

Memorandum

To: CHAIR AND COMMISSIONERS

CTC Meeting: June 25-26, 2008

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

From: CINDY McKIM
Chief Financial Officer

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

Subject: **DIRECTOR'S DEEDS**

RECOMMENDATION:

The California Department of Transportation (Department) recommends the California Transportation Commission (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 Director's Deeds included in this item involve an estimated current value of \$507,850. The State will receive a return of \$507,850 from the sale of these properties. A recapitulation of the items presented and corresponding maps are attached.

ISSUE:

01-04-Nap-29 PM 36.5

Disposal Unit #DK 014324-01-01

Convey to: Enchanted Resorts, Inc., a Delaware Corporation \$15,000 (Appraisal \$15,000)

Direct Sale. Selling price represents the appraised value received from the only adjoining owner. The access right to be conveyed is 14 linear feet.

Calistoga

Access rights (14 linear feet)

02-06-Ker-58 PM 108.9

Disposal Unit #DD 003294-01-01

Convey to: Kwan K. Minn and Young Soo Minn

Direct Sale. Selling price represents the appraised value received via a direct sale to adjoining owner. The subject property is incapable of independent development due to its irregular size. The highest and best use of the parcel is as plottage to the only adjoining property.

Kern County

0.441 acres

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

03-06-Ker-58 PM R111.31

Disposal Unit #DD 003314-01-01

Convey to: Michael Soumekh and Rachel Soumekh

Direct Sale. Selling price represents the appraised value received via a direct sale to adjoining owner.

The subject property is incapable of independent development due to its irregular size. The highest and best use of the parcel is as plottage to the only adjoining property.

Kern County

0.250 acres

\$1,250 (Appraisal \$1,250)

04-07-LA-30 PM 4.7

Disposal Unit #DD 074823-01-01

Convey to: City of La Verne

Direct sale to a government agency. The highest and best use of the subject property is "Open Space."

Parcel has been landscaped by the Department with protected California Oaks as environmental mitigation for construction of the Interstate 210 (Route 30) freeway. The Director's Deed includes a clause that obligates the city to be responsible for maintenance of the protected Oaks in perpetuity.

La Verne

0.224 acres

\$10,600 (Appraisal \$10,600)

05-08-SBd-210 PM 13.7

Disposal Unit #DD 015496-01-01

Convey to: Fontana Redevelopment Agency

Direct sale to a government agency. The highest and best use of the subject property is single family residential.

Fontana

1.866 acres

\$480,000 (Appraisal \$480,000)

Exhibit A

Attachments 1A - 1B

Attachments 2A - 2B

Attachments 3A - 3B

Attachment 4

Attachments 5A - 5B

SUMMARY OF DIRECTOR'S DEEDS 2.4d.(1)
PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION – June 25-26, 2008

Table I – Volume by Districts

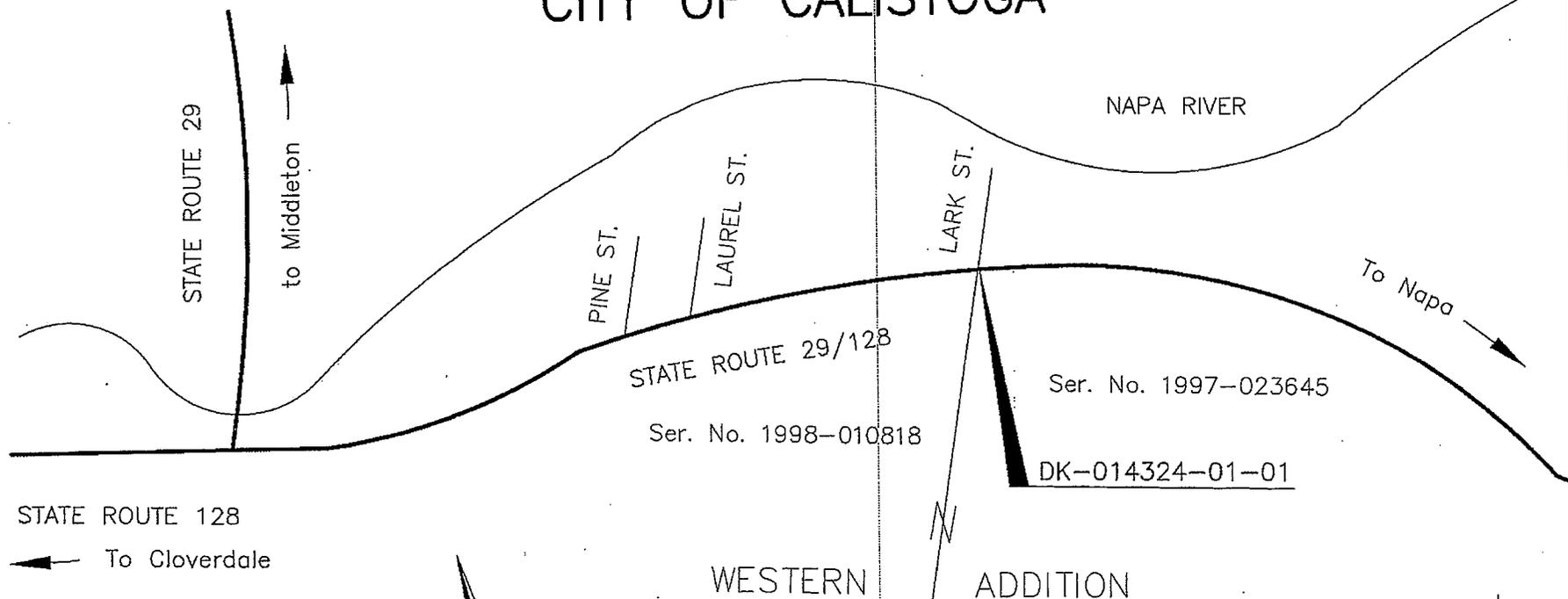
District	Direct Sales	Public Sales	Non-inventory Conveyances	Other Funded Sales	Total Items	Current Estimated Value	Return From Sales	<u>Recovery %</u> % Return From Sales Current Value
04	1				1	15,000	15,000	100
06	2				2	2,250	2,250	100
07	1				1	10,600	10,600	100
08	1				1	480,000	480,000	100
Total	5				5	507,850	507,850	100

