

# Memorandum

To: CHAIR AND COMMISSIONERS

CTC Meeting: January 13, 2010

Reference No.: 2.4d.  
Action Item

From: NORMA ORTEGA  
Chief Financial Officer

Prepared by: Tony Tavares  
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, is pursuant to Section 118 of the Streets and Highways Code.

The Director's Deeds included in this item involve an estimated current value of \$401,300. The State will receive a return of \$419,300 from the sale of these properties. A recapitulation of the items presented and corresponding maps are attached.

## **ISSUE:**

<b><u>01</u></b> -01-Men-101 PM 45.94	Willits
Disposal Unit #DD 11651-01-01	10.62 acres
#DD 11658-01-01	0.82 acre
#DD 11661-01-01	8.41 acres
Convey to: Pamela K. Rutledge, Successor Trustee of the 1983 Phil Colli Trust	\$99,300 (Appraisal \$99,300)

Direct conveyance for an exchange by Right of Way Contract. The Highway 101 Willits Bypass project requires the partial acquisition of the Rutledge property. The settlement agreement with grantor was in the amount of \$451,000 and as partial compensation to the grantor for the right of way required for the Department's project, the Department is conveying excess property consisting of 19.85 acre fee parcel and a 0.28 acre access easement.

<b><u>02</u></b> -04-Ala-238 PM 3.8	Fremont
Disposal Unit #DK 045475-01-01	0.02 acre
Convey to: City of Fremont,	\$0.00 (Appraisal N/A)
Direct conveyance for no monetary consideration pursuant to Right of Way Contract 55961.	

**03-04-CC-580 PM 4.7** Richmond  
 Disposal Unit #DD 003242-02-01 0.45 acre  
 Convey to: Point Richmond R&D Associates, LLC \$186,000 (Appraisal \$168,000)  
 Direct Sale. The selling price represents the amount received from the adjoining owner based on the option to purchase in the freeway lease agreement. The highest and best use of the parcel is as plottage to the adjoining property.

**04-04-Mrn-101 PM 10.1** San Rafael  
 Disposal Unit #DK 030304-04-01 0.15 acre  
 Convey to: Lee P. Nobmann and Melodee J. Nobmann \$0.00 (Appraisal N/A)  
 Direct conveyance to underlying fee owner to extinguish a recorded temporary construction easement that is no longer needed.

**05-04-SCI-85 PM 16.0** Cupertino  
 Disposal Unit #DK 059767-01-01 0.01 acre  
 Convey to: The Cecelia Ann Wold Massey Attix \$0.00 (Appraisal N/A)  
 Revocable *Inter Vivos* Trust  
 Direct conveyance to other than the adjoining owner would deprive such adjoining owner access to a public street and would create a possible action against the Department.

**06-8-SBd-215 PM 5.3-5.6** San Bernardino  
 Disposal Unit #DD A07043-01-01 et al 0.87 acre  
 Convey to: 555 South "H" Street Partners \$134,000 (Appraisal \$134,000)  
 Direct Sale. Sale price represents the fair market value received via Judgment in Condemnation, San Bernardino Superior Court Case 141889.

**07-11-SD-125 PM 12.7** Spring Valley  
 Disposal Unit #DK 030759-X1-XX 0.06 acre  
 Convey to: County of San Diego \$0.00 (Appraisal N/A)  
 Direct conveyance for no monetary consideration of utility easement pursuant to deed reservation in document number 2008-0509330 recorded September 26, 2008.

**08-11-SD-125 PM 12.7** Spring Valley  
 Disposal Unit #DK 030763-X1-XX 0.01 acre  
 Convey to: County of San Diego \$0.00 (Appraisal N/A)  
 Direct conveyance for no monetary consideration of utility easement pursuant to document number 2008-0509330 recorded September 26, 2008.

**09-11-Imp-111 PM 8.8** Imperial County  
 Disposal Unit #DK 30874-X3-XX 0.04 acre  
 Convey to: Imperial Irrigation District \$0.00 (Appraisal N/A)  
 Direct conveyance for no monetary consideration of utility easement pursuant to document number 1999-0509 recorded September 17, 1999.

Attachments

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

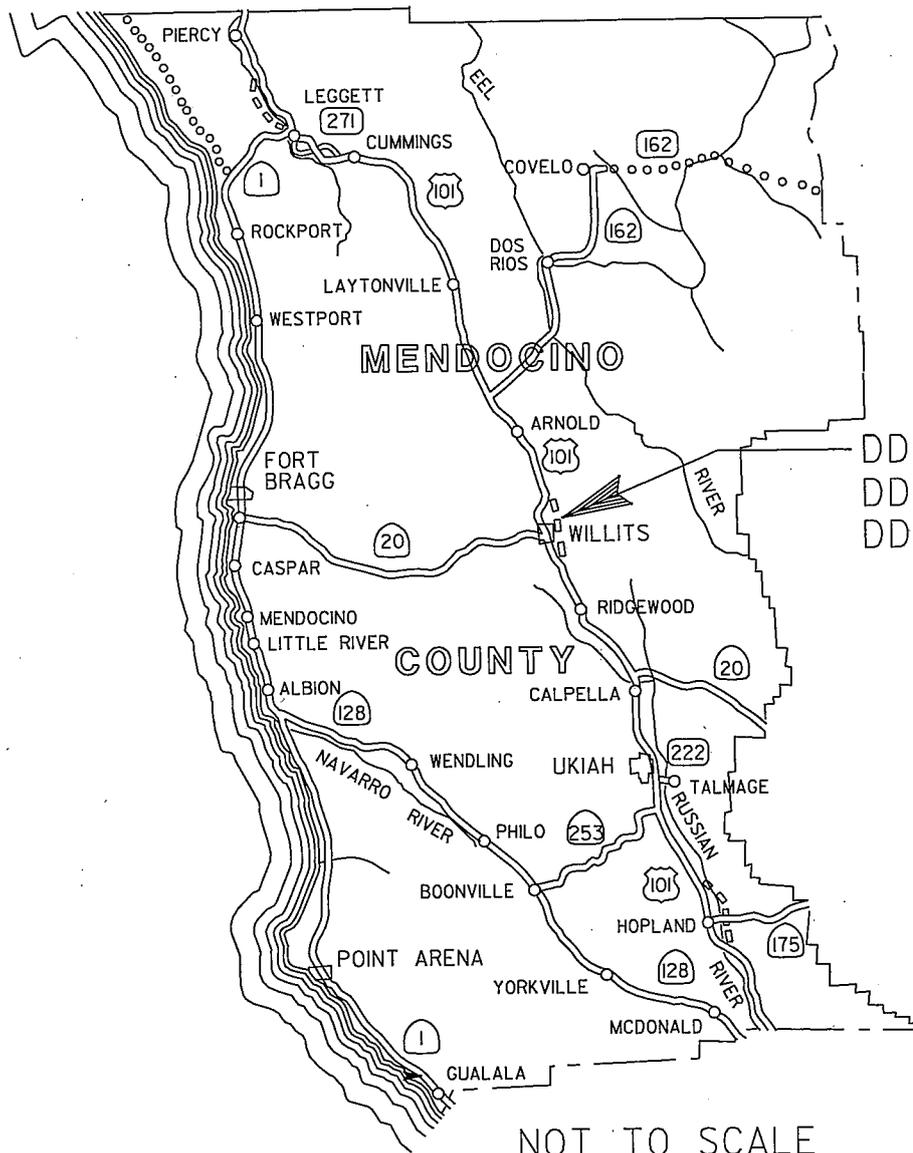
**PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION - JANUARY 13, 2010**

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	0			1	\$99,300	\$99,300	100%
02	0	0			0	\$0	\$0	
03	0	0			0	\$0	\$0	
04	4	0			4	\$168,000	\$186,000	111%
05	0	0			0	\$0	\$0	
06	0	0			0	\$0	\$0	
07	0	0			0	\$0	\$0	
08	1	0			0	\$134,000	\$134,000	100%
09	0	0			0	\$0	\$0	
10	0	0			0	\$0	\$0	
11	3	0			0	\$0	\$0	
12	0	0			0	\$0	\$0	
<b>Total</b>	<b>9</b>	<b>0</b>			<b>5</b>	<b>\$401,300</b>	<b>\$419,300</b>	<b>104%</b>

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	\$401,300	\$419,302	104%
Public Sales	0	\$0	\$0	0%
Non-Inventory Conveyances	0			
<b>Sub-Total</b>	<b>9</b>	<b>\$401,300</b>	<b>\$419,300</b>	<b>104%</b>
Other Funded Sales	0			
<b>Total</b>	<b>9</b>	<b>\$401,300</b>	<b>\$419,300</b>	<b>104%</b>



DD 11651-01-01  
 DD 11658-01-01  
 DD 11661-01-01

NOT TO SCALE

**SHEET 1 OF 2**

DD 11651-01-01  
 DD 11658-01-01  
 DD 11661-01-01

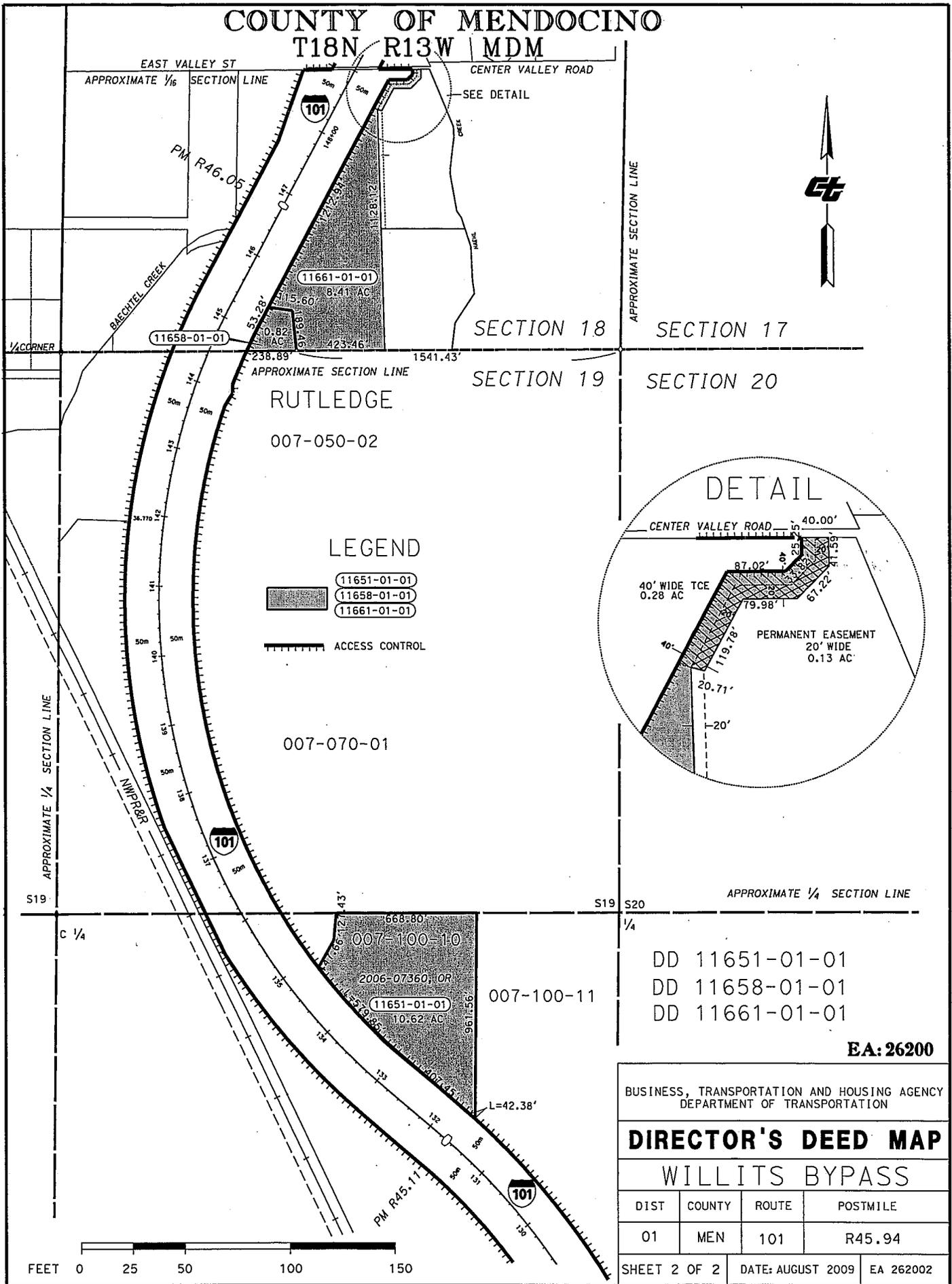
STATE OF CALIFORNIA  
 BUSINESS, TRANSPORTATION AND  
 HOUSING AGENCY  
 DEPARTMENT OF TRANSPORTATION  
 DISTRICT 01

