State of California
DEPARTMENT OF TRANSPORTATION

Business, Transportation and Housing Agency

Memorandum

To: CHAIR AND COMMISSIONERS

CTC Meeting: May 19-20, 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 conveyance 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 $750,700. The State will receive a return of $766,001 from the sale of these properties. A recapitulation of the items presented and corresponding maps are attached.

ISSUE:

01-02-Sis-3 PM 21.4 — Etna
Disposal Unit #DD 9353-01-01 — 0.11 acre
Convey to: Robert and Linda Ward — $500 (Appraisal nominal)
Direct sale. Selling price represents the appraised value received from the adjoining owner. The highest and best use of the property is as plottage to the adjoining owner.

02-04-SCl-85 PM 5.0 — Santa Clara County
Disposal Unit #DK 047366-01-02 — 0.28 acre
Convey to: City of San Jose — $0.00 (Appraisal N/A)
Direct conveyance for no monetary consideration pursuant to Section 18 of the March 26, 1982 Joint Powers Agreement for the Guadalupe Corridor Project (expired) and Cooperative Agreement #4-1667-RW.

03-04-SCl-87 PM 1.3 — Santa Clara County
Disposal Unit #DK 062090-01-01 — Access rights only
Convey to: County of Santa Clara — $0.00 (Appraisal N/A)
Direct conveyance for no monetary consideration pursuant to Section 18 of the March 26, 1982 Joint Powers Agreement for the Guadalupe Corridor Project (expired) and Cooperative Agreement #4-1667-RW.

04-05-SCr-129 PM 0.06 Watsonville
Disposal Unit #DE 032272-01-01 0.03 acre
Convey to: Pacific Bell Telephone Company $2,700 (Appraisal $2,700)
Direct Sale. Department is conveying easement rights in a fee parcel that will be conveyed to the adjoining owner. Selling price reflects the fair market value of the easement rights.

05-07-LA-105 PM 17.8 Downey
Disposal Unit #DK 067232-X2-XX 0.02 acre
Convey to: Park Water Company $0.00 (Appraisal N/A)
Direct conveyance is 100 percent Department's obligation of replacement easement interest to utility owner pursuant to Utility Agreement #7UT-10322 dated May 24, 1984.

06-07-LA-405 PM 26.2/26.6 Los Angeles
Disposal Unit #DK 076854-X3-XX 0.02 acre
Convey to: Los Angeles Department of Water & Power $0.00 (Appraisal N/A)
Direct conveyance is 100 percent Department's obligation of replacement easement interest to utility owner pursuant to Utility Agreement #7UA-11480, dated April 21, 2004 and amended July 14, 2008.

07-08-SBd-71 PM 3.7 Chino Hills
Disposal Unit #DD 008093-01-01 0.86 acre
Convey to: Atkins Family Trust, et al. $748,001 (Appraisal $748,000)
Public Sale. Selling price represents the highest bid received. There was one active and registered bidder.

08-11-SD-76 PM 10.7 Oceanside
Disposal Unit #DD 033144-02-01 0.37 acre
Convey to: Timothy and Leslye Crandall $14,800 (Appraisal $14,800)
Direct conveyance for an exchange by Right of Way Contract. The settlement agreement with the grantor is in the amount of $93,000, 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 0.37 acre.

Attachments

SUMMARY OF DIRECTOR'S DEEDS - 2.4d.
PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION - May 19-20, 2010

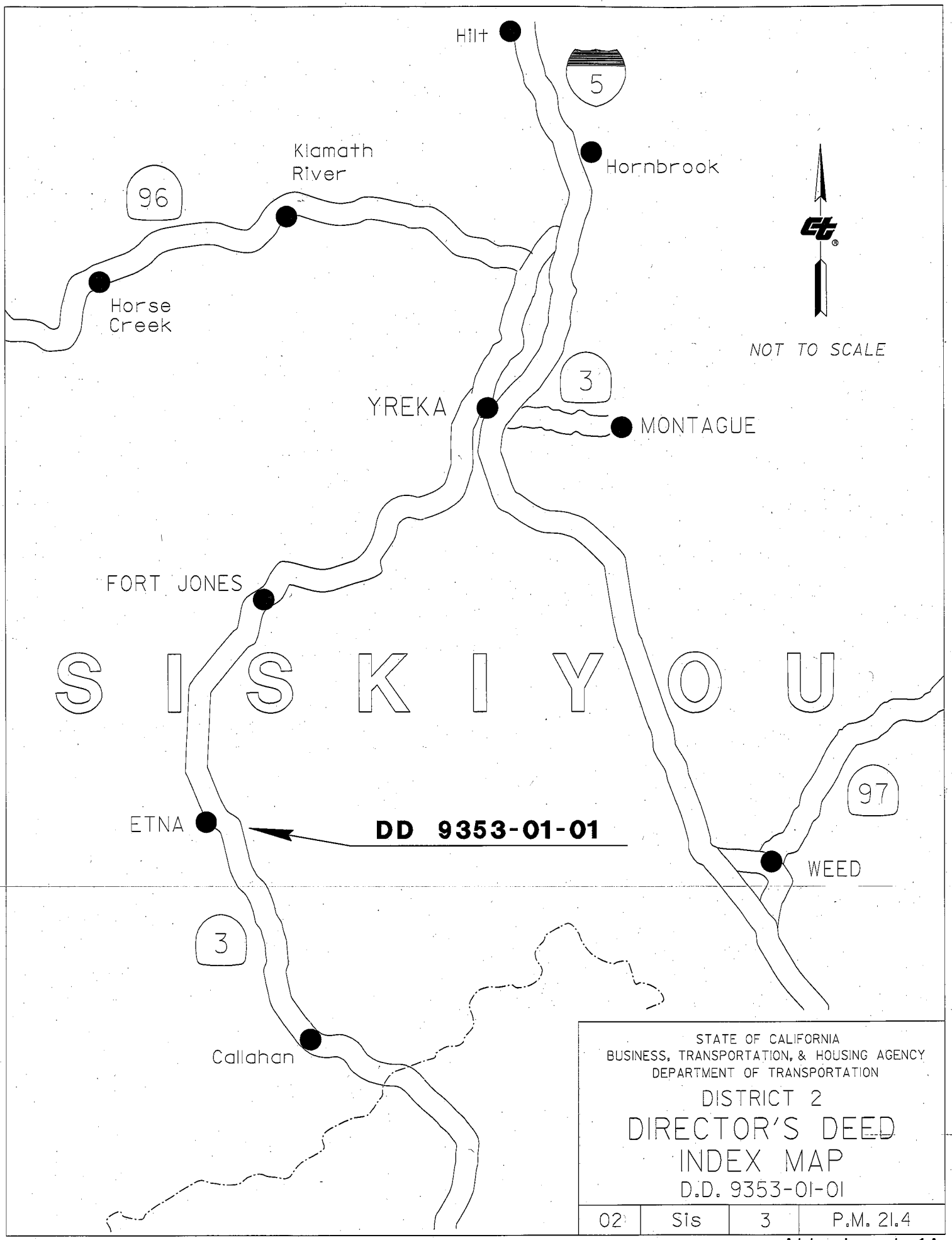
Table I - Volume by Districts

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	0	0			0	$0	$0	
02	1	0			1	$0	$500	
03	0	0			0	$0	$0	
04	2	0			2	$0	$0	
05	1	0			1	$2,700	$2,700	100%
06	0	0			0	$0	$0	
07	2	0			2	$0	$0	
08	0	1			1	$748,000	$748,001	100%
09	0	0			0	$0	$0	
10	0	0			0	$0	$0	
11	1	0			1	$14,800	$14,800	100%
12	0	0			0	$0	$0	
Total	**7**	**1**			**8**	**$765,500**	**$766,001**	**100%**

