

Memorandum

To: CHAIR AND COMMISSIONERS

CTC Meeting: March 2-3, 2005

Reference No.: 2.4d.(1)
Action Item

From: CINDY McKIM
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 (Department) 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 \$396,250. The State will receive a return of \$396,750 from the sale of these properties. A recapitulation of the items presented follows (maps attached):

01-03-SAC-51-3.8

Sacramento

Disposal Unit DD 020728-01-01

0.17 ac

Convey to LBD Investments, LLC

\$51,000 (Appraisal \$51,000)

Finding "A". Selling price represents the appraised value from the only adjoining owner. The property is of such size and shape that it is not capable of independent use, and considered as part of the adjoining property would have higher and better use than under separate ownership. The property has legal access but physical access is impaired by a drainage facility in a permanent drainage easement. Access is further hindered by proximity to the highway off-ramp.

02-03-ED-50-79

South Lake Tahoe

Disposal Unit DD 023139-01-04

185 sf

Convey to Charles R. and Gloria P. Bell

\$500 (Appraisal \$500)

Finding "A". Selling price represents the appraised value from the only adjoining owner. The property is of such size and shape that it is not capable of independent use, and considered as part of the adjoining property would have higher and better use than under separate ownership.

03-07-LA-30-5.5

Claremont

Disposal Unit DD 0B3042-03-01

6,180 sf

Convey to Sunrise Third Claremont, SL, L.P.

\$3,100 (Appraisal \$3,100)

Finding "A". Selling price represents the appraised value from an adjoining owner for a landlocked parcel. The only other adjoining owner expressed no interest in the property.

04-07-LA-30-5.5

Disposal Unit DD 0B3057-01-01

Convey to Sunrise Third Claremont, SL, L.P.

Finding "A". Selling price represents the appraised value from the only adjoining owner for a landlocked parcel.

Claremont

14,076 sf

\$7,038 (Appraisal \$7,038)

05-07-LA-27-17.87

Disposal Unit DD 0B3905-01-01

Convey to C.W. Plummer, LLC

Finding "A". Selling price represents the appraised value from the only adjoining owner for a landlocked parcel.

Chatsworth

2,078 sf

\$22,300 (Appraisal \$22,300)

06-07-LA-105-2.4

Disposal Unit DD 070341-01-01

Convey to City of Cudahy, a municipal Corporation

Direct Sale. Selling price represents the appraised value received from a public agency.

Unincorporated LA

11,922 sf

\$312,000 (Appraisal \$312,000)

07-07-LA-110-25.0

Disposal Unit DD 980484-01-01

Convey to City of Los Angeles

Credit received represents the appraised value of property being exchanged pursuant to a Right of Way Contract and a Final Order of Condemnation dated October 8, 1999. Final disposition of this property was delayed pending final site investigation and recordation of the Final Order of Condemnation. The subject property is landlocked, and is of such shape and topography as to have no utility or value in the marketplace.

Los Angeles

78,695 sf

\$500 (Appraisal \$Nominal)

08-07-LA-30-R5.5

Disposal Unit DK 074493-01-01

Convey to Sunrise Third Claremont, SL, L.P.

Finding "A". Selling price represents the appraised value from the only adjoining owner for a landlocked parcel. Title to the property is in dispute, possibly originating on August 6, 1896.

The Department's interest in the property is uncertain but probably less than a fee simple interest, therefore conveyance will be made by Director's Quitclaim Deed.

Claremont

635 sf

\$312 (Appraisal \$312)

09-7-LA-27-17.87

Disposal Unit DK0B3899-2

Quitclaim to C.W. Plummer, LLC

This is a quitclaim of slope rights no longer required for the operation of the transportation facility. This conveyance is at no cost to the underlying fee owner pursuant to provisions of the original Grant Deed. This disposal unit is comprised of four individual easement areas, identified as B3899-2, B3900-3, B3901-3, and B3905-3.

Chatsworth

62,257 sf

NA (Appraisal \$NA)

Attachments

SUMMARY OF DIRECTOR'S DEEDS (2.4d.1)

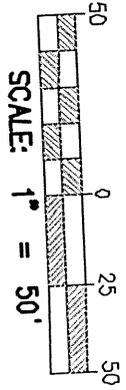
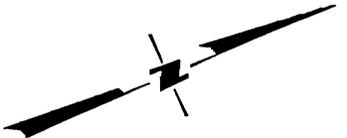
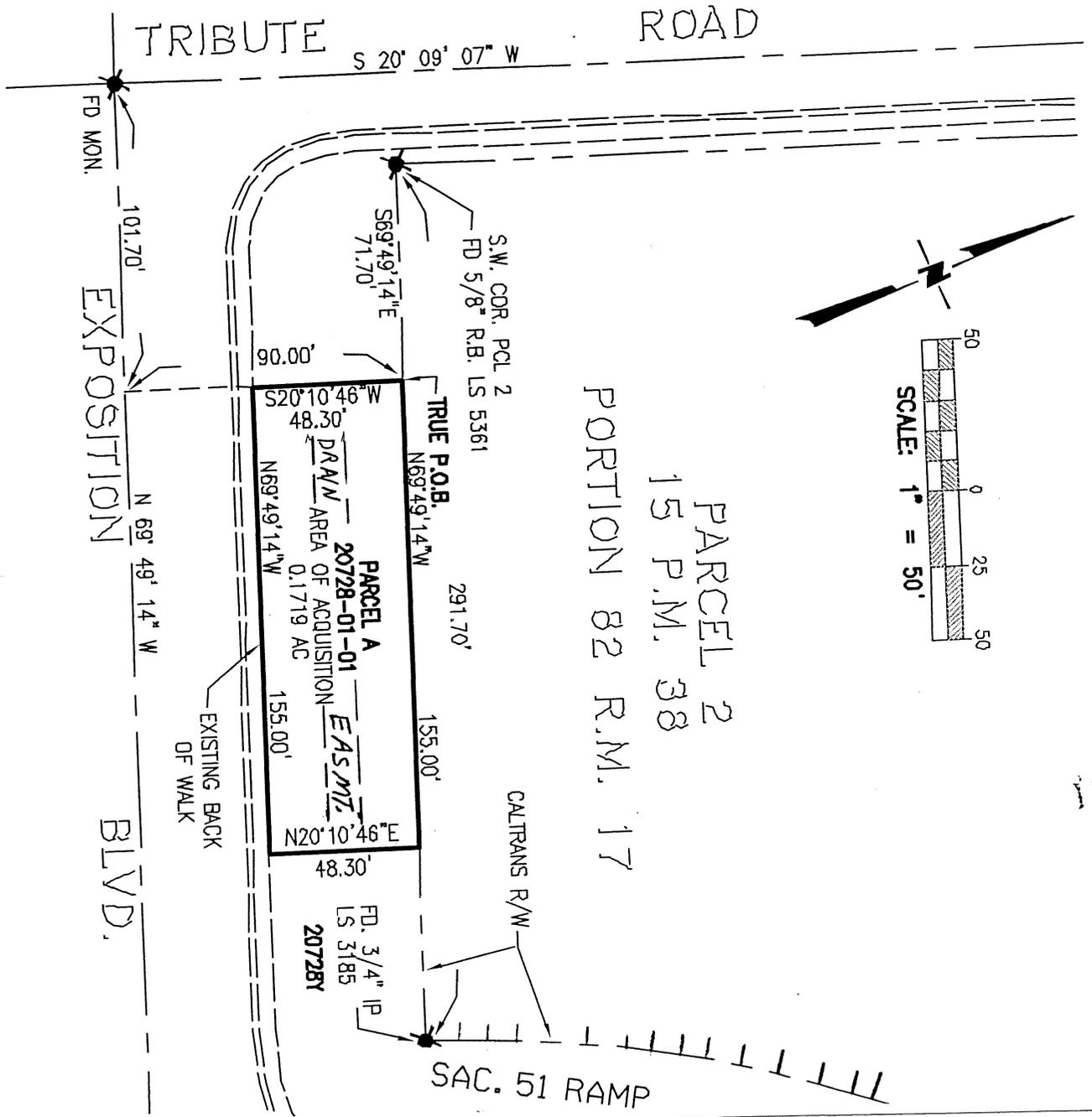
PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION - JANUARY 2005

