

Memorandum

To: CHAIR AND COMMISSIONERS
CALIFORNIA TRANSPORTATION COMMISSION

CTC Meeting: June 25, 2015

Reference No.: 2.4d.
Action Item

From: NORMA ORTEGA
Chief Financial Officer

Prepared by: Andrew P. Nierenberg,
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 \$40,845,279. The State will receive a return of \$41,024,279 from the sale of these properties. A recapitulation of the items presented and corresponding maps are attached.

ISSUE

<u>01</u> -03-Nev-20 PM 14.4	Grass Valley
Disposal Unit #DK 034771-3	0.03 acre
Convey to: Sierra View Manor, a California Partnership	\$35,784 (\$35,784 Appraisal)
Direct conveyance pursuant to Right of Way contract dated June 27, 2011.	
<u>02</u> -04-Ala-84 PM 6.8-7.2	Fremont
Disposal Unit #DD 034397-04-01	14.43 acres
#DD 034403-01-02	8.3 acres
Convey to: Fremont Unified School District, a California public school district	\$39,494,495 (\$39,494,495 Appraisal)
Direct sale to a public agency at the appraised price. The public agency will construct a school site.	

09-11-SD-163 PM 0.4

Disposal Unit #DD 000093-01-01

Convey to: 12th & "A" Hotel Partners, L.P.,
a California limited partnership

San Diego

0.13 acre

\$373,000

(\$373,000 Appraisal)

Direct sale to the adjoining owner at the appraised value. The property is landlocked, encumbered with a sewer easement and the highest and best use is as plottage to the adjoining property.

Attachments

**SUMMARY OF DIRECTOR'S DEEDS - 2.4d.
PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION - June 25, 2015**

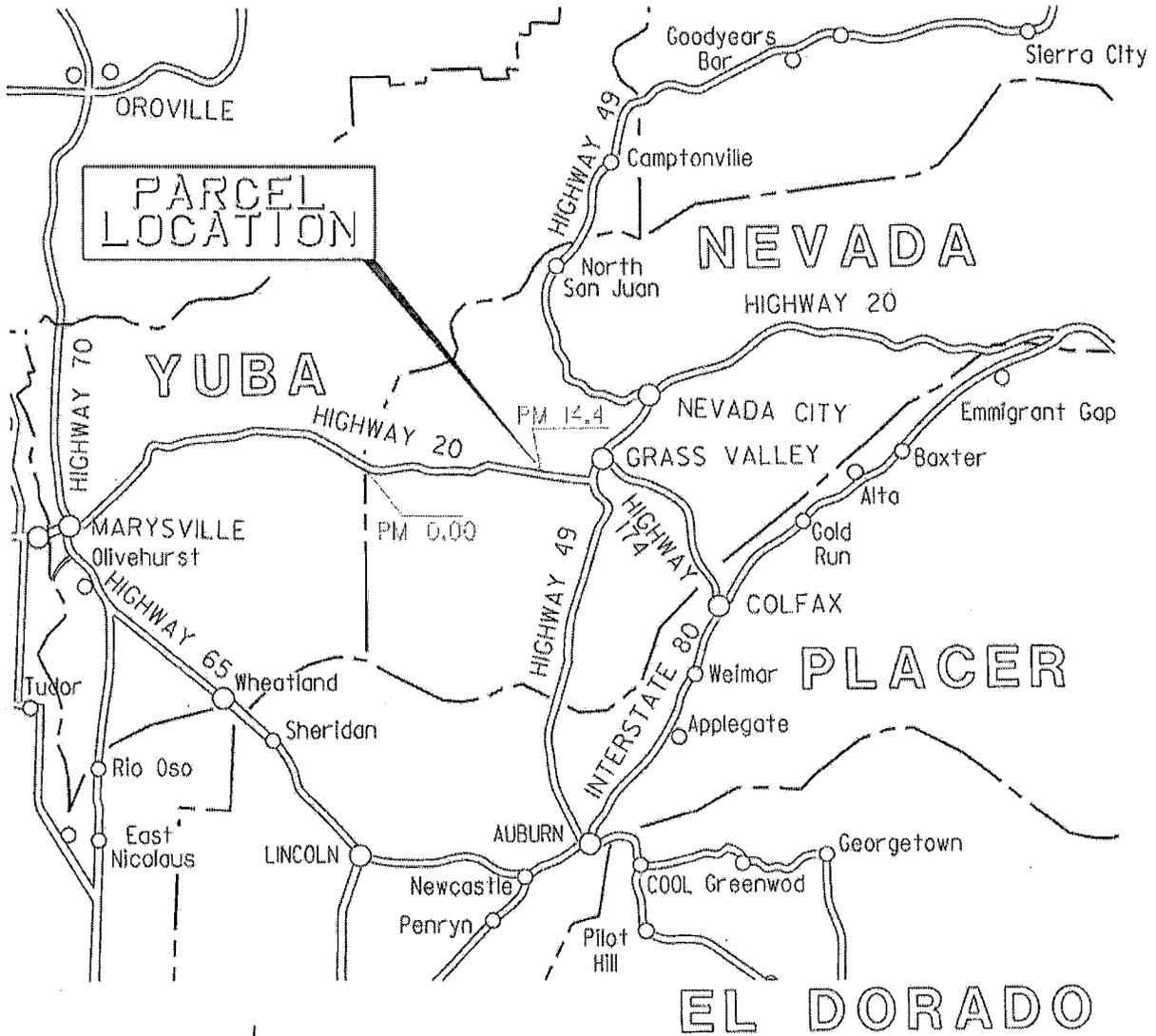
Table I - Volume by Districts

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								
02								
03	1				1	35,784.00	35,784.00	100%
04	2	1			3	39,793,495.00	39,828,495.00	100%
05								
06								
07	1	3			4	643,000.00	787,000.00	122%
08								
09								
10								
11	1				1	373,000.00	373,000.00	100%
12								
Total	5	4			9	\$40,845,279.00	\$41,024,279.00	100%

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	5	\$39,903,279.00	\$39,905,279.00	100%
Public Sales	4	\$942,000.00	\$1,119,000.00	119%
Non-Inventory Conveyances				
Sub-Total	9	\$40,845,279.00	\$41,024,279.00	100%
Other Funded Sales				
Total	5	\$40,845,279.00	\$41,024,279.00	100%

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.



NOT TO SCALE

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

**RIGHT OF WAY
 DIRECTORS DEED**

DK-034771-3

LOCATION MAP

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
03	NEV	20	14.4	1	2

SECTION 23
T. 16 N., R. 8 E., M.D.M.
CITY OF GRASS VALLEY
COUNTY OF NEVADA

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 B
16 PM 89
APN 35-260-47

PARCEL 3
15 PM 112
APN 35-260-65

DK-034771-3
FEE
034771-3
1491 SF

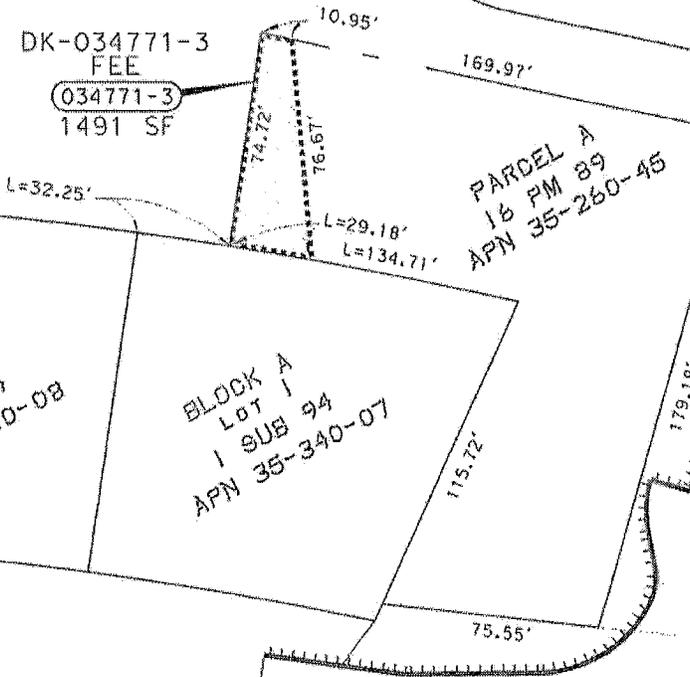
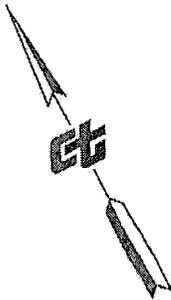
PARCEL A
16 PM 89
APN 35-260-45

