

Memorandum

To: CHAIR AND COMMISSIONERS

CTC Meeting: September 28-29, 2005

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

From: CINDY McKIM
Chief Financial Officer

Prepared by: Bimla G. Rhinehart
Division Chief
Right of Way and Land Surveys

Ref: **DIRECTOR'S DEEDS**

RECOMMENDATION:

The Department of Transportation (Department) recommends the California Transportation Commission (Commission) authorize the execution of the attached Director's Deeds (DD). 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 \$900,781. The State will receive a return of \$961,781 from the sale of these properties. A recapitulation of the items presented follows (maps attached):

01-01-Hum-255-0.05 Eureka
Disposal Unit DD 006601 01 01 5,314 sf
Convey to Irma Yolanda Hernandez \$90,300 (Appraisal \$90,300)
Direct sale. The direct sale of this excess parcel represents the negotiated settlement (dated 7/11/05) of underlying eminent domain litigation.

02-02-Las-395-10.5 Hallelujah Junction
Disposal Unit DD 000046 01 01 5 ac
Convey to Syed M. Arif and Syeda Rehana Bergum \$2,500 (Appraisal \$2,500)
Finding "A". Selling price represents the appraised value received from the only adjoining owner. This agriculturally zoned property is landlocked. Plottage value was considered, as the parcel is not capable of independent development.

03-04-Sol-80-19.1 Fairfield
Disposal Unit DD 057019 01 01 10,190 sf
Convey to Manuel R. Balderama and Eva J. Balderama \$381,000 (Appraisal \$320,000)
Public sale. Selling price represents the highest bid received at the public sale. There were five active bidders. The third bidder dropped out at \$378,000.

04-04-Son-116-12.2

Disposal Unit DK 043678-01-01

Convey to: County of Sonoma

Guerneville

5.33 ac

Appraisal: Nominal

This is a direct transfer to a public agency. The Department is required by a Final Environmental Impact Report to mitigate impacts resulting from the Guerneville Bridge project. Part of the Department's mitigation obligation includes the provision of a new riparian habitat and wooded area for conservation purposes. Due to these project environmental and regulatory agency obligations, as well as the extensive restrictions placed on the parcels for environmental mitigation purposes, the parcels are being transferred to County of Sonoma for no monetary consideration. Conveyance is pursuant to a Land Transfer Agreement and four Agreements Declaring Restrictive Covenants.

05-05-SB-101-5.2

Disposal Unit DD 000774-01-01

Convey to KDDC, Inc., a California Corporation

Carpenteria

6,300 sf

\$194,000 (Appraisal \$194,000)

Direct Sale. Selling price represents the appraised value received from the only adjoining owner. This parcel is not capable of independent development, therefore the highest and best use is considered to be plottage to the adjoining property, and it was appraised as such.

06-05-SB-01-22.0

Disposal Unit DE 002258 01 02

Convey to Central coast Water Authority

Santa Barbara

0.84 ac

\$16,581 (Appraisal \$16,581)

Direct conveyance of permanent pipeline easement to public entity.

07-07-LA-210-3.4

Disposal Unit DD 074404 01 01

Convey to Steven Cornejo and Karvel Cornejo

La Verne

509 sf

\$250.00 (Appraisal \$250.00)

Finding "A". Direct sale to an adjoining owner. Selling price represents the appraised value received from the only adjoining owner. While its highest and best use is plottage to the adjoining owner, combining the property to the adjoining owner's property provides no additional utility, value, or use. The subject property is separated from the highway right of way by a soundwall.

08-11-SD-52-15.0

Disposal Unit DK026315-1

Convey to The Priest Development Corporation

Santee

71,160 sf

\$27,400.00 (Appraisal \$27,400)

Finding "A". Direct sale to the underlying fee owner. The subject property is a Temporary Construction Easement (TCE) that is scheduled to expire on 06/30/06. The Department prepaid rent on the land that is encumbered by the TCE. Originally, the TCE was valued at the present worth of the income stream the Department would have to pay if it effectively leased the property until 06/30/06. It was determined that the established rental rate for the TCE is \$3,187.00 per month. At this point in time the underlying fee owner has agreed to reimburse the Department the "unused" rent. It has been concluded that the value of the unused rent for the remaining 9 months of the TCE is a total of \$27,400.00.