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	
02					0	\$0	\$0	
03	2				2	\$51,500	\$51,500	100%
04					0	\$0	\$0	
05					0	\$0	\$0	
06					0	\$0	\$0	
07	7				7	\$344,750	\$345,250	100%
08					0	\$0	\$0	
09					0	\$0	\$0	
10					0	\$0	\$0	
11					0	\$0	\$0	
12					0	\$0	\$0	
Total	9	0	0	0	9	\$396,250	\$396,750	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	9	\$396,250	\$396,750	100%
Public Sales	0	\$0	\$0	
Non-Inventory Conveyances	0	\$0	\$0	
Sub-Total	9	\$396,250	\$396,750	100%
Other Funded Sales	0	\$0	\$0	
Total	9	\$396,250	\$396,750	100%



PAR NO	DD - 020728-01-01
DIST	03
CO	SAC 51
RTE	3.8 P.M.
KP/PM	

ACCESS PROHIBITED



T 13 N R 18 E MDB&M

SEC. 34

2

TAHOE TERRACE
BLOCK A

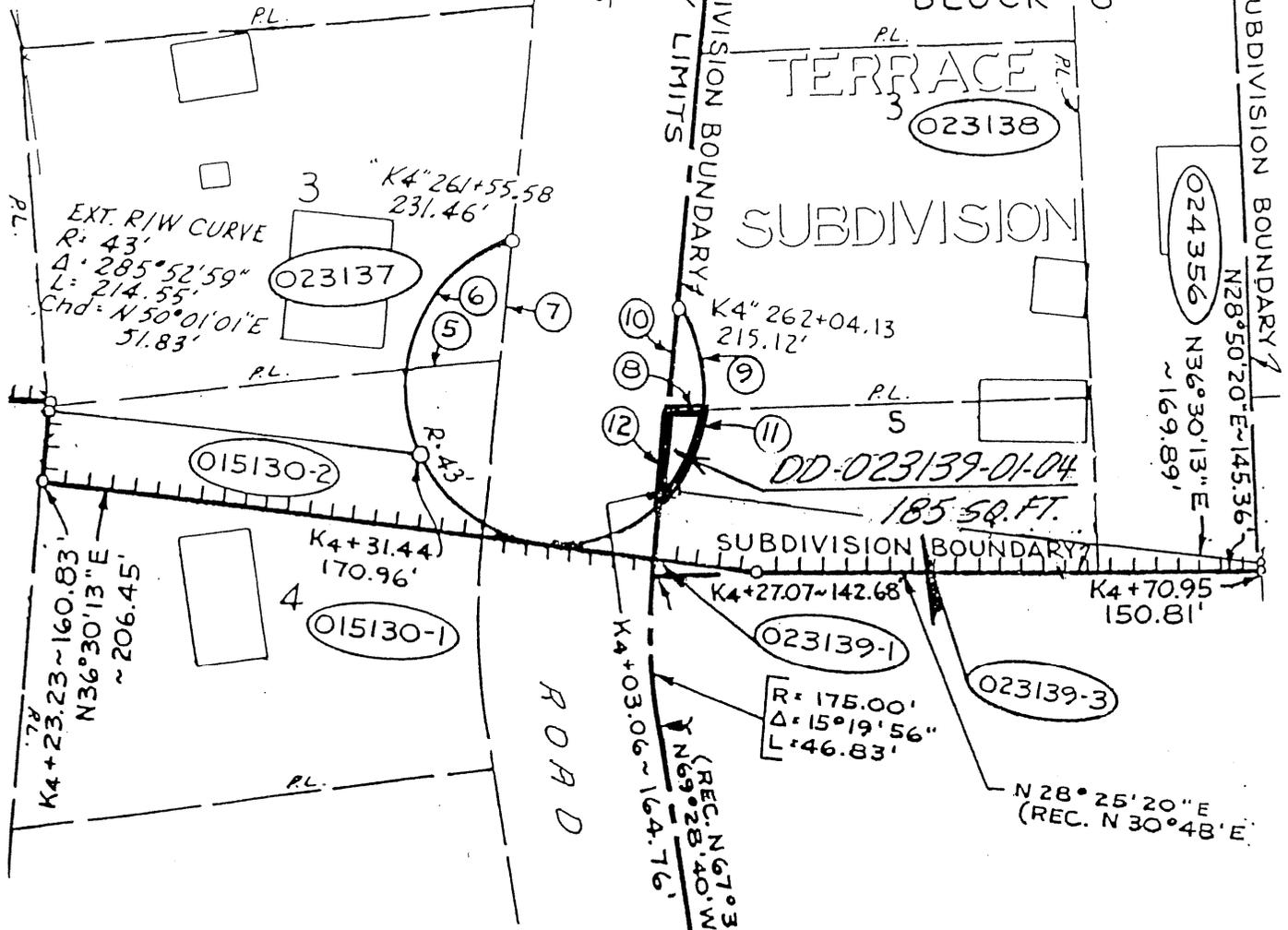
