

Memorandum

To: CHAIR AND COMMISSIONERS

CTC Meeting: July 19-20, 2006

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

Subject: **DIRECTOR'S DEEDS**

RECOMMENDATION:

The Department of Transportation (Department) recommends the California Transportation Commission authorize the execution of the Director's Deeds summarized below. The conveyances of excess State-owned real property, including exchanges, are pursuant to Section 118 of the Streets and Highways Code. The items included this item involve an estimated current value of \$2,947,700. The State will receive a return of \$2,958,700 from the sale of these properties. A recapitulation of the items presented and corresponding maps are attached.

01-03-Sac-5-PM 20.1 Sacramento
Disposal Unit DD 018346 02 03 0.104 ac
Convey to: Captain's Table Hotel, LLC \$12,300 (Appraisal \$12,300)
Finding "A". Selling price represents the appraised value received from the only adjoining owner.

02-04-SCI-85-PM 15.9 San Jose
Disposal Unit DD 020837 01 01 31,665 sf
Convey to: BRADDOCK & LOGAN GROUP III L.P. \$2,375,000 (Appraisal \$2,375,000)
a California Limited Partnership
Selling price represents the highest bid received at the sealed bid auction. Only one bid was received.

03-04-Ala-92-PM 8.8 Hayward
Disposal Unit DD 036297 01 03 5,105 sf
Convey to: IDCD LLC, PARTNERSHIP \$456,000 (PSE \$445,000)
Selling price represents the highest bid received at the public sale. There were five bidders.

04-4-Sol-37-KP 16.0 (P.M. 9.94) Vallejo
Disposal Unit DK 057206 2 3,122 sf
Convey to: Diversified Storage Fund, \$0 (Appraisal N/A)
California Limited Partnership
No monetary consideration. Conveyance is to clear Temporary Construction Easement off title of property.

05-4-SF-280-PM 7.3

Disposal Unit DK 058769 01 01

Quitclaim to: CATELLUS LAND AND DEVELOPMENT

CORPORATION, FOCIL-MB, LLC,

and MISSION BAY HOUSING PARTNERS, L.P.

San Francisco

115 lf Access Rights

\$0 (Appraisal N/A)

No monetary consideration. Conveyance is pursuant to Agreement Regarding State Highway Easements and Access in the Mission Bay Area dated August 26, 1998.

06-4-SF-280-PM 7.3

Disposal Unit DK 058770 01 01

Quitclaim to: MISSION BAY HOUSING PARTNERS, L.P.

San Francisco

121 lf Access Rights

\$0 (Appraisal N/A)

No monetary consideration. Conveyance is pursuant to Agreement Regarding State Highway Easements and Access in the Mission Bay Area dated August 26, 1998.

07-05-SB-101-PM 14

Disposal Unit DD 000471 01 01

Convey to: THE LEONARD HIMELSEIN

REVOCABLE TRUST

Santa Barbara

1,243 sf

\$8,900 (Appraisal \$8,900)

Finding "A". Selling price is the appraised value received from the only adjoining owner.

08-07-LA-405-PM 42.1

Disposal Unit DD 076848 01 01

Convey to: Los Angeles County Flood Control District

Culver City

1,759 sf

\$53,000 (appraisal \$53,000)

Direct conveyance (partial exchange), pursuant to court order (Los Angeles Superior Court Case #BC302951) to the Los Angeles County Flood Control District (LACFCD) for property required for the Interstate 405 High Occupancy Vehicle (HOV) lane project. The Department is retaining an easement for maintenance access across this disposal unit. In this transaction, total compensation to the LACFCD for the HOV lane project is \$106,000, which is comprised of this disposal unit and an additional payment of \$53,000.

09-07-LA-405-PM 42.1

Disposal Unit DD 076891 01 01

Convey to: Los Angeles County Flood Control District

Culver City

1,759 sf

\$53,000 (Appraisal \$53,000)

Direct conveyance (partial exchange), pursuant to court order (Los Angeles Superior Court Case #BC302952) to the LACFCD for property required for the Interstate 405 HOV lane project. The Department is retaining an easement for maintenance access across this disposal unit. The value of the property required for the HOV lane project is \$106,000. . In this transaction, total compensation to the LACFCD for the HOV lane project is \$106,000, which is comprised of this disposal unit and an additional payment of \$53,000.

10-08-SBd-215-6.0

Disposal Unit DD A07042 01 01

Convey to: Sean E. T. Whaley

San Bernardino

514 sf

\$500 (Appraisal \$500)

Sales price represents the fair market value received via exchange, per Right of Way Contract dated February 6, 2006. The highest and best use is as assembled with the adjoining ownership for future development.

11-08-Riv-215-36.5

Disposal Unit DD007724 01 05

Convey to: Riverside County Transportation Commission

Conveyance at zero dollars, per Right of Way Agreement between Riverside County Transportation Commission (RCTC) and the Department dated June 14, 2006, and incorporating prior Agreement dated November 15, 1990. The land conveyed is a functional replacement of railroad right of way land (formerly Atchison, Topeka, and Santa Fe Railway Company, now RCTC).

Riverside

450,266 sf (10.33 acres)

\$0 (Appraisal N/A)

Attachments

**SUMMARY OF DIRECTOR'S DEEDS 2.4d.1
PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION - JULY 2006**

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	1				1	\$12,300	\$12,300		100%
04	3	2			5	\$2,820,000	\$2,831,000		100%
05	1				1	\$8,900	\$8,900		100%
06					0	\$0	\$0		
07	2				2	\$106,000	\$106,000		100%
08	2				2	\$500	\$500		100%
09					0	\$0	\$0		
10					0	\$0	\$0		
11					0	\$0	\$0		
12					0	\$0	\$0		
Total	9	2	0	0	11	\$2,947,700	\$2,958,700		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	\$127,700	\$127,700		100%
Public Sales	2	\$2,820,000	\$2,831,000		100%
Non-Inventory Conveyances	0	\$0	\$0		
Sub-Total	11	\$2,947,700	\$2,958,700		100%
Other Funded Sales	0	\$0	\$0		
Total	11	\$2,947,700	\$2,958,700		100%

EXHIBIT 'B'

PARCEL AREA:

4,559± Sq. Ft.
0.105± Acres

Most northerly corner
of 751106 O.R. 624
**Point of
Commencement**

STATE OF CA

APN 016-0010-005

**Point of
Beginning**

5384 O.R. 369

751106 O.R. 624

**CAPTAIN'S
TABLE,
LLC**

APN 016-0010-041

RIVERSIDE BLVD.

$R=323.00'$
 $L=112.14'$
 $\Delta=19^{\circ}53'34''$
 $CH=S46^{\circ}10'59''W$
111.58'

$R=300.00'$
 $L=21.27'$
 $\Delta=4^{\circ}03'45''$
 $CH=S57^{\circ}41'16''W$
21.27'

$R=300.00'$
 $L=59.66'$
 $\Delta=11^{\circ}23'40''$
 $CH=S30^{\circ}32'22''W$
59.56'

$N69^{\circ}26'21''W$ (R)

$N68^{\circ}27'57''W$
17.58'

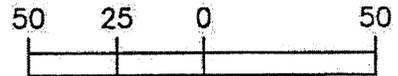
$S23^{\circ}35'19''W$
22.09'

**CITY OF
SACRAMENTO**

**INTERSTATE
FREEWAY ROUTE 5**

CAPTAIN'S TABLE RD.