Table II – Analysis by Type of Sale

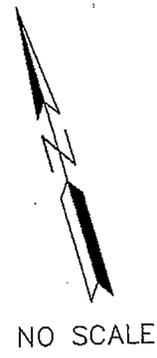
Type of Sale	# of Items	Current Estimated Value	Return From Sales	<u>Recovery</u> % Return from Sales Current Value
Direct Sale	5	507,850	507,850	100
Public Sales				
Non-Inventory Conveyances				
Sub-Total	5	507,850	507,850	100
Other Funded Sale				
Total	5	507,850	507,850	100

COORDINATES AND DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927 ZONE II, MULTIPLY DISTANCES SHOWN BY 1.0000533 TO OBTAIN GROUND LEVEL DISTANCES.

NAPA COUNTY CITY OF CALISTOGA



STATE ROUTE 128
 ← To Cloverdale



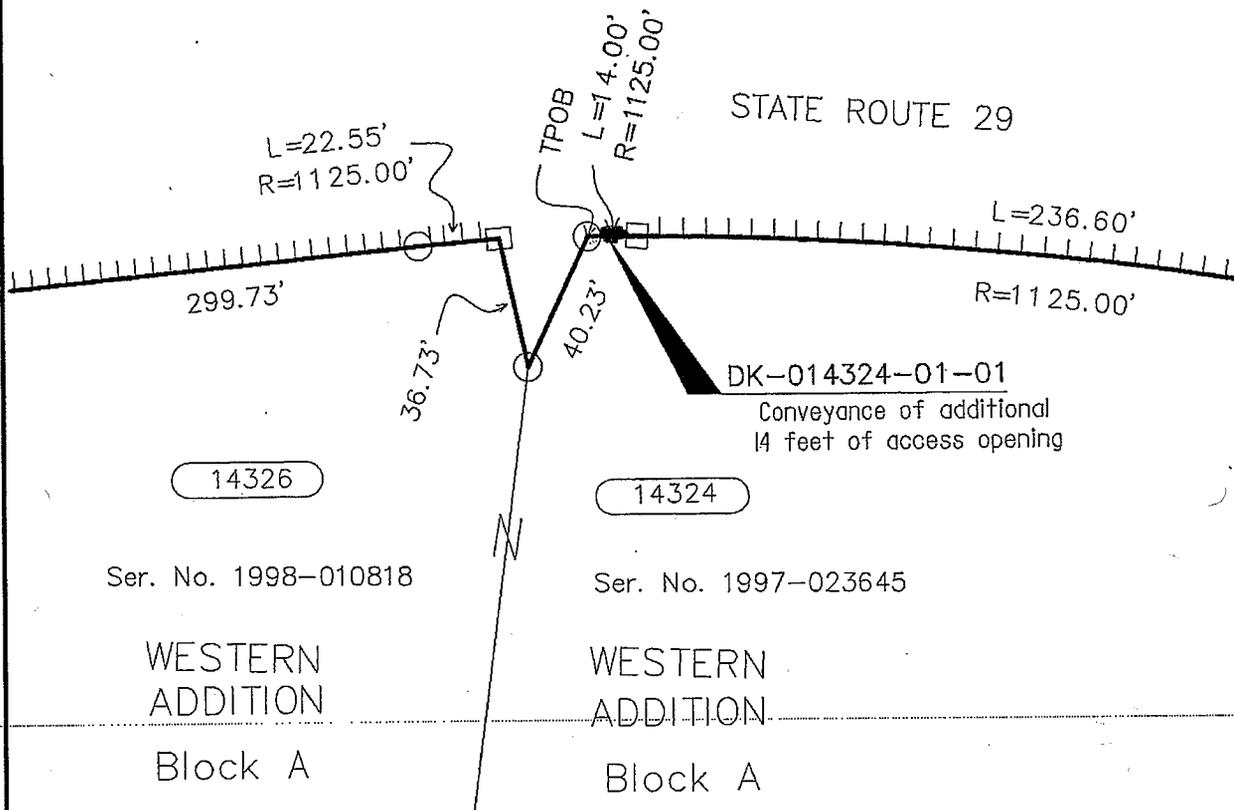
STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 4			
DIRECTOR'S DEED DK-014324-01-01			
DRAWN BY: PD		DATE: 5/07	
CHECKED BY: EB		SCALE: No Scale	
CO.	RTE.	P.M.	DR.NO.
NAP	29	36.5	1 OF 2

