

Memorandum

To: CHAIR AND COMMISSIONERS

CTC Meeting: October 27-28, 2004

Reference No.: 2.4d.
Action Item

From: CINDY MCKIM
Acting Chief Financial Officer

Prepared by: Brice D. Paris
Division Chief
Right of Way
and Land Surveys

Ref: **DIRECTOR'S DEEDS**

RECOMMENDATION:

The Department of Transportation recommends the California Transportation Commission authorize the execution of the attached Director's Deeds. The conveyances of excess State-owned real property, including exchanges, are pursuant to Section 118 of the Streets and Highways Code. The items included on this agenda involve an estimated current value of \$9,979,000. The State will receive a return of \$10,034,000 from the sale of these properties. A recapitulation of the items presented follows (maps attached):

<u>01-01-HUM-101-PM R79.10</u>	Eureka
Disposal Unit DD 007921-01-01	13,377 sf
Convey to City of Eureka	\$105,000 (Appraisal \$105,000)
Selling price is the appraised value received from a public agency.	

<u>02-01-HUM-101-PM R79.11</u>	Eureka
Disposal Unit DD 007930-01-01	18,141 sf
Convey to City of Eureka	\$127,000 (Appraisal \$127,000)
Selling price is the appraised value received from a public agency.	

<u>03-01-HUM-101-PM R79.13</u>	Eureka
Disposal Unit DD 007931-01-01	4,451 sf
Convey to City of Eureka	\$31,100 (Appraisal \$31,100)
Selling price is the appraised value received from a public agency.	

04-01-HUM-101-R79.2

Disposal Unit DD 007941-01-01

Convey to L & M Renner, Inc.

Selling price is the highest bid received at the first public sale.

Eureka

9,900 sf

\$151,000 (Appraisal \$118,000)

05-01-HUM-101-PM R79.13

Disposal Unit DD 007946-01-02

Convey to City of Eureka

Selling price is the appraised value received from a public agency.

Eureka

5,194 sf

\$69,100 (Appraisal \$69,100)

06-01-HUM-101-PM R79.13

Disposal Unit DD 007947-01-01

Convey to City of Eureka

Selling price is the appraised value received from a public agency.

Eureka

4,801 sf

\$63,800 (Appraisal \$63,800)

07-03-SAC-99-12.7

Disposal Unit DD 006273-01-01

Convey to Tower Development Corporation

Selling price is the highest bid received at the first public sale.

Elk Grove

5.78 ac

\$2,525,000 (PSE \$2,362,000)

08-11-SD-125-14.5

Disposal Unit DD 030094-01-01

Convey to Daniel H. McMillan and Sandra L. McMillan

Selling price is the highest bid received at the second public sale.

La Mesa

20,757 sf

\$230,000 (PSE \$193,000)

09-11-SD-125-14.3

Disposal Unit DD 030381-01-01

Convey to Ann E. McMillan

Selling price is the highest bid received at the first public sale.

Spring Valley

10,279 sf

\$345,000 (PSE \$404,000)

10-11-SD-125-14.3

Disposal Unit DD 030504-01-01

Convey to Kim Hong Thi Pollard

Selling price is the highest bid received at the first public sale.

Lemon Grove

5,688 sf

\$335,000 (PSE \$380,000)

11-11-SD-125-14.2

Disposal Unit DD 030505-01-01

Convey to Porter Family Trust 12/20/93

Selling price is the highest bid received at the first public sale.

Spring Valley

5,398 sf

\$316,000 (PSE \$384,000)

12-11-SD-125-14.2

Disposal Unit DD 030506-01-01

Convey to Porter Family Trust 12/20/93

Selling price is the highest bid received at the first public sale.

La Mesa

6,099 sf

\$340,000 (PSE \$400,000)

13-11-SD-125-14.8

Disposal Unit DD 030594-01-01

Convey to Jacob R. Simpson and Stephen Grieshaber

Selling price is the highest bid received at the first public sale.

La Mesa

18,326 sf

\$463,000 (PSE \$365,000)

14-11-SD-125-14.2

Disposal Unit DD 032341-01-01

Convey to Porter Family Trust 12/20/93

Selling price is the highest received at the first public sale.

Spring Valley

8,204 sf

\$336,000 (PSE \$380,000)

15-12-ORA-5-34.0

Disposal Unit DD 000071-01-01

Convey to Anaheim Redevelopment Agency

Direct Sale. Selling price is the appraised value received from a public sale.

Anaheim

28,822 sf

\$605,000 (Appraisal \$605,000)

16-12-ORA-5-34.0

Disposal Unit DD 000077-01-01

Convey to University of CA, Irvine (UCI)

Direct Sale. Selling price is the appraised value received from a public agency. This proposed conveyance was reviewed and recommended for Commission approval by the Airspace Advisory Committee.

Orange

166,341 sf

\$3,992,000 (\$3,992,000)

Attachments

SUMMARY OF DIRECTOR'S DEEDS

PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION - OCTOBER 2004

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	5	1			6	\$514,000	\$547,000	106%
02					0	\$0	\$0	
03		1			1	\$2,362,000	\$2,525,000	107%
04					0	\$0	\$0	
05					0	\$0	\$0	
06					0	\$0	\$0	
07					0	\$0	\$0	
08					0	\$0	\$0	
09					0	\$0	\$0	
10					0	\$0	\$0	
11		7			7	\$2,506,000	\$2,365,000	94%
12	2				2	\$4,597,000	\$4,597,000	100%
Total	7	9	0	0	16	\$9,979,000	\$10,034,000	101%

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	7	\$4,993,000	\$4,993,000	100%
Public Sales	9	\$4,986,000	\$5,041,000	101%
Non-Inventory Conveyances	0	\$0	\$0	
Sub-Total	16	\$9,979,000	\$10,034,000	101%
Other Funded Sales	0	\$0	\$0	
Total	16	\$9,979,000	\$10,034,000	101%

T 5 N, R 1 W, HM
W 1/2 SECTION 23

6TH STREET

6TH STREET

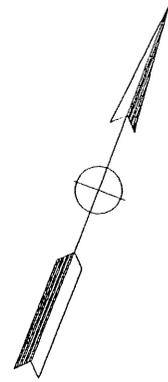
30'
52'
30'
64'
150'
DD7921-01-01
1584 6TH ST
AP I-253-10
13,377± SQ FT

PORTION LOT 9
RANDALL TRACT
5 MAPS 67

MYRTLE AVENUE
BK 95 DEEDS
PG 548

1/4 LINE 78'
CITY OF EUREKA
BLOCK 66
OFFICIAL MAP OF THE
CITY OF EUREKA,
ADOPTED MAY 7, 1894

7TH STREET



LEGEND

 EXCESS PARCEL 7921, BK 1229 OFFICIAL RECORDS, PG 374, HCR, MAR 7, 1974

SCALE IN FEET



STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 01		
DIRECTOR'S DEED DD-7921-01-01		
CITY OF EUREKA, HUMBOLDT COUNTY		
CO	ROUTE	POST MILE
HUM	101	R79.10

7/29/04 SURV1\NOR0002\RW\PROJ FOLDERS\APPR\1SALS\HUM\01\EKAFRW\DD7921.DGN

T 5 N, R 1 W, HM
W 1/2 SECTION 23

6TH STREET

6TH STREET

BK 30'
PG 95 DEEDS
PG 548

30'
MYRTLE AVENUE
69'

PORTION LOT 9
RANDALL TRACT
5 MAPS 67

DD7930-01-01
NO ADDRESS
AP 1-253-II
18,141± SQ. FT.