SEGMENT NO. 6
5 H.M. 184



(IN FEET)

1 INCH = 50 FEET

LEGEND:

(R) Radial Bearing

||||| Lack of Abutter's Rights

**CAPTAIN'S TABLE, LLC
Caltrans Relinquishment Parcel**

CITY OF SACRAMENTO

COUNTY OF SACRAMENTO

STATE OF CALIFORNIA

DATE: 07/14/2005

SCALE: 1" = 50'

DRWN. BY: MEC CHK. BY: SAB

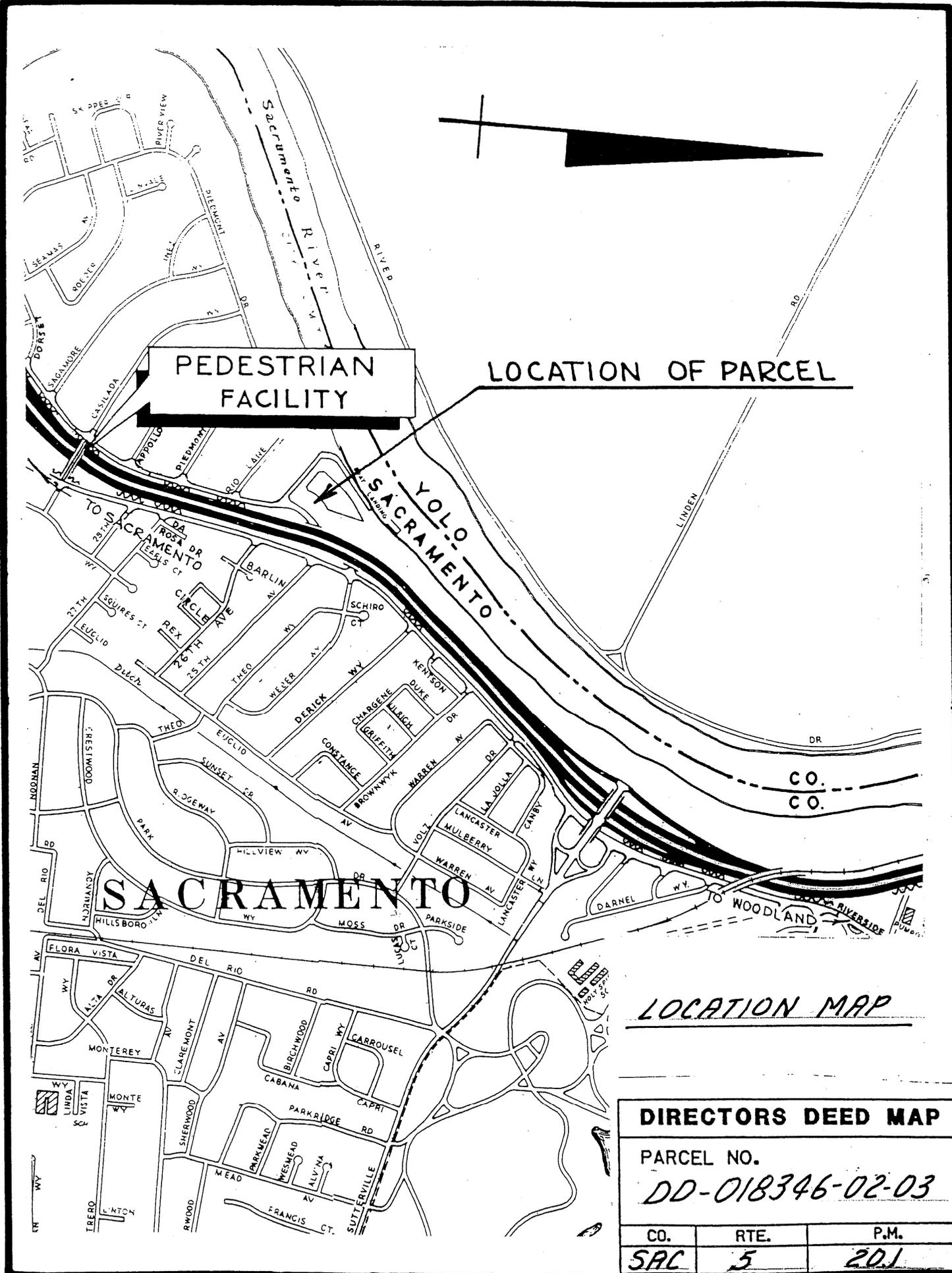
SHEET 1 OF 1

PSOMAS

1075 Creekside Ridge Drive, Suite 200
Roseville, CA. 95678
(916) 788-8122 (916) 788-0600 (FAX)

Jul. 14, 2005 - 14:19:55 DWG Name: P:\CAP060100\survey\dwg\X-CT-PRCL.dwg Updated By: mcorier

✓ SAB 7/14/05



PEDESTRIAN FACILITY

LOCATION OF PARCEL

SACRAMENTO

LOCATION MAP

DIRECTORS DEED MAP		
PARCEL NO. <i>DD-018346-02-03</i>		
CO.	RTE.	P.M.
<i>SAC</i>	<i>5</i>	<i>201</i>

COORDINATES, BEARINGS AND DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.0000537 TO OBTAIN GROUND-LEVEL DISTANCES.

**CITY OF
SAN JOSE**

STATE ROUTE 85
TRACT 789
34 MAPS 13

PARCEL "1"
M109 O.R. 654
MARCH 26, 1992

PARCEL 2
456 SQ. FT.

PARCEL "2"
M109 O.R. 654
MARCH 26, 1992 18.52"

PARCEL 2 P.O.C.

**COUNTY OF
SANTA CLARA**

*BRADDOCK &
LOGAN GROUP III*

221.55'

PARCEL 1
26,049 SQ.FT.

L583 O.R. 1876
JANUARY 04, 1991

279.03'

DD - 020837 - 01 - 01

31,665 SQ. FT. (TOTAL)
INCLUDING 5160 SQ. FT.
TO BE QUITCLAIMED

PARCEL 1 & 3 P.O.C.
3115 O.R. 385
MARCH 16, 1955

PARCEL 3
AREA TO BE
QUITCLAIMED
5160 SQ. FT.

LEGEND

(T) TOTAL DISTANCE
P.O.C. POINT OF COMMENCEMENT
O.R. ACCESS PROHIBITED
OFFICIAL RECORD

SCALE IN FEET



SCALE: 1"=50'