Attachments

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

PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION - SEPTEMBER 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	1				1	\$90,300	\$90,300	100%
02	1				1	\$2,500	\$2,500	100%
03					0	\$0	\$0	
04	1	1			2	\$320,000	\$381,000	119%
05	2				2	\$210,581	\$210,581	100%
06					0	\$0	\$0	
07	1				1	\$250,000	\$250,000	100%
08					0	\$0	\$0	
09					0	\$0	\$0	
10					0	\$0	\$0	
11	1				1	\$27,400	\$27,400	100%
12					0	\$0	\$0	
Total	7	1	0	0	8	\$900,781	\$961,781	107%

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	\$580,781	\$580,781	100%
Public Sales	1	\$320,000	\$381,000	119%
Non-Inventory Conveyances	0	\$0	\$0	
Sub-Total	8	\$900,781	\$961,781	107%
Other Funded Sales	0	\$0	\$0	
Total	8	\$900,781	\$961,781	107%

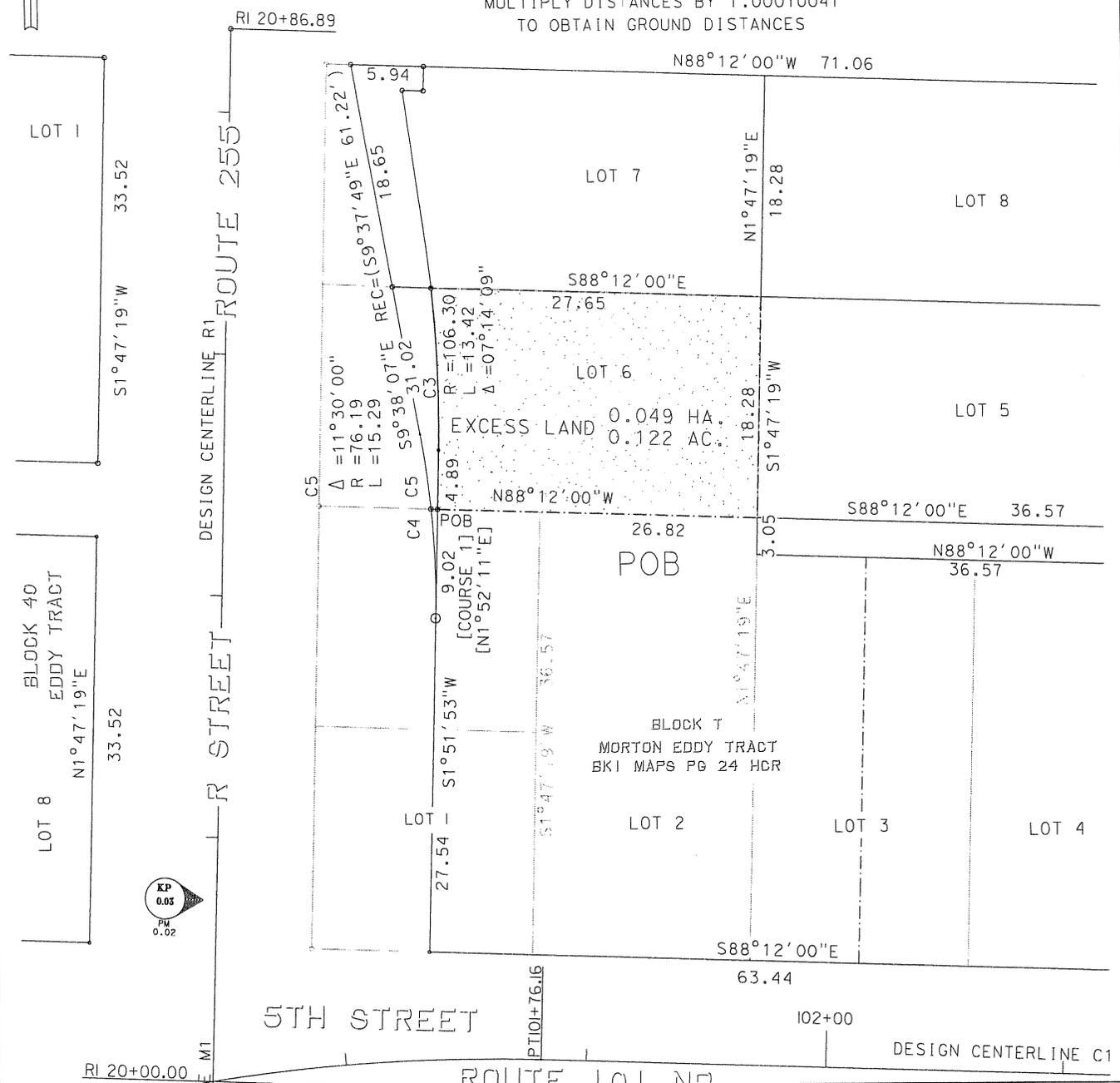


[] RECORD INFORMATION FROM DIRECTORS DEED BOOK 986 OR PAGE 305.
 () RECORD INFORMATION FROM GRANT DEED BOOK 969 OR PAGE 234.

ALL DISTANCES SHOWN ARE IN METERS. MULTIPLY DISTANCES BY 39.37/1200 TO OBTAIN U.S. SURVEY FEET.



BEARINGS AND DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1
 MULTIPLY DISTANCES BY 1.00010041 TO OBTAIN GROUND DISTANCES



EDDY TRACT
BLOCK 43

STATE OF CALIFORNIA
6601-01-01

002-072-10 SCALE 1:500
 ACSTP X023 (029)

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

DIRECTORS DEED
 6601-01-01

CO	ROUTE	POST MILE
HUM	255	0.05

3 2
10 11

T. 23 N., R. 17 E., M.D.M.

2 1
11 12

Section 11

476 ft.
396 ft.
550 ft.

