

# Memorandum

To: CHAIR AND COMMISSIONERS  
CALIFORNIA TRANSPORTATION COMMISSION

CTC Meeting: September 15, 2011

Reference No.: 2.4d.  
Action Item

From: NORMA ORTEGA  
Chief Financial Officer

Prepared by: Brent L. Green  
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 \$1,793,450. The State will receive a return of \$1,660,152 from the sale of these properties. A recapitulation of the items presented and corresponding maps are attached.

## **ISSUE:**

<b><u>01</u></b> -03-But-99 PM 4.7	Gridley
Disposal Unit #DD 022764-01-01	7.36 acres
Convey to: STANDISH LANE INVESTORS, LLC	\$60,002
	(Public Sale Estimate \$58,900)

Sealed bid. Selling price represents the highest bid received in a private sealed bid sale between two adjoining owners.

<b><u>02</u></b> -03-But-99 PM 5.2	Gridley
Disposal Unit #DD 022772-01-01	2.74 acres
Convey to: James Schohr	\$180,000 (Appraisal \$180,000)

Direct sale at appraised value to the current residential tenant in good standing. If sold to other than the current residential tenant, it would disrupt water irrigation rights to active farming operations.

<b><u>03</u></b> -03-Pla-193 PM 0.9	Lincoln
Disposal Unit #DD 031567-01-01	0.15 acres
Convey to: City of Lincoln	\$0 (Appraisal N/A)

Direct conveyance for no monetary consideration pursuant to Cooperative Agreement No. 03-0409 dated October 1, 2008.

**04-04-Ala-238 PM 12.6X** Hayward  
Disposal Unit #DD 036280-01-01 0.18 acre  
Convey to: David and Donna Haynie \$160,000 (Appraisal \$160,000)  
Direct sale to current eligible tenant per Joint Stipulation of Class Settlement and Class Settlement Agreement and Release dated December 17, 2010. Selling price represents the appraised value for the subject property.

**05-04-SM-1 PM 36.9** San Mateo  
Disposal Unit #DE 039895-X1-X1 0.02 acre  
Convey to: Timothy Patterson, a single man \$0 (Appraisal N/A)  
Direct conveyance for no monetary consideration of an easement to provide access to adjacent property owner.

**06-05-Mon-101 PM 92.45** Prunedale  
Disposal Unit #DD 010366-01-01 1.11 acres  
Convey to: Lori A. Giannini Trust, et al \$33,300 (Appraisal \$33,300)  
Direct Conveyance. Sale price represents the appraised value received from an adjoining owner. If sold to another party, the subject property would landlock the adjoining property. Sale to the adjoining owner preserves the adjoining owner's vested right of access to a public thoroughfare.

**07-05-Mon-101 PM 92.45** Prunedale  
Disposal Unit #DE 010366-01-02 0.45 acre  
Convey to: Pacific Gas & Electric Company, et al \$1,850 (Appraisal \$1,850)  
Direct Sale. Conveyance is 50 percent State's obligation pursuant to Utility Agreement Nos. 05-UT-1195.566 (9/21/09), 05-UT-1195.572 (4/15/09) and 05-UT-1195.573 (4/28/09) to Pacific Gas & Electric Company and Pacific Bell Telephone Company (dba AT&T California) in conjunction of a planned freeway interchange and frontage road on the west side of Route 101 of the Prunedale Improvement Project in Monterey.

**08-07-LA-405 PM 27.34** Culver City  
Disposal Unit #DD 004249-01-01 0.14 acre  
Convey to: David Schpe \$335,000  
(Public Sale Estimate \$493,000)  
Public Sale. Selling price was the highest bid received from the oral public sale held on July 21, 2011 and represents 68 percent of the appraised value. There were three active bidders out of 22 registered bidders.

**09-07-LA-405 PM 26.5** Culver City  
Disposal Unit #DD 076847-01-01 0.10 acre  
Convey to: Juan Villavicencio, et al \$192,000  
(Public Sale Estimate \$145,000)  
Public Sale. Selling price was the highest bid received from the oral public sale held on July 21, 2011 and represents 132 percent of the Public Sale Estimate. There were four active bidders out of 22 registered bidders.

**10**-7-LA-405 PM 26.72  
Disposal Unit #DD 076858-01-01  
Convey to: EFH SEVEN, LLC

Los Angeles  
0.12 acre  
\$194,000  
(Public Sale Estimate \$160,000)

Public Sale. Selling price was the highest bid received from the oral public sale held on July 21, 2011 and represents 121 percent of the Public Sale Estimate. There were three active bidders out of 22 registered bidders.

**11**-07-LA-405 PM 26.72  
Disposal Unit #DD 076859-01-01  
Convey to: Diane Griffin

Los Angeles  
0.08 acre  
\$129,000  
(Public Sale Estimate \$120,000)

Public Sale. Selling price was the highest bid received from the oral public sale held on July 21, 2011 and represents 108 percent of the Public Sale Estimate. There were three active bidders out of 22 registered bidders.

**12**-07-LA-405 PM 27.22  
Disposal Unit #DD 076865-01-01  
Convey to: Yosef Farzan

Culver City  
0.15 acre  
\$175,000  
(Public Sale Estimate \$175,000)

Public Sale. Selling price was the highest bid received from the oral public sale held on July 21, 2011 and represents 100 percent of the Public Sale Estimate. There were five active bidders out of 22 registered bidders.

**13**-07-LA-405 PM 27.73  
Disposal Unit #DD 076874-01-01  
Convey to: ESI

Culver City  
0.20 acre  
\$200,000  
(Public Sale Estimate \$266,400)

Public Sale. Selling price was the highest bid received from the oral public sale held on July 21, 2011 and represents 75 percent of the Public Sale Estimate. There were four active bidders out of 22 registered bidders.

Attachments

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

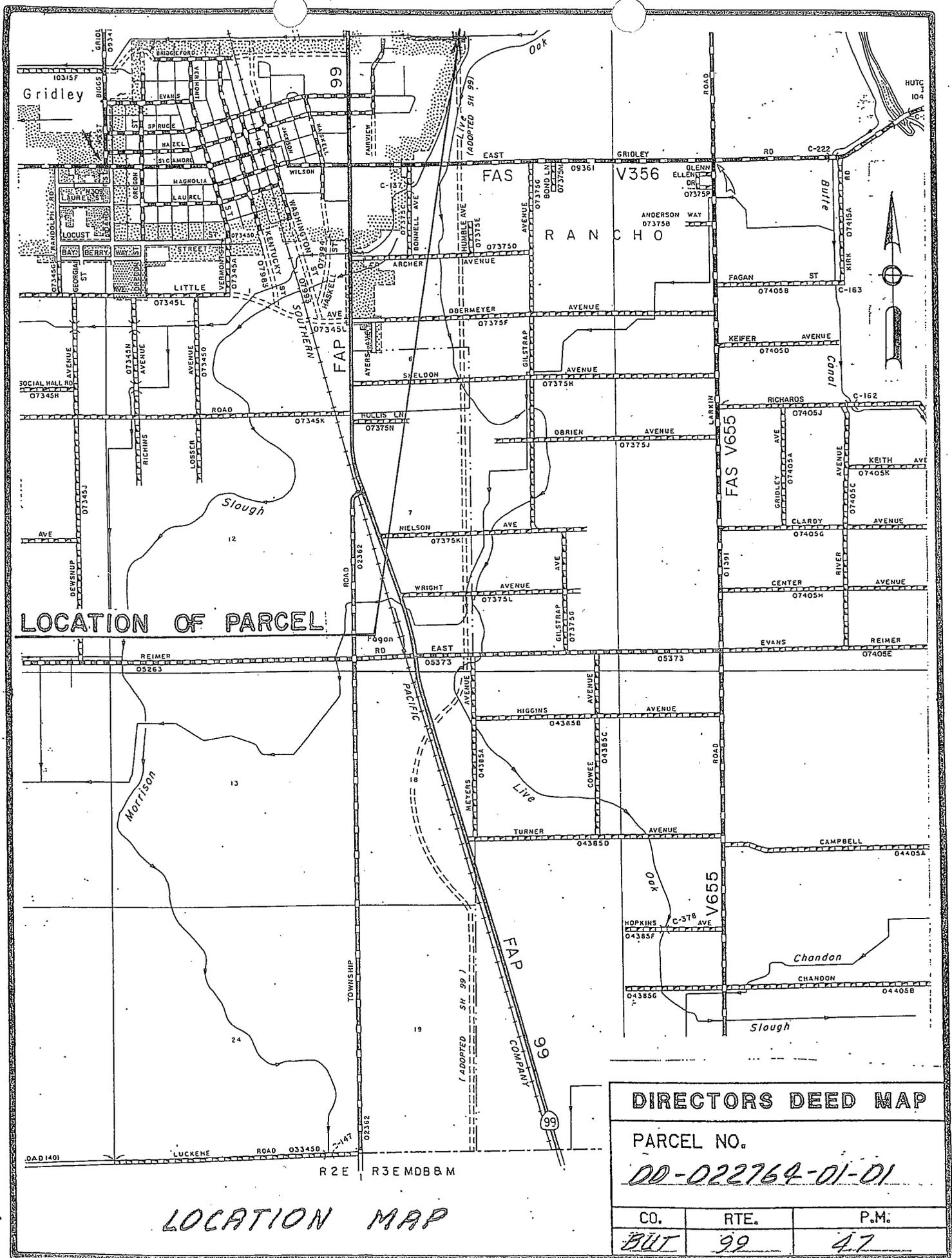
**PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION - September 15, 2011**

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	\$0.00	\$0.00	
02	0	0			0	\$0.00	\$0.00	
03	2	1			3	\$238,900.00	\$240,002.00	100%
04	2	0			2	\$160,000.00	\$160,000.00	100%
05	2	0			2	\$35,150.00	\$35,150.00	100%
06	0	0			0	\$0.00	\$0.00	
07	0	6			6	\$1,359,400.00	\$1,225,000.00	90%
08	0	0			0	\$0.00	\$0.00	
09	0	0			0	\$0.00	\$0.00	
10	0	0			0	\$0.00	\$0.00	
11	0	0			0	\$0.00	\$0.00	
12	0	0			0	\$0.00	\$0.00	
<b>Total</b>	<b>6</b>	<b>7</b>			<b>13</b>	<b>\$1,793,450.00</b>	<b>\$1,660,152.00</b>	<b>93%</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	6	\$375,150.00	\$375,150.00	100%
Public Sales	7	\$1,418,300.00	\$1,285,002.00	90%
Non-Inventory Conveyances	0			
<b>Sub-Total</b>	<b>13</b>	<b>\$1,793,450.00</b>	<b>\$1,660,152.00</b>	<b>93%</b>
Other Funded Sales	0			
<b>Total</b>	<b>13</b>	<b>\$1,793,450.00</b>	<b>\$1,660,152.00</b>	<b>93%</b>