ATTACHMENT 1A

R-82.0, R-82.00

COORDINATES AND DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927 ZONE II, MULTIPLY DISTANCES SHOWN BY 1.000533 TO OBTAIN GROUND LEVEL DISTANCES.

NAPA COUNTY CITY OF CALISTOGA



LEGEND

- T.P.O.B. = True point of beginning
- ||||| = Access Prohibited
- = Beginning/end of access opening

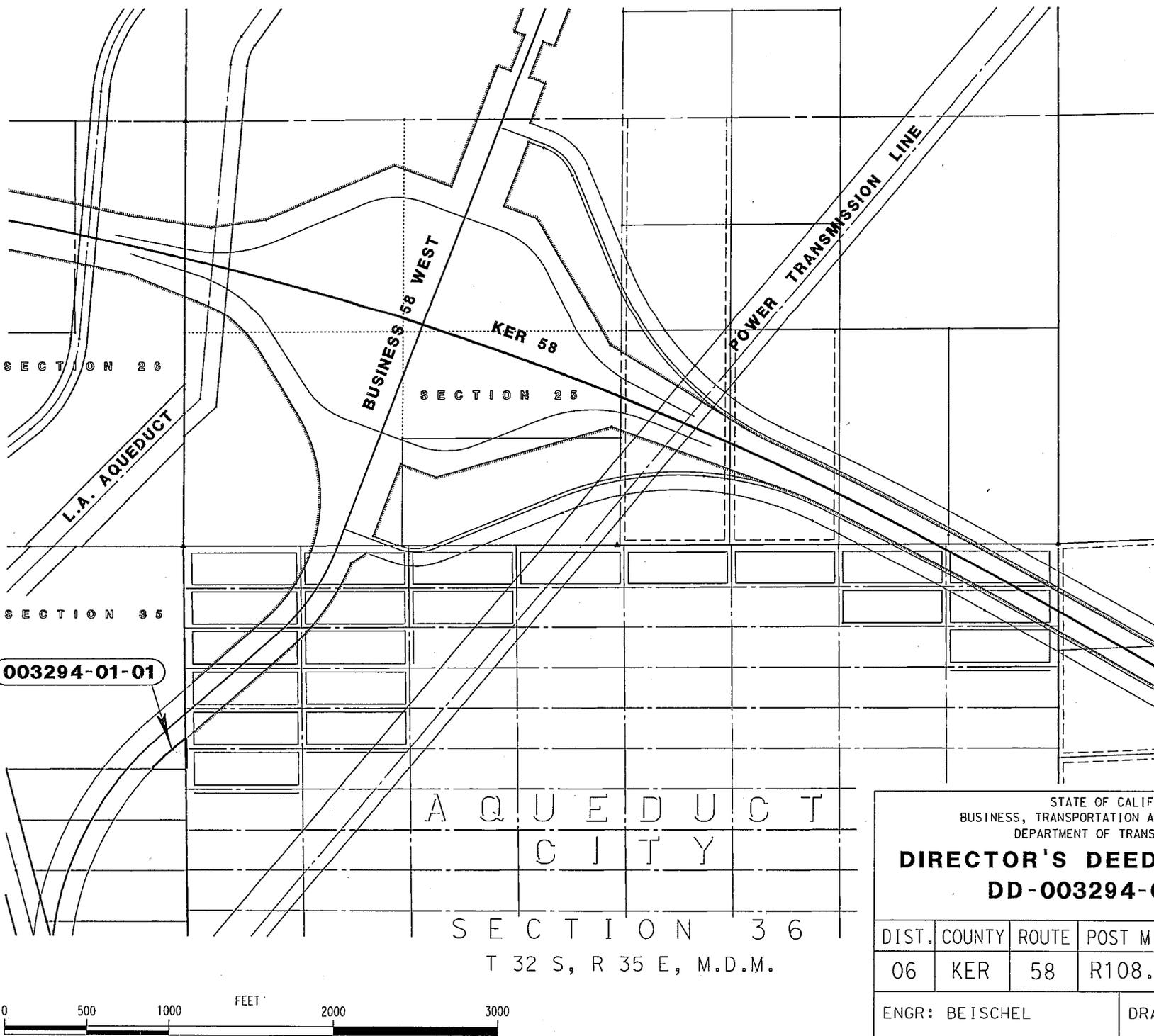


SCALE: 1"=50'



STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 4			
DIRECTOR'S DEED DK-014324-01-01			
DRAWN BY: PD		DATE: 5/07	
CHECKED BY: EB		SCALE: 1"=50'	
CO.	RTE.	P.M.	DR.NO.
NAP	29	36.5	2 OF 2

R-82.14



SECTION 26

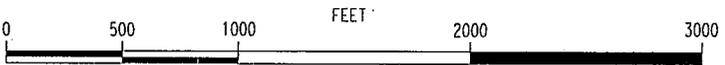
SECTION 25

SECTION 36

003294-01-01

A Q U E D U C T
C I T Y

SECTION 36
T 32 S, R 35 E, M.D.M.