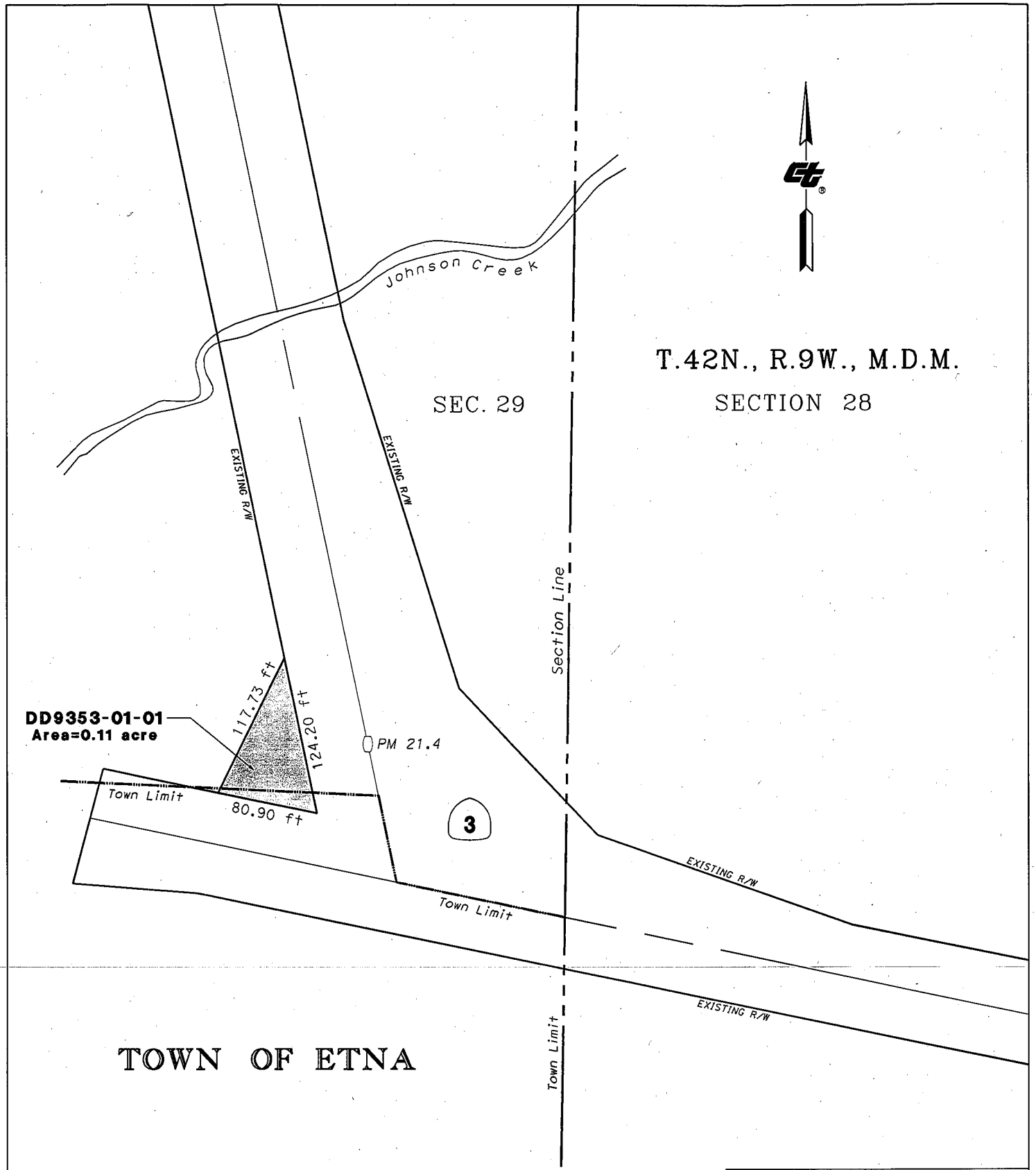
Table II - Analysis by Type of Sale

Type of Sale	# of Items	Current Estimated Value	Return From Sales	Recovery % % Return From Sales / Current Value
Direct Sales	7	$17,500	$18,000	103%
Public Sales	1	$748,000	$748,001	100%
Non-Inventory Conveyances	0			
Sub-Total	8	**$765,500**	**$766,001**	**100%**
Other Funded Sales	0			
Total	**8**	**$765,500**	**$766,001**	**100%**

Attachment A



Attachment 1A



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

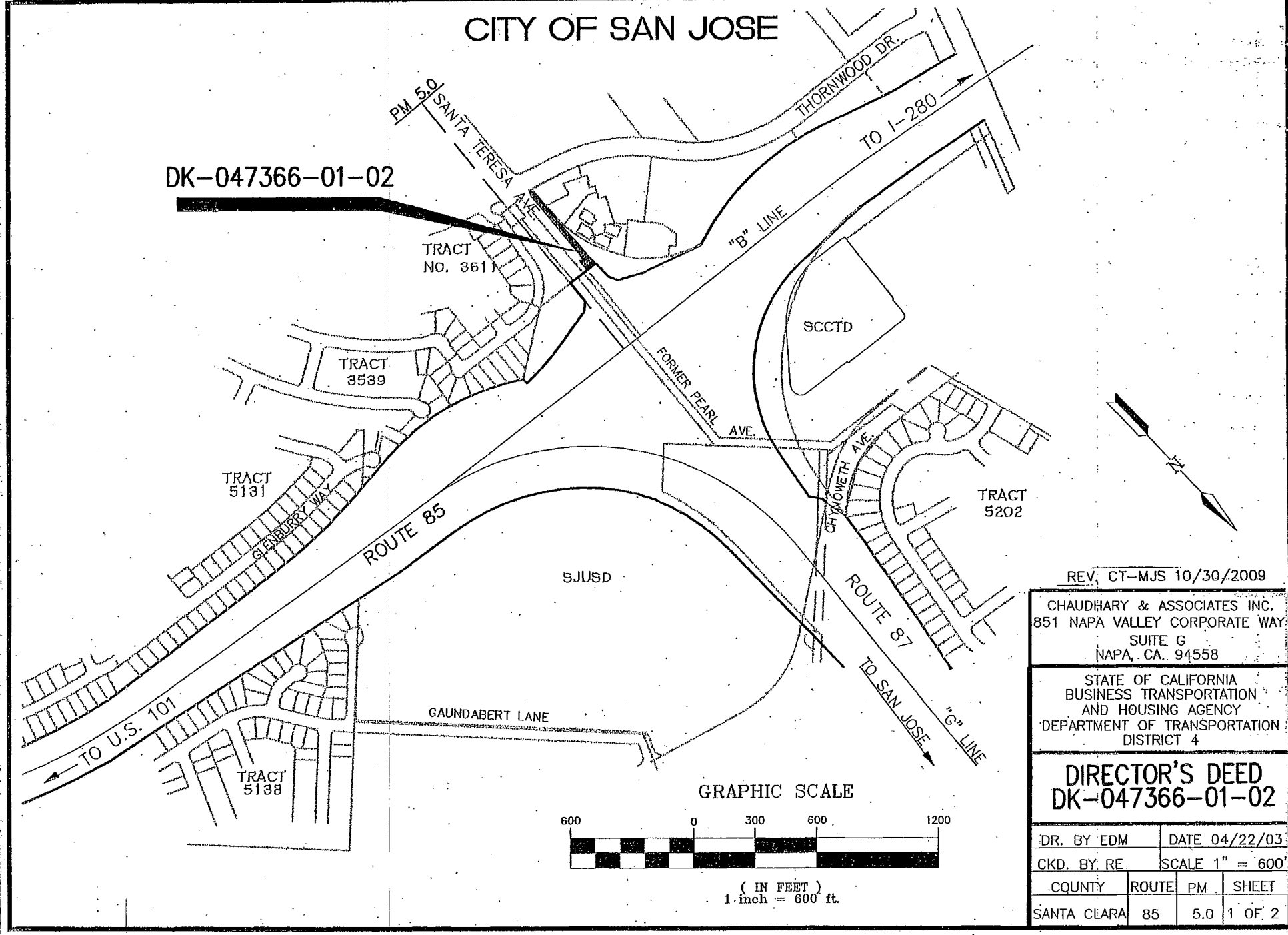
DISTRICT 2
DIRECTORS DEED MAP
D.D. 9353-01-01

