

Memorandum

To: CHAIR AND COMMISSIONERS
CALIFORNIA TRANSPORTATION COMMISSION

CTC Meeting: October 8, 2014

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 \$3,659,000. The State will receive a return of \$4,806,000 from the sale of these properties. A recapitulation of the items presented and corresponding maps are attached. ATTACHMENT

ISSUE

01-04-Ala-238 PM 10.0X Hayward
Disposal Unit #DD 032588-01-01 1.01 acres
Convey to: Hayward Area Recreation and Park District \$350,000
(\$350,000 Negotiated Fair Market Value)

Direct sale to a public agency for public park purposes. The Park District has leased and operated the subject property as a public park for over 40 years, identified as the Valle Vista Park in the City of Hayward. As a negotiated settlement between the parties, the property was sold for \$350,000 subject to a 15-year reversion clause in the deed requiring that the property is used solely for public park purposes or it will revert back to State ownership.

02-04-Ala-238 PM 13.5X Hayward
Disposal Unit #DD 032771-01-01 0.17 acre
Convey to: KOR, Inc. \$336,000
(\$220,000 Public sale estimate)

Public sale. Selling price represents the highest bid received at the public sale. There were seven bidders.

10-10-Tuo-108 PM 2.4

Disposal Unit #DD 011975-01-01

Convey to: Gary W. Collinsworth, et al

Sonora

0.334 acre

\$5,000

(\$5,000 Appraisal)

Direct Sale. Conveyance is to the only adjoining owner. Subject property is landlocked.

11-11-SD-56 PM 4.4-5.0

Disposal Unit #DD 34571-01-01

Convey to: City of San Diego

San Diego

1.77 acres

\$0

(Appraisal N/A)

Direct conveyance for no monetary consideration. These properties should have been retained by the City for the normalization of SR-56 right of way per Cooperative Agreement No. 295871 dated December 10, 2001. This will correct the conveyance inadvertently granted to the Department.

12-11-SD-78 PM 13.1

Disposal Unit #DK 32648-1

Convey to: Imperial Irrigation District

Imperial County

0.01 acre

\$0

(Appraisal N/A)

Direct conveyance for no monetary consideration is 100 percent Department's obligation pursuant to Utility Agreement No. 31678 dated January 8, 2008.

Attachments

**SUMMARY OF DIRECTOR'S DEEDS - 2.4d.
PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION - October 8, 2014**

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								
02								
03								
04	2	7			9	\$3,654,000.00	\$4,801,000.00	131%
05								
06								
07								
08								
09								
10	1				1	\$5,000.00	\$5,000.00	100%
11	2				2	0.00	0.00	
12								
Total	5	7			12	\$3,659,000.00	\$4,806,000.00	131%

Table II - Analysis by Type of Sale

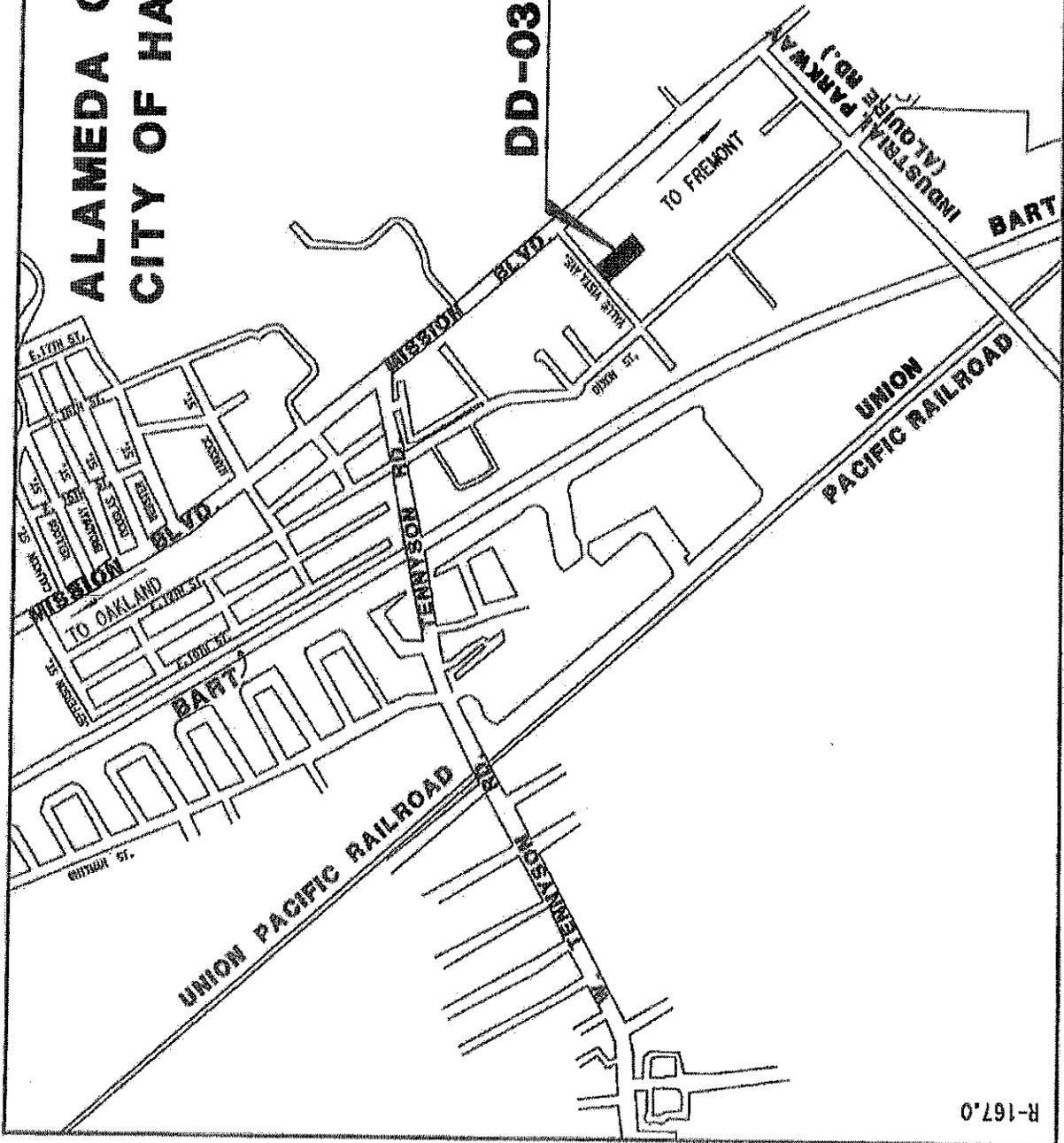
Type of Sale	# of Items	Current Estimated Value	Return From Sales	Recovery %
				% Return From Sales Current Value
Direct Sales	5	\$918,000.00	\$1,155,000.00	126%
Public Sales	7	\$2,741,000.00	\$3,651,000.00	133%
Non-Inventory Conveyances				
Sub-Total	12	\$3,659,000.00	\$4,806,000.00	131%
Other Funded Sales				
Total	12	\$3,659,000.00	\$4,806,000.00	131%

**ALAMEDA COUNTY
CITY OF HAYWARD**



NOT TO SCALE

DD-032588-01-01



STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 4			
DIRECTOR'S DEED			
DD-032588-01-01			
DRAWN BY: PD	DATE: 12/08/11		
CHECK BY: JZ	SCALE: NTS		
COUNTY ROUTE	P.M.	DR.NO.	
A10	238	10.0X	1 of 2

R-167.0

ALAMEDA COUNTY CITY OF HAYWARD

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



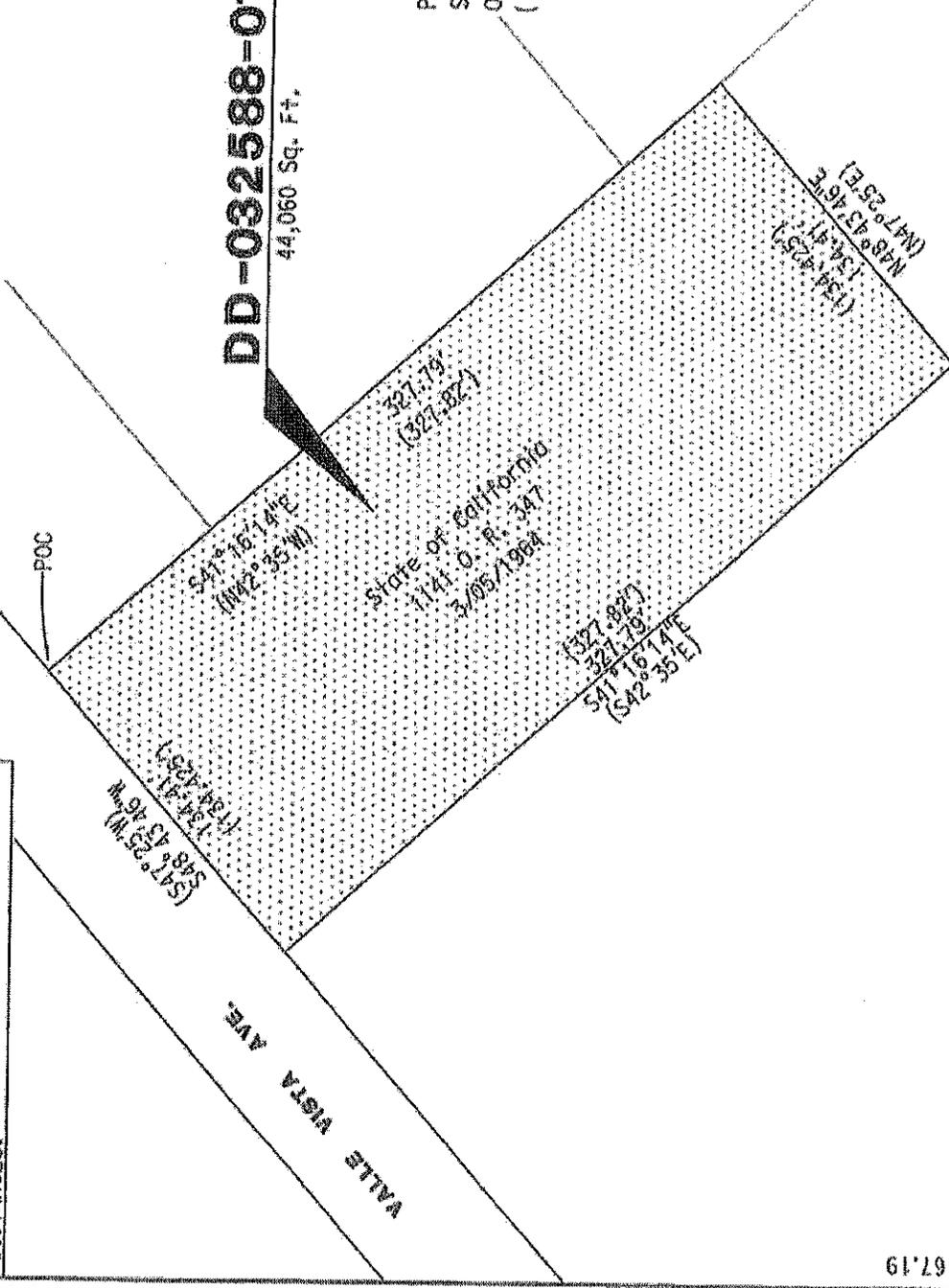
SCALE IN FEET
0 1" = 50' 50

DD-032588-01-01
44,060 Sq. Ft.