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

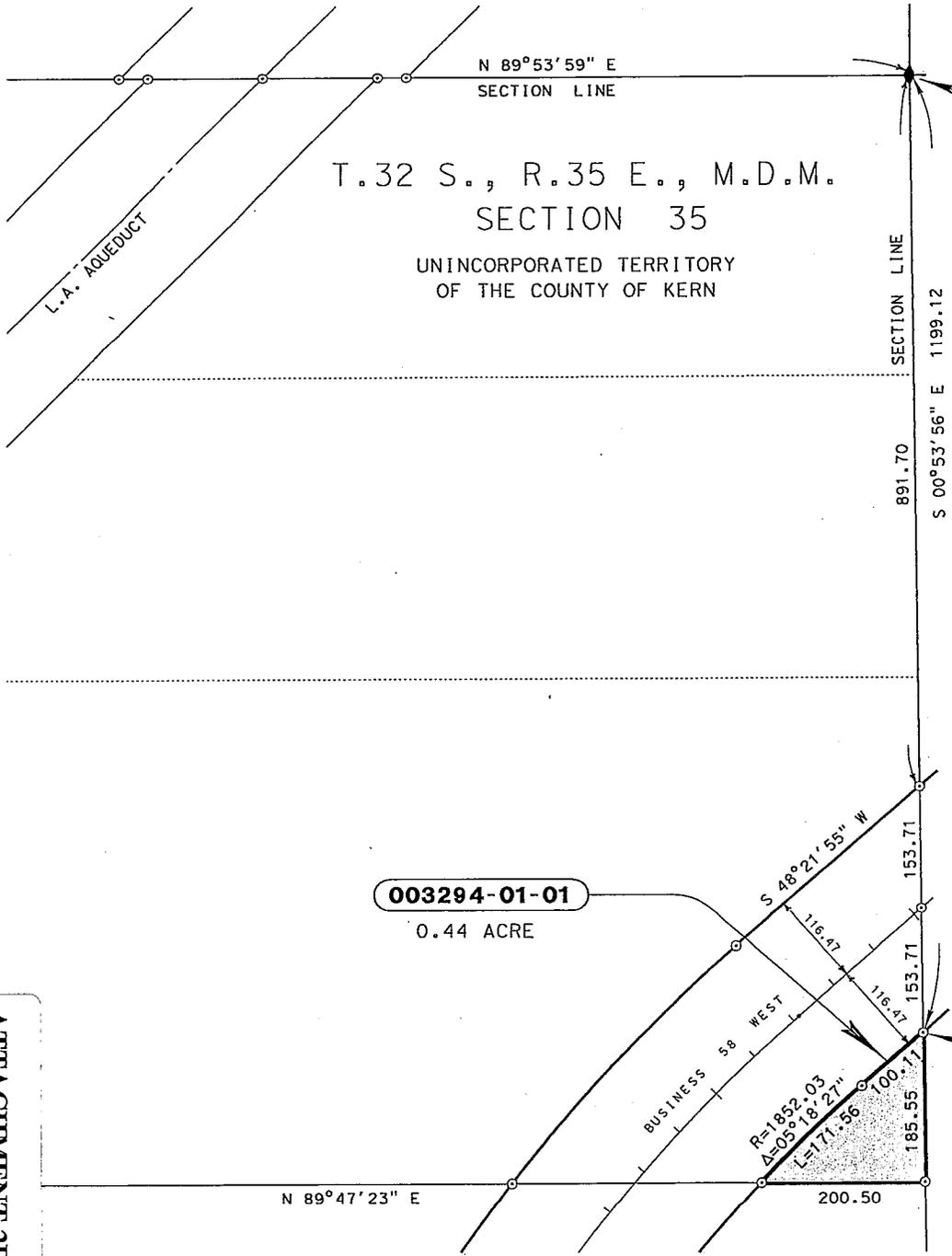
DIRECTOR'S DEED INDEX MAP
DD-003294-01-01

DIST.	COUNTY	ROUTE	POST MILE	SHEET NO.
06	KER	58	R108.9	1 OF 2

ENGR: BEISCHEL	DRAWN BY: BEISCHEL
DATE: 03-12-2008	DATE: 03-12-2008

ATTACHMENT 2A

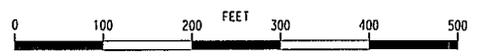
03-12-2008



COMMENCE
SECTION CORNER
1937 U.S.G.L.O. BRASS CAP
ON 2" DIA. IRON PIPE



THE BEARINGS AND DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1983(1991.35), ZONE 5. DIVIDE DISTANCES BY 0.99980596 TO OBTAIN GROUND LEVEL DISTANCES.

