

# Memorandum

To: CHAIR AND COMMISSIONERS

CTC Meeting: February 19, 2009

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 \$1,436,600. The State will receive a return of \$1,436,600 from the sale of these properties. A recapitulation of the items presented and corresponding maps are attached.

## **ISSUE:**

<b>01-04-SF-80 PM 5.6</b>	San Francisco
Disposal Unit #DD 000016-02-01	0.04 acre
Convey to: One Rincon Hill Phase II, LP, a Delaware limited partnership	\$721,200 (Appraisal \$721,200)

Direct sale. Selling price represents the appraised value received from the only adjoining owner. The small shape and odd size of the parcel makes it incapable of independent development. Due to the maintenance and liability, it is in the best interest of the State to convey this parcel.

<b>02-05-SLO-101 PM 15.7</b>	Pismo Beach
Disposal Unit #DD 000168-01-01	0.08 acre
Convey to: Ainscough Generation Skipping Trust	\$35,400 (Appraisal \$35,400)

Direct sale. Selling price represents the appraised value received from the only adjoining owner. The highest and best use of the excess parcel is as plottage to the only adjoining property.

**03-07-LA-91 PM 6.4** Los Angeles  
 Disposal Unit #DD 000754-02-01 2.80 acres  
 Convey to: S. Hoover Street & W. 173<sup>rd</sup> Street LLC \$680,000 (Public Sale Estimate  
 \$680,000)

Public sale. Selling price represents the highest bid received. There was one active bidder out of three registered bidders.

**04-08-SBd-210 PM 6.01** Rancho Cucamonga  
 Disposal Unit #DE 010900-02-03 0.01 acre  
 Convey to: City of Rancho Cucamonga \$0.00 (Appraisal N/A)  
 Direct conveyance. Conveyance of road easement only. The subject property provides legal access to the underlying/adjoining property owner, and relieves the Department of maintenance and liability.

**05-11-Imp-111 PM 21.9** Imperial County  
 Disposal Unit #DE 032337-X2-XX 0.80 acre  
 Convey to: Albert H. Smith, et al. \$0.00 (Appraisal N/A)  
 Direct conveyance. Direct conveyance of utility easements for construction and maintenance of a water drainage system to Albert H. Smith et al., pursuant to the grant deed recorded on November 3, 2003.

**06-11-Imp-7 PM 6.4** Holtville  
 Disposal Unit #DK 031325-X8-XX 1.9 acres  
 Convey to: Imperial Irrigation District \$0.00 (Appraisal N/A)  
 Direct conveyance. Conveyance of utility easement to the Imperial Irrigation District is 100 percent Department's obligation pursuant to Utility Agreement #31671 dated June 10, 2003.

Attachments

**SUMMARY OF DIRECTOR'S DEEDS - 2.4d.**

**PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION – February 19, 2009**

Table I – Volume by Districts

<b>District</b>	<b>Direct Sales</b>	<b>Public Sales</b>	<b>Non-inventory Conveyances</b>	<b>Other Funded Sales</b>	<b>Total Items</b>	<b>Current Estimated Value</b>	<b>Return From Sales</b>	<b><u>Recovery %</u> <u>% Return From Sales</u> <u>Current Value</u></b>
<b>01</b>	<b>0</b>	<b>0</b>			<b>0</b>	<b>\$0</b>	<b>\$0</b>	
<b>02</b>	<b>0</b>	<b>0</b>			<b>0</b>	<b>\$0</b>	<b>\$0</b>	
<b>03</b>	<b>0</b>	<b>0</b>			<b>0</b>	<b>\$0</b>	<b>\$0</b>	
<b>04</b>	<b>1</b>	<b>0</b>			<b>1</b>	<b>\$721,200</b>	<b>\$721,200</b>	<b>100%</b>
<b>05</b>	<b>1</b>	<b>0</b>			<b>1</b>	<b>\$35,400</b>	<b>\$35,400</b>	<b>100%</b>
<b>06</b>	<b>0</b>	<b>0</b>			<b>0</b>	<b>\$0</b>	<b>\$0</b>	
<b>07</b>	<b>0</b>	<b>1</b>			<b>1</b>	<b>\$680,000</b>	<b>\$680,000</b>	<b>100%</b>
<b>08</b>	<b>1</b>	<b>0</b>			<b>1</b>	<b>\$0</b>	<b>\$0</b>	
<b>10</b>	<b>0</b>	<b>0</b>			<b>0</b>	<b>\$0</b>	<b>\$0</b>	
<b>11</b>	<b>2</b>	<b>0</b>			<b>2</b>	<b>\$0</b>	<b>\$0</b>	
<b>Total</b>	<b>5</b>	<b>1</b>			<b>6</b>	<b>\$1,436,600</b>	<b>\$1,436,600</b>	<b>100%</b>

Table II – Analysis by Type of Sale

<b>Type of Sale</b>	<b># of Items</b>	<b>Current Estimated Value</b>	<b>Return From Sales</b>	<b><u>Recovery %</u> <u>% Return from Sales</u> <u>Current Value</u></b>
<b>Direct Sale</b>	<b>5</b>	<b>\$756,600</b>	<b>\$756,600</b>	<b>100%</b>
<b>Public Sales</b>	<b>1</b>	<b>\$680,000</b>	<b>680,000</b>	<b>100%</b>
<b>Non-Inventory Conveyances</b>				
<b>Sub-Total</b>	<b>6</b>	<b>\$1,436,600</b>	<b>\$1,436,600</b>	<b>100%</b>
<b>Other Funded Sale</b>				
<b>Total</b>	<b>6</b>	<b>\$1,436,600</b>	<b>\$1,436,600</b>	<b>100%</b>

# CITY AND COUNTY OF SAN FRANCISCO

MISSION ST.