Legend
 Point of Commencement
 Sq.Ft. square feet
 O. R. Official Records
 Record data per
 1141 O.R. 347
 3/05/1964

STATE OF CALIFORNIA
 BUSINESS, TRANSPORTATION
 AND HOUSING AGENCY
 DEPARTMENT OF TRANSPORTATION
 DISTRICT 4
DIRECTOR'S DEED
DD-032588-01-01

DRAWN BY:	PD	DATE:	12/8/11
CHECK BY:	JZ	SCALE:	1"=50'
COUNTY	ROUTE	P.M.	DR.NO.
Ala	238	10.0X	2 of 2



R-167.19

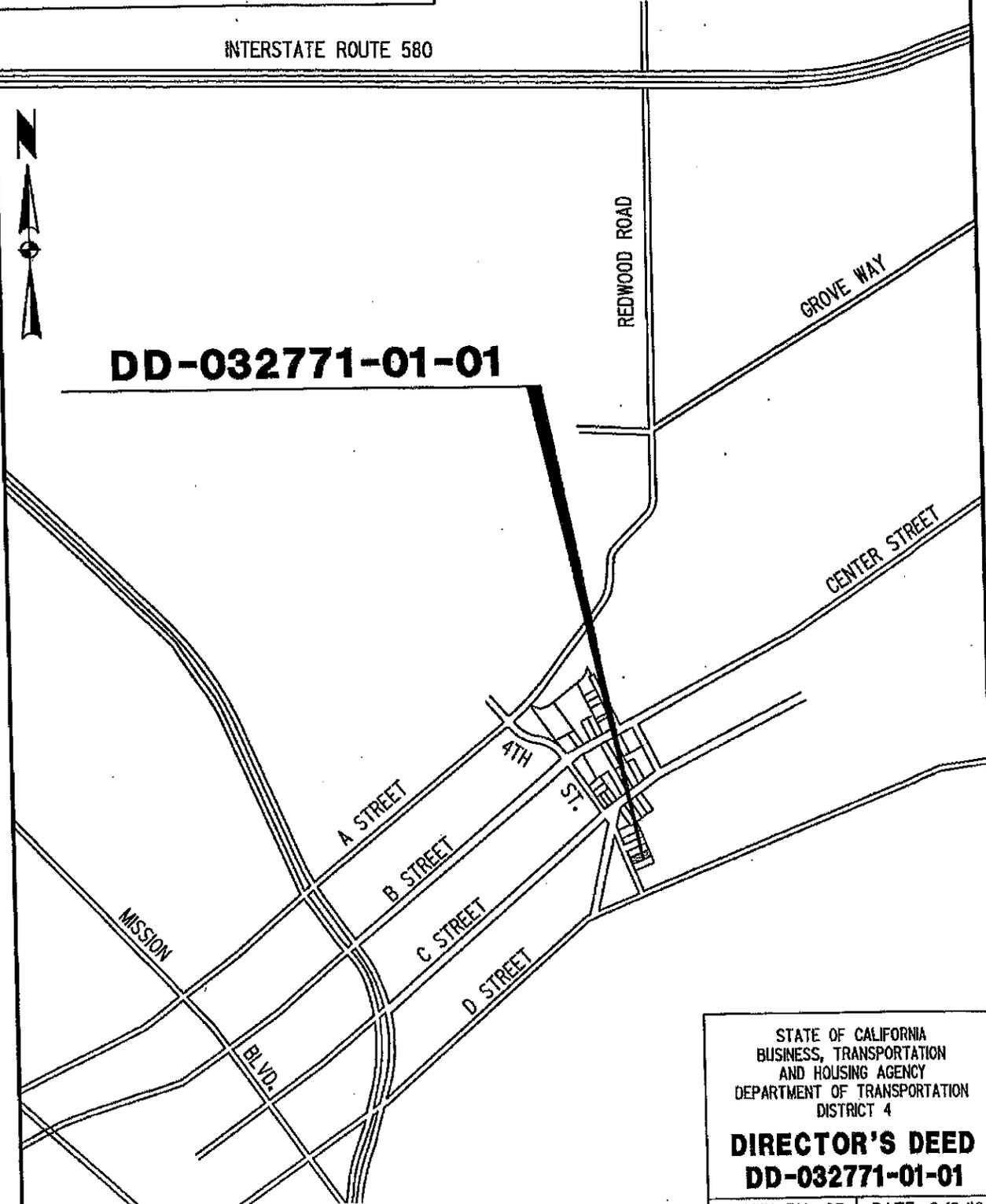
DISTANCES SHOWN ARE ON THE CALIFORNIA
 COORDINATE SYSTEM OF 1927, ZONE 3.
 MULTIPLY DISTANCES SHOWN BY 1.0000787 TO
 OBTAIN GROUND LEVEL DISTANCES.

ALAMEDA COUNTY CITY OF HAYWARD

INTERSTATE ROUTE 580



DD-032771-01-01

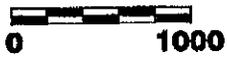


STATE OF CALIFORNIA
 BUSINESS, TRANSPORTATION
 AND HOUSING AGENCY
 DEPARTMENT OF TRANSPORTATION
 DISTRICT 4

**DIRECTOR'S DEED
 DD-032771-01-01**

DRAWN BY: SR		DATE: 2/9/10	
CHECK BY: PD		SCALE: 1"=1000'	
COUNTY	ROUTE	P.M.	DR.NO.
ALA	238	13.5X	1 OF 2

SCALE IN FEET



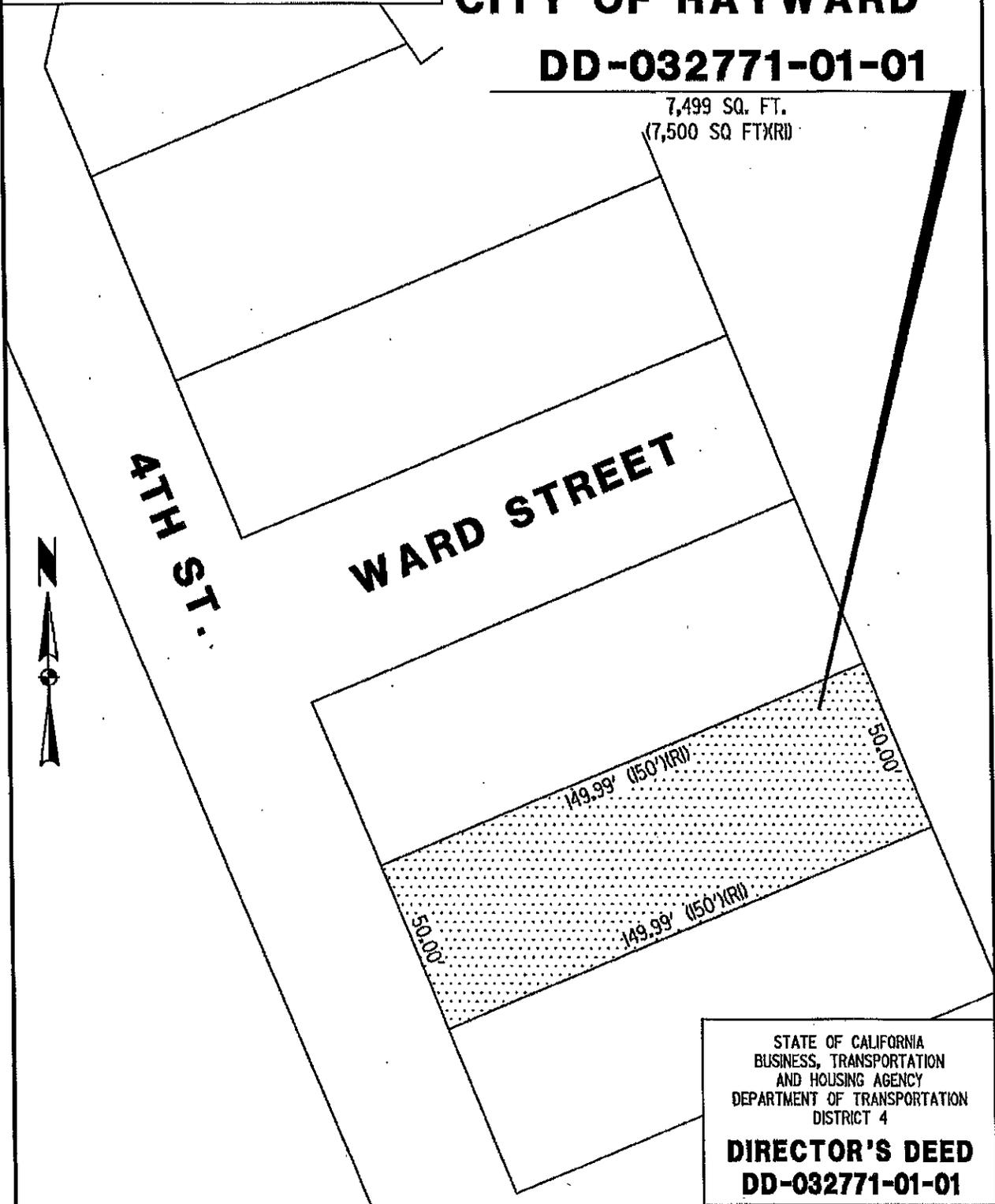
R-167.5
 A-726.4

DISTANCES 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-032771-01-01

7,499 SQ. FT.
 (7,500 SQ FTXRI)