FEET 0 25 50 100 150

02	Sis	3	P.M. 21.4

Attachment 1B

CITY OF SAN JOSE



REV. CT-MJS 10/30/2009

CHAUDHARY & ASSOCIATES INC.
851 NAPA VALLEY CORPORATE WAY
SUITE G
NAPA, CA. 94558

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

DIRECTOR'S DEED
DK-047366-01-02

DR. BY EDM		DATE 04/22/03	
CKD. BY RE		SCALE 1" = 600'	
COUNTY	ROUTE	PM	SHEET
SANTA CLARA	85	5.0	1 OF 2

H:\9604021\hardcopy\dd-047366-01-02-p1

Attachment 2A

Attachment 2A

Coordinates, Bearings and Distances shown are on the California Coordinate System of 1927 Zone 3. Multiply distances shown by 1.0000478 to obtain ground level distances.

CITY OF SAN JOSE

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

THORNWOOD DR.

P.O.C.
Δ=57°18'36"
R=30.00'
L=30.01'

DK-047366-01-02

AREA: 12,203 sq. ft±
0.28 acre

N00°40'22"E
399.98'
N01°35'19"W
480.08'
N89°19'38"W
21.00'
S00°40'22"W
54.48'
53.74'
S89°19'38"E

LANDS OF
CITY OF SAN JOSE

SANTA TERESA AVE.

GLENBURRY WAY

TRACT
No. 3611

LANDS OF
SANTA CLARA CO.
TRAFFIC AUTHORITY

FREEWAY ROUTE 85

LEGEND

Access prohibited

P.O.C. Point of Commencement of parcel description by Chaudhary & Associates Inc. dated November 1, 2002

REV. CT-MJS 10/30/2009

CHAUDHARY & ASSOCIATES INC.
851 NAPA VALLEY CORPORATE WAY
SUITE G
NAPA, CA. 94558

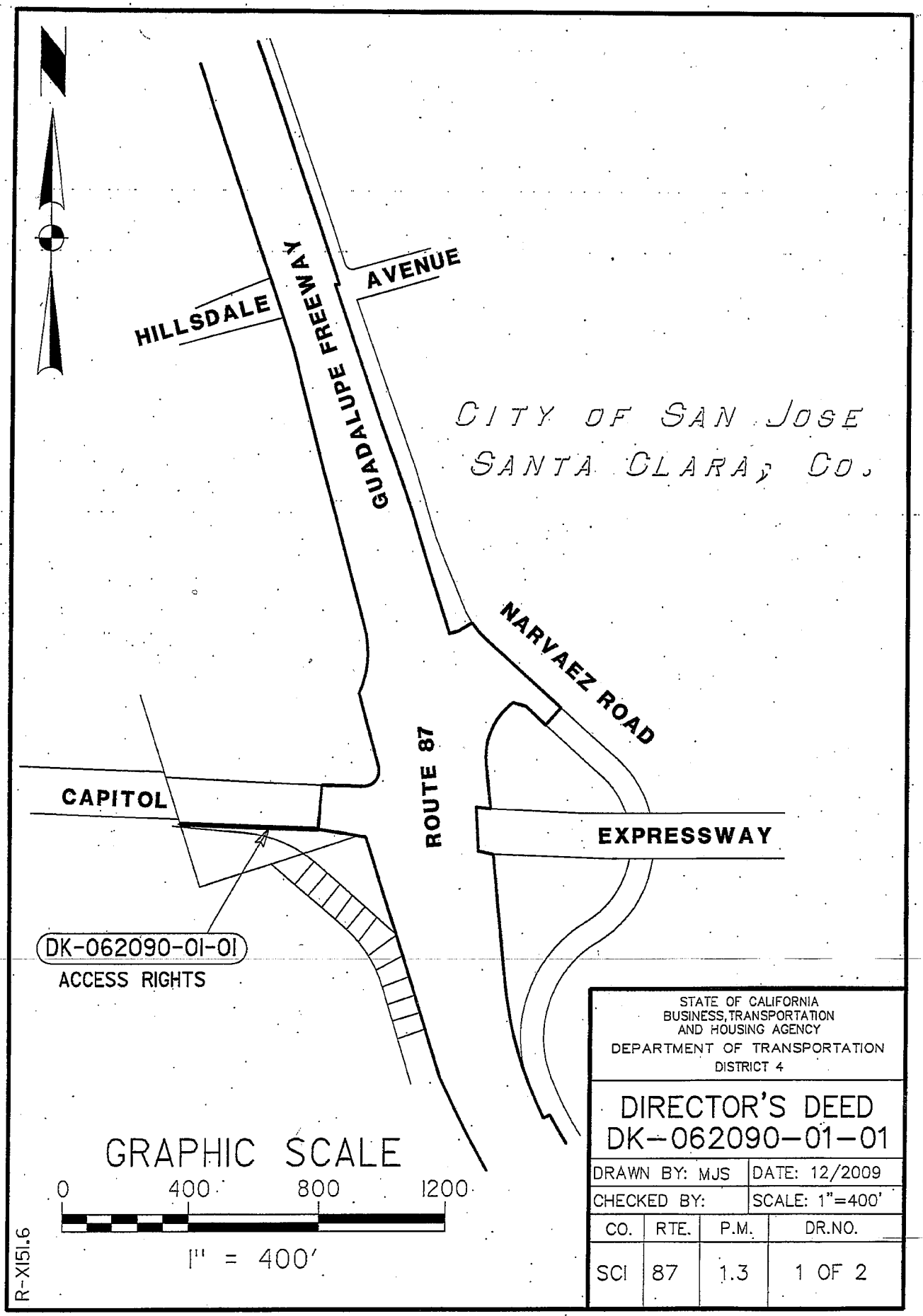
STATE OF CALIFORNIA
BUSINESS TRANSPORTATION
AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 4