CHINDKIS

PINEWOOD
BLOCK 6

TERRACE

SUBDIVISION

SUBDIVISION BOUNDARY



- ⑤ S26°58'50"W ~ 26.47' (REC. S28°56'30"W)
- ⑥ R=43.00' Δ=70°02'37" L=52.51'
- ⑦ S54°07'40"E ~ 37.70'
- ⑧ N27°30'20"E ~ 10.09' (REC. N 29°28'E)
- ⑨ R=43.00' Δ=39°14'48" L=29.45'
- ⑩ S54°07'40"E ~ 28.57'
- ⑪ R=43.00' Δ=40°25'42" L=30.34'
- ⑫ N 54°07'40"W ~ 26.52'

Scale 1"=50'

ACCESS PROHIBITED

PAR NO DD-023139-01-04

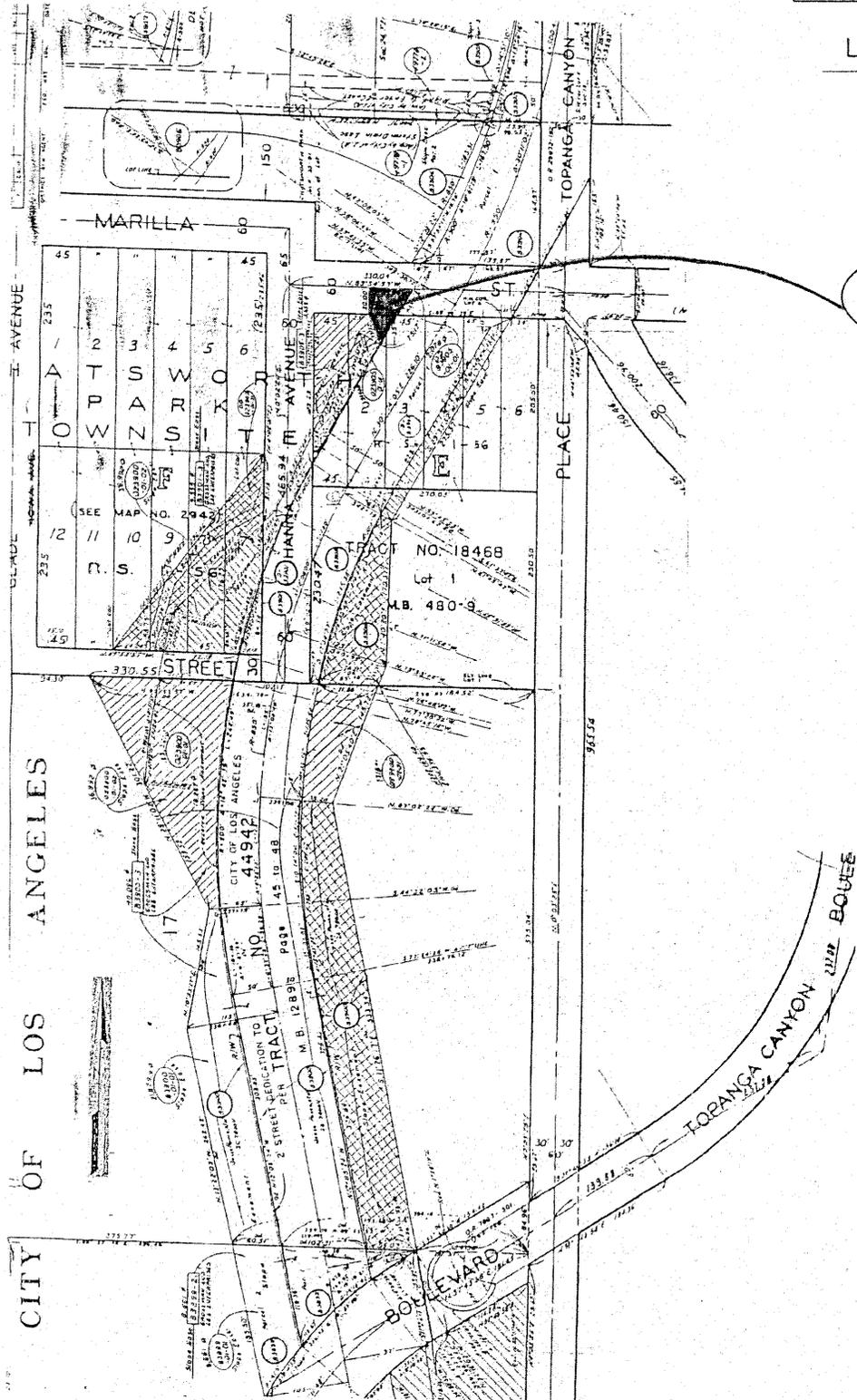
DIST	CO	RTE	PM
03	ED	50	79.2

CITY OF LOS ANGELES

DIST	COUNTY	ROUTE	POST MILE
07	LA	27	17.8

LOCATION MAP NO SCALE

2,078 s.f.
B3905-01-01



STATE RETAINS ACCESS RIGHTS

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

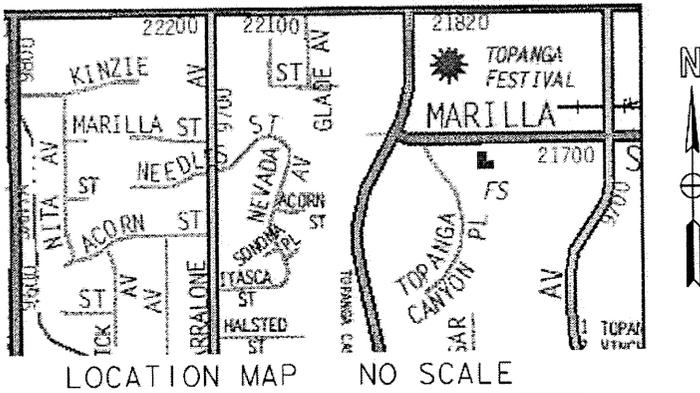
PLAT ACCOMPANYING
DIRECTOR'S DEED DD B3905-01-01

