

Memorandum

To: CHAIR AND COMMISSIONERS

CTC Meeting: November 8-9, 2006

Reference No.: 2.4d.
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 (Commission) authorize the execution of the 14 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.

ISSUE:

The director's deeds included in this item involve an estimated current value of \$2,541,436. The State will receive a return of \$2,790,400 from the sale of these properties. Commission approval of these director's deeds is needed in order to continue with the sale of these properties. A recapitulation of the items presented and corresponding maps are attached.

<u>01-04-SF-101-PM 0.8</u>	San Francisco
Disposal Unit DD 002675-01-01	19,012 sf
Convey to: City and County of San Francisco, a municipal corporation	Negotiated Settlement \$800,000 (Appraisal \$825,000)

The selling price reflects the highest possible value obtained through negotiation by the Department's Right of Way and San Francisco Legal Divisions in a mediation with the City and County of San Francisco (City) before Judge Richard Patsey. The City initiated an eminent domain action against the Department. This conveyance constitutes settlement in lieu of court proceedings. The City's appraisal was in the amount of \$508,000.

<u>02-06-Fre-33-PM 16.4</u>	Coalinga
Disposal Units DD 060175-01-01	2.00 ac
Convey to: Ramiro Rodriguez	\$258,000 (PSE \$174,036)

Selling price represents the highest bid received at the first public sale. There were nine active bidders at this auction.

03-07-LA-105-PM 2.6
Disposal Unit DD 072800-01-01
Convey to: Ritchie R. Roberts

Los Angeles County
2,388 sf
\$25,000 (PSE \$5,000)

Selling price represents the highest bid received at the second public sale. This parcel was decertified at the request of an adjoining owner, who later declined to purchase. Consequently, the parcel was offered at a public auction on June 26, 2006, but no bid was received. On September 25, 2006, there were 20 registered and five active bidders, yielding the high bid of \$25,000.

04-07-LA-105/405-PM 20.3
Disposal Unit DD 054076-01-01
Convey to: David Golban, Inc

Hawthorne
26,241 sf
\$685,000 (PSE \$525,500)

Selling price represents the highest bid received at the second public sale. There were 11 registered and three active bidders.

05-07-LA-134-PM 2.17
Disposal Unit DK 002750-01-01
Convey to: City of Burbank

Burbank
6,676 sf
\$0 (Appraisal n/a)

Conveyance is pursuant to Freeway Cooperative Agreement number 07-4526, dated October 8, 2002. Under the terms of that agreement, the City of Burbank Department of Water & Power acquired and relocated an existing freeway off-ramp to State specifications at city expense. In turn, the Department agreed to convey the former ramp area to the City of Burbank at no cost upon completion of the new ramp.

06-07-LA-210-PM 10.3
Disposal Unit DD 061225-01-01
Convey to: The L.A. International Golf Club

Los Angeles County
500 sf
\$200 (Appraisal \$200)

Direct sale to an adjoining owner. Selling price represents the appraised value of a landlocked parcel to the adjoining owner.

07-07-LA-210-PM 10.3
Disposal Unit DD 069326-01-01
Convey to: The L.A International Golf Club

Los Angeles County
13,780 sf
\$4,800 (Appraisal \$4,800)

Direct sale to an adjoining owner. Selling price represents the appraised value of a landlocked parcel to the adjoining owner.

08-07-LA-30-PM 5.5
Disposal Unit DD 0B3042-03-01
Convey to: Sunrise Senior Living, Inc.

Claremont
20,891 sf
\$20,500 (PSE \$10,000)

Selling price represents the highest bid received at the first public sale. The property is landlocked and fully encumbered by a drainage easement that precludes development. There were 11 registered and two active bidders.

09-07-LA-5-PM 8.3

Disposal Units DD 000200-01-01; 075107-01-01

Convey to: FRGS Investment Group, LLC

Downey

24,107 sf

\$929,000 (PSE \$929,000)

Selling price represents the highest bid received at the first public sale. There were 11 registered and one active bidder. Disposal Units DD 000200-01-01 and DD 075107-01-01 were combined and sold as one property.

10-08-Riv-10-PM 12.8

Disposal Unit DK A05793-01-01

Convey to: Banning @ 8th Street, LLC

Banning

35 LF (Access Rights)

\$100 (Appraisal \$100)

Sales price represents the appraised value received via a direct sale to adjoining owner of access rights only. These rights neither add to an existing access opening nor create a new access opening, and will be dedicated to the City of Banning for street purposes.

11-11-SD-8-PM 25.7

Disposal Unit DD 010736-02-01

Convey to: The Turvey Revocable Trust

El Cajon

1.02 ac

\$65,300 (Appraisal \$65,300)

Direct sale to an adjoining owner. The selling price represents the appraised value received. This parcel is irregular in shape and size and has no physical or legal access. Therefore, it is incapable of independent development.

12-12-Ora-1-PM 20.1

Disposal Unit DK 073170-01-01

Convey to: Orange County Sanitation District

Orange

282 sf

1,000 (Appraisal \$ 1,000)

Direct Sale to adjoining owner. Selling price represents the appraised value of a drainage easement parcel to the adjoining owner.

13-12-Ora-55-PM 10.81

Disposal Unit DD 101505-01-01

Convey to: City of Orange

Orange

1,938 sf

\$1,000 (Appraisal \$1,000)

Direct sale to an adjoining owner. Selling price represents the highest obtainable offer for the property from the City of Orange. Offers to the other two adjoining owners, Young Men Christian Association (YMCA) of Orange and Orange County Flood Control District (OCFCD) were rejected.

14-12-Ora-55-PM 10.81

Disposal Unit DD 101505-01-02

Convey to: City of Orange

Orange

1,001 sf

\$500 (Appraisal \$500)

Direct sale to an adjoining owner. Selling price represents the highest obtainable offer for the property from the City of Orange. Offers to the other two adjoining owners, Young Men Christian Association (YMCA) of Orange and Orange County Flood Control District (OCFCD) were rejected.

Attachments

SUMMARY OF DIRECTOR'S DEEDS 2.4d.

PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION - NOVEMBER 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					0	\$0	\$0	
04	1				1	\$825,000	\$800,000	97%
05					0	\$0	\$0	
06		1			1	\$174,036	\$258,000	148%
07	3	4			7	\$1,474,500	\$1,664,500	113%
08	1				1	\$100	\$100	100%
09					0	\$0	\$0	
10					0	\$0	\$0	
11	1				1	\$65,300	\$65,300	100%
12	3				3	\$2,500	\$2,500	100%
Total	9	5	0	0	14	\$2,541,436	\$2,790,400	110%

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	\$2,541,436	\$2,790,400	110%
Public Sales	5	\$0	\$0	
Non-Inventory Conveyances	0	\$0	\$0	
Sub-Total	14	\$2,541,436	\$2,790,400	110%
Other Funded Sales	0	\$0	\$0	
Total	14	\$2,541,436	\$2,790,400	110%