**SOUTH DE ANZA
BOULEVARD**

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

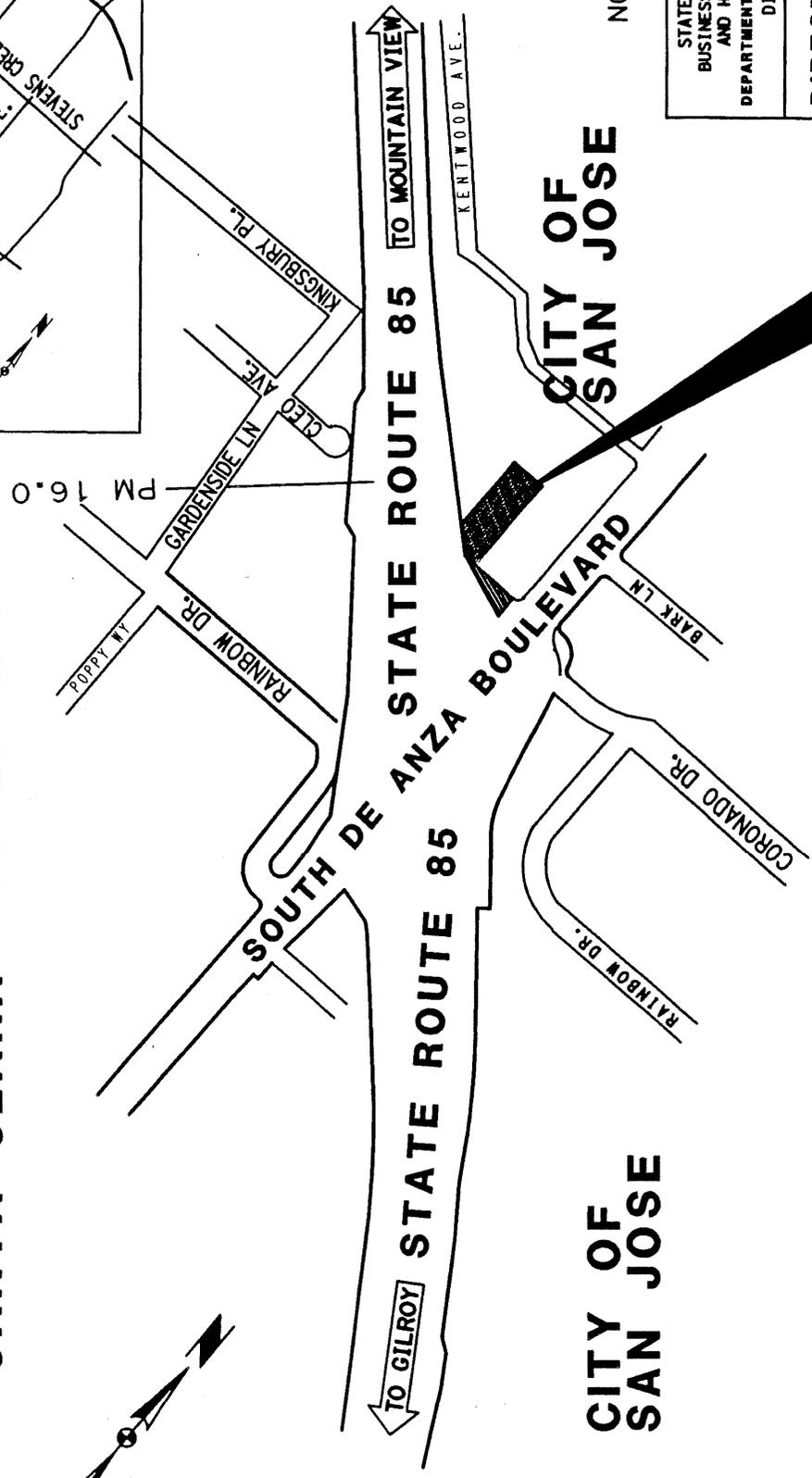
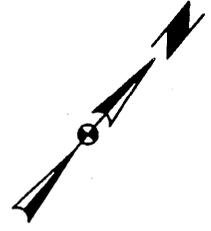
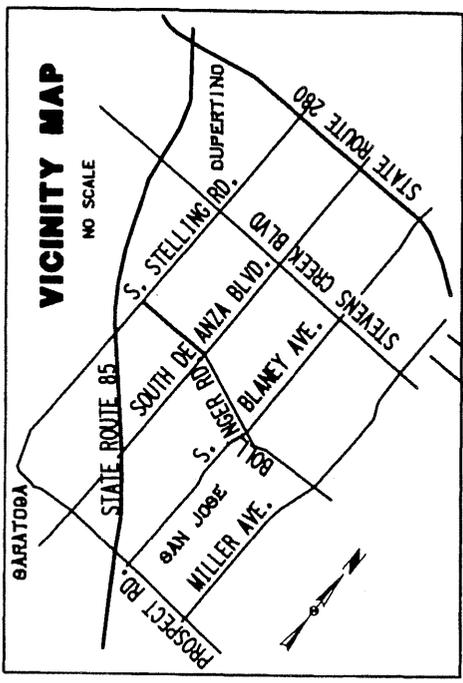
**DIRECTOR'S DEED
DD-020837-01-01**

DR. BY: PWD	DATE: 05/06
CKD. BY: J.E.	SCALE: 1"=50'
CO. RTE. P.M.	DR. No.
SCL 85	15.9
	2 of 2

R-X162.4

COORDINATES, BEARINGS AND DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.0000537 TO OBTAIN GROUND-LEVEL DISTANCES.

COUNTY OF SANTA CLARA
CITY OF CUPERTINO



CITY OF SAN JOSE

CITY OF SAN JOSE

NO SCALE

STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 4	
DIRECTOR'S DEED DD-020837-01-01	
DR. BY: P.D.	DATE: 05/2006
CKD. BY: J.E.	SCALE: 1"=500'
CO. RTE.	P.M.
DR. No.	
SCL 85	15.9 1 OF 2

DD-020837-01-01

R-X162.4
A-548.0

CITY OF HAYWARD COUNTY OF ALAMEDA

DD-036297-01-03

PARCEL 2
3,216 SQ. FT.
(INGRESS/EGRESS, SAN. SEWER
& UTILITY EASEMENT)

4 FT. WIDE P.G.&E. ESMT
3371 O.R. 297

STATE
RE: 2965 IM: 131

PM NO. 5473
234 MAPS 5

PCL. J

P.O.C.
PARCEL 2

GARWOOD GLEN DR.
(PRIVATE)

RESERVE 3.5 FT. WIDE
SAN. SEWER & UTILITY EASEMENT

6' 20.00' 20.00' 6'

SECOND STREET

(COUNTY ROAD NO. 2860)

45.38'

45.38'

J.G. BOOS, ET UX.
SER.# 05-93289

PCL. 3

83.40'

PCL. 2

51.00'

32.62'

30.00'

5.40'

7.50'

112.50'

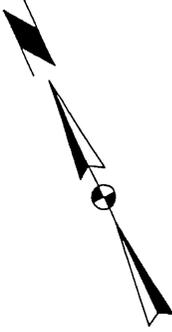
112.50'

R-97A.24

21 to 47 of 12

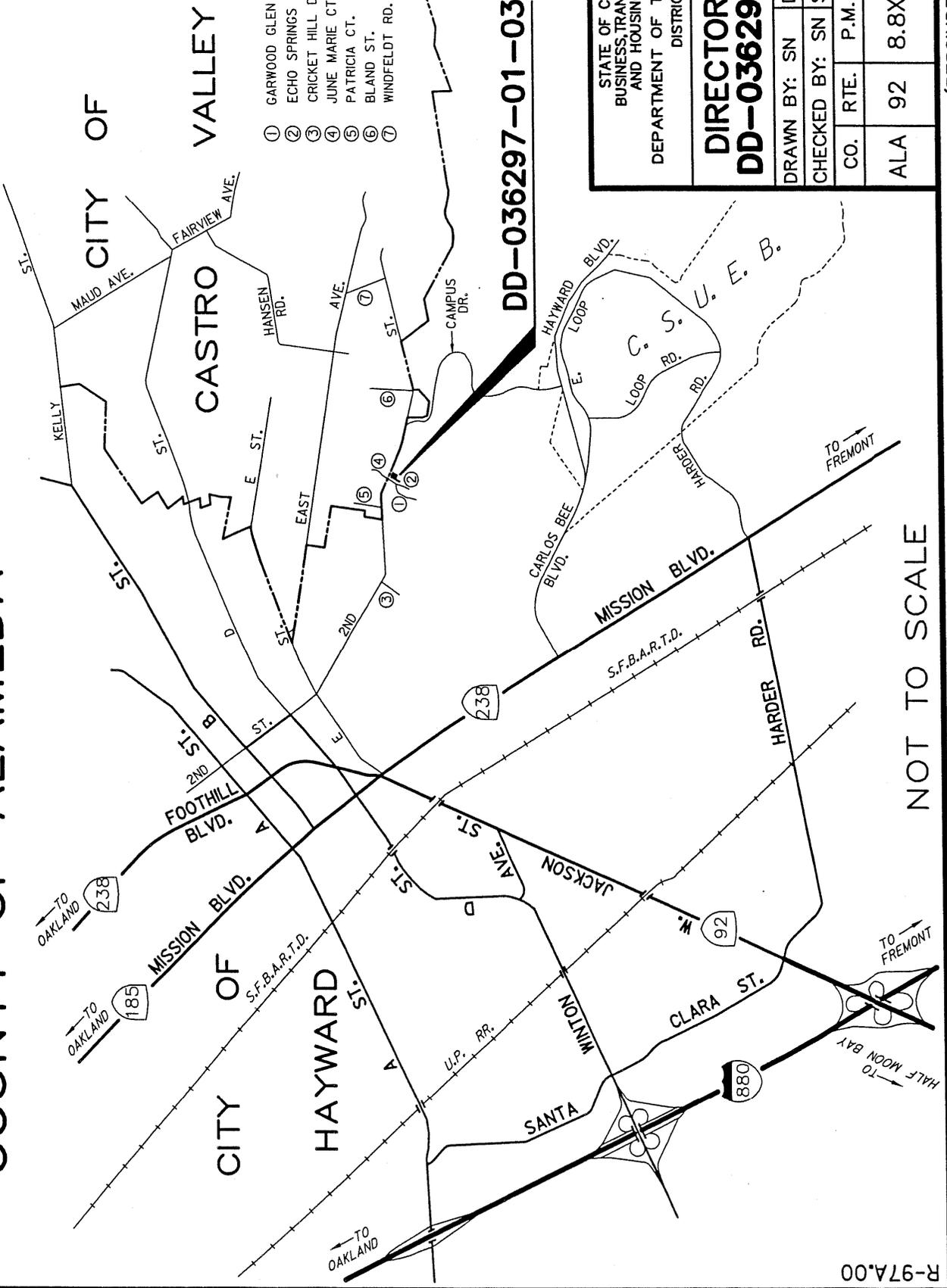
STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 4			
DIRECTOR'S DEED		DD-036297-01-03	
DRAWN BY: SN	DATE: 4/13/2006		
CHECKED BY: SN	SCALE: 1"=50'		
CO.	RTE.	P.M.	DR.NO.
ALA	92	8.8X	2 OF 2

