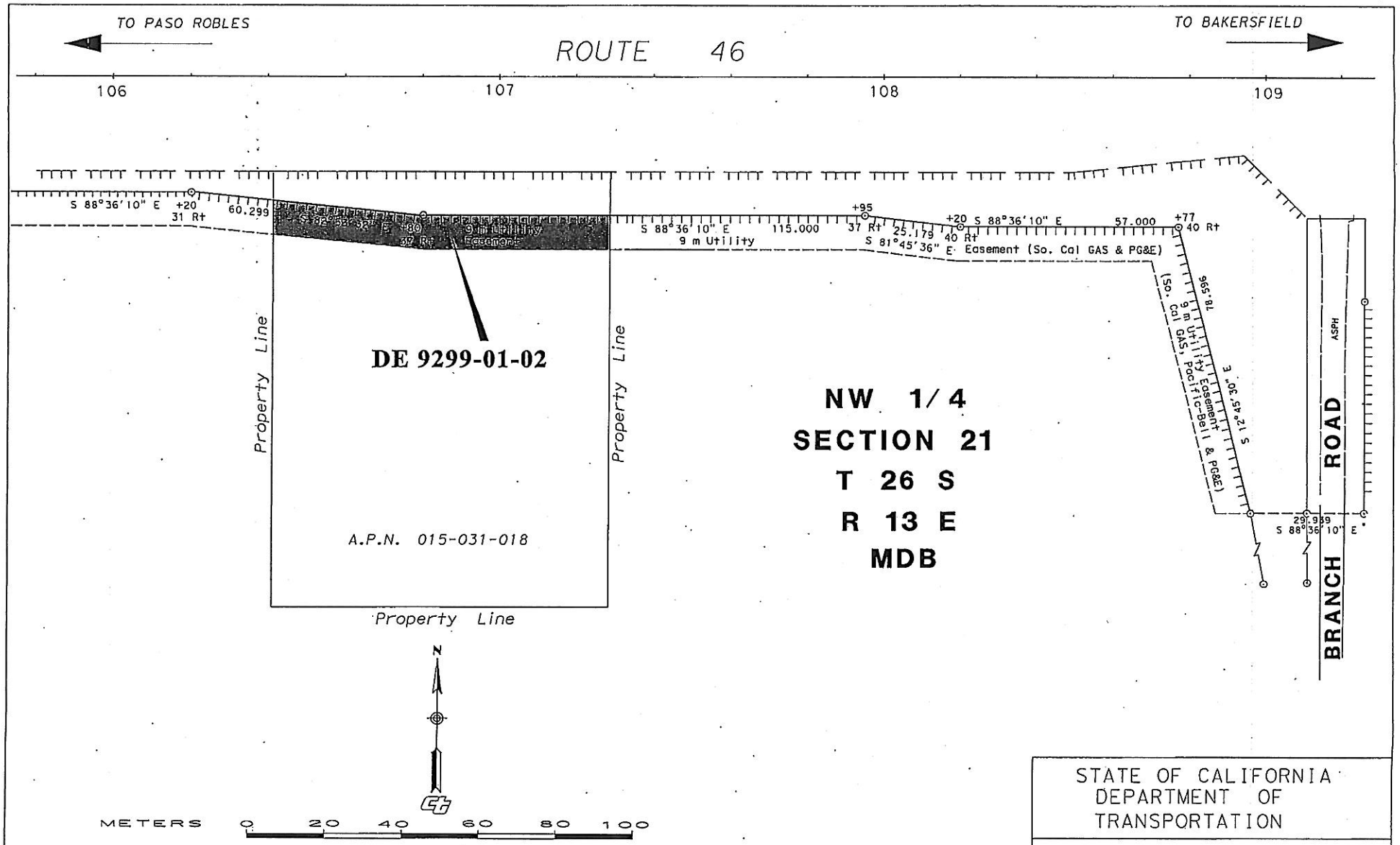
DD-9299-01-01

COUNTY	ROUTE	POST MILE
SLO	46	35.9

Attachment 11B



Attachment 12A



STATE OF CALIFORNIA
DEPARTMENT OF
TRANSPORTATION

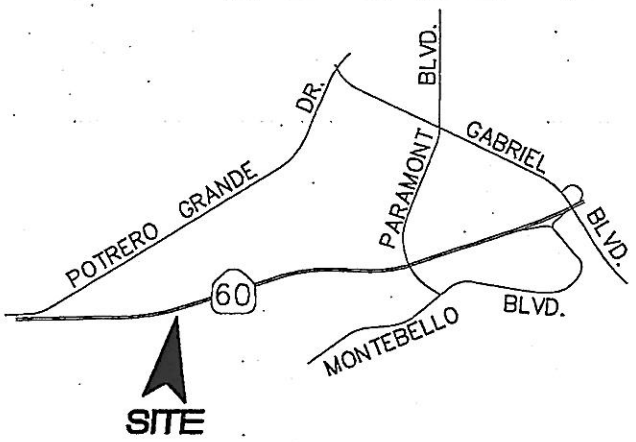
DIRECTORS DEED

DE-9299-01-02

COUNTY	ROUTE	POST MILE
SLO	46	35.9

Attachment 12B

DIST	COUNTY	ROUTE	POST MILE
07	LA	60	R6.95



VICINITY MAP
NOT TO SCALE

SCALE: 1"=80'

TRACT MAP NO. 10063
MB 179/32-34