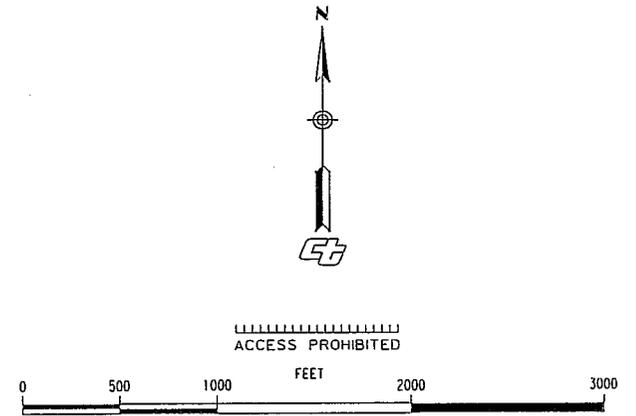
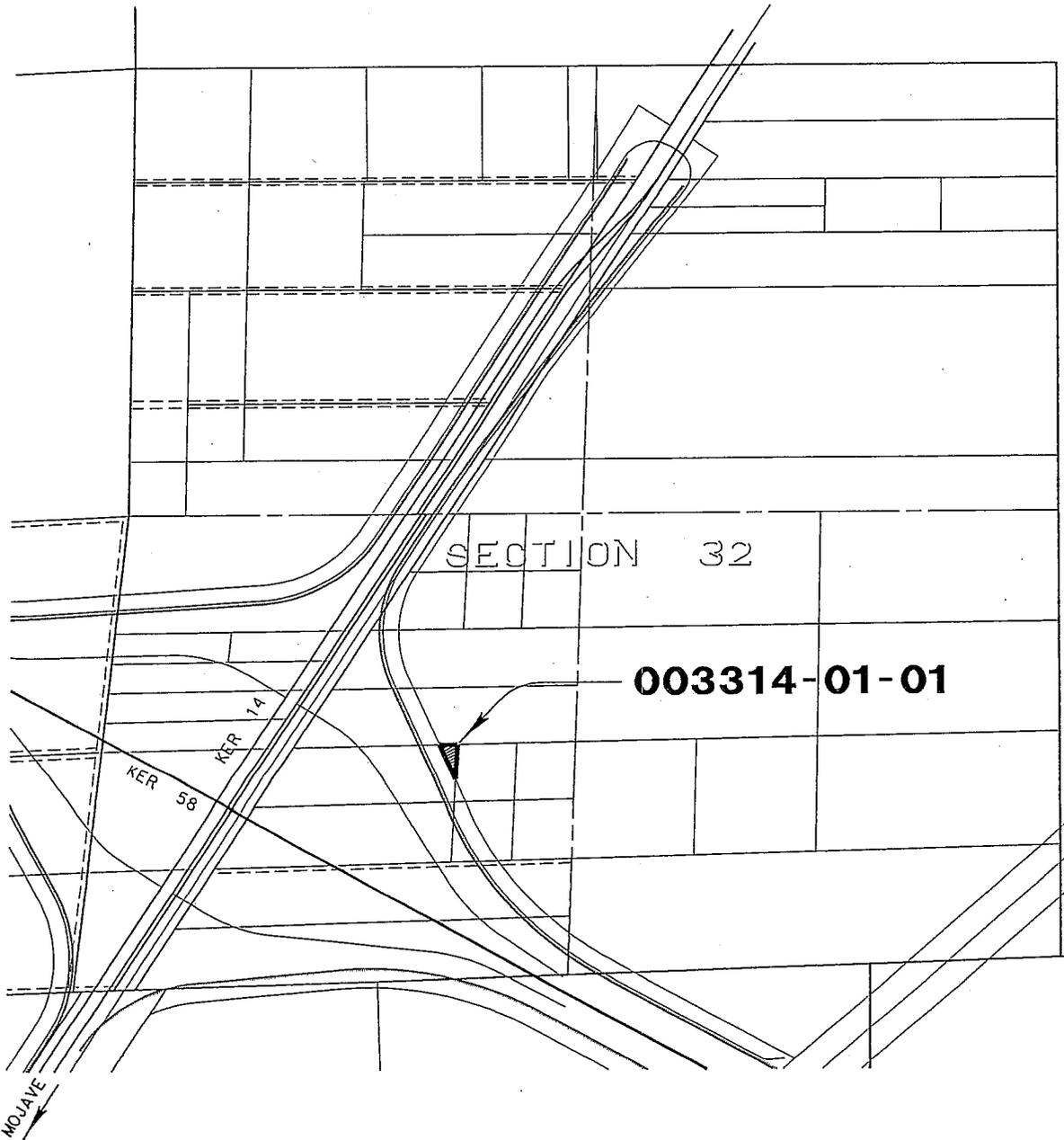