LOCATION OF PARCEL

DIRECTORS DEED MAP

PARCEL NO.  
 DD-022764-01-01

CO.	RTE.	P.M.
BUT	99	47

LOCATION MAP

T. 18 N. - R. 3 E. - M. D. B. & M.  
SEC. 31

RANCHO BOGA



022764

JOE SINGH

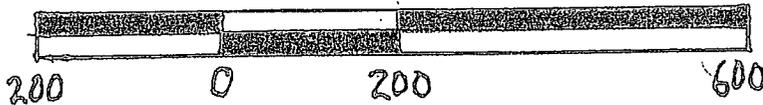
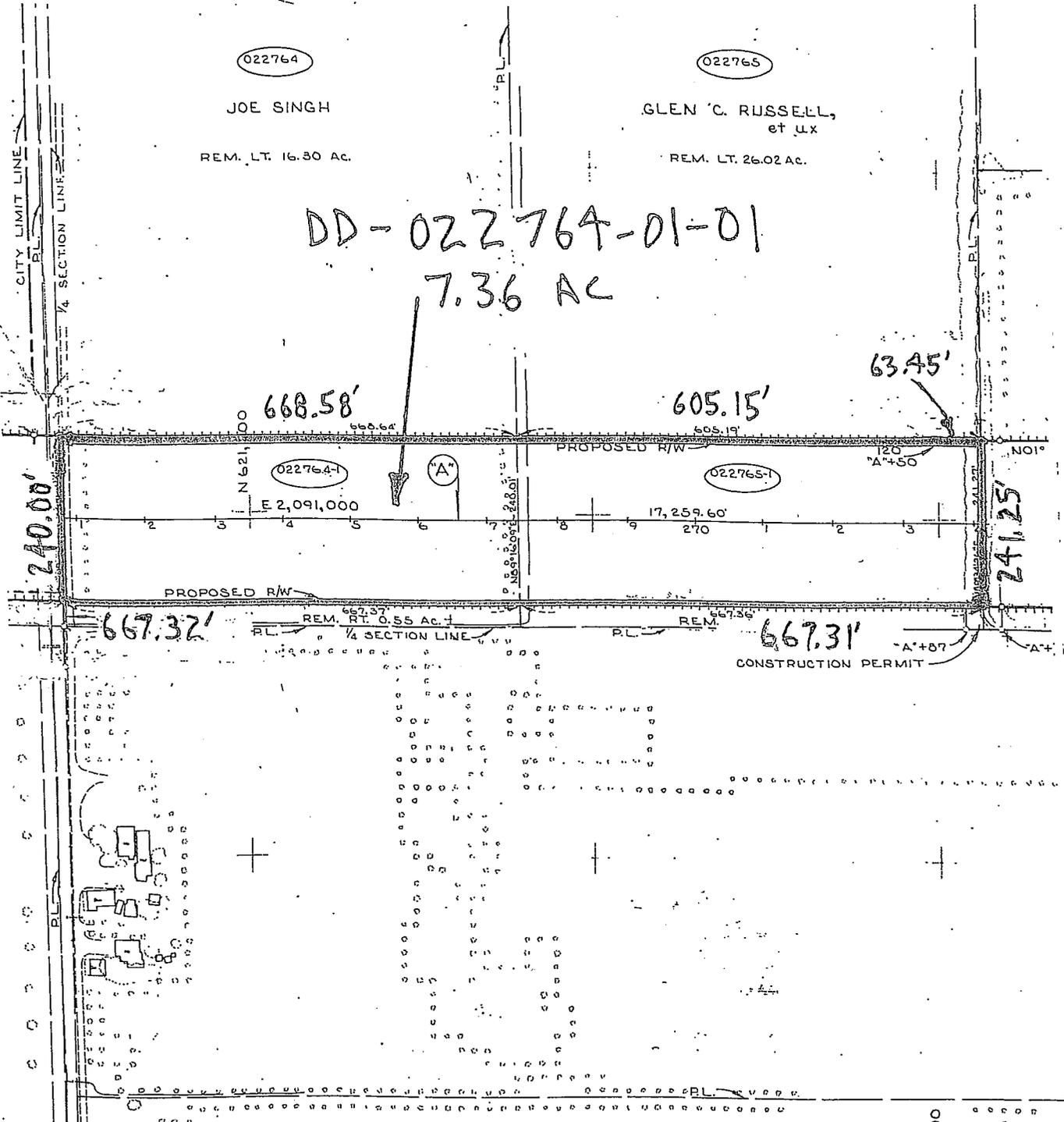
REM. LT. 16.30 Ac.

022765

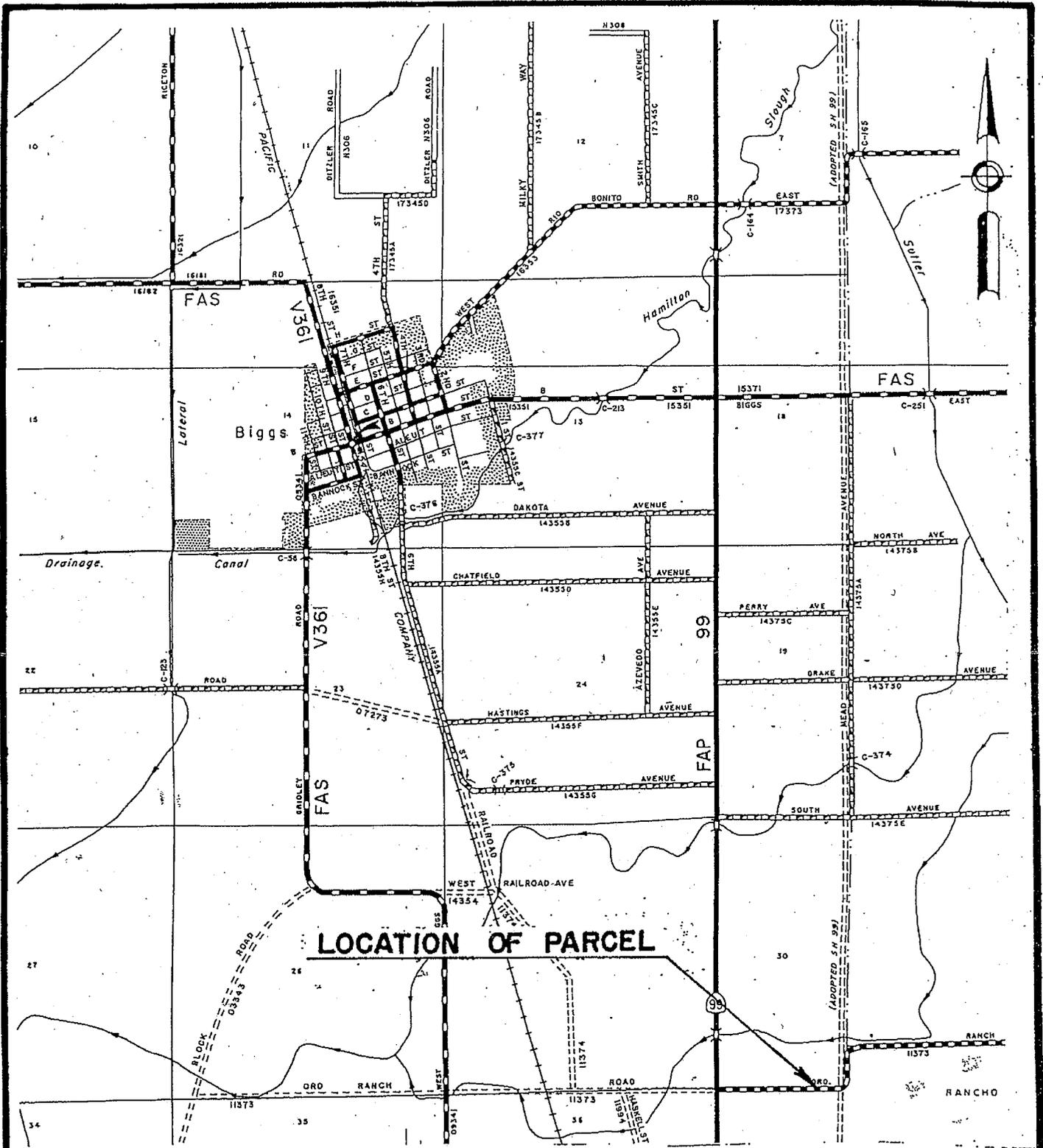
GLEN C. RUSSELL,  
et ux

REM. LT. 26.02 Ac.

DD-022764-01-01  
7.36 AC



DIRECTORS DEED MAP		
PARCEL NO. DD-022764-01-01		
CO.	RTE.	P.M.
BUT	99	4.7

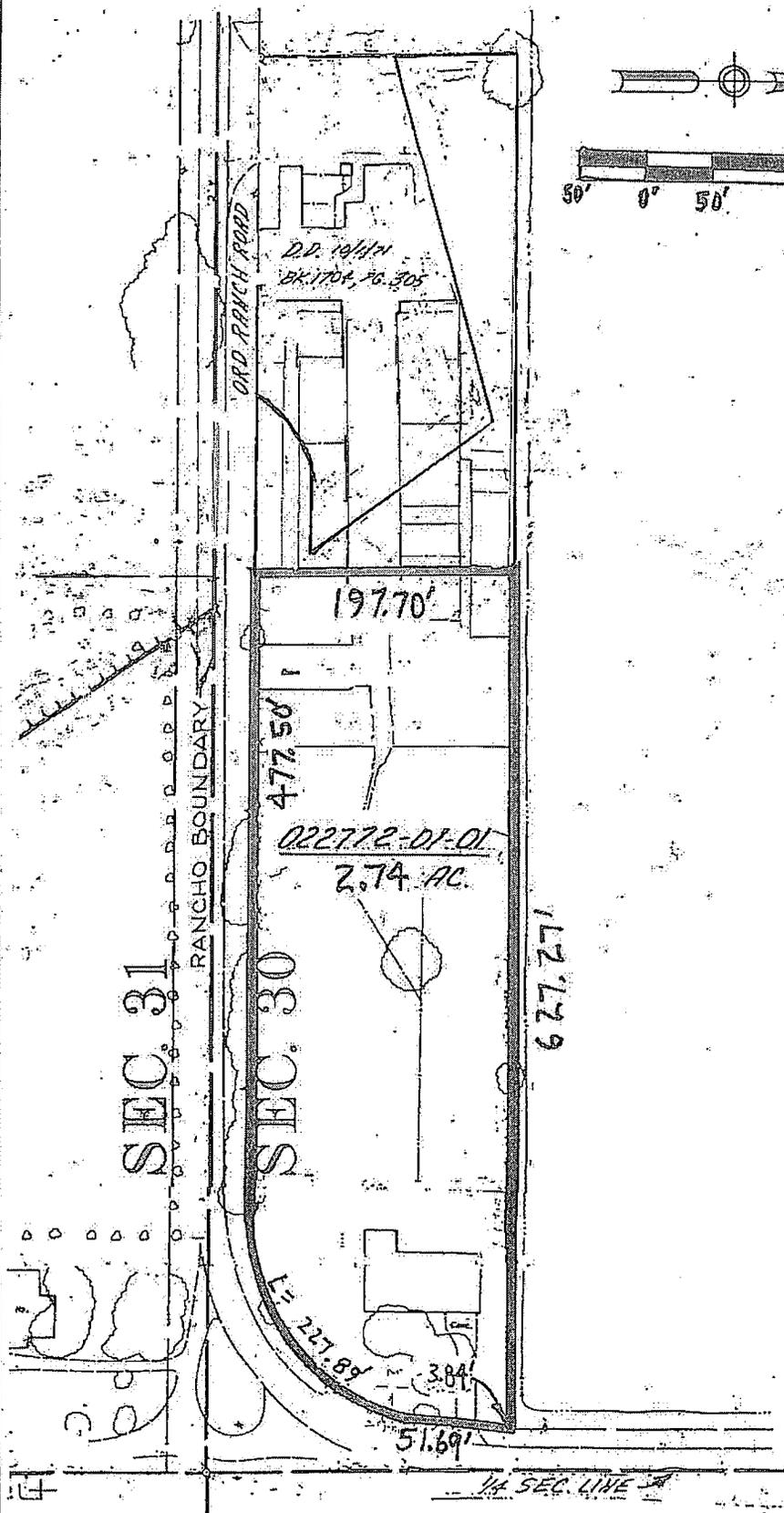
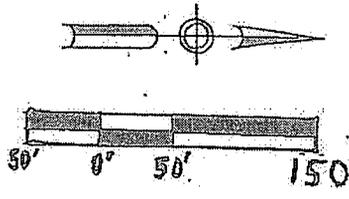


**LOCATION OF PARCEL**

LOCATION MAP

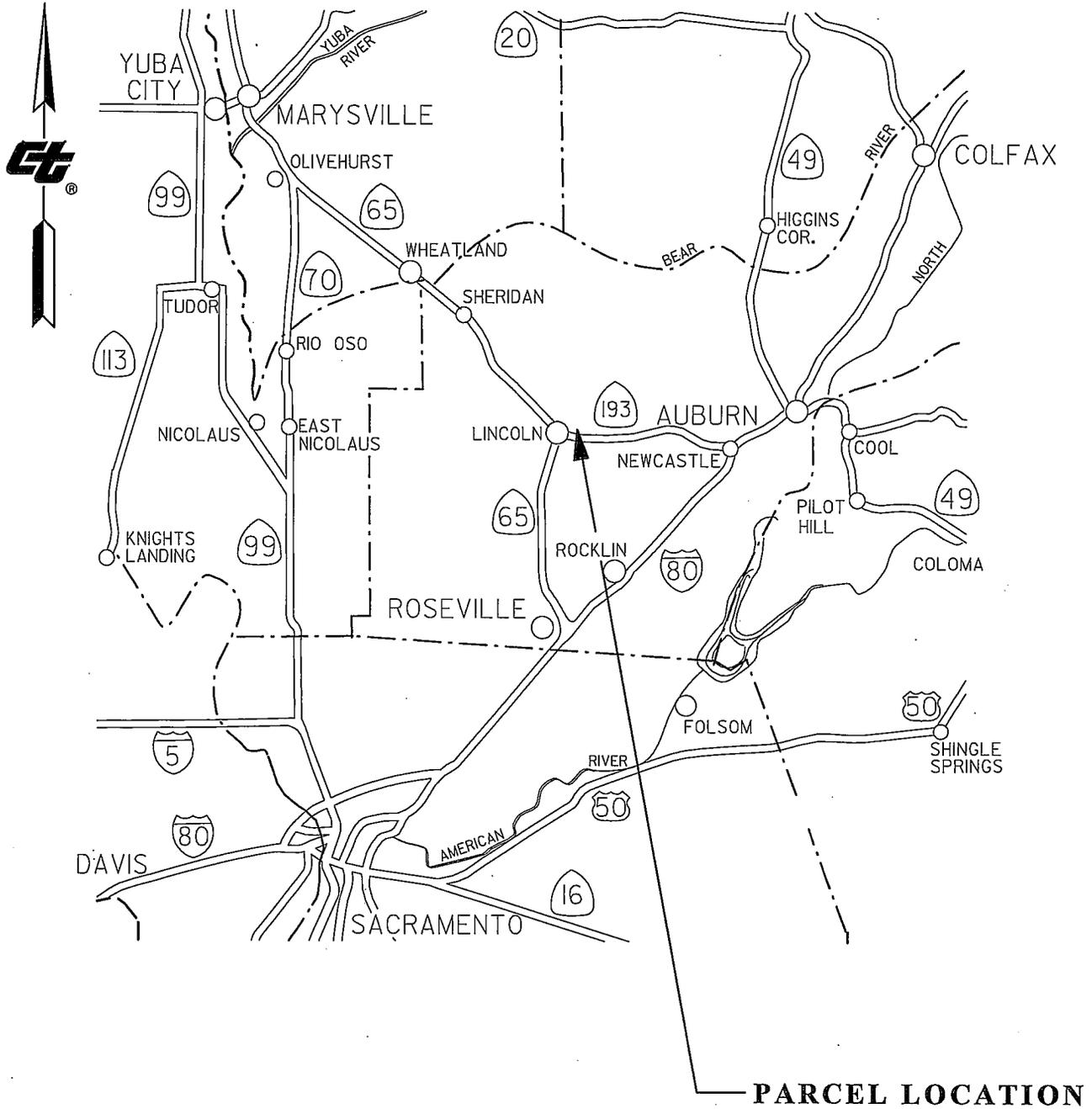
<b>DIRECTORS DEED MAP</b>		
PARCEL NO.		
DD-022772-01-01		
CO.	RTE.	P.M.
BLIT	99	52

RANCHO BOGA T. 18 N. - R. 3 E. - M. D. B. & M.