R-167.5
 A-726.4

LEGEND
 (RI) 244I OR 280



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

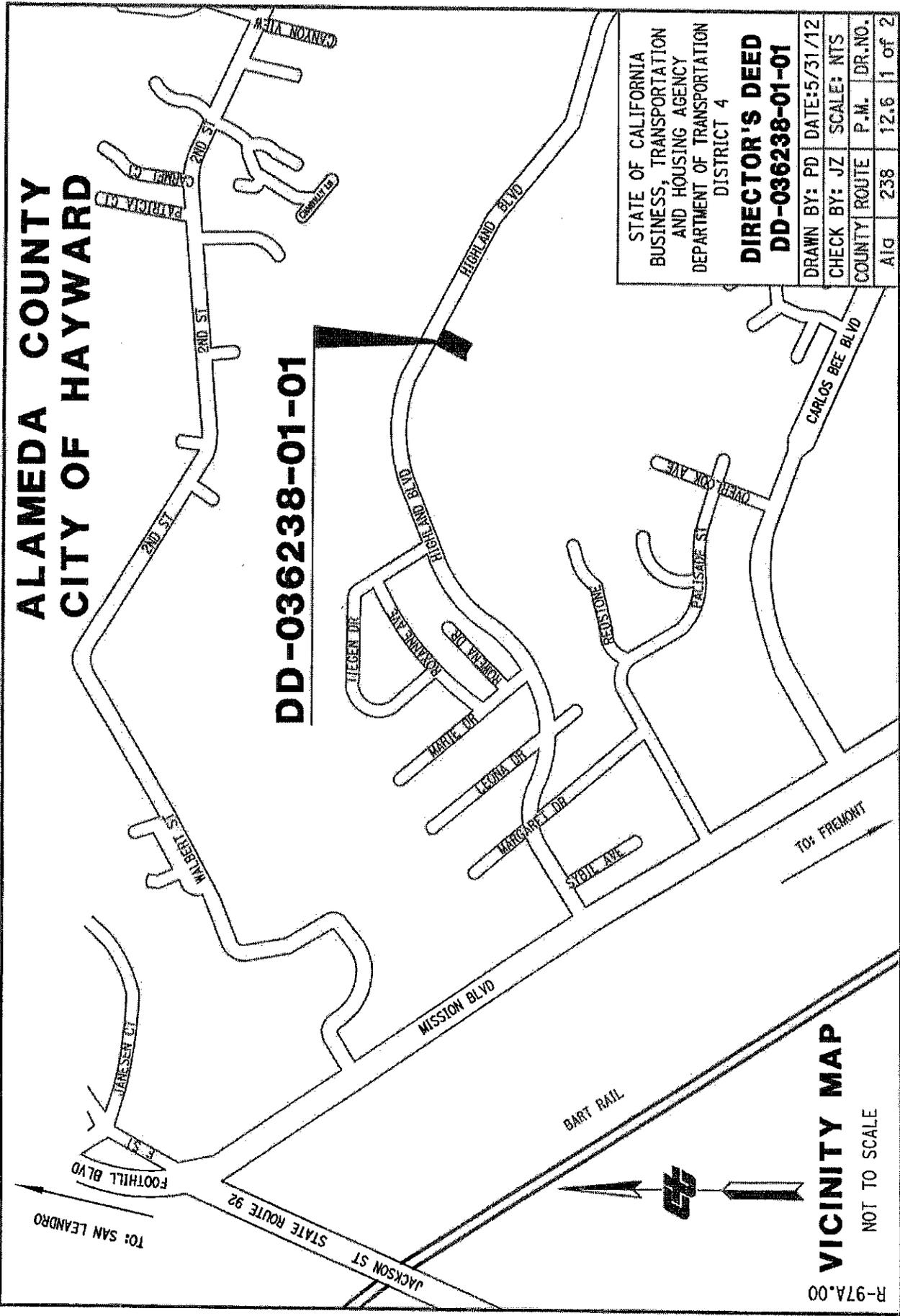
**DIRECTOR'S DEED
 DD-032771-01-01**

DRAWN BY: SR		DATE: 2/9/10	
CHECK BY: PD		SCALE: 1"=40'	
COUNTY	ROUTE	P.M.	DR.NO.
ALA	238	13.5X	2 OF 2

**ALAMEDA COUNTY
CITY OF HAYWARD**

DD-036238-01-01

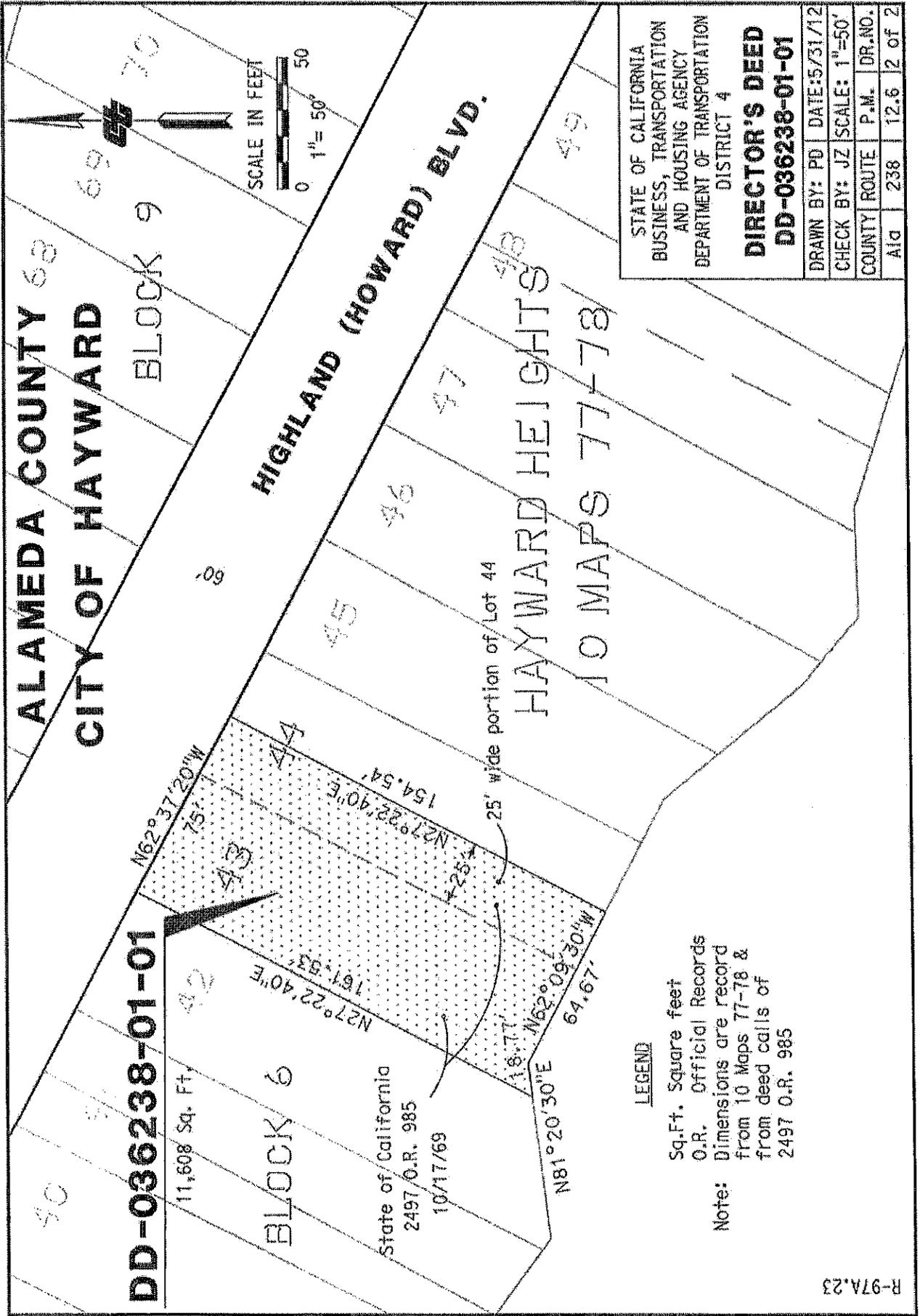
STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 4			
DIRECTOR'S DEED		DD-036238-01-01	
DRAWN BY: PD	DATE: 5/31/12	CHECK BY: JZ	SCALE: NTS
COUNTY ROUTE	P.M.	DR. NO.	Aid
238	12.6	1	of 2



VICINITY MAP

NOT TO SCALE

R-97A.00



ALAMEDA COUNTY 68
CITY OF HAYWARD

DD-036238-01-01

11,608 Sq. Ft.