BLOCK A
LOT 2
1 SUB 94
APN 35-340-08

BLOCK A
LOT 1
1 SUB 94
APN 35-340-07

APN 35-340-23

APN 35-260-24



JOERSCHKE DRIVE
PROPOSED NEW ACCESS CONTROL
SUPERCEDED ACCESS CONTROL
STATE ROUTE 20

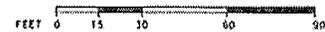
DORSEY DRIVE

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

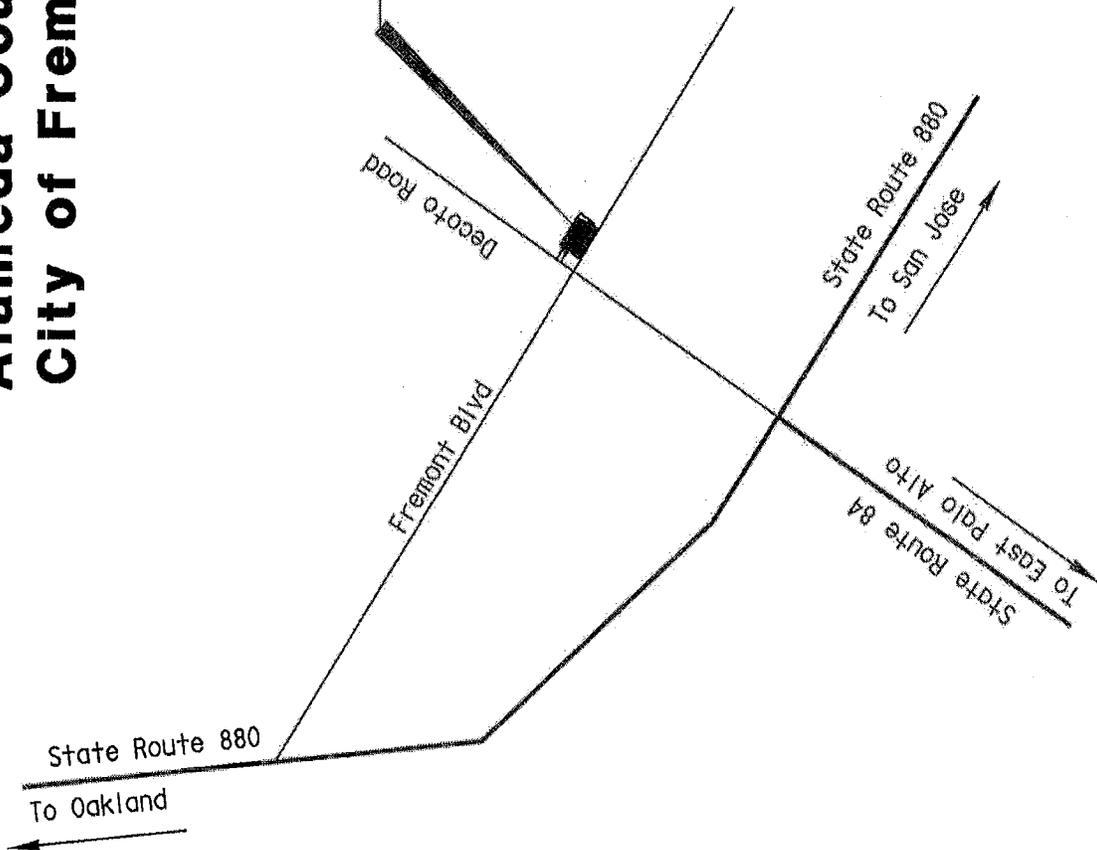
DK-034771-3



DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
03	REV	20	14.4	2	2

Alameda County City of Fremont

DD-034397-04-01



Not to Scale

STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 4			
DIRECTOR'S DEED DD-034397-04-01			
DRAWN BY: AL	DATE: 3/4/14	CHECK BY: PD	SCALE: None
COUNTY ROUTE	P.M.	DR.NO.	
ALA	84	6.8	1 of 2

R-00105

Alameda County City of Fremont

BEARINGS & DISTANCES SHOWN ARE PER
GRANT DEED RECORDED 3-3-1967 IN
REEL-1924 IMAGE-678, O.R. ALAMEDA
COUNTY.

DD-034397-04-01

14.427 Acres

Line Table		
Line #	Direction	Length
L1	N58°30'00"W	105.01'
L2	N31°30'00"E	131.17'
L3	S58°30'00"E	112.92'

DD-034397-02-01
5-8-1974
74-57770 O.R.

STATE OF CALIFORNIA
CALIFORNIA STATE
TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 4
DIRECTOR'S DEED
DD-034397-04-01

DRAWN BY: AL	DATE: 3/4/14
CHECK BY: PD	SCALE: 1"=200'
COUNTY ROUTE	P.M. DR.NO.
ALA 84	6.8 2 of 2

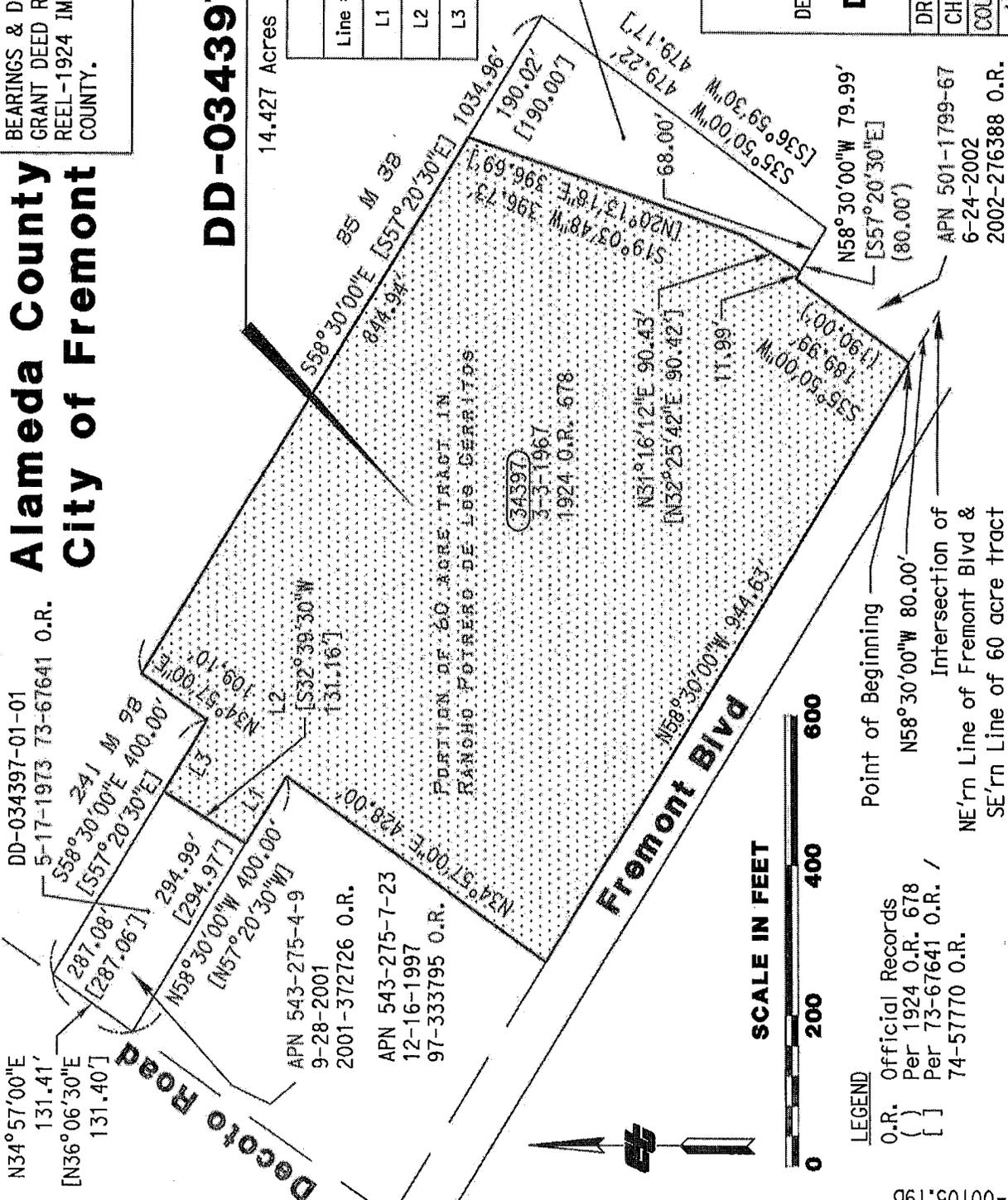
DD-034397-01-01
5-17-1973 73-67641 O.R.