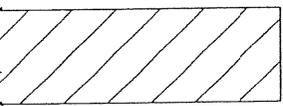
PM 10.5

U.S. ROUTE 395

11 12

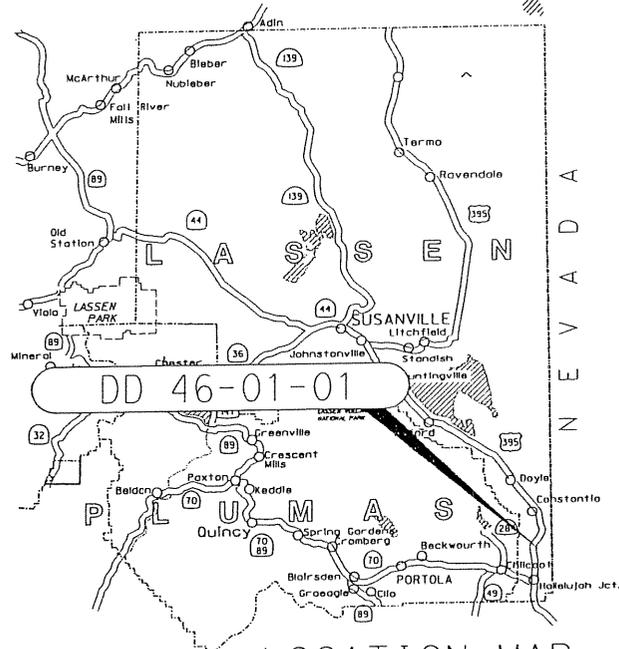
10 11
15 14

Attachment 3 of 6



AREA TO BE CONVEYED

SCALE IN FEET



LOCATION MAP
Not To Scale

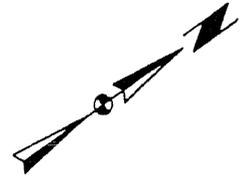