LOT 1

LOT 2

POB

101.90'

000226-01-01
5880 SQ. FEET
0.135 AC

EXISTING R/W

401.99'

150.53'

R/W

℄ STATE ROUTE 60

366

367

368

STATE RETAINS ACCESS RIGHTS

STATE OF CALIFORNIA–DEPARTMENT OF TRANSPORTATION–DISTRICT 07

PLAT ACCOMPANYING

DIRECTOR'S DEED DD 000226-01-01

CITY OF MONTEREY PARK

PREPARED BY:
ASSOCIATED ENGINEERS, Inc.

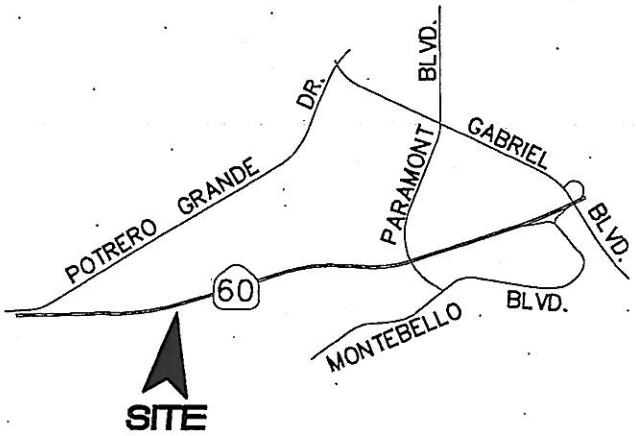
REF. MAP: F1786-8

BY: A.P. CHECKED: J.L.E.