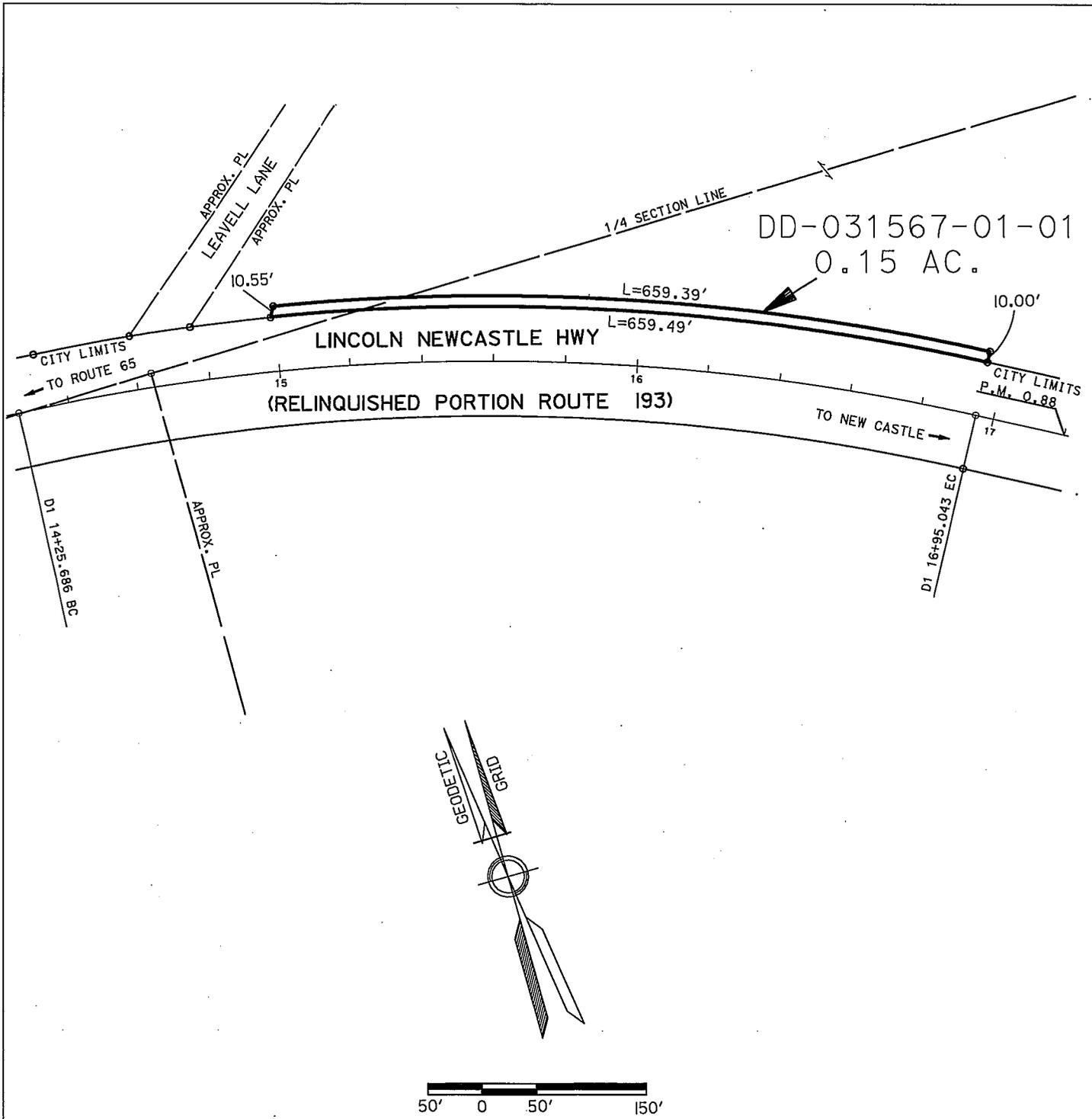
DIRECTORS DEED MAP		
PARCEL NO.		
DD-022772-01-01		
CO.	RTE.	P.M.
BUT	99	5.2

NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.



STATE OF CALIFORNIA  
BUSINESS, TRANSPORTATION AND HOUSING AGENCY  
DEPARTMENT OF TRANSPORTATION  
**RIGHT OF WAY  
LOCATION MAP  
DD 031567-01-01**

DISTRICT	COUNTY	ROUTE	PM	SHEET
03	PLA	193	0.9	1 of 2



# DIRECTORS DEED MAP

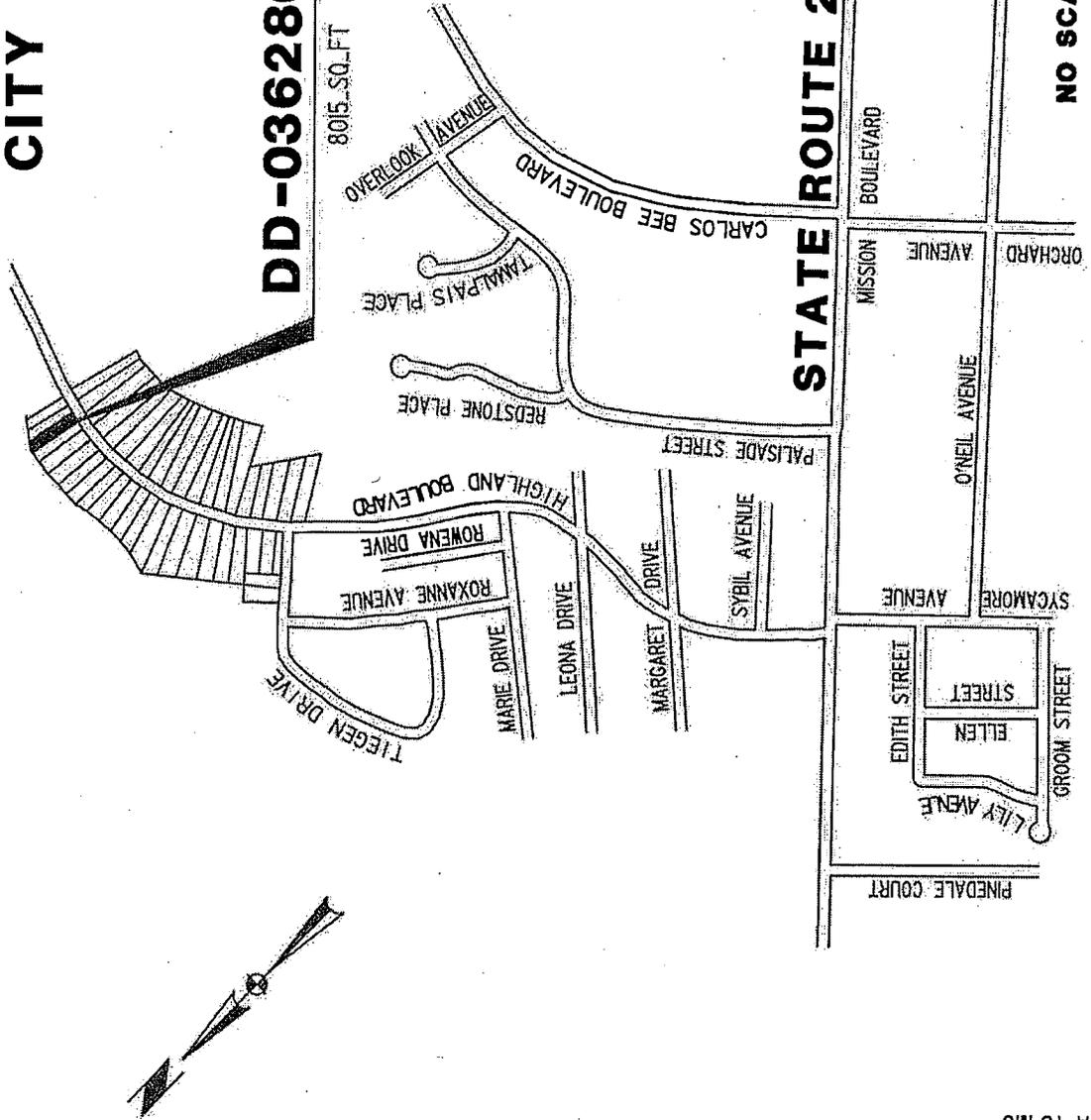
PARCEL NO.  
DD-031567-01-01

DIST.	CO.	RTE.	P.M.	SHEET
03	PLA	193	0.9	2 OF 2

# ALAMEDA COUNTY CITY OF HAYWARD

**DD-036280-01-01**

8015 SQ. FT.



**STATE ROUTE 238**

**NO SCALE**

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

**DIRECTOR'S DEED  
DD-036280-01-01**

DRAWN BY: AS	DATE: 10/28/10
CHECK BY: BQ	NO SCALE
COUNTY ROUTE	P.M. DR.NO.
ALA 238	12.6X 1 OF 2

R-97A.23  
A-754.10

DISTANCE SHOWN ARE ON THE CALIFORNIA  
 COORDINATE SYSTEM OF 1927, ZONE 3.  
 MULTIPLY DISTANCES SHOWN BY 1.0000787  
 TO OBTAIN GROUND LEVEL DISTANCES.