DD 46-01-01

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

DISTRICT 2
DIRECTOR'S DEED MAP
DD 46-01-01

02	Las	395	P.M. 10.5
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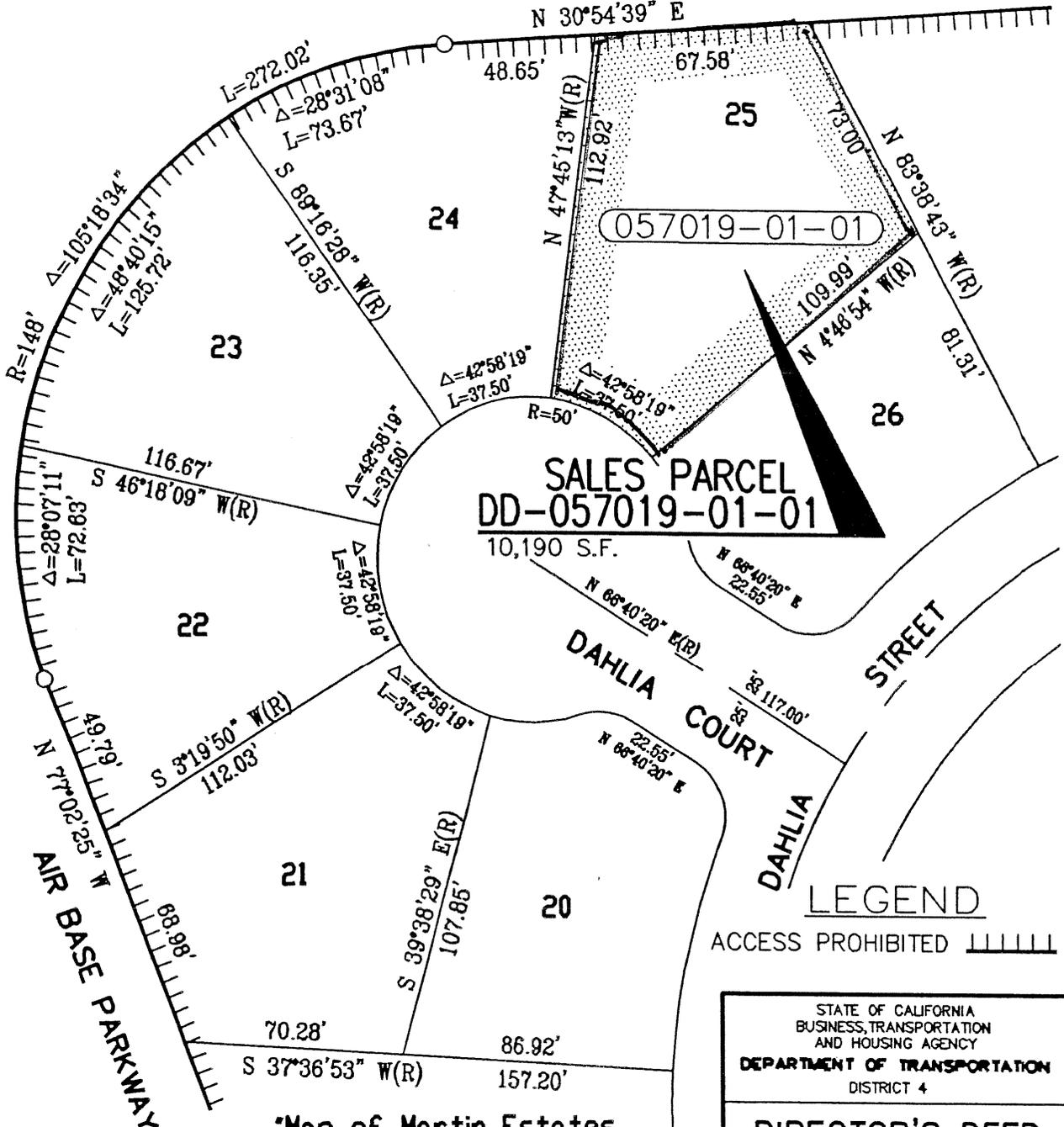
SOLANO COUNTY CITY OF FAIRFIELD