003294-01-01
0.44 ACRE

ATTACHMENT 2B

STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION				
DIRECTOR'S DEED MAP DD-003294-01-01				
DIST.	COUNTY	ROUTE	POST MILE	SHEET NO.
06	KER	58	R108.9	2 OF 2
ENGR: BEISCHEL			DRAWN BY: BEISCHEL	
DATE: 03-12-2008			DATE: 03-12-2008	

T. 32 S., R. 36 E., M.D.M.
 UNINCORPORATED TERRITORY
 OF THE COUNTY OF KERN

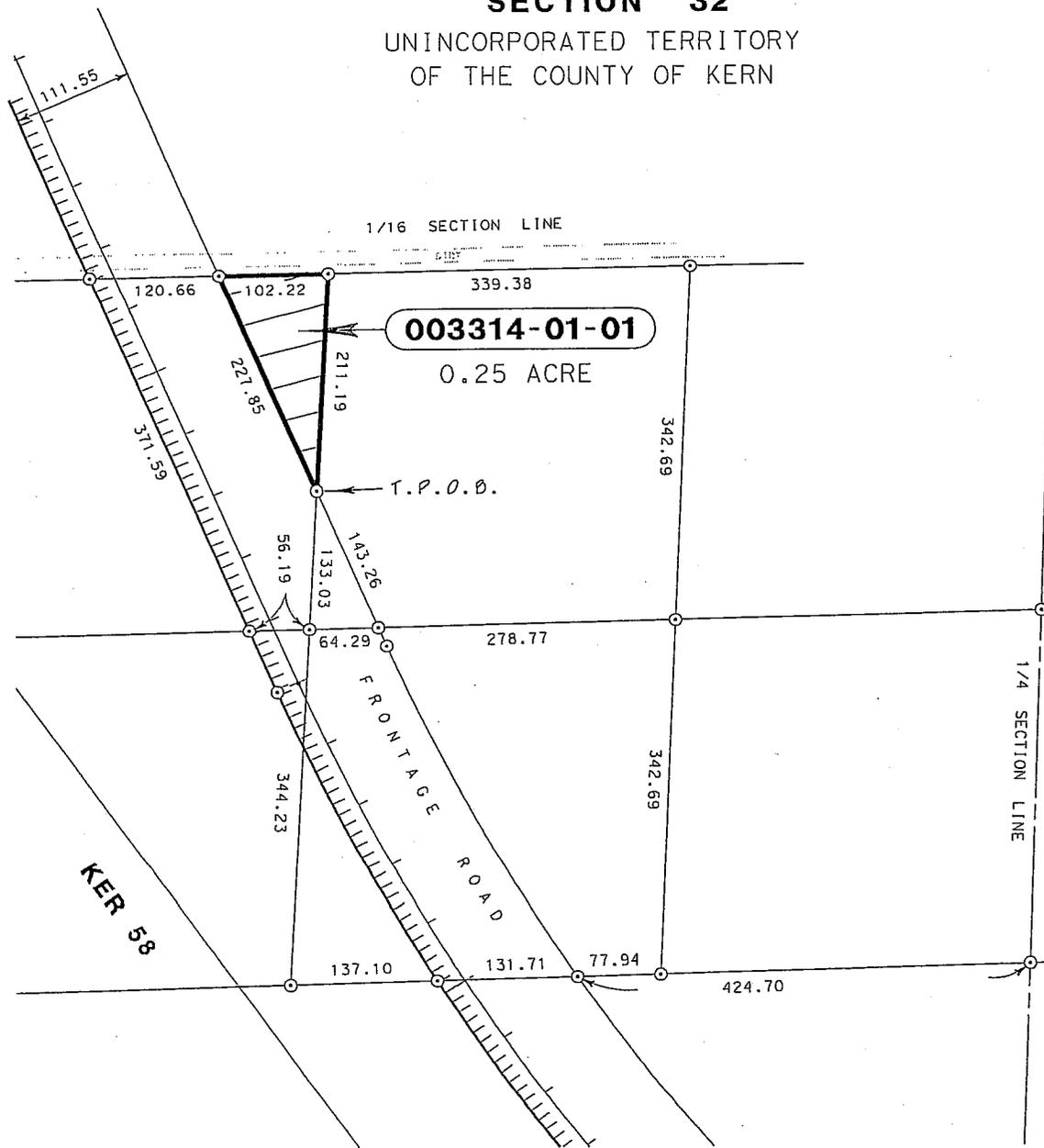


STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION				
DIRECTOR'S DEED INDEX MAP				
DD-003314-01-01				
DIST.	COUNTY	ROUTE	POST MILE	SHEET NO.
06	KER	58	R111.31	1 OF 2
ENGR: BEISCHEL			DRAWN BY: BEISCHEL	
DATE: 08-13-2007			DATE: 08-13-2007	

ATTACHMENT 3A

T.32 S., R.36 E., M.D.M.
SECTION 32

UNINCORPORATED TERRITORY
OF THE COUNTY OF KERN



THE DISTANCES SHOWN ARE ON THE CALIFORNIA
COORDINATE SYSTEM OF 1983(1991.35), ZONE 5.
DIVIDE DISTANCES BY 0.99980596 TO OBTAIN
GROUND LEVEL DISTANCES.