**DIRECTOR'S DEED**

CO	ROUTE	POST MILE
MEN	101	R45.94

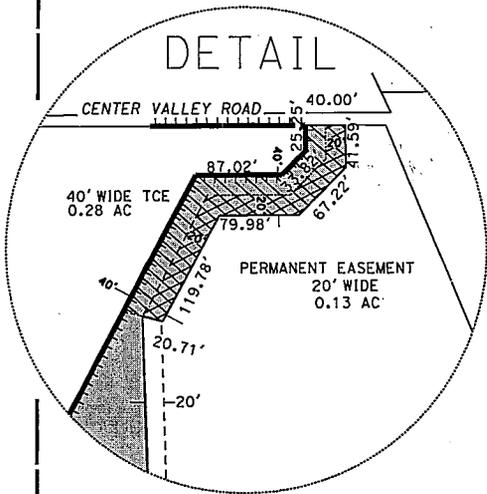
# COUNTY OF MENDOCINO

T18N R13W MDM



### LEGEND

- 11651-01-01
- 11658-01-01
- 11661-01-01
- ACCESS CONTROL



DD 11651-01-01  
 DD 11658-01-01  
 DD 11661-01-01

**EA: 26200**

BUSINESS, TRANSPORTATION AND HOUSING AGENCY  
 DEPARTMENT OF TRANSPORTATION

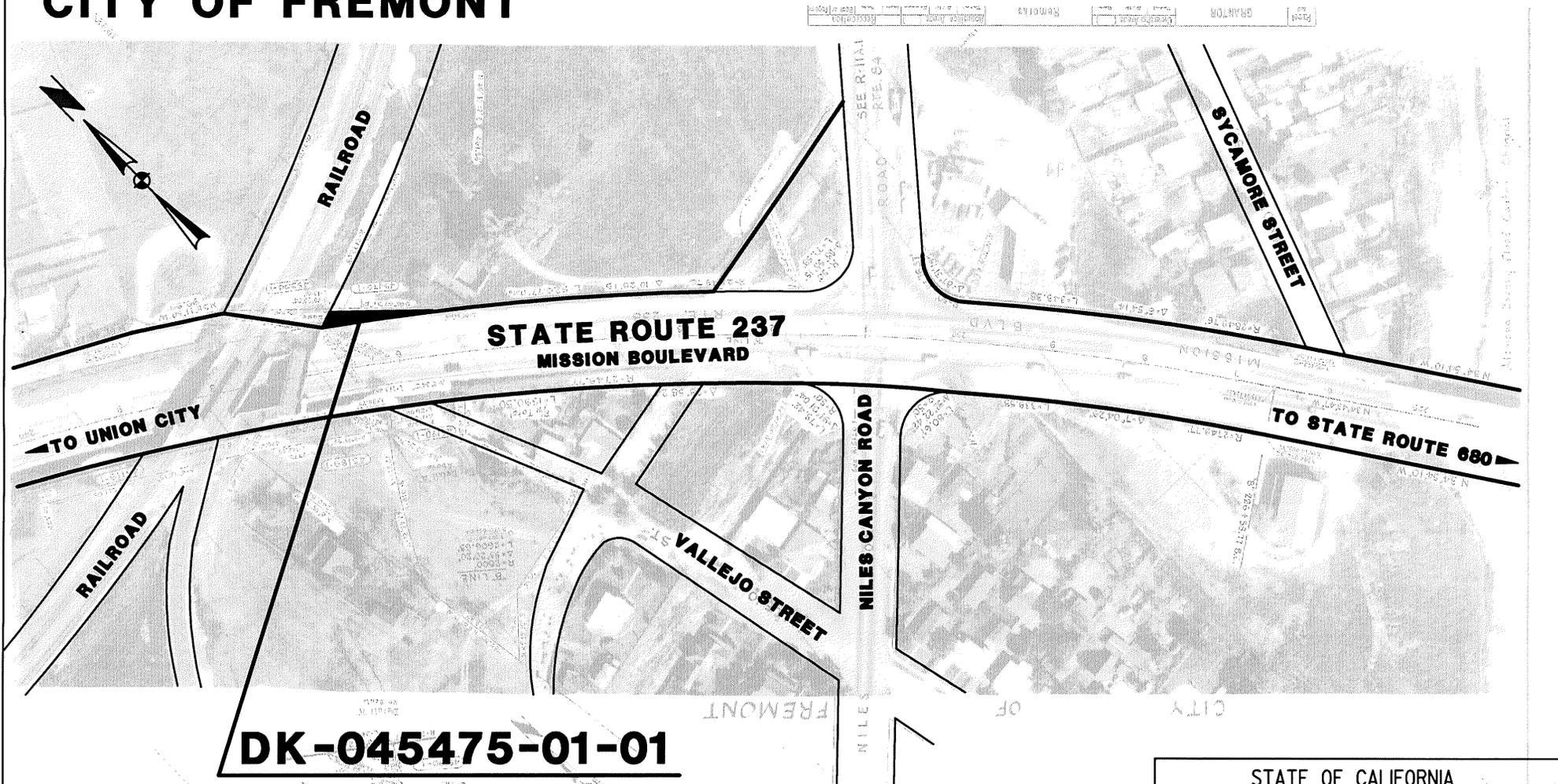
## DIRECTOR'S DEED MAP

### WILLITS BYPASS

DIST	COUNTY	ROUTE	POSTMILE
01	MEN	101	R45.94

SHEET 2 OF 2	DATE: AUGUST 2009	EA 262002
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# ALAMEDA COUNTY CITY OF FREMONT

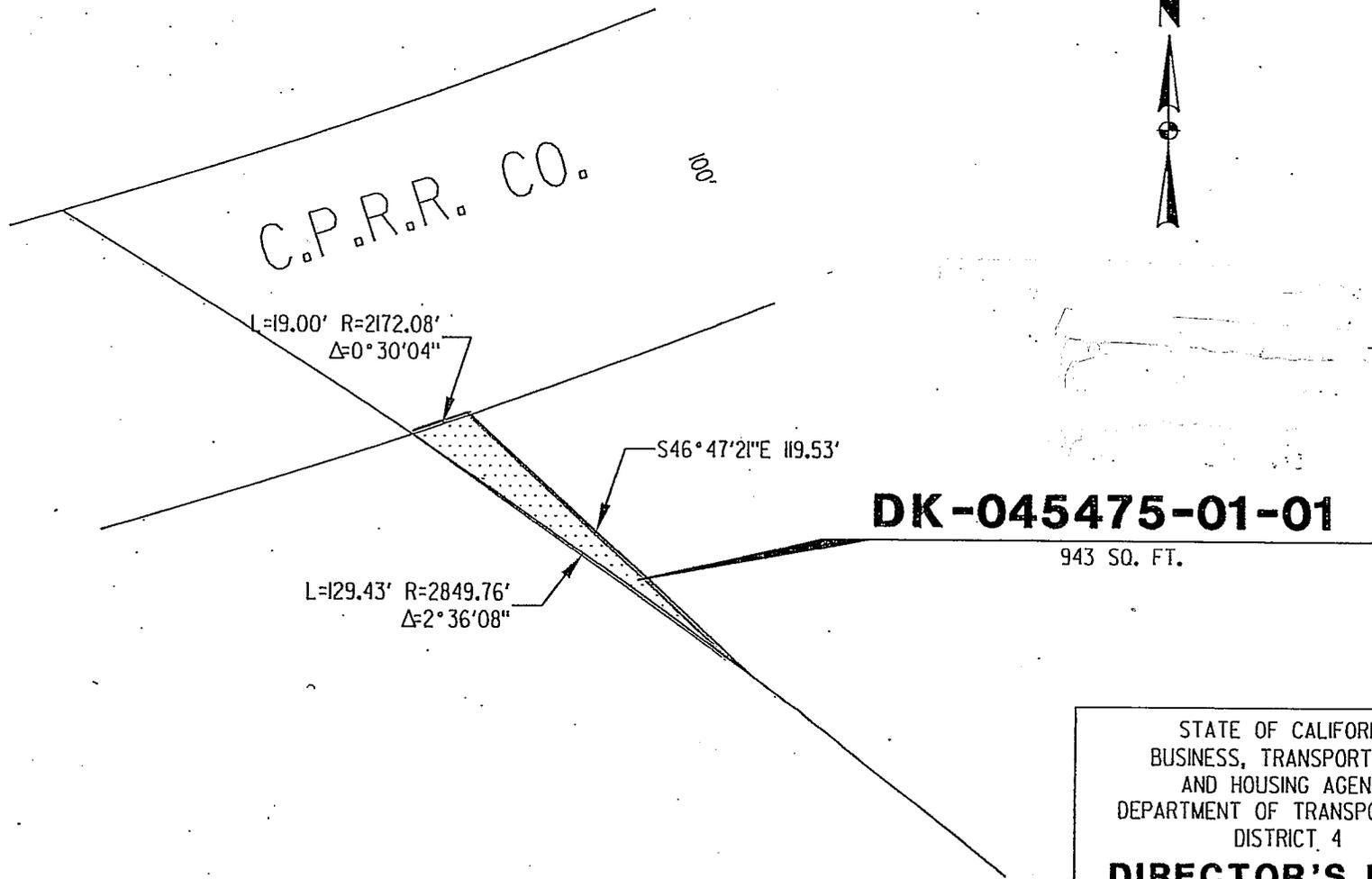


STATE OF CALIFORNIA  
BUSINESS, TRANSPORTATION  
AND HOUSING AGENCY  
DEPARTMENT OF TRANSPORTATION  
DISTRICT 4

## DIRECTOR'S DEED DK-045475-01-01

DRAWN BY: CH		DATE: 9/02/09	
CHECK BY: WN		SCALE: no scale	
COUNTY	ROUTE	P.M.	DR.NO.
ALA	238	3.8	1 OF 2

DISTANCES SHOWN ARE ON THE CALIFORNIA  
 COORDINATE SYSTEM OF 1927, ZONE 3.  
 MULTIPLY DISTANCES SHOWN BY 1.0000823 TO  
 OBTAIN GROUND LEVEL DISTANCES.