TRANSBAY TRANSIT  
TERMINAL

MAIN ST

HOWARD ST

HOWARD ST

1ST ST

FREMONT ST

2ND ST

FOLSOM ST

3RD ST

HAWTHORNE ST

SPEAR ST

**DD-000016-02-01**

AREA=1,713 S.F.

PM 5-29

HARRISON ST

A-1231.0, R-28.0

3RD ST

TO SAN JOSE STATE

STILLMAN ST.

2ND ST

ROUTE

80

TO OAKLAND

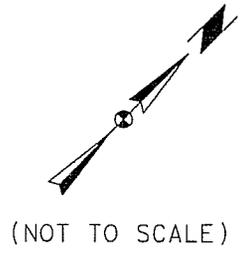
BEALE ST

MAIN ST

BRYANT ST

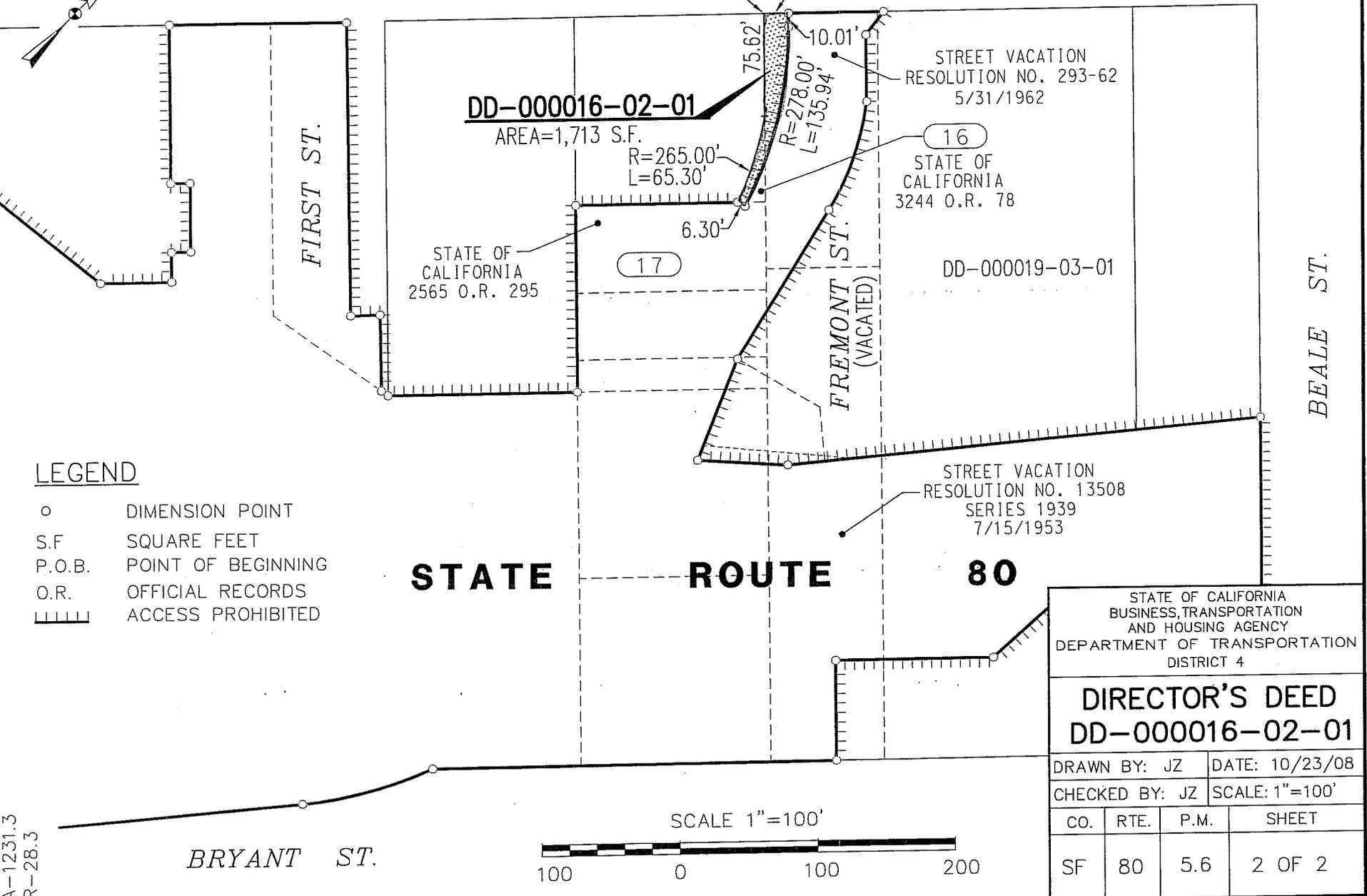
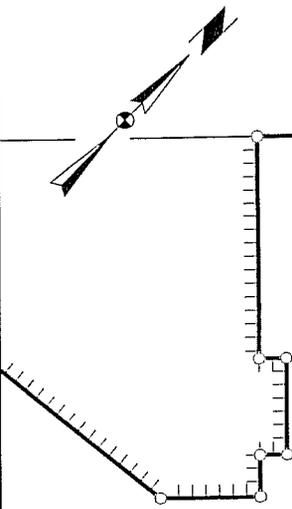
PM 5-54

STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 4			
<b>DIRECTOR'S DEED</b> <b>DD-000016-02-01</b>			
DRAWN BY: AC		DATE: 10/23/08	
CHECKED BY: JZ		NOT TO SCALE	
CO.	RTE.	P.M.	SHEET
SF	80	5.6	1 OF 2



# CITY AND COUNTY OF SAN FRANCISCO

HARRISON ST.