APN 543-275-4-9
9-28-2001
2001-372726 O.R.

APN 543-275-7-23
12-16-1997
97-333795 O.R.

PORTION OF 60 ACRE TRACT IN
RANCHO POINTE DE LOS CERROS

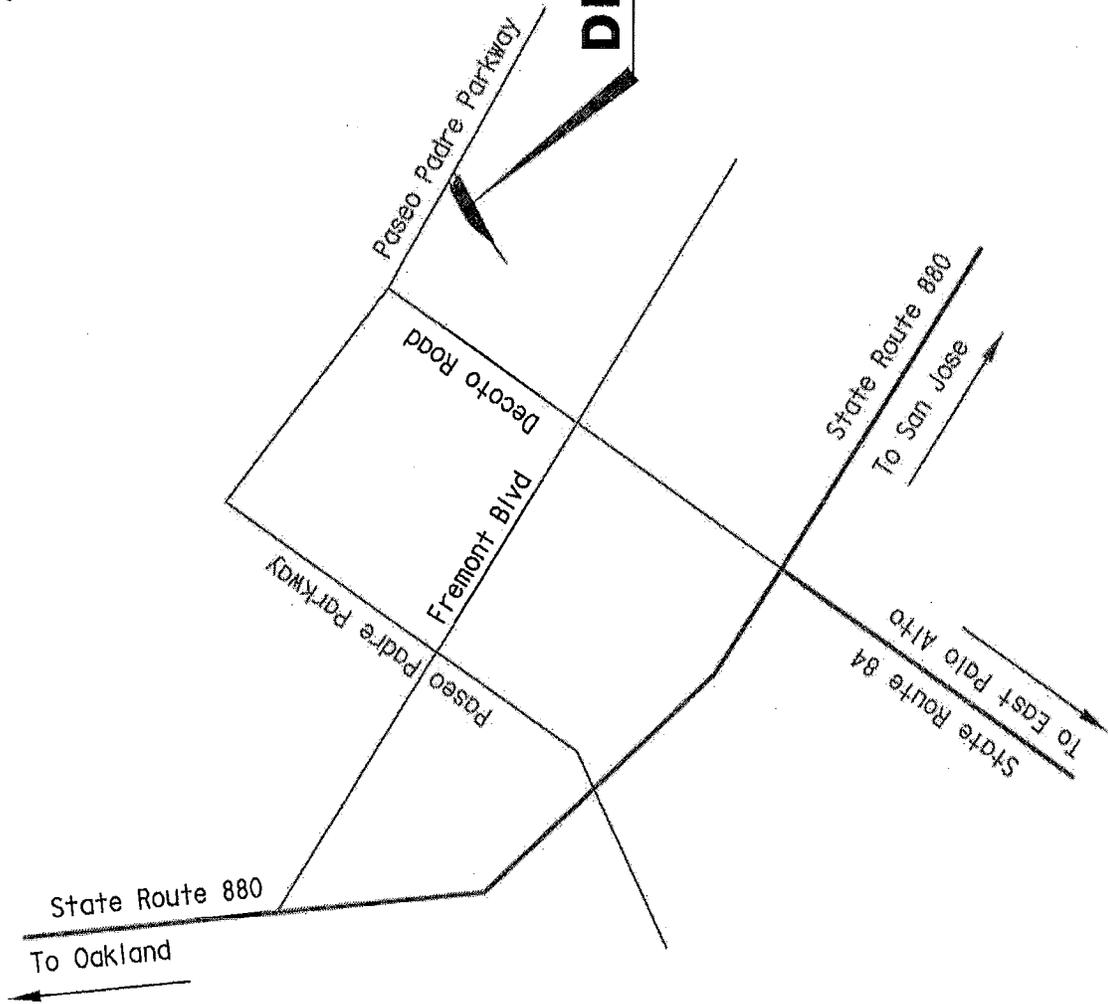
DD-034397-03-01
3-3-1967
1924 O.R. 678



R-00105.19B

Alameda County City of Fremont

DD-034403-01-02



Not to Scale

STATE OF CALIFORNIA			
CALIFORNIA STATE			
TRANSPORTATION AGENCY			
DEPARTMENT OF TRANSPORTATION			
DISTRICT 4			
DIRECTOR'S DEED			
DD-034403-01-02			
DRAWN BY:	AL	DATE:	3/4/14
CHECK BY:	PD	SCALE:	None
COUNTY ROUTE	P.M.	DR.NO.	
ALA	84	7.2	1 of 2