L:\99027\ROW\DWG\DD-000226-01-01.DWG

Attachment 13A

DIST	COUNTY	ROUTE	POST MILE
07	LA	60	R7.20

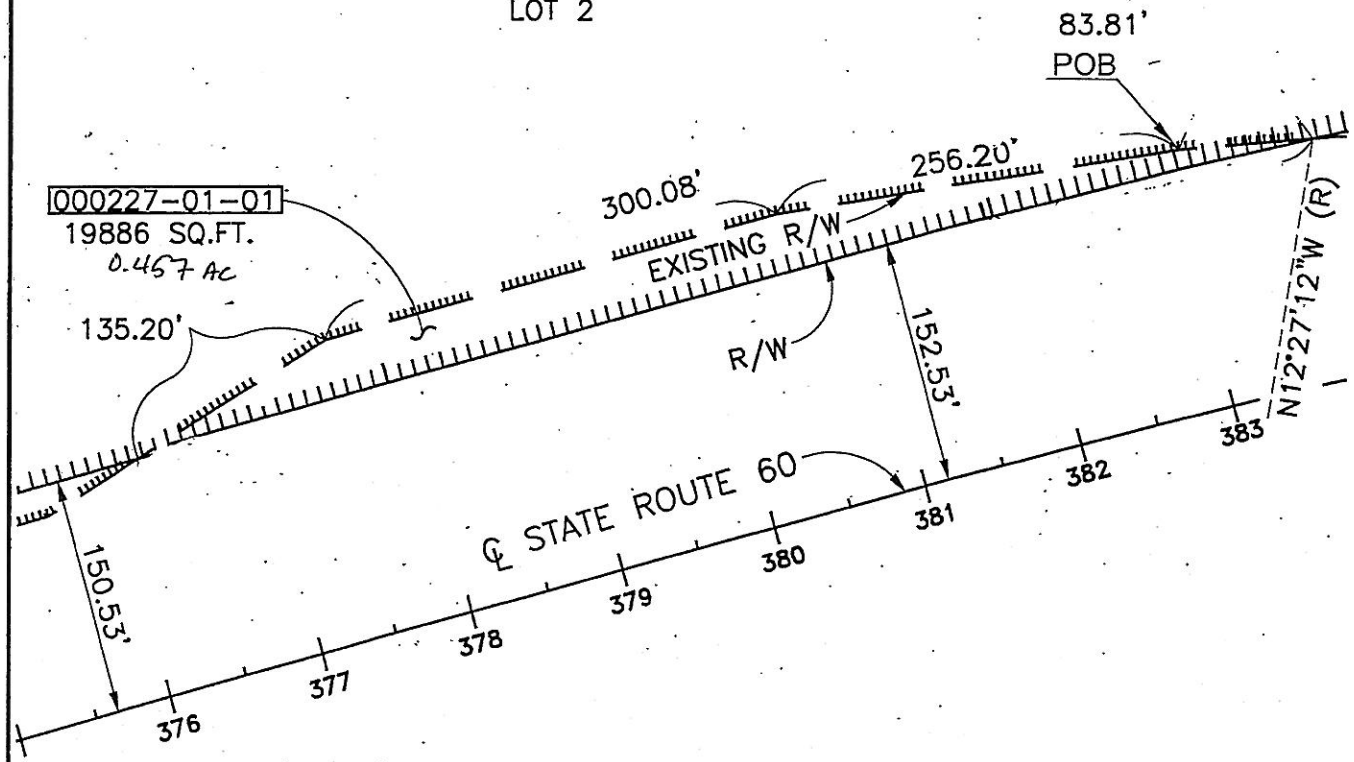


VICINITY MAP
NOT TO SCALE

SCALE: 1"=120'

TRACT MAP NO. 10063
MB 179/32-34

LOT 2



STATE RETAINS ACCESS RIGHTS

STATE OF CALIFORNIA–DEPARTMENT OF TRANSPORTATION–DISTRICT 07

PLAT ACCOMPANYING

DIRECTOR'S DEED DD 000227-01-01

CITY OF MONTEREY PARK

PREPARED BY:
ASSOCIATED ENGINEERS, Inc.

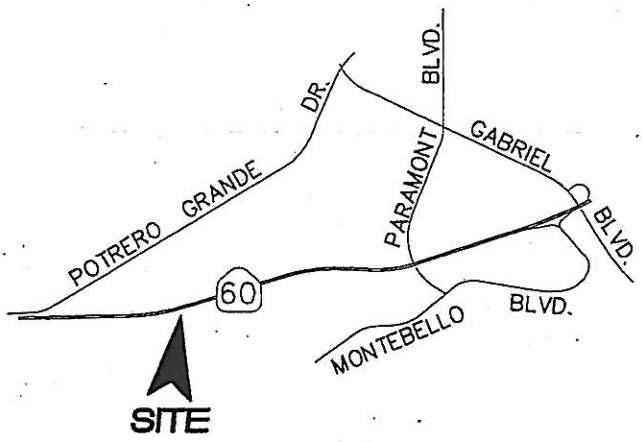
REF. MAP: F1786-9

BY: A.P. CHECKED: J.L.E.