**DK-045475-01-01**

943 SQ. FT.

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

**DIRECTOR'S DEED**  
**DK-045475-01-01**

DRAWN BY: CH		DATE: 9/02/09	
CHECK BY: WN		SCALE: 1"=50'	
COUNTY	ROUTE	P.M.	DR.NO.
ALA	238	3.8	2 OF 2

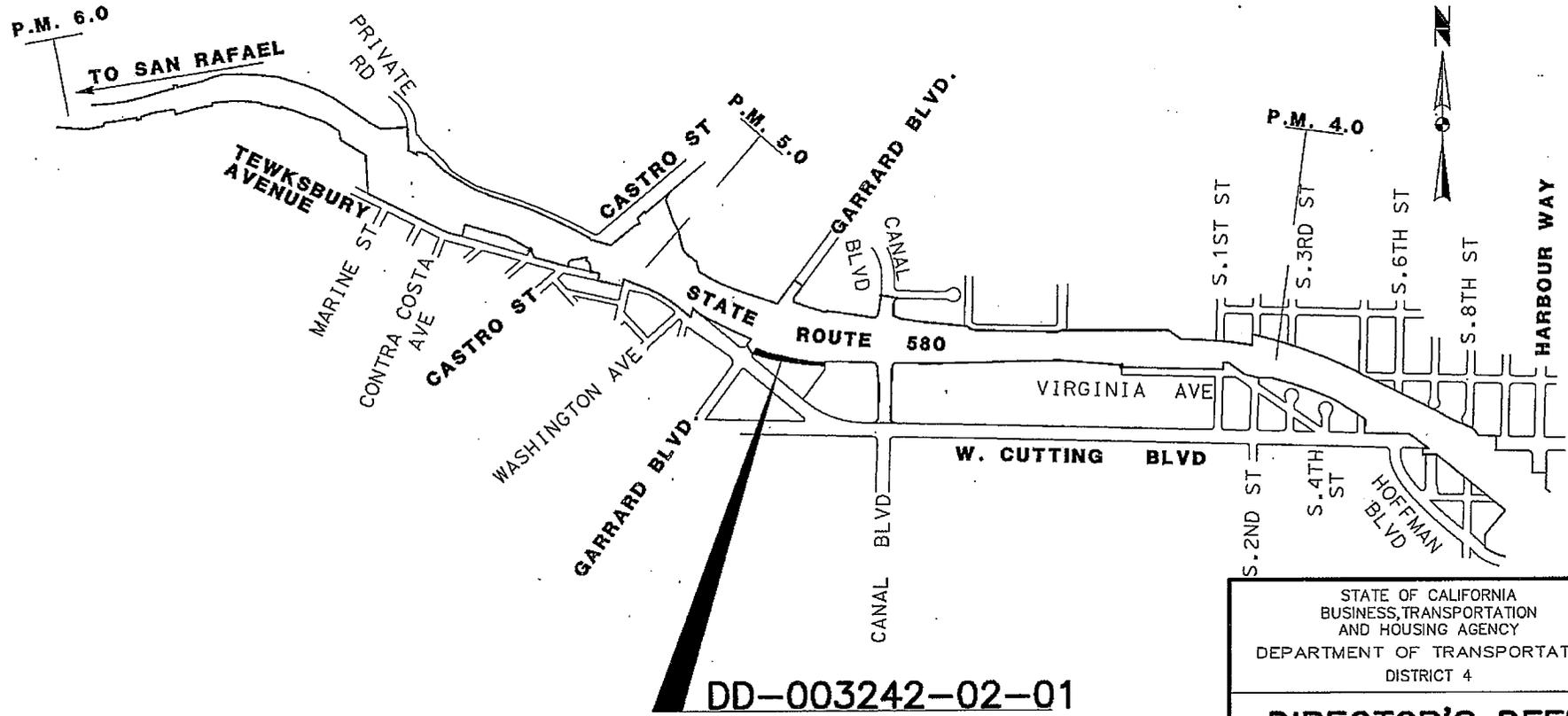


Attachment 2B

R-522X14  
 R-X1238.3

DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 3. MULTIPLY DISTANCES BY 1.0000675 TO OBTAIN GROUND-LEVEL DISTANCES.

# CITY OF RICHMOND COUNTY OF CONTRA COSTA



**DD-003242-02-01**

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

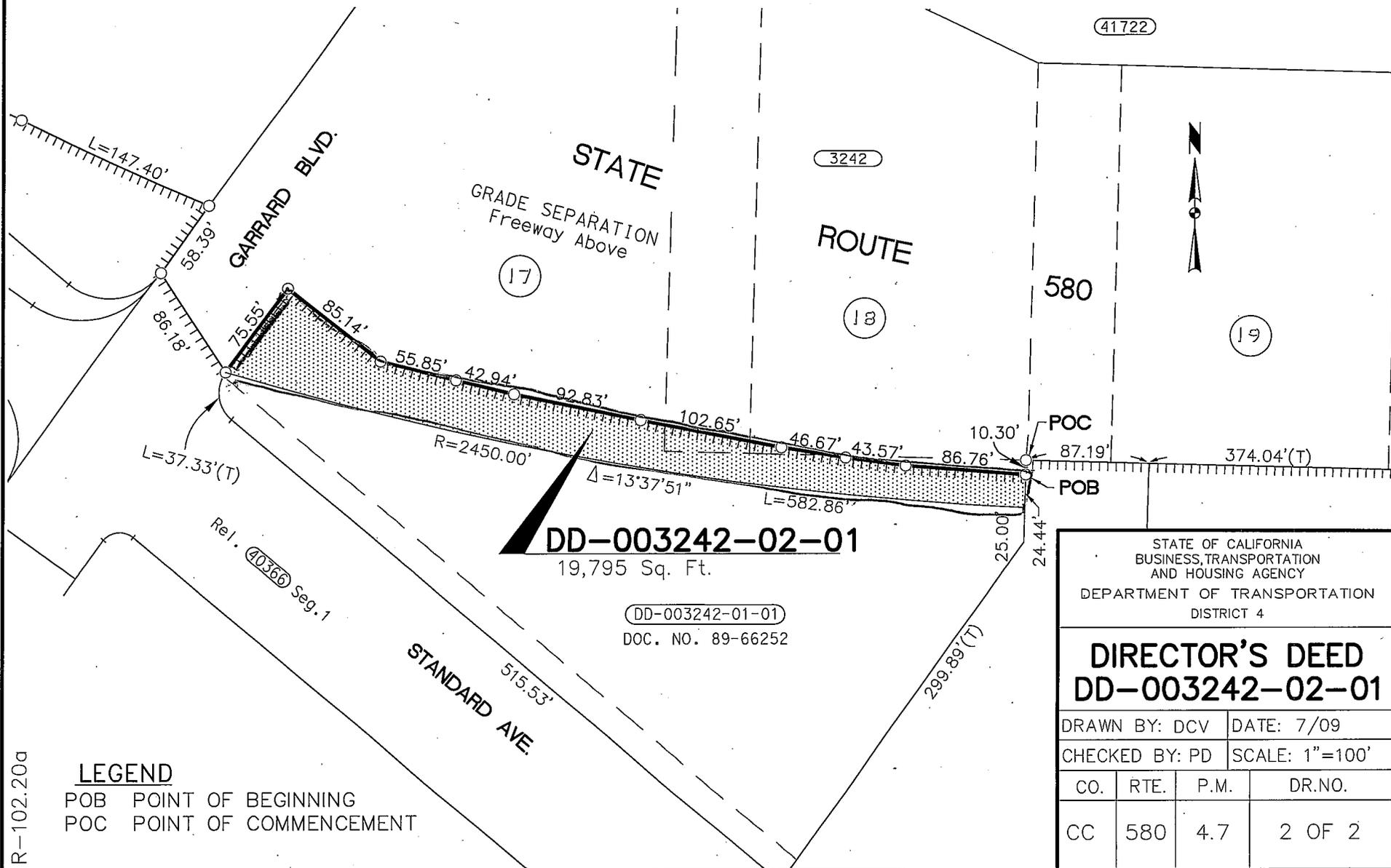
## DIRECTOR'S DEED DD-003242-02-01

DRAWN BY: DCV		DATE: 7/09	
CHECKED BY: PD		SCALE: 1"=100'	
CO.	RTE.	P.M.	DR.NO.
CC	580	4.7	1 OF 2

R-102.20d

DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 3. MULTIPLY DISTANCES BY 1.0000675 TO OBTAIN GROUND-LEVEL DISTANCES.

# CITY OF RICHMOND COUNTY OF CONTRA COSTA

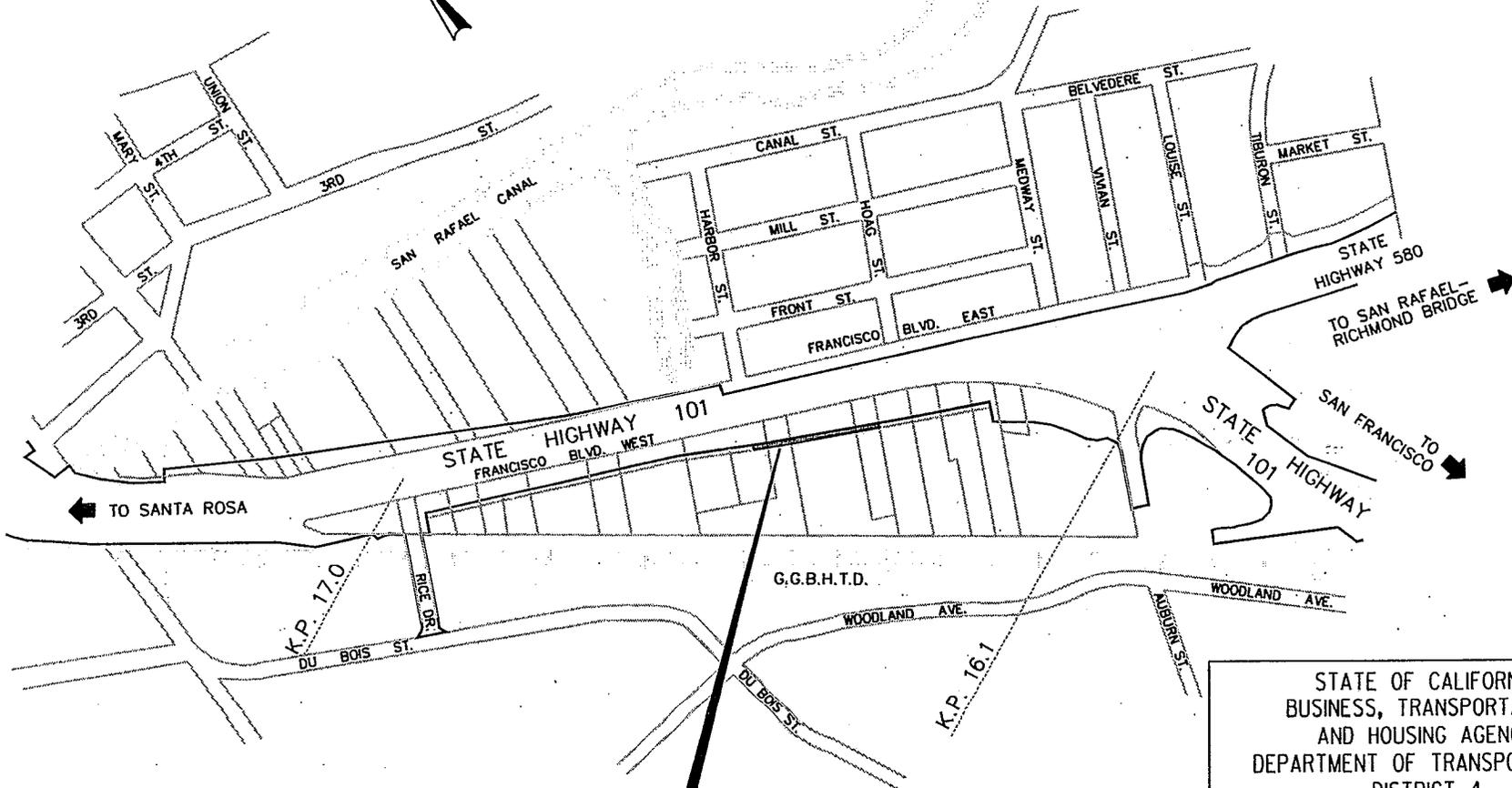
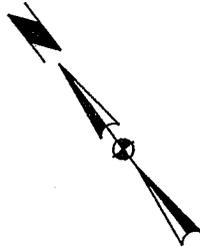