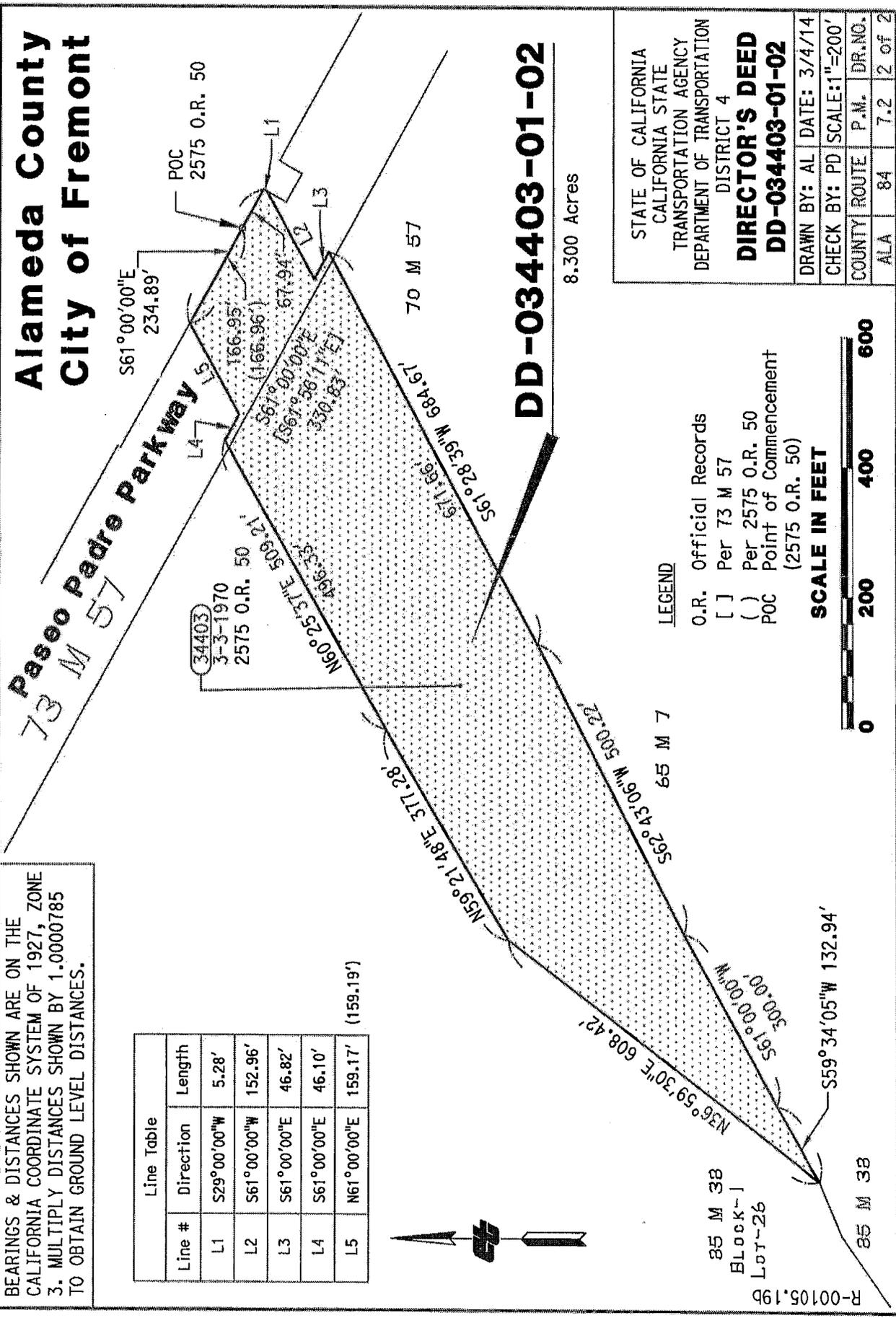
R-00105

Alameda County City of Fremont

BEARINGS & DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.0000785 TO OBTAIN GROUND LEVEL DISTANCES.

Line Table		
Line #	Direction	Length
L1	S29°00'00"W	5.28'
L2	S61°00'00"W	152.96'
L3	S61°00'00"E	46.82'
L4	S61°00'00"E	46.10'
L5	N61°00'00"E	159.17'

(159.19')



DD-034403-01-02

8.300 Acres

STATE OF CALIFORNIA	
CALIFORNIA STATE	
TRANSPORTATION AGENCY	
DEPARTMENT OF TRANSPORTATION	
DISTRICT 4	
DIRECTOR'S DEED	
DD-034403-01-02	
DRAWN BY: AL	DATE: 3/4/14
CHECK BY: PD	SCALE: 1"=200'
COUNTY ROUTE	P.M. DR.NO.
ALA 84	7.2 2 of 2

LEGEND

- O.R. Official Records
- [] Per 73 M 57
- () Per 2575 O.R. 50
- POC Point of Commencement (2575 O.R. 50)

SCALE IN FEET

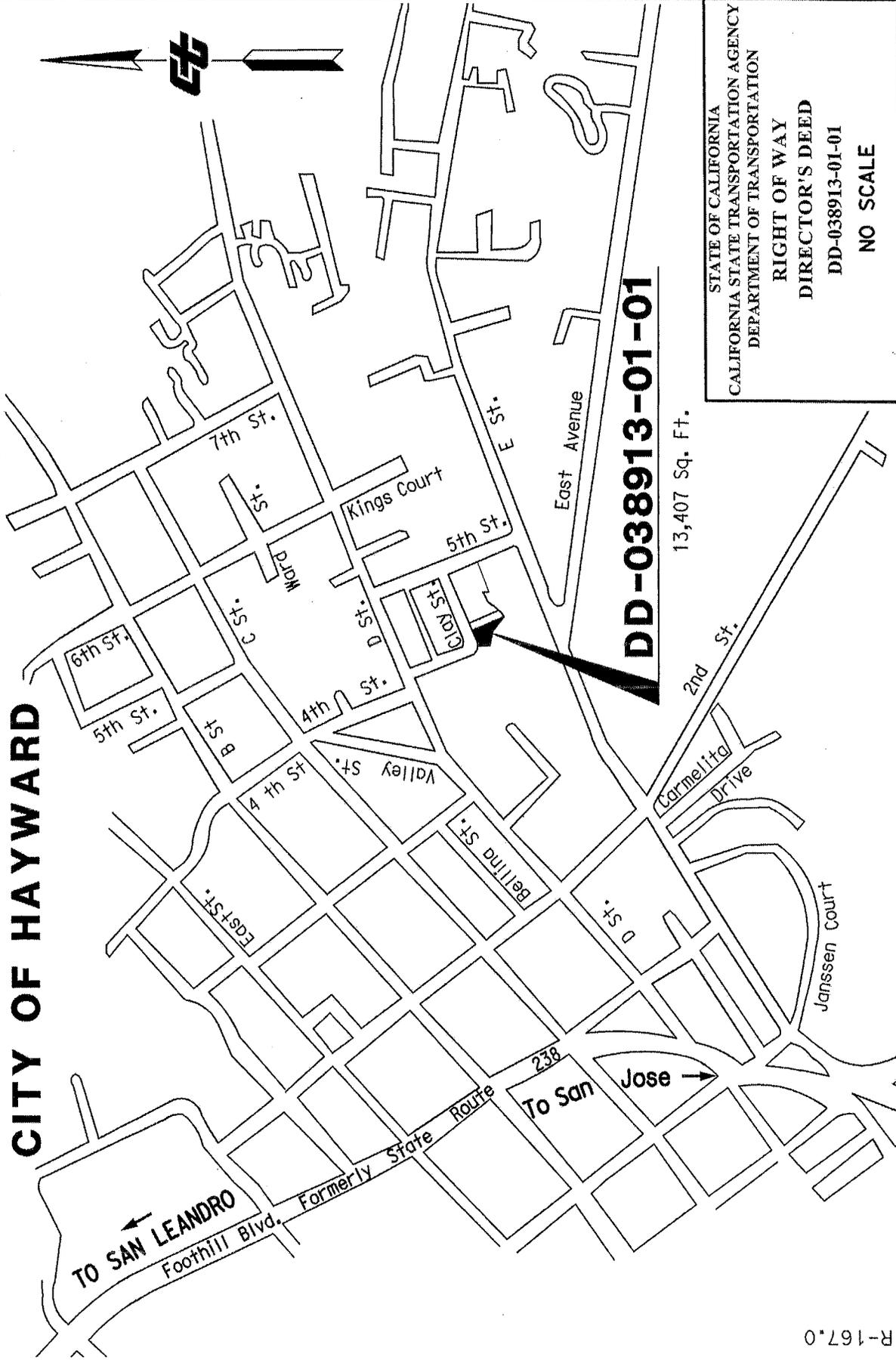


R-00105.19b

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.



ALAMEDA COUNTY CITY OF HAYWARD



STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY
DIRECTOR'S DEED
DD-038913-01-01
NO SCALE

DRAWN BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
CWH	05/06/15	4	ALA	238	13.2	1	2

R-167.0

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.

