

# Memorandum

**TAB 45**

**To:** CHAIR AND COMMISSIONERS

**CTC Meeting:** December 10-11, 2008

**Reference No.:** 2.4d.  
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 – REPLACEMENT PAGES**

Please replace Page 1 and Page 8 of the book item for Tab 45 – Director's Deeds, to add Director's Deed 42. In addition, please replace Attachment A (Summary of Director's Deeds) and add Attachments 42A and 42B that correspond with Director's Deed 42.

# Memorandum

To: CHAIR AND COMMISSIONERS

CTC Meeting: December 10-11, 2008

Reference No.: 2.4d. - **REVISED**  
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 ~~\$7,869,150~~ **\$8,103,150**. The State will receive a return of ~~\$7,797,550~~ **\$8,010,550** from the sale of these properties. A recapitulation of the items presented and corresponding maps are attached.

## **ISSUE:**

**01**-01-Las-36 PM 26.2  
Disposal Unit #DD 000440-03-01  
Convey to: County of Lassen

Susanville  
0.07 acre  
\$0.00 (Appraisal nominal)

Direct conveyance for no monetary consideration. This parcel is landlocked, irregular in shape, and is not capable of independent development. The highest and best use is as plottage to the county for public purposes. The deed has a 15 year reversionary cause that requires the county to use the land for public purposes.

**02**-02-Teh-36 28.8  
Disposal Unit #DK 13414-01-01  
Convey to: Thomas E. & Kenneth J. Frankovitch

west of Red Bluff  
0.09 acre  
\$0.00 (Appraisal N/A)

Direct conveyance for no monetary consideration. The purpose of the conveyance is to correct a Department error in the grant deed to the State of California. This quitclaim would correct the acquired right of way boundary.

**41-12-Ora-05 PM 40.1**

Anaheim

Disposal Unit #DK 001197-01-02

0.032 acre

Convey to: Southern California Edison Company

\$0.00 (Appraisal N/A)

Direct conveyance is pursuant to Utility Agreement #12-UT-227, dated August 28, 1997. The electric company's facility required relocation as part of a state transportation project at state expense.

**42-04-CC-680 PM 14.1**

**Walnut Creek**

**Disposal Unit #DD 000091-02-01**

**0.36 acre**

**Convey to: Mitchell 1992 Revocable Trust, June 11, 1992**

**\$213,000 (Public Sale Estimate \$234,000)**

**Public Sale. Selling price represents the highest bid received. There were three active bidders out of seven registered bidders.**