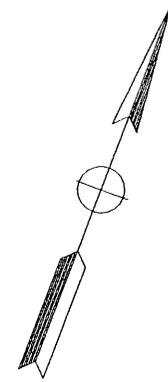
1/4 LINE
CITY OF EUREKA
BLOCK 66
OFFICIAL MAP OF THE
CITY OF EUREKA,
ADOPTED MAY 7, 1894

200'
POB

L=75'
98'

122'

7TH STREET



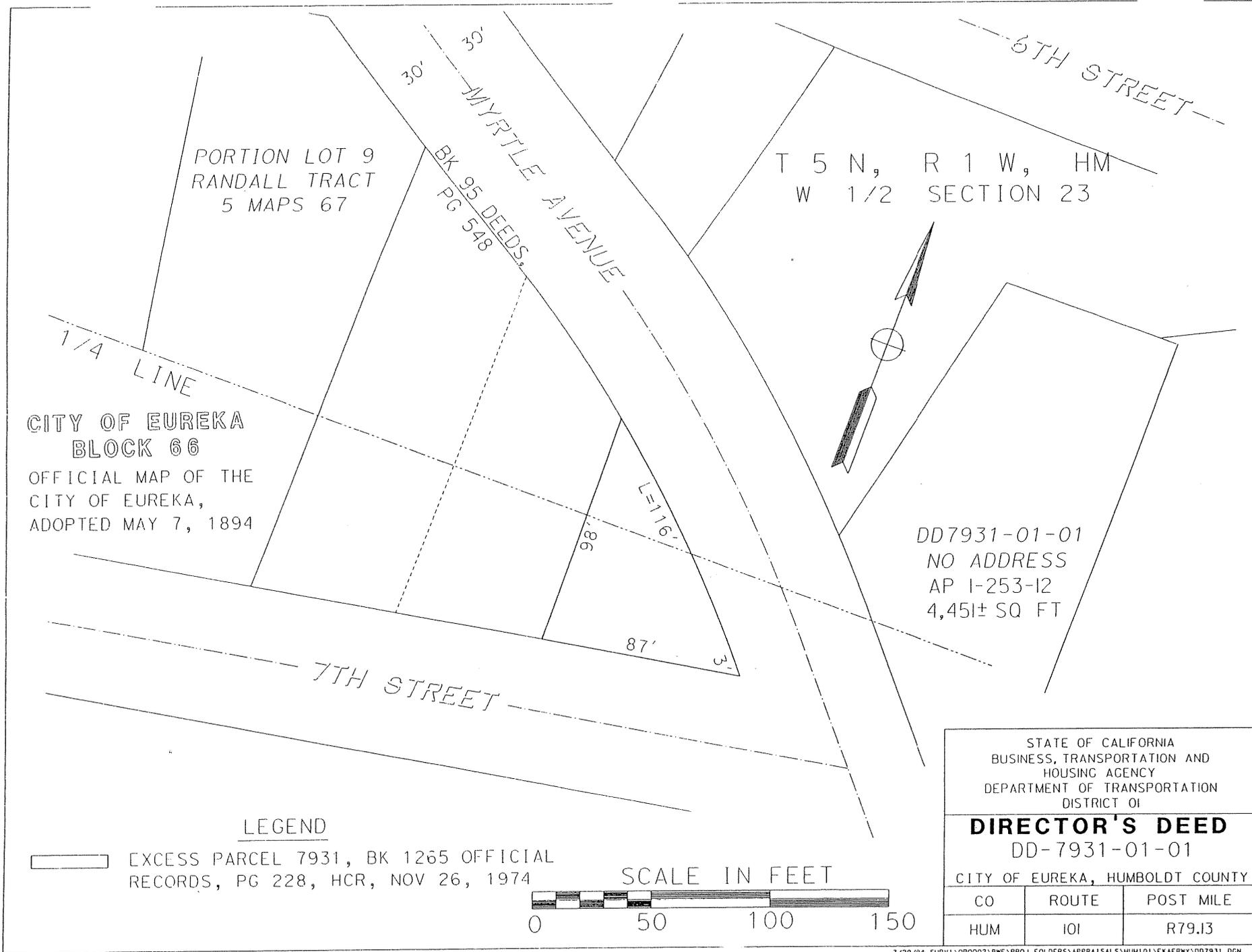
LEGEND

 EXCESS PARCEL 7930, BK 1251 OFFICIAL RECORDS, PG 329, HCR, AUG 12, 1974

SCALE IN FEET



STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 01		
DIRECTOR'S DEED DD-7930-01-01		
CITY OF EUREKA, HUMBOLDT COUNTY		
CO	ROUTE	POST MILE
HUM	101	R79.11



PORTION LOT 9
RANDALL TRACT
5 MAPS 67

T 5 N, R 1 W, HM
W 1/2 SECTION 23

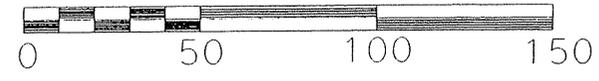
CITY OF EUREKA
BLOCK 66
OFFICIAL MAP OF THE
CITY OF EUREKA,
ADOPTED MAY 7, 1894

DD7931-01-01
NO ADDRESS
AP 1-253-12
4,451± SQ FT

LEGEND

 EXCESS PARCEL 7931, BK 1265 OFFICIAL RECORDS, PG 228, HCR, NOV 26, 1974

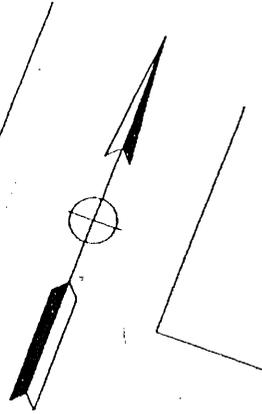
SCALE IN FEET



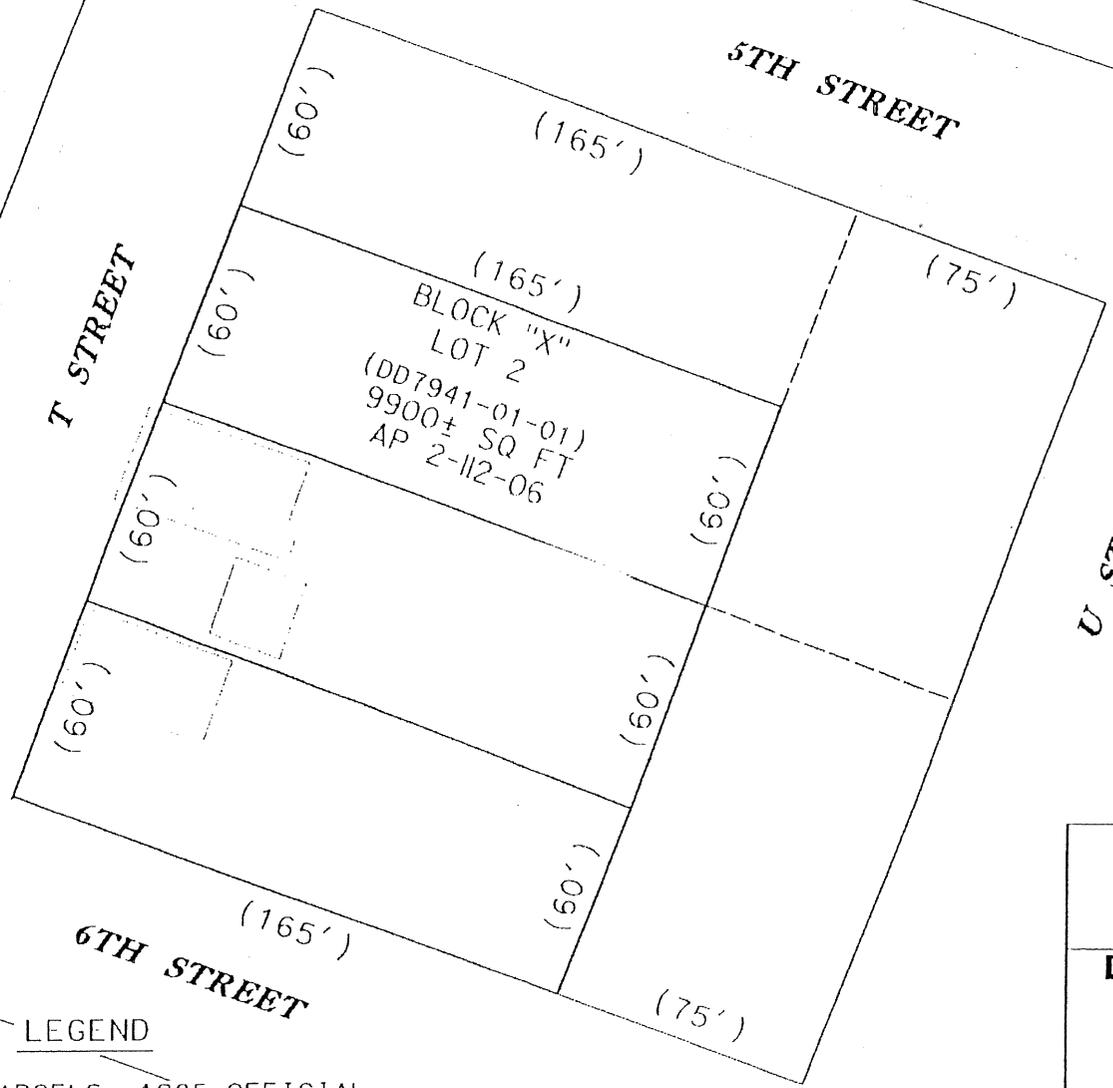
STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT OF		
DIRECTOR'S DEED DD-7931-01-01		
CITY OF EUREKA, HUMBOLDT COUNTY		
CO	ROUTE	POST MILE
HUM	101	R79.13