REF. R/W MAP NO. 6765

SCALE: NONE
DRWN: FC CHKD: JM
DATE: 02-03-2005

CITY OF LOS ANGELES

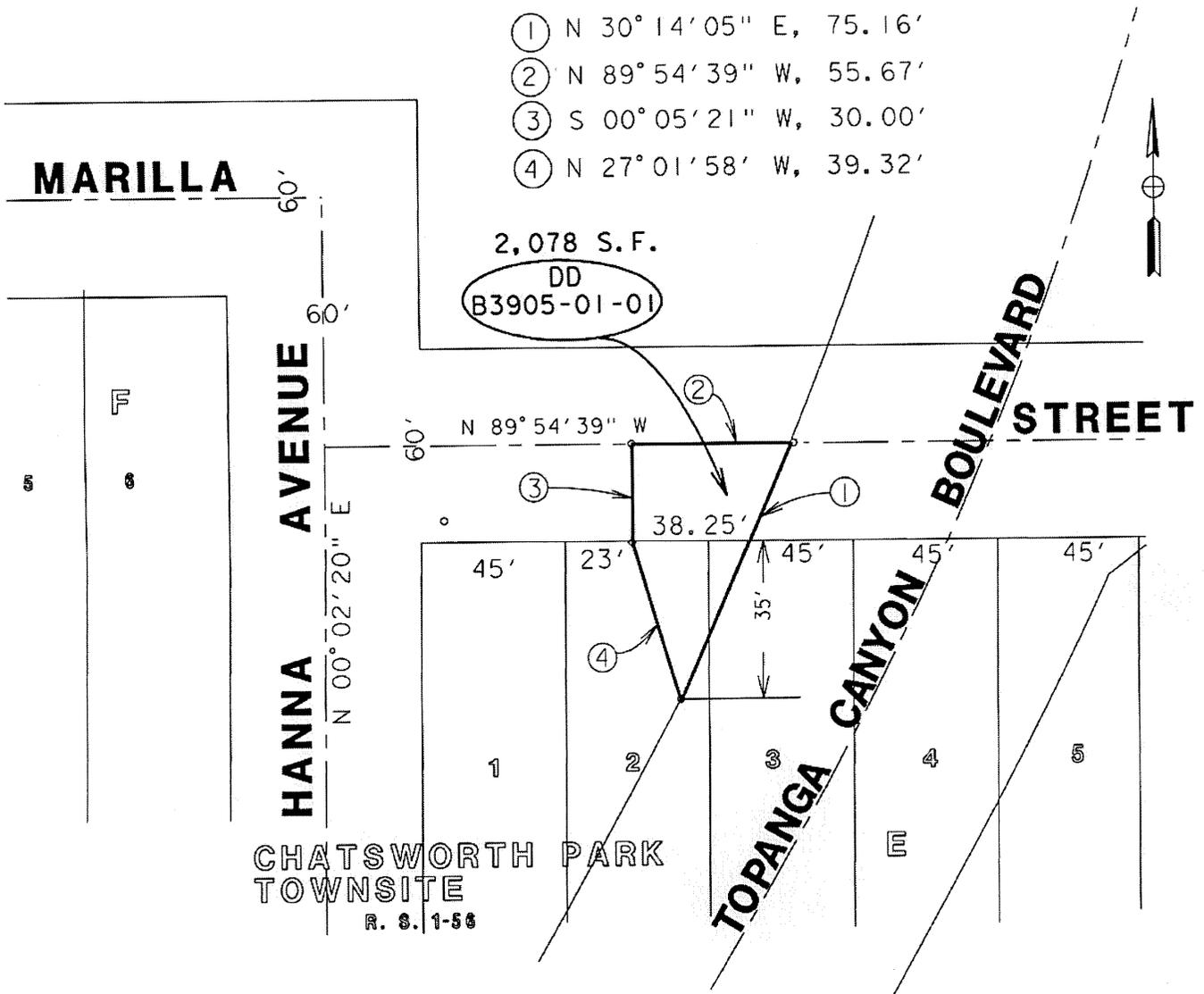
DIST	COUNTY	ROUTE	POST MILE
07	LA	27	17.8



PARCEL NO. DD B3905-01-01 **AREA S.F. 2,078 S.F.**

PORTION OF LOTS 2 AND 3
 BLOCK E
 CHATSWORTH PARK
 TOWNSITE
 R. S. 1-56

- ① N 30° 14' 05" E, 75.16'
- ② N 89° 54' 39" W, 55.67'
- ③ S 00° 05' 21" W, 30.00'
- ④ N 27° 01' 58' W, 39.32'