**DD-00016-02-01**

AREA=1,713 S.F.

R=265.00'  
L=65.30'

P.O.B. 17.83'

75.62'  
R=278.00'  
L=135.94'

STREET VACATION  
RESOLUTION NO. 293-62  
5/31/1962

16  
STATE OF CALIFORNIA  
3244 O.R. 78

STATE OF CALIFORNIA  
2565 O.R. 295

17

DD-00019-03-01

STREET VACATION  
RESOLUTION NO. 13508  
SERIES 1939  
7/15/1953

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

**DIRECTOR'S DEED**  
**DD-00016-02-01**

DRAWN BY: JZ DATE: 10/23/08

CHECKED BY: JZ SCALE: 1"=100'

CO.	RTE.	P.M.	SHEET
SF	80	5.6	2 OF 2

A-1231.3  
R-28.3

BRYANT ST.



CONVEYANCE OF PARCEL DD 6021-01-01 IS  
"SUBJECT TO SPECIAL ASSESSMENTS, IF ANY,  
RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD."

DD 168-01-01

~ 0.08 Ac.

108  
109+07.55 E.C.

HWY

107

106

101

183.70'

173.51'

S49°21'19"W

22.45'

20.00'

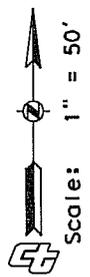
CITY OF  
PISMO BEACH

Lot 4  
Tract 1523  
14-Maps-31

Lot 3  
Tract 1523  
14-Maps-31

20.00'

P/L



Scale: 1" = 50'