7/29/04 SURV1\OR0002\HME\PROJ FOLDERS\APPRAISALS\HUM101\EKAFRWY\DD7931.DGN

BLOCK "X", MORTON EDDY TRACT
 1 MAPS 24, HCR



SCALE 1" = 50'



LEGEND

- EXCESS PARCELS, 1285 OFFICIAL RECORDS, 119, HCR, APR 29, 1975
- () RECORD DATA PER MORTON EDDY TRACT

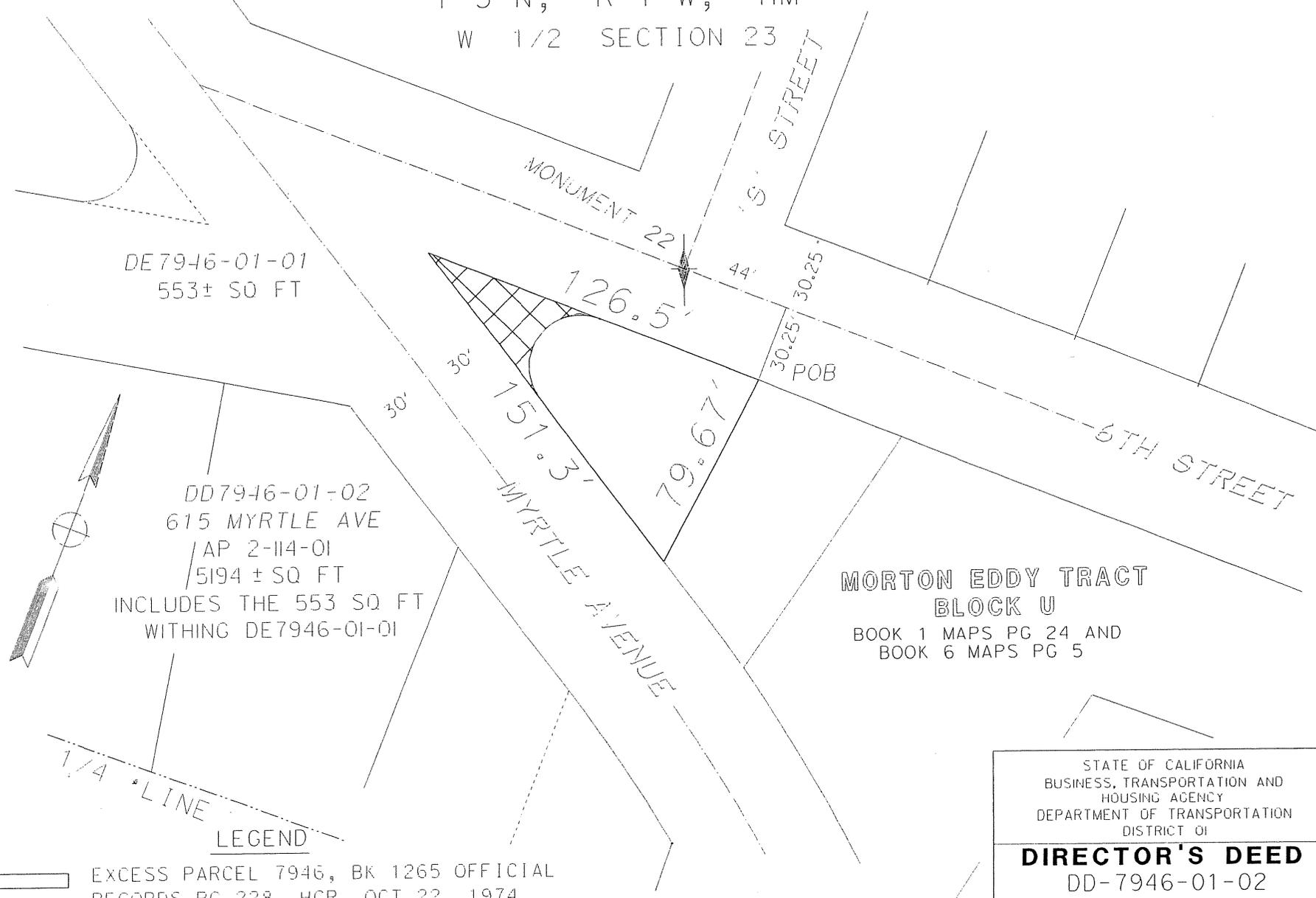
STATE OF CALIFORNIA
 BUSINESS, TRANSPORTATION AND HOUSING AGENCY
 DEPARTMENT OF TRANSPORTATION DISTRICT 01

DIRECTOR'S DEED
 DD-7941-01-01

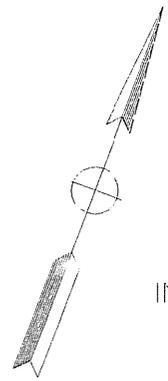
CO	ROUTE	POST MILE
HUM	101	R79.20

8/21/03 D:\XCP\PROJECTS\NIM\101\PM70_80\982138\URE\KAZ07841.DWG

T 5 N, R 1 W, HM
W 1/2 SECTION 23



DE7946-01-01
553± SQ FT

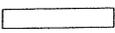


DD7946-01-02
615 MYRTLE AVE
AP 2-114-01
5194 ± SQ FT
INCLUDES THE 553 SQ FT
WITHING DE7946-01-01

MORTON EDDY TRACT
BLOCK U
BOOK 1 MAPS PG 24 AND
BOOK 6 MAPS PG 5

1/4 LINE

LEGEND

-  EXCESS PARCEL 7946, BK 1265 OFFICIAL RECORDS, PG 228, HCR, OCT 22, 1974
-  DIRECTOR'S EASEMENT 7946-01-01, BK 1666 OFFICIAL RECORDS, PG 1072, HCR, MAR 15, 1982



STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION AND
HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 01