DIRECTOR'S DEED
DK-047366-01-02

DR. BY EDM		DATE 04/23/03	
CKD. BY RE		SCALE 1" = 100'	
COUNTY	ROUTE	PM	SHEET
SANTA CLARA	85	5.0	2 OF 2

H:\9604021\hardcopy\dd-047366-01-02-p2.dwg

Attachment 2B



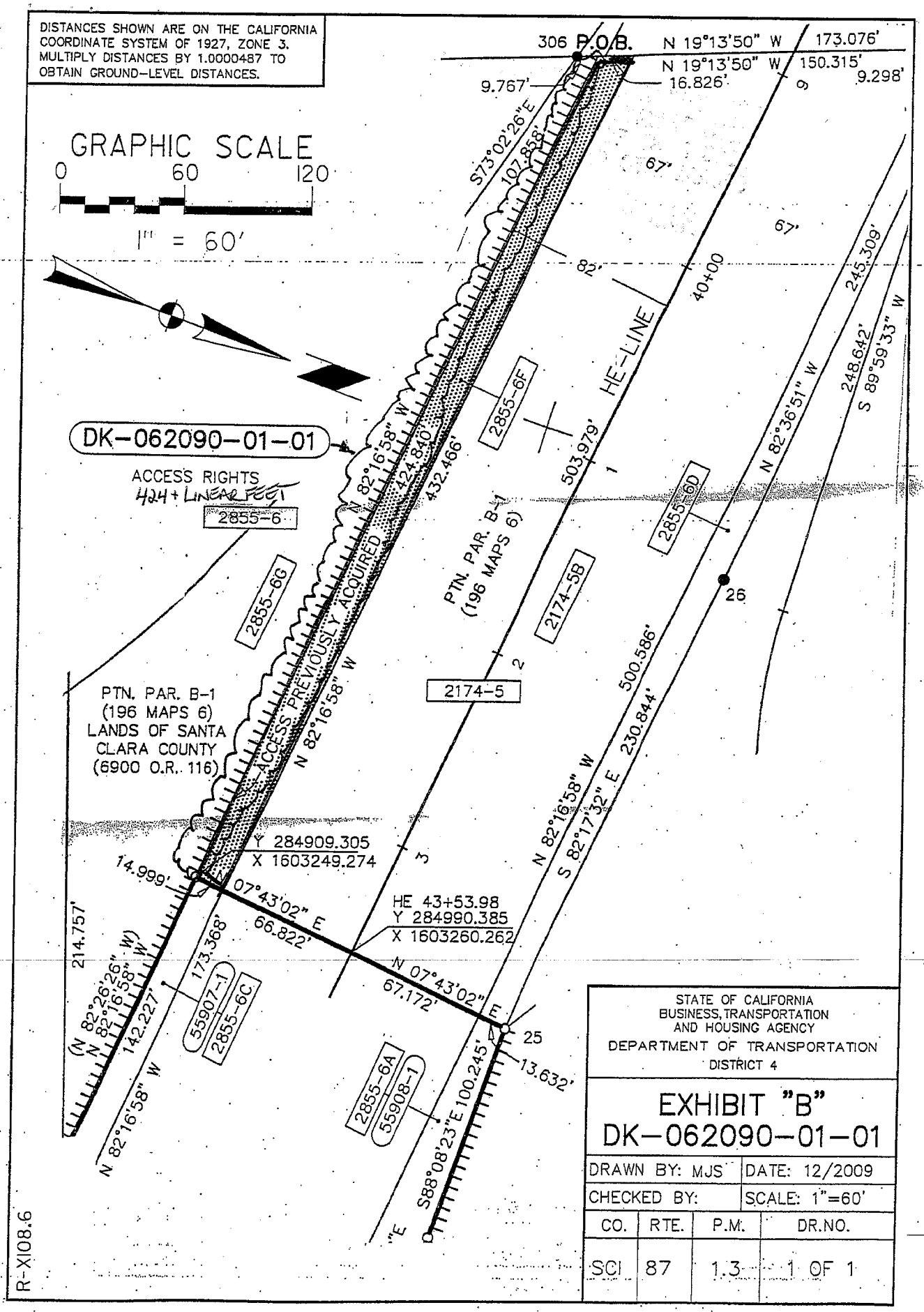
STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION
AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 4

DIRECTOR'S DEED
DK-062090-01-01

DRAWN BY: MJS	DATE: 12/2009
CHECKED BY:	SCALE: 1"=400'