CITIES

DRIVE

STATE OF CALIFORNIA  
DEPARTMENT OF  
TRANSPORTATION

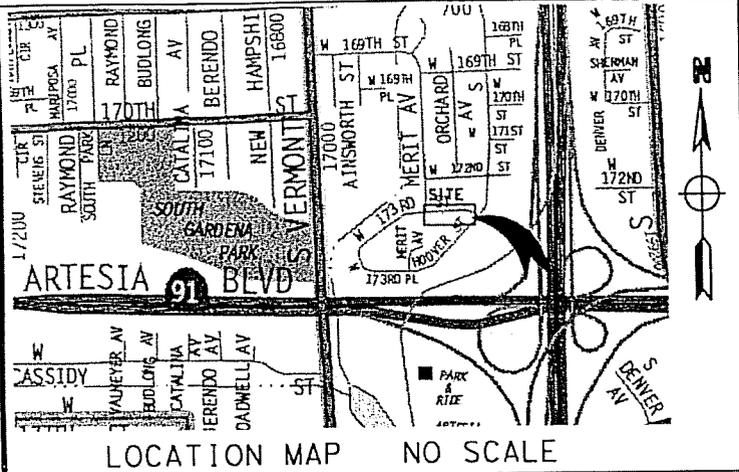
DIRECTORS DEED  
MAP

**DD-168-01-01**

COUNTY	ROUTE	POST MILE
<b>SLO</b>	<b>101</b>	<b>15.7</b>

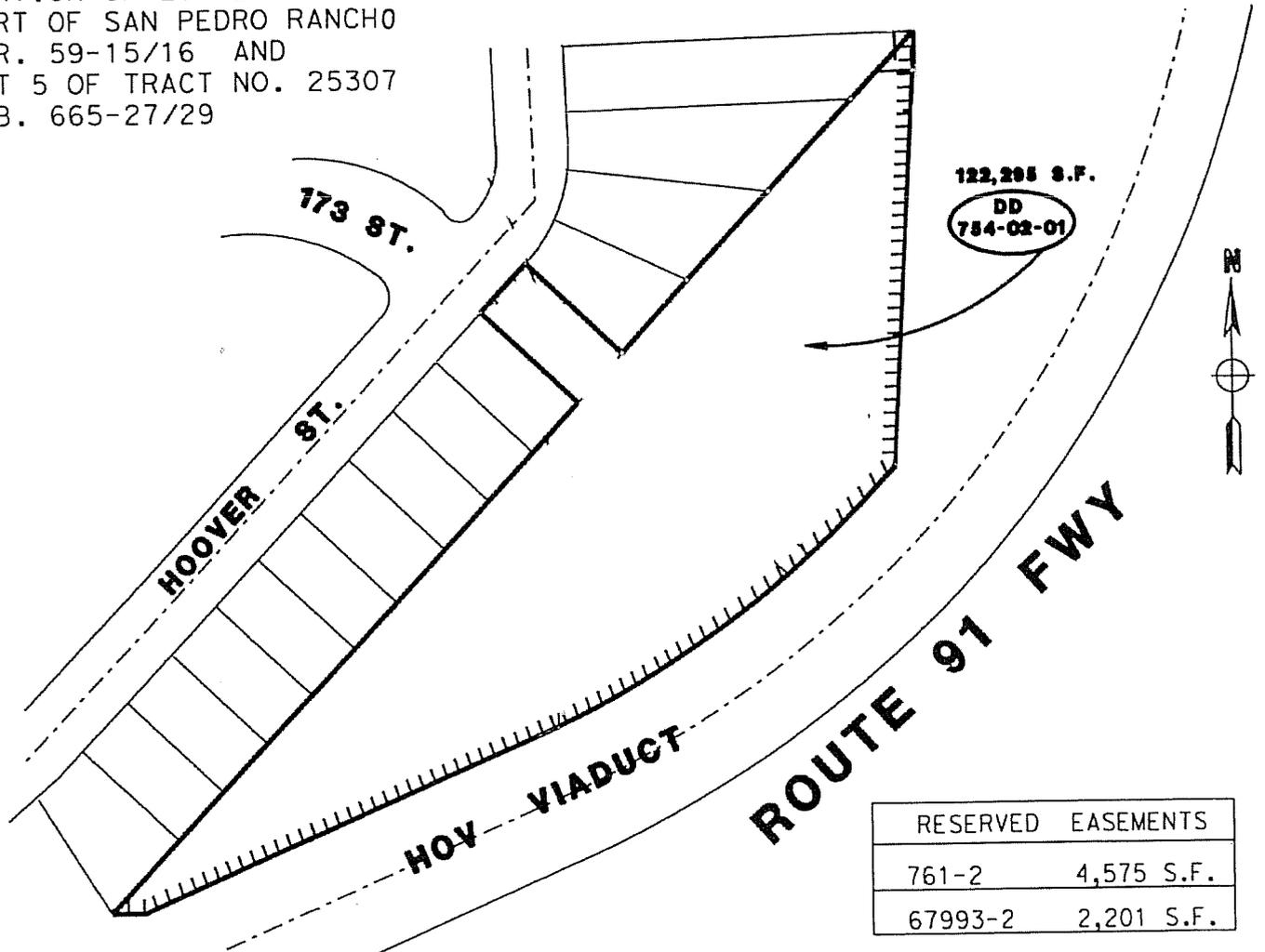
**CITY OF LOS ANGELES**

DIST	COUNTY	ROUTE	POST MILE
07	LA	91	6.4



**DD 754-02-01 122,295 S.F.**

PORTION OF LOT 2 OF  
PART OF SAN PEDRO RANCHO  
M.R. 59-15/16 AND  
LOT 5 OF TRACT NO. 25307  
M.B. 665-27/29



RESERVED EASEMENTS	
761-2	4,575 S.F.
67993-2	2,201 S.F.

||||||| STATE RETAINS ACCESS RIGHTS

**CITY OF LOS ANGELES**

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

**DIRECTOR'S DEED DD 754-02-01**

REF. MAP: F1348-5, F1086-7

SCALE: NONE

DRWN: FC CHKD: JM

DATE: 09-30-2008

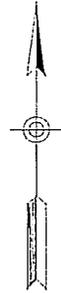
DIST.	COUNTY	ROUTE	Mile Post
08	SBd.	210	6.01