CITY AND COUNTY OF SAN FRANCISCO

DD-002675-01-01

19,012 SQ. FT.
INCLUDING 10,306 SQ. FT.
TO BE QUITCLAIMED

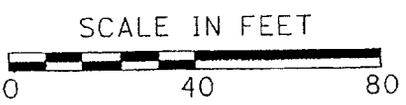
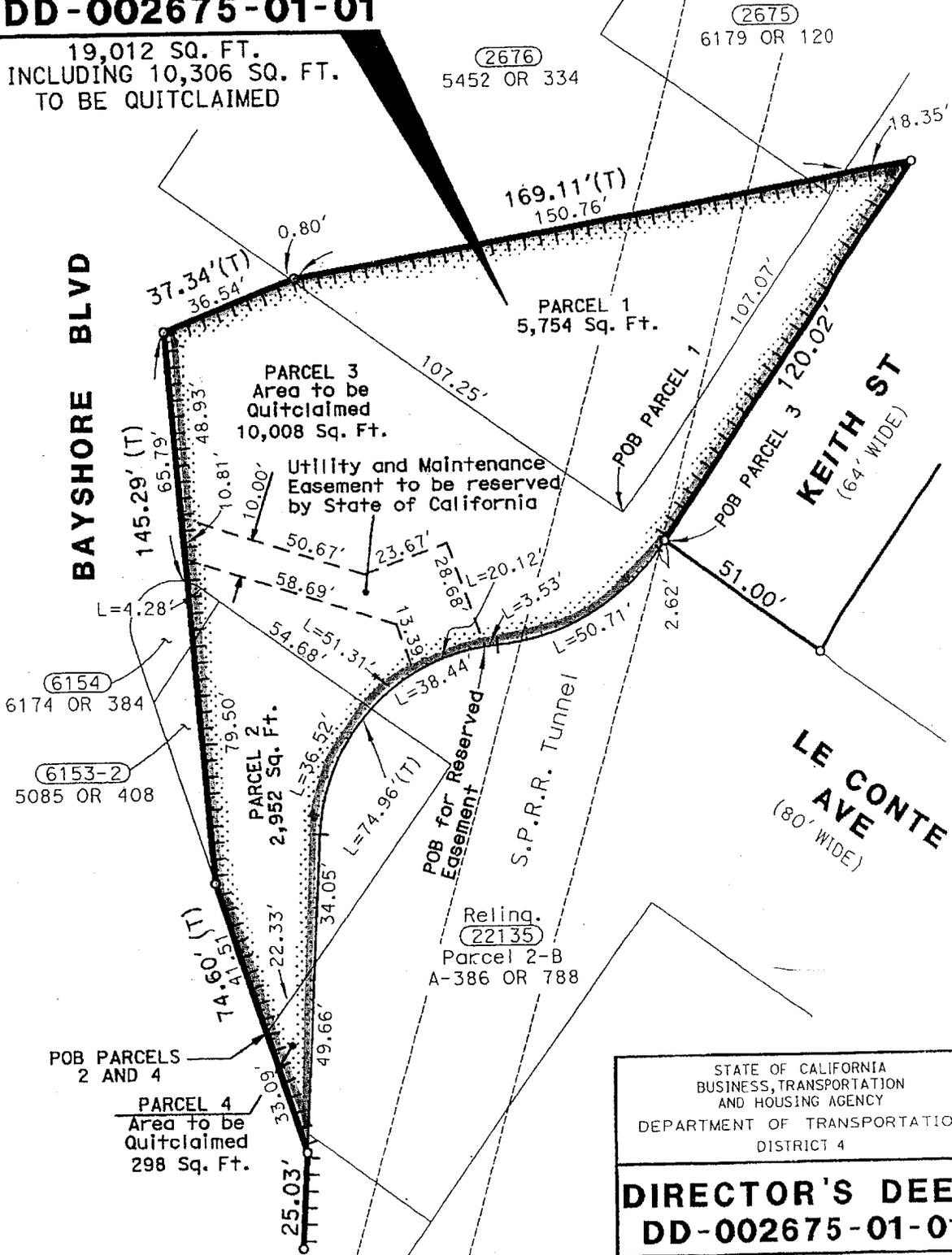


STATE ROUTE 101

BAYSHORE BLVD

KEITH ST
(64' WIDE)

LE CONTE AVE
(80' WIDE)



LEGEND

ACCESS PROHIBITED [Symbol]

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

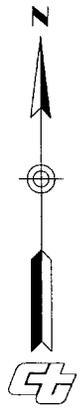
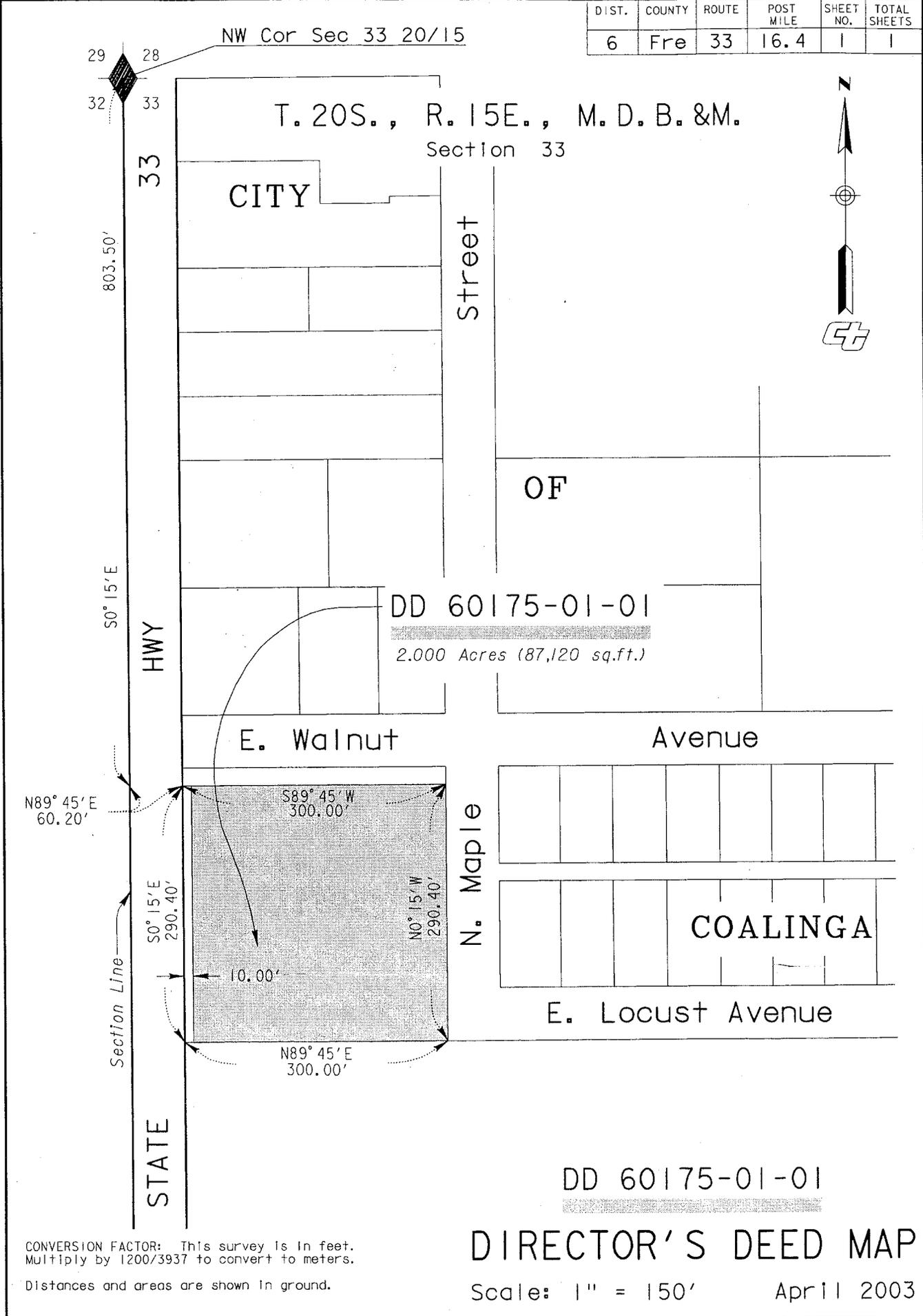
DIRECTOR'S DEED
DD-002675-01-01