STATE RETAINS ACCESS RIGHTS

CITY OF LOS ANGELES

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

SCALE: NONE

PLAT ACCOMPANYING

DRWN: FC CHKD: JM

DIRECTOR'S DEED DD B3905-01-01

DATE: 02-03-2005

REF. R/W MAP NO. 6765

DIST.	COUNTY	RTE.	P.M.
07	LA	110	25.0

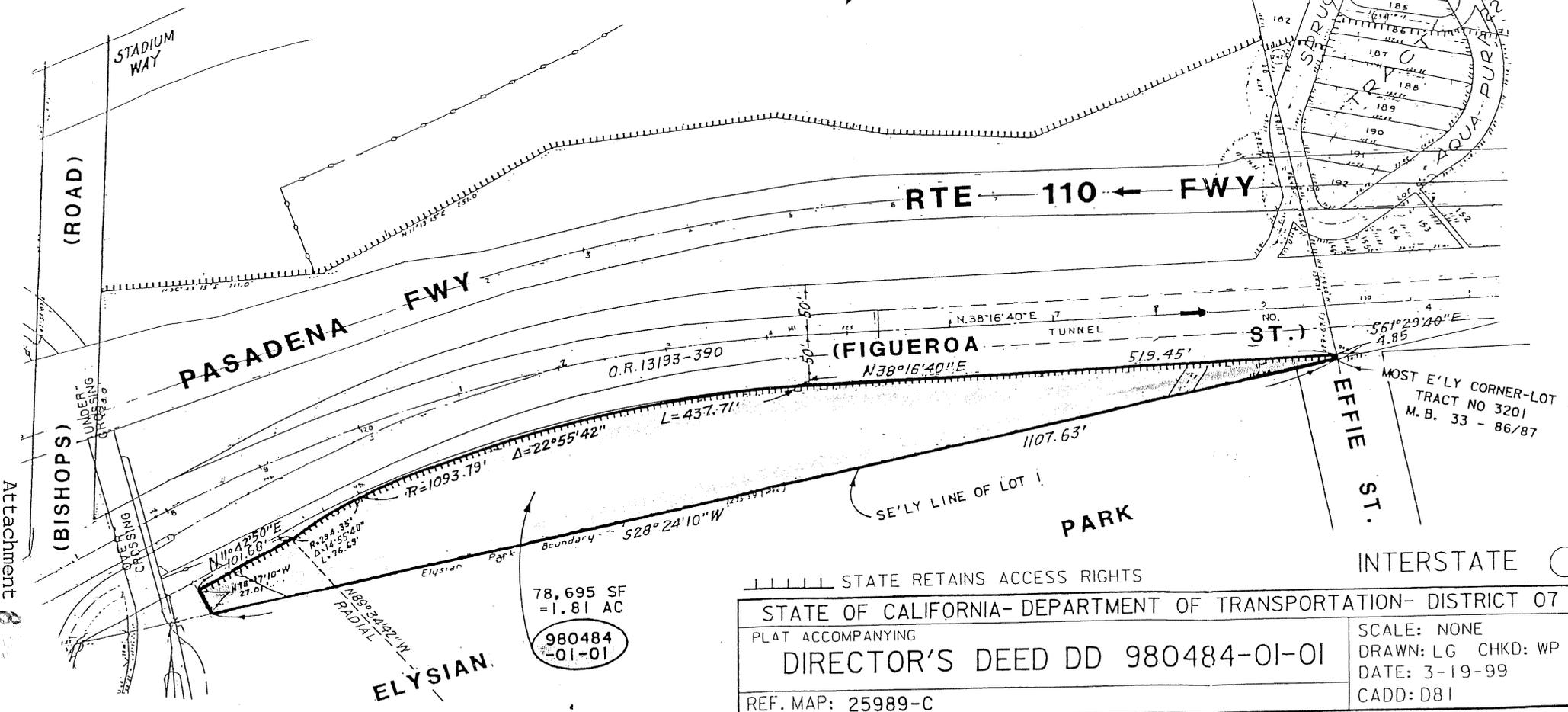
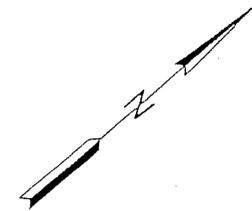
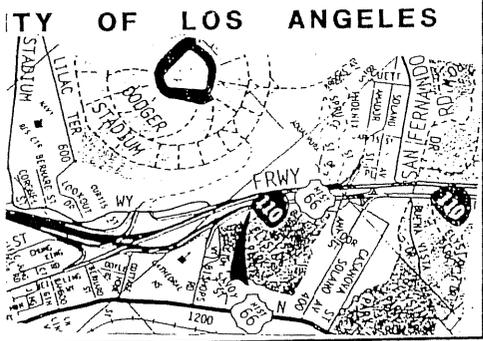
PARCEL NO.

980484-01-01 (213)