# ALAMEDA COUNTY CITY OF HAYWARD



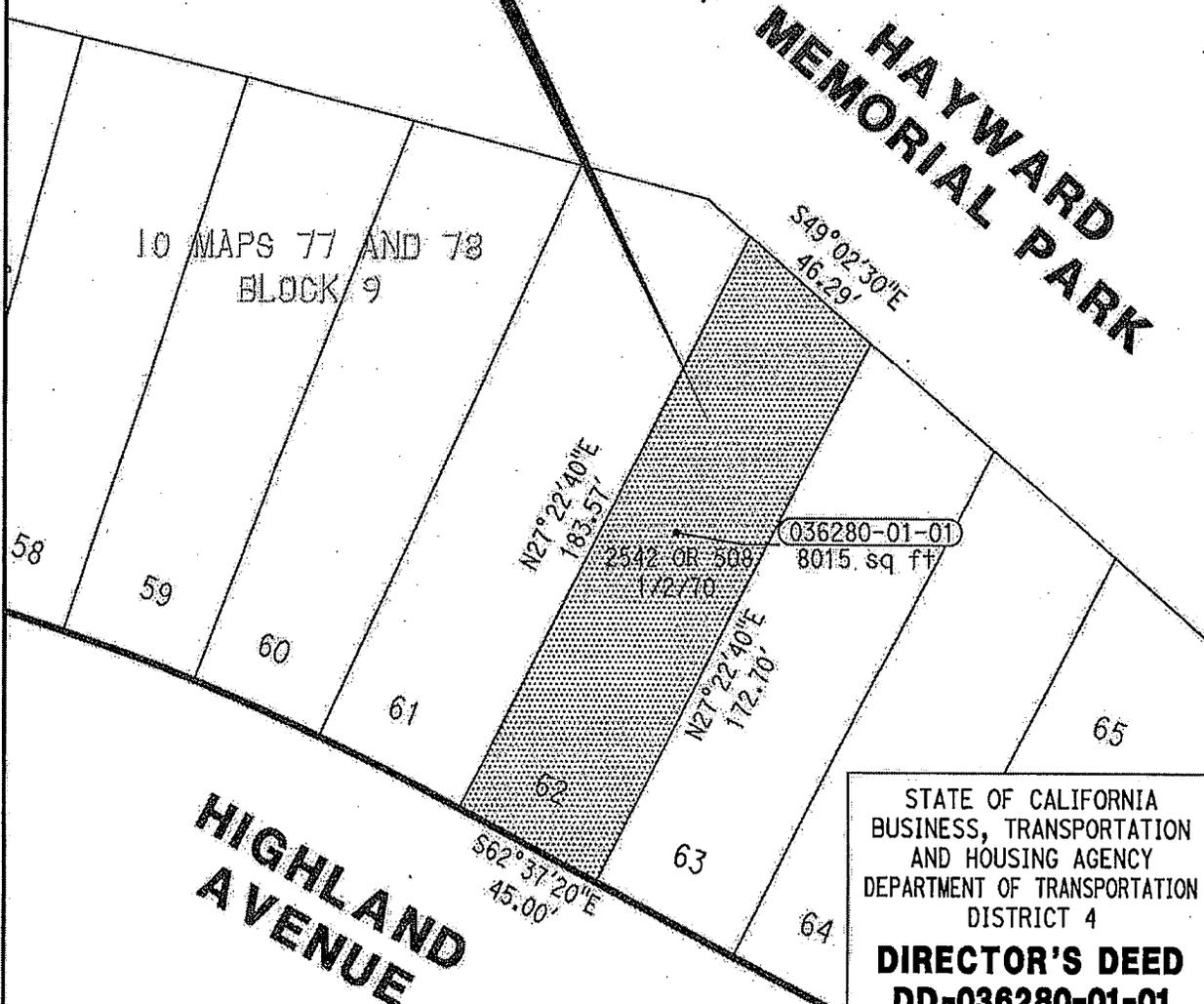
**DD-036280-01-01**

8015\_SQ\_FT

AREA = 0.18 ACRE

**HAYWARD  
 MEMORIAL PARK**

10 MAPS 77 AND 78  
 BLOCK 9



**HIGHLAND  
 AVENUE**

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

**DIRECTOR'S DEED  
 DD-036280-01-01**

A-754.10  
 R-97A.23

SCALE IN FEET

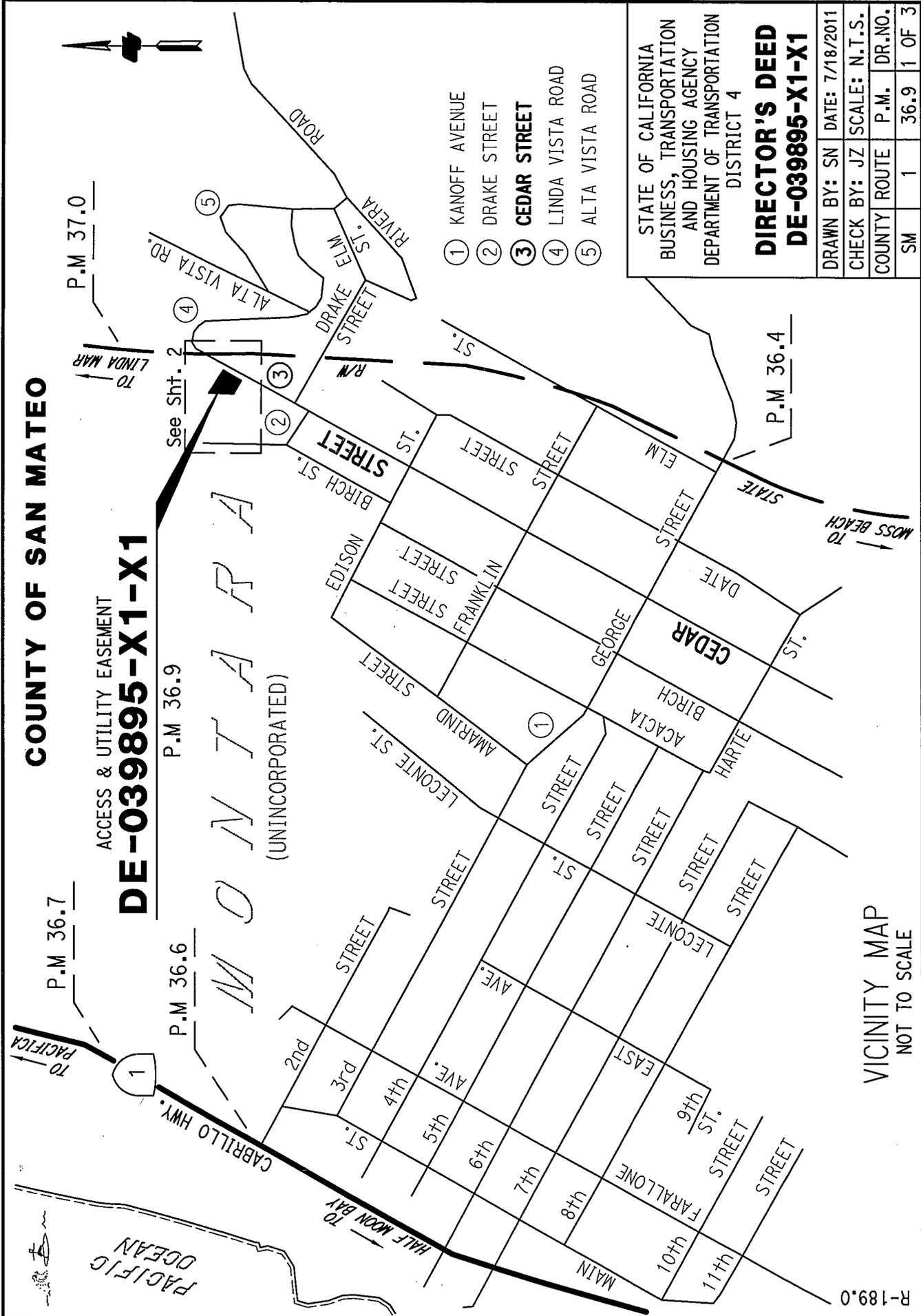


DRAWN BY: AS		DATE: 10/28/10	
CHECK BY: BQ		SCALE: 1"=50'	
COUNTY	ROUTE	P.M.	DR.NO.
ALA	238	12.6X	2 OF 2

**COUNTY OF SAN MATEO**

ACCESS & UTILITY EASEMENT

**DE-039895-X1-X1**



P.M. 37.0  
TO LINDA MAR

See Sht. 2

P.M. 36.9

P.M. 36.6

P.M. 36.4  
TO MOSS BEACH

- ① KANOFF AVENUE
- ② DRAKE STREET
- ③ CEDAR STREET
- ④ LINDA VISTA ROAD
- ⑤ ALTA VISTA ROAD

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

**DIRECTOR'S DEED**  
**DE-039895-X1-X1**

DRAWN BY: SN	DATE: 7/18/2011
CHECK BY: JZ	SCALE: N.T.S.
COUNTY ROUTE	P.M. DR.NO.
SM 1	36.9 1 OF 3

VICINITY MAP  
NOT TO SCALE

R-189.0

**COUNTY OF SAN MATEO**



**ACCESS & UTILITY EASEMENT  
DE-039895-X1-X1**

1062 SQ. FT.  
Area = 0.22 Acre

Line Table		
Line #	Direction	Length
L1	S60°04'16"E	46.06'
L2	S29°55'44"W	30.00'
L3	N60°04'16"W	24.75'
L5	N5°27'56"W	35.07'

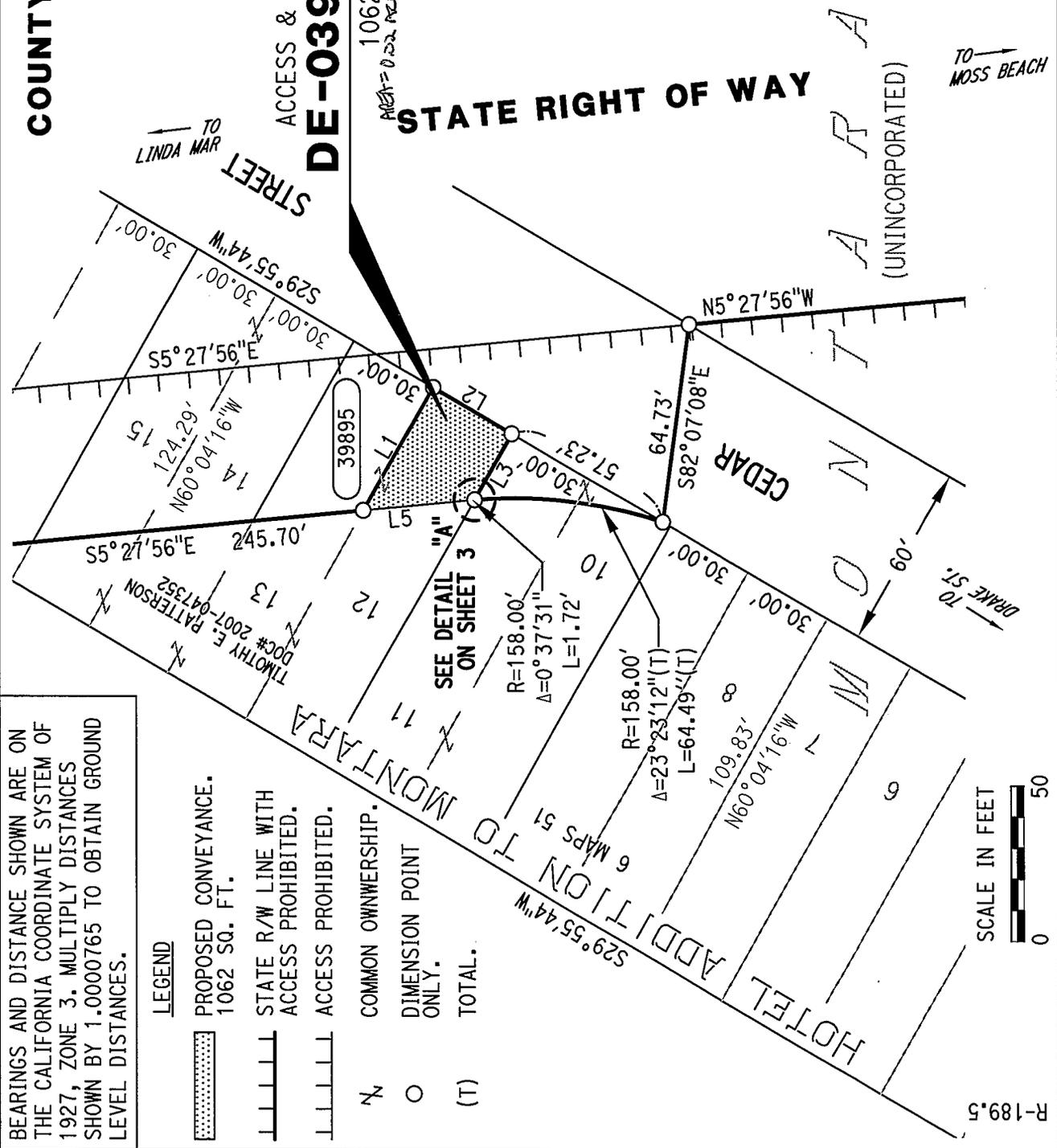
STATE OF CALIFORNIA  
BUSINESS, TRANSPORTATION  
AND HOUSING AGENCY  
DEPARTMENT OF TRANSPORTATION  
DISTRICT 4

**DIRECTOR'S DEED  
DE-039895-X1-X1**

DRAWN BY: SN	DATE: 7/18/2011
CHECK BY: JZ	SCALE: 1"=50'
COUNTY ROUTE	P.M. DR.NO.
SM 1	36.9 2 OF 3

BEARINGS AND DISTANCE SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.0000765 TO OBTAIN GROUND LEVEL DISTANCES.

- LEGEND**
- PROPOSED CONVEYANCE. 1062 SQ. FT.
  - STATE R/W LINE WITH ACCESS PROHIBITED.
  - ACCESS PROHIBITED.
  - COMMON OWNERSHIP.
  - DIMENSION POINT ONLY.
  - TOTAL.



JUL 19 2011

JUL 19 2011

BEARINGS AND DISTANCE SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.0000765 TO OBTAIN GROUND LEVEL DISTANCES.

**COUNTY OF SAN MATEO**

ACCESS & UTILITY EASEMENT  
**DE-039895-X1-X1**

1062 SQ. FT.

AREA = 0.02 ACRES

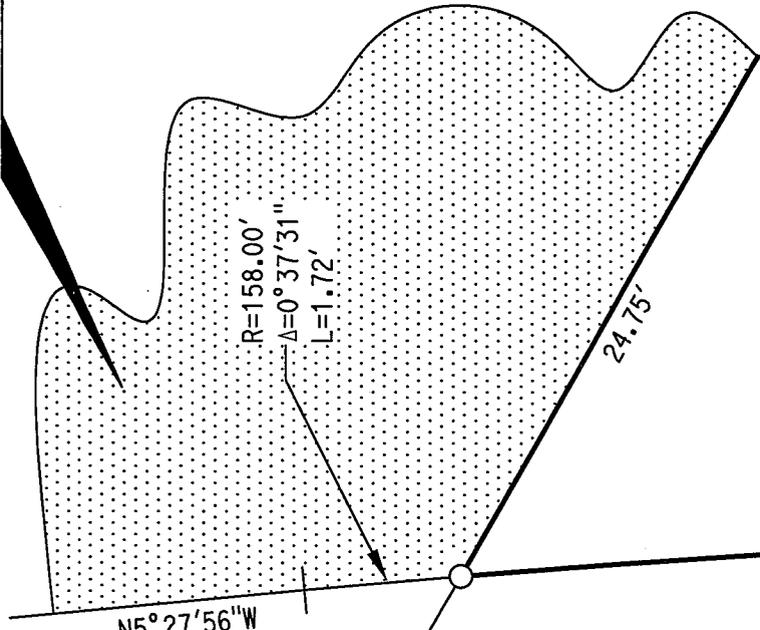
TIMOTHY E. PATTERSON  
DOC# 2007-047352

S60°04'16"E

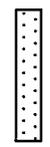
LOT 12  
LOT 11

HOTEL ADDITION  
TO MONTARA

6 MAPS 51



LEGEND



PROPOSED CONVEYANCE.  
1062 SQ. FT.