DRAWN BY: AZ		DATE: 10/2005	
CHECKED BY: SN		SCALE: 1"=40'	
CO.	RTE.	P.M.	DR.NO.
SF	101	0.8	2 OF 2

R-26.8

Drawn By: C. J. B. Date: 02-06-2003
 Checked By: Date:

DIST.	COUNTY	ROUTE	POST MILE	SHEET NO.	TOTAL SHEETS
6	Fre	33	16.4	1	1

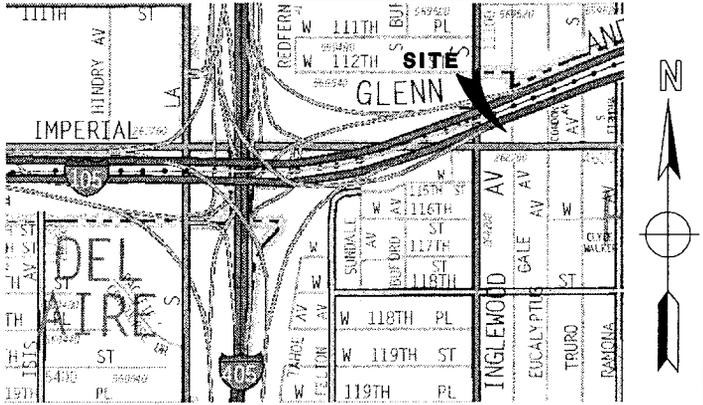


CONVERSION FACTOR: This survey is in feet.
 Multiply by 1200/3937 to convert to meters.
 Distances and areas are shown in ground.

DD 60175-01-01
DIRECTOR'S DEED MAP
 Scale: 1" = 150' April 2003

CITY OF HAWTHORNE

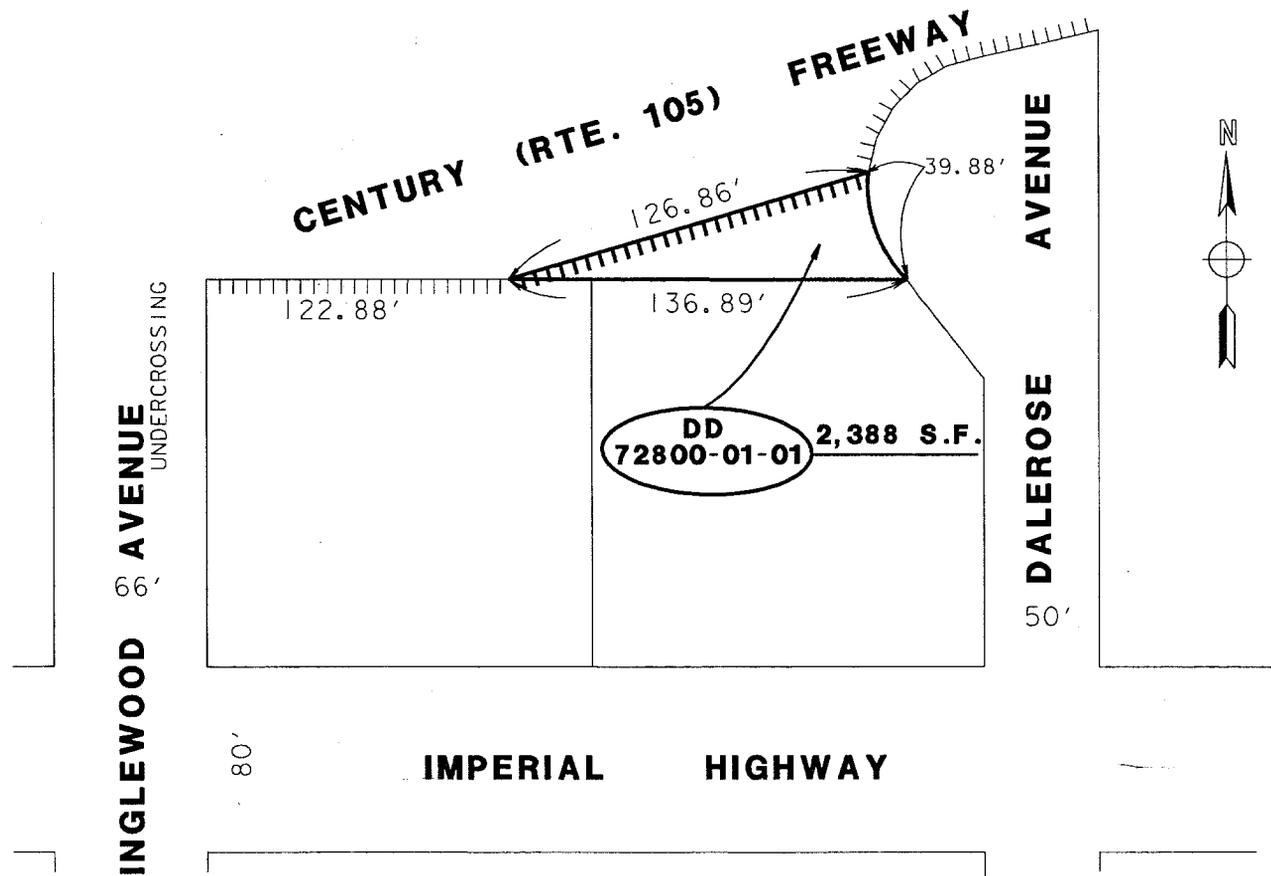
DIST	COUNTY	ROUTE	POST MILE
07	LA	105	2.6



LOCATION MAP NO SCALE

PARCEL NO.
DD 72800-01-01

AREA S.F.
2,388 S.F.