← TO VALLEJO

ROUTE 80

TO VACAVILLE →



SALES PARCEL
DD-057019-01-01

10,190 S.F.

***Map of Martin Estates,
Unit No.4*
23 Maps 95**

LEGEND

ACCESS PROHIBITED

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

DIRECTOR'S DEED
DD-057019-01-01

DRAWN BY: RRL		DATE: 7/03	
CHECKED BY: SN		SCALE: 1"=50'	
CO.	RTE.	P.M.	DR.NO.
SOL	80	19.1	2 OF 2

A-1294.1



COORDINATES, BEARINGS AND DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATES SYSTEM OF 1983 ZONE 2. MULTIPLY DISTANCES SHOWN BY 1.00003745 TO OBTAIN GROUND LEVEL DISTANCES.

SONOMA COUNTY
 SEC. 32, TOWNSHIP 8 N., RANGE 10 W M.D.B. & M.
 THE TOWN OF GUERNEVILLE

DK-043678-01-01
 PARCEL A 1.85 ACRES

DK-043678-01-01
 PARCEL B 0.70 ACRES

DK-043678-01-01
 PARCEL D 2180 SQ. FT.

DK-043678-01-01
 PARCEL C 2.93 ACRES

APN 71-16-04

048978-01-01

48978
 DOC. NO. 90-005745

ACCESS EASEMENT
 RESERVED FOR THE
 STATE OF CALIFORNIA

APN 71-16-67

48977-1
 PARCEL 1 Revised)
 1996-0018234
 31.26'

043878-01-01

BK 2983 PG 89
 43878

RELINQUISHMENT TO SONOMA CO.
 RECORDED 7/06/99 DOC.#0086637

ROUTE 116

45342-1
 93-0091821

45341-1
 93-0140348

045338-01-01

45338

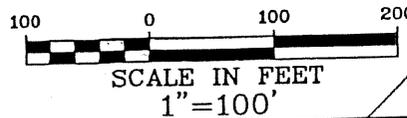
BK 2987 PG 305

48978
 93-0068488

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

DIRECTOR'S DEED
 DK-043678-01-01

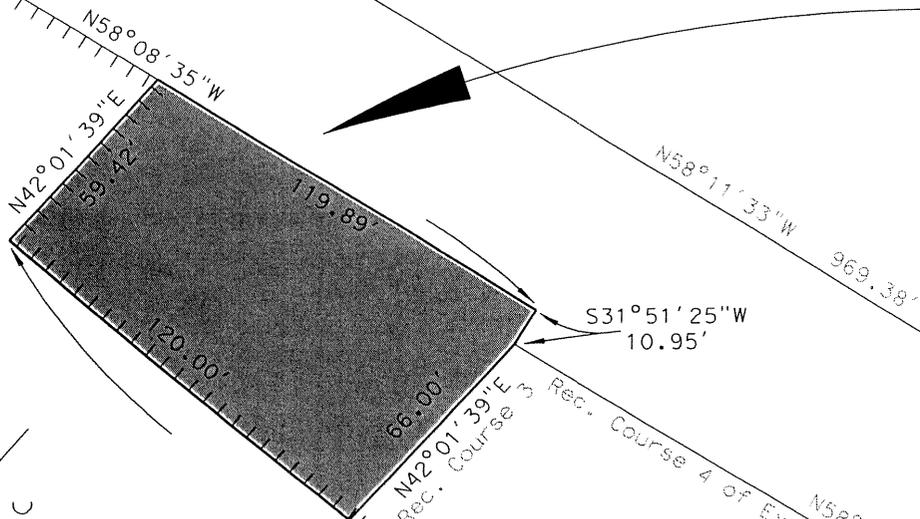
DR. BY: DK		DATE: NOV. 2004	
CHK. BY: SN		SCALE: 1"=100'	
CO.	RTE.	P.M.	DR. NO.
SON	116	12.2	2 OF 2