DIMENSION POINT  
ONLY.



TOTAL.

STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 4			
<b>DIRECTOR'S DEED</b> <b>DE-039895-X1-X1</b>			
DRAWN BY: SN	DATE: 7/18/2011	CHECK BY: JZ	SCALE: N.T.S.
COUNTY ROUTE	P.M.	DR.NO.	
SM	1	36.9	3 OF 3

DETAIL "A"  
NOT TO SCALE

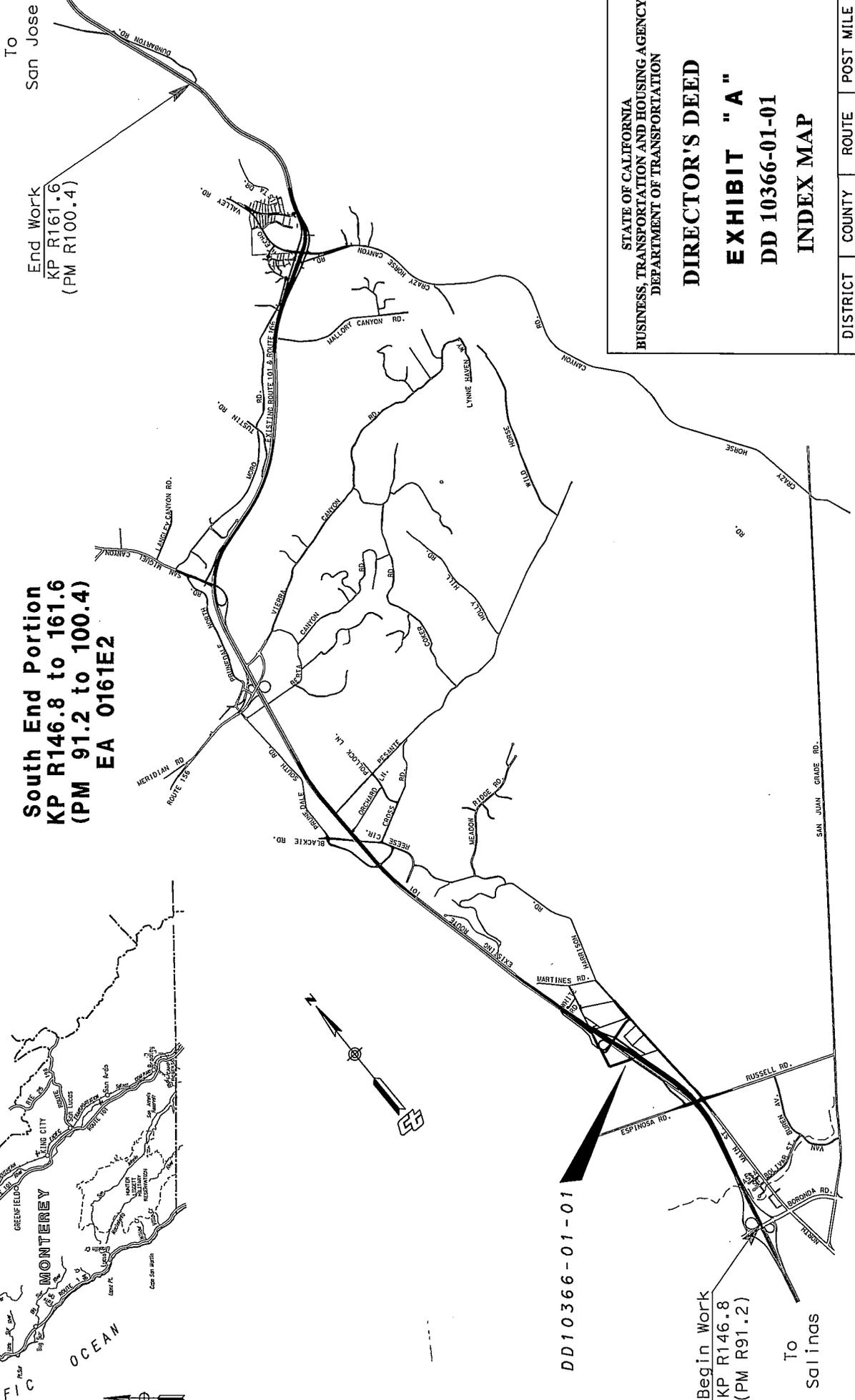
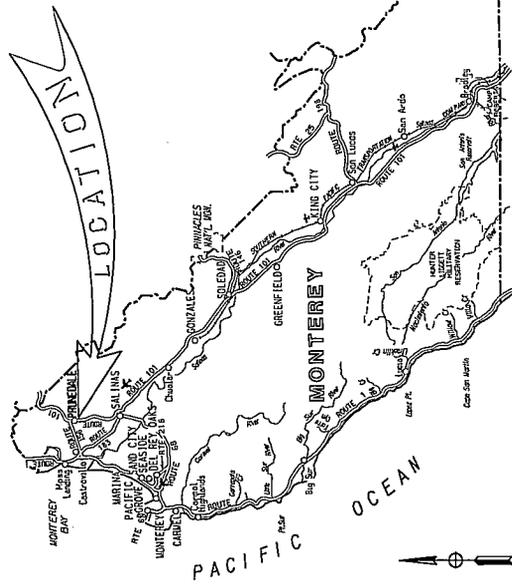
R-189.5

DEPARTMENT OF TRANSPORTATION

STATE HIGHWAY  
US 101

IN MONTEREY COUNTY  
PUNEDALE IMPROVEMENT PROJECT

South End Portion  
KP R146.8 to 161.6  
(PM 91.2 to 100.4)  
EA 0161E2

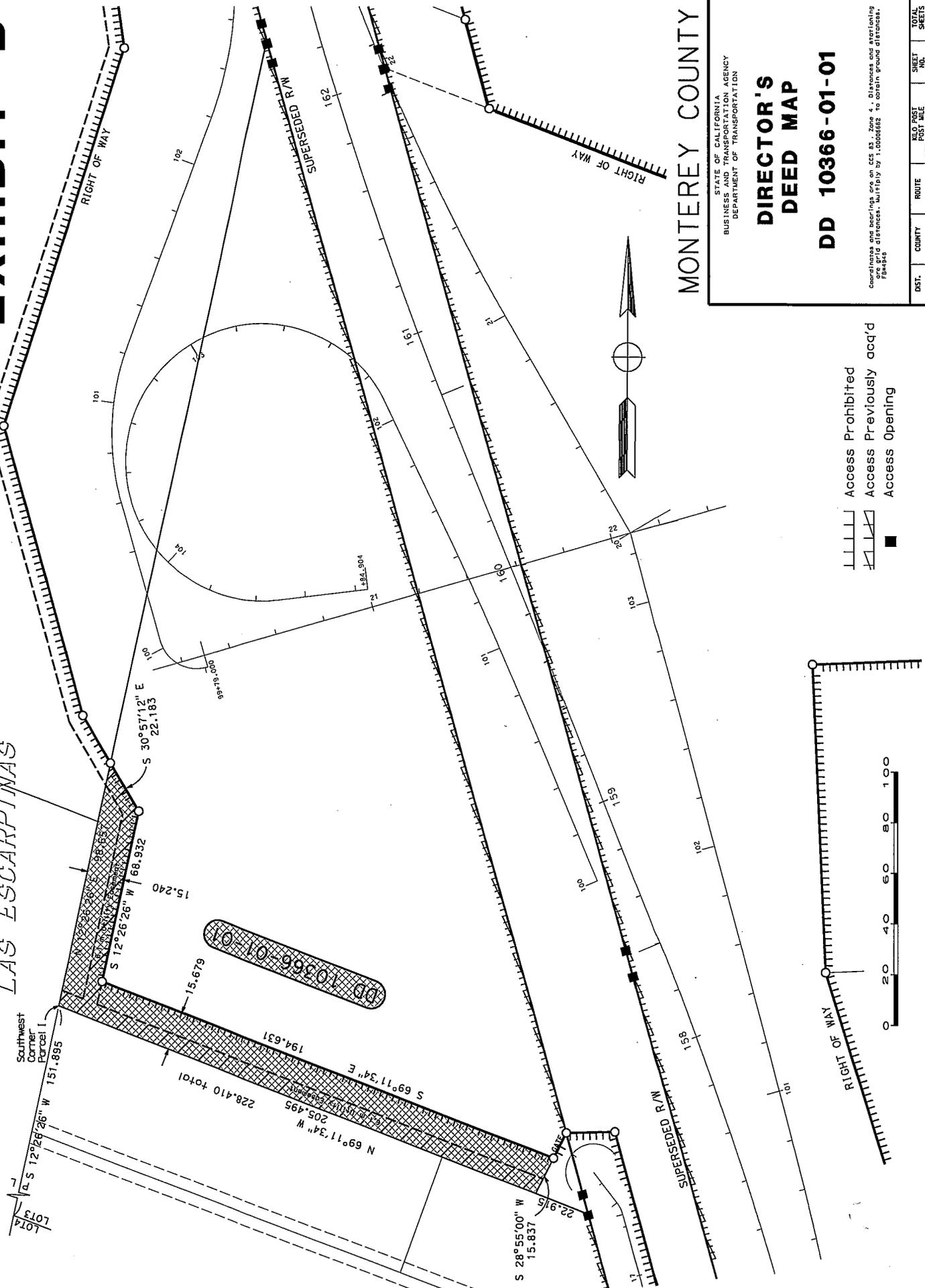


Begin Work  
KP R146.8  
(PM R91.2)

To  
Salinas

# EXHIBIT B

RANCHO BOLSA DE LAS ESCARPINAS



MONTEREY COUNTY

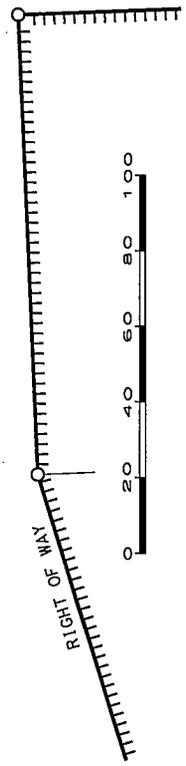
STATE OF CALIFORNIA  
 BUSINESS AND TRANSPORTATION AGENCY  
 DEPARTMENT OF TRANSPORTATION

**DIRECTOR'S  
 DEED MAP**

**DD 10366-01-01**

Calculations and bearings are on GCS 83 - Zone 4 - Distances and elevations are true distances. Multiply by 1.0008662 to obtain ground distances.