**ALAMEDA COUNTY
CITY OF HAYWARD**



**HIGHLAND TRACT
21 MAPS 71**

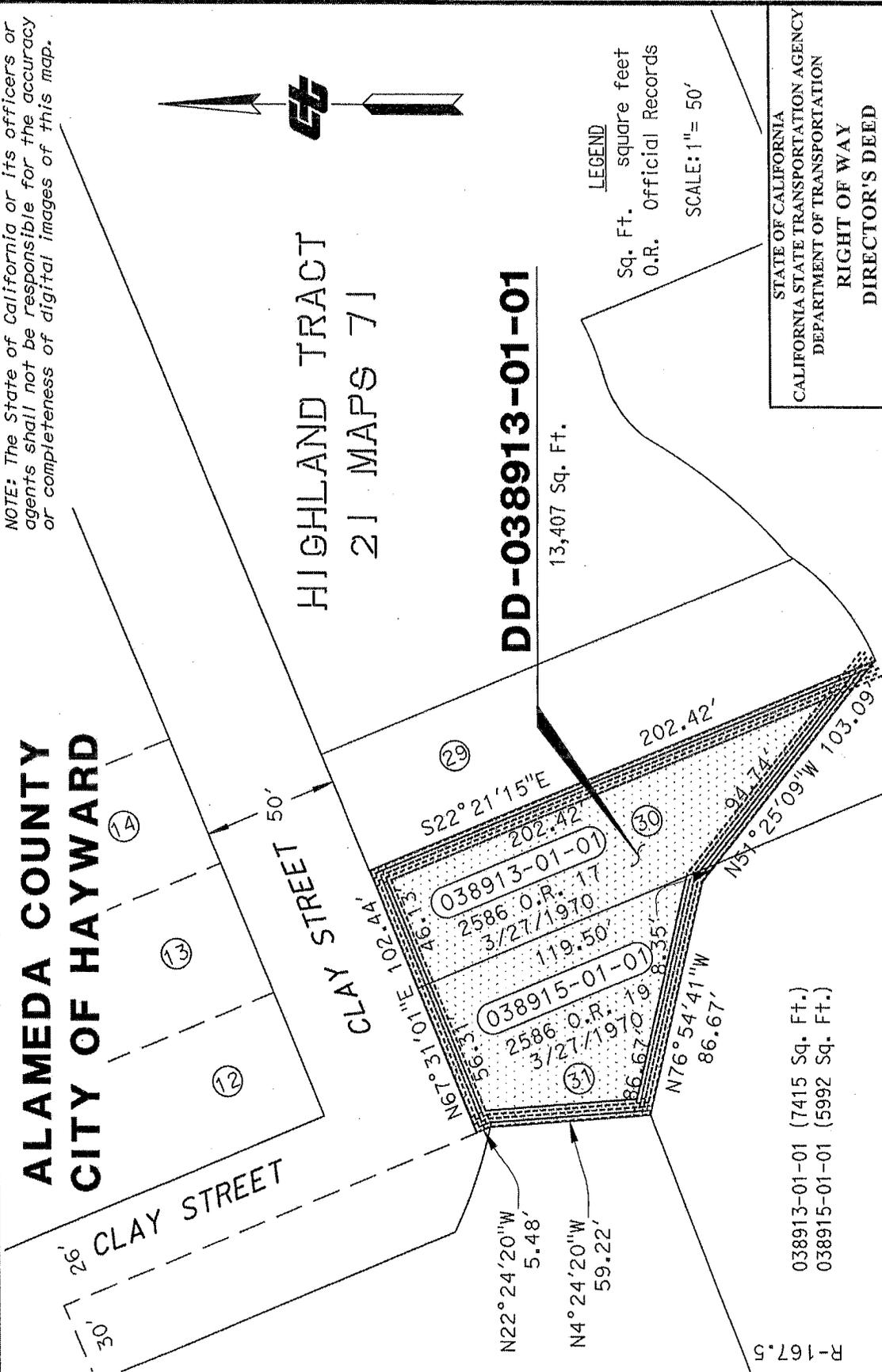
DD-038913-01-01

13,407 Sq. Ft.

LEGEND
Sq. Ft. square feet
O.R. Official Records
SCALE: 1" = 50'

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
**RIGHT OF WAY
DIRECTOR'S DEED**
DD-038913-01-01

FEET	0	25	50	100
SHEET PM				
SHEET NO.			2	
TOTAL SHEETS			2	



DRAWN BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
CWH	05/06/15	4	ALA	238	13.2	2	2

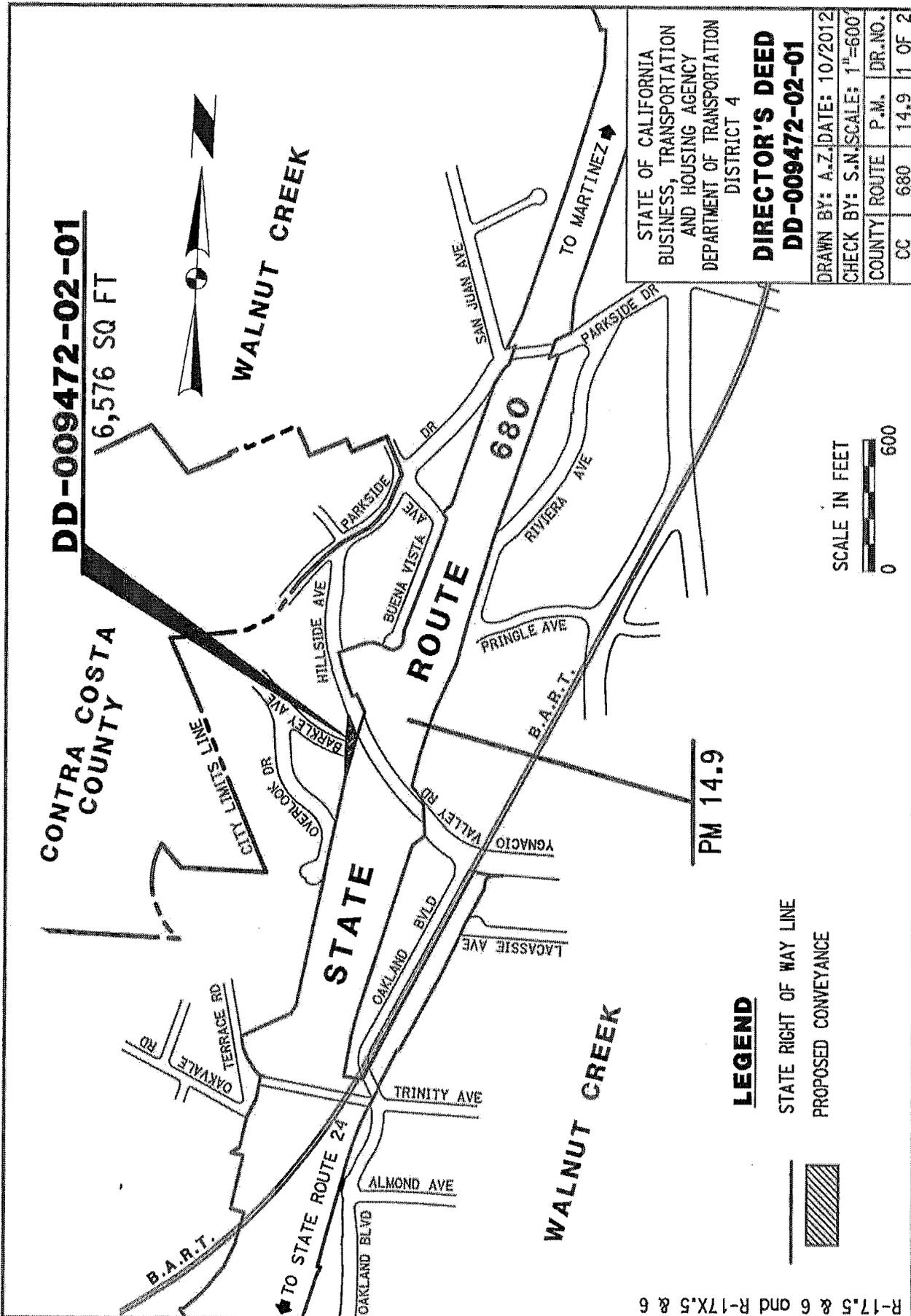
THE BEARINGS AND DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF NAD 27, ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.0000823 TO OBTAIN GROUND LEVEL DISTANCES.

038913-01-01 (7415 Sq. Ft.)
038915-01-01 (5992 Sq. Ft.)