T. 1 N. R. 7 W. S. B. M.

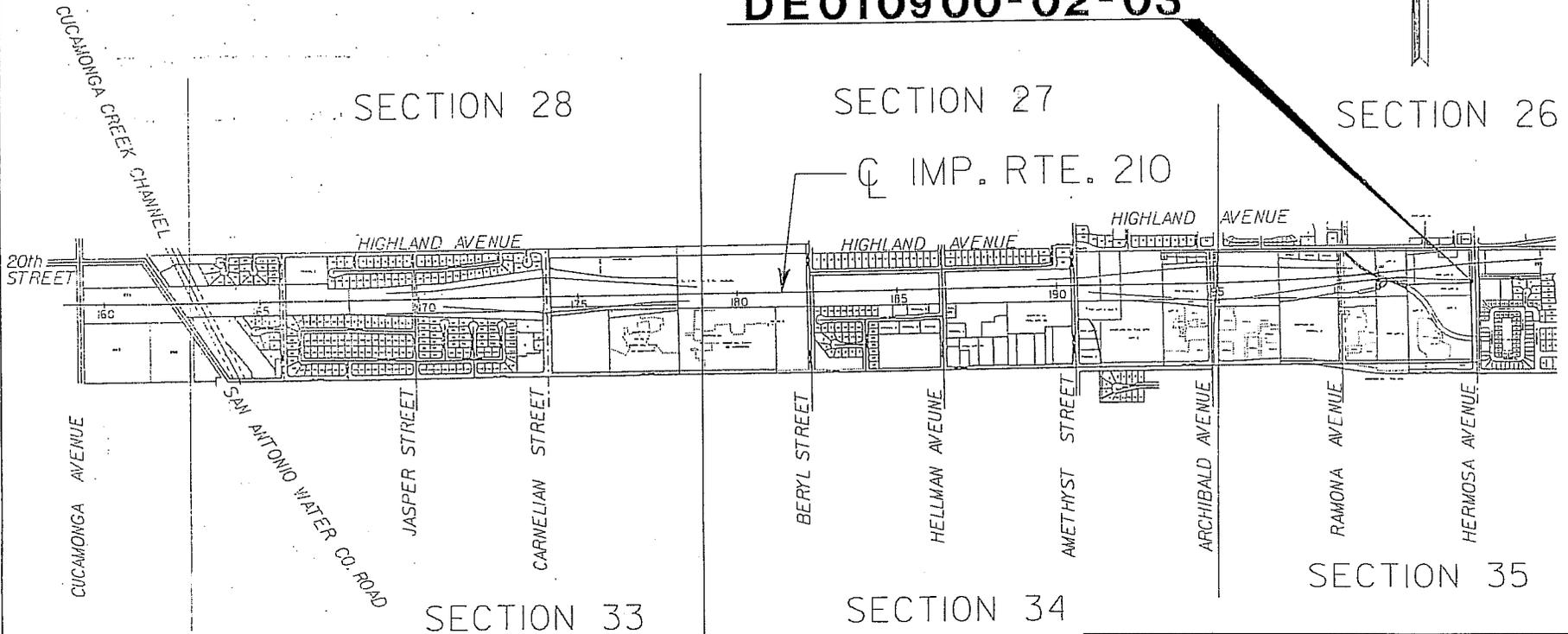
COUNTY OF SAN BERNARDINO

CITY OF RANCHO CUCAMONGA

EXHIBIT "A"



**DE 010900-02-03**

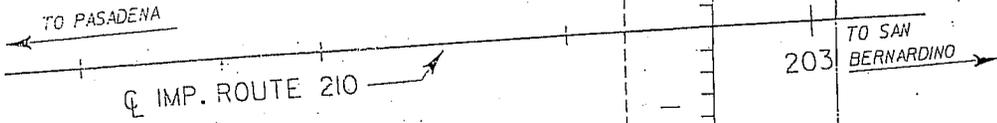


CUCAMONGA HOMESTEAD ASSOCIATION  
MB 6/46

STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION	
DIRECTOR'S EASEMENT MAP 10900-02-03	
NOT TO SCALE	DATE: 2-15-05

DIST.	COUNTY	ROUTE	Mile Post
08	SBd.	210	6.01

EXHIBIT "B"



CUCAMONGA HOMESTEAD ASSOCIATION  
 RECORDED IN BOOK 6, PAGE 46 OF MAPS  
 RECORDS OF SAN BERNARDINO COUNTY  
 P.O.R. LOT 5, BLOCK 3

SECTION 35

GOV'T LOT

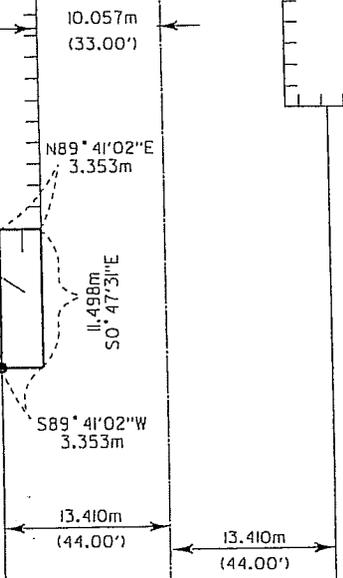
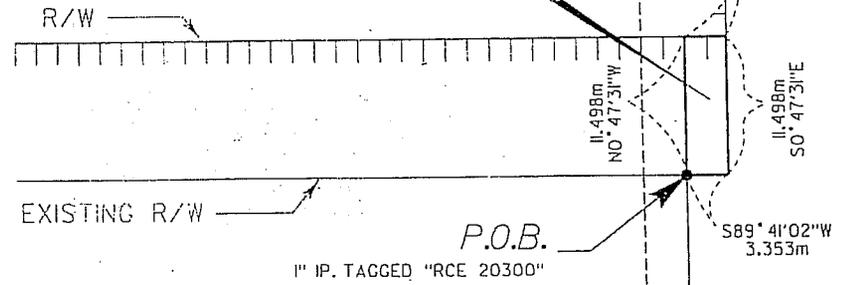
HERMOSA AVE



COUNTY OF SAN BERNARDINO  
 CITY OF RANCHO CUCAMONGA  
 T.1N. R.7 W. S.B.M.