- Access Prohibited
- Access Previously acq'd
- Access Opening



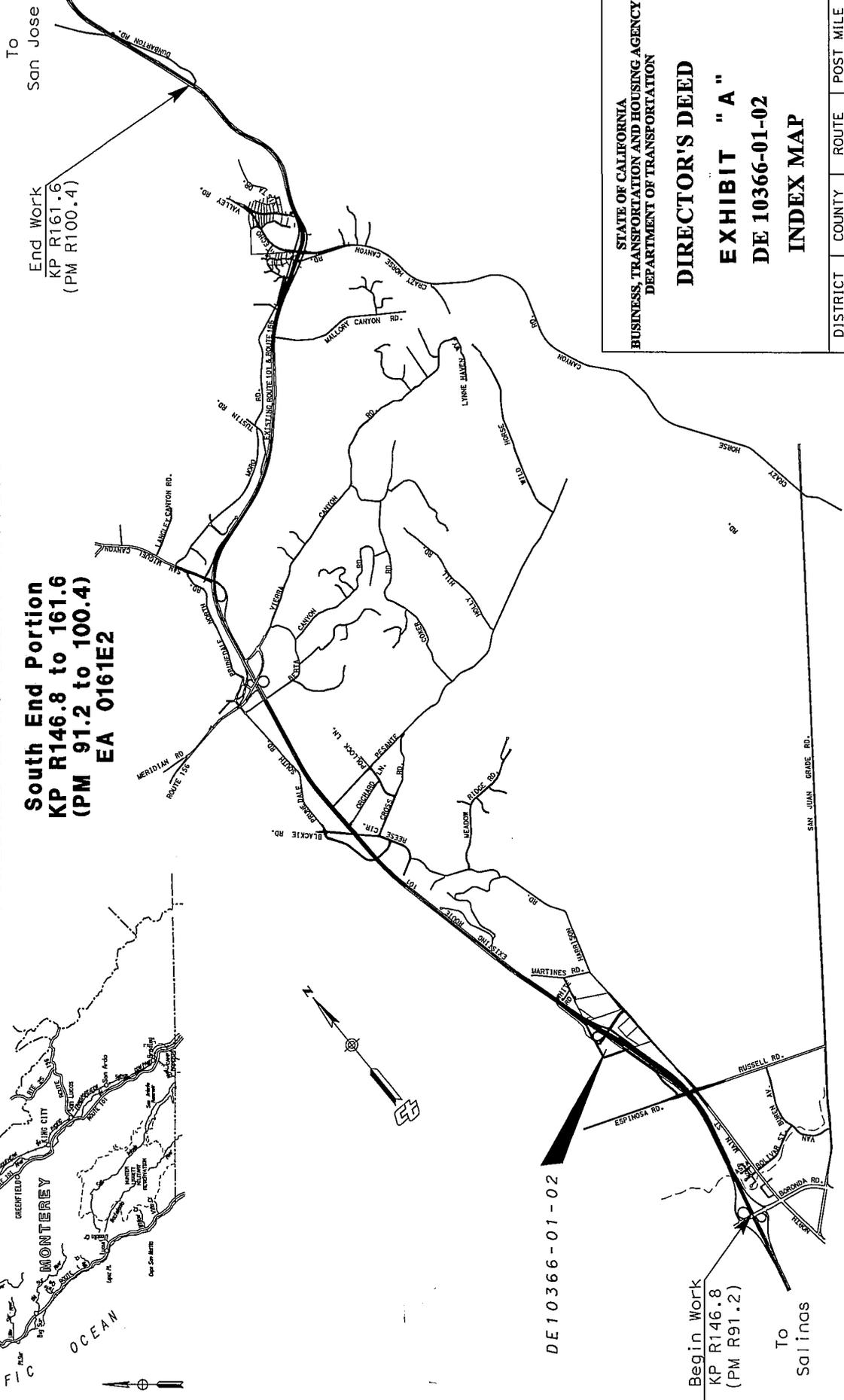
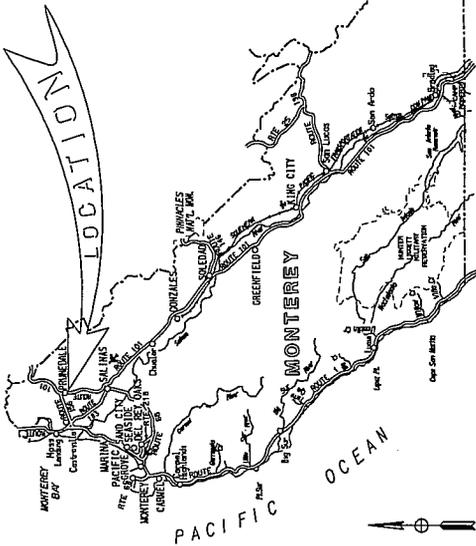
DIST.	COUNTY	ROUTE	MILE POST	SHEET NO.	TOTAL SHEETS
05	MON	101	147.92	2	2
			92.45		

**DEPARTMENT OF TRANSPORTATION**

**STATE HIGHWAY  
US 101**

**IN MONTEREY COUNTY  
PUNEDALE IMPROVEMENT PROJECT**

**South End Portion  
KP R146.8 to 161.6  
(PM 91.2 to 100.4)  
EA 0161E2**



To  
San Jose

Begin Work  
KP R146.8  
(PM R91.2)

To  
Salinas

DE 10366-01-02

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

**DIRECTOR'S DEED**

**EXHIBIT "A"**

**DE 10366-01-02**

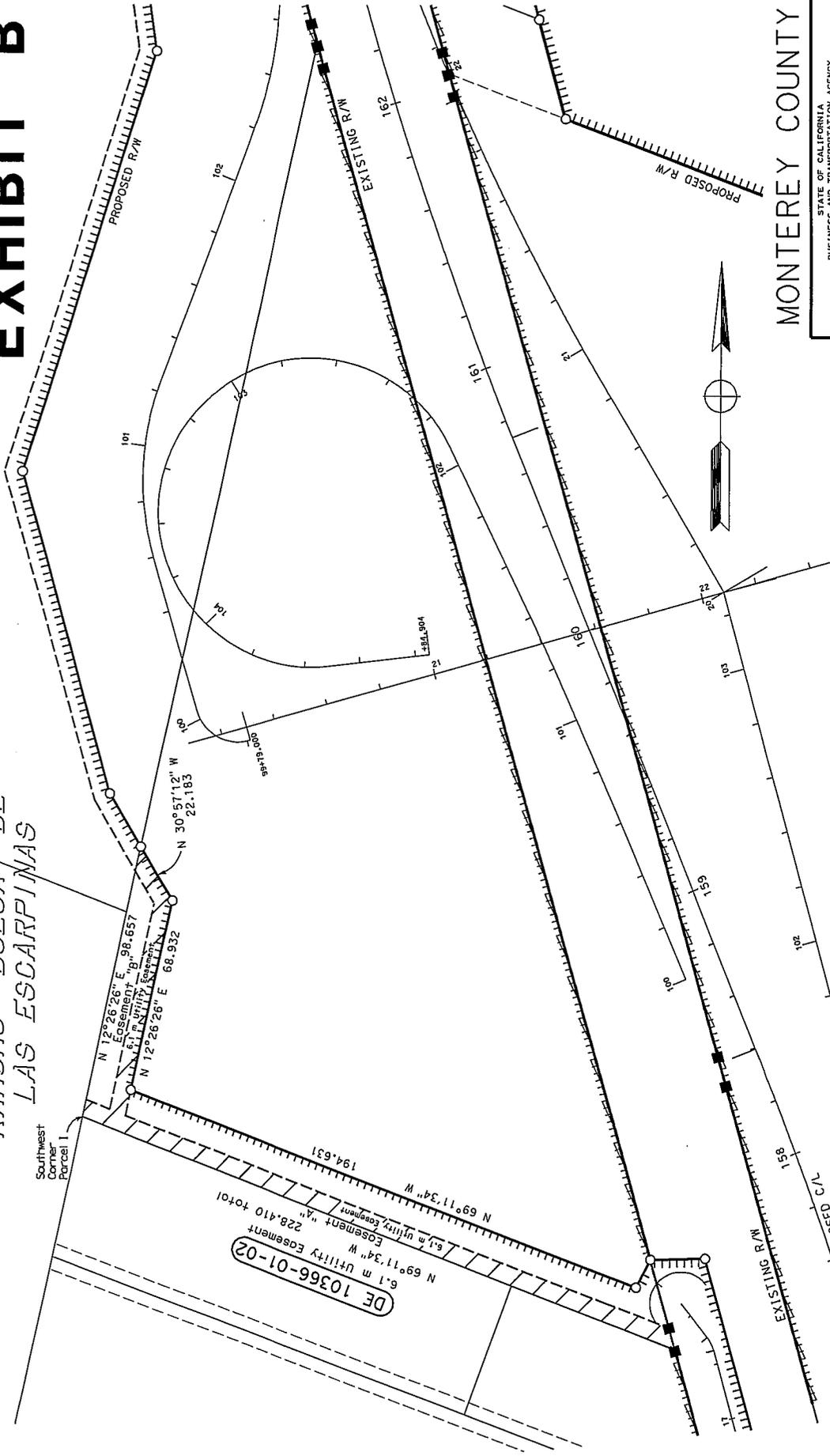
**INDEX MAP**

DISTRICT	COUNTY	ROUTE	POST MILE
05	MON	101	92.45

# EXHIBIT B

RANCHO BOLSA DE LAS ESCARPINAS

Southwest Corner Parcel 1



MONTEREY COUNTY

STATE OF CALIFORNIA  
BUSINESS AND TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION

## DIRECTOR'S EASEMENT DEED MAP

DE 10366-01-02

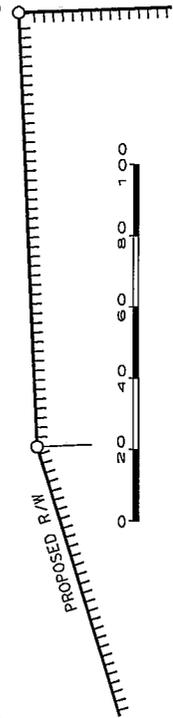
Coordinates and bearings are on GCS 83 - Zone 4 - Diagonal and are in feet. Distances are in feet. Multiply by 1.000022 to obtain ground distances.

DIST.	COUNTY	ROUTE	POST MILE	SHEET NO.	TOTAL SHEETS
05	MON	101	147.92 92.45	2	2

SOURCE 05 CHARGE 05 E. A. 0161E9

DE 10366-01-02

6.1 meter wide Utility Easement

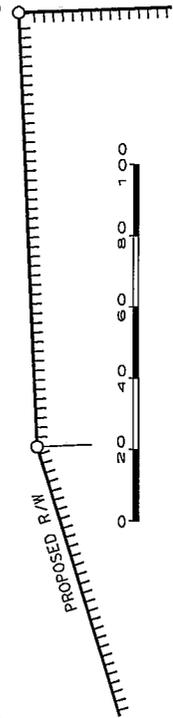


- Access Prohibited
- Access Previously acq'd
- Access Opening



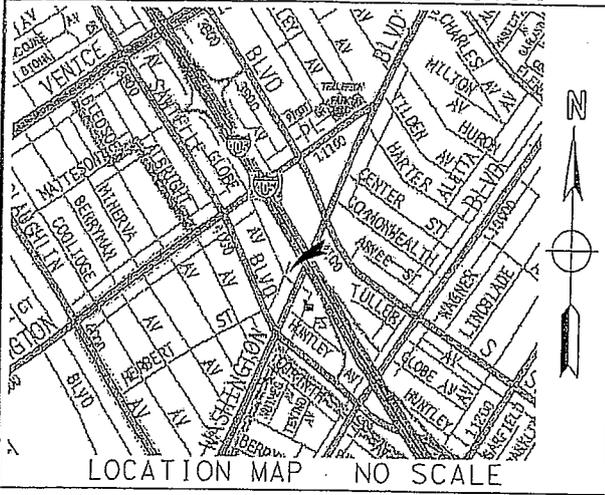
DE 10366-01-02

6.1 meter wide Utility Easement



- Access Prohibited
- Access Previously acq'd
- Access Opening

**CITY OF CULVER CITY**



DIST	COUNTY	ROUTE	POST MILE
07	LA	405	KP 44.2

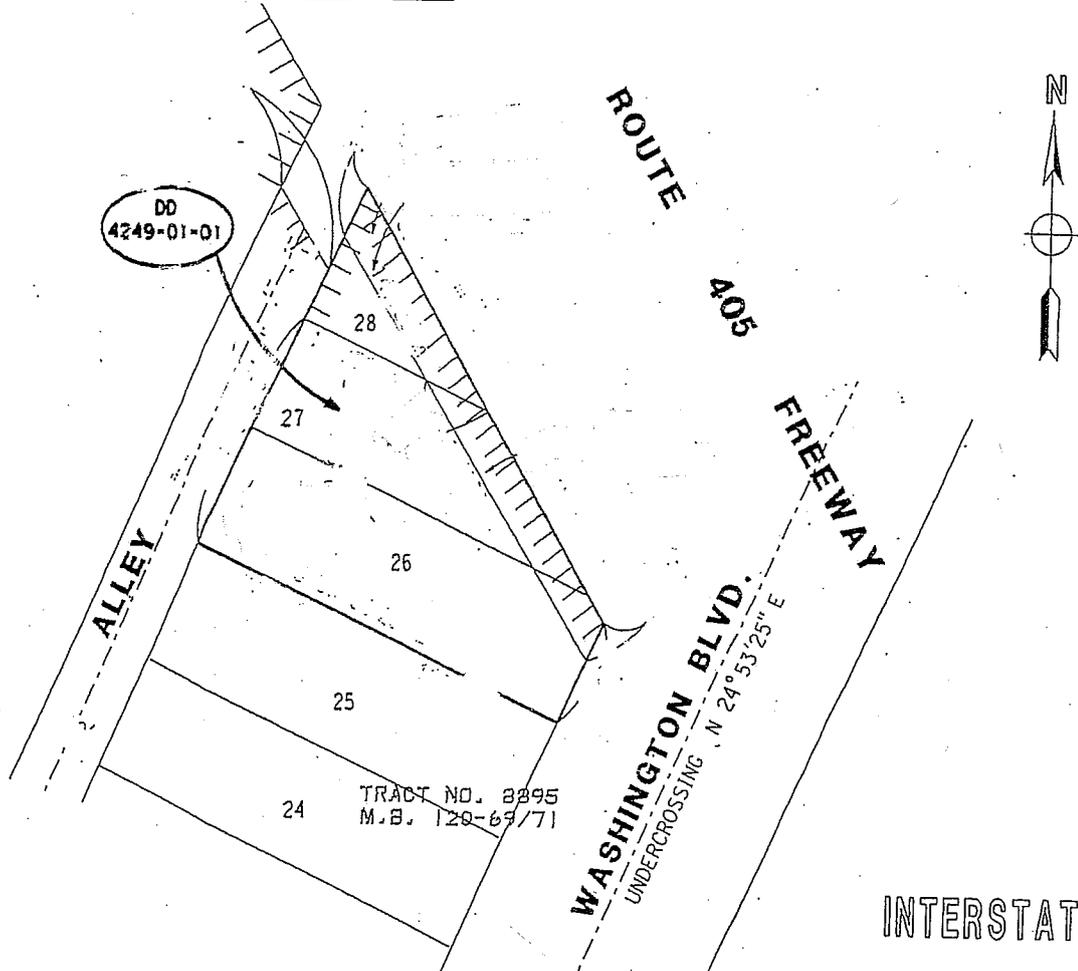
PM 27.34

PARCEL NO. \_\_\_\_\_ AREA \_\_\_\_\_

DD4249-01-01 575.17 S.M. 6,190 S.F.