L:\99027\ROW\DWG\DD-000227-01-01.DWG

Attachment 13B

DIST	COUNTY	ROUTE	POST MILE
07	LA	60	R7.47

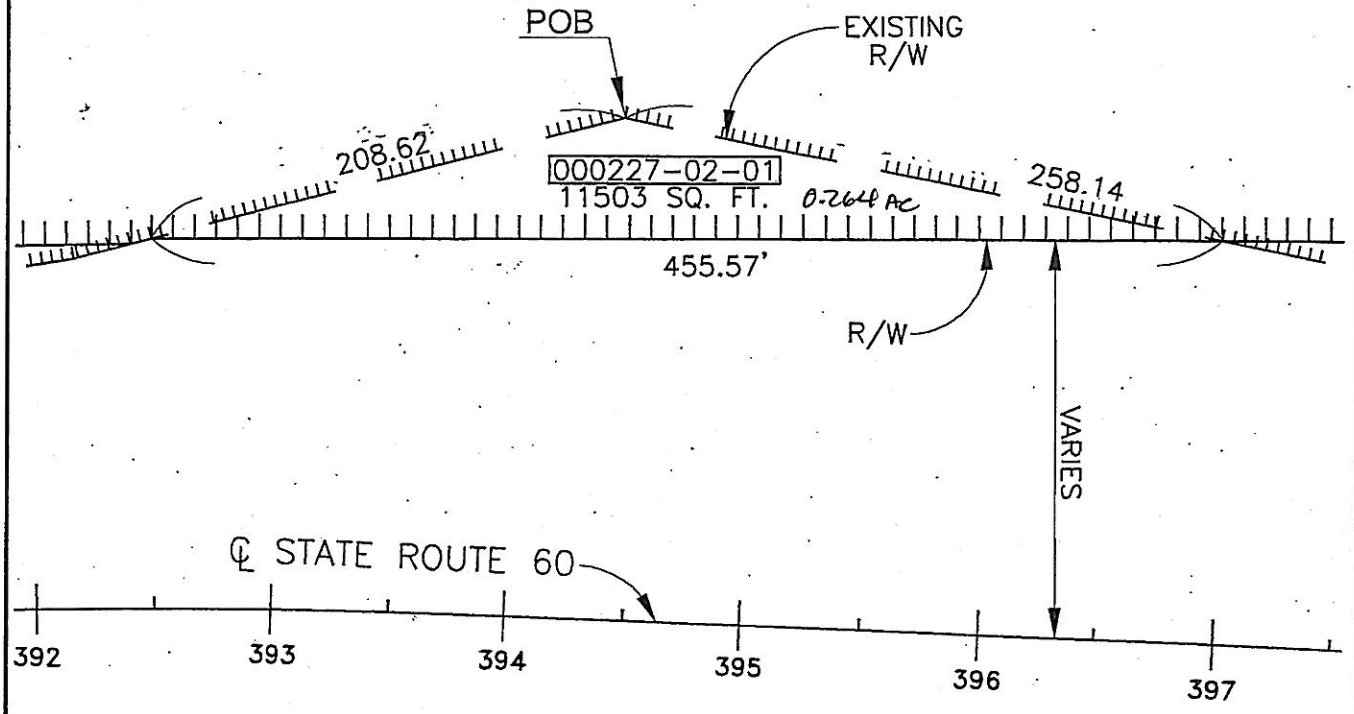


VICINITY MAP
NOT TO SCALE

SCALE: 1"=80'

TRACT MAP NO. 10063
MB 179/32-34

LOT 2



STATE RETAINS ACCESS RIGHTS

STATE OF CALIFORNIA–DEPARTMENT OF TRANSPORTATION–DISTRICT 07

PLAT ACCOMPANYING

DIRECTOR'S DEED DD 000227-02-01

REF. MAP: F1786-10

CITY OF MONTEREY PARK

PREPARED BY:
ASSOCIATED ENGINEERS, Inc.

BY: A.P. CHECKED: J.L.E.