BLOCK 6

State of California
2497 O.R. 985
10/17/69

M62°37'20"W
75'

N27°22'40"E
161.83'

N27°22'40"E
154.54'

25' wide portion of Lot 44

HAYWARD HEIGHTS
10 MAPS 77-78

SCALE IN FEET
0 1" = 50'

LEGEND

Sq.Ft. Square feet
O.R. Official Records
Note: Dimensions are record
from 10 Maps 77-78 &
from deed calls of
2497 O.R. 985

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

DIRECTOR'S DEED
DD-036238-01-01

DRAWN BY: PD	DATE: 5/31/12
CHECK BY: JZ	SCALE: 1"=50'
COUNTY ROUTE	P.M. DR.NO.
Aid 238	12.6 2 of 2

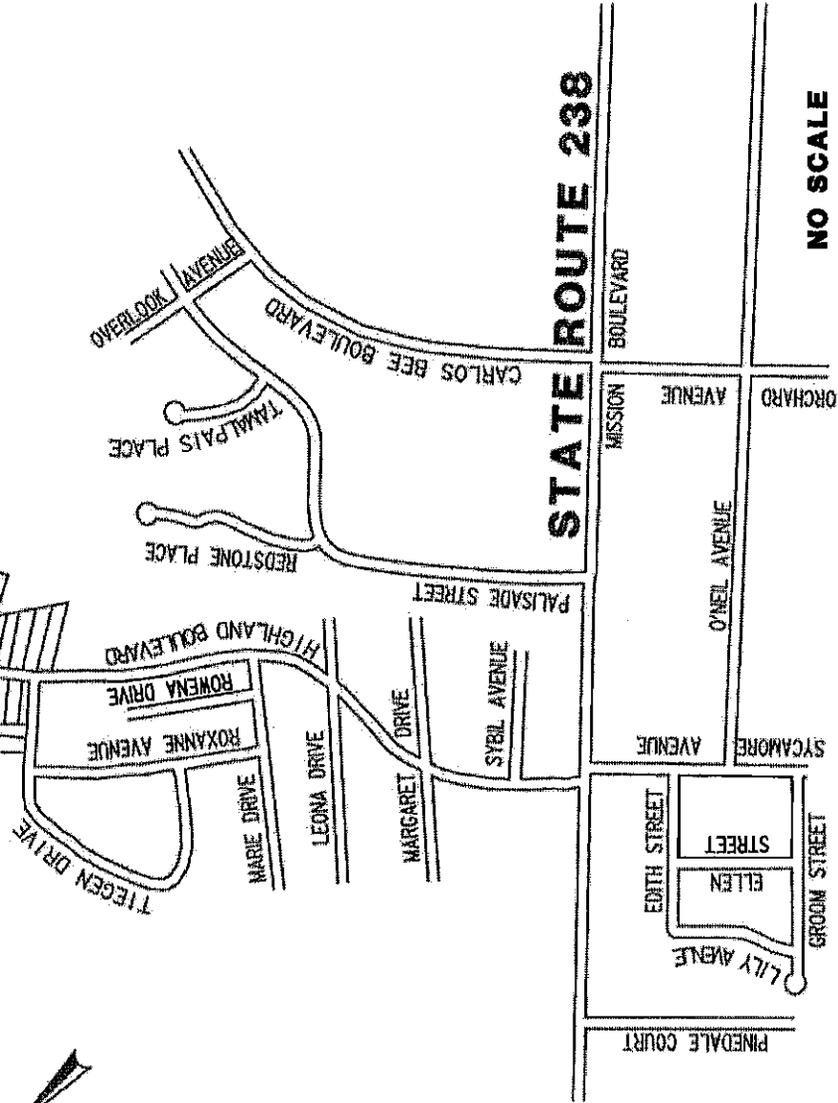
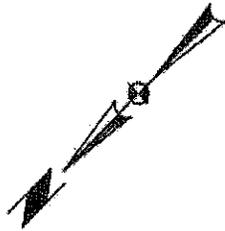
R-97A.23

ALAMEDA COUNTY CITY OF HAYWARD

DD-036262-01-01

9466 SQ FT

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



NO SCALE

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

**DIRECTOR'S DEED
DD-036262-01-01**

DRAWN BY: AS	DATE: 3/23/10
CHECK BY: BQ	NO SCALE
COUNTY ROUTE	P.M. DR.NO.
ALA 238	12.6X 1 OF 2

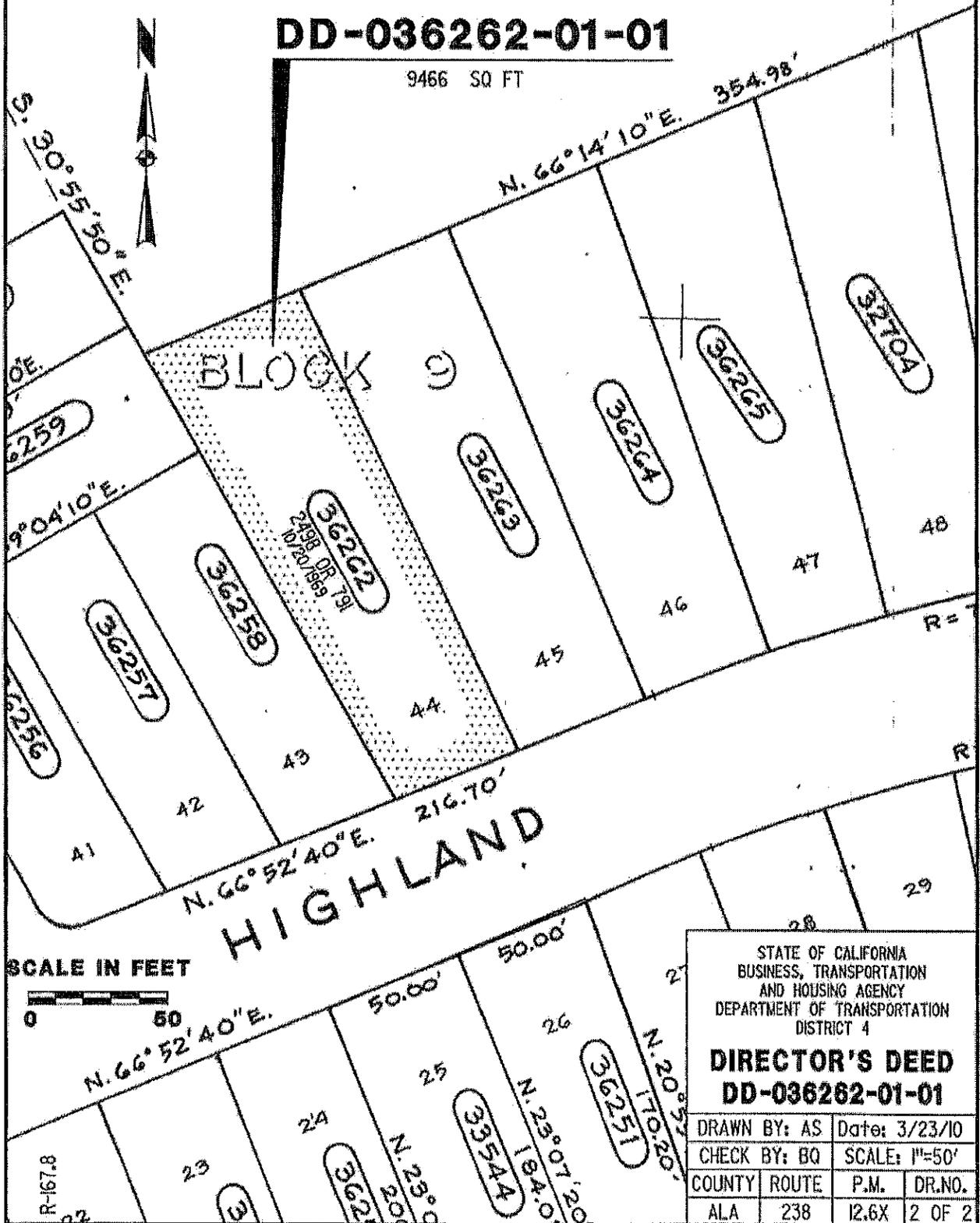
R-167.8

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

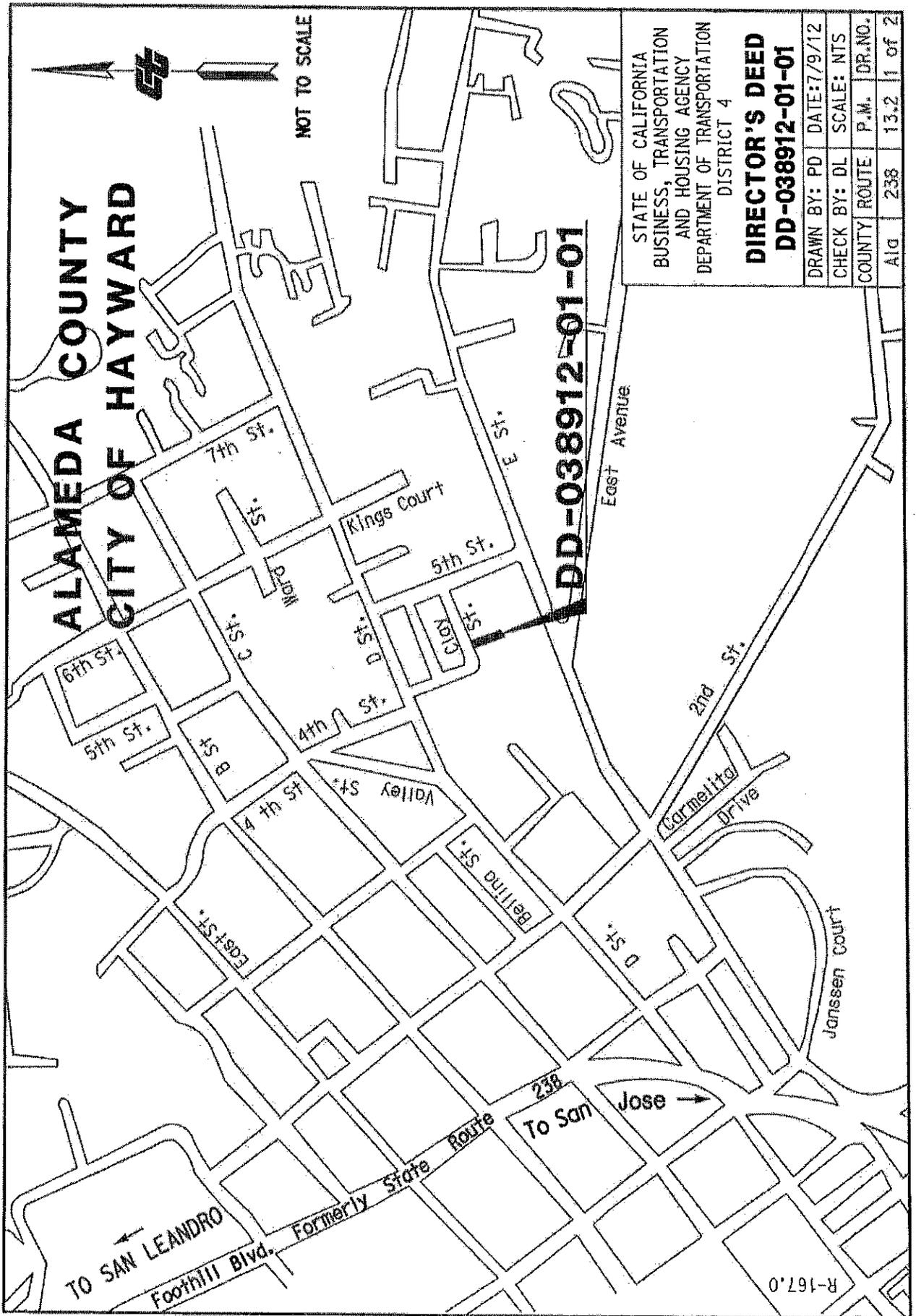
ALAMEDA COUNTY CITY OF HAYWARD

10 MAPS 77 & 78

DD-036262-01-01



STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 4			
DIRECTOR'S DEED DD-036262-01-01			
DRAWN BY: AS		Date: 3/23/10	
CHECK BY: BQ		SCALE: 1"=50'	
COUNTY	ROUTE	P.M.	DR.NO.
ALA	238	12.6X	2 OF 2