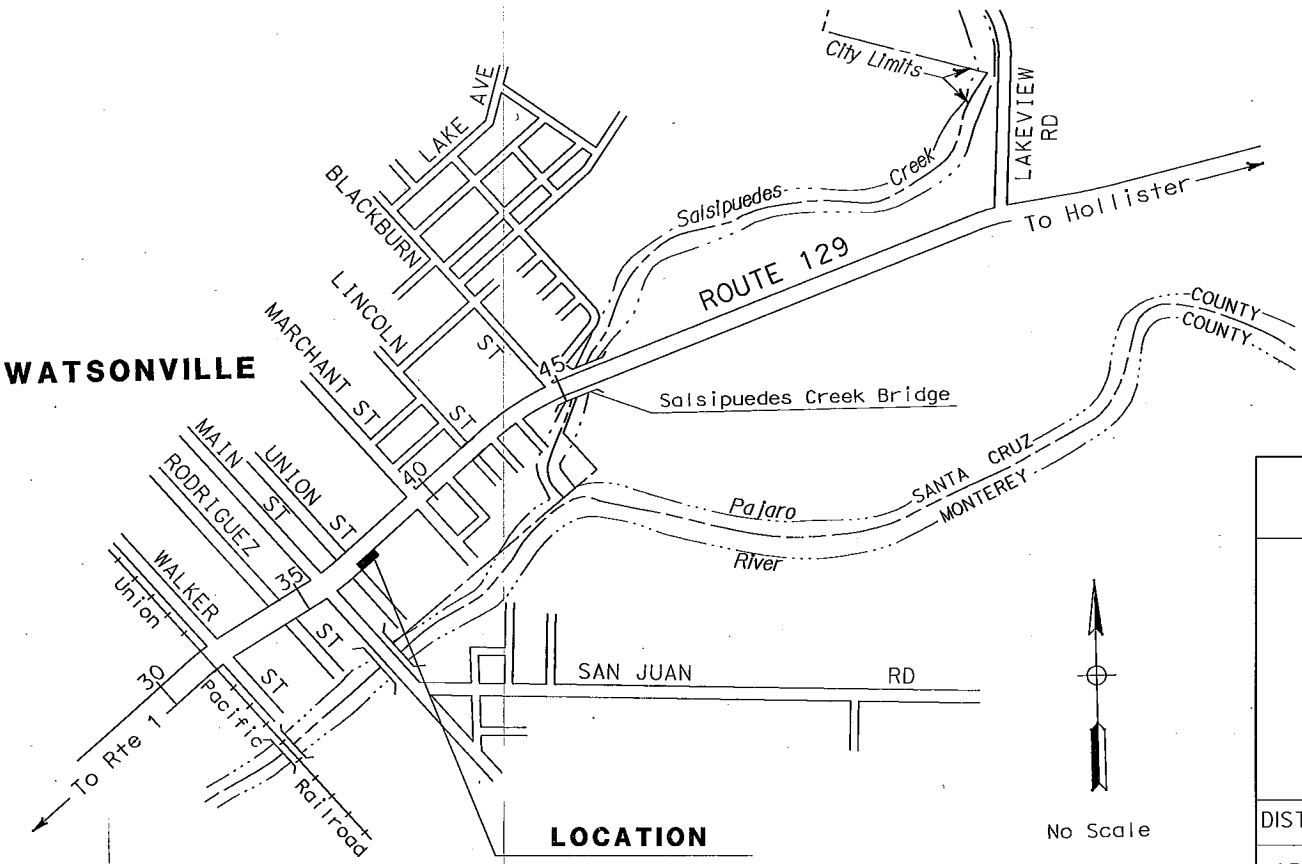
CO.	RTE.	P.M.	DR.NO.
SCI	87	1.3	1 OF 2

Attachment 3A



Attachment 3B

LOCATION MAP



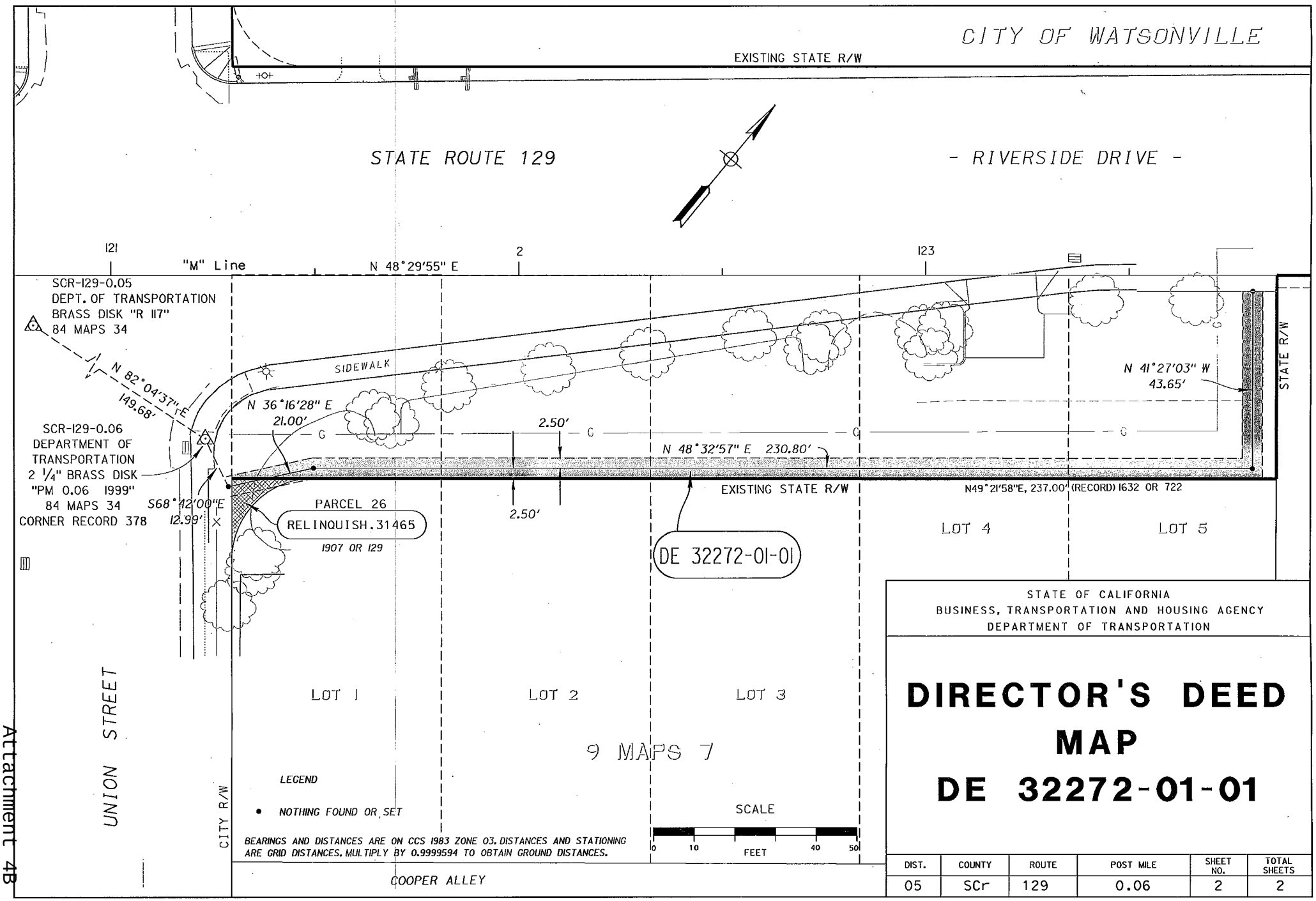
STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION

DIRECTOR'S DEED INDEX MAP

DE 32272-01-01

DIST.	COUNTY	ROUTE	POST MILE	SHEET NO.	TOTAL SHEETS
05	SCR	129	0.06	1	2

Attachment 4A



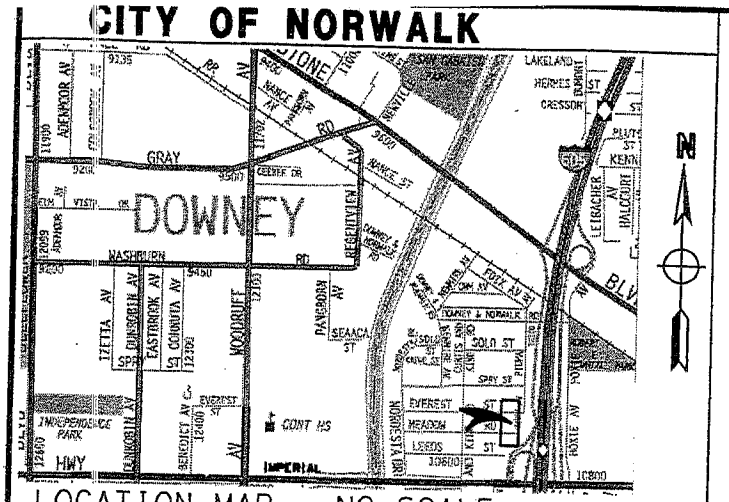
STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION

DIRECTOR'S DEED MAP
DE 32272-01-01

DIST.	COUNTY	ROUTE	POST MILE	SHEET NO.	TOTAL SHEETS
05	SCr	129	0.06	2	2

Attachment 4B

CITY OF NORWALK

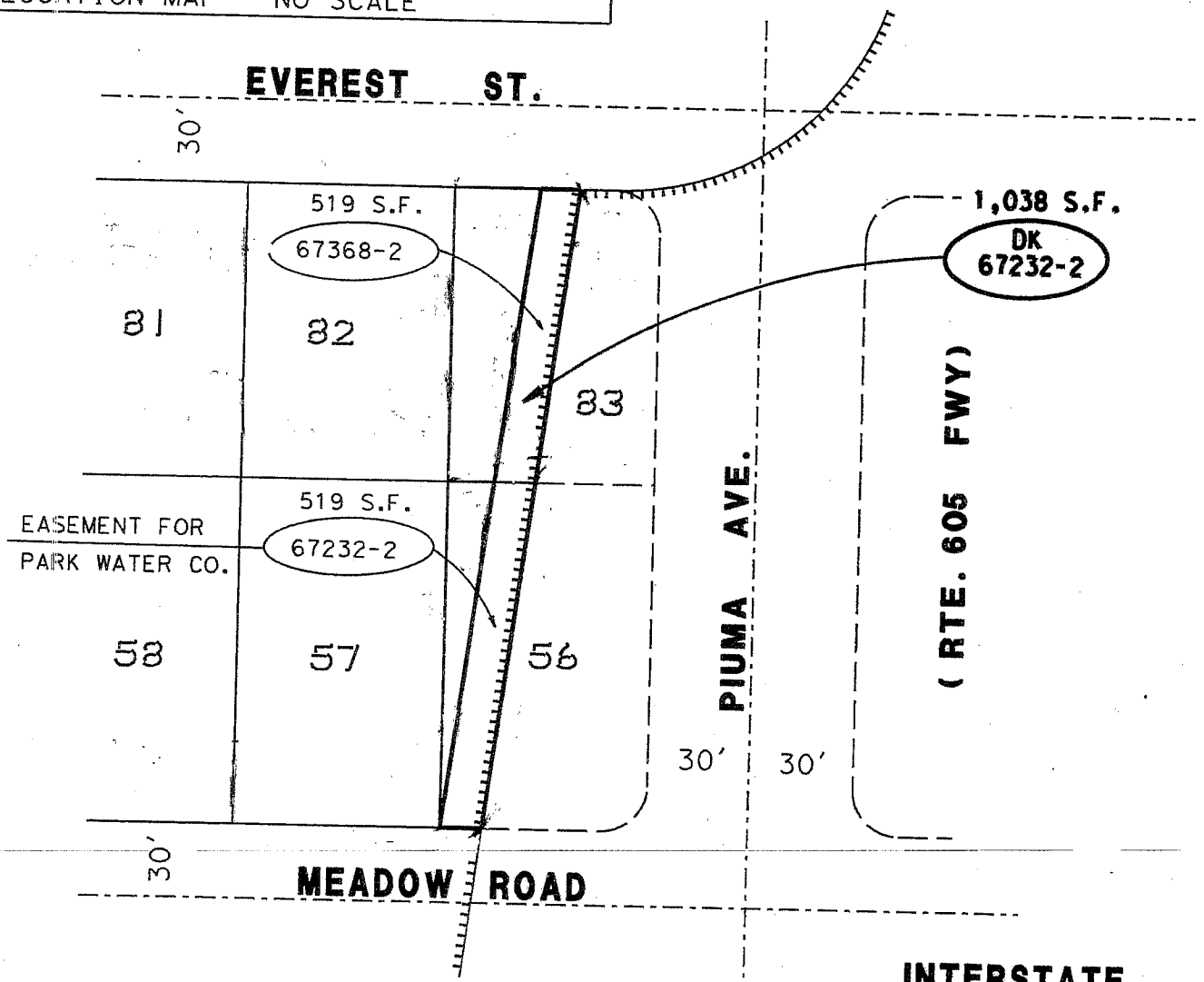


LOCATION MAP NO SCALE

DIST	COUNTY	ROUTE	POST MILE
07	LA	105	17.8

PARCEL NO.	AREA S.F.
67232-2	519 S.F.
67368-2	519 S.F.
DK 67232-2	1,038 S.F.

TRACT NO. 13816
M.B. 397-29/31



STATE RETAINS ACCESS RIGHTS

INTERSTATE
CITY OF NORWALK

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

DIRECTOR'S DEED DK 67232-2

REF. MAP: F1960-4

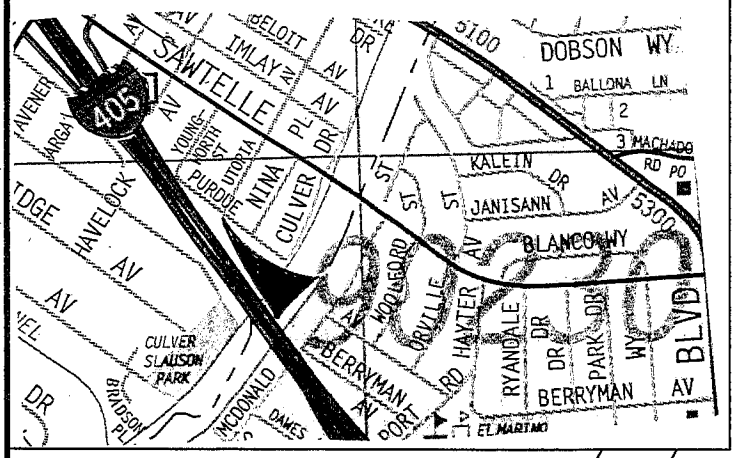
SCALE: NONE
DRWN: FC CHKD: JM
DATE: 11-12-2009