SCALE 1" = 50'



(RESCINDED ROUTE)

COUNTY OF ALAMEDA



- ① GARWOOD GLEN DR.
- ② ECHO SPRINGS DR.
- ③ CRICKET HILL DR.
- ④ JUNE MARIE CT.
- ⑤ PATRICIA CT.
- ⑥ BLAND ST.
- ⑦ WINDFELDT RD.

DD-036297-01-03

STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY	
DEPARTMENT OF TRANSPORTATION DISTRICT 4	
DIRECTOR'S DEED	
DD-036297-01-03	
DRAWN BY: SN	DATE: 4/13/2006
CHECKED BY: SN	SCALE: N.T.S.
CO. RTE.	P.M.
ALA 92	8.8X
	DR.NO. 1 OF 2

NOT TO SCALE

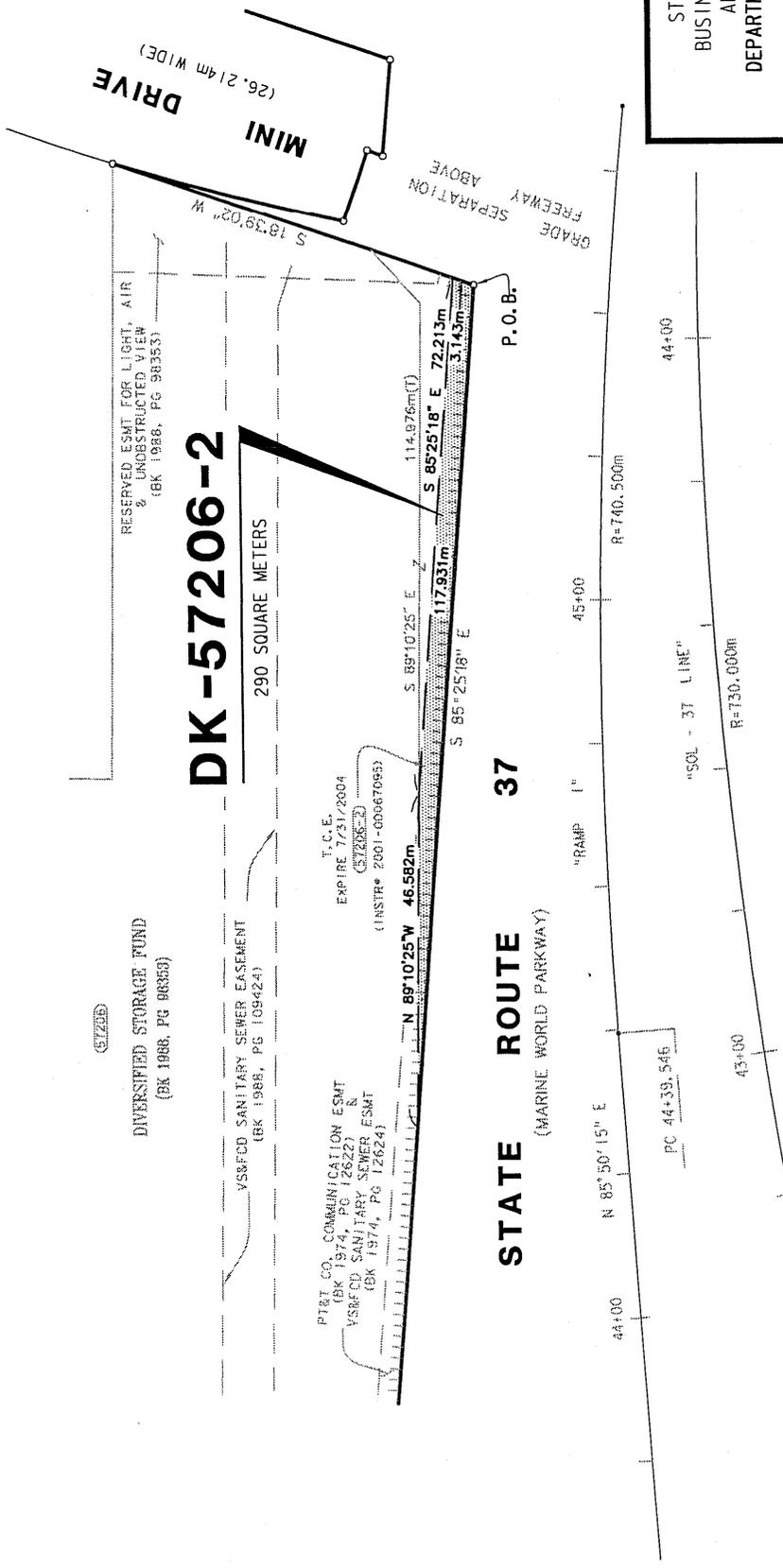
(RESCINDED ROUTE)

R-97A.00



CITY OF VALLEJO
COUNTY OF SOLANO

COORDINATES, BEARINGS AND DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 2. MULTIPLY DISTANCES SHOWN BY 0.9999489 TO OBTAIN GROUND LEVEL DISTANCES.