STATE OF CALIFORNIA  
BUSINESS, TRANSPORTATION  
AND HOUSING AGENCY  
DEPARTMENT OF TRANSPORTATION  
DISTRICT 4

## DIRECTOR'S DEED DD-003242-02-01

DRAWN BY: DCV		DATE: 7/09	
CHECKED BY: PD		SCALE: 1"=100'	
CO.	RTE.	P.M.	DR.NO.
CC	580	4.7	2 OF 2

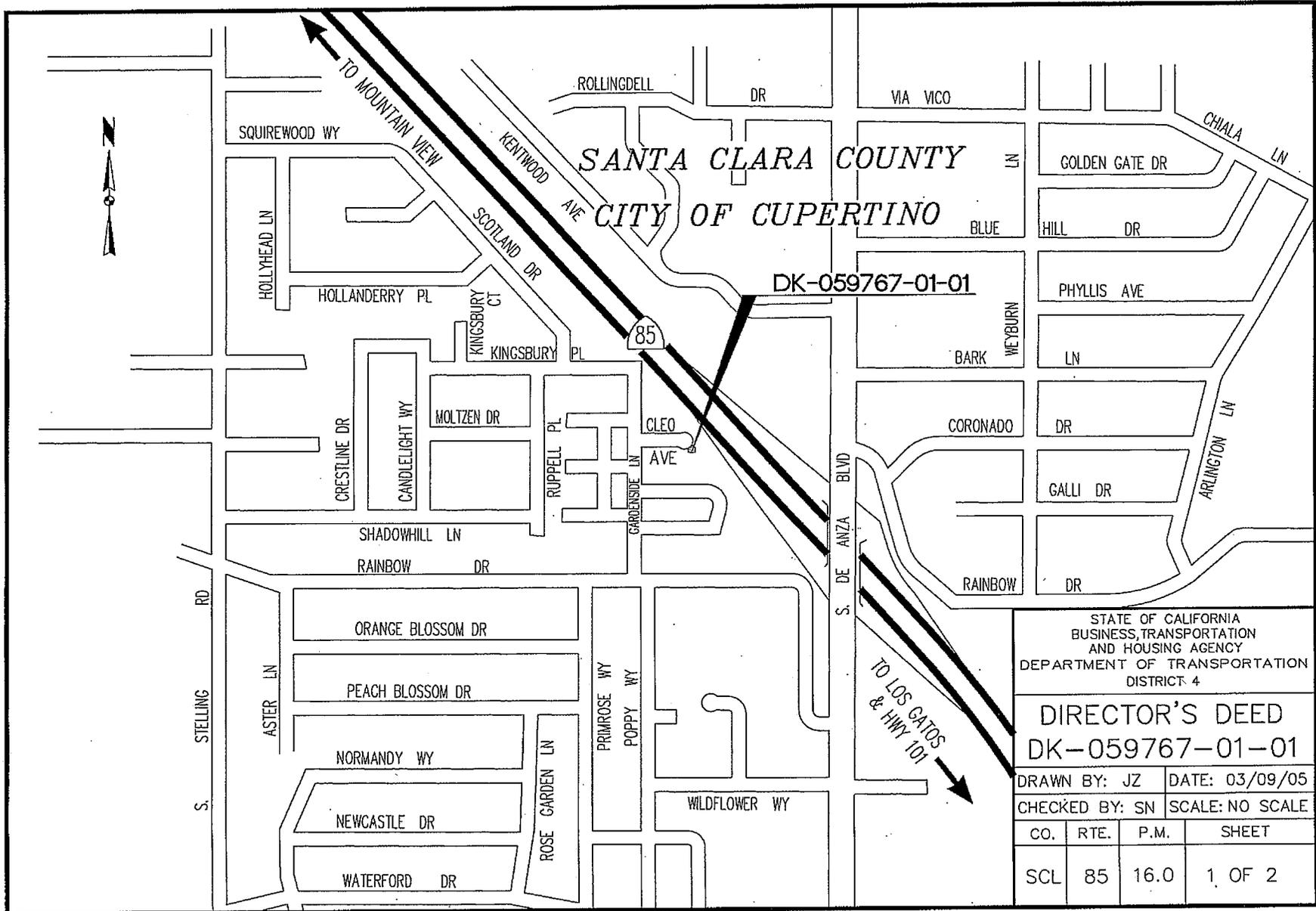
# MARIN COUNTY CITY OF SAN RAFAEL



**DK-030304-04-01**

STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 4			
<b>DIRECTOR'S DEED</b>			
<b>DK-030304-04-01</b>			
DRAWN BY: CH		DATE: 11/16/09	
CHECK BY: WN		SCALE: NO SCALE	
COUNTY	ROUTE	P.M.	DR.NO.
MRN	101	10-1	1 OF 2





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

# SANTA CLARA COUNTY CITY OF CUPERTINO

## LEGEND

- DIMENSION POINT
- (T) TOTAL ANGLE OR DISTANCE
- (R) RADIAL BEARING
- P.O.C. POINT OF COMMENCEMENT
- SQ. FT. SQUARE FEET
- ||||| ACCESS PROHIBITED

S47°17'44"E



ROUTE

CURVE TABLE			
CURVE	RADIUS'	DELTA	LENGTH
C1	30.13'	40°54'55"	21.52'
C2	30.13'	37°20'12"	19.64'
C3	25.00'	23°46'36"	10.38'

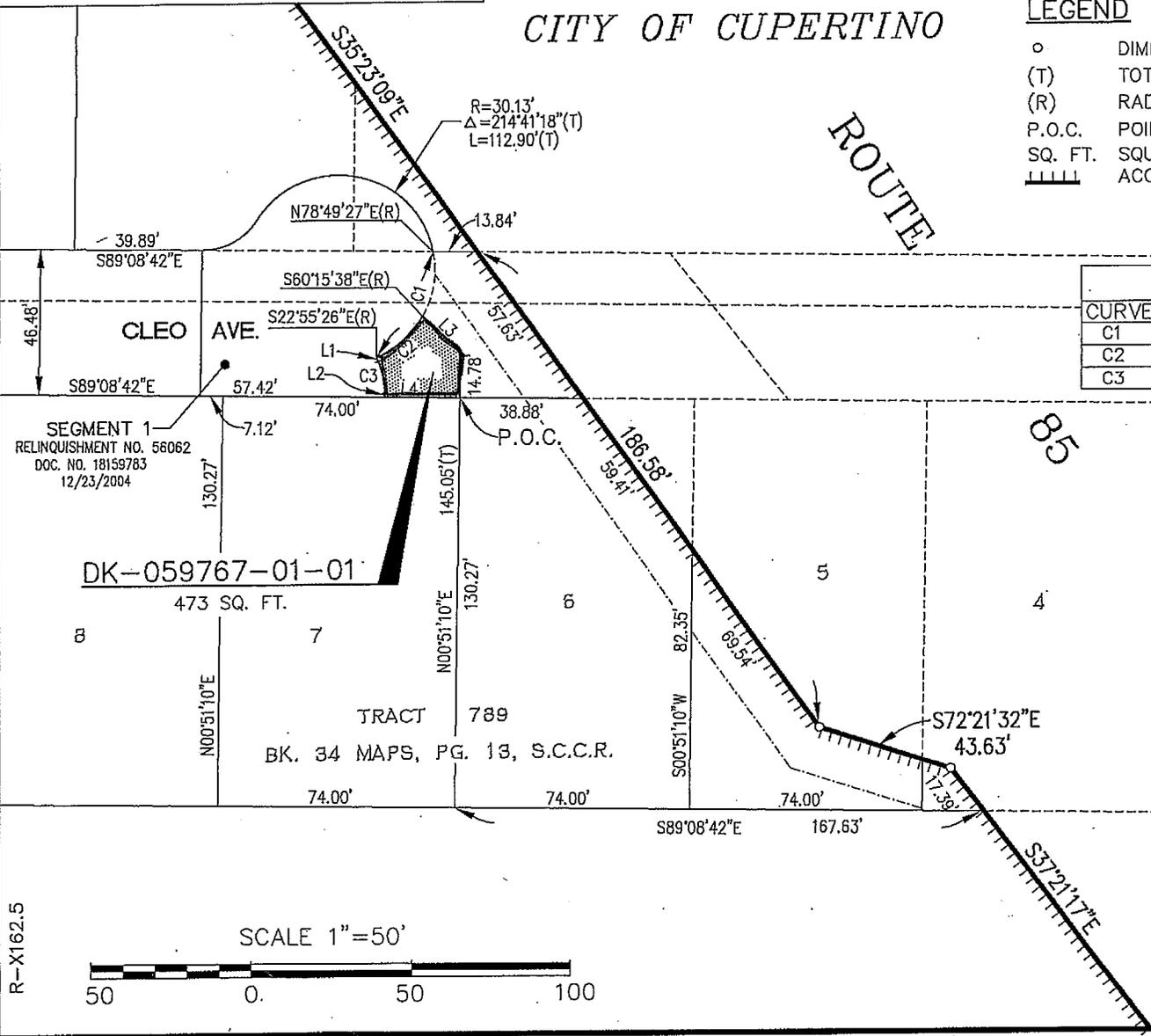
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S22°55'26"E	1.31'
L2	N00°51'10"E	1.35'
L3	N47°16'03"W	16.28'
L4	S89°08'42"E	23.70'

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

**DIRECTOR'S DEED**  
DK-059767-01-01

DRAWN BY: JZ DATE: 03/09/05  
CHECKED BY: SN SCALE: 1"=50'

CO.	RTE.	S.M.	SHEET
SCL	85	16.0	2 OF 2



SEGMENT 1  
RELINQUISHMENT NO. 56062  
DOC. NO. 18159783  
12/23/2004

DK-059767-01-01

473 SQ. FT.

TRACT 789  
BK. 34 MAPS, PG. 13, S.C.C.R.

SCALE 1"=50'



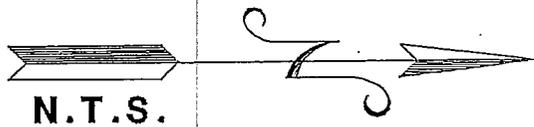
Attachment 5B

R-X162.5

PARCEL No.	AREA
DDA07043-01-01	0.05 ACRES 2106.3 S.F.

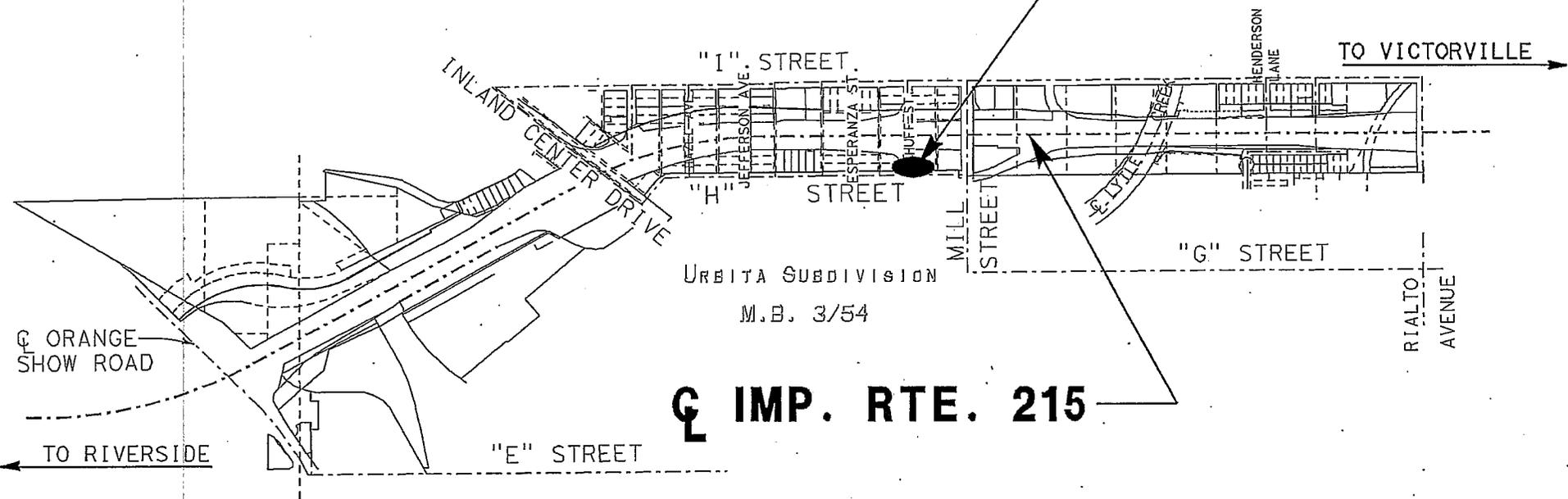
DIST.	COUNTY	ROUTE	POST MILES
08	SBd	215	5.3-5.6