**ALAMEDA COUNTY
CITY OF HAYWARD**

NOT TO SCALE

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

**DIRECTOR'S DEED
DD-038912-01-01**

DRAWN BY: PD	DATE: 7/9/12
CHECK BY: DL	SCALE: NTS
COUNTY ROUTE	P.M. DR.NO.
Alc 238	13.2 1 of 2

DD-038912-01-01

TO SAN LEANDRO

Formerly State Route 238
To San Jose

R-167.0

**ALAMEDA COUNTY
CITY OF HAYWARD**

DD-038912-01-01

9,600 Sq. Ft.

HIGHLAND TRACT

21 MAPS 71



SCALE IN FEET



1" = 50'

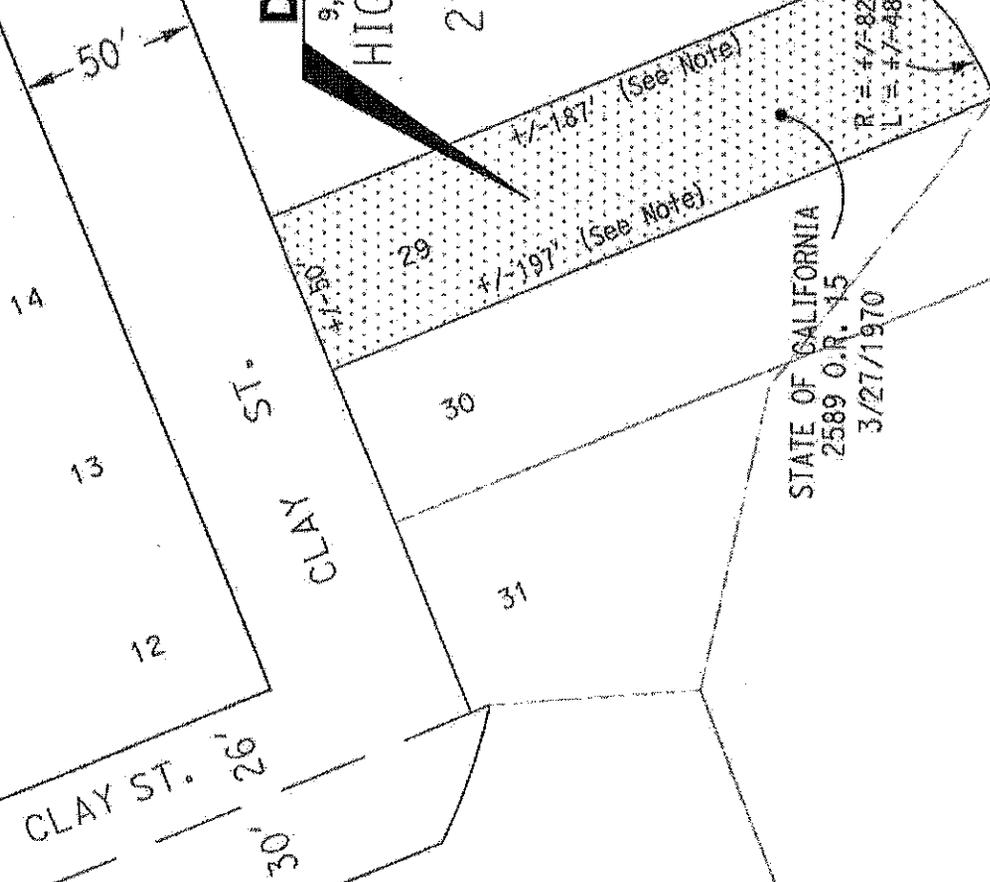
LEGEND

- Sq. Ft. square feet
- O.R. Official Records
- Note: 197' and 187' are record from 21 Maps 71.

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

**DIRECTOR'S DEED
DD-038912-01-01**

DRAWN BY: PD	DATE: 7/9/12
CHECK BY: DL	SCALE: 1"=50'
COUNTY ROUTE	P.M. DR.NO.
Ala 238	13.2 2 of 2

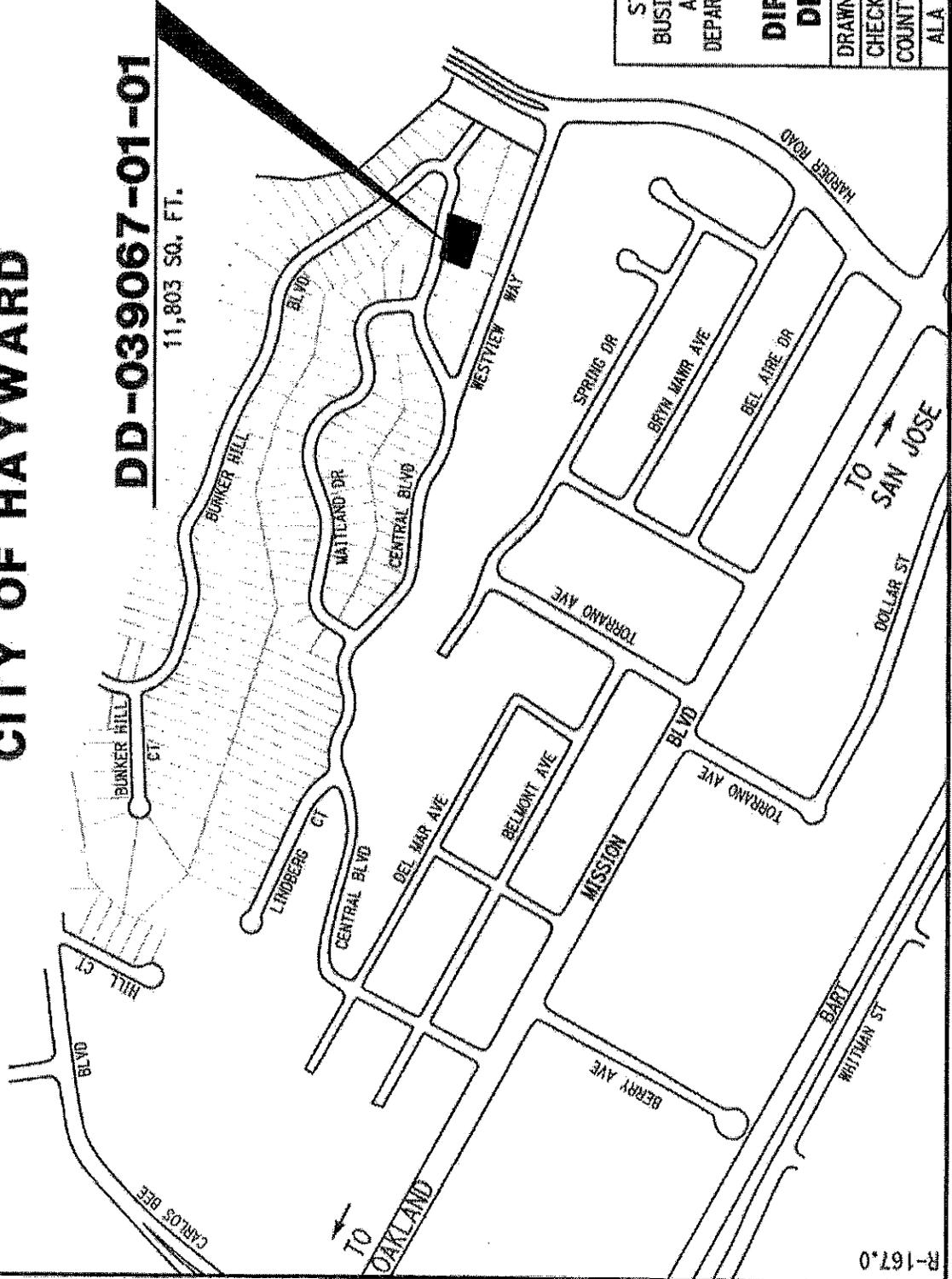


R-167.5

ALAMEDA COUNTY CITY OF HAYWARD

DD-039067-01-01

11,803 SQ. FT.



NOT TO SCALE

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

DIRECTOR'S DEED
DD-039067-01-01

DRAWN BY: PD	DATE: 7/15/14
CHECK BY: JZ	NOT TO SCALE
COUNTY ROUTE	P.M. DR.NO.
ALA 238	11.7X 1 of 2

R-167.0

ALAMEDA COUNTY CITY OF HAYWARD

039067-01-01: PARCEL A 6213 SQ. FT.
039068-01-01: PARCEL B 5590 SQ. FT.