JN8455.dgn 11/17/2009 9:49:47 AM

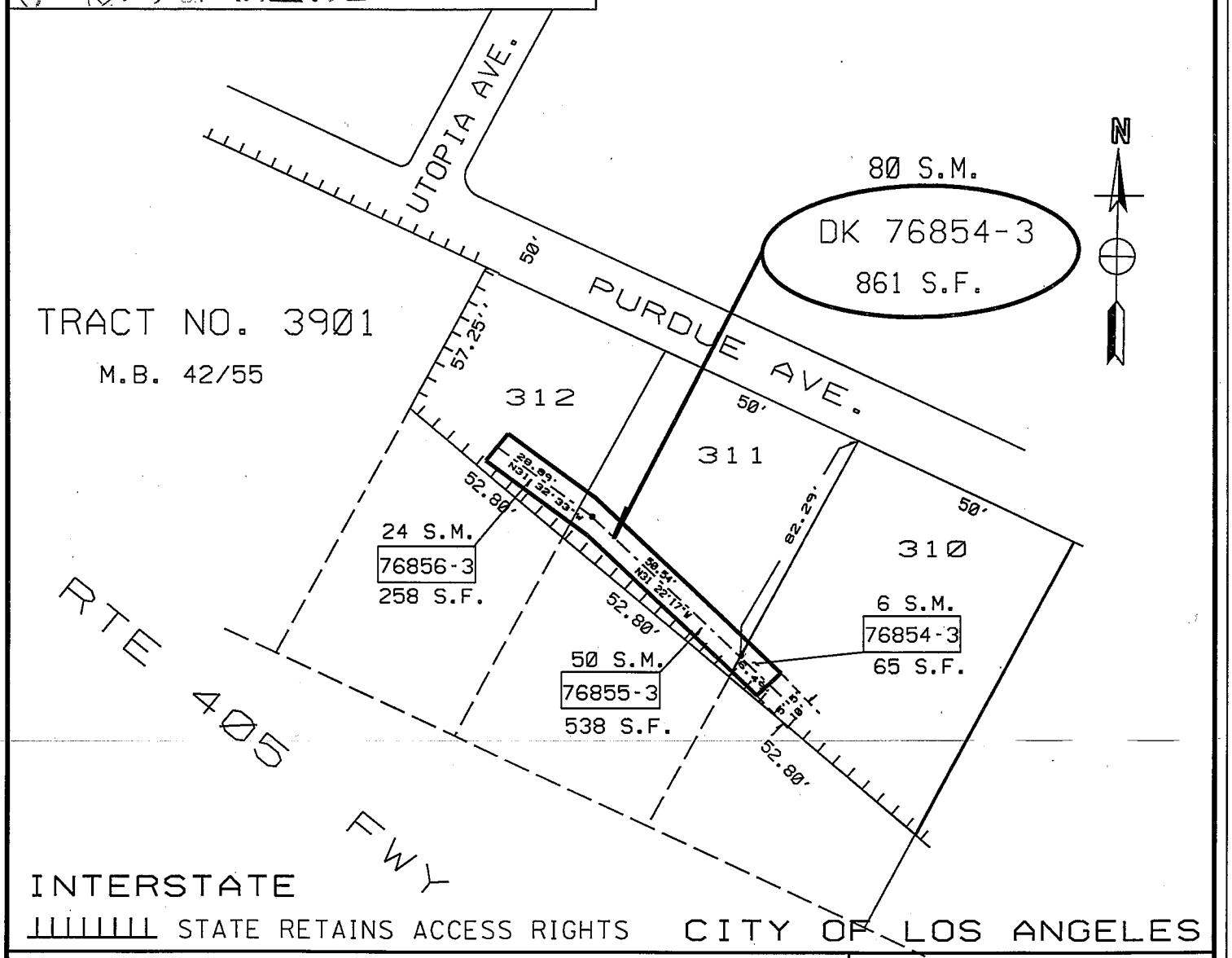
Attachment 5

CITY OF LOS ANGELES

DIST	COUNTY	ROUTE	POST MILE
07	LA	405	KP 42.1



PARCEL NO.	AREA
76854-3	6 S.M. 65 S.F.
76855-3	50 S.M. 538 S.F.
76856-3	24 S.M. 258 S.F.
DK 76854-3	80 S.M. 861 S.F.



STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

DIRECTOR'S DEED DK 76854-3

REF. MAP. NO. 26078-C

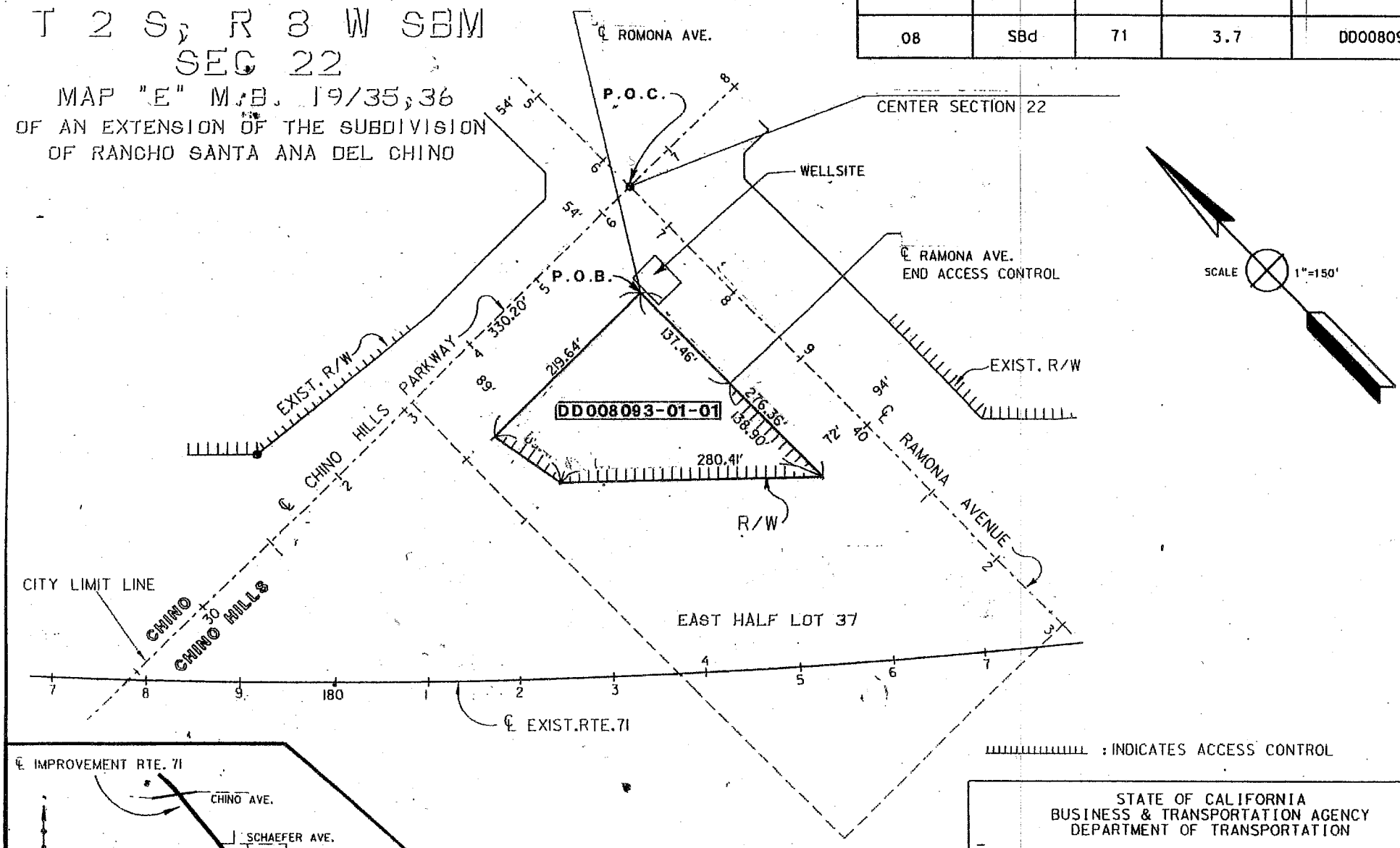
SCALE: NONE

DRWN: FC CH: JM

DATE: 02-11-2010

DISTRICT	COUNTY	ROUTE	POST MILE	PARCEL NUMBER
08	SBd	71	3.7	DD008093

T 2 S, R 8 W SBM
SEC 22
MAP "E" M.B. 19/35,36
OF AN EXTENSION OF THE SUBDIVISION
OF RANCHO SANTA ANA DEL CHINO



: INDICATES ACCESS CONTROL

PARCEL	TOTAL AREA
DD008093-01-01	37390 SQ.FT.

0.86 ACRE

STATE OF CALIFORNIA
BUSINESS & TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