DD-009472-02-01

6,576 SQ FT

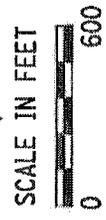
CONTRA COSTA COUNTY



LEGEND

STATE RIGHT OF WAY LINE

PROPOSED CONVEYANCE



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

DIRECTOR'S DEED
DD-009472-02-01

DRAWN BY: A.Z.	DATE: 10/2012
CHECK BY: S.N.	SCALE: 1"=600'
COUNTY ROUTE	P.M. DR.NO.
CC 680	14.9 1 OF 2

R-17.5 & 6 and R-17X.5 & 6

BEARINGS AND DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.0000746 TO OBTAIN GROUND LEVEL DISTANCES.

CITY OF WALNUT CREEK

DD-009472-02-01

6,576 SQ FT

DD-048012-01-01
Doc #97-0185602
10/02/1997

009472-02-01
1,074 SQ FT

S05°52'38"E
36.12'

N09°23'13"E
49.43'

M13°20'10"E

9472
(9473)
2871 OR 479
10/29/1956

DK-081961-X1-X1
Doc #2009-0215480
09/09/2009

121.39'(T)
S00°48'57"E
71.96'

OUTCLAIM AREA

62760

183.77'(T)
062760-01-01
2,295 SQ FT

12208
2915 OR 337
01/16/1957

P.O.B.
S15°30'00"W
3,207 SQ FT

012206-02-01
3,207 SQ FT

S02°28'49"W
112.91'(T)

R=1062.31'
L=100.95'

REINFORCEMENT NO. 58098
STATE HIGHWAY MAP
SEGMENT 1
BK 9, P. 50-59
07/27/2012

S15°30'00"W
117.44'

S07°32'19"W(R)
S05°55'43"W
S90°36'43"W

00°32'10"E
23.00'

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

DIRECTOR'S DEED
DD-009472-02-01

DRAWN BY: A.Z. DATE: 10/2012
CHECK BY: S.N. SCALE: 1"=50'
COUNTY ROUTE P.M. DR.NO.
CC 680 14.9 2 OF 2

LEGEND

- ACCESS PROHIBITED
- PROPOSED CONVEYANCE
- POINT OF BEGINNING



SCALE IN FEET
0 50

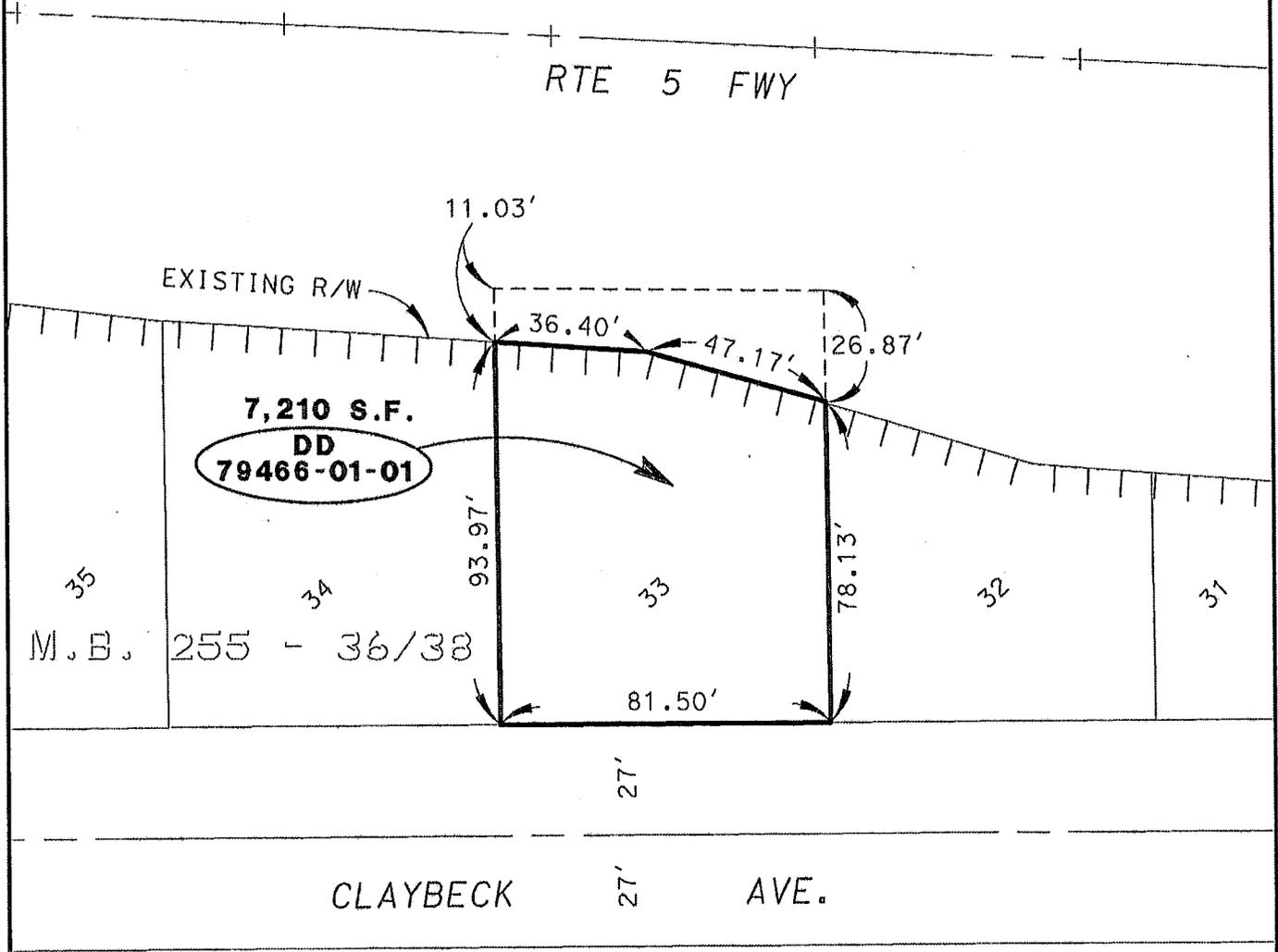
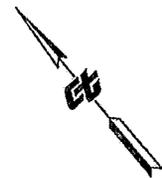
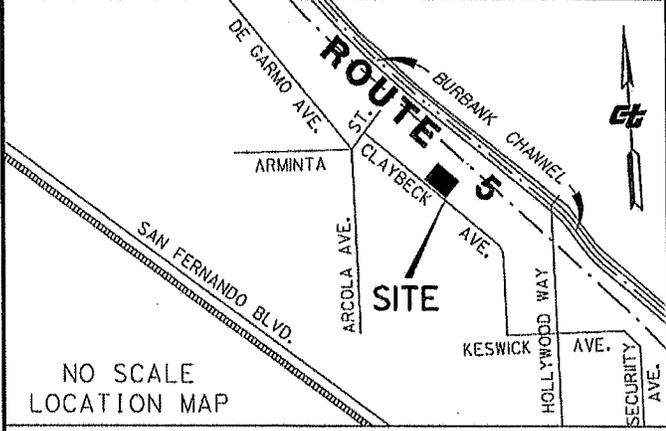
STATE ROUTE 680

R-17.5 & 6 and R-17X.5 & 6

CITY OF LOS ANGELES

DIST	COUNTY	ROUTE	POST MILE
07	LA	5	KP 51.9

PARCEL NO.	AREA
DD 79466-01-01	7,210 SF



STATE RETAINS ACCESS RIGHTS (INTERSTATE) CITY OF LOS ANGELES

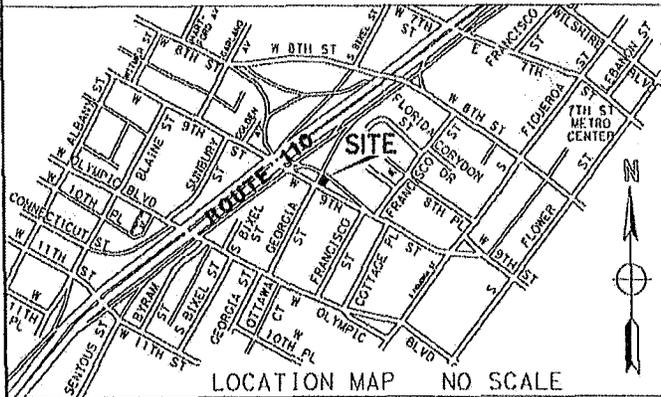
STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING
DIRECTOR'S DEED DD 79466-01-01