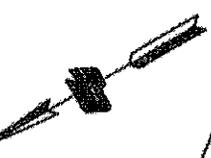
4J
BLOCK 11
42

BUNKER HILL BLVD

BLOCK 12
80 81 82

83

84



CENTRAL
BLVD

(R=520.00')
(L=7.86')

(N50°40'20"W)
(38.91')

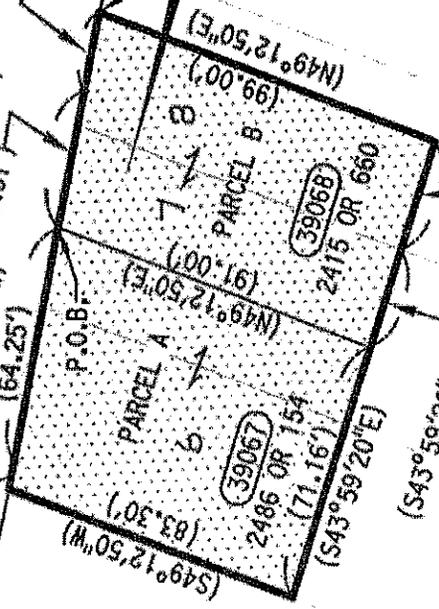
(N50°40'20"W)
(64.25')

(R=558.10')
(L=21.09')

DD-039067-01-01
11,803 SQ. FT.

CENTRAL
BLVD

BLOCK 10
9 10 11 12



LEGEND

- OR OFFICIAL RECORDS
- SQ.FT. SQUARE FEET
- P.O.B. POINT OF BEGINNING
- () PER DEED

R-167.11

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

DIRECTOR'S DEED
DD-039067-01-01

DRAWN BY: PD	DATE: 7/15/14
CHECK BY: JZ	SCALE: 1"=50'
COUNTY ROUTE	P.M. DR.NO.
ALA 238	11.7X 2 of 2

E. 14TH ST. HOME SITES
1/8 MAPS 56-57

**ALAMEDA COUNTY
CITY OF HAYWARD**

4TH ST.

DD-039384-01-01

8,592 Sq. Ft.

ST. C

STATE OF CALIFORNIA
POB 2445 O.R. 295
7/23/69

150' R1

60'

VALLEY ST.

60'

40'

4TH ST.



SCALE IN FEET



LEGEND

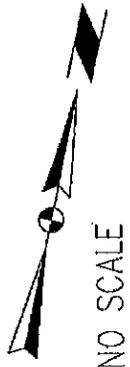
- Sq. Ft. square feet
- O.R. Official Records
- POB point of beginning
- R1 Record data per 2445 O.R. 295

R-167.5

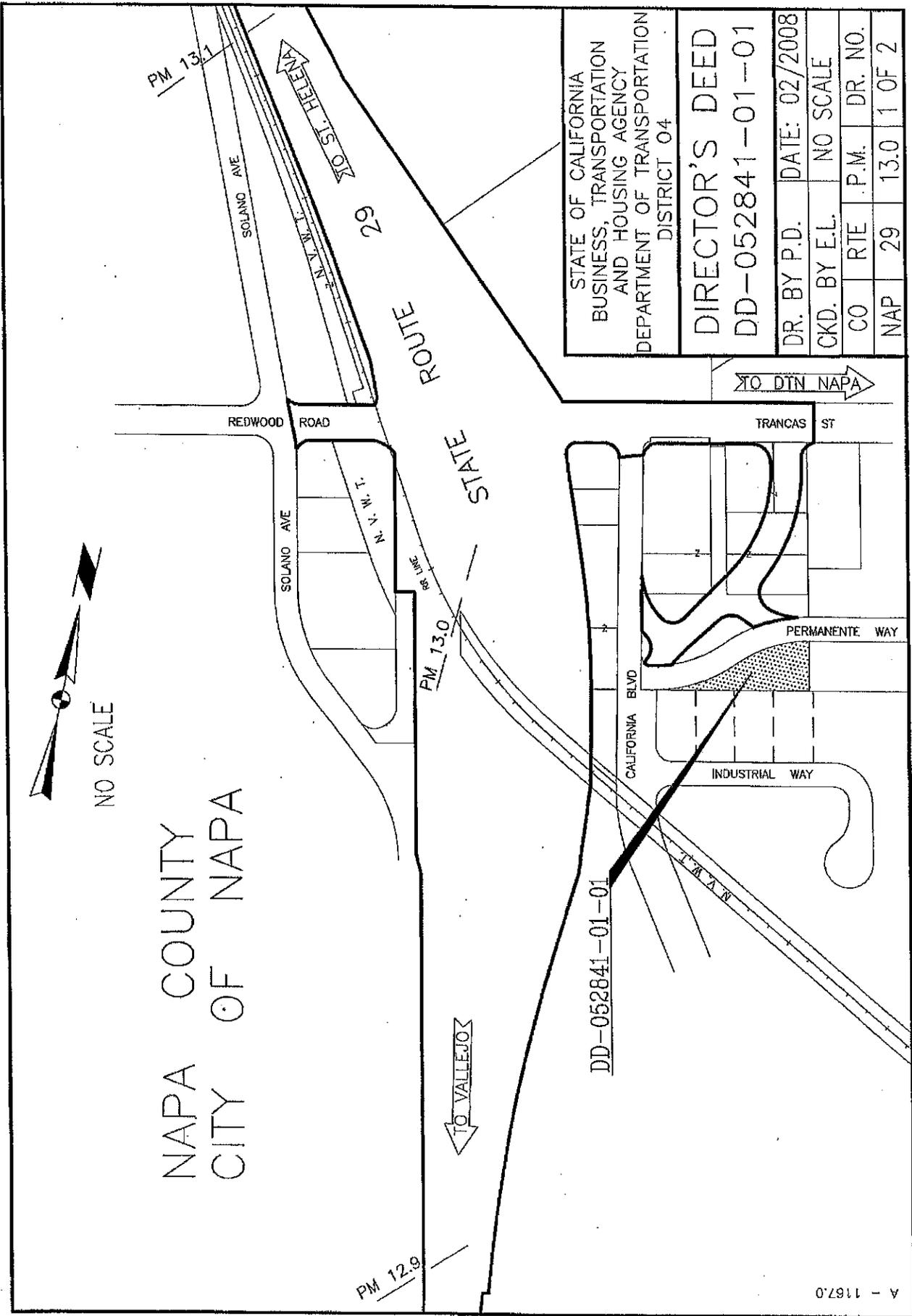
STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION
AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 4

**DIRECTOR'S DEED
DD-039384-01-01**

DRAWN BY: PD	DATE: 7/11/12
CHECK BY: DL	SCALE: 1"=60'
COUNTY ROUTE	P.M. DR.NO.
AIG 238	13.5 2 of 2



NAPA COUNTY
CITY OF NAPA



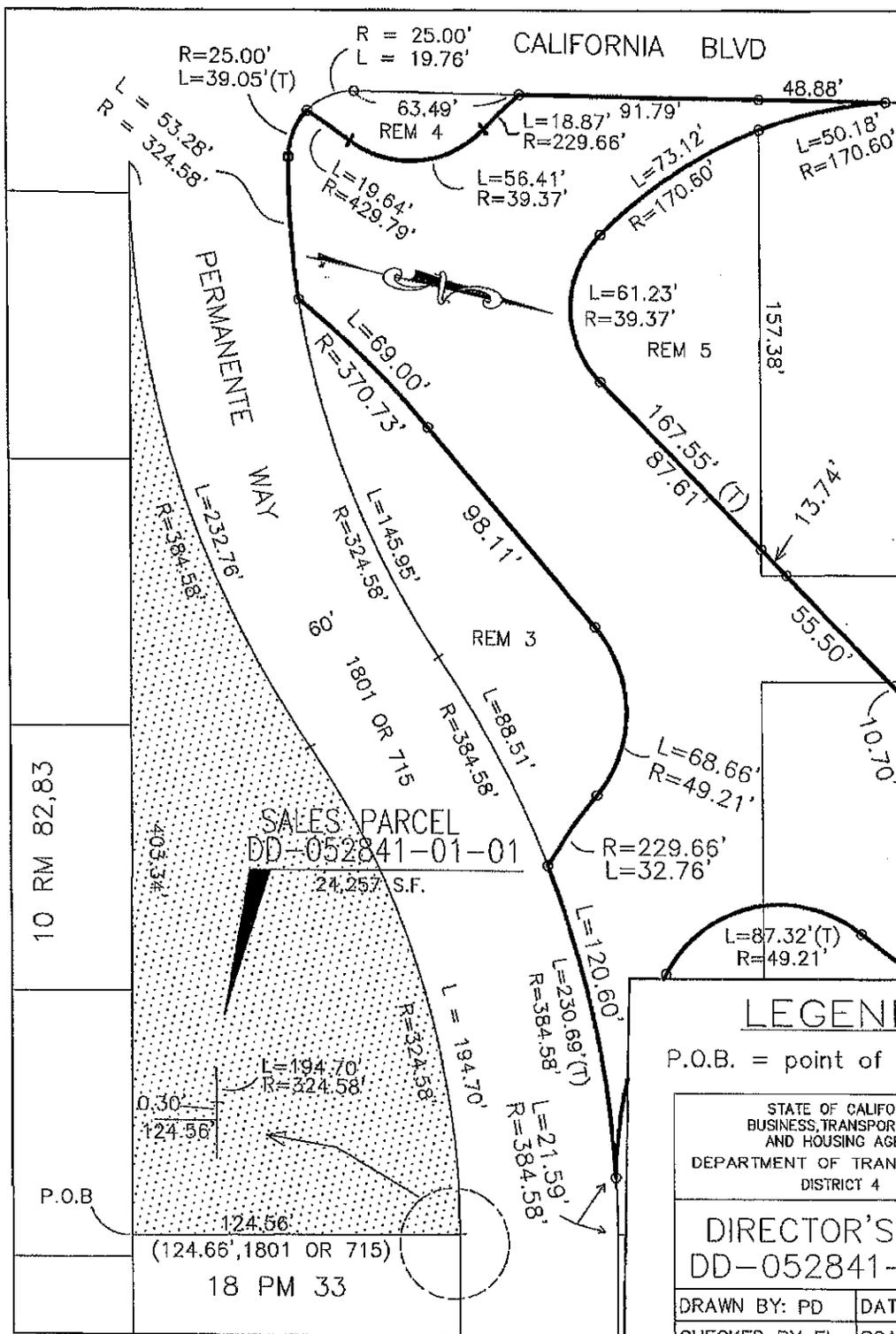
STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 04			
DIRECTOR'S DEED DD-052841-01-01			
DR. BY P.D.	DATE:	02/2008	
CKD. BY E.L.	NO SCALE		
CO	RTE	P.M.	DR. NO.
NAP	29	13.0	1 OF 2