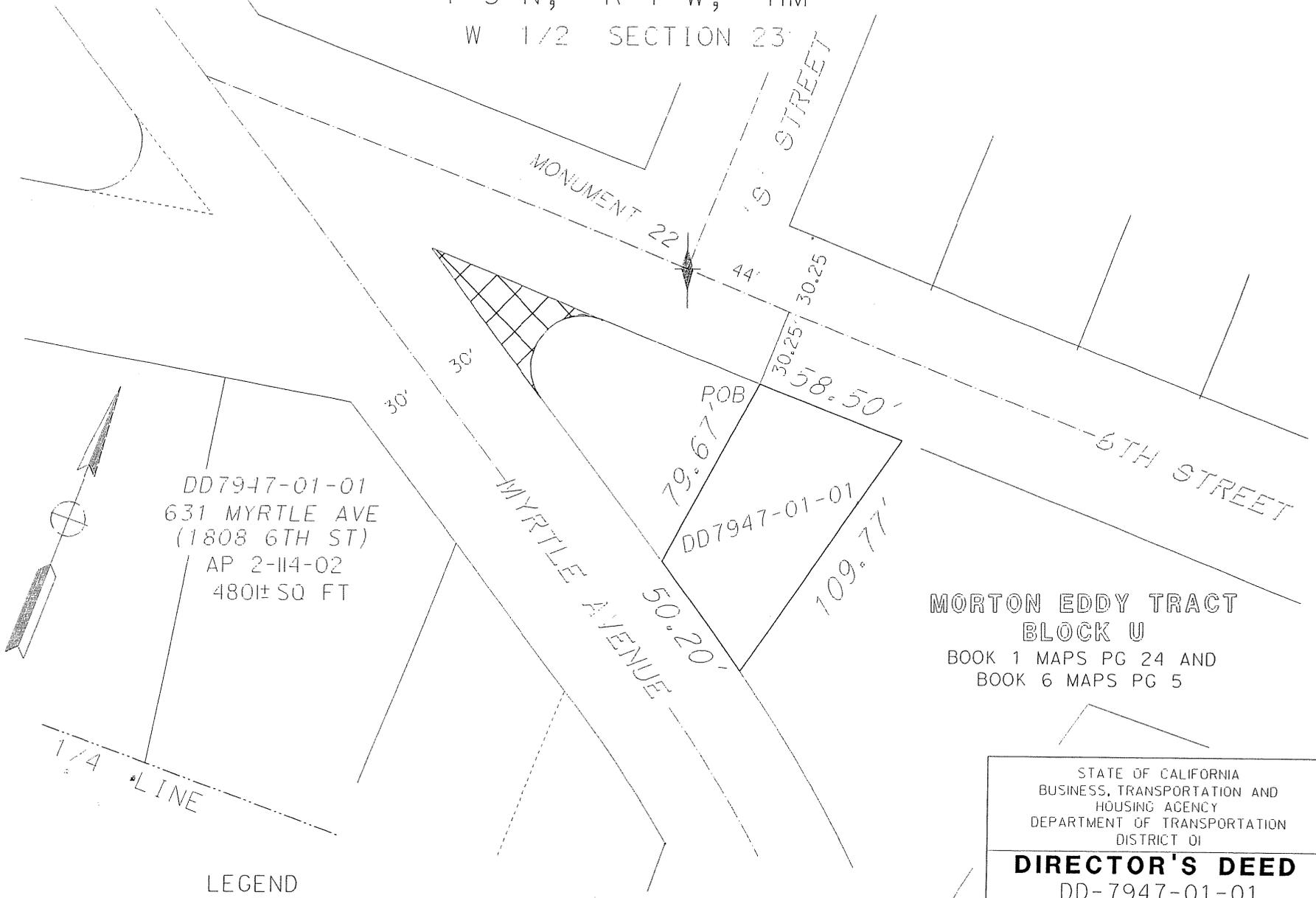
DIRECTOR'S DEED
DD-7946-01-02

CITY OF EUREKA, HUMBOLDT COUNTY

CO	ROUTE	POST MILE
HUM	101	R79.13

7/25/04 SURV1\OR0002\BWE\PROJ FOLDERS\APPRAISALS\HUM101\EA\FRWY\007946.DGN

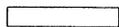
T 5 N, R 1 W, HM
W 1/2 SECTION 23



DD7947-01-01
631 MYRTLE AVE
(1808 6TH ST)
AP 2-114-02
480± SQ FT

MORTON EDDY TRACT
BLOCK U
BOOK 1 MAPS PG 24 AND
BOOK 6 MAPS PG 5

LEGEND

 EXCESS PARCEL 7947, BK 1300 OFFICIAL RECORDS, PG 561, HCR, AUG 7, 1975

SCALE IN FEET



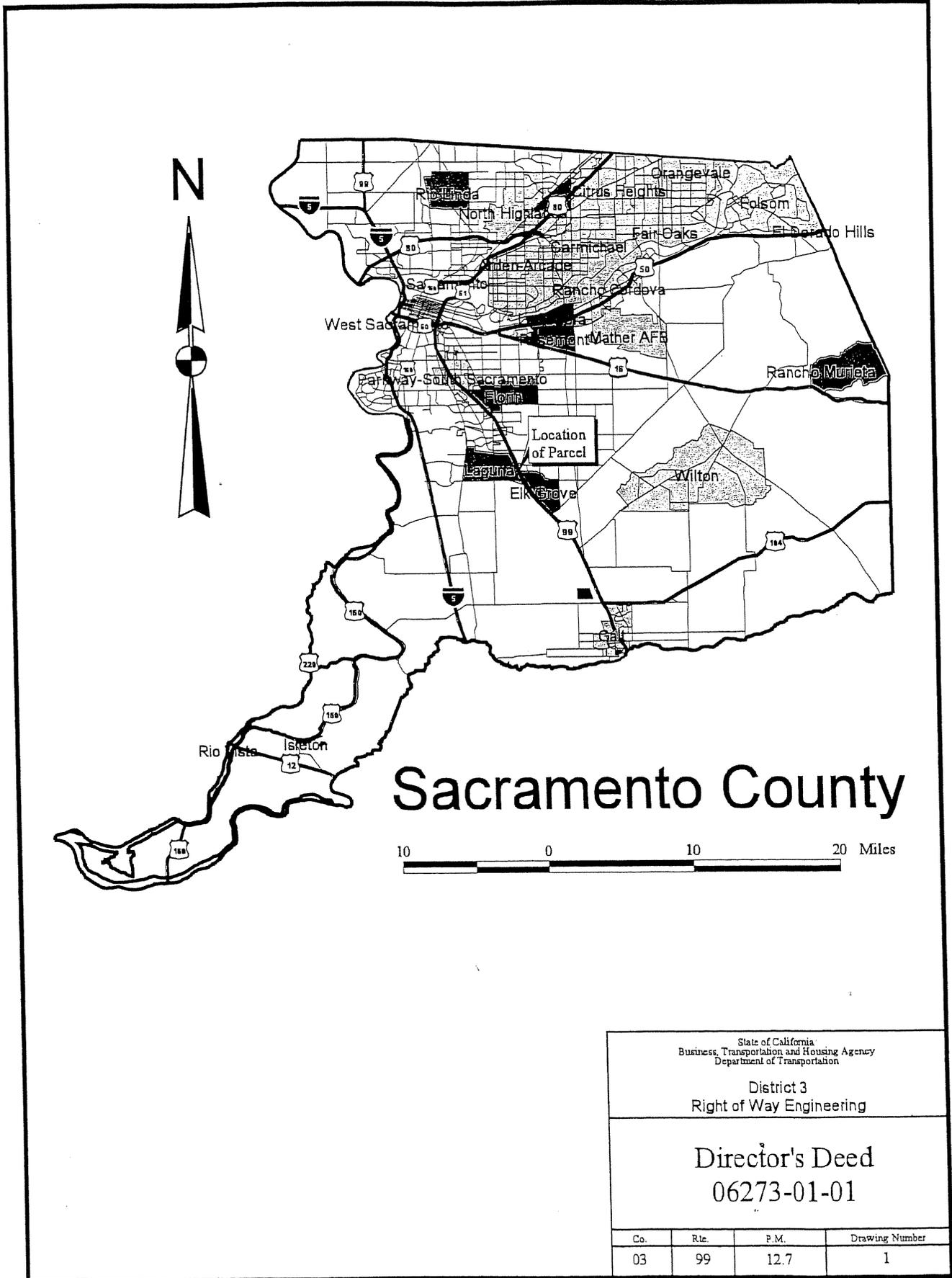
STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION AND
HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 01

DIRECTOR'S DEED

DD-7947-01-01

CITY OF EUREKA, HUMBOLDT COUNTY

CD	ROUTE	POST MILE
HUM	101	R79.13

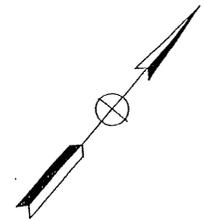


Sacramento County

State of California Business, Transportation and Housing Agency Department of Transportation			
District 3 Right of Way Engineering			
Director's Deed 06273-01-01			
Co.	Rte.	P.M.	Drawing Number
03	99	12.7	1

CITY OF LA MESA

AMERICAN HOMES



QUARRY ROAD

RESERVE SEWER EASE.

$R=980.00'$ $L=135.12'$ $\Delta=07^{\circ}54'00''$
 $R=980.00'$ $\Delta=04^{\circ}23'00''$ $L=74.97'$
 $R=980.00'$ $\Delta=01^{\circ}23'04''$ $L=23.68'$
 $R=20.00'$ $\Delta=49^{\circ}24'20''$ $L=17.24'$

OVERHEAD ELEC. EASE.
(NO WIDTH)

TO: S. D. G. & E
B/P/: 867-437 REC: 2-27-39

AREA=5,351 SF
30608-01-01

$R=40.00'$
 $\Delta=42^{\circ}32'21''$
 $L=29.69'$

CITY R/W

LOT 61

UNIT

NO. 2

AREA=14,181 SF
31050-01-01

CITY R/W

$49.63'$
 $240.28'$
 $88.92'$

WALK

N37°33'59"W 127.87'

LOT 60

$N34^{\circ}37'00''E$
 $90.07'$

LOT 59

30608

AREA=1,225 SF
30094-01-01

30094

LOT 58

2230

AREA=20,757 SF
DD30094-01-01

TO:
REC:
DOC: 3

$37.03'$
 $N17^{\circ}01'52''E$
 $12.69'$
 $S77^{\circ}10'23''W$

SUBD. BDRY.