SCALE: NONE
DRWN: ST CHKD: FC
DATE: 7-7-2014

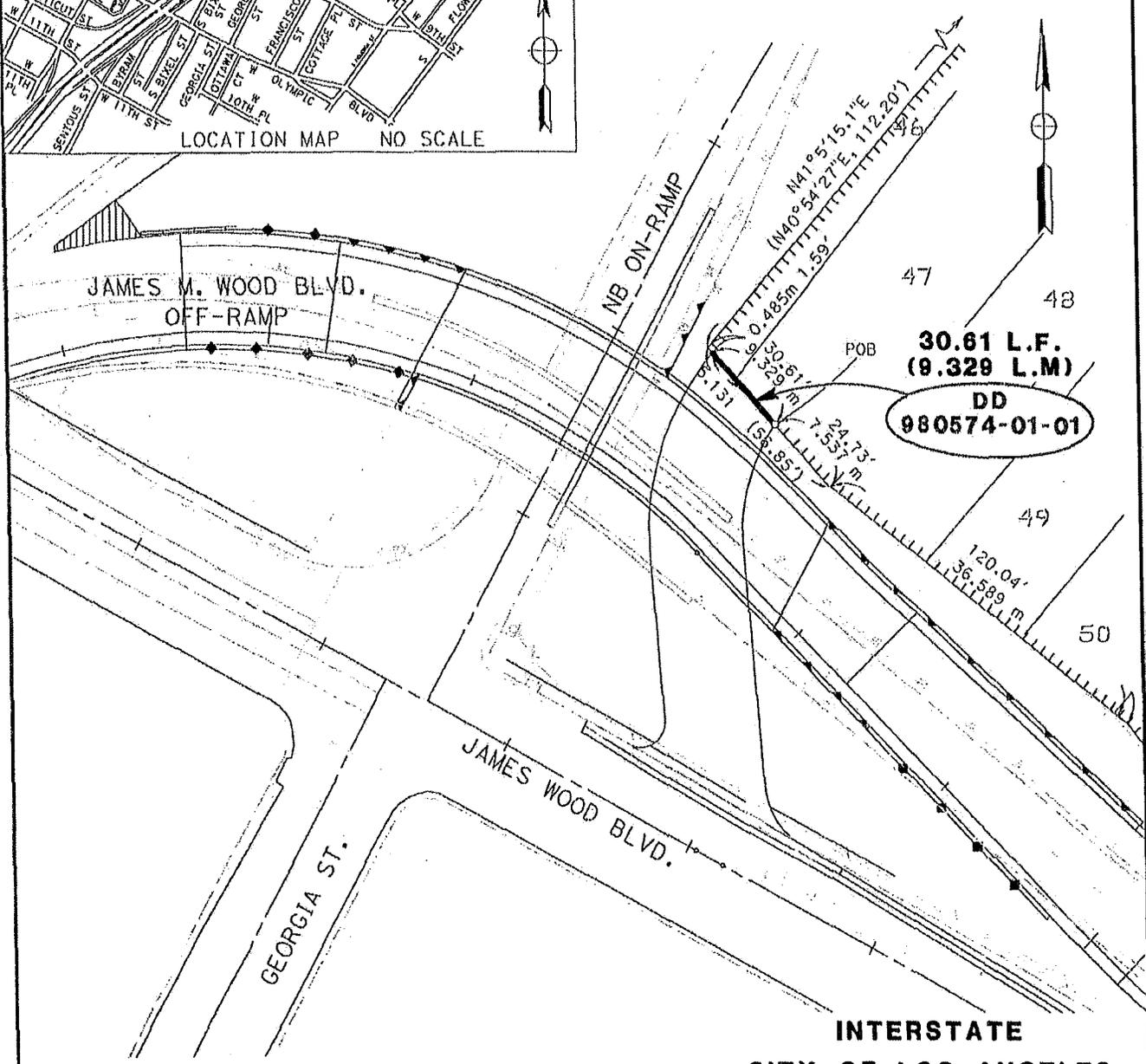
REF. MAP: R/W MAP NO. F-1293-6A

CITY OF LOS ANGELES



DIST	COUNTY	ROUTE	PM/KP
07	LA	110	22.37/36.0

PARCEL NO. CALCULATED AREA
DD 980574-01-01 30.61 L.F.(9.329 L.M.)
 Surface Vehicular Access only



||||||| STATE RETAINS ACCESS RIGHTS

INTERSTATE
CITY OF LOS ANGELES

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

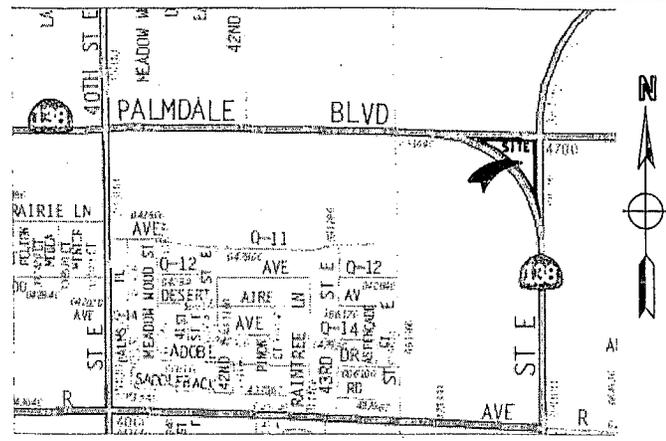
PLAT ACCOMPANYING
DIRECTOR'S DEED DD 980574-01-01