DK-57206-2
 290 SQUARE METERS

A-1303.16

LEGEND

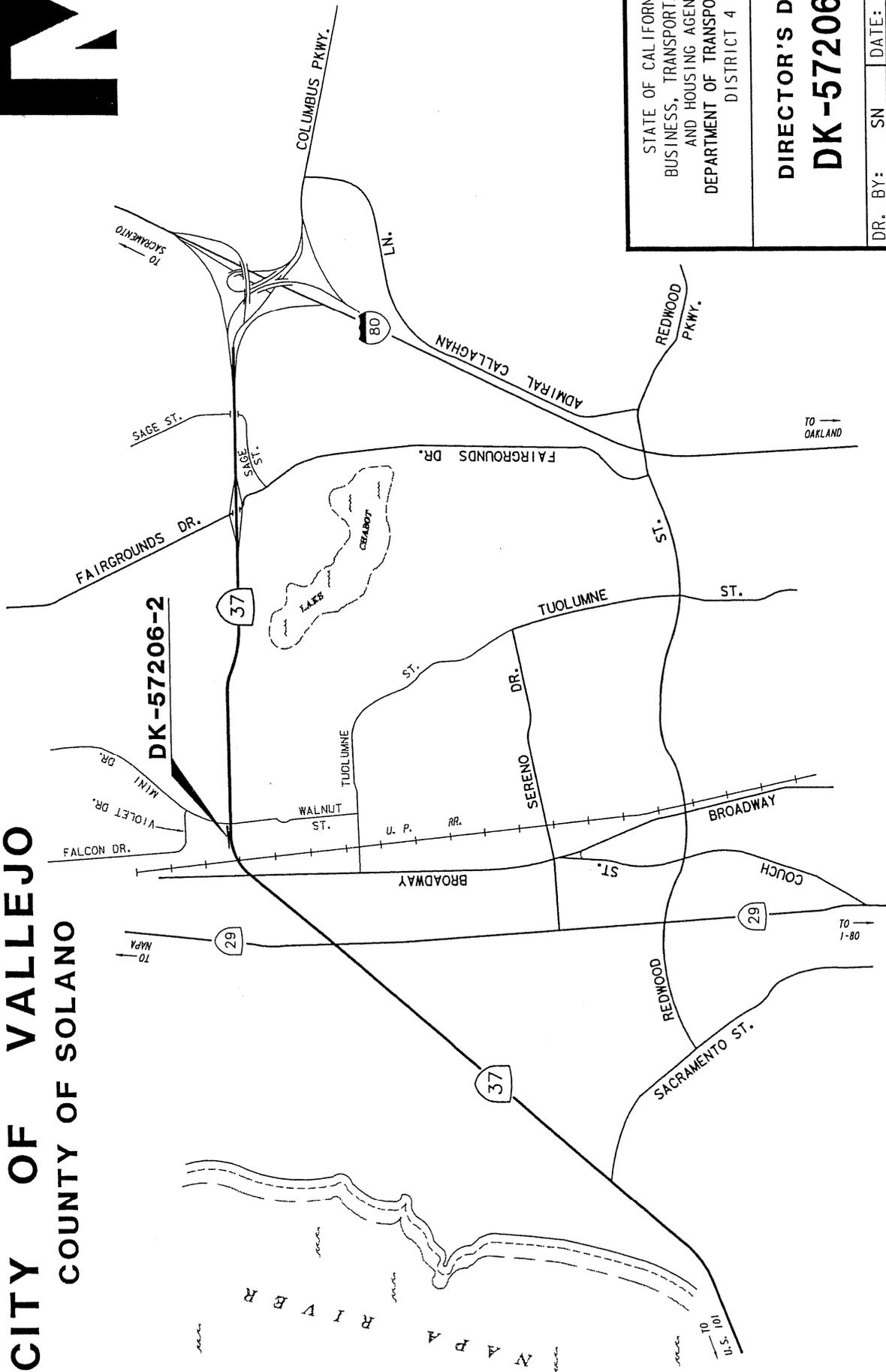
- ||| P.O.B.
- ACCESS PROHIBITED
- POINT OF BEGINNING

SCALE 1:1000



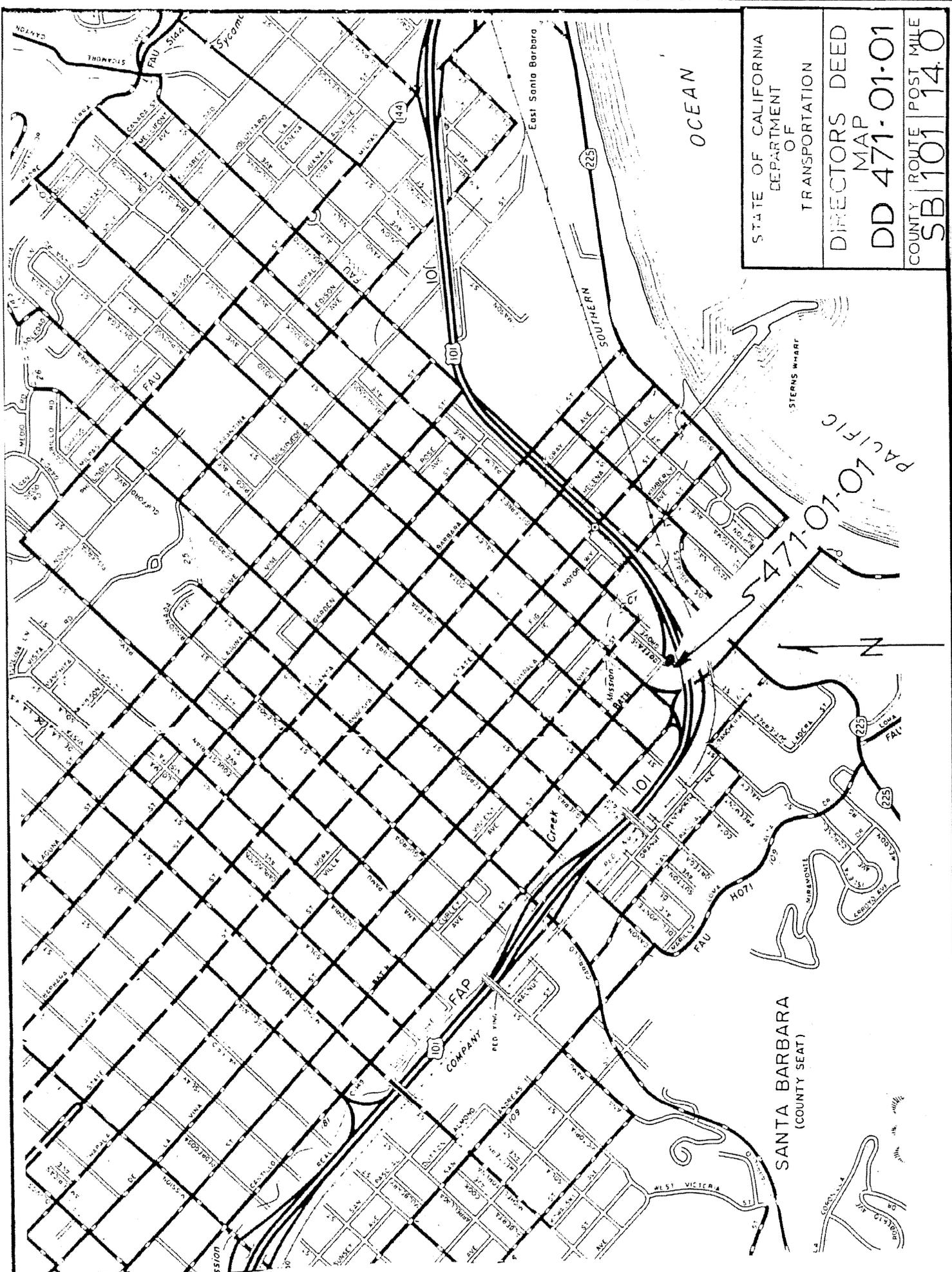
STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 4			
DIRECTOR'S DEED			
DK-57206-2			
DR. BY:	SN	DATE:	2/10/2005
CKD BY:	SN	SCALE:	1:1000
CO.	RTE.	K.P.	DR. NO.
SOL	37	16.0	2 OF 2

CITY OF VALLEJO
COUNTY OF SOLANO



STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 4			
DIRECTOR'S DEED DK-57206-2			
DR. BY:	SN	DATE:	2/10/2005
CKD BY:	SN	SCALE:	N.T.S.
CO.	RTE.	K.P.	DR. NO.
SOL	37	16.0	1 OF 2

NOT TO SCALE



STATE OF CALIFORNIA
 DEPARTMENT
 OF
 TRANSPORTATION
 DIRECTORS DEED
 MAP
 DD 471-01-01
 COUNTY ROUTE POST MILE
 SB|101|14.0