Unincorporated Area of Santa Barbara County

DD 774-01-01

0.19 Ac.

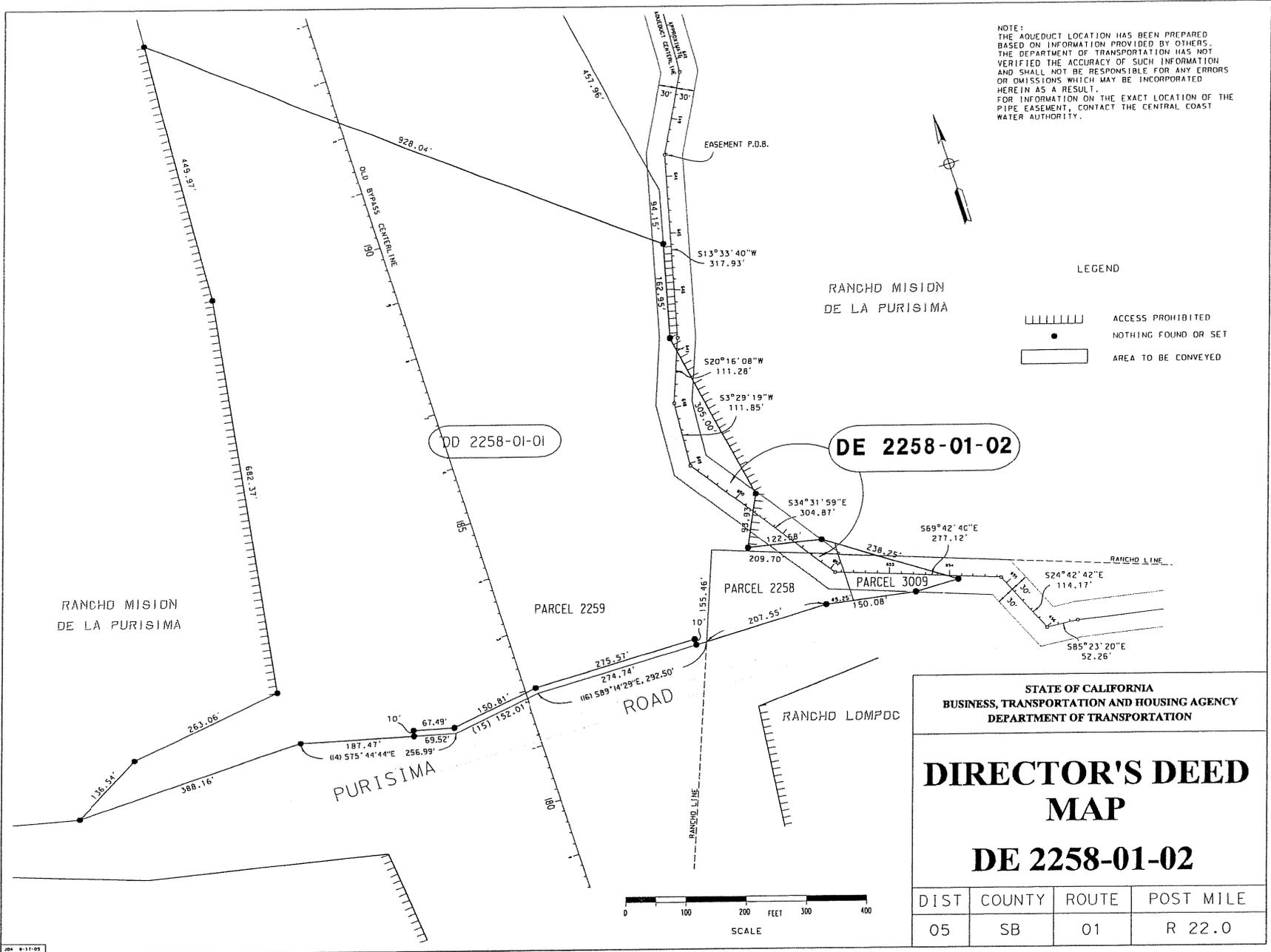


SE'ly end of "Exception Parcel 2" described in 2006-O.R.-118 adjoins road at the "So. Padaro U.C." (No. 51-228.)

VIA REAL
 PARCEL 6 of Relinquishment Request No. 1874 per Doc. No. 88-029443 (See S.H.M.B. 7 pg. 26.)
 EXCEPTION PARCEL 2
 PER 2006--O.R.--118
 Rec. Course 4 of Exception PARCEL 2 per 2006-O.R.-118.
 N58°08'37"W 345.43'
 Rec. Course 2 of Exception PARCEL 2 per 2006-O.R.-118.
 N49°47'41"W 440.22'

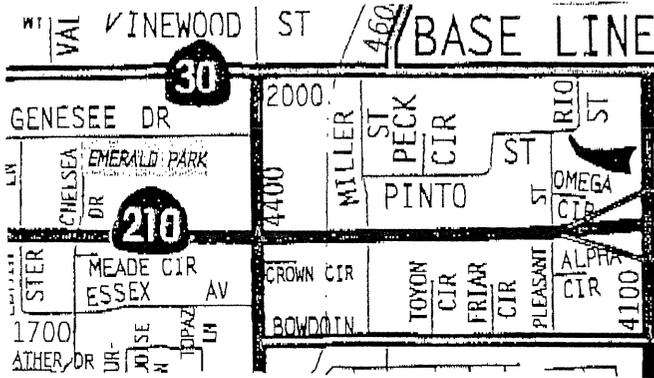
Conveyance of DDK 774-01-01 is "subject to special assessments, if any, restrictions, reservations and easements of record."

STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION		
DIRECTORS DEED MAP DD-774-01-01		
COUNTY	ROUTE	POST MILE
SB	101	5.5