**DE010900-02-03**

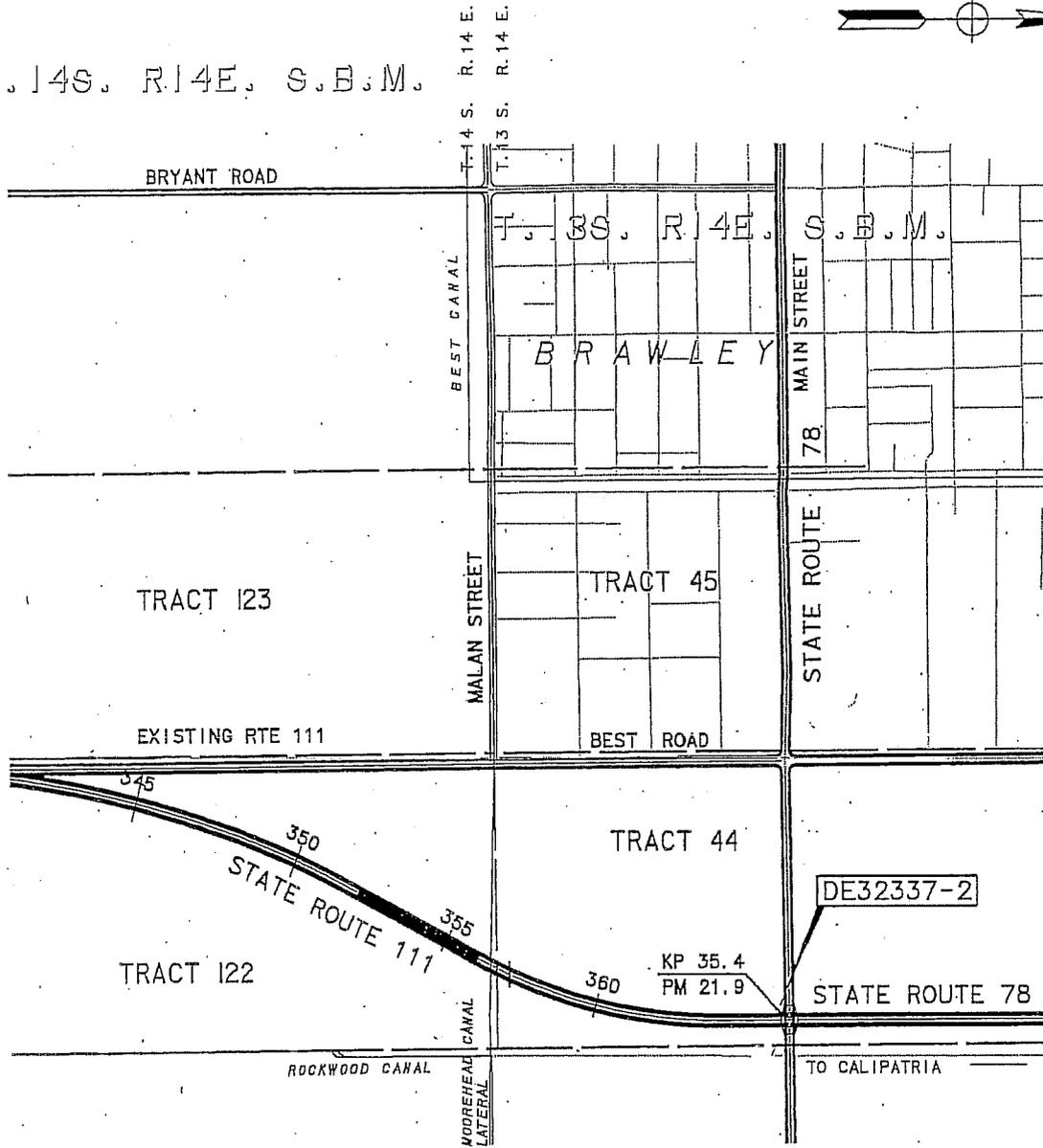
PARCEL	TOTAL AREA
DE 10900-02-03	415 SF



STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION	
DIRECTOR'S EASEMENT MAP 10900-02-03	
NOT TO SCALE	DATE: 2-15-05

COUNTY OF IMPERIAL

T. 14 S. R. 14 E. S. B. M.



KEY MAP

STATE OF CALIFORNIA			
DEPARTMENT OF TRANSPORTATION			
DISTRICT 11			
DIRECTOR'S DEED MAP			
DE32337-2			
RIGHT OF WAY	Por. 81343km		
MAP NO.			
COUNTY	ROUTE	PM	SCALE
IMP	111	21.9	NONE
			SHEET 1 OF 3

E.A. 167872

# COUNTY OF IMPERIAL

T. 13S. R 14E. S.B.M.

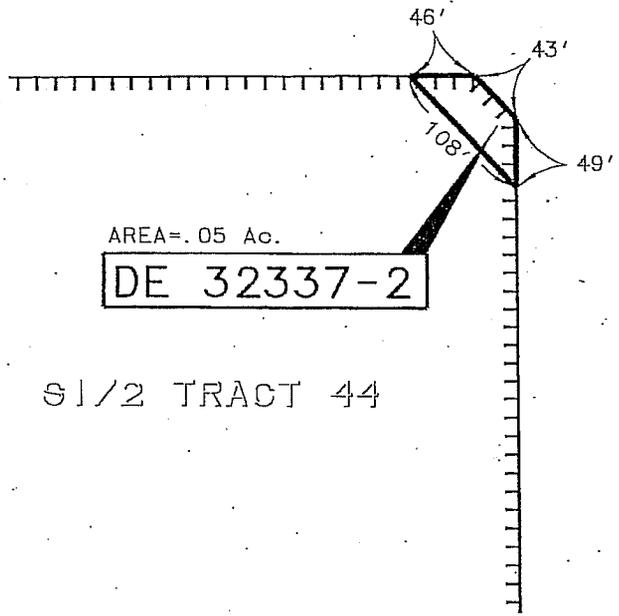
## EXHIBIT B

N1/2 TRACT 44

N1/2 TRACT 43

EXISTING STATE ROUTE 78

TRACT LINE

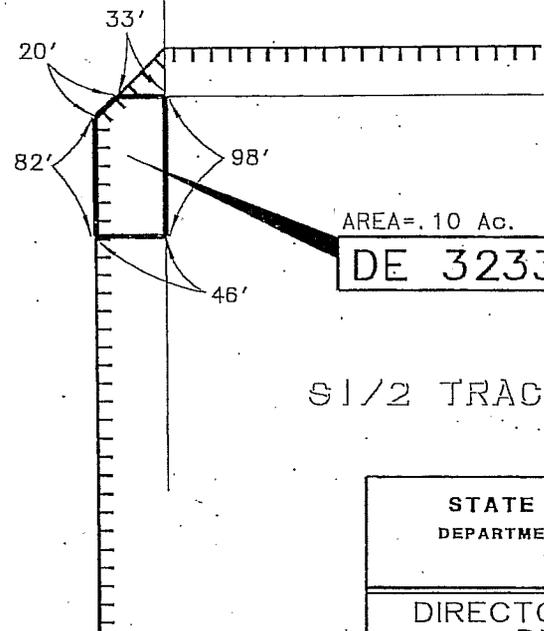


AREA=.05 Ac.