PORTIONS OF LOTS 26, 27 AND 28  
AND PORTION OF ALLEY AREA  
TRACT NO. 8895  
M.B. 120-69/71

LOCATION MAP NO SCALE



|||| STATE RETAINS ACCESS RIGHTS

INTERSTATE  
CITY OF CULVER CITY

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

**DIRECTOR'S DEED DD 4249-01-01**

REF. R/W MAP: 26093-C

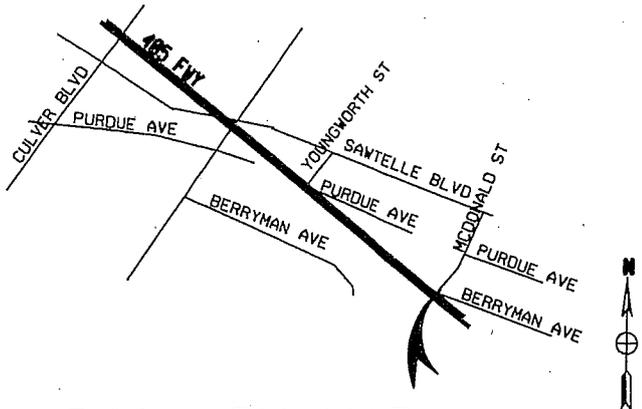
SCALE: NONE

DRWN: FC CHKD: JM

DATE: 06-14-2011

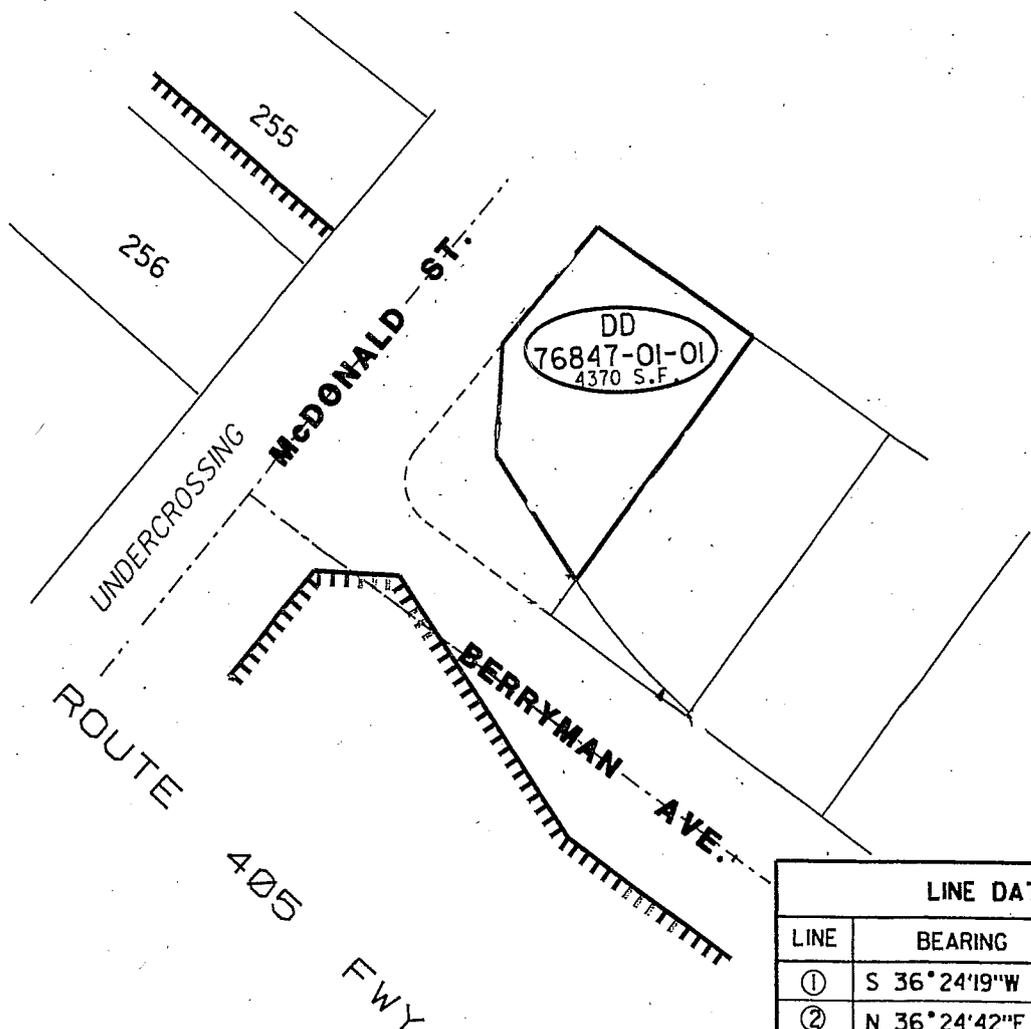
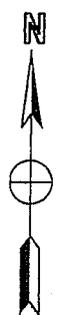
**CITY OF CULVER CITY**

DIST	COUNTY	ROUTE	POST MILE
07	LA	405	P.M.26.5 KP42.1



LOCATION MAP

PARCEL NO.      AREA  
 DD76847-01-01    406 S.M. 4370 S.F.



INTERSTATE  
 STATE RETAINS ACCESS RIGHTS

LINE DATA			
LINE	BEARING	DISTANCE	
①	S 36°24'19"W	0.398 m	1.31'
②	N 36°24'42"E	3.962 m	13.00'
③	S 33°08'06"E	12.273 m	40.27'
④	S 03°30'38"W	10.136 m	33.25'

**STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07**

SCALE : NONE

PLAT ACCOMPANYING

DRWN : JM CH : FC

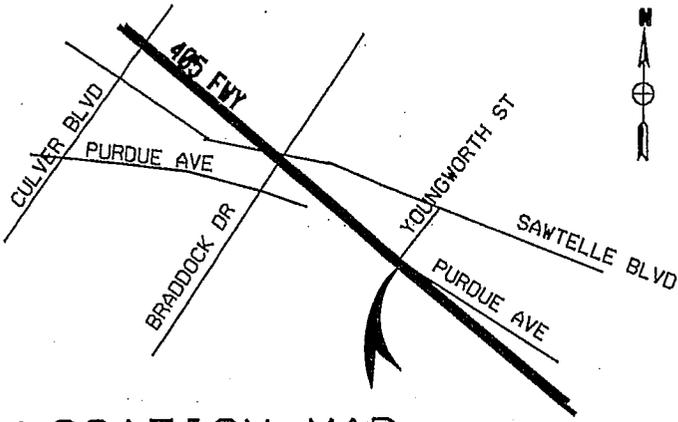
**DIRECTOR'S DEED DD 76847-01-01**

DATE : 03-21-11

REF. MAP: 26078-C

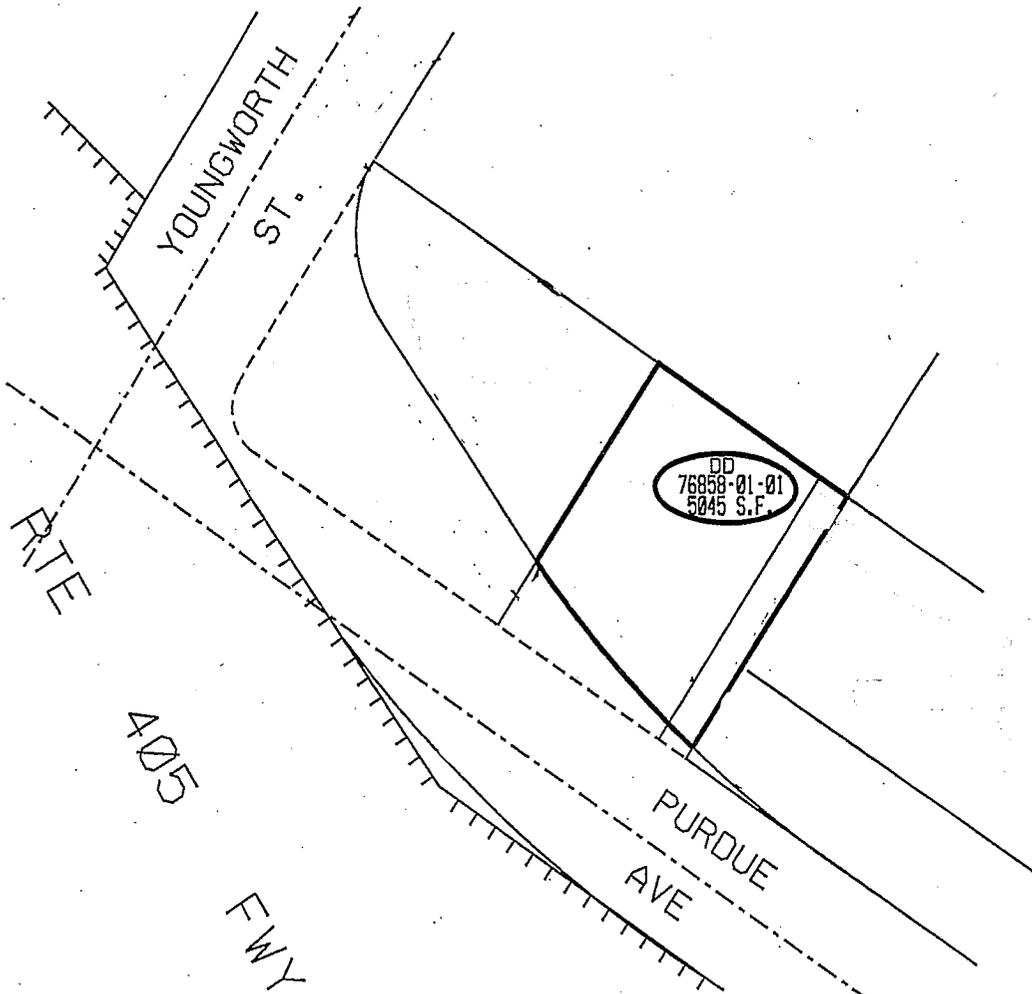
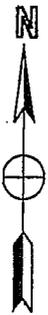
**CITY OF LOS ANGELES**

DIST	COUNTY	ROUTE	POST MILE
07	LA	405	P.M.26.72 K.P. 42.9



LOCATION MAP

PARCEL NO. AREA  
 DD 76858-01-01 (469 S.M.) 5,045 S.F.