DIRECTOR'S DEED PLAT

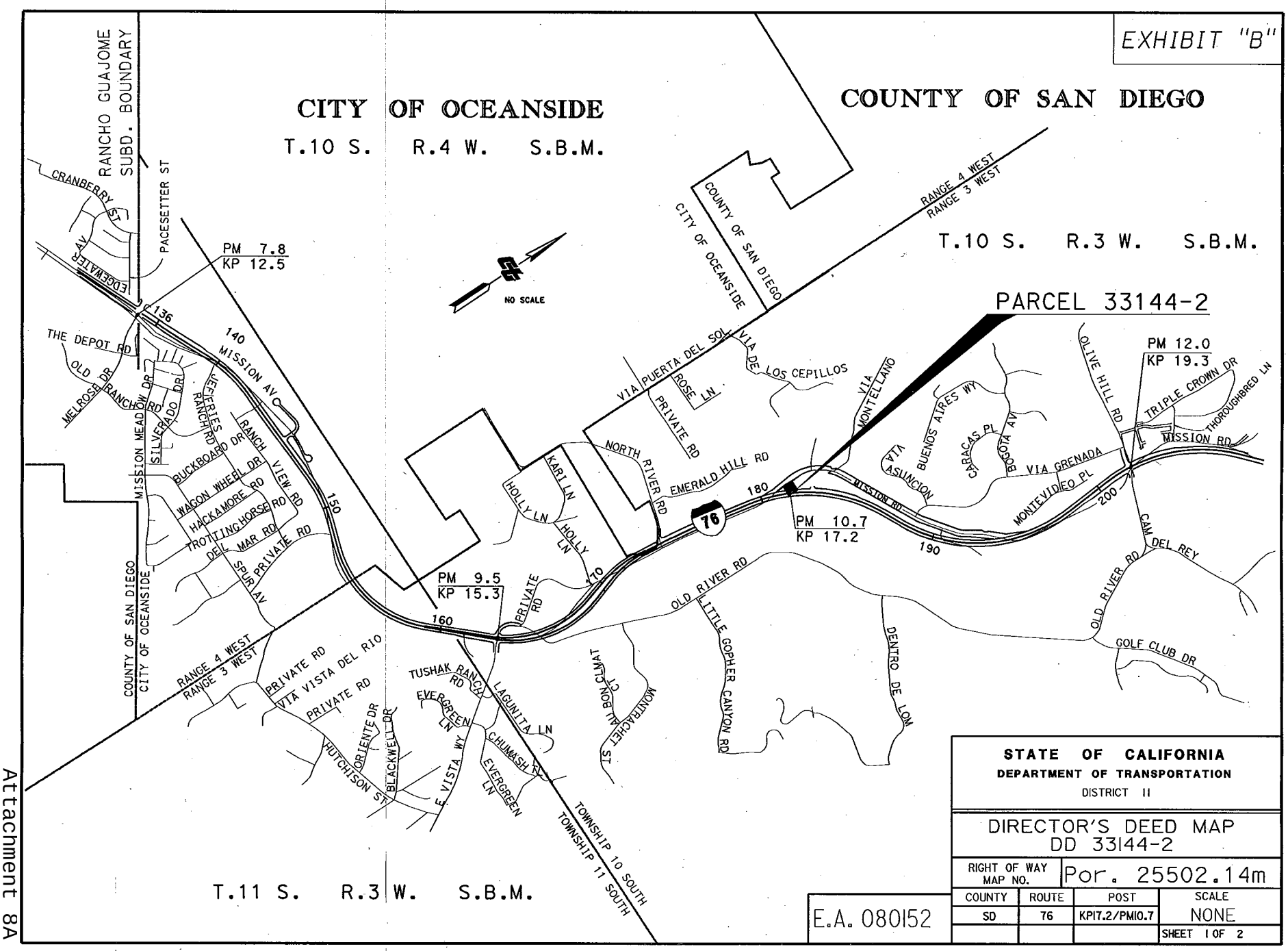
Bearings and distances are on CCS NAD 83, Zone 6. Distances are grid distances. Multiply by 1.000012 to obtain ground distances. Supplemmentary information may be obtained from the District Office, Survey Branch or Right of Way Engineering Branch.

SCALE: 1" =150'

DATE: 10/31/02
DRAWN BY : T. LENFESTEY

Attachment 7

EXHIBIT "B"



STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
DISTRICT 11

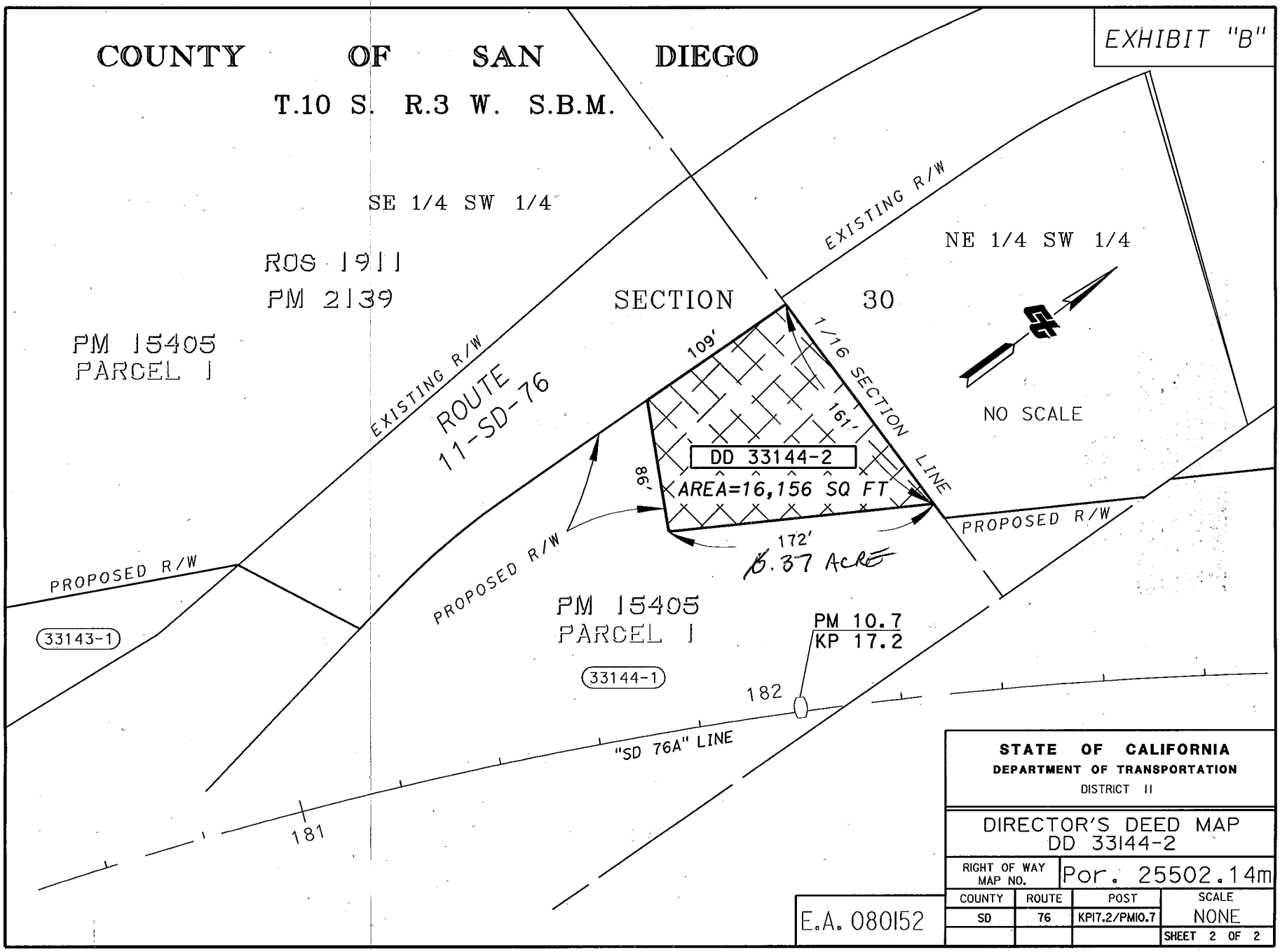
DIRECTOR'S DEED MAP
DD 33144-2

RIGHT OF WAY MAP NO.	Por. 25502.14m		
COUNTY	ROUTE	POST	SCALE
SD	76	KP17.2/PM10.7	NONE
			SHEET 1 OF 2

E.A. 080152

Attachment 8A

Attachment 8A



Attachment 8B

Attachment 8B