TRACT NO. 3201

M. B. 33 - 86/87

LOT 1



78,695 SF
= 1.81 AC

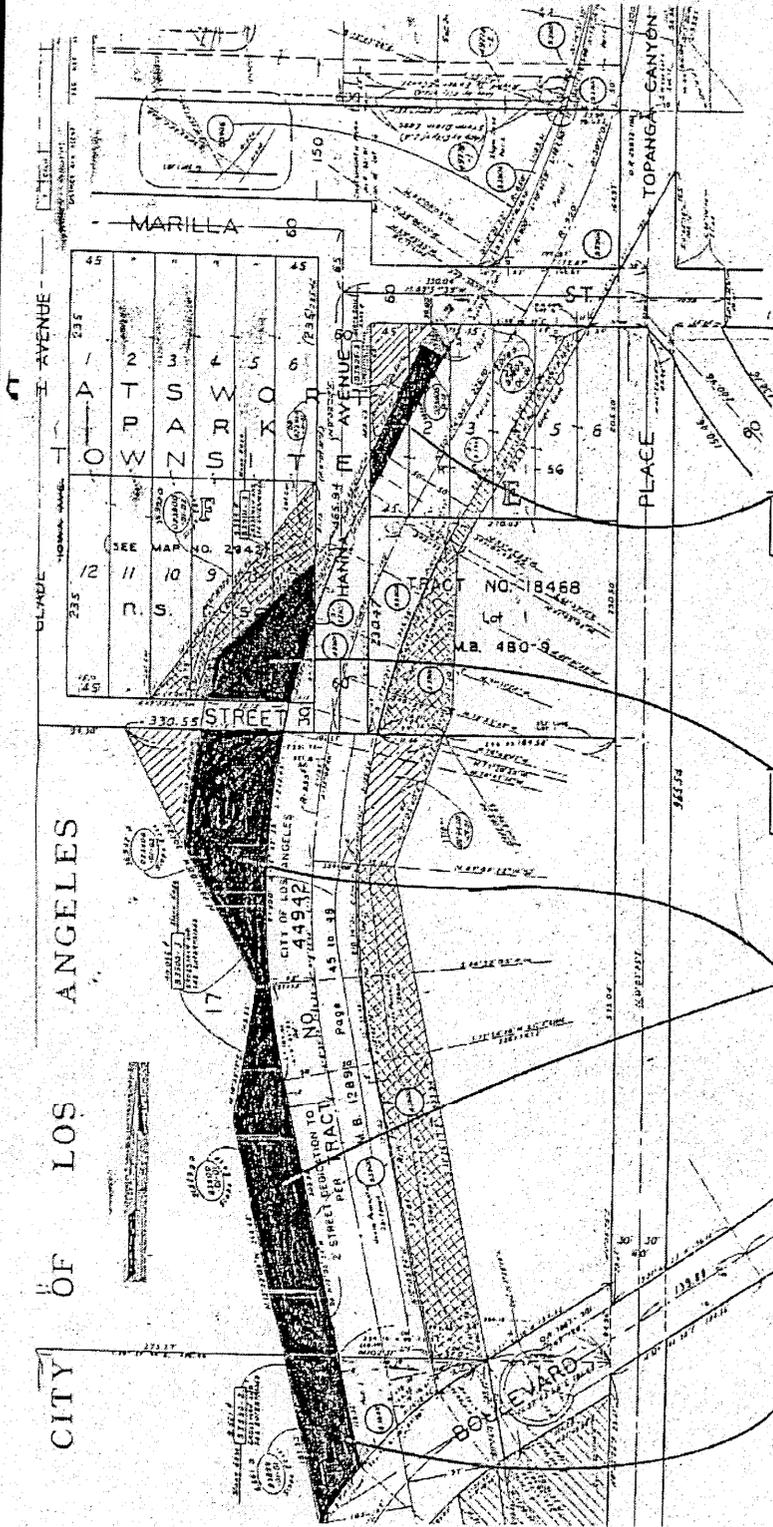
980484
-01-01

STATE OF CALIFORNIA- DEPARTMENT OF TRANSPORTATION- DISTRICT 07	
PLAT ACCOMPANYING	DIRECTOR'S DEED DD 980484-01-01
REF. MAP: 25989-C	SCALE: NONE DRAWN: LG CHKD: WP DATE: 3-19-99 CADD: D81

Attachment 8

CITY OF LOS ANGELES

DIST	COUNTY	ROUTE	POST MIL
07	LA	27	17.8



B3905-3

Slope Ease
3,659 s.f.
See Page 4

B3901-3

Slope Ease
9,839 s.f.
See Page 3

B3900-3

Slope Ease
18,267 s.f.
See Page 2

21,830 s.f.
See Page 1

B3899-2

Slope Ease
8,662 s.f.
See Page 1

STATE RETAINS ACCESS RIGHTS

LOCATION MAP NO SCALE

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

DIRECTOR'S DEED DK B3899-2

REF. MAP NO. 6785

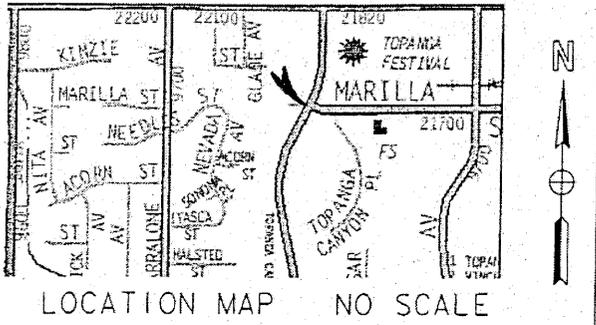
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DRWN: JM CHKD: CD

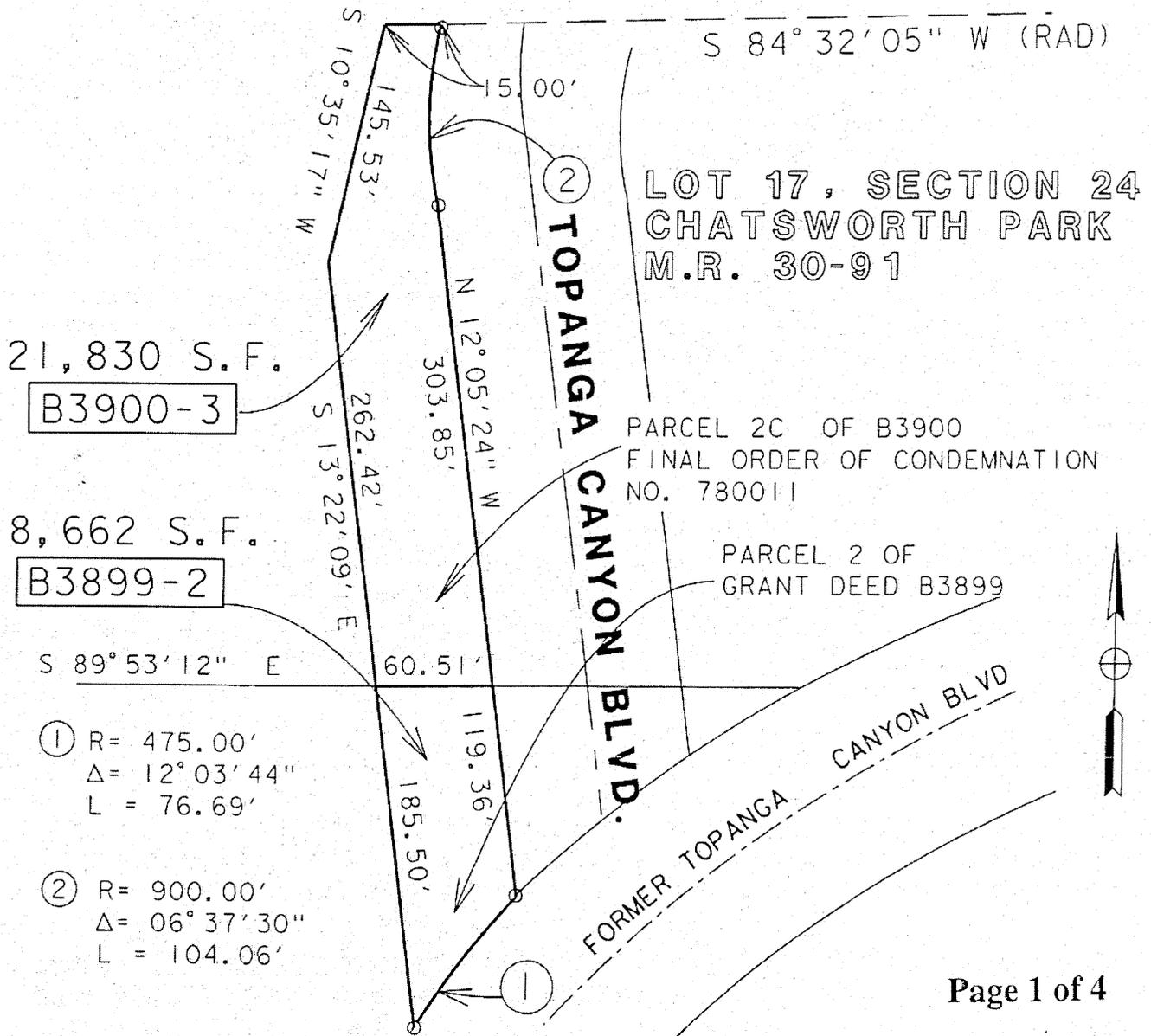
DATE: 2-08-05

CITY OF LOS ANGELES

DIST	COUNTY	ROUTE	POST MILE
07	LA	27	17.8



PARCEL NO.	AREA S.F.
B3899-2	8,662 S.F.
B3900-3	21,830 S.F.