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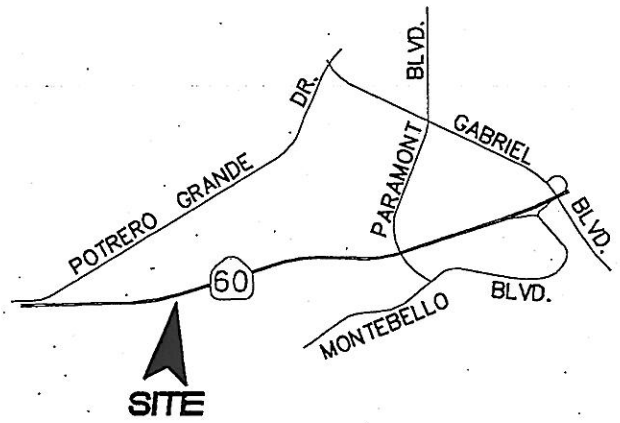
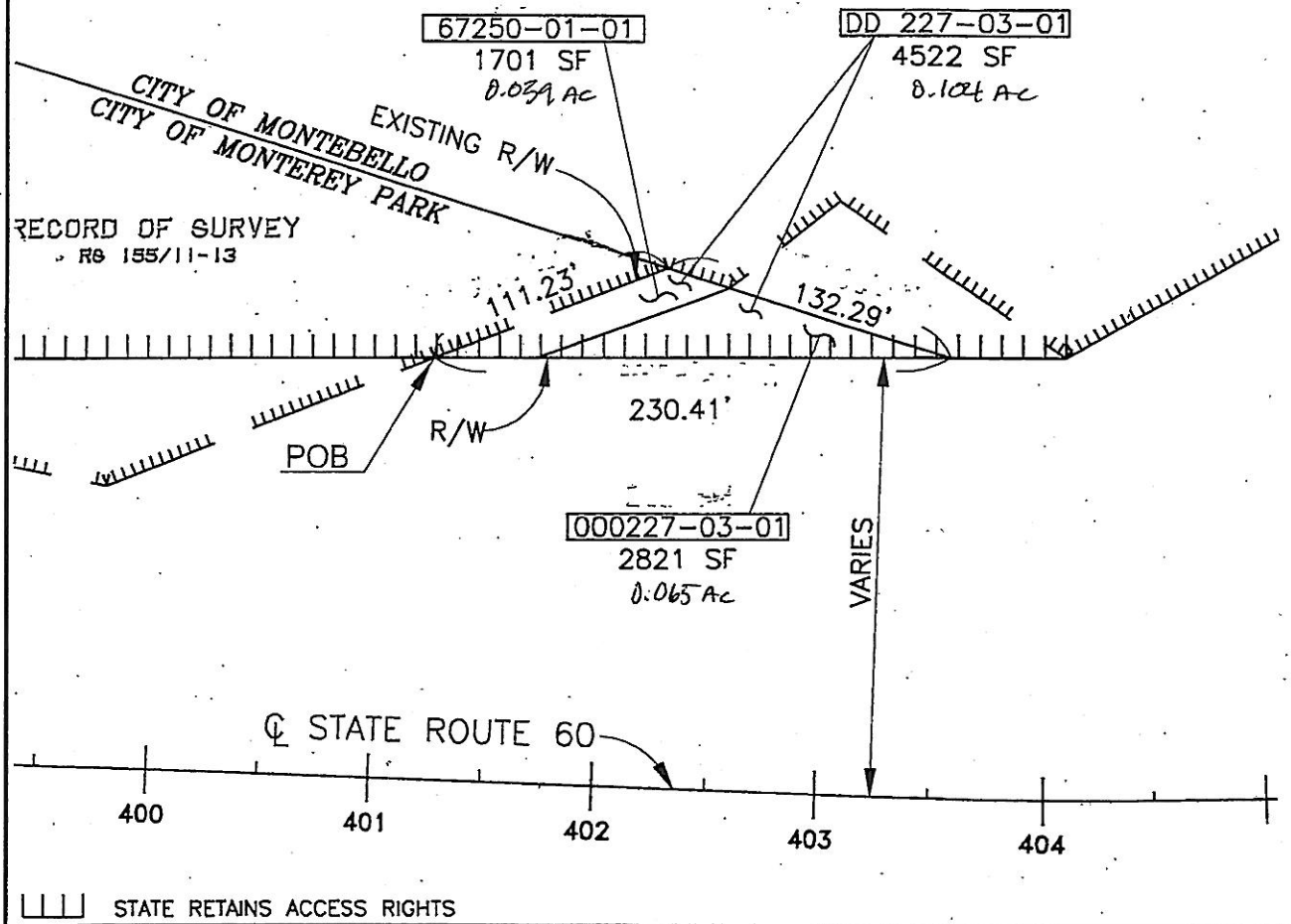
Attachment 13C