Attachments

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

**PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION – December 10-11, 2008**

Table I – Volume by Districts

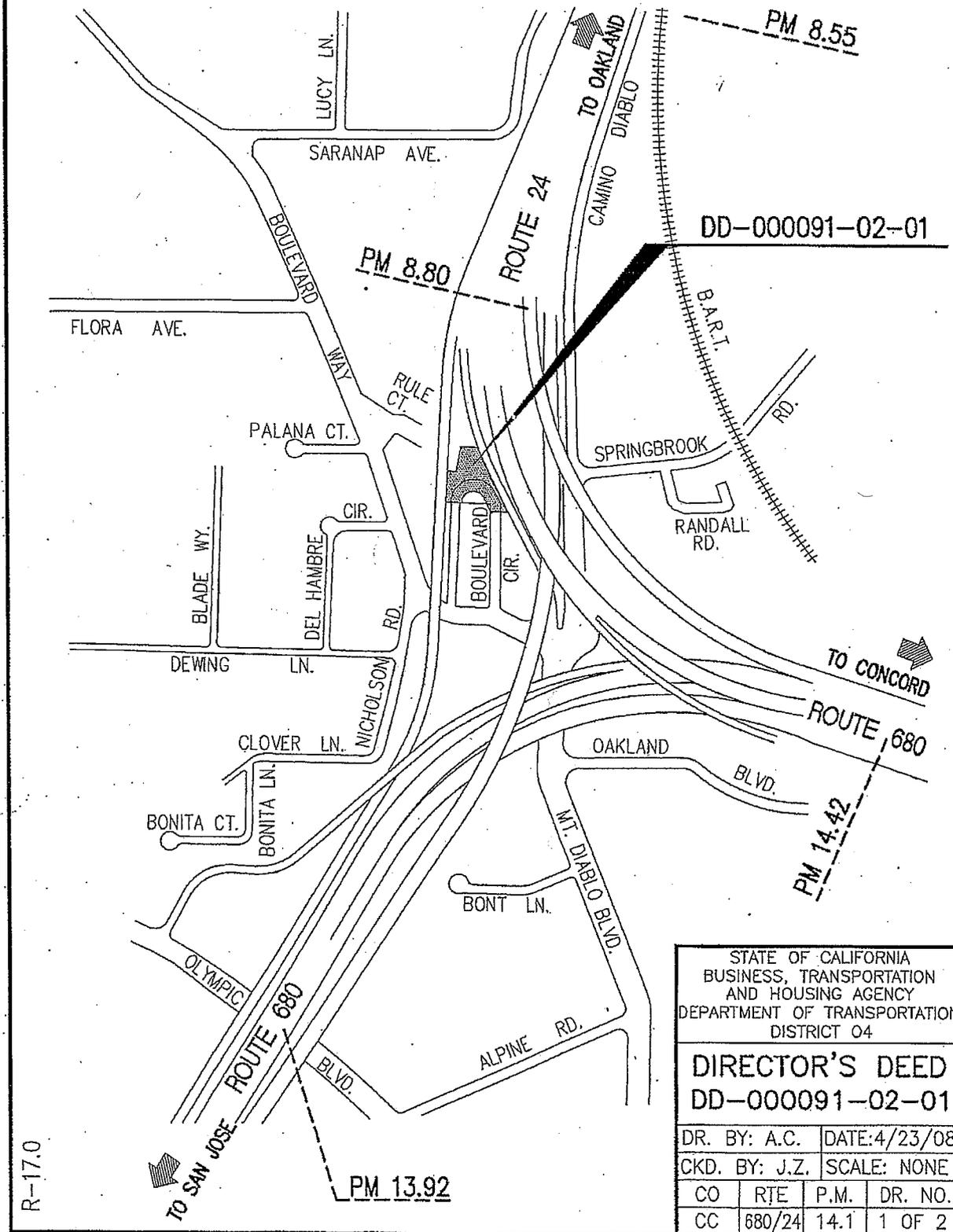
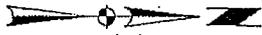
District	Direct Sales	Public Sales	Non-inventory Conveyances	Other Funded Sales	Total Items	Current Estimated Value	Return From Sales	<u>Recovery %</u> <u>% Return From Sales</u> <u>Current Value</u>
01	1	0			1	\$0	\$0	
02	1	0			1	\$0	\$0	
03	2	2			4	\$106,700	\$106,700	100%
<b>04</b>	<b>7</b>	<b>1</b>			<b>8</b>	<b>\$5,727,250</b>	<b>\$5,602,850</b>	98%
05	6	0			6	\$0	\$0	
06	0	2			2	\$32,200	\$42,000	130%
07	1	2			3	\$2,237,000	\$2,259,000	101%
08								
11	8	0			8	\$0	\$0	
12	9	0			9	\$0	\$0	
<b>Total</b>	<b>35</b>	<b>7</b>			<b>42</b>	<b>\$8,103,150</b>	<b>\$8,010,550</b>	99%

Table II – Analysis by Type of Sale

Type of Sale	# of Items	Current Estimated Value	Return From Sales	<u>Recovery</u> <u>% Return from Sales</u> <u>Current Value</u>
Direct Sale	35	\$5,493,250	\$5,389,850	98%
Public Sales	7	\$2,609,900	\$2,620,700	100%
Non-Inventory Conveyances				
Sub-Total	42	\$8,103,150	\$8,010,550	99%
Other Funded Sale				
Total	42	\$8,103,150	\$8,010,550	99%