BARBARA

ANTIA

S

L

O

Y

I

C

253

BLOCK

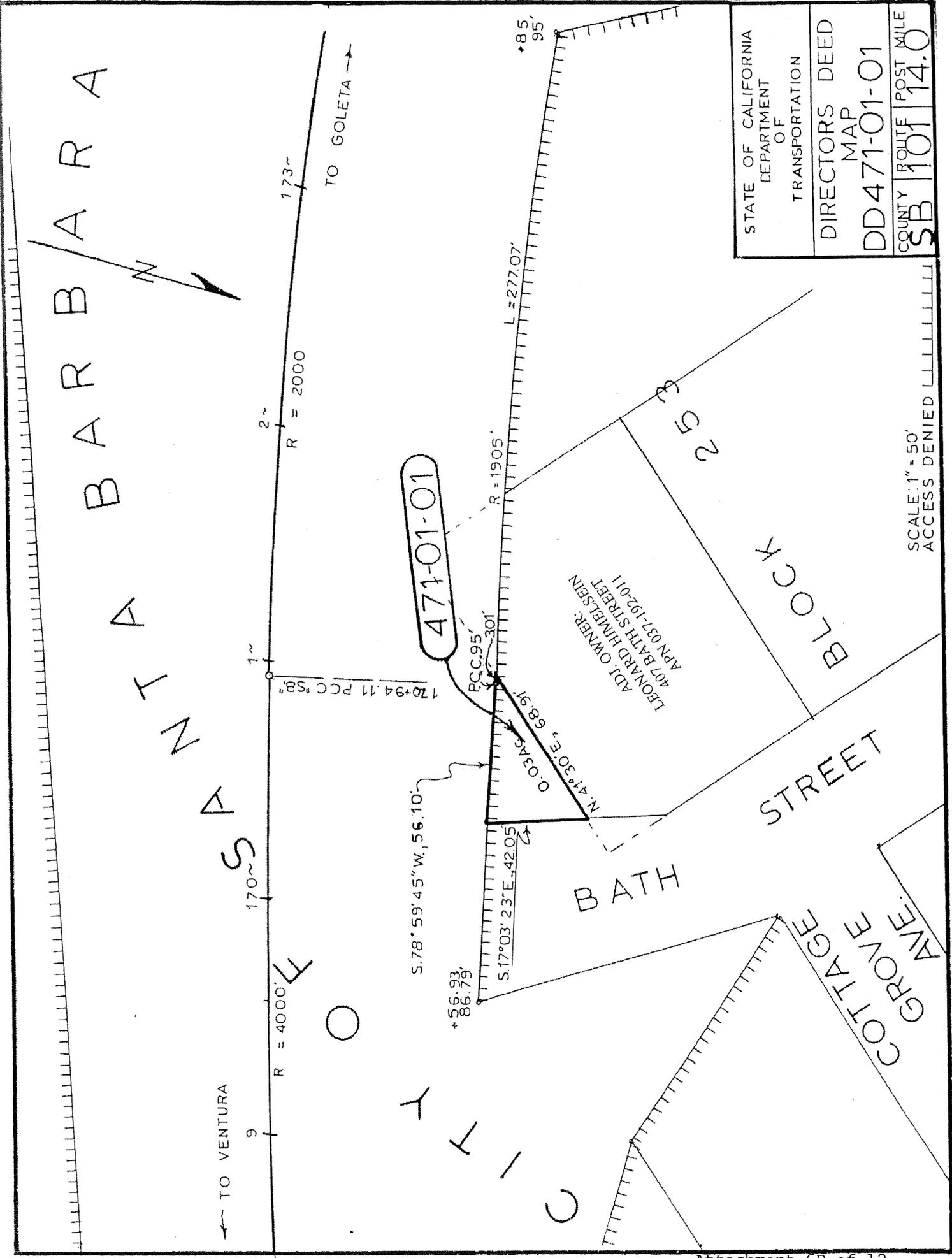
STREET

BATH

COTTAGE GROVE AVE.

TO VENTURA

TO GOLETA



9

170

R = 4000'

1

2

R = 2000

173

471-01-01

+56.93
86.79'

S.78°59'45"W, 56.10'

S.17°03'23"E, 42.05'

0.03AC

N.47°30'E, 68.9'

P.C.C.95'

301'

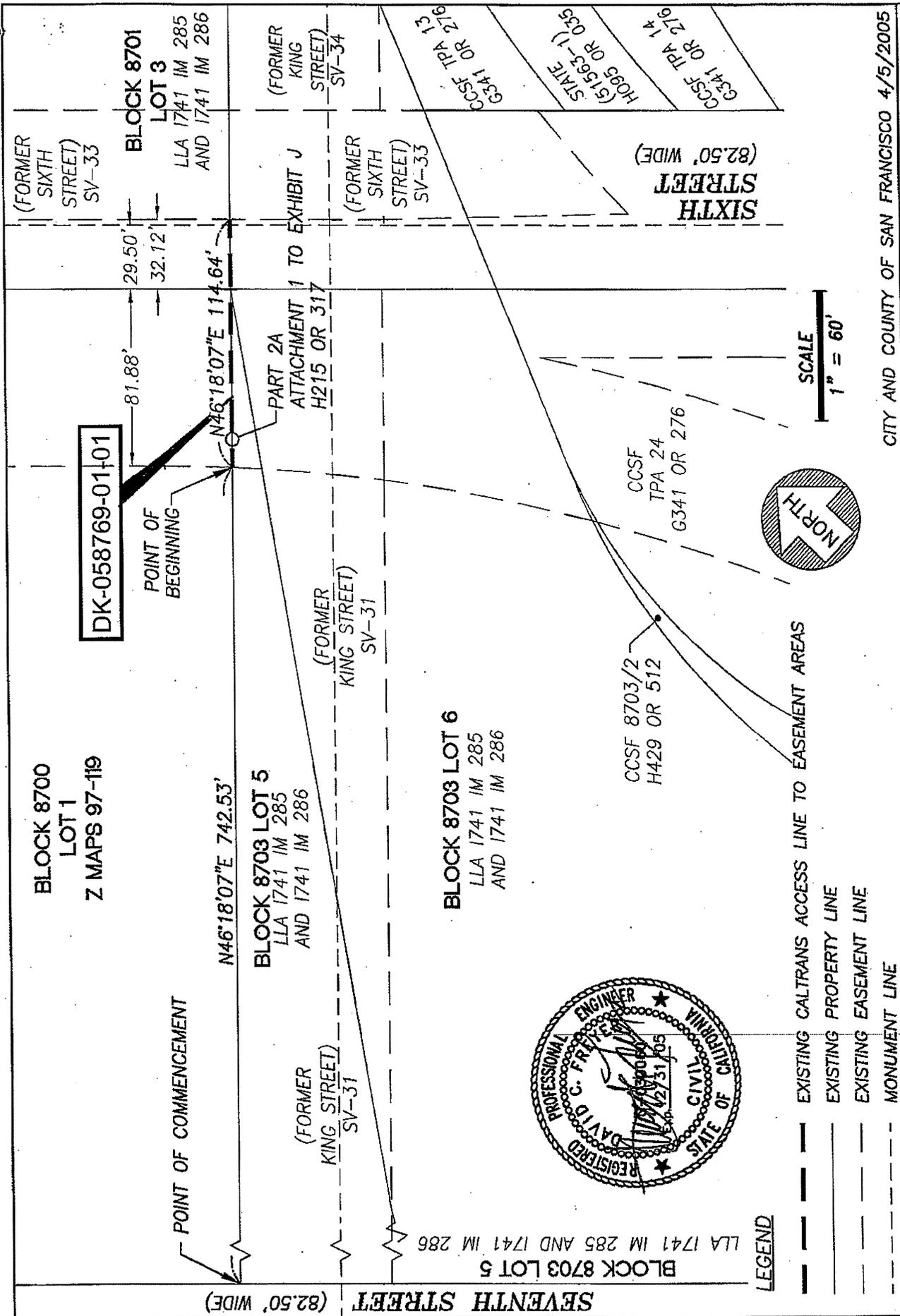
R = 1905'

L = 277.07'