MAP

STATE OF CALIFORNIA BUSINESS & TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 11			
EXCESS PARCEL MAP DD30094-01-01			
RIGHT OF WAY MAP NO.		Por. 52537.2	
COUNTY	ROUTE	POST MILES	SCALE
SD	125	14.5	NONE
SHEET 2 OF 2			

EXHIBIT "B"

11-SD-125

"125N" LINE 580 PM 14.3

COUNTY OF SAN DIEGO

FD. OPEN 3/4" I.P.
PER MAP 2763
N 1851413.51
E 6325768.42
P. O. B.

AREA=8,267 SF
30381-01-01

TOTAL AREA=10,279 SF
EXCESS PARCEL
DD30381-01-01

AREA=2,012 SF
30502-01-01

S03°08'41"E
15.66'

S19°22'30"E 145.71'

4.20'
S75°16'36"W

272

273

BROOKSIDE
UNIT NO. 2

TROPHY

TURF
LANE

8.31'

S82°06'53"W
62.10'

57.90'
60.00'

LOT 280

(30381)

120.93'
S06°57'55"E

SEWER EASEMENT
RESERVED HEREIN

S18°10'43"E
154.21'

LOT 279

(30502)

16.40'
260.75'

S08°17'34"W 142.98'

50.84'

S17°32'33"W

LOT 280

(30381)

120.93'
S06°57'55"E

S18°10'43"E
154.21'

16.40'
260.75'

27.58'

8.72'

S18°10'43"E
53.02'

282

N1,851,845.13
E6,325,628.15
P. O. T.

SUBDIVISION

BOUNDARY

S17°31'48"E
32.28'

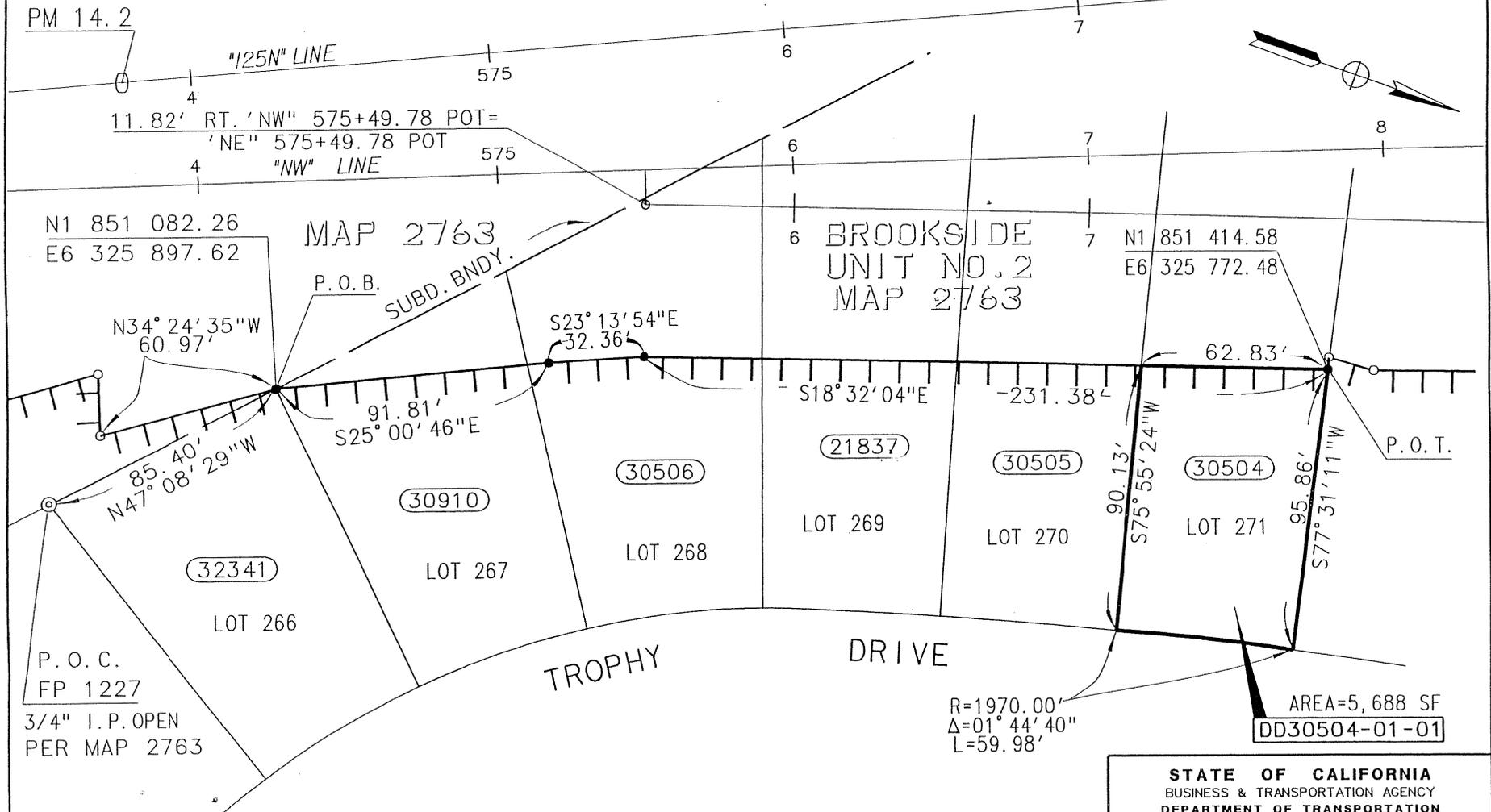
STATE OF CALIFORNIA BUSINESS & TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 11			
EXCESS PARCEL MAP DD30381-01-01			
RIGHT OF WAY MAP NO.		Por. 53534	
COUNTY	ROUTE	POST MILES	SCALE
SD	125	14.3	1"=50'
			SHEET 2 OF 2