**EXHIBIT "B"**  
**FOR CTC REVIEW**



**SITE LOCATION**

**DIRECTOR'S DEED  
No. DDA07043-01-01**



**Q IMP. RTE. 215**

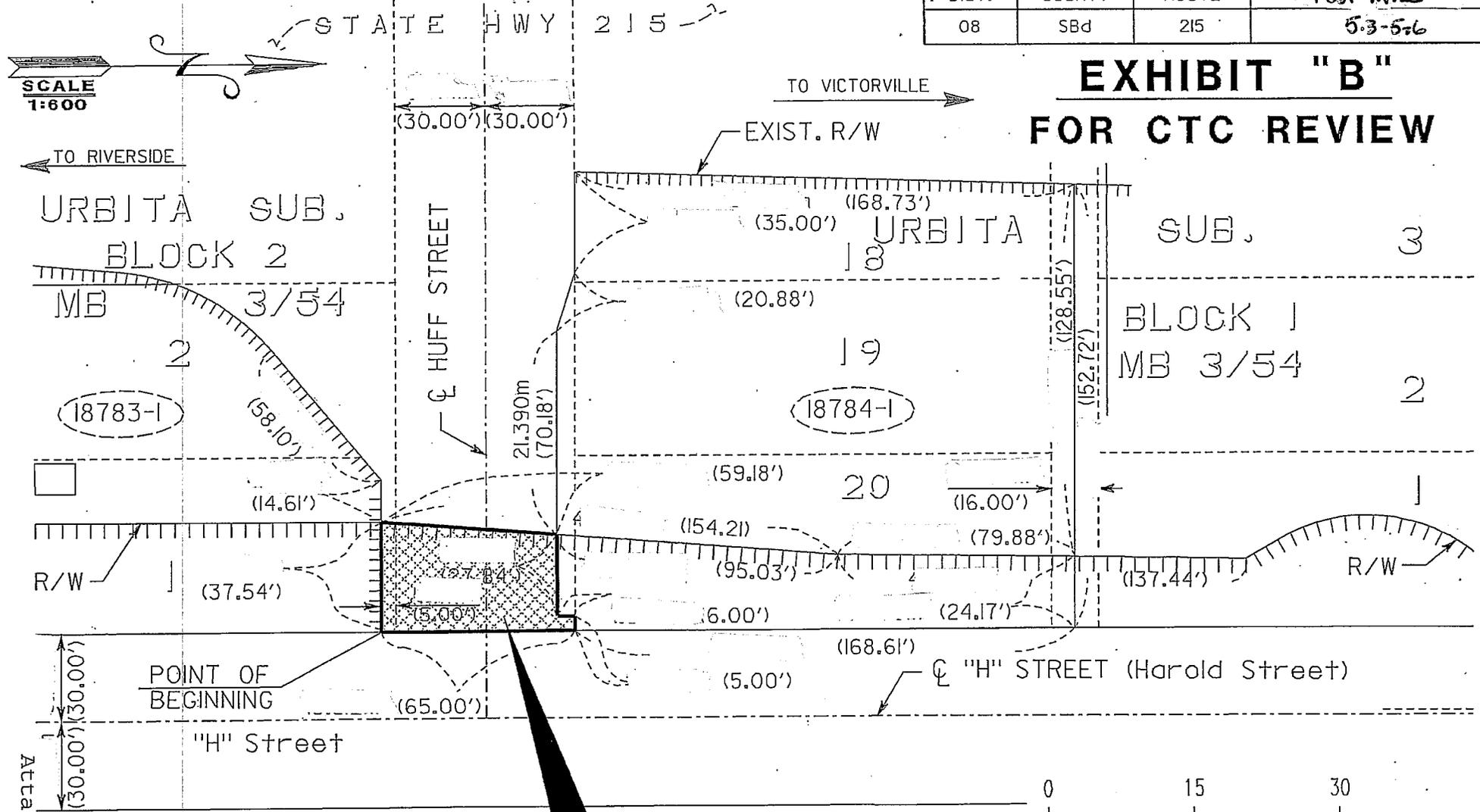
CITY OF SAN BERNARDINO

STATE OF CALIFORNIA BUSINESS AND TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION		
VICINITY MAP DDA07043-01-01		
SCALE: N.T.S.	DATE: Apr. 2008	SHEET 1 OF 2

Attachment 6A

DIST.	COUNTY	ROUTE	POST MILE
08	SBD	215	5.3-5.6

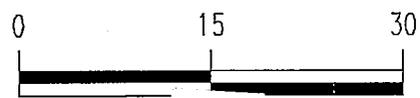
# EXHIBIT "B" FOR CTC REVIEW



**PARCEL DDA07043-01-01**

Attachment 6B

PARCEL No.	AREA
DDA07043-01-01	0.05 ACRES 2106.3 SF



SCALE 1:600

STATE OF CALIFORNIA  
BUSINESS AND TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION

DIRECTOR'S DEED PLAT MAP  
DDA07043-01-01

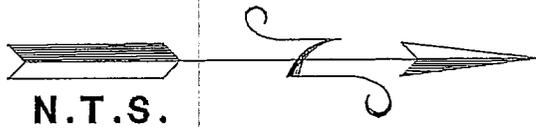
SCALE: 1:600    DATE: Apr. 2008    SHEET 2 OF 2

PARCEL No.	AREA
DD018776-01-01	0.42 ACRES 18,318.9 SF

DIST.	COUNTY	ROUTE	POST MILE
08	SBd	215	5.3-5.6

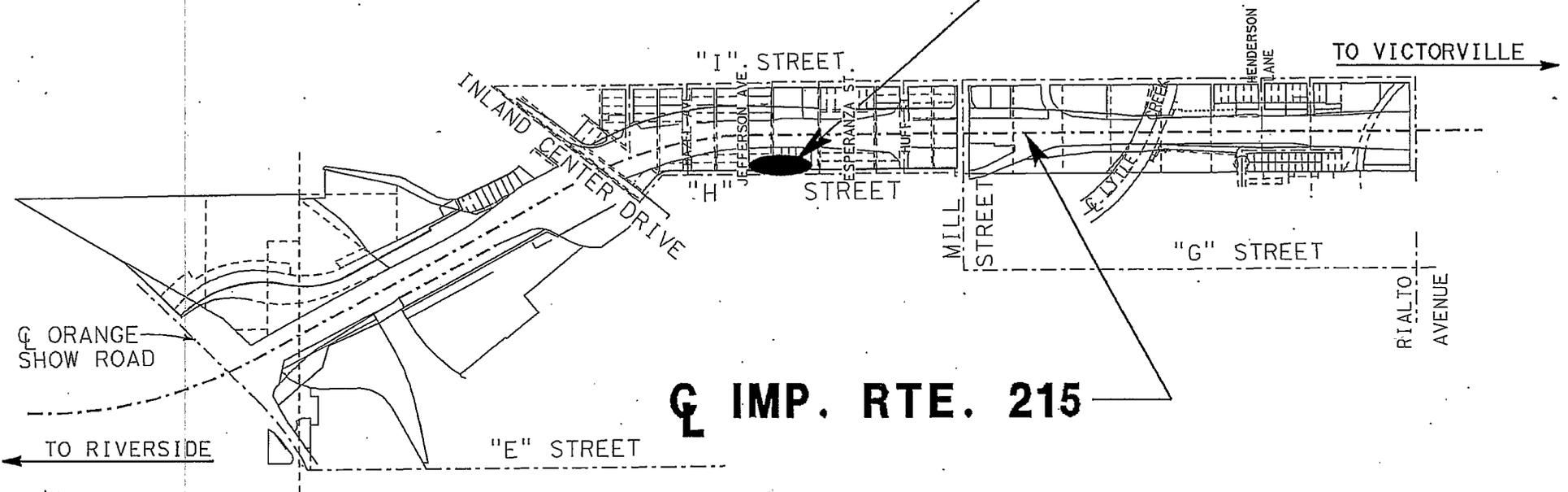
## EXHIBIT "B"

### FOR CTC REVIEW



### SITE LOCATION

#### DIRECTOR'S DEED No. DD018776-01-01

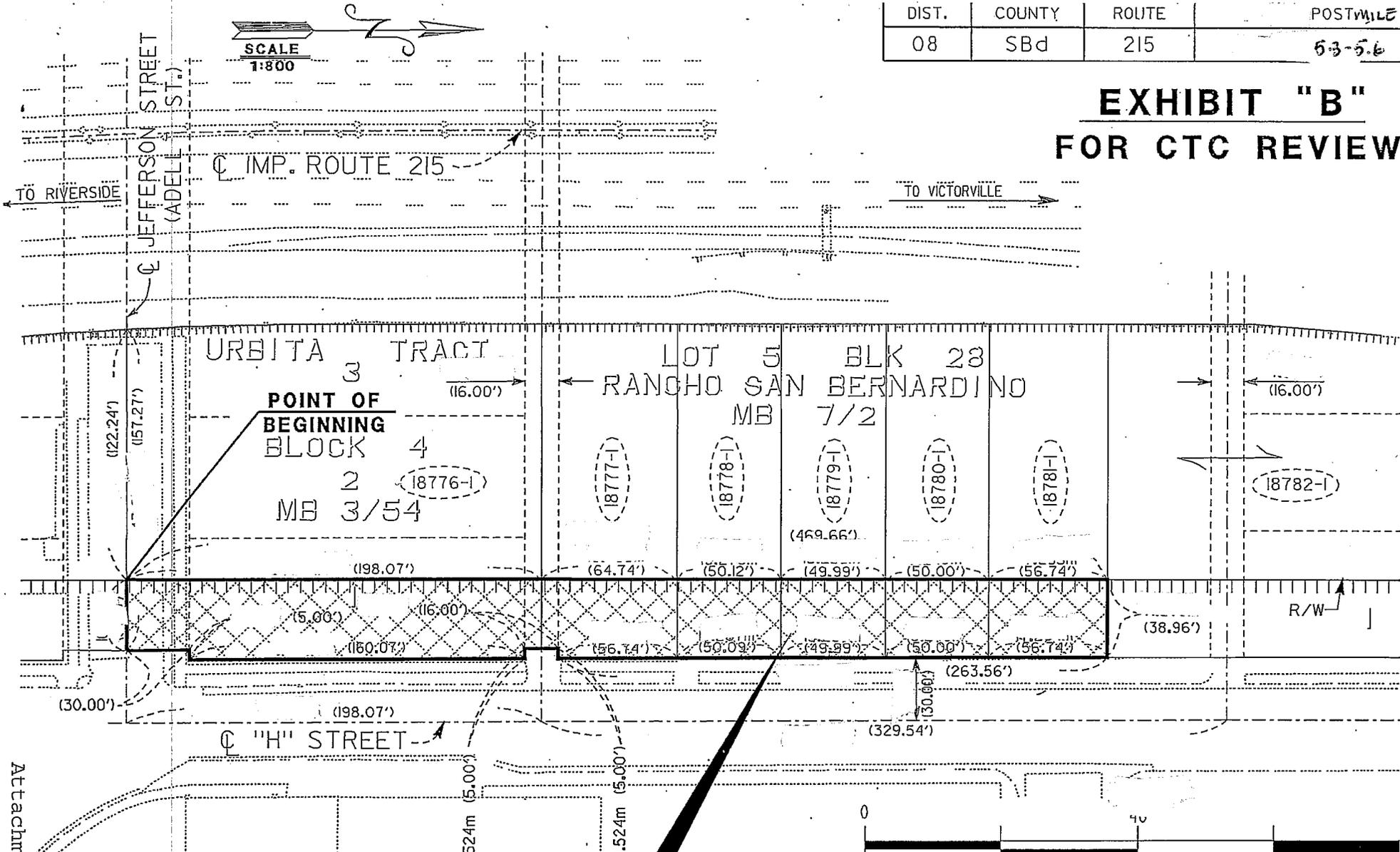


CITY OF SAN BERNARDINO

STATE OF CALIFORNIA BUSINESS AND TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION		
VICINITY MAP DD018776-01-01		
SCALE: N.T.S.	DATE: Mar. 2008	SHEET 1 OF 2