STATE RETAINS ACCESS RIGHTS

INTERSTATE CITY OF HAWTHORNE

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

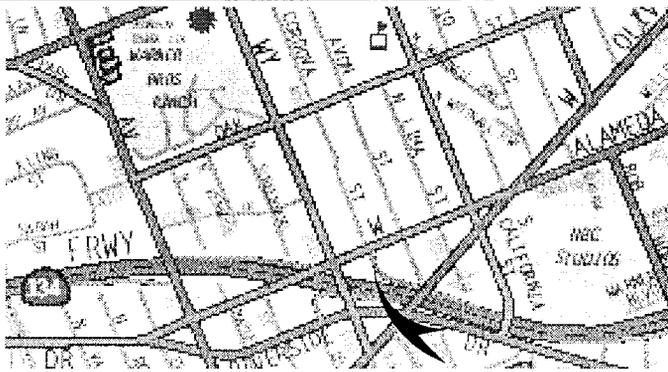
PLAT ACCOMPANYING

DIRECTOR'S DEED DD 72800-01-01

SCALE: NONE
 DRWN: FC CHKD: JNV
 DATE: 05-24-2005

REF. MAP: F1157-4

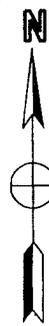
CITY OF BURBANK



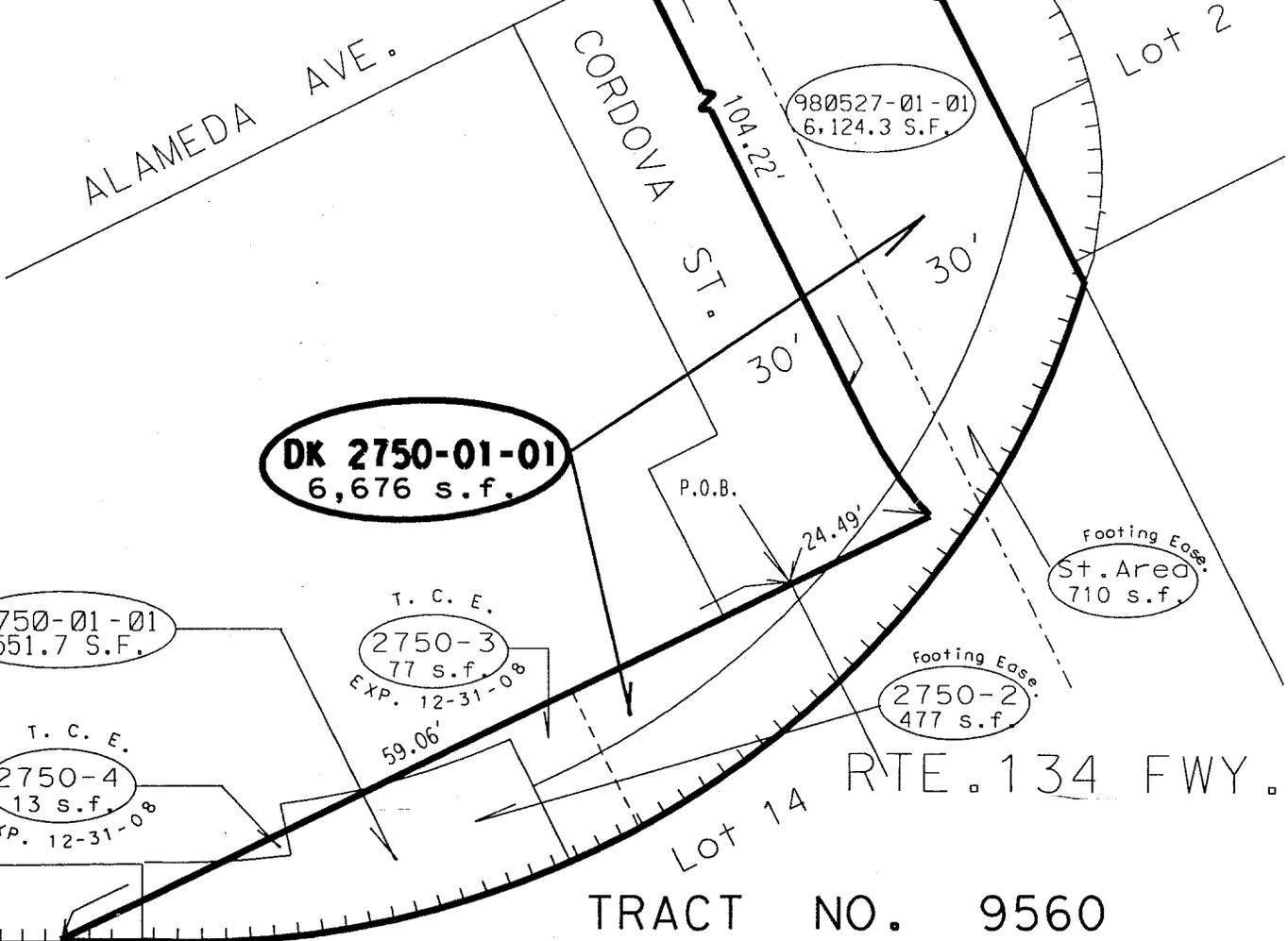
LOCATION MAP

DIST	COUNTY	ROUTE	POST MILE
07	LA	134	KP 3.5

PARCEL NO.	AREA
980527-01-01	6,124.3 S.F.
2750-01-01	551.7 S.F.
DK 2750-01-01	6,676 S.F.
FOOTING EASE (2750-2)	477 S.F.
FOOTING EASE (STREET AREA)	710 S.F.
TOTAL PERM FT. EASE	1,187 S.F.



CITY OF BURBANK



TRACT NO. 9560
M. B. 133 - 43/44

STATE RETAINS ACCESS RIGHTS

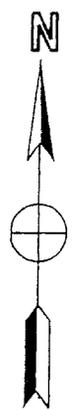
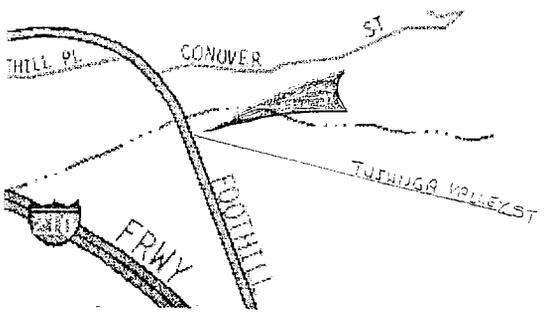
STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING
DIRECTOR'S DEED DK 2750-01-01
REF. MAP: F 26163-C

SCALE: NONE
DRWN: JM CH: CD
DATE: 02-28-06

CITY OF LOS ANGELES

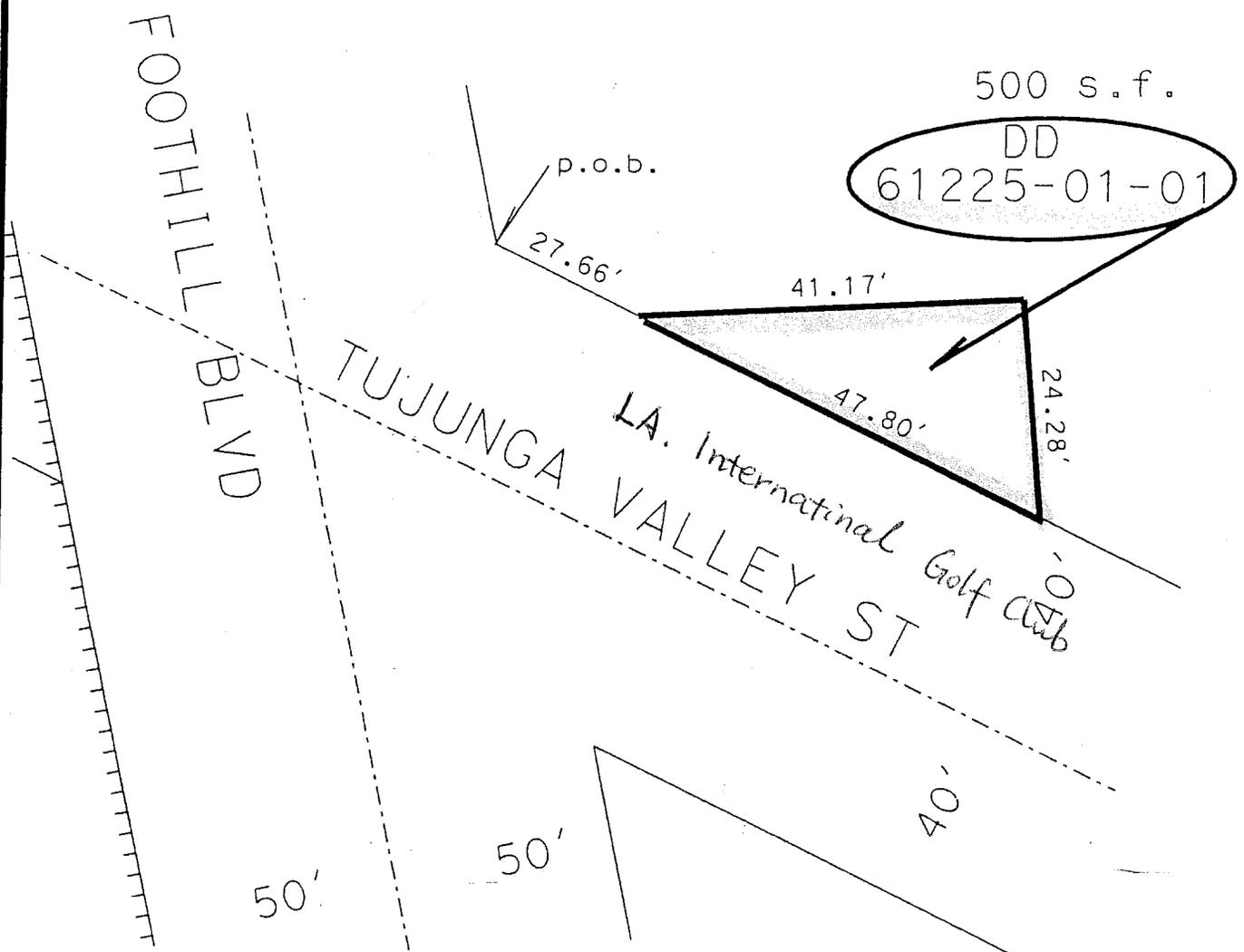
DIST	COUNTY	ROUTE	POST MILE
07	LA	210	10.3



PARCEL NO. AREA
 DD 61225-01-01 500 S.F.