|||||| STATE RETAINS ACCESS RIGHTS INTERSTATE

**STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07**

**PLAT ACCOMPANYING**

**DIRECTOR'S DEED DD 76858-01-01**

**REF. MAP: 26086-C**

SCALE: NONE

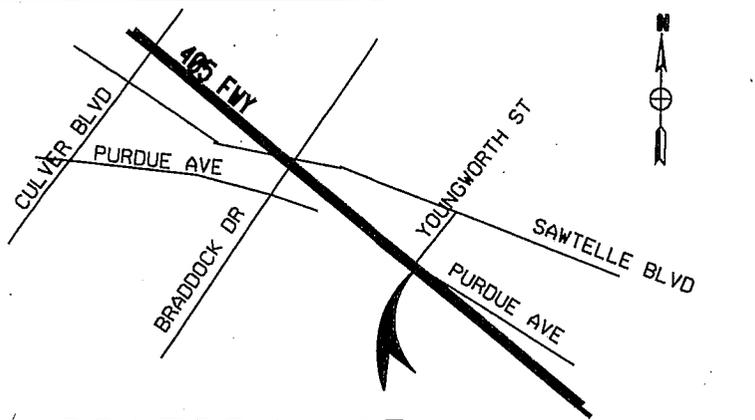
DRWN: JM CH: FC

DATE: 03-29-11

Attachment 10

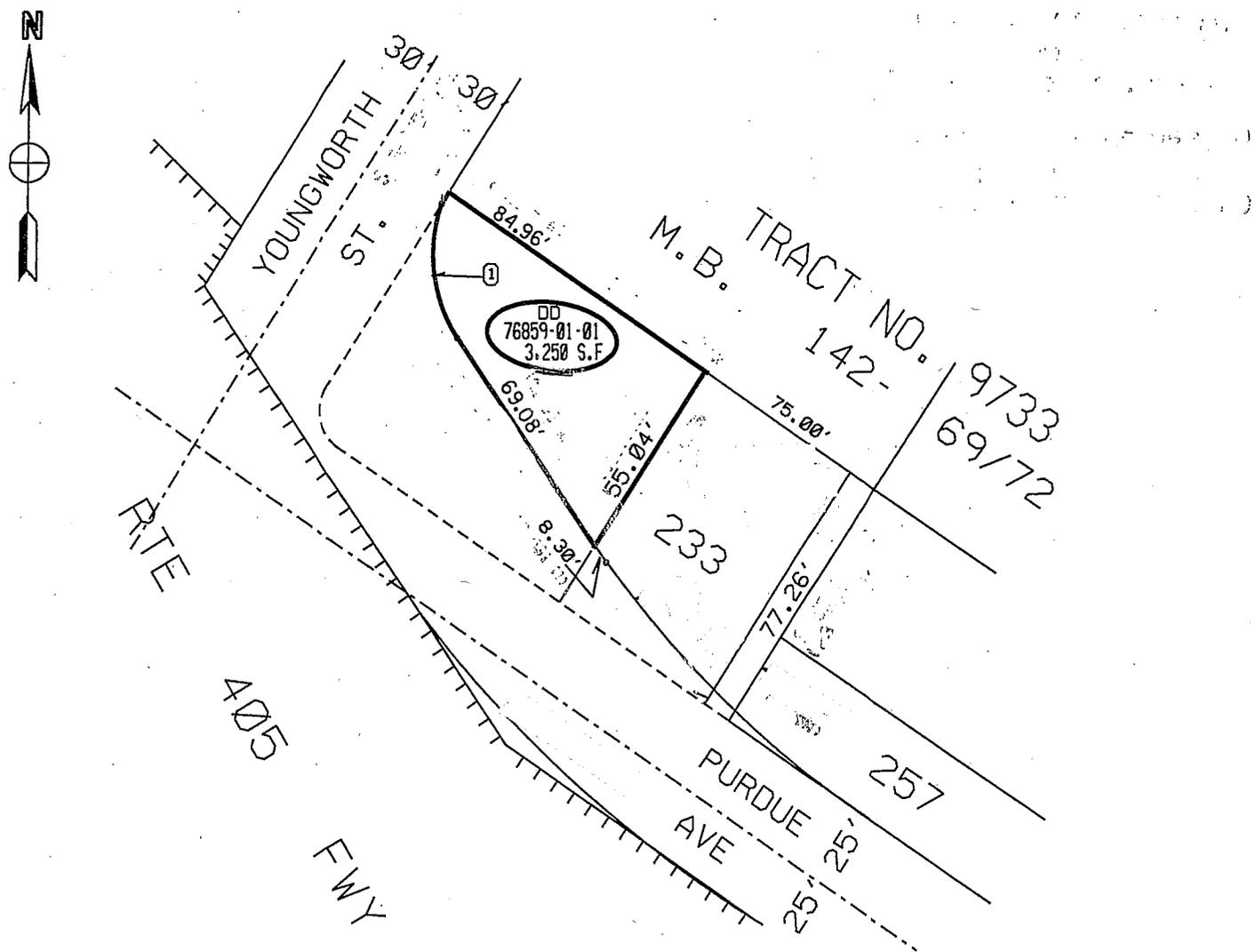
**CITY OF LOS ANGELES**

DIST	COUNTY	ROUTE	POST MILE
07	LA	405	P.M. 26.72 K.P. 42.9



LOCATION MAP

PARCEL NO. AREA  
DD 76859-01-01 (302 S.M.) 3.250 S.F.

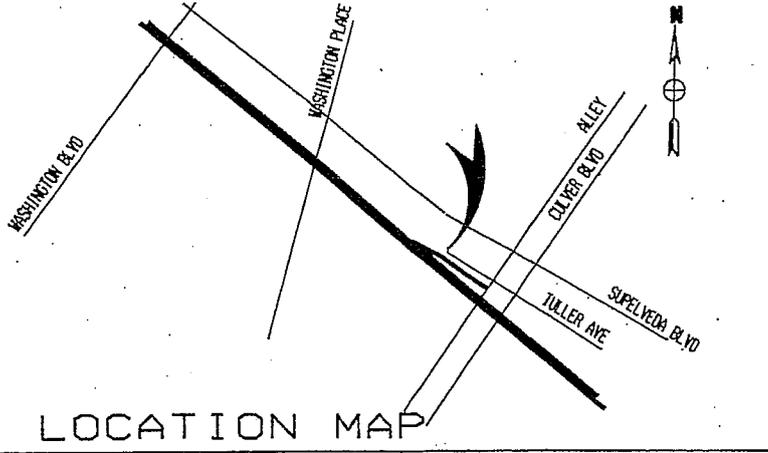


STATE RETAINS ACCESS RIGHTS INTERSTATE

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07	SCALE: NONE
PLAT ACCOMPANYING	DRWN: JM CH: FC
<b>DIRECTOR'S DEED DD 76859-01-01</b>	DATE: 03-29-11
REF. MAP: 26086-C	

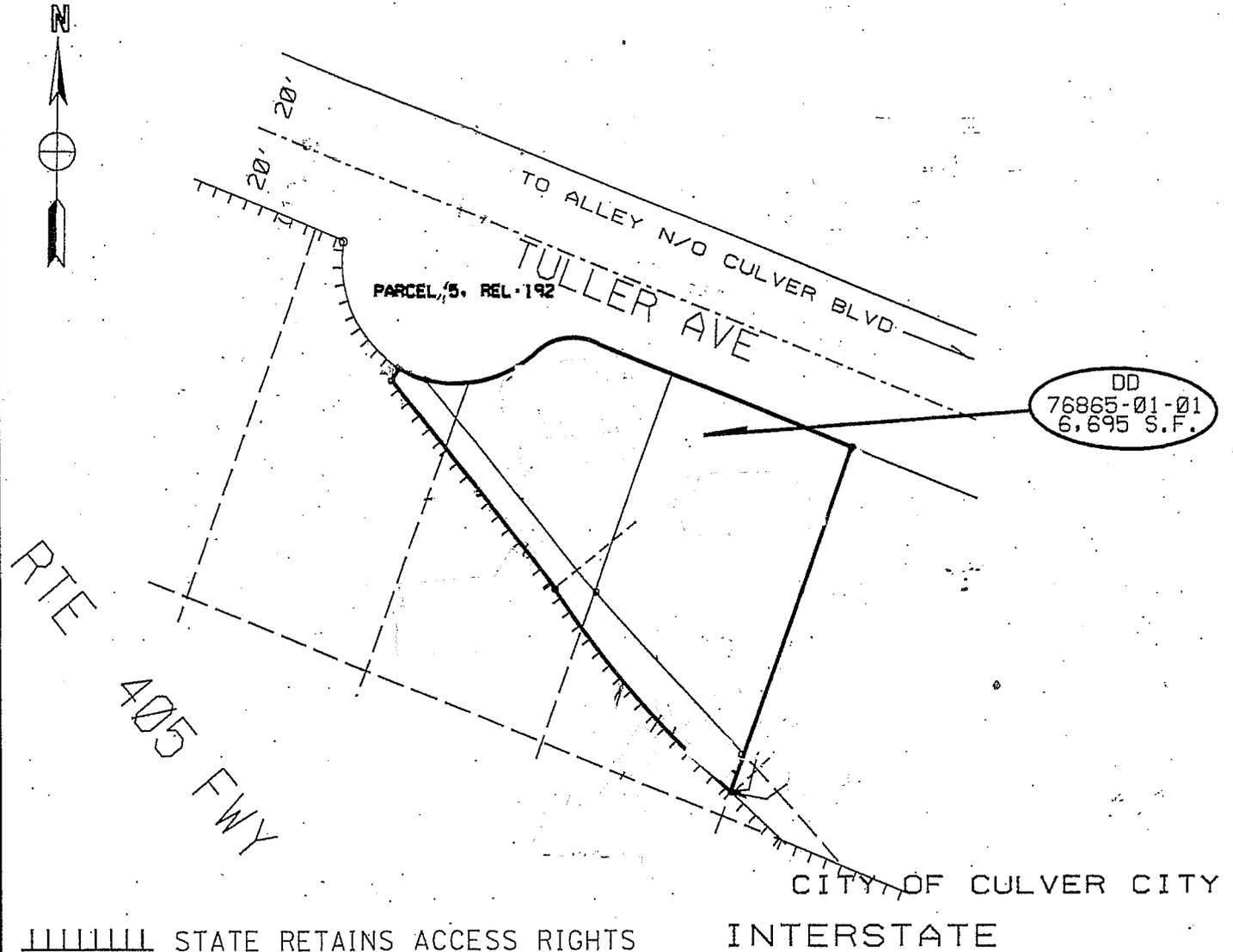
**CITY OF CULVER CITY**

D. 07	COUNTY LA	ROUTE 405	POST MILE 27.22
			KP43.80



PARCEL NO. AREA

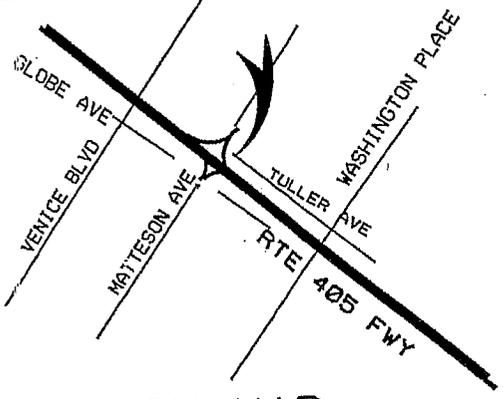
DD76865-01-01 (622 S.M.) 6,695 S.F.



STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07		SCALE: NONE
PLAT ACCOMPANYING		DRWN: JM CH: FC
<b>DIRECTOR'S DEED DD 76865-01-01</b>		DATE: 06-02-11
REF. MAP: 26091-C		

**CITY OF CULVER CITY**

DIST	COUNTY	ROUTE	POST MILE
07	LA	405	27.73



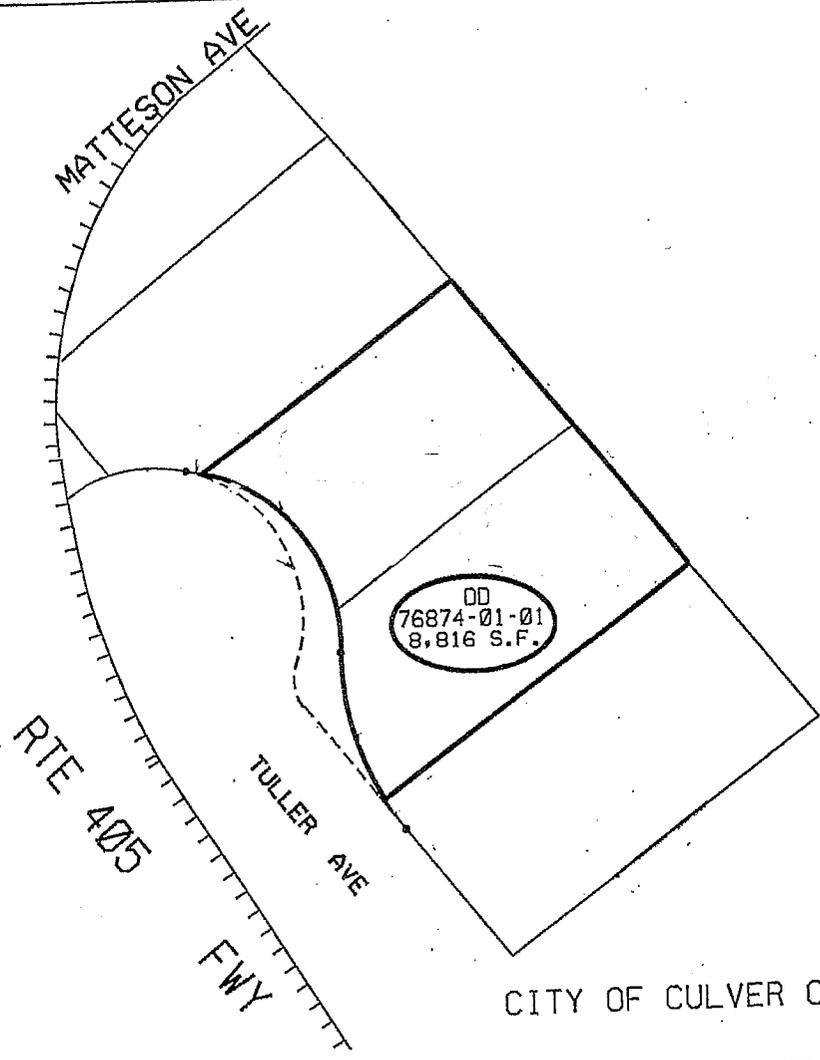
LOCATION MAP

PARCEL NO. \_\_\_\_\_ AREA \_\_\_\_\_

DD 76874-01-01 8,816 S.F.



SAN DIEGO



CITY OF CULVER CITY

STATE RETAINS ACCESS RIGHTS

INTERSTATE

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

**DIRECTOR'S DEED DD 76874-01-01**

REF. MAP: 26090-C

SCALE: NONE  
 DRWN: JM CH: FC  
 DATE: 04-07-11