DIST.	COUNTY	ROUTE	POSTMILE
08	SBd	215	63-5.6

# EXHIBIT "B" FOR CTC REVIEW



**PARCEL DD018776-01-01**

PARCEL No.	AREA
DD018776-01-01	0.42 ACRES 18,318.9 SF

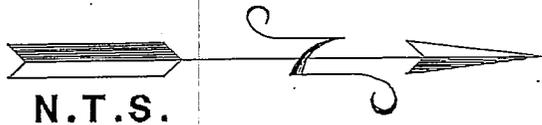
STATE OF CALIFORNIA  
BUSINESS AND TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION  
DIRECTOR'S DEED PLAT MAP  
DD018776-01-01

PARCEL No.	AREA
DD018783-01-01	0.29 ACRES 12,554.8 SF

DIST.	COUNTY	ROUTE	POSTMILE
08	SBd	215	5.305.6

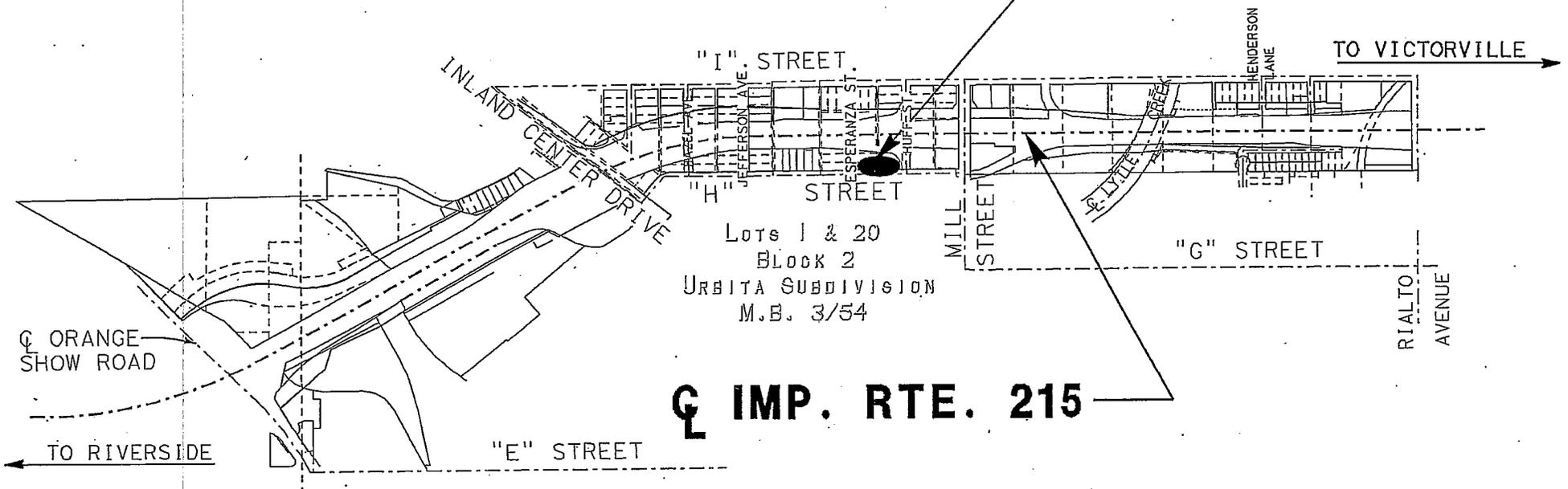
## EXHIBIT "B"

### FOR CTC REVIEW



## SITE LOCATION

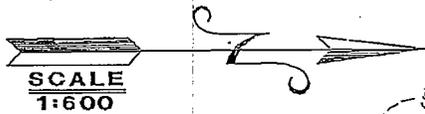
### DIRECTOR'S DEED No. DD018783-01-01



Attachment 6E

CITY OF SAN BERNARDINO

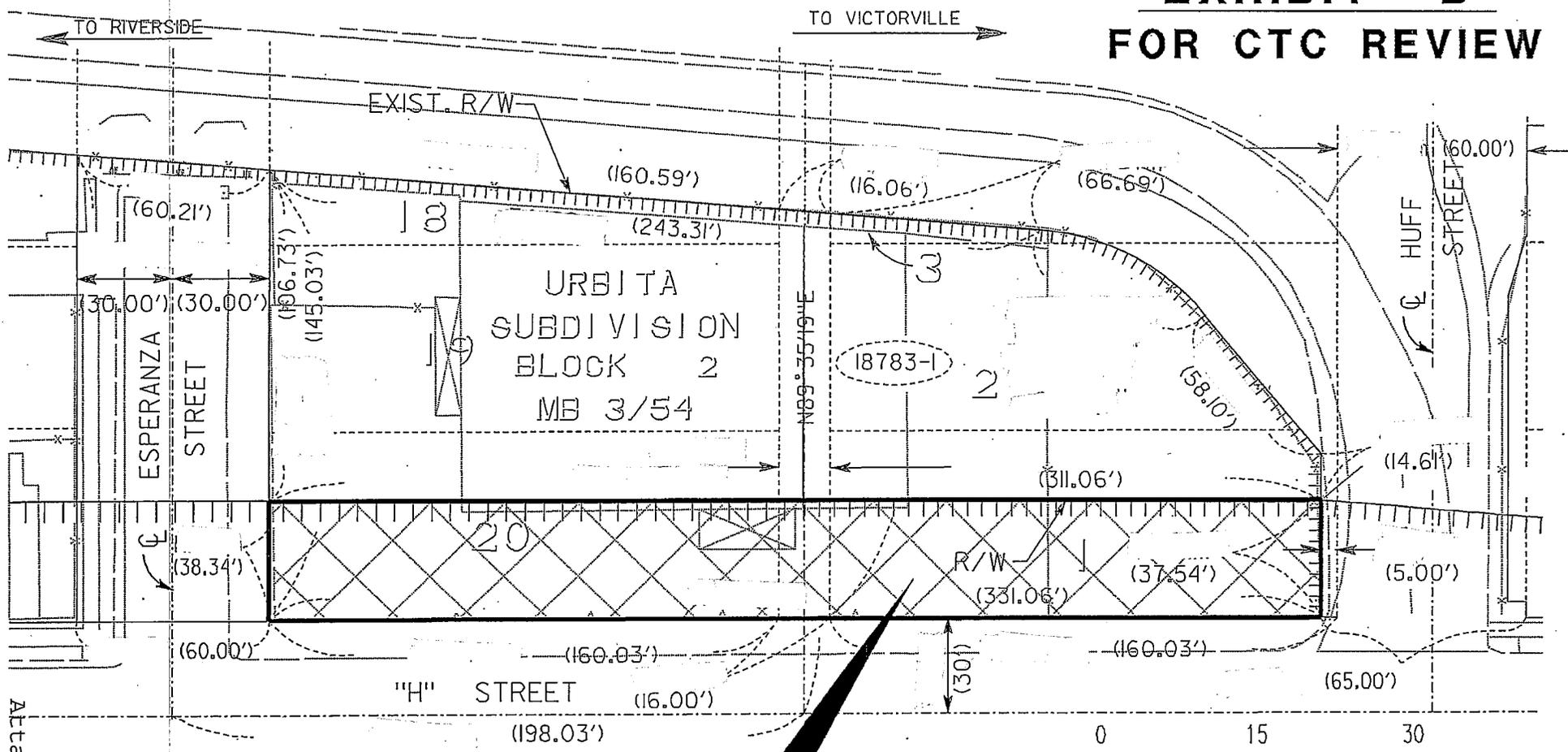
STATE OF CALIFORNIA BUSINESS AND TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION		
VICINITY MAP DD018783-01-01		
SCALE: N.T.S.	DATE: Apr. 2008	SHEET 1 OF 2



STATE HWY 215

DIST.	COUNTY	ROUTE	POSTMILE
08	SBd	215	5.3-5.6

# EXHIBIT "B" FOR CTC REVIEW



**PARCEL DD018783-01-01**

Attachment 6F

PARCEL No.	AREA
DD018783-01-01	0.29 ACRES 12,554.8 SF

STATE OF CALIFORNIA BUSINESS AND TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION		
DIRECTOR'S DEED PLAT MAP DD018783-01-01		
SCALE: 1:600	DATE: Apr. 2008	SHEET 2 OF 2

REF.INFO.: DIST. #08 R/W MAP 438511-15,-17

PARCEL No.	AREA
DD018784-01-01	0.11 ACRES 4705 S.F.

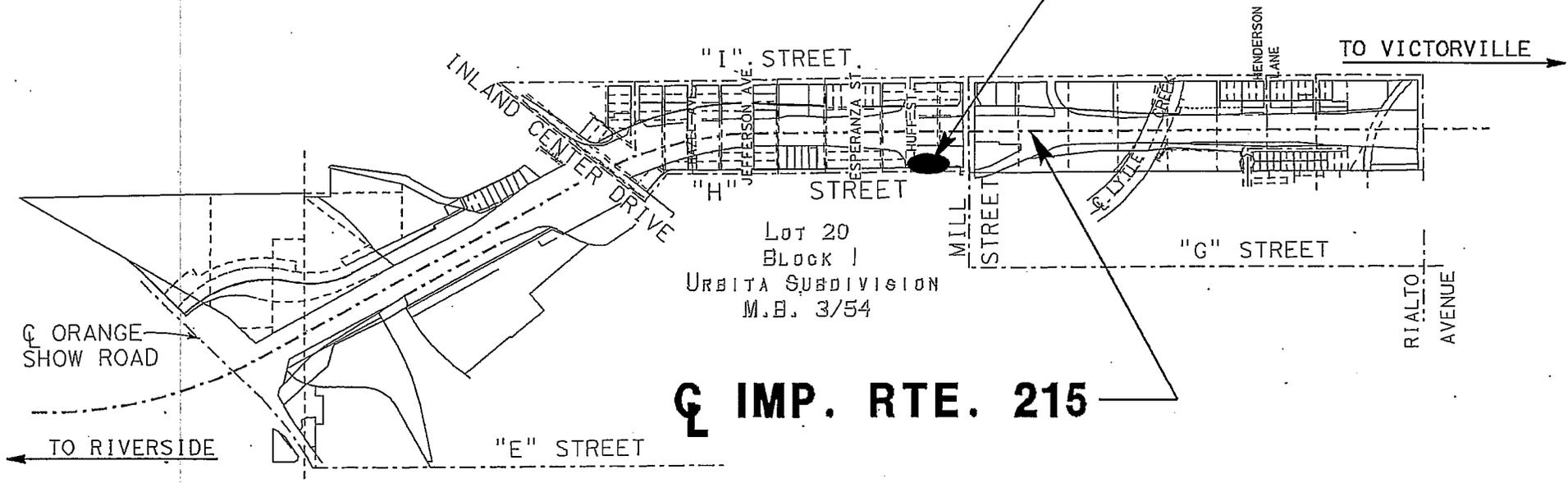
DIST.	COUNTY	ROUTE	POST MILE
08	SBD	215	5.3-5.6

**EXHIBIT "B"**  
**FOR CTC REVIEW**



**SITE LOCATION**

**DIRECTOR'S DEED  
No. DD018784-01-01**



CITY OF SAN BERNARDINO

STATE OF CALIFORNIA  
BUSINESS AND TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION

VICINITY MAP  
DD018784-01-01

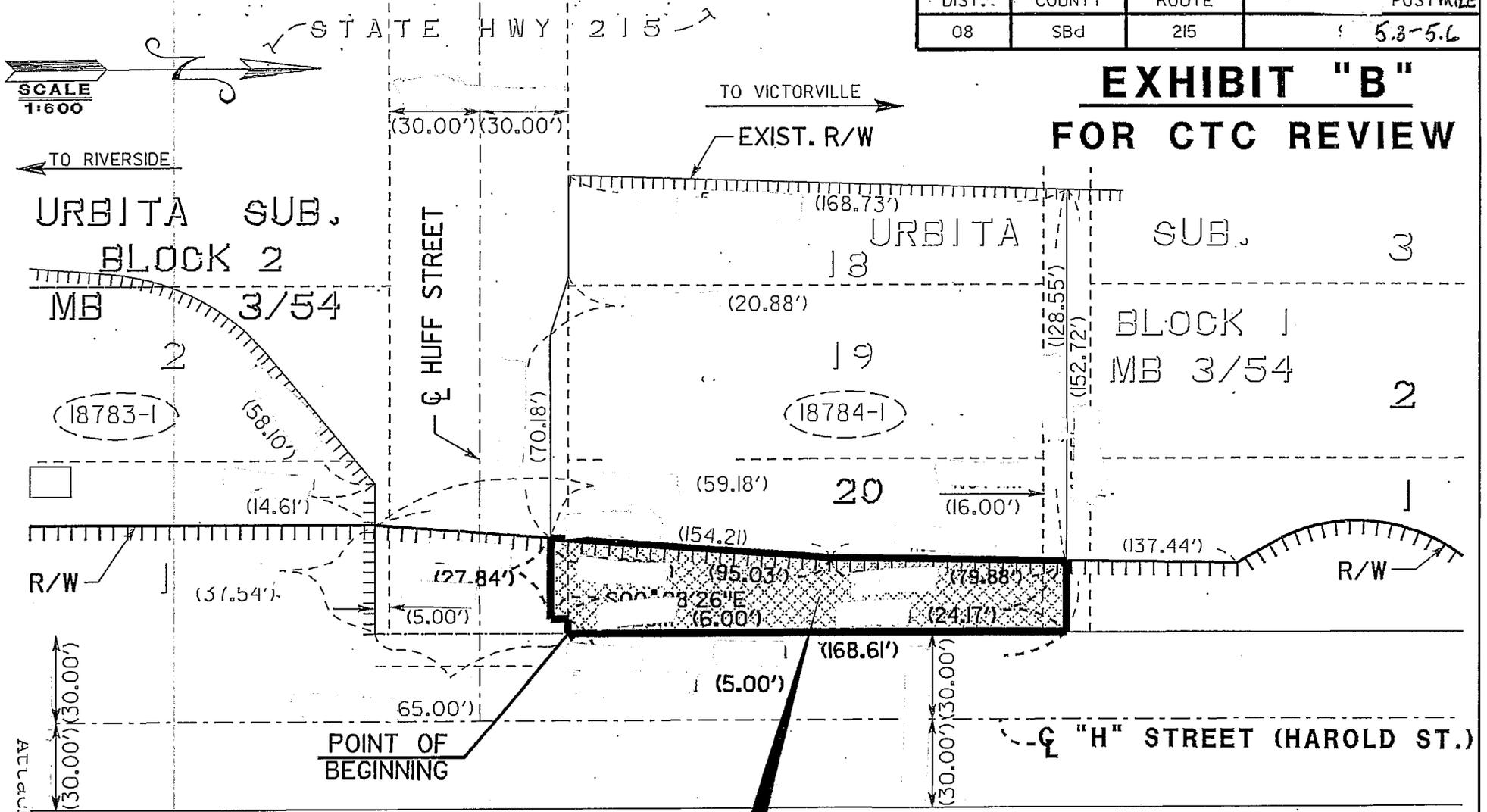
Attachment 6G

REF. INFO.: DIST. #08 R/W MAP 438511-17

SCALE: N.T.S. DATE: Apr. 2008 SHEET 1 OF 2

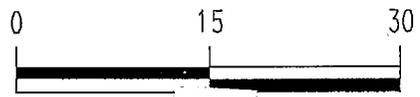
DIST.:	COUNTY	ROUTE	POSTMILE
08	Sbd	215	5.3-5.6

# EXHIBIT "B" FOR CTC REVIEW



**PARCEL DD018784-01-01**

PARCEL No.	AREA
DD018784-01-01	0.11 ACRES 4705.0 SF



SCALE 1:600

STATE OF CALIFORNIA  
BUSINESS AND TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION

**DIRECTOR'S DEED PLAT MAP  
DD018784-01-01**

SCALE: 1:600	DATE: Apr. 2008	SHEET 2 OF 2
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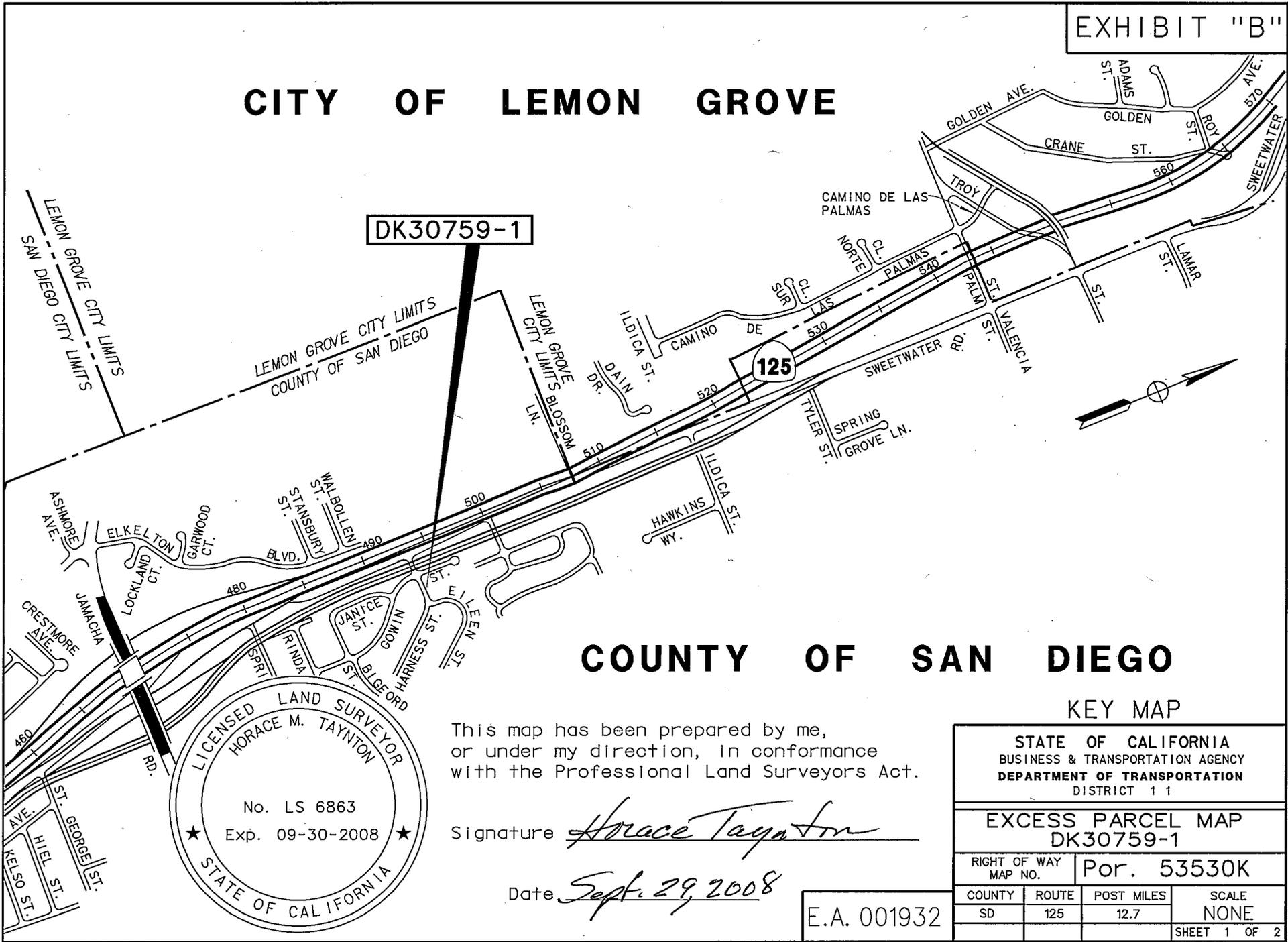


Attachment 6H

EXHIBIT "B"

# CITY OF LEMON GROVE

DK30759-1



# COUNTY OF SAN DIEGO

## KEY MAP

This map has been prepared by me,  
 or under my direction, in conformance  
 with the Professional Land Surveyors Act.

Signature *Horace M. Taynton*

Date *Sept. 29, 2008*



STATE OF CALIFORNIA BUSINESS & TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 11			
EXCESS PARCEL MAP DK30759-1			
RIGHT OF WAY MAP NO.		Por. 53530K	
COUNTY	ROUTE	POST MILES	SCALE
SD	125	12.7	NONE
			SHEET 1 OF 2

E.A. 001932

Attachment 7A

COUNTY OF SAN DIEGO

EXHIBIT "B"

3 'B' LINE  
11-SD-125

495  
P.M. 12.7

6

SWEETWATER ROAD (COUNTY ROAD 609)



PORTION OF SWEETWATER ROAD DEDICATED PER MAP 4034

STREET

MT. MIGUEL TERRACE

70

SWEETWATER

1

ROAD

2

3

(RELOCATED) 4

GOWIN STREET

HARNES

30759

LOT 43

30759-1

30760

LOT 42

30760-1

30761

LOT 41

30761-1

132'

27'

51'

85'

30762

LOT 40

30763

LOT 39

SUB. BDY.

MAP 4034

LOT 47

AREA =  
2,448 S.F.

**DK30759-1**

DRAINAGE &  
ACCESS EASEMENT  
TO: CO. OF SAN DIEGO

30759-1 = 1,713 SF  
30760-1 = 728 SF  
30761-1 = 7 SF

**DK30759-1** = 2,448 SF

EILEEN

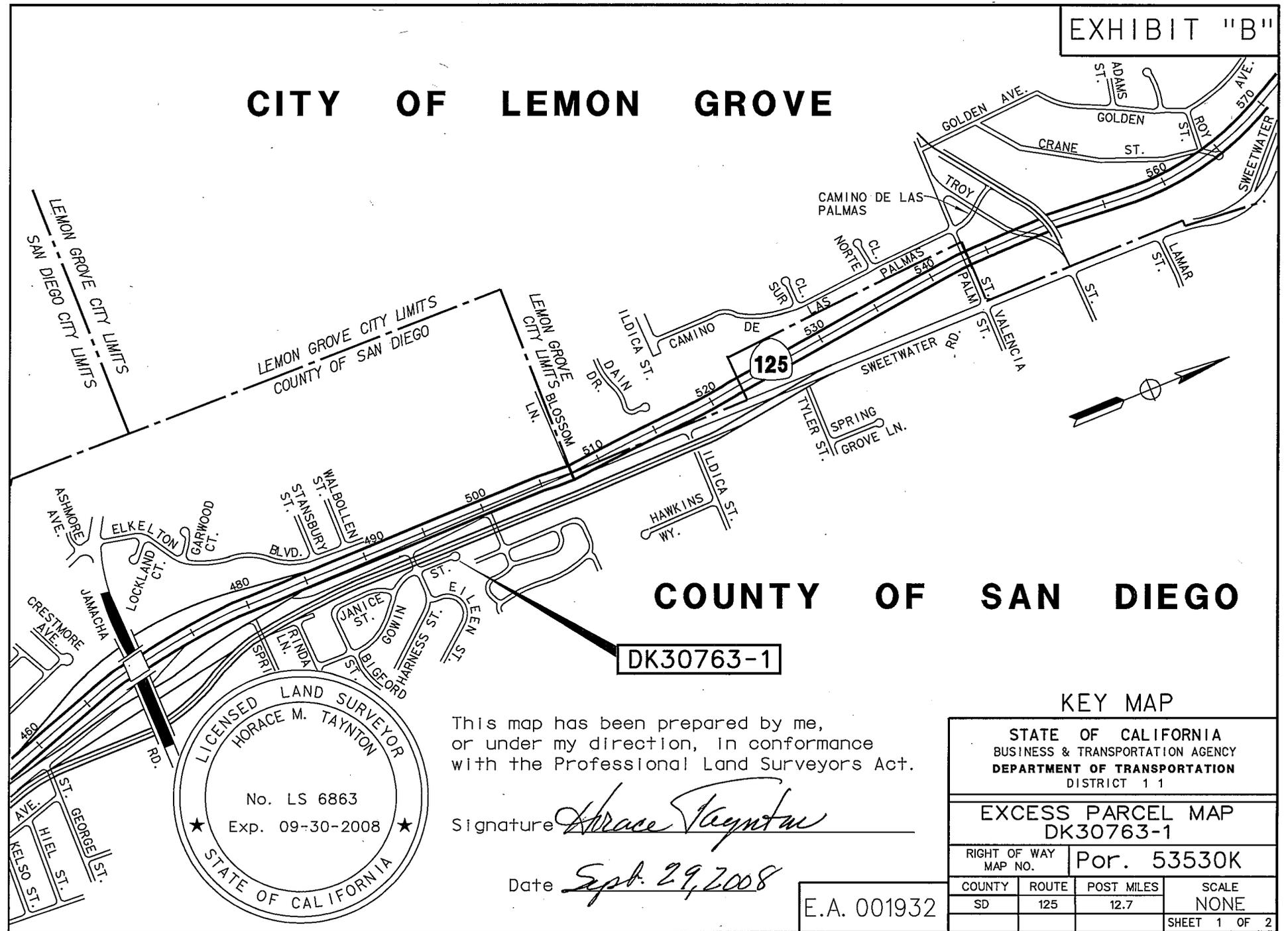
STREET

STATE OF CALIFORNIA BUSINESS & TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 1 1			
EXCESS PARCEL MAP DK30759-1			
RIGHT OF WAY MAP NO.		Por. 53526	
COUNTY	ROUTE	POST MILES	SCALE
SD	125	12.7	NONE
SHEET 2 OF 2			