DIST	COUNTY	ROUTE	POST MILE
07	LA	60	R7.62



VICINITY MAP
NOT TO SCALE

SCALE: 1"=80'



STATE RETAINS ACCESS RIGHTS

STATE OF CALIFORNIA–DEPARTMENT OF TRANSPORTATION–DISTRICT 07

PLAT ACCOMPANYING

DIRECTOR'S DEED DD 000227-03-01

REF. MAP: F1786-11

CITY OF MONTEREY PARK

PREPARED BY:
ASSOCIATED ENGINEERS, Inc.

BY: A.P. CHECKED: J.L.E.

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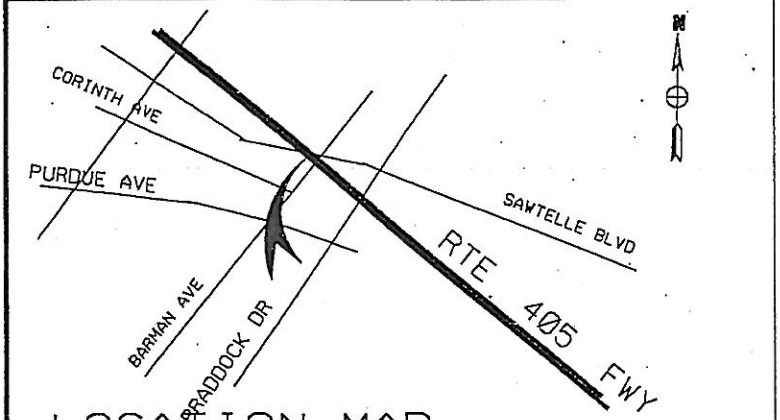
Attachment 13D