LOT 3 OF THE WEST PORTION
 OF THE TUJUNGA RANCH

BOOK 29 PAGES 51 AND 52



INTERSTATE

CITY OF LOS ANGELES

STATE RETAINS ACCESS RIGHTS

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

SCALE: NONE

PLAT ACCOMPANYING

DRWN: JM CH: CD

DIRECTOR'S DEED DD 61225-01-01

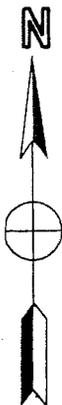
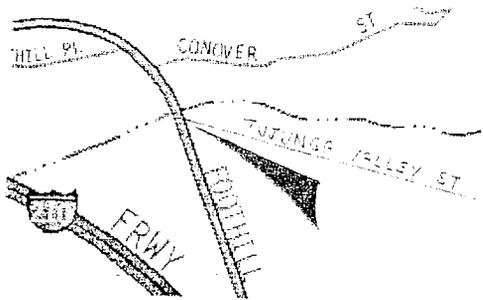
DATE: 04-25-06

REF. MAP: F-1203-5

CITY OF LOS ANGELES

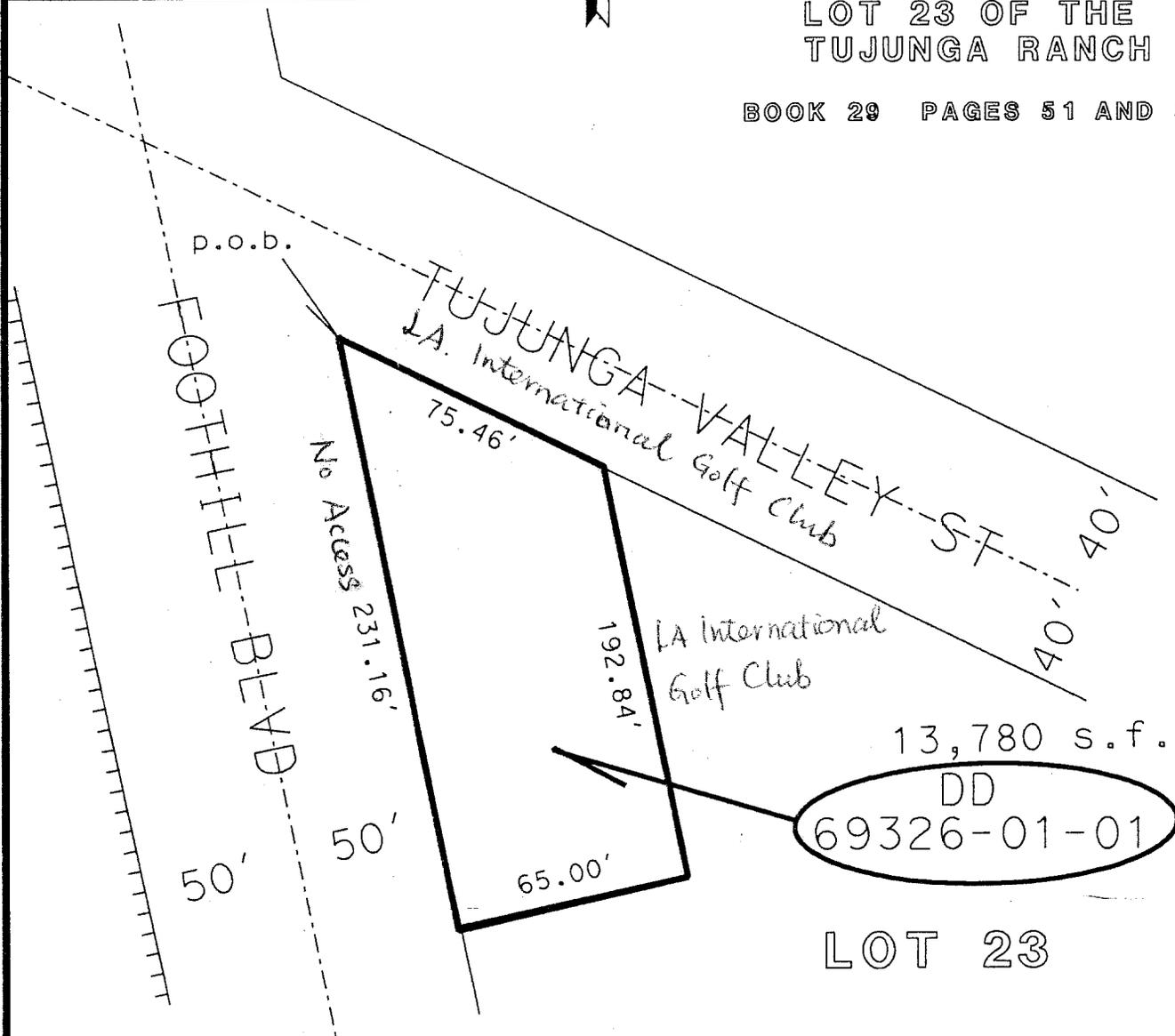
DIST	COUNTY	ROUTE	POST MILE
07	LA	210	10.3

PARCEL NO. AREA
 DD 69326-01-01 13,780 S.F.