E.A. 001932

EXHIBIT "B"

# CITY OF LEMON GROVE



# COUNTY OF SAN DIEGO

**DK30763-1**

LICENSED LAND SURVEYOR  
 HORACE M. TAYNTON  
 No. LS 6863  
 Exp. 09-30-2008  
 STATE OF CALIFORNIA

This map has been prepared by me,  
 or under my direction, in conformance  
 with the Professional Land Surveyors Act.

Signature *Horace Taynton*

Date *Sept. 29, 2008*

E.A. 001932

### KEY MAP

STATE OF CALIFORNIA BUSINESS & TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 11			
EXCESS PARCEL MAP DK30763-1			
RIGHT OF WAY MAP NO.		Por. 53530K	
COUNTY	ROUTE	POST MILES	SCALE
SD	125	12.7	NONE
			SHEET 1 OF 2

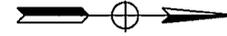
COUNTY OF SAN DIEGO

EXHIBIT "B"

3 'B' LINE  
11-SD-125

495  
P.M. 12.7

SWEETWATER ROAD (COUNTY ROAD 609)



PORTION OF SWEETWATER ROAD DEDICATED PER MAP 4034

STREET

MT. MIGUEL TERRACE

70 SWEETWATER ROAD 2 (RELOCATED) 4

GOWIN STREET

HARNES

30759  
LOT 43

30760  
LOT 42

30761  
LOT 41

30762  
LOT 40

30763  
LOT 39

22'  
28'  
21'  
21'  
SUB. BDY.  
AREA = 513 S.F.  
**DK30763-1**  
DRAINAGE & ACCESS EASEMENT TO: CO. OF SAN DIEGO

MAP 4034

LOT 47

EILEEN

STREET

E.A. 001932

STATE OF CALIFORNIA BUSINESS & TRANSPORTATION AGENCY. DEPARTMENT OF TRANSPORTATION DISTRICT 1 1			
EXCESS PARCEL MAP DK30763-1			
RIGHT OF WAY MAP NO.		Por. 53526	
COUNTY	ROUTE	POST MILES	SCALE
SD	125	12.7	NONE
			SHEET 2 OF 2

# COUNTY OF IMPERIAL

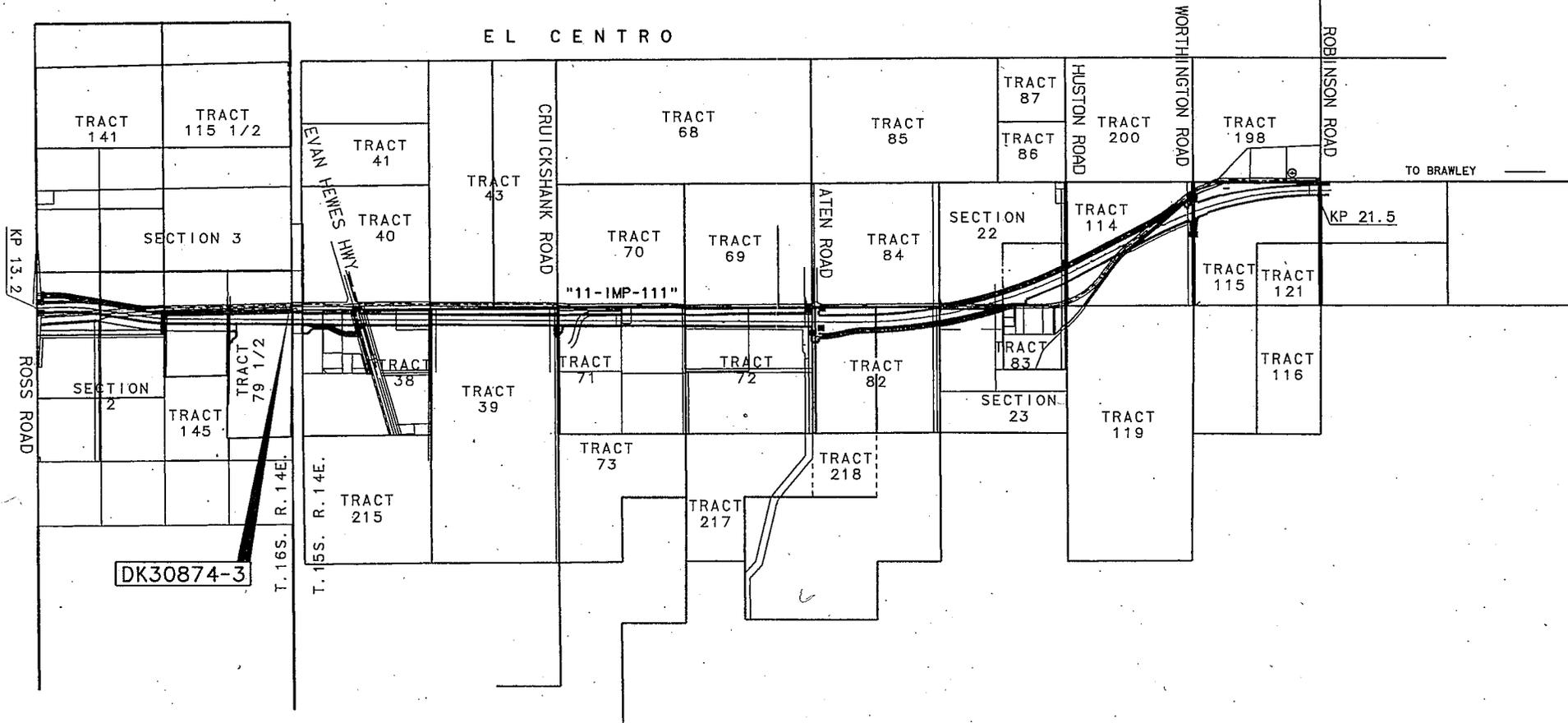
T. 16 S. R. 14 E. S. B. M.

T. 15 S. R. 14 E. S. B. M.

EXHIBIT "B"



## EL CENTRO



DK30874-3

### KEY MAP

STATE OF CALIFORNIA			
DEPARTMENT OF TRANSPORTATION			
DISTRICT 11			
EXCESS PARCEL MAP			
DK30874-3			
RIGHT OF WAY MAP NO.	Por. 81317km		
COUNTY	ROUTE	PM	SCALE
IMP	111	8.8	NONE
			SHEET 1 OF 2

E.A. 1993u2

EXHIBIT "B"

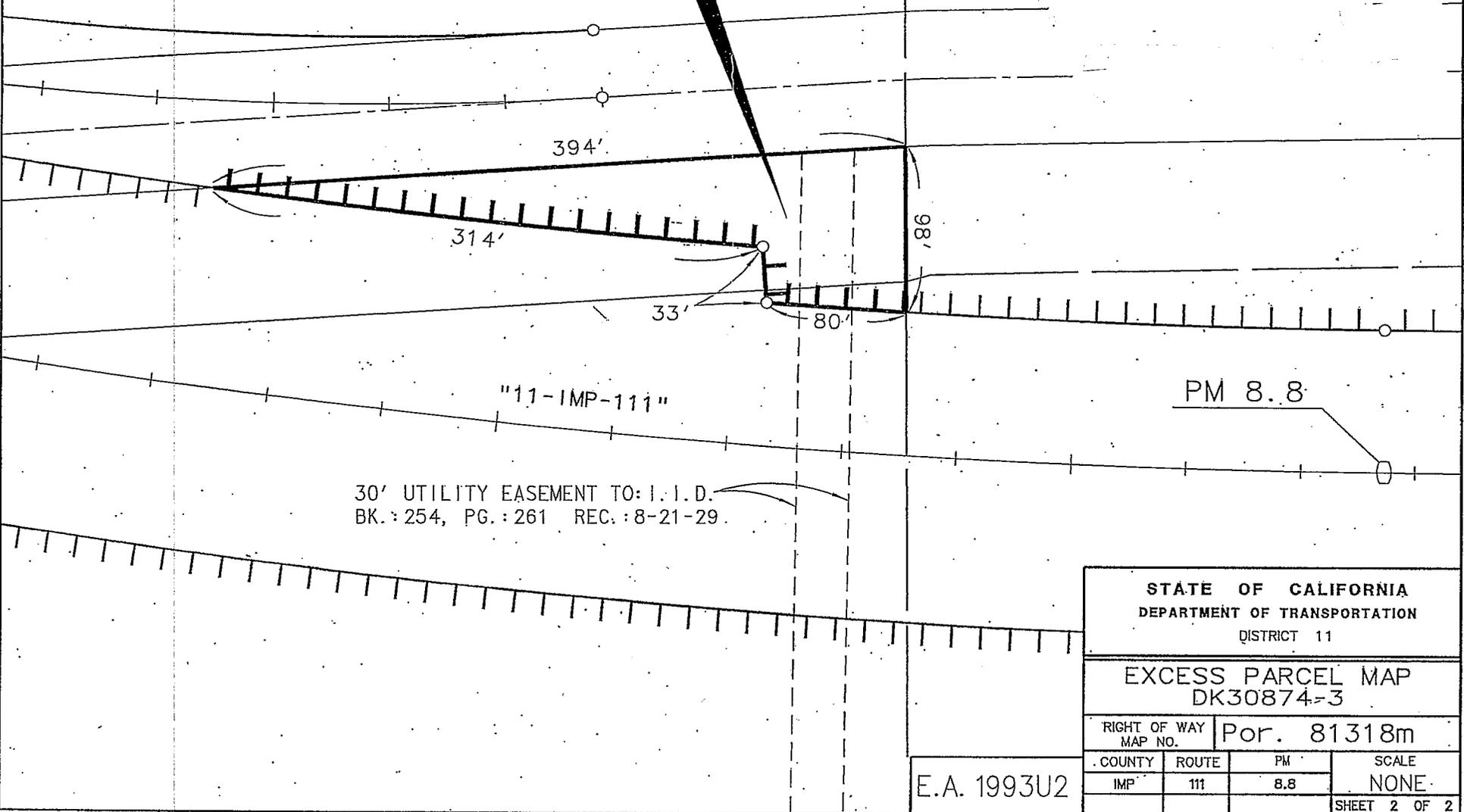
COUNTY OF IMPERIAL

T. 16 S. R. 14 E. S.B.M.

SEC. 2  
NW 1/4 OF SW 1/4

AREA = .4 AC.

DK30874-3



STATE OF CALIFORNIA  
DEPARTMENT OF TRANSPORTATION  
DISTRICT 11

EXCESS PARCEL MAP  
DK30874-3

RIGHT OF WAY MAP NO.		Por. 81318m	
COUNTY	ROUTE	PM	SCALE
IMP	111	8.8	NONE
			SHEET 2 OF 2

E.A. 1993U2

Attachment 9B