NOTE:
● = 1" IRON PIPE WITH
"CALDOT" TAG

DRIVE

CITY OF LEMON GROVE

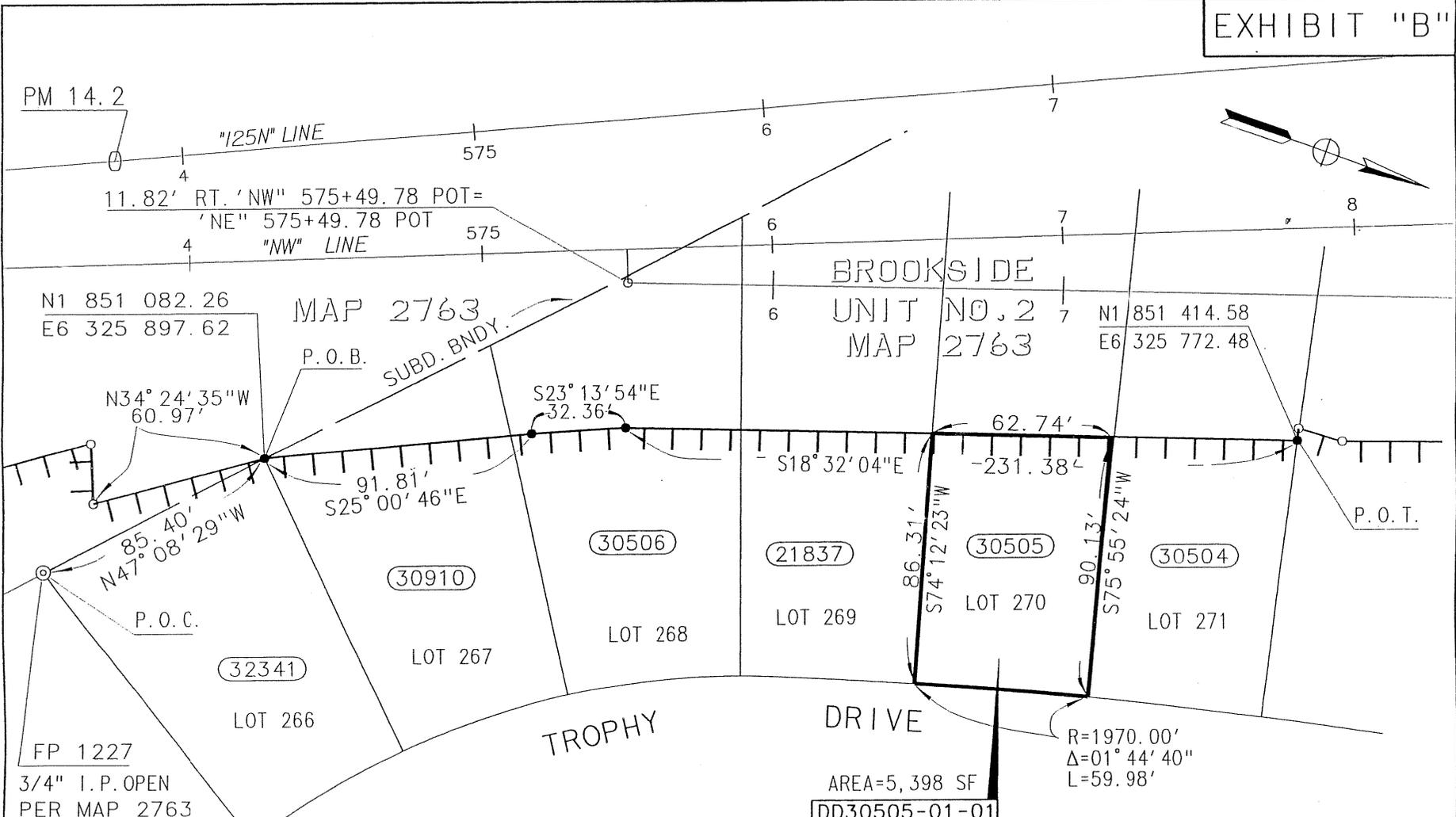
EXHIBIT "B"



NOTE:
 • = 1" I.P. WITH
 "CAL DOT" TAG

COUNTY OF SAN DIEGO

STATE OF CALIFORNIA BUSINESS & TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 11			
EXCESS PARCEL MAP DD30504-01-01			
RIGHT OF WAY MAP NO.		Por. 53534	
COUNTY	ROUTE	POST MILES	SCALE
SD	125	14.2	1:50
			SHEET 2 OF 2

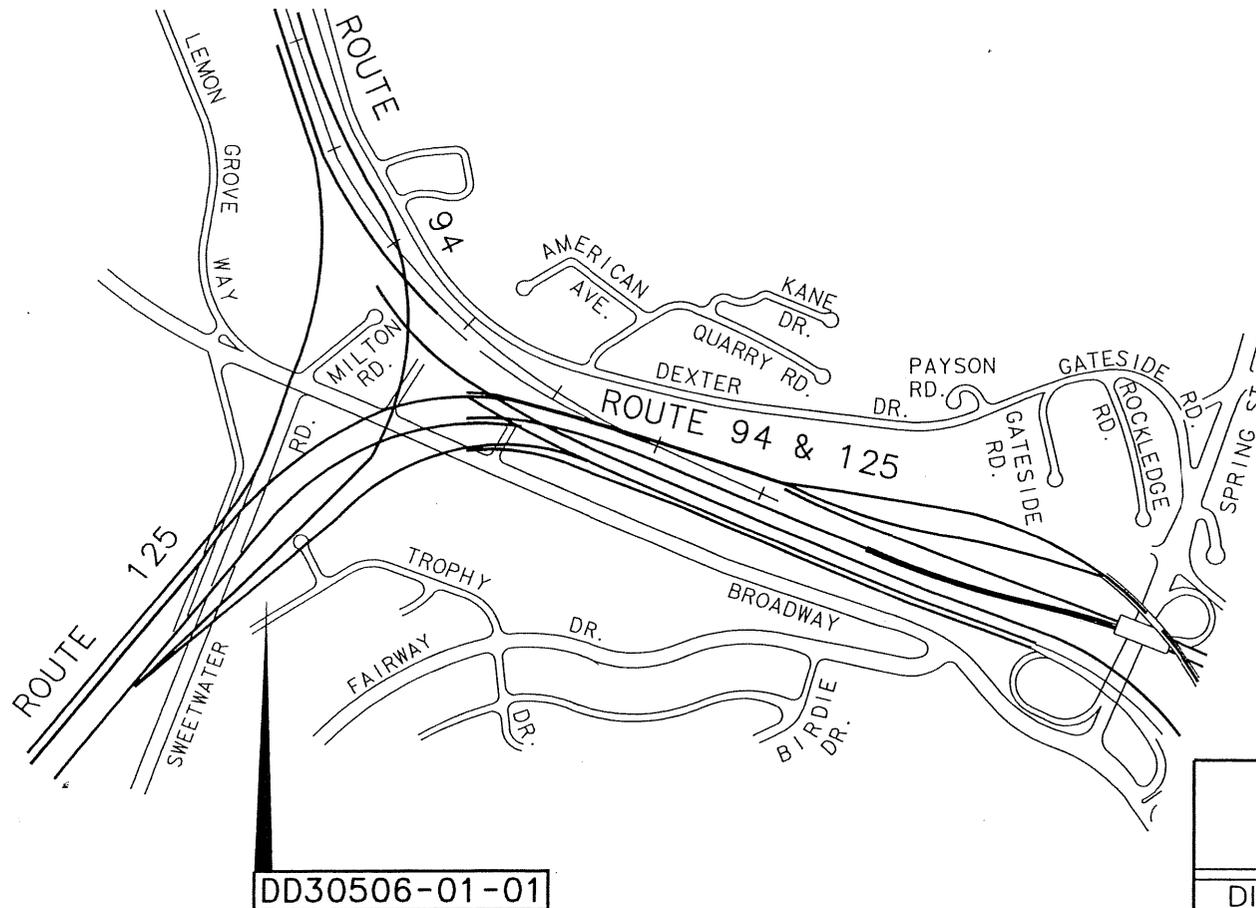
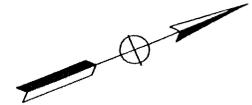


COUNTY OF SAN DIEGO

NOTE:
 • = 1" I.P. WITH
 "CAL DOT" TAG

STATE OF CALIFORNIA BUSINESS & TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 11			
EXCESS PARCEL MAP DD30505-01-01			
RIGHT OF WAY MAP NO.		Por. 53534	
COUNTY	ROUTE	POST MILES	SCALE
SD	125	14.2	1:50
			SHEET 2 OF 2