**LOT 23 OF THE
 TUJUNGA RANCH**

BOOK 29 PAGES 51 AND 52



STATE RETAINS ACCESS RIGHTS

CITY OF LOS ANGELES

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

SCALE: NONE

PLAT ACCOMPANYING

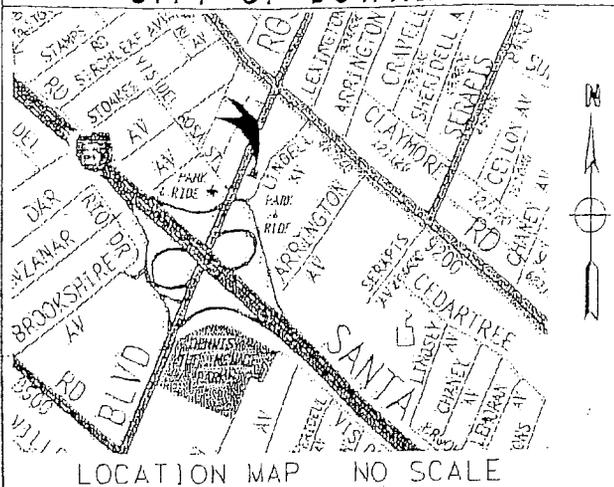
DRWN: JM CH: CD

DIRECTOR'S DEED DD 69326-01-01

DATE: 04-25-06

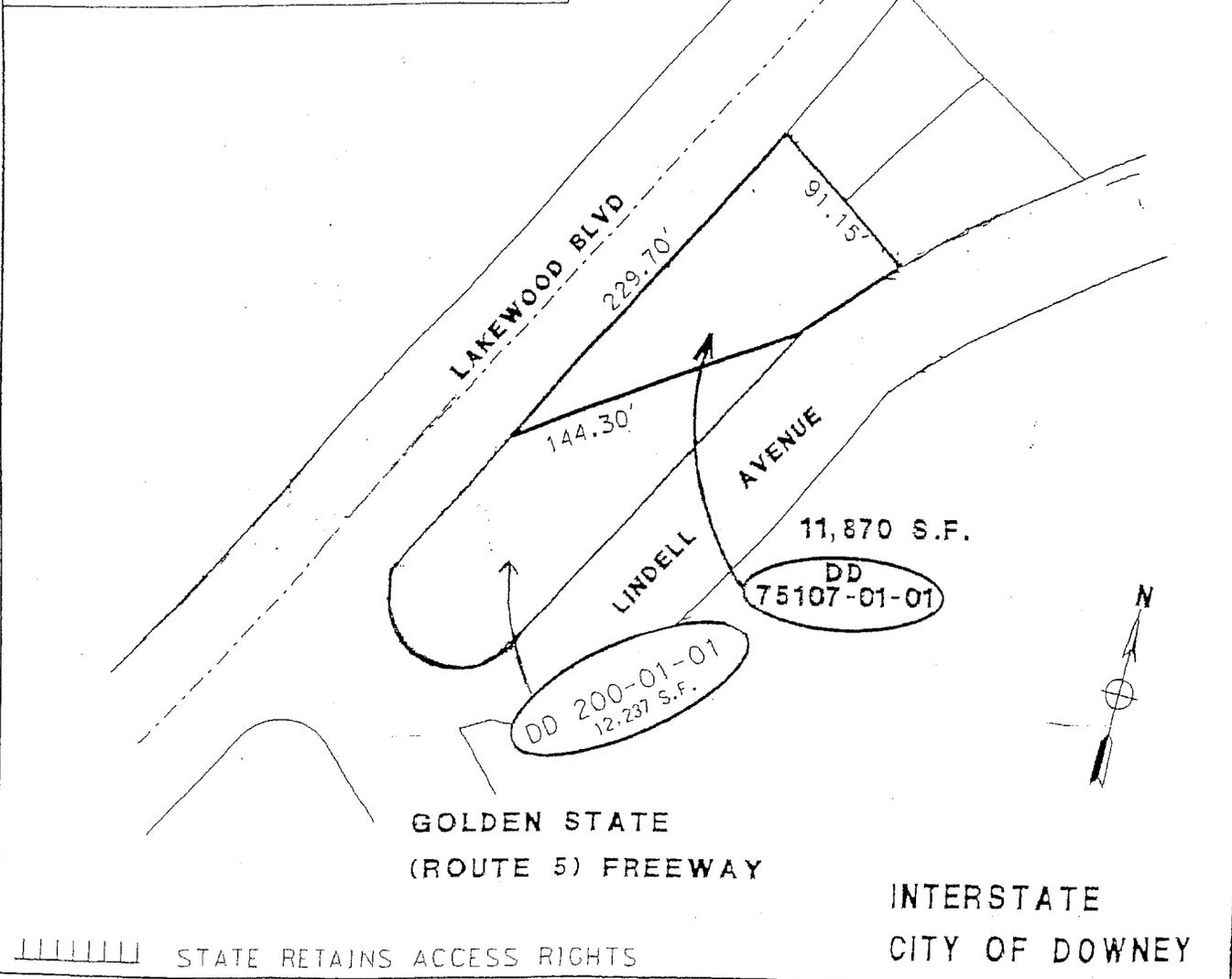
REF. MAP: F-1203-5

CITY OF DOWNEY



DIST	COUNTY	ROUTE	POST MILE
07	LA	5	8.3

PARCEL NO.	AREA S.F.
DD 200-01-01	12,237 S.F.
DD 75107-01-01	11,870 S.F.
TOTAL	24,107 S.F.



STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

DIRECTOR'S DEED DD 200-01-01
DIRECTOR'S DEED DD 75107-01-01

SCALE: NONE
 DRWN: FC CHKD: JM
 DATE: 06-30-2006

REF. MAP: F2004-7

PREPARED BY:

INDER ENGINEERING, INC.
 2651 E CHAPMAN AVENUE
 SUITE 101
 FULLERTON, CALIF. 92831
 PHONE: (714) 680-9641

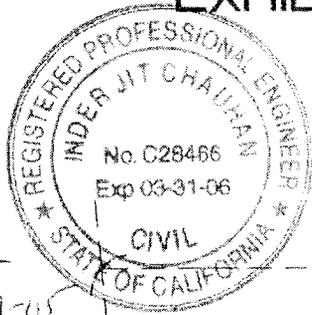


EXHIBIT 'B'

BASIS OF BEARINGS
 THE BEARINGS OF NORTH 89° 45' 16" WEST
 FOR CENTERLINE OF RAMSEY STREET AS
 SHOWN ON CAL TRANS RIGHT-OF-WAY
 MAP VIII-RIV.-26-BAN,C SHEET 5 OF 15.
 FOR REFERENCE ONLY