ATTACHMENT 3B

ACCESS PROHIBITED

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

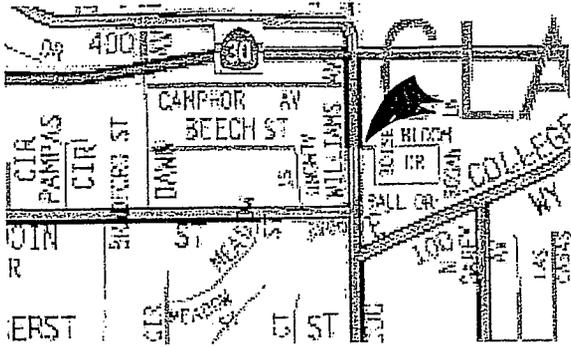
DIRECTOR'S DEED MAP
DD-003314-01-01

DIST.	COUNTY	ROUTE	POST MILE	SHEET NO.
06	KER	58	R111.31	2 OF 2

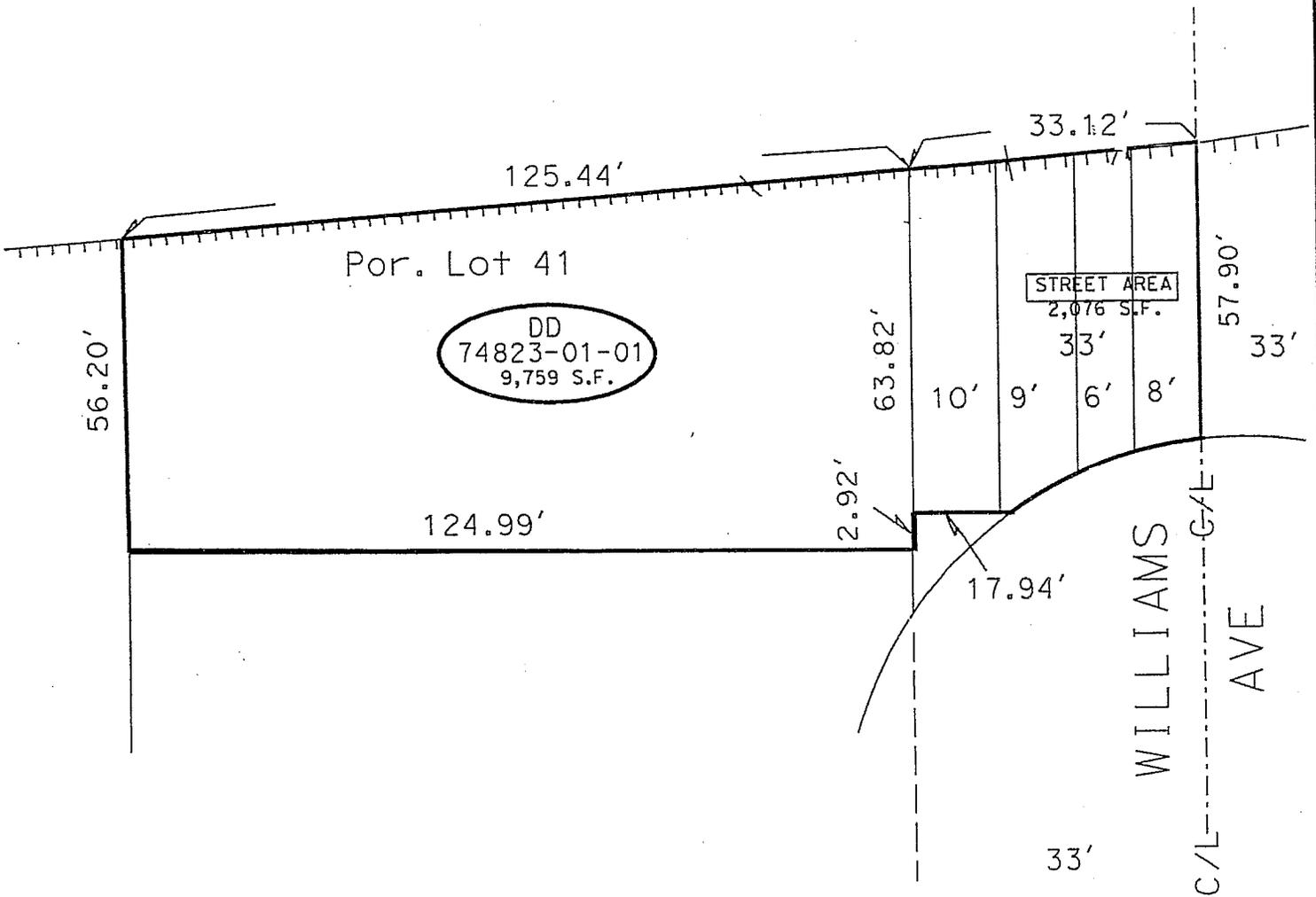
ENGR:BEISCHEL	DRAWN BY:BEISCHEL
DATE:08-14-2007	DATE:08-14-2007

CITY OF LA VERNE

DIST	COUNTY	ROUTE	POST MILE
07	LA	LA 30	R4.7



DD74823-01-01 9,759 SQ.FT.