**DE 32337-2**

S1/2 TRACT 44

PROPOSED STATE ROUTE 111  
(BRAWLEY BY PASS)



AREA=.10 Ac.

**DE 32337-3**

S1/2 TRACT 43

STATE OF CALIFORNIA			
DEPARTMENT OF TRANSPORTATION			
DISTRICT 11			
DIRECTOR'S DEED MAP			
DE32337-2			
RIGHT OF WAY		Por. 81353m	
MAP NO.			
COUNTY	ROUTE	PM	SCALE
IMP	111	21.9	NONE
			SHEET 2 OF 3

E. A. 167872

EXHIBIT B

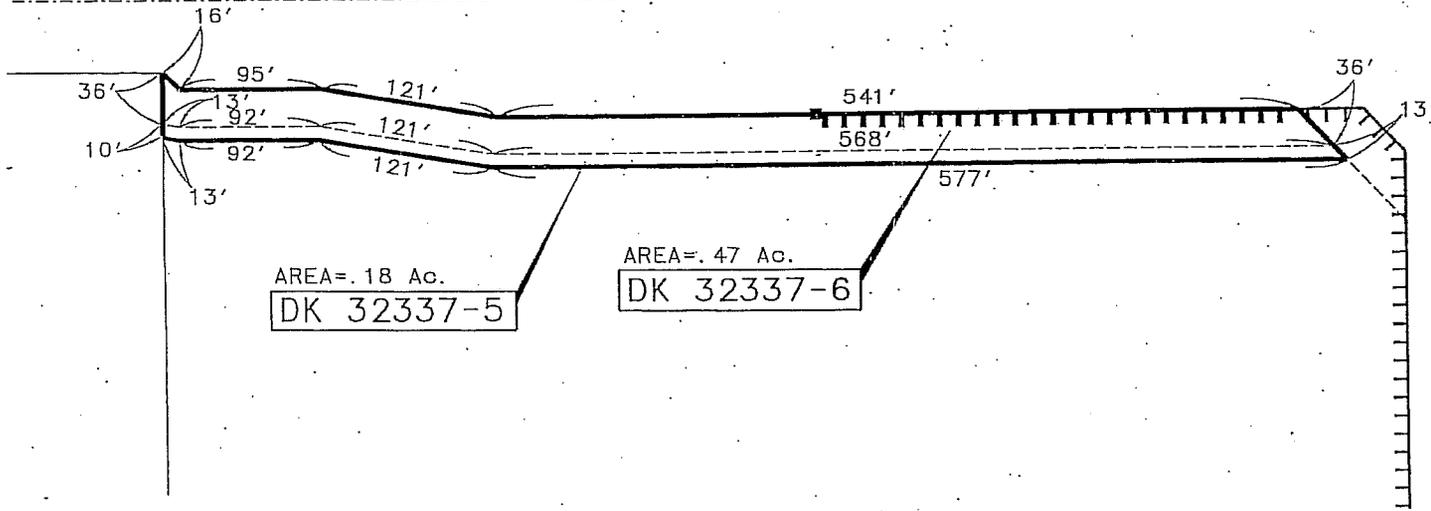
COUNTY OF IMPERIAL

T. 13S. R. 14E. S.B.M.

N1/2 TRACT 44



EXISTING STATE ROUTE 78

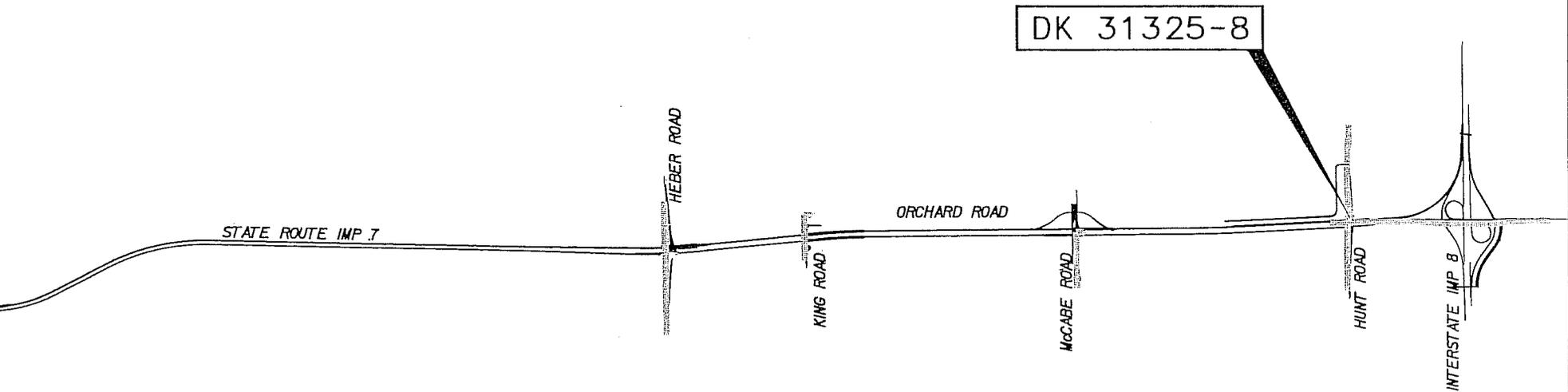


S1/2 TRACT 44

STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION DISTRICT 11			
DIRECTOR'S DEED MAP DE32337-2			
RIGHT OF WAY MAP NO.		Por. 81353m	
COUNTY	ROUTE	PM	SCALE
IMP	111	21.9	NONE
			SHEET 3 OF 3