TO DTN NAPA

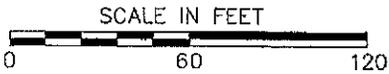
TO VALLEJO

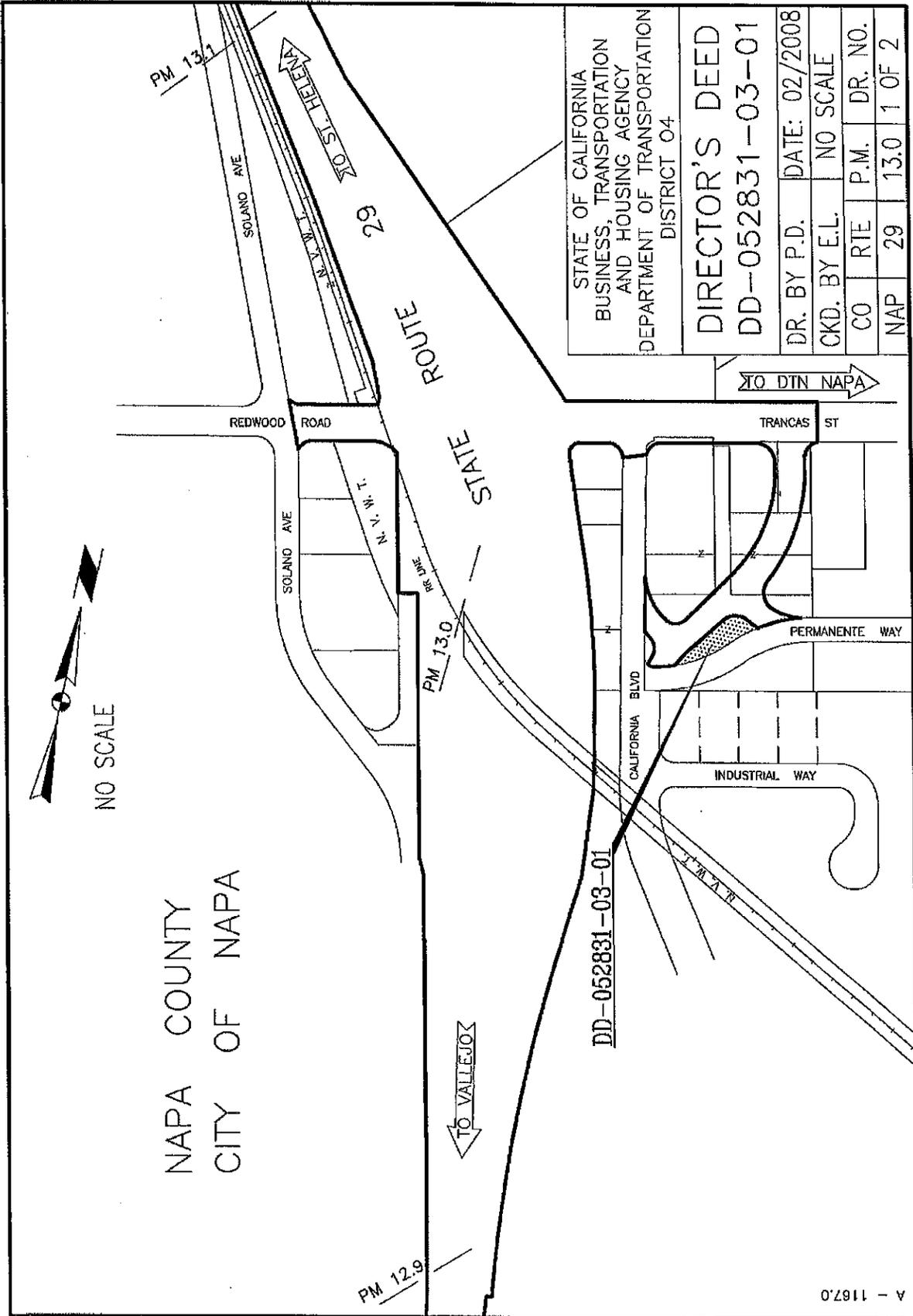
A - 1167.0

NAPA COUNTY CITY OF NAPA



A-1167.1





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

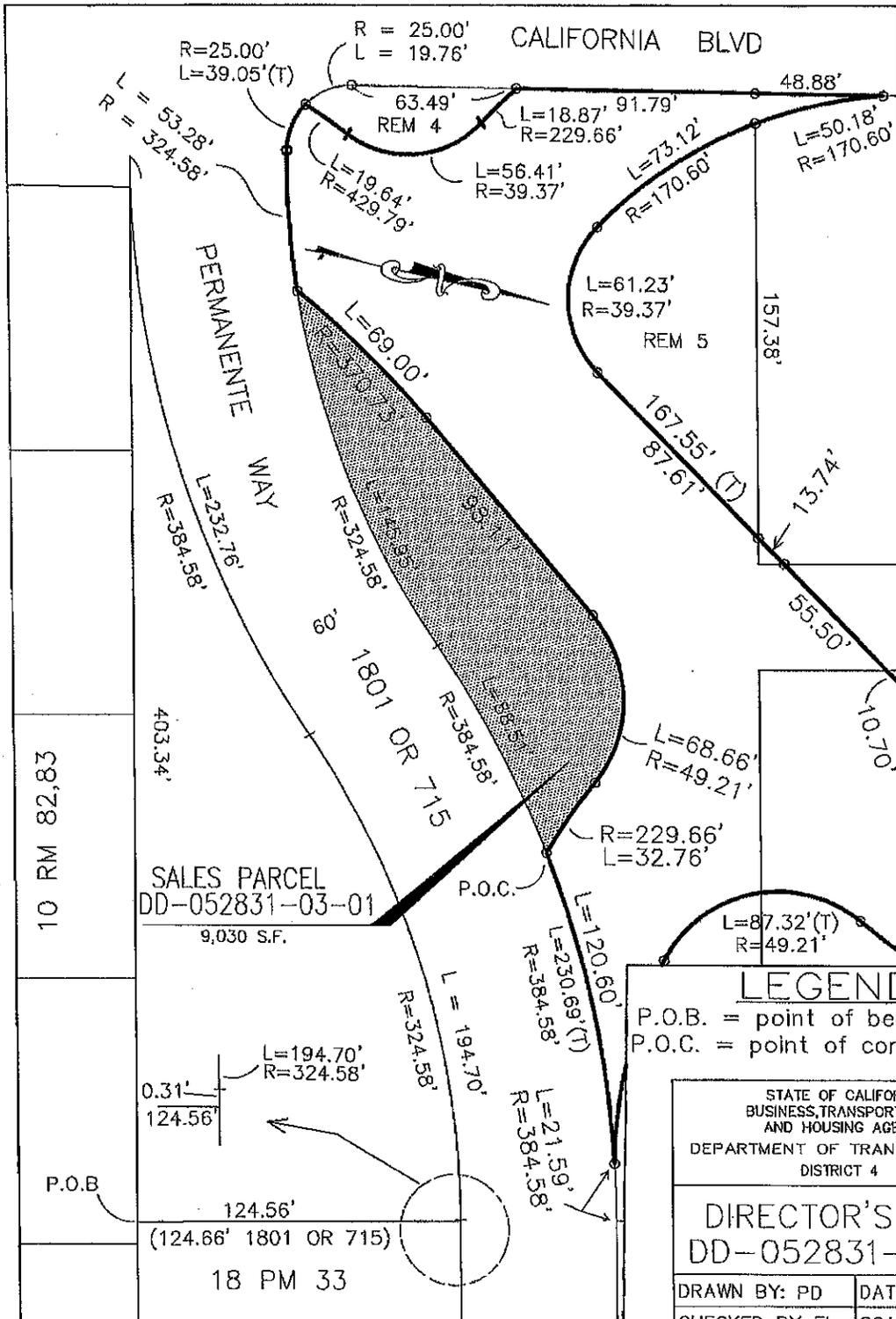
DIRECTOR'S DEED
 DD-052831-03-01

DR. BY P.D.	DATE: 02/2008
CKD. BY E.L.	NO SCALE
CO RTE	P.M. DR. NO.
NAP 29	13.0 1 OF 2

TO NAPA D.T.N. OK

A - 1187.0

NAPA COUNTY CITY OF NAPA



LEGEND

P.O.B. = point of beginning
P.O.C. = point of commencement

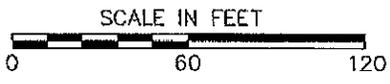
STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION
AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 4

DIRECTOR'S DEED
DD-052831-03-01

DRAWN BY: PD DATE: 2/08

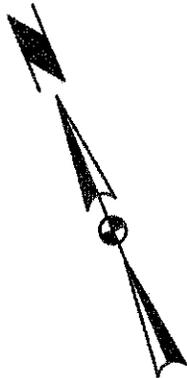
CHECKED BY: EL SCALE: 1"=60'

CO.	RTE.	P.M.	DR.NO.
Nap	29	13.0	2 OF 2



A-1167.1

**COUNTY & CITY OF
SAN FRANCISCO**



DD-030660-01-02

1.106 ACRES

Pennsylvania Ave.

Cesar Chavez St.
(Army St.)

Marin St.