CITY OF CULVER CITY



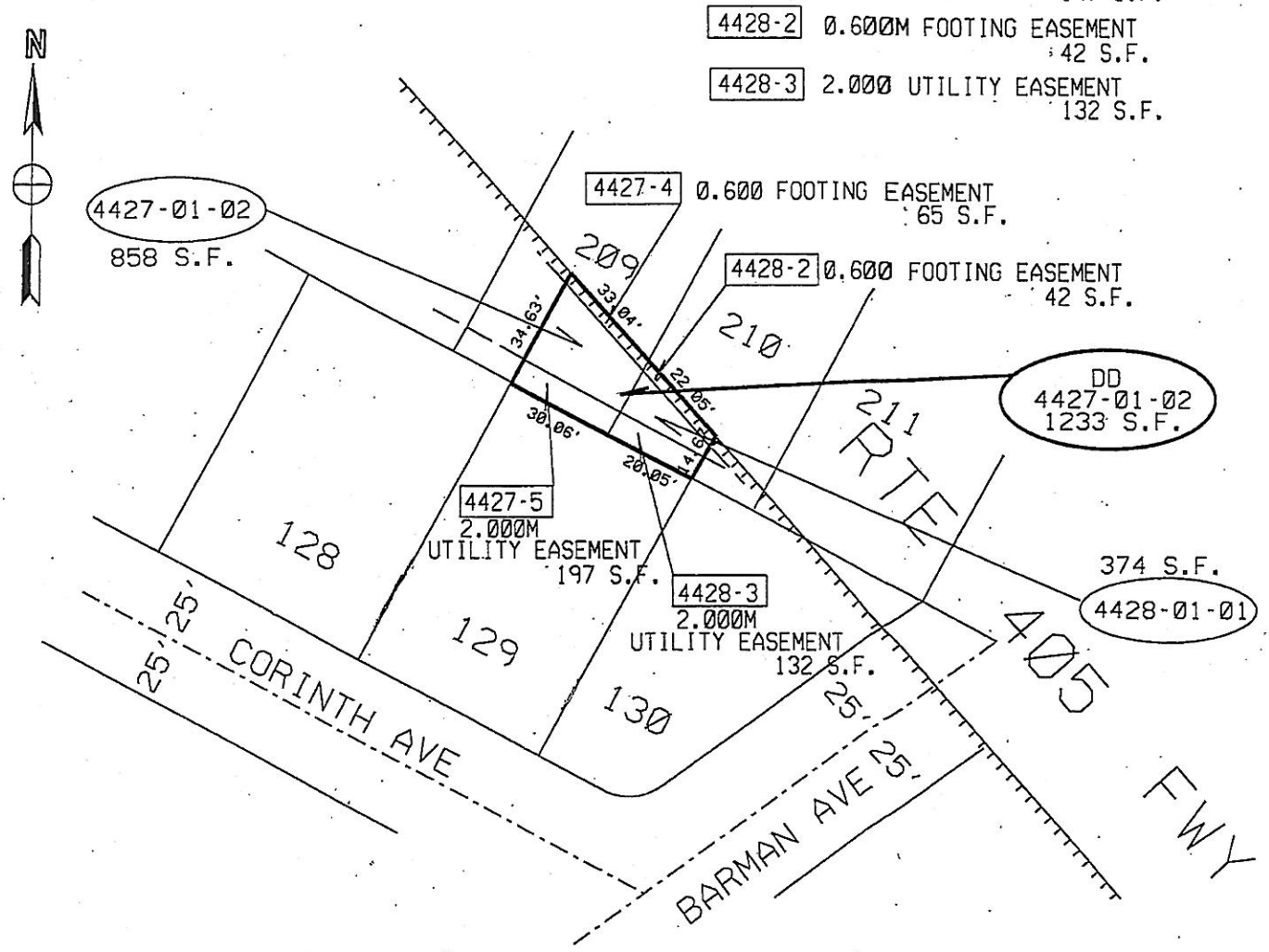
LOCATION MAP

DIST	COUNTY	ROUTE	POST MILE
07	LA	405	27.03

PARCEL NO. AREA

DD4427-01-02 1233 S.F.
0.028 AC

4427-4	0.600 FOOTING EASEMENT	65 S.F.
4427-5	2.000 UTILITY EASEMENT	197 S.F.
4428-2	0.600M FOOTING EASEMENT	42 S.F.
4428-3	2.000 UTILITY EASEMENT	132 S.F.