STATE RETAINS ACCESS RIGHTS

NO SCALE

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

DIRECTOR'S DEED DD 74823-01-01

REF. MAP NO. F-1237-4

SCALE: NONE

DRWN: JM CHKD: FC

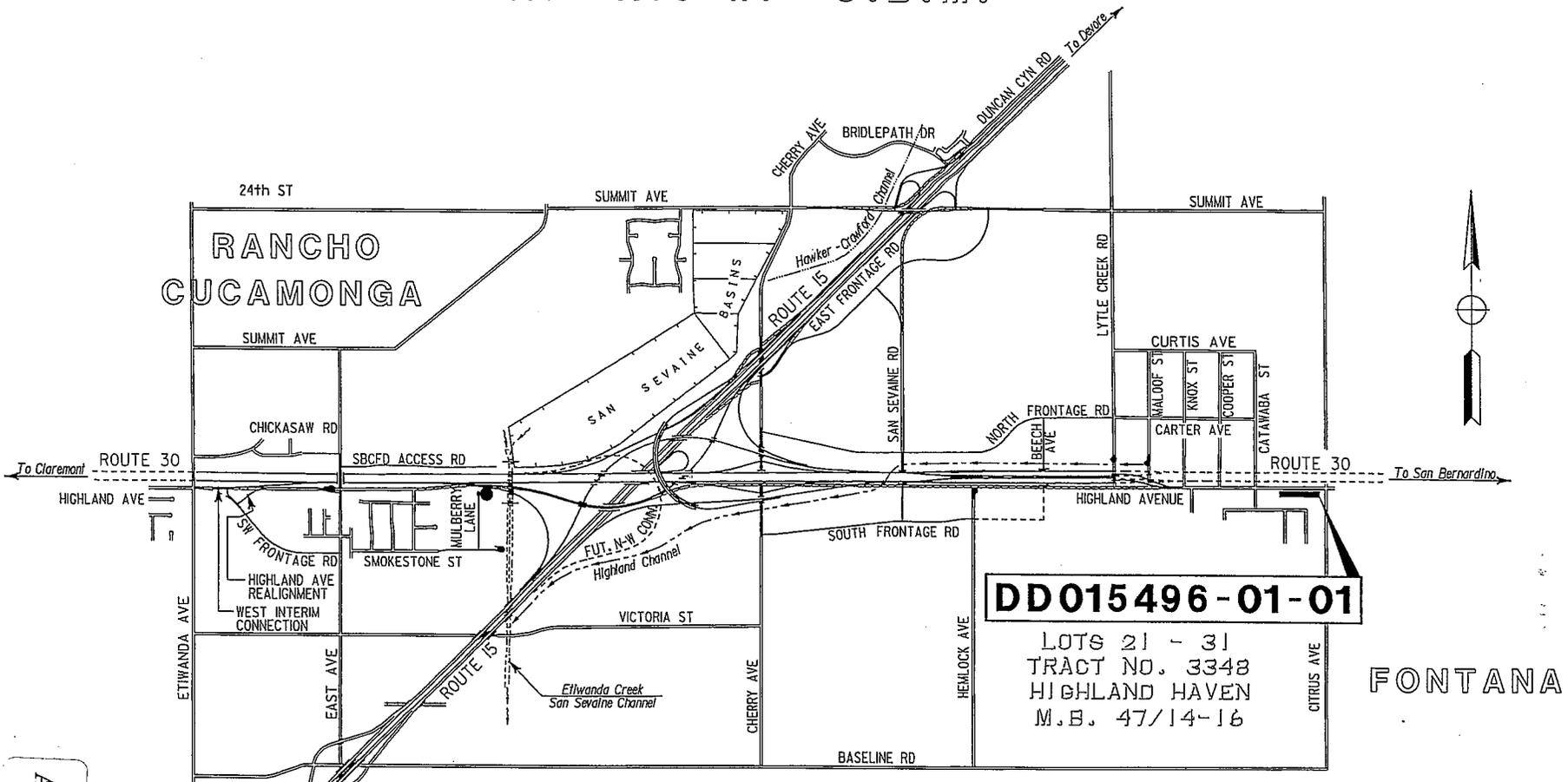
DATE: 3-19-08

ATTACHMENT 4

DIST.	COUNTY	ROUTE	POST MILE
08	SBd	210	13.7-13.8

T. 1 N. R. 6 W. S. B. M.

EXHIBIT "B"



DD015496-01-01

LOTS 21 - 31
TRACT NO. 3348
HIGHLAND HAVEN
M.B. 47/14-16

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

DIRECTOR'S DEED PLAT
DD015496-01-01

SCALE: NONE

DATE: 8-17-06

ATTACHMENT 5A

ATTACHMENT 5A

T. 1 N. R. 6 W. S.B.M.

DIST.	COUNTY	ROUTE	POSTMILE
08	Sbd.	210	13.7-13.8

Sbd-210 FREEWAY

EXHIBIT "C"