CITY OF LA MESA



KEY MAP

STATE OF CALIFORNIA
 BUSINESS & TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION
 DISTRICT 11

DIRECTOR'S DEED MAP
 DD30506-01-01

RIGHT OF WAY
 MAP NO. Por. .53530k

COUNTY	ROUTE	POST MILES	SCALE
SD	125	15.0	NONE
			SHEET 1 OF 2

CITY OF LA MESA

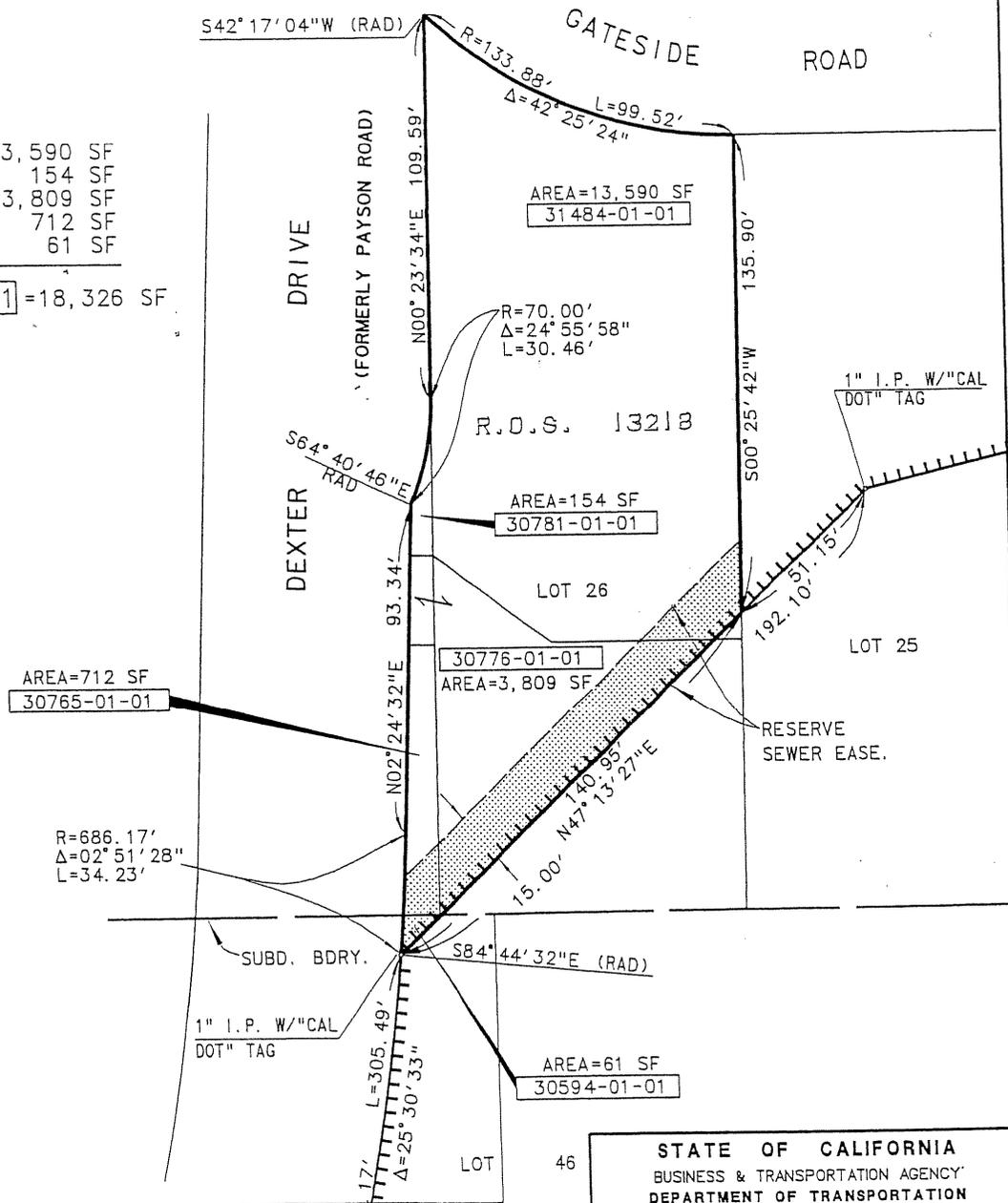
SPRING VALLEY HIGHLANDS

MAP 2206



- 37484-01-01 = 13,590 SF
- 30781-01-01 = 154 SF
- 30776-01-01 = 3,809 SF
- 30765-01-01 = 712 SF
- 30594-01-01 = 61 SF

DD30594-01-01 = 18,326 SF

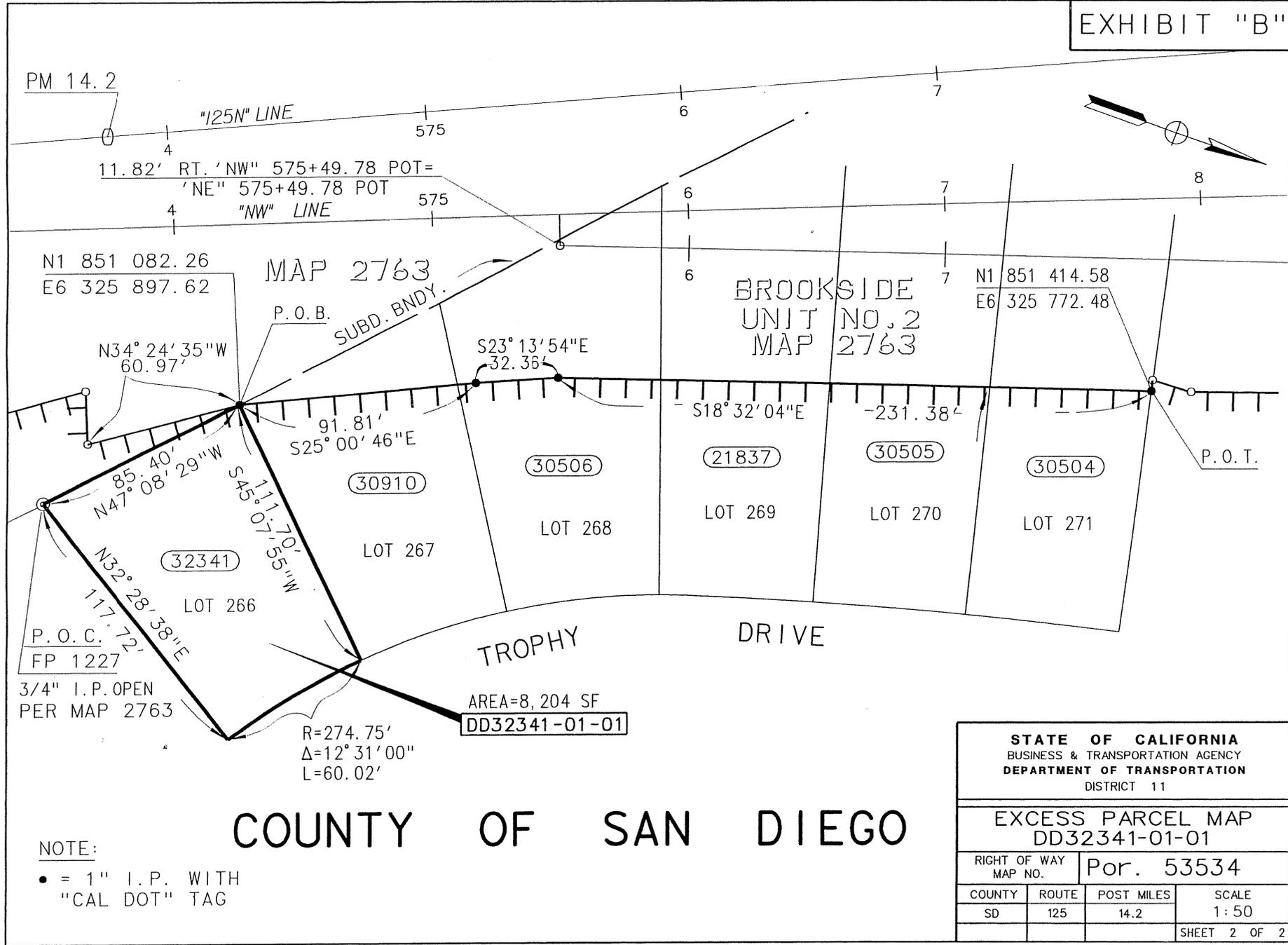


LEGEND:

- ACCESS DENIED
- BOUNDARY DD30594-01-01

AMERICAN HOMES
MAP 2203

STATE OF CALIFORNIA			
BUSINESS & TRANSPORTATION AGENCY			
DEPARTMENT OF TRANSPORTATION			
DISTRICT 11			
EXCESS PARCEL MAP			
DD30594-01-01			
RIGHT OF WAY		Por. 53538.1	
COUNTY	ROUTE	POST MILES	SCALE
SD	125	14.8	NONE
SHEET 2 OF 2			



COUNTY OF SAN DIEGO

STATE OF CALIFORNIA BUSINESS & TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 11			
EXCESS PARCEL MAP DD32341-01-01			
RIGHT OF WAY MAP NO.		Por. 53534	
COUNTY	ROUTE	POST MILES	SCALE
SD	125	14.2	1:50
			SHEET 2 OF 2