Attachment A

CONTRA COSTA COUNTY  
CITY OF WALNUT CREEK



STATE OF CALIFORNIA  
BUSINESS, TRANSPORTATION  
AND HOUSING AGENCY  
DEPARTMENT OF TRANSPORTATION  
DISTRICT 04

**DIRECTOR'S DEED**  
**DD-000091-02-01**

DR. BY: A.C.    DATE: 4/23/08

CKD. BY: J.Z.    SCALE: NONE

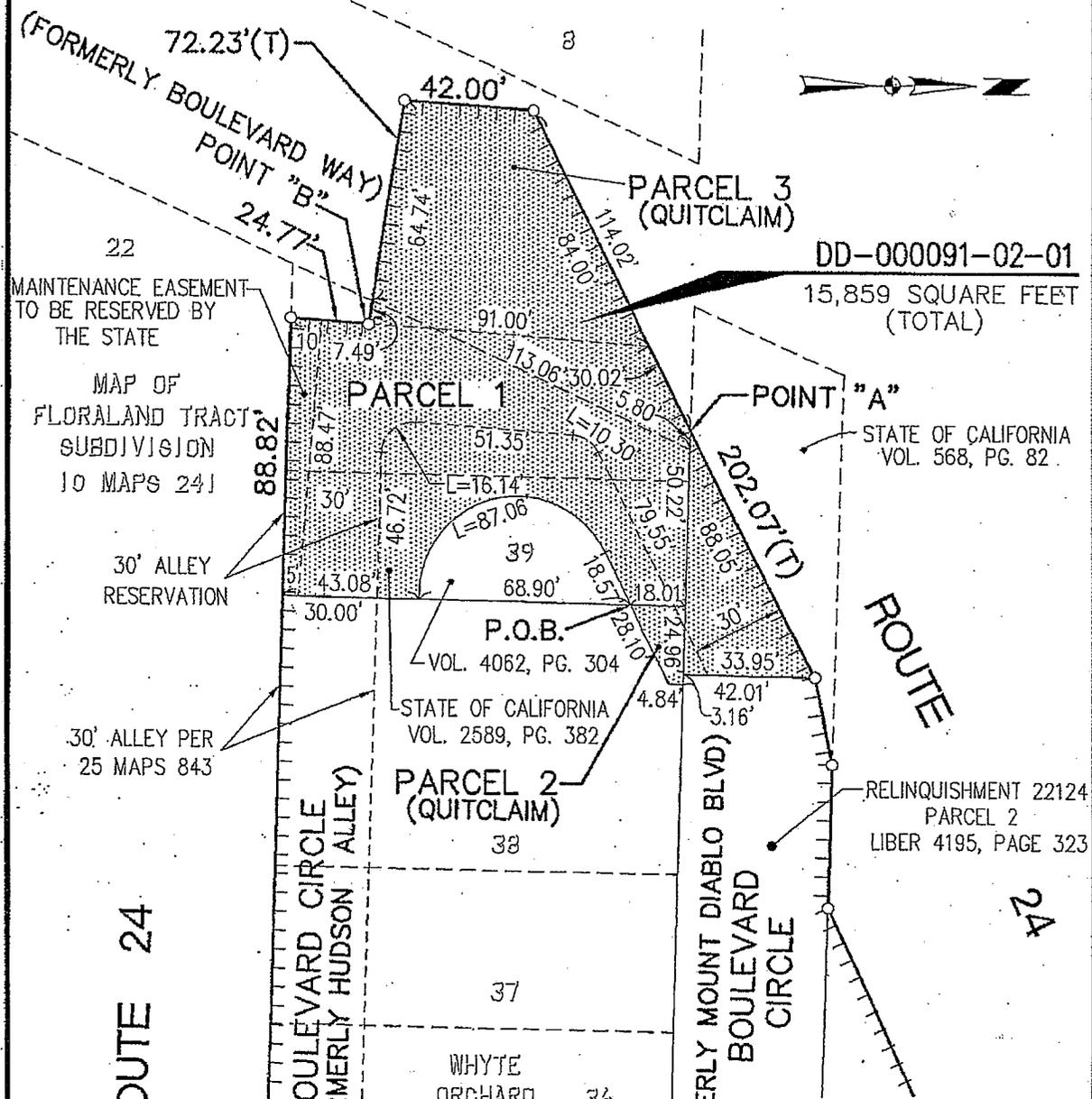
CO	RTE	P.M.	DR. NO.
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CC	680/24	14.1	1 OF 2
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R-17.0

Coordinates and distances are based on the California Coordinate System of 1927, Zone 3. Distances are grid distances. Multiply distances BY 1.0000746 to obtain ground level distances.

# CONTRA COSTA COUNTY CITY OF WALNUT CREEK



**DD-000091-02-01**  
15,859 SQUARE FEET (TOTAL)

MAINTENANCE EASEMENT TO BE RESERVED BY THE STATE  
MAP OF FLORALAND TRACT SUBDIVISION 10 MAPS 241

30' ALLEY RESERVATION  
30' ALLEY PER 25 MAPS 843

P.O.B.  
VOL. 4062, PG. 304  
STATE OF CALIFORNIA  
VOL. 2589, PG. 382

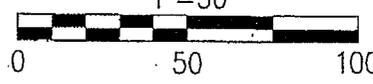
STATE OF CALIFORNIA  
VOL. 568, PG. 82

RELINQUISHMENT 22124  
PARCEL 2  
LIBER 4195, PAGE 323

**LEGEND**

- DIMENSION POINT
- P.O.B. POINT OF BEGINNING
- ▬▬▬▬ ACCESS PROHIBITED

SCALE IN FEET  
1"=50'



STATE OF CALIFORNIA  
BUSINESS, TRANSPORTATION  
AND HOUSING AGENCY  
DEPARTMENT OF TRANSPORTATION  
DISTRICT 04

**DIRECTOR'S DEED**  
**DD-000091-02-01**

DR. BY: A.C.		DATE: 4/23/08	
CKD. BY: J.Z.		SCALE: 1"=50'	
CO	RTE	P.M.	DR. NO.
CC	680/24	14.1	2 OF 2

R-17.2R-17X.1