E. A. 167872

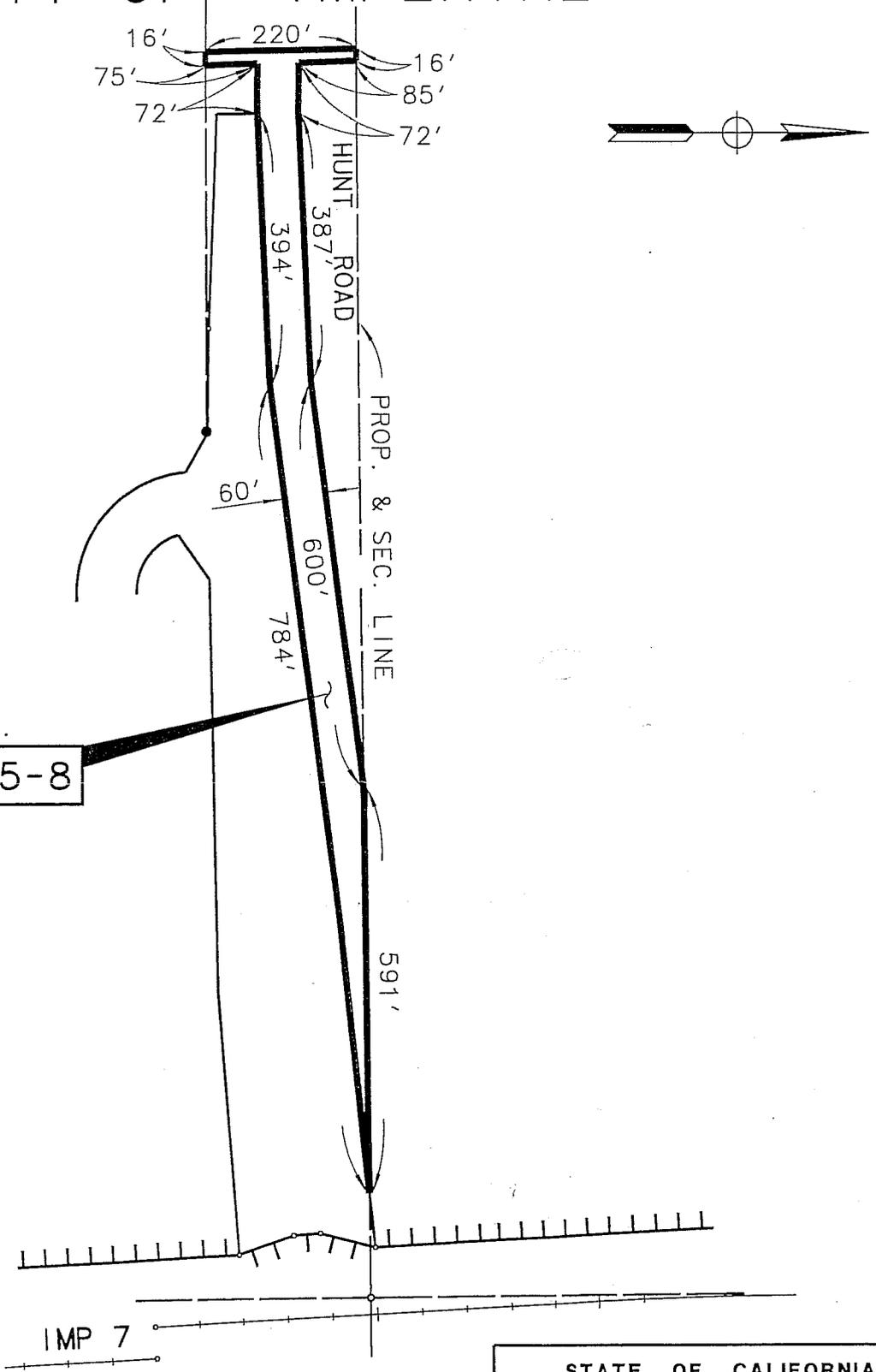
# COUNTY OF IMPERIAL



KEY MAP

STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION DISTRICT 11			
EXCESS PARCEL MAP DK31325-8			
RIGHT OF WAY MAP NO.		Por. 72505K	
COUNTY	ROUTE	PM	SCALE
IMP.	7	6.4	NONE
			SHEET 1 OF 2

E.A. 068002



AREA=1.9 Ac.

DK 31325-8

STATE OF CALIFORNIA			
DEPARTMENT OF TRANSPORTATION			
DISTRICT 11			
EXCESS PARCEL MAP			
DK31325-8			
RIGHT OF WAY		Por. 72520m, 20Am	
MAP NO.			
COUNTY	ROUTE	PM	SCALE
IMP	7	6.4	NONE
			SHEET 2 OF 2

E.A. 068002