REF. MAP: R/W MAP NO. F1359A

SCALE: NONE
 DRWN: ST CHKD: FC
 DATE: 03-03-2015

CITY OF PALMDALE

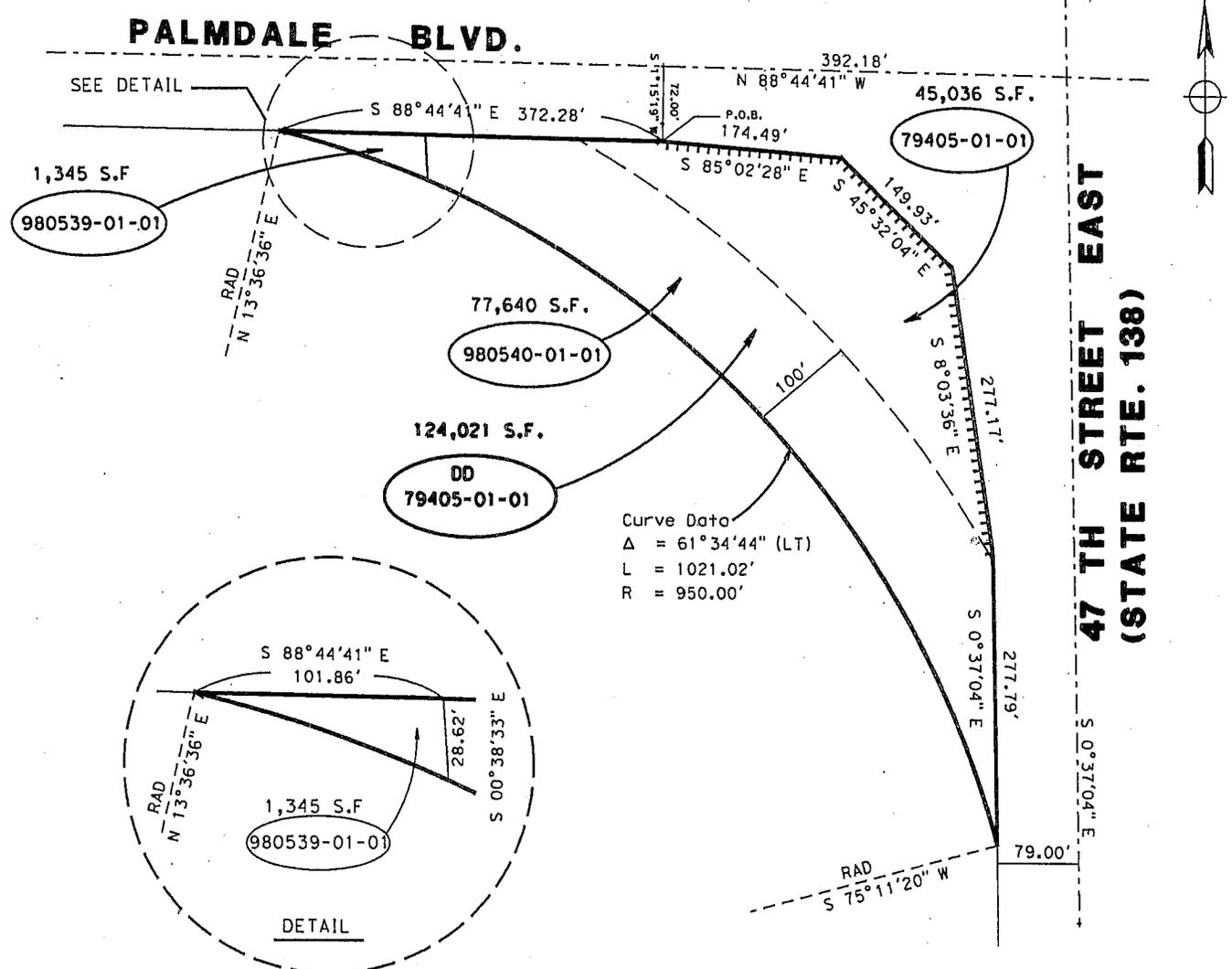
DIST	COUNTY	ROUTE	POST MILE
07	LA	138	48.1



LOCATION MAP NO SCALE

PARCEL NO.	AREA S.F.
79405-01-01	45,036 S.F.
980539-01-01	1,345 S.F.
980540-01-01	77,640 S.F.
DD 79405-01-01	124,021 S.F.

PORTION OF W 1/2 OF SE 1/4 OF SEC. 28
T 6 N, R 11 W. S.B.B.M



STATE RETAINS ACCESS RIGHTS

CITY OF PALMDALE

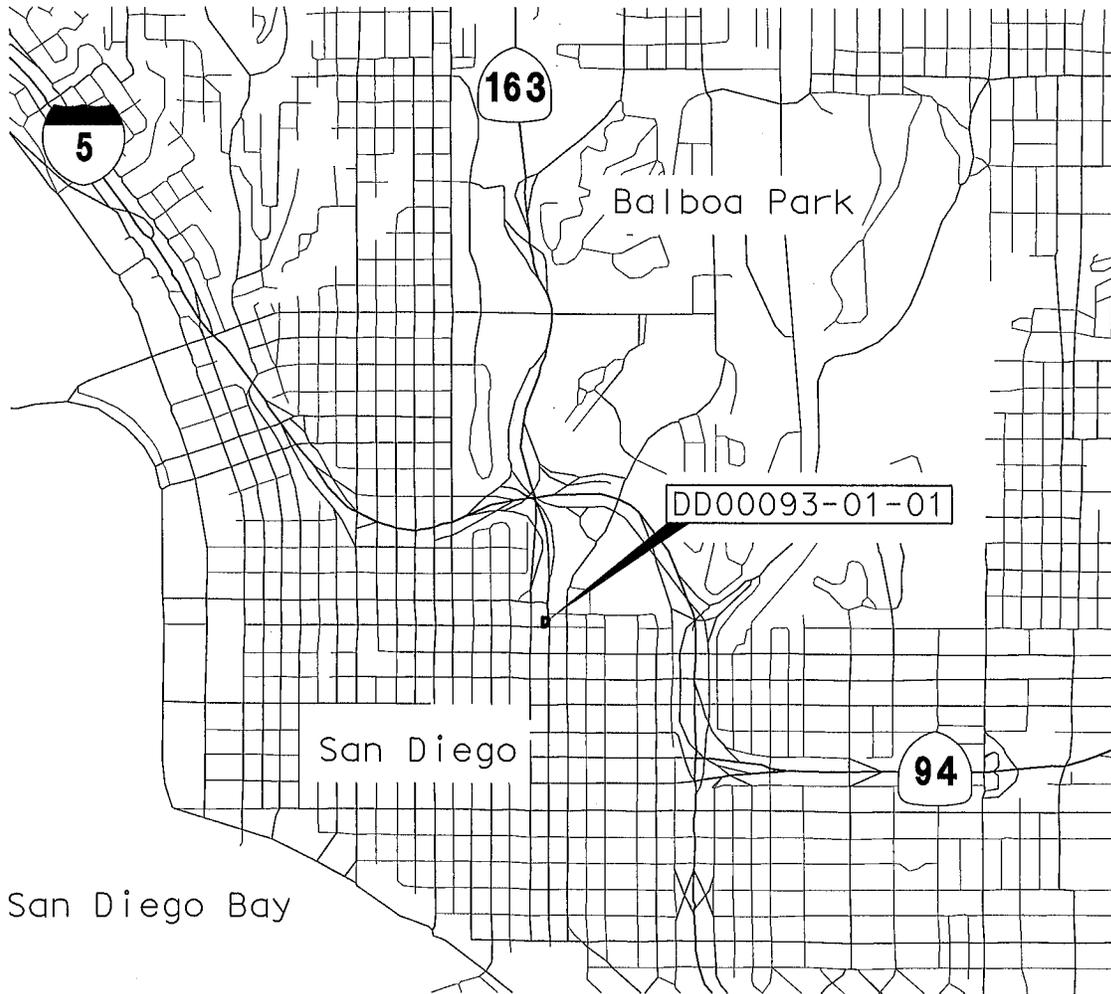
STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

SCALE: NONE
 DRWN: FC CHKD: JM
 DATE: 10-13-2009

PLAT ACCOMPANYING
DIRECTOR'S DEED DD 79405-01-01

REF. MAP: F4206-A2, A3, A5

CITY OF SAN DIEGO



STATE OF CALIFORNIA			
DEPARTMENT OF TRANSPORTATION			
DISTRICT 1 1			
DIRECTOR'S DEED MAP			
DD00093-01-01			
RIGHT OF WAY MAP NO.		Por. 19501.A	
COUNTY	ROUTE	POST MILES	SCALE
SD	163	0.4	NONE
			SHEET 1 OF 2

E.A. 0R0002

EXHIBIT "B"

CITY OF SAN DIEGO
HORTON'S ADDITION
C.R. 26250

SEWER EASEMENT
TO: CITY OF SAN DIEGO
798 SQ. FT.
DE00093-01-02

EP 20142210
LEAD & DISC
SPEAR LS 6404

LOT "H"
94

LOT "E"

5846 SQ. FT.
0.13 ACRES

DD00093-01-01

BLOCK 186

LOT "F"

LOT "G"
93

EXISTING
15" VC PIPE

EP 20142208
LEAD & DISC
SPEAR LS 6404

A STREET

HIGHWAY 163



11TH AVE.



LEGEND

- = BOUNDARY OF DE00093-01-02
- = BOUNDARY OF DD00093-01-01
- = ACCESS DENIED

E.A. 0R0002

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
DISTRICT 11

DIRECTOR'S DEED MAP
DD00093-01-01

RIGHT OF WAY
MAP NO. Por. 19501.A

COUNTY	ROUTE	POST MILES	SCALE
SD	163	0.4	NONE

SHEET 2 OF 2