+85.95'

STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION
DIRECTORS DEED MAP DD471-01-01
COUNTY ROUTE POST MILE SB 101 14.0

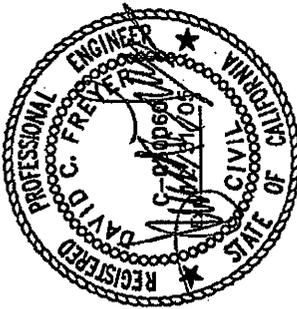
SCALE: 1" = 50'
ACCESS DENIED



CITY AND COUNTY OF SAN FRANCISCO 4/5/2005

EXHIBIT A-1
CALTRANS QUITCLAIM OF ACCESS EASEMENT
PER SECTION 6, H215 OR 317
PLAT TO ACCOMPANY LEGAL DESCRIPTION

F&L Freyer & Laureta, Inc.
civil engineers • surveyors • construction managers
144 North San Mateo Drive • San Mateo, CA 94401
(650)344-9901 • Fax (650)344-9920 • www.freyerlaureta.com



BLOCK 8700
LOT 1
Z MAPS 97-119

BLOCK 8703 LOT 5
LLA 1741 IM 285
AND 1741 IM 286

BLOCK 8703 LOT 6
LLA 1741 IM 285
AND 1741 IM 286

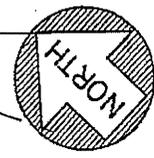
BLOCK 8701
LOT 3
LLA 1741 IM 285
AND 1741 IM 286

SEVENTH STREET (82.50' WIDE)

SIXTH STREET (82.50' WIDE)

DK-058770-01-01

- LEGEND**
- EXISTING CALTRANS ACCESS LINE TO EASEMENT AREAS
 - EXISTING PROPERTY LINE
 - EXISTING EASEMENT LINE
 - MONUMENT LINE



SCALE
1" = 60'

CITY AND COUNTY OF SAN FRANCISCO 4/5/2005

EXHIBIT A-1
CALTRANS QUITCLAIM OF ACCESS EASEMENT
PER SECTION 6, H215 OR 317
PLAT TO ACCOMPANY LEGAL DESCRIPTION

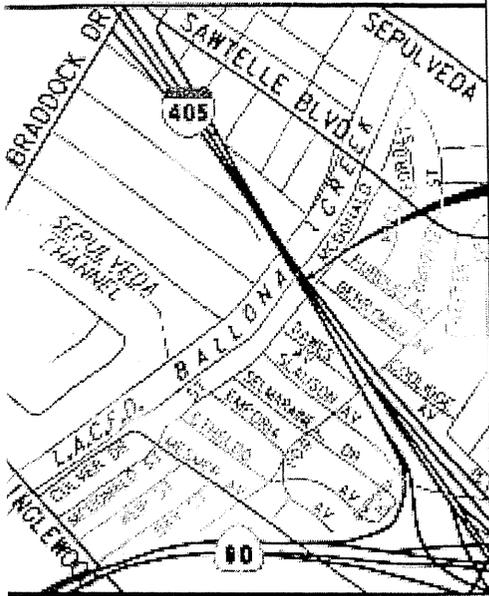
F&L Freyer & Laureta, Inc.
civil engineers • surveyors • construction managers
144 North San Mateo Drive • San Mateo, CA 94401
(650)344-9901 • Fax (650)344-9920 • www.freyerlaureta.com

CITY OF CULVER CITY

PORTION OF LOT 255
TRACT NO. 16955
MAP BOOK 393, PAGE 41

DIST	COUNTY	ROUTE	POST MILE
07	LA	405	4P42.1/42.8 PM26.2/26.6

PARCEL NO.	AREA	S.F.
76848-01-01	1759	S.F.
DD 76848-01-01	1759	S.F.



**DD76848
01-01**

1759 SF

L.A.C.F.D. SAN
BALLONA

PORTION OF TRACT 16955

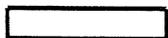
M.B. 392/41-44

BALLONA

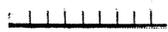
DIEGO
(I-405)

MCDONALD ST
UNDER CROSSING

BERRYMAN
AVE



AREA TO BE CONVEYED



STATE RETAINS ACCESS RIGHTS



INTERSTATE

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

DIRECTOR'S DEED DD 76848-01-01

SCALE: NONE

DRAWN BY: THOANG

CHEKED BY: JJUAN

DATE: 11-21-06

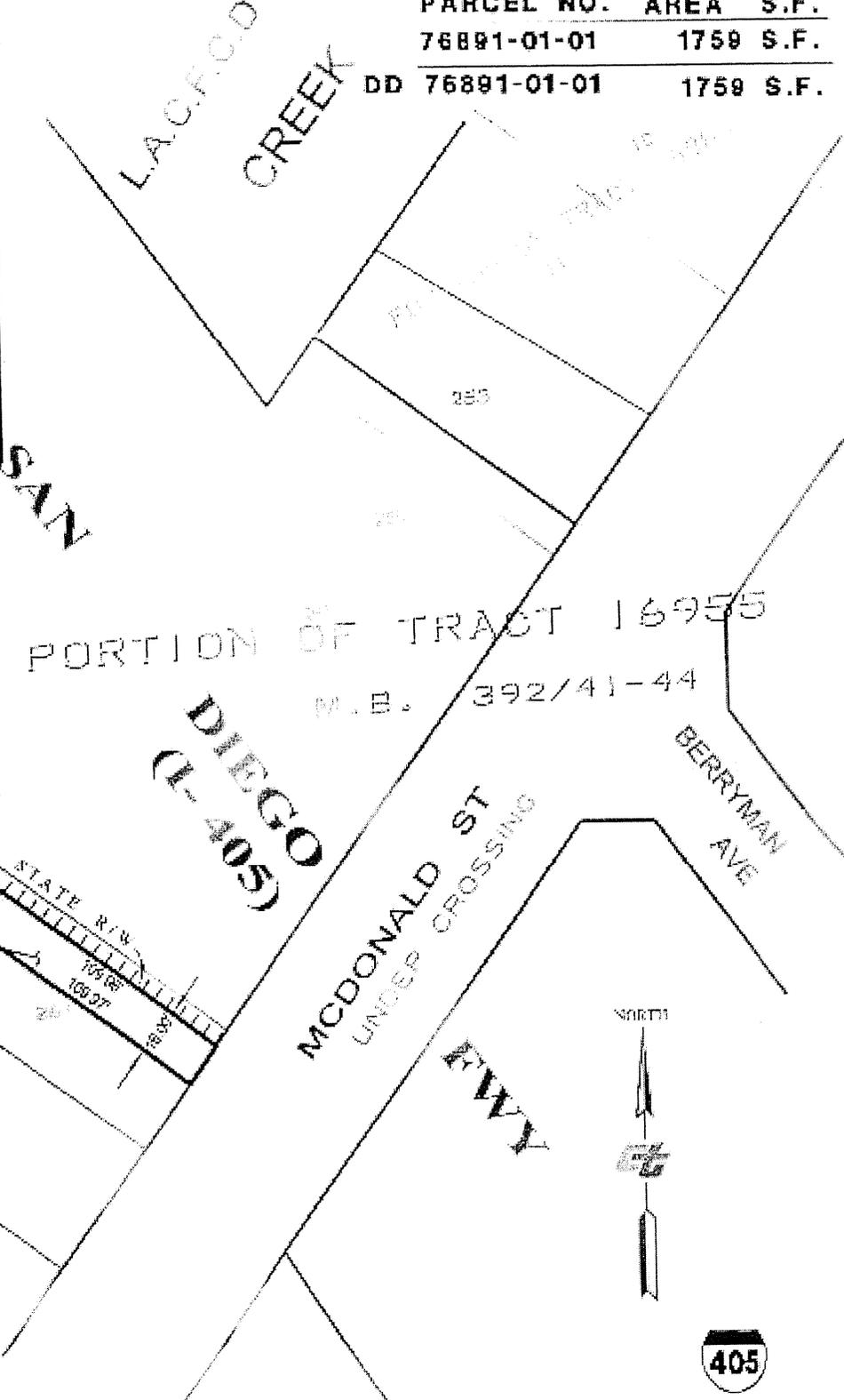
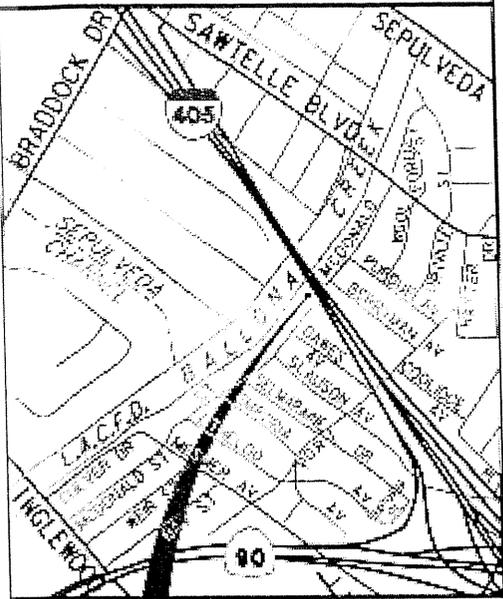
REF. MAP: 26078-C