STATE RETAINS ACCESS RIGHTS

CITY OF LOS ANGELES

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

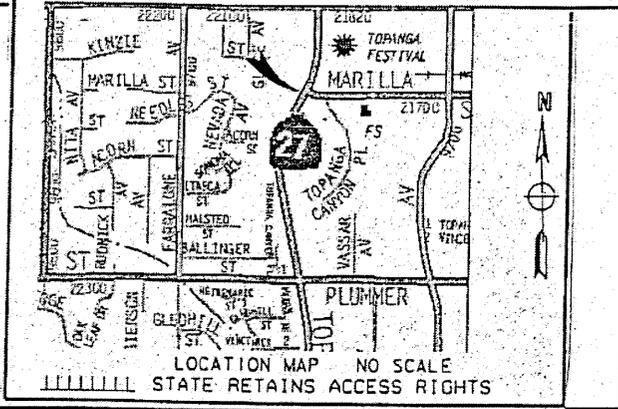
SCALE: NONE
DRWN: FC CHKD: JM
DATE: 02-03-2005

PLAT ACCOMPANYING
DIRECTOR'S DEED DK B3899-2

REF. R/W MAP NO. 6765

CITY OF LOS ANGELES

DIST	COUNTY	ROUTE	POST MILE
07	LA	27	17.8



LOCATION MAP NO SCALE

PARCEL NO. AREA SQ.FT.
 PART OF B3900-3 18,267 SQ.FT.
 PARCEL 1 OF DD23900-01-01

ACORN ST.

N 89° 53' 57" W 91.57'

LOT 17

SECTION 24

CHATSWORTH PARK

MR 30 -91

PART OF B3900-3
 PARCEL 1 DD23900-01-01
 SLOPE EASE 18,267 S.F.

RAD S 84° 32' 05" W 15.00'

R=990.00' L=124.46'
 $\Delta = 7^{\circ} 12' 11''$
 N 86° 58' 55" W RAD
 R=900.00' L=262.49'
 $\Delta = 16^{\circ} 42' 39''$

TOPANGA CANYON BLVD

HANNA AVE

Page 2 of 4

CITY OF LOS ANGELES
 NO SCALE

STATE RETAINS ACCESS RIGHTS

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

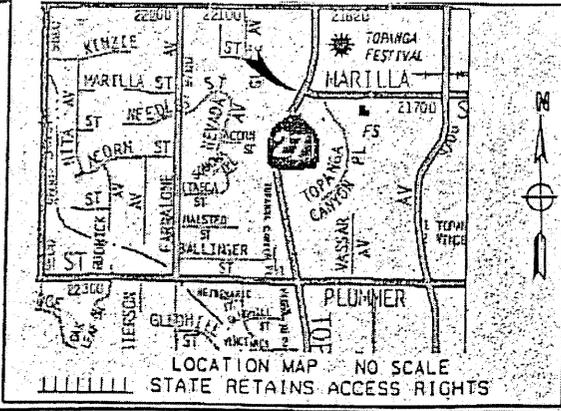
DIRECTOR'S DEED DK B3899-2

REF. MAP NO. 6765

SCALE: NONE
 DRWN: JM CHKD: CD
 DATE: 2-08-05

CITY OF LOS ANGELES

DIST	COUNTY	ROUTE	POST MIL
07	LA	27	17.8

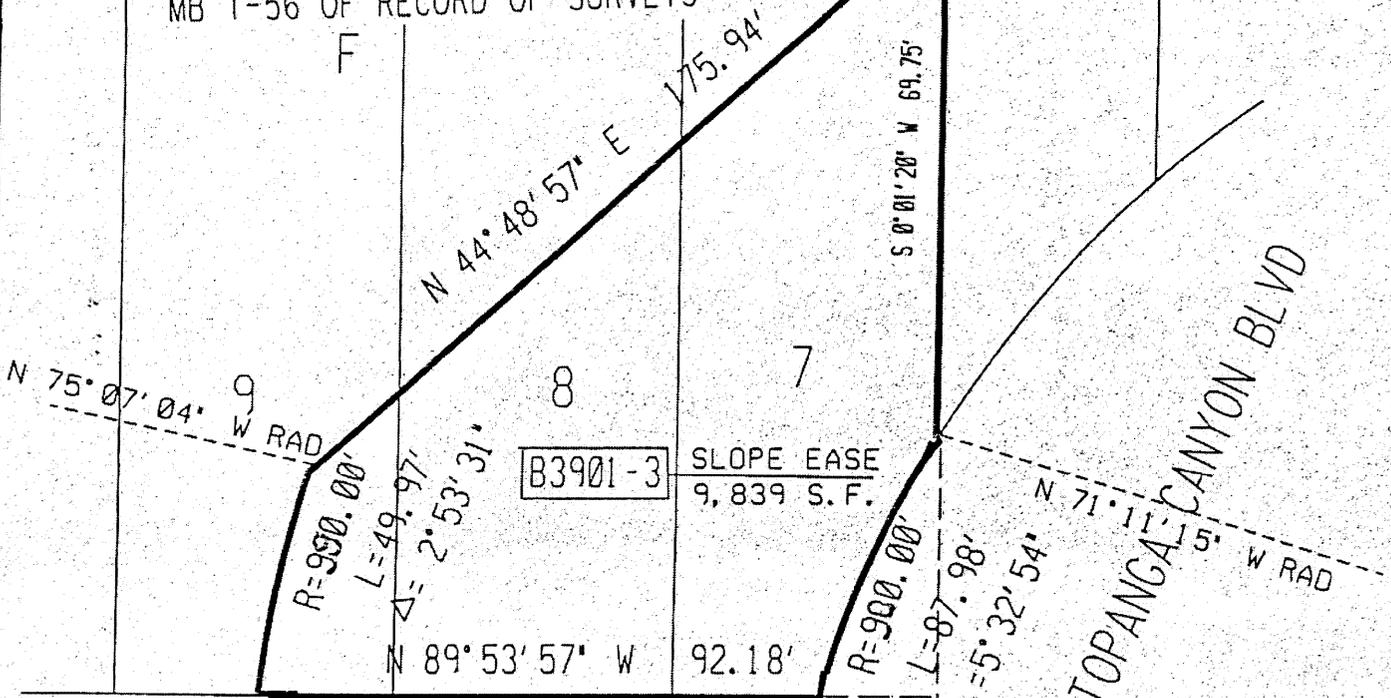


LOCATION MAP NO SCALE

PARCEL NO. AREA SQ.FT.
 B3901-3 9,839 SQ.FT.