STATE RETAINS ACCESS RIGHTS INTERSTATE

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

DIRECTOR'S DEED DD 4427-01-02

REF. MAP: 26102-C

SCALE: NONE

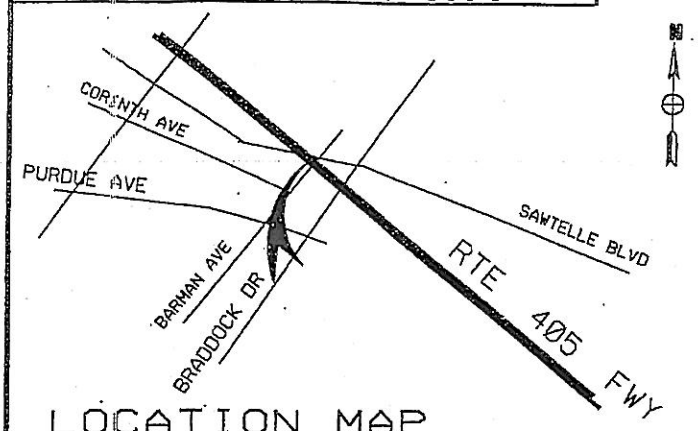
DRWN: JM CH: FC

DATE: 10-18-11

DD 79486-01-01-V8.dgn 11/23/2011 12:44:56 PM

Attachment 14

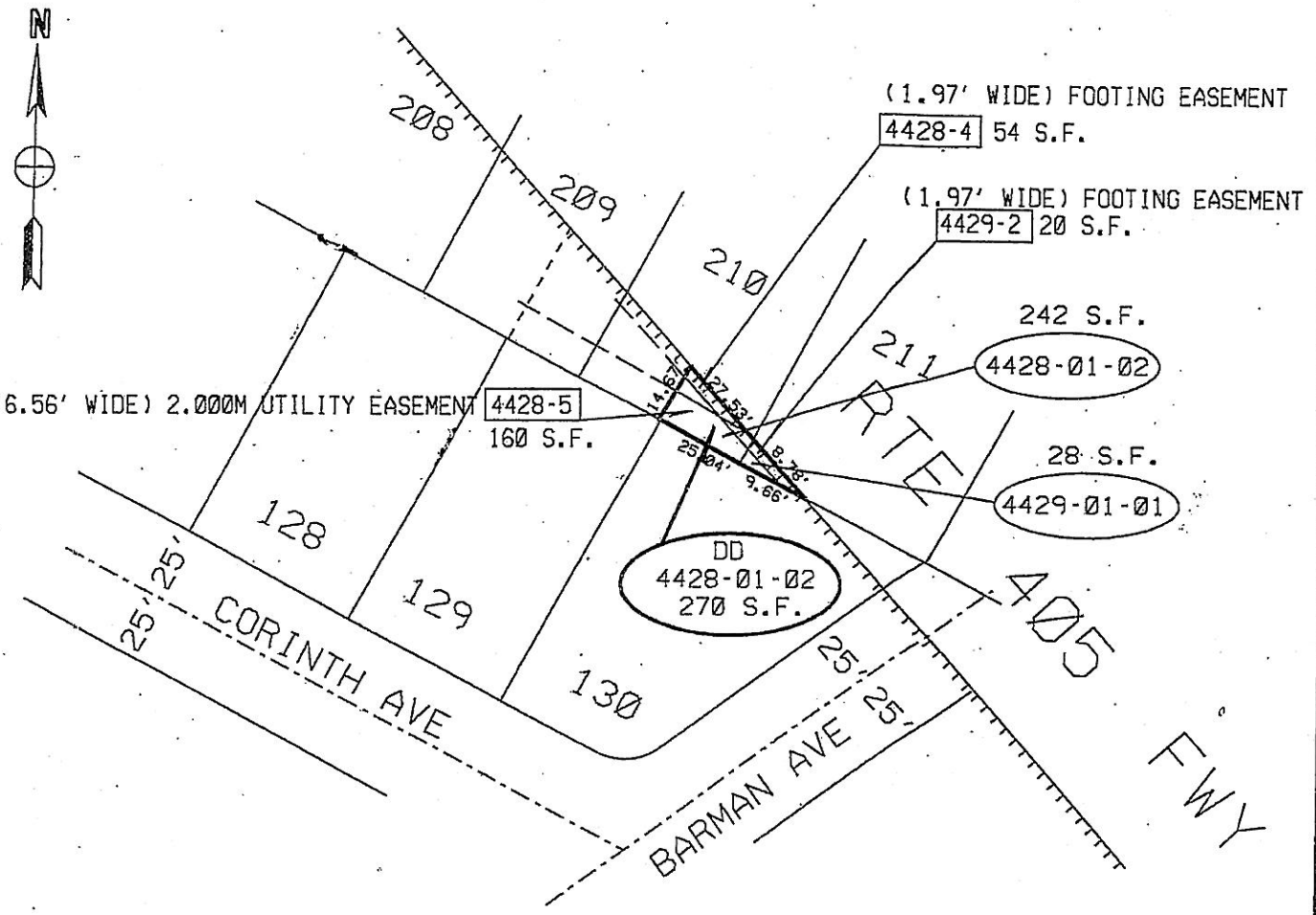
CITY OF CULVER CITY



LOCATION MAP

DIST	COUNTY	ROUTE	POST MILE
07	LA	405	27.03

PARCEL NO.	AREA
DD4428-01-02	270 S.F. .006 AC
4428-4 FOOTING EASEMENT	54 S.F.
4428-5 UTILITY EASEMENT	160 S.F.
4429-2 FOOTING EASEMENT	20 S.F.



STATE RETAINS ACCESS RIGHTS INTERSTATE

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

DIRECTOR'S DEED DD 4428-01-02

REF. MAP: 26102-C

SCALE: NONE

DRWN: JM CH: FC

DATE: 10-18-11

DD 79486-01-01-V8.dgn 10/19/2011 8:41:12 AM

Attachment 15