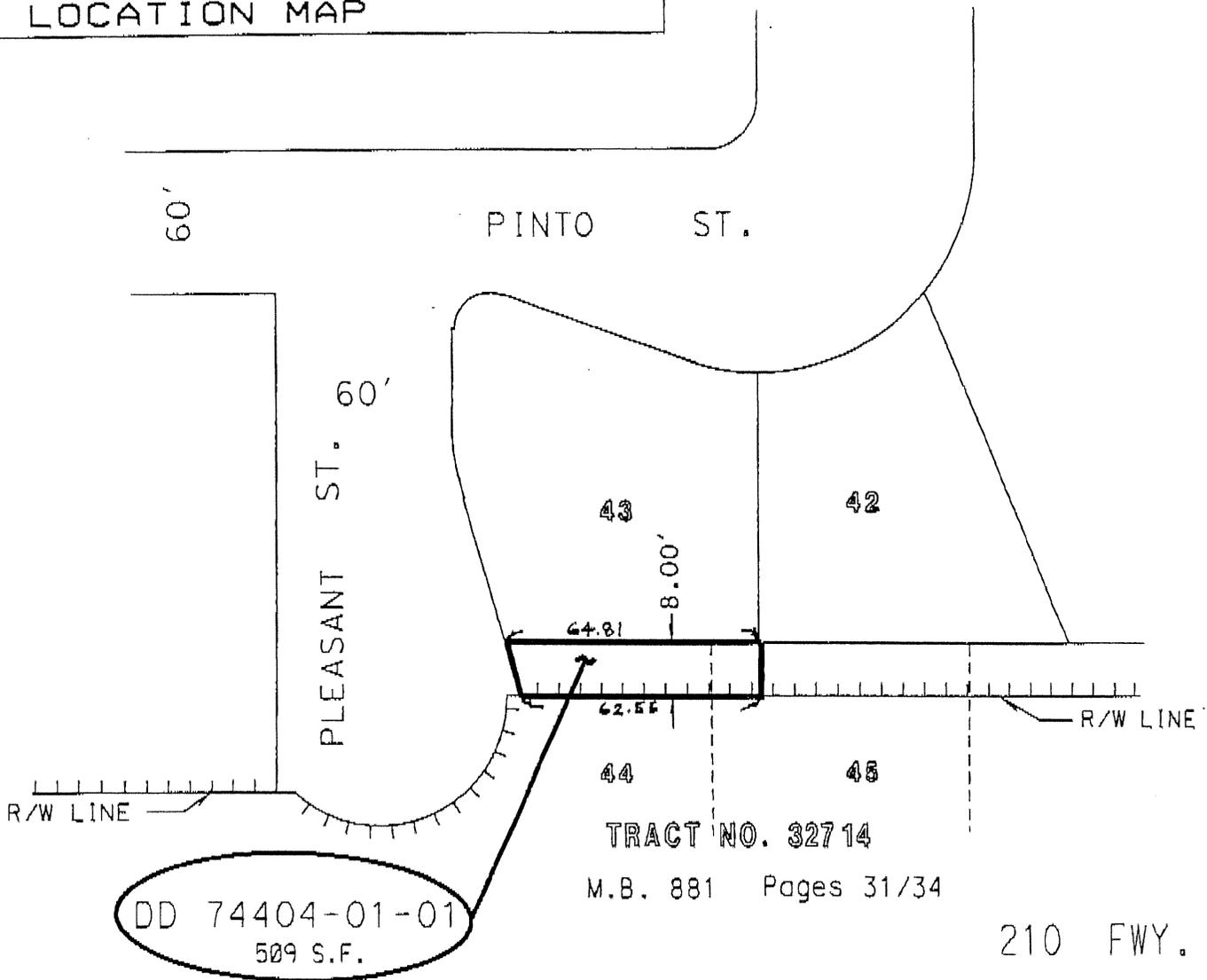
CITY OF LA VERNE

DIST	COUNTY	ROUTE	POST MILE
07	LA	30	4.1



PARCEL NO.	AREA
74404-01-01	477 S.F.
74405-01-01	32 S.F.
DD 74404-01-01	509 S.F.

Portion of LOTS 44 and 45 of
TRACT NO. 32714
M.B. 881 Pages 31/34



STATE RETAINS ACCESS RIGHTS

CITY OF LA VERNE

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

DIRECTOR'S DEED DD 74404-01-01

REF. MAP: F-1237-8

SCALE: NONE

DRWN: JM CH: CD

DATE: 8-05-05

EXHIBIT "B"

CITY OF SANTEE

COUNTY OF SAN DIEGO
TRACT 4079
MAP 10631

LOT 3

LOT 2



P.M. 15.0

(26315)

247

LOT 3

LOT 2

AREA=71160 S.F.

DK 26315-1

TEMPORARY CONSTRUCTION EASEMENT
BEGIN: 01/01/2003
EXP: 06/30/2006

DD 26315-1

TO: PRIEST DEVELOPMENT CORP.
DOC. NO.: 2002-1026216
REC.: 11-15-2002

LOT 1

66.62'

6.04'

81.97'

144.19'

31.08'

76.03'

323.72'

11-SD-52
'S' LINE

FANITA DRIVE

(56')

(51')

(30')

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
DISTRICT 11

EXCESS PARCEL MAP
DK 26315-1

RIGHT OF WAY MAP NO. Por. 47543m

COUNTY	ROUTE	POST MILE	SCALE
SD	52	15.0	1"=25'

E.A. 010612

SHEET 2 OF 2