D-B3901 &
 PARCEL 3 OF DD23900-01-01

CHATSWORTH PARK TOWNSITE
 MB 1-56 OF RECORD OF SURVEYS



HANNA AVE

TOPANGA CANYON BLVD

ACORN ST.

Page 3 of 4

STATE RETAINS ACCESS RIGHTS

CITY OF LOS ANGELES
 NO SCALE

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

DIRECTOR'S DEED DK B3899-2

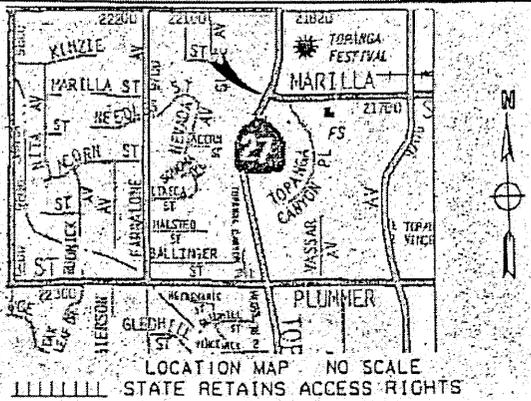
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SCALE: NONE

DRWN: JM CHKD: CD

DATE: 2-08-05

DIST	COUNTY	ROUTE	POST MILE
07	LA	LA 30	R7.6

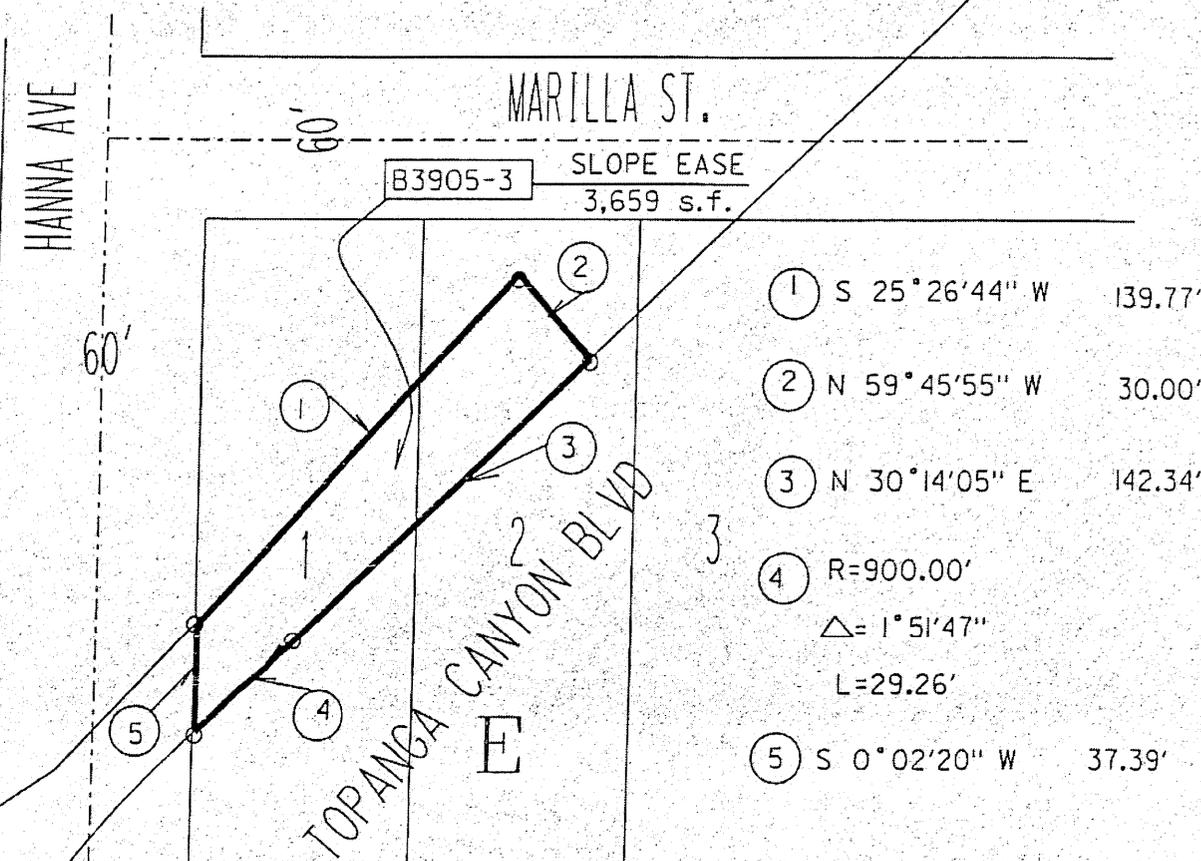


LOCATION MAP NO SCALE
STATE RETAINS ACCESS RIGHTS

LOCATION MAP NO SCALE

PARCEL NO. AREA SQ. FT.
B3905-3 3,659 SQ. FT.

Parcel 2 DD23900-01-01



- ① S 25°26'44" W 139.77'
- ② N 59°45'55" W 30.00'
- ③ N 30°14'05" E 142.34'
- ④ R=900.00'
Δ= 1°51'47"
L=29.26'
- ⑤ S 0°02'20" W 37.39'

CHATSWORTH PARK TOWNSITE

MB 1-56 OF RECORD OF SURVEYS

STATE RETAINS ACCESS RIGHTS CITY OF LOS ANGELES NO SCALE

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

DIRECTOR'S DEED DK B3899-2

REF. MAP NO. 6785

SCALE: NONE

DRWN: JM CHKD: CD

DATE: 2-8-05