Inderjit Chauhan
 INDER JIT CHAUHAN (U-D)-US
 RCE 28466 EXP. 3-31-2006

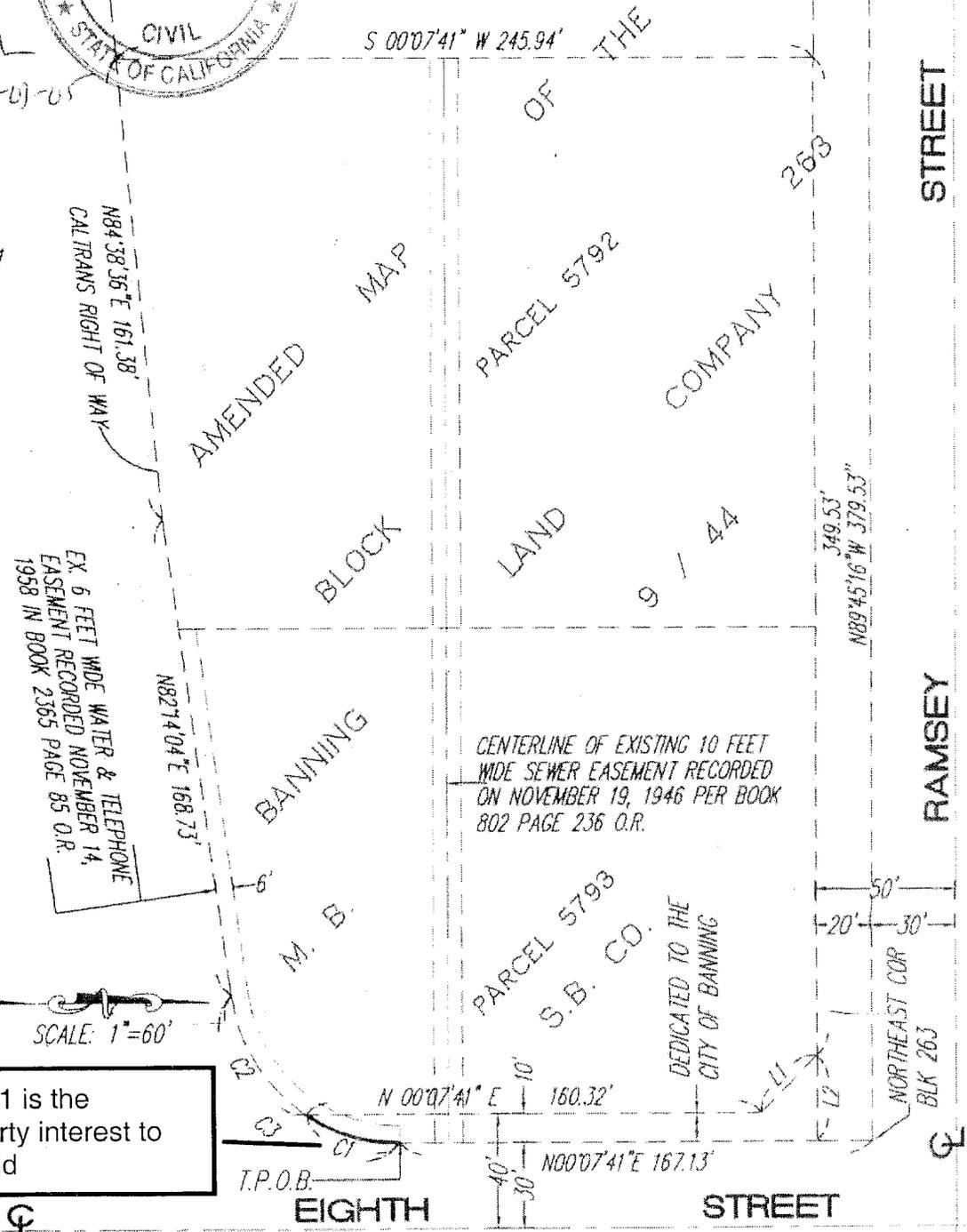
OWNER

WESTLAND COMMERCIAL
 2651 IRVINE. AVE. STE. 141
 COSTA MESA, CA. 92627
 PHONE: (949) 631-4337

CURVE TABLE				
CURVE	DELTA	LENGTH	RADIUS	TANGENT
C1	33°33'26"	35.14'	60.00'	18.09'
C2	48°32'57"	50.84'	60.00'	27.06'
C3	82°06'23"	85.98'	60.00'	52.26'

LINE TABLE	
LINE	BEARING
L1	N44°48'47"W
L2	N89°45'16"W

line C1 is the property interest to be sold



CALTRANS, COUNTY OF RIVERSIDE

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 2 OF 2

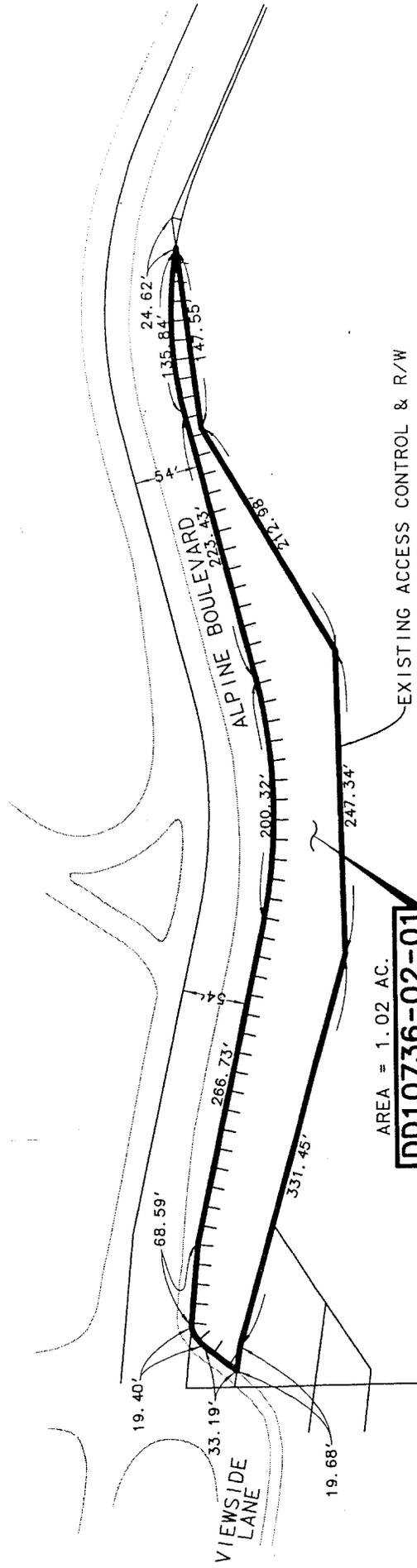
SCALE: 1"=60' DRAWN BY: SATPAL DATE 09-27-05 SUBJECT: ACCESS CONTROL BOUNDARY
 CHKD BY: DATE

EXHIBIT "B"

COUNTY OF SAN DIEGO
 T. 15 S., R. 2 E., S.B.M.,
 Por. Section 19



11-SD-08
 P.M. 25.7



EXISTING ACCESS CONTROL & R/W

AREA = 1.02 AC.
DD10736-02-01

SOUTHWEST CORNER
 OF THE EASTERLY
 4 ACRES OF LOT 1

STATE OF CALIFORNIA BUSINESS & TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 11			
EXCESS PARCEL MAP DD10736-02-01			
RIGHT OF WAY MAP NO.	ROUTE	POST MILES	SCALE
SD	8	25.7	NONE
Por. 14659		SHEET 2 OF 2	

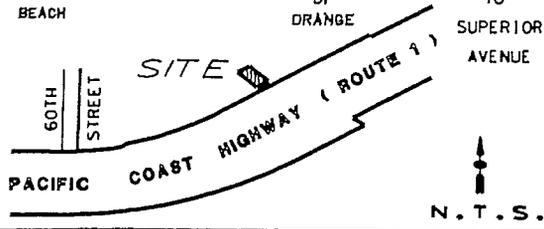
CITY OF
NEWPORT
BEACH

COUNTY
OF
DRANGE

TO
SUPERIOR
AVENUE

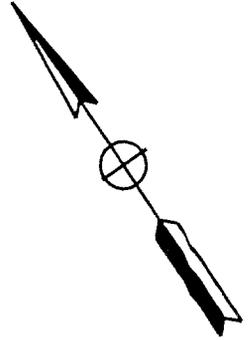


DIST	COUNTY	RTE	P.M.
12	ORA.	001	20.1



COUNTY
OF
ORANGE

LOT "D"
BANNING TRACT
S.C. CASE NO. 6385
L.A. COUNTY



DK073170-01-01
119.1 SO. METERS

RIVER
SECTION
NEWPORT
BEACH
MM 4/25

BLK. 160
60TH ST.
BLK. 159

PACIFIC

VARIES
VARIES

COAST

HIGHWAY

40.16m
N82°20'33"W

CITY
OF
NEWPORT
BEACH

SECTION 29
T.6 S., R.10 W.

STATE OF CALIFORNIA--DEPARTMENT OF TRANSPORTATION--DISTRICT 12

PLAT ACCOMPANYING

DIRECTOR'S DEED DK073170-01-01

SCALE: NONE

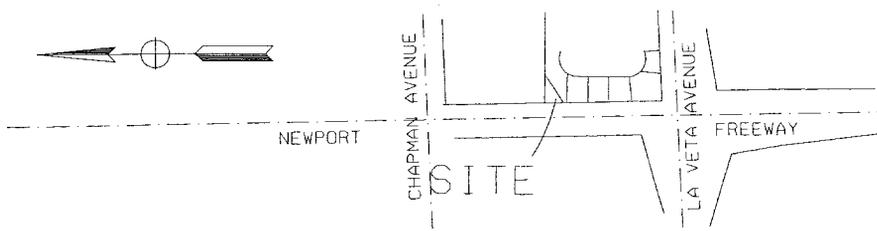
DRWN: D.M. CHKD: J.E.