NOTE:
• = 1" I.P. WITH
"CAL DOT" TAG

STATE RETAINS ACCESS RIGHTS

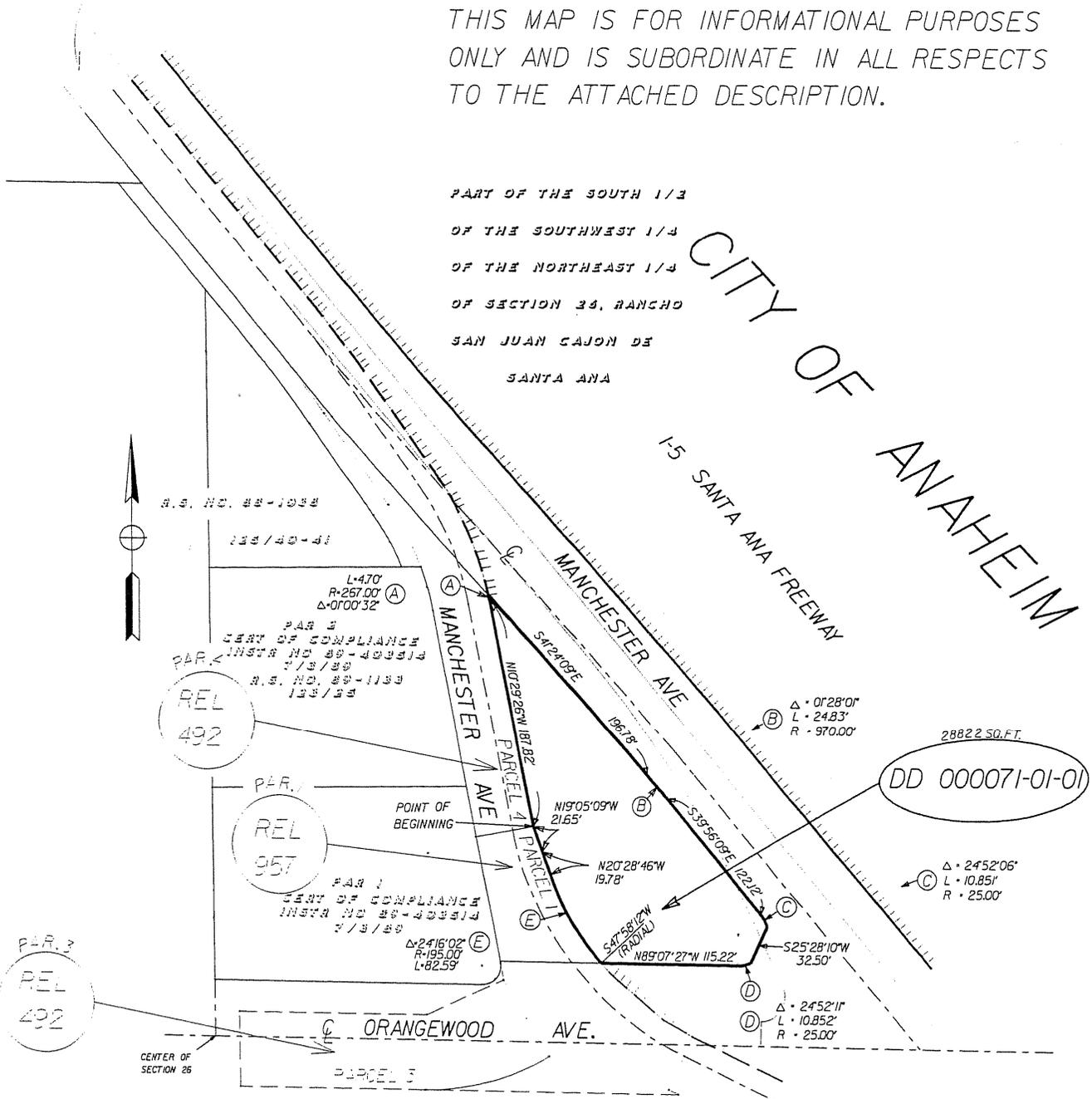
APPRAISAL MAP:
A18

PART OF
PARCEL 4

THIS MAP IS FOR INFORMATIONAL PURPOSES
ONLY AND IS SUBORDINATE IN ALL RESPECTS
TO THE ATTACHED DESCRIPTION.

PART OF THE SOUTH 1/4
OF THE SOUTHWEST 1/4
OF THE NORTHEAST 1/4
OF SECTION 26, RANCHO
SAN JUAN CAJON DE
SANTA ANA

CITY OF ANAHEIM
I-5 SANTA ANA FREEWAY
MANCHESTER AVE



DD 000071-01-01

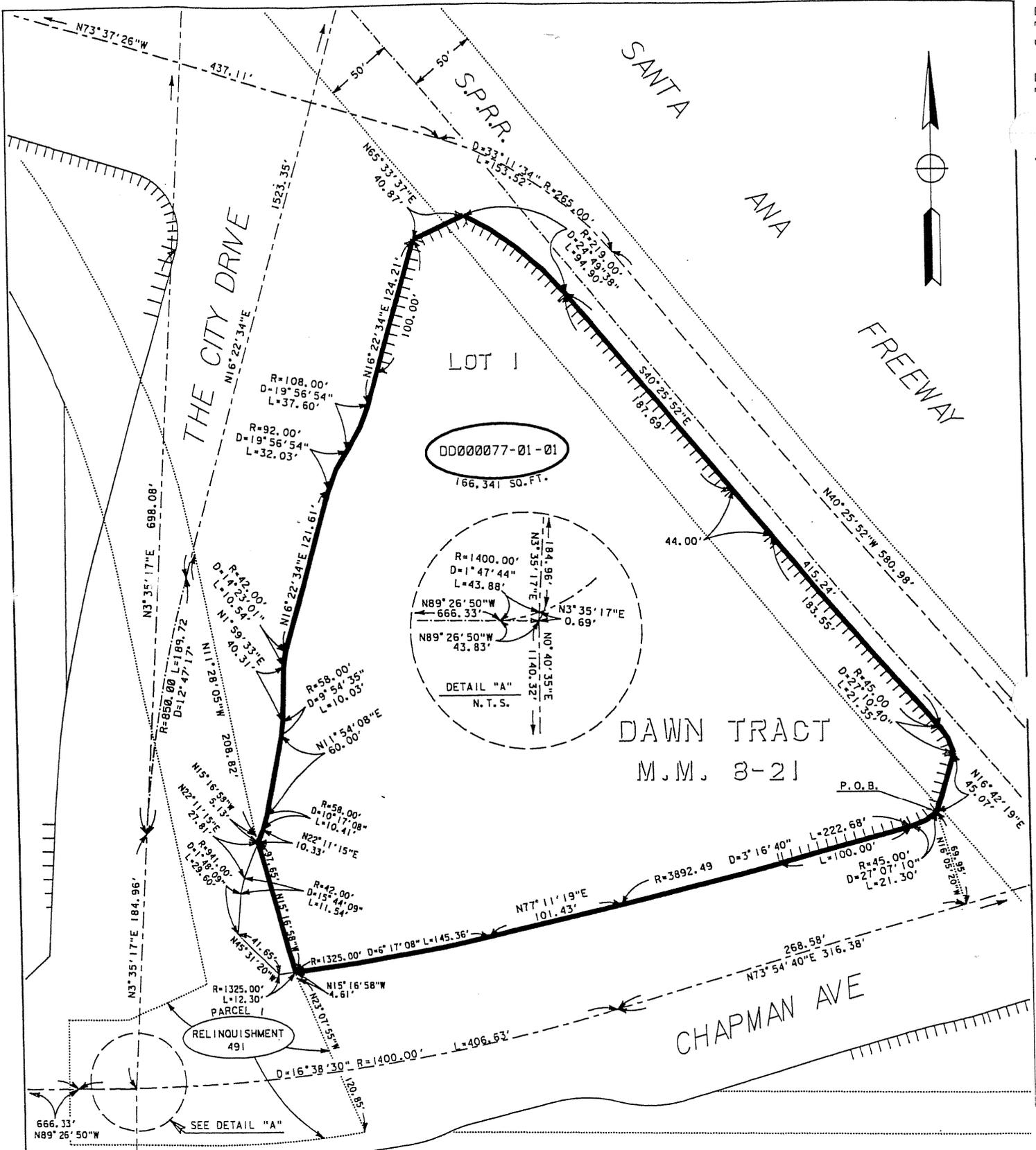


EXHIBIT "A"

This map is for informational purposes only, and is subordinate in all respects to the attached description

DD 000077-01-01

STATE RETAINS ACCESS RIGHTS