CITY OF CULVER CITY

PORTION OF LOT 261
TRACT NO. 16955
MAP BOOK 393, PAGE 41

DIST	COUNTY	ROUTE	POST MILE
07	LA	405	KPM 1.1712.8 FM 26.2/26.6

PARCEL NO.	AREA	S.F.
76891-01-01	1759	S.F.
DD 76891-01-01	1759	S.F.



1759 SF
**DD76891
01-01**

PORTION OF TRACT 16955
M.B. 392/41-44

**DIEGO
(L-405)**

BALLONA

**MCDONALD ST
UNDER CROSSING
FWY**

**BERRYMAN
AVE**



INTERSTATE

AREA TO BE CONVEYED
STATE RETAINS ACCESS RIGHTS

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07
PLAT ACCOMPANYING
DIRECTOR'S DEED DD 76891-01-01

SCALE: NONE
DRAWN BY: THOANG
CHECKED BY: JJUAN
DATE: 11-21-06
REF. MAP: 26078-C

CITY OF SAN BERNARDINO

M.B. 3/54

6

DDA07042-01-01

BLK 2 URBINA

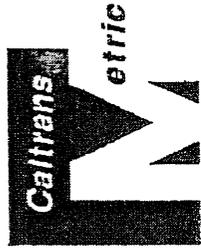
Sean E T Whaley

3

HUFF STREET

EXISTING R/W

EXHIBIT "C"



DISTRICT	COUNTY	ROUTE	POST MILE	NUMBER
08	Sbd	215	pm 6.00 kp 9.60	DDA07042-01-01

STATE OF CALIFORNIA
BUSINESS & TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

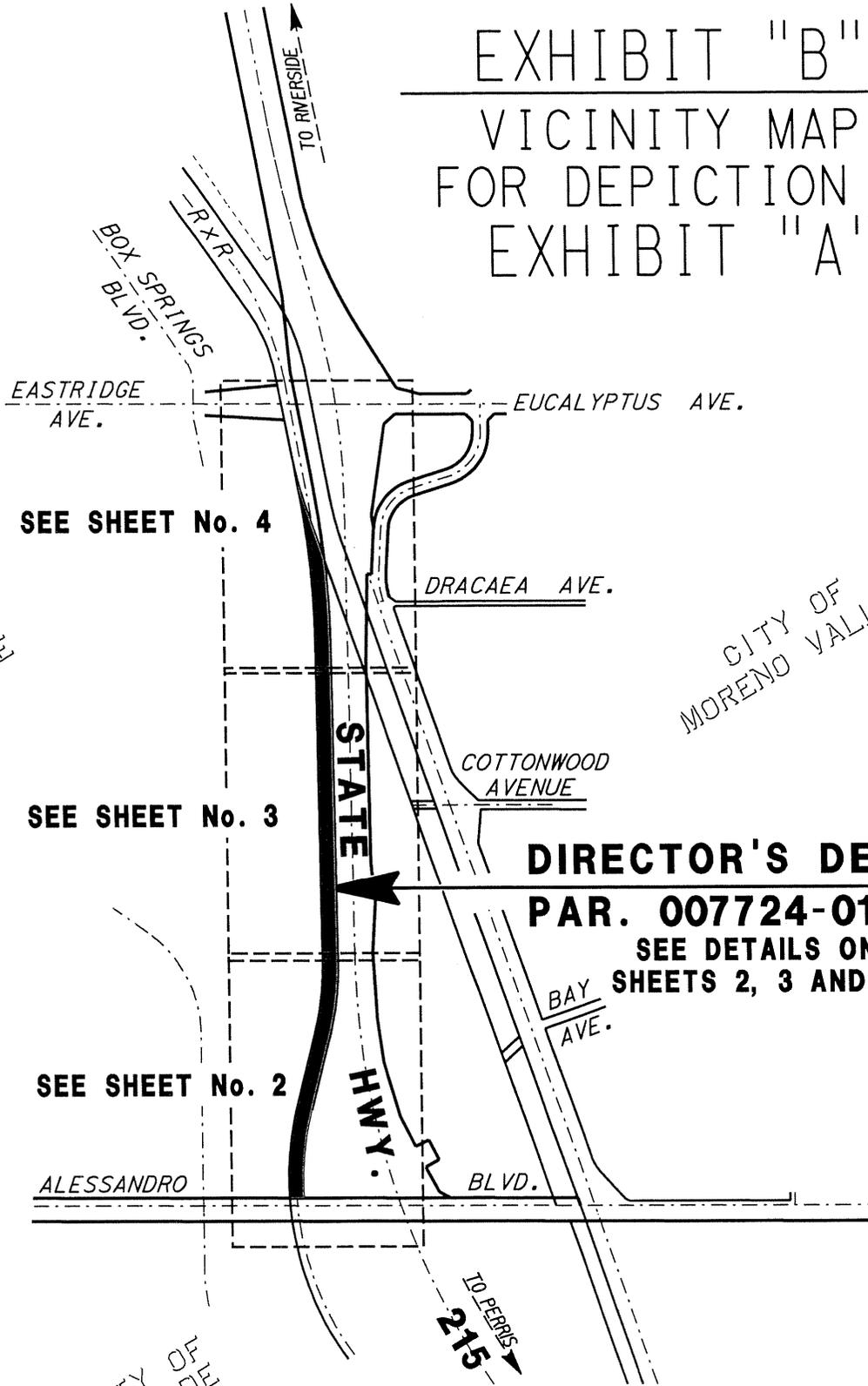
DIRECTOR'S DEED PLAT

NO SCALE:

1-03-05

DISTRICT	COUNTY	ROUTE	POST MILE	PARCEL NUMBERS
08	RIV	215	36.5-37.6	DD007724-01-05

EXHIBIT "B"
VICINITY MAP
FOR DEPICTION OF
EXHIBIT "A"



CITY OF RIVERSIDE

CITY OF MORENO VALLEY

SEE SHEET No. 4

SEE SHEET No. 3

SEE SHEET No. 2

DIRECTOR'S DEED
PAR. 007724-01-05
SEE DETAILS ON
SHEETS 2, 3 AND 4



COUNTY OF RIVERSIDE
MARCH AIR RESERVE BASE

STATE DEPARTMENT OF TRANSPORTATION
VICINITY MAP FOR DIRECTOR'S DEED
DD007724-01-05

SCALE: N.T.S.	DATE: JAN. 2006	SHEET No. 1 OF 4
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REF. INFO. : DIST. #08 R/W MAP 451200-9,10,11