DATE: 07/20/2006

REF. MAP: E120010-14 & F1710-4

DI:	COUNTY	RTE	K.P.
12	ORA	55	17.4

EXHIBIT "A"

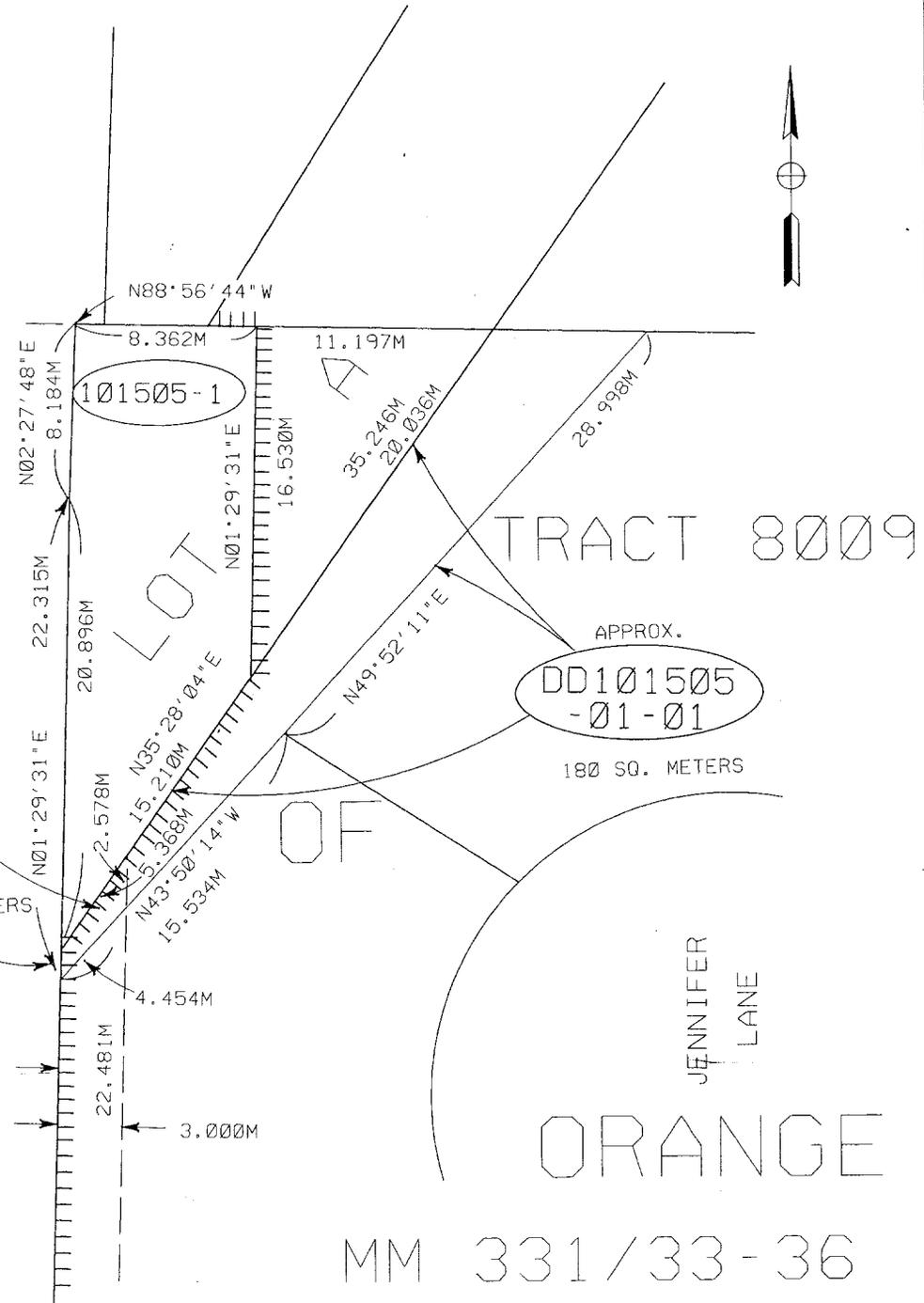


CITY

NEWPORT FREEWAY

55

ROUTE



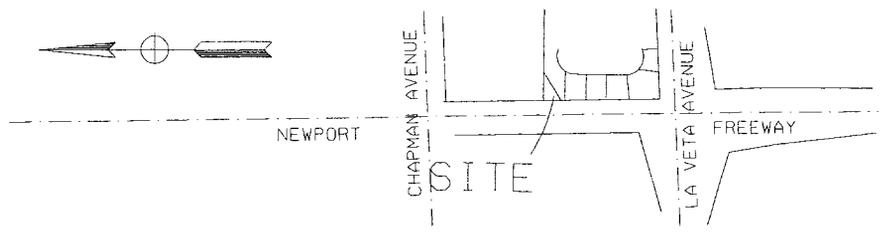
STATE RETAINS ACCESS RIGHTS

STATE OF CALIFORNIA--DEPARTMENT OF TRANSPORTATION--DISTRICT 12

PLAT ACCOMPANYING	DIRECTOR'S DEED DD101505-01-01	SCALE: N.T.S. DRWN: CWS CHKD: SEE DATE: 2/1/05
REF. MAP: F-1621-05A	SHEET 3 OF 4	

DIST	COUNTY	RTE	K.P.
12	ORA	55	17.4

EXHIBIT "A"



CITY

NEWPORT FREEWAY
ROUTE 55

LOT

OF

TRACT 8009

DD101505-01-02

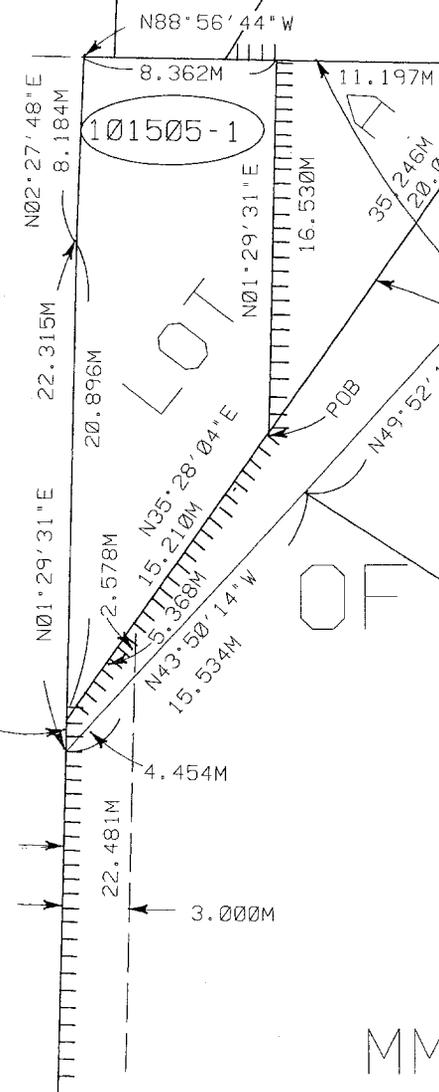
APPROX. 93 SQ. METERS

ORANGE

MM 331/33-36

JENNIFER LANE

SLOPE AND DRAINAGE ESMT
101505-5
APPROX. 93 SQ. METERS



STATE RETAINS ACCESS RIGHTS

STATE OF CALIFORNIA--DEPARTMENT OF TRANSPORTATION--DISTRICT 12

PLAT ACCOMPANYING

DIRECTOR'S DEED
DD101505-01-02

SCALE: N.T.S.
DRWN: CWS CHKD: SEE
DATE: 2/1/05

REF. MAP: F-1621-05A

SHEET 3 OF 4

ATTACHMENT 15