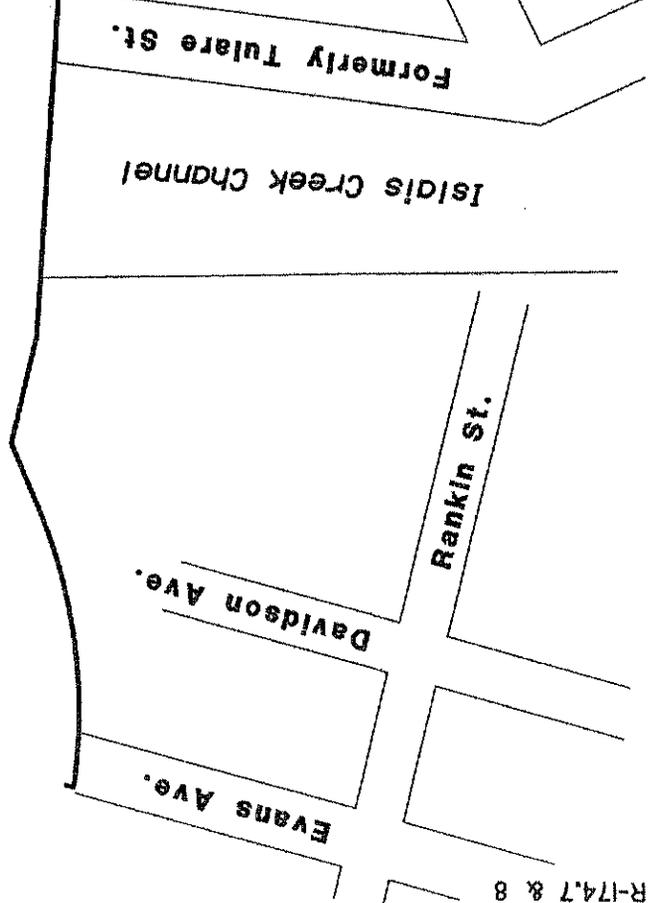
Napoleon St.

Evans Ave.

↓ To San Jose

State Route 280

To Bay Bridge →



Isidis Creek Channel

R-174.7 & 8

STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 4	
DIRECTOR'S DEED	
DD-030660-01-02	
DR. BY: A.Z.	DATE: 08/2014
CKD. BY:	NO SCALE
CO. RTE. P.M.	DR. No.
SF 2805.11	OF 2

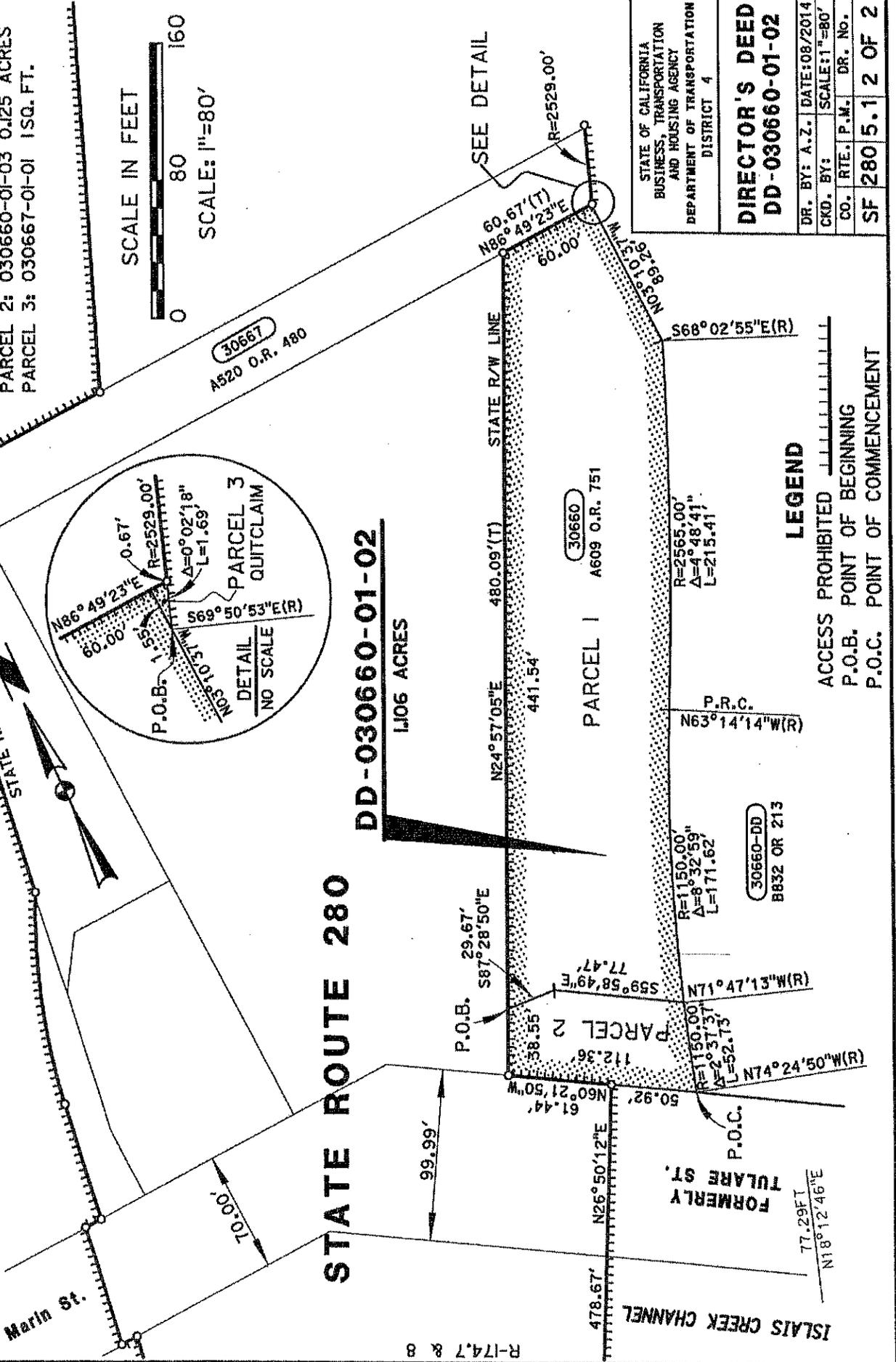
NO SCALE

CITY OF SAN FRANCISCO

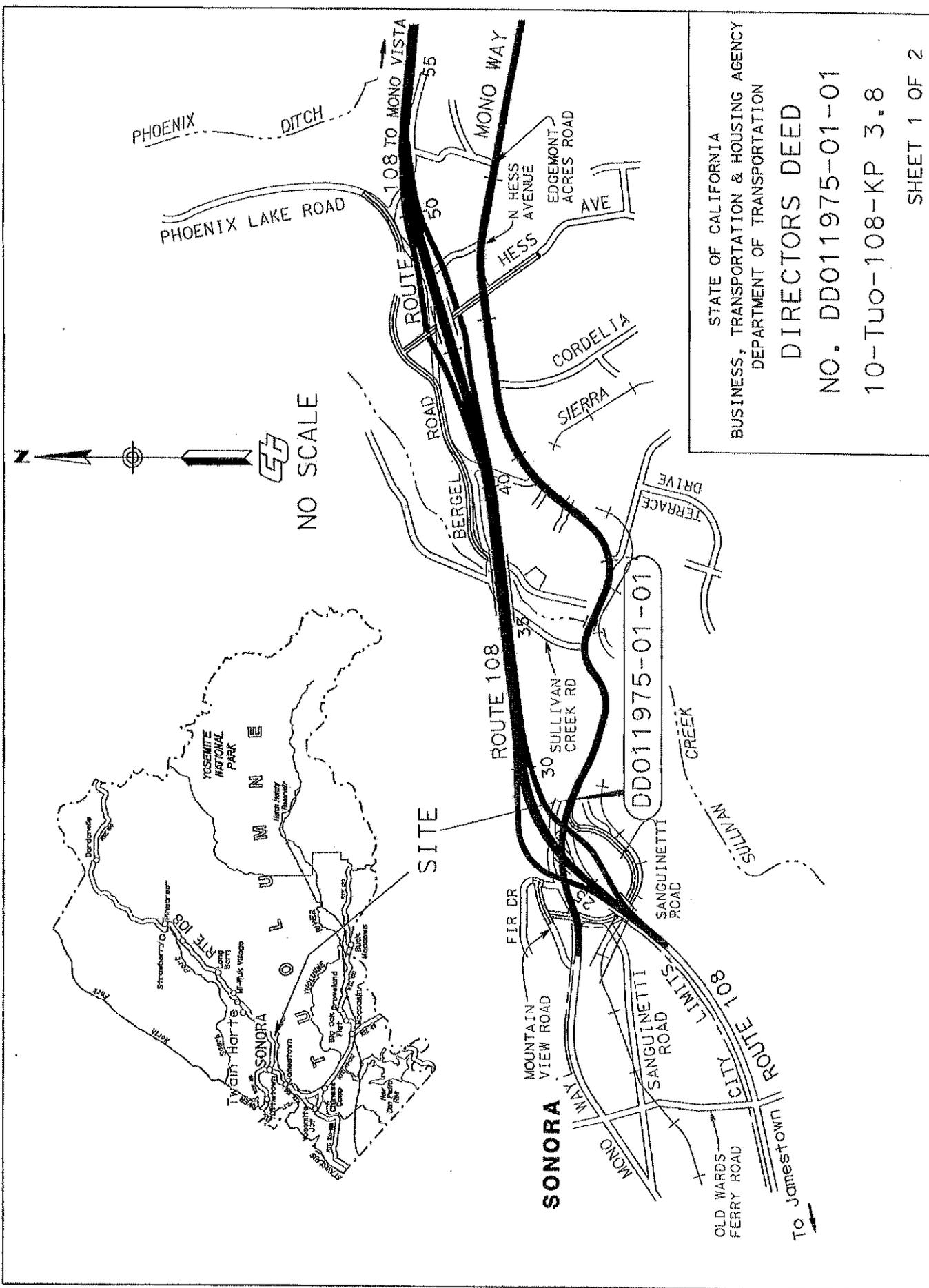
PARCEL 1: 030660-01-02 0.981 ACRES
 PARCEL 2: 030660-01-03 0.125 ACRES
 PARCEL 3: 030667-01-01 1 SQ. FT.



COORDINATES, BEARINGS AND DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.0000717 TO OBTAIN GROUND-LEVEL DISTANCES.



STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 4			
DIRECTOR'S DEED DD-030660-01-02			
DR. BY: A.Z.	DATE: 08/2014		
CKD. BY:	SCALE: 1"=80'		
CO. RTE. P.M.	DR. No.		
SF 280 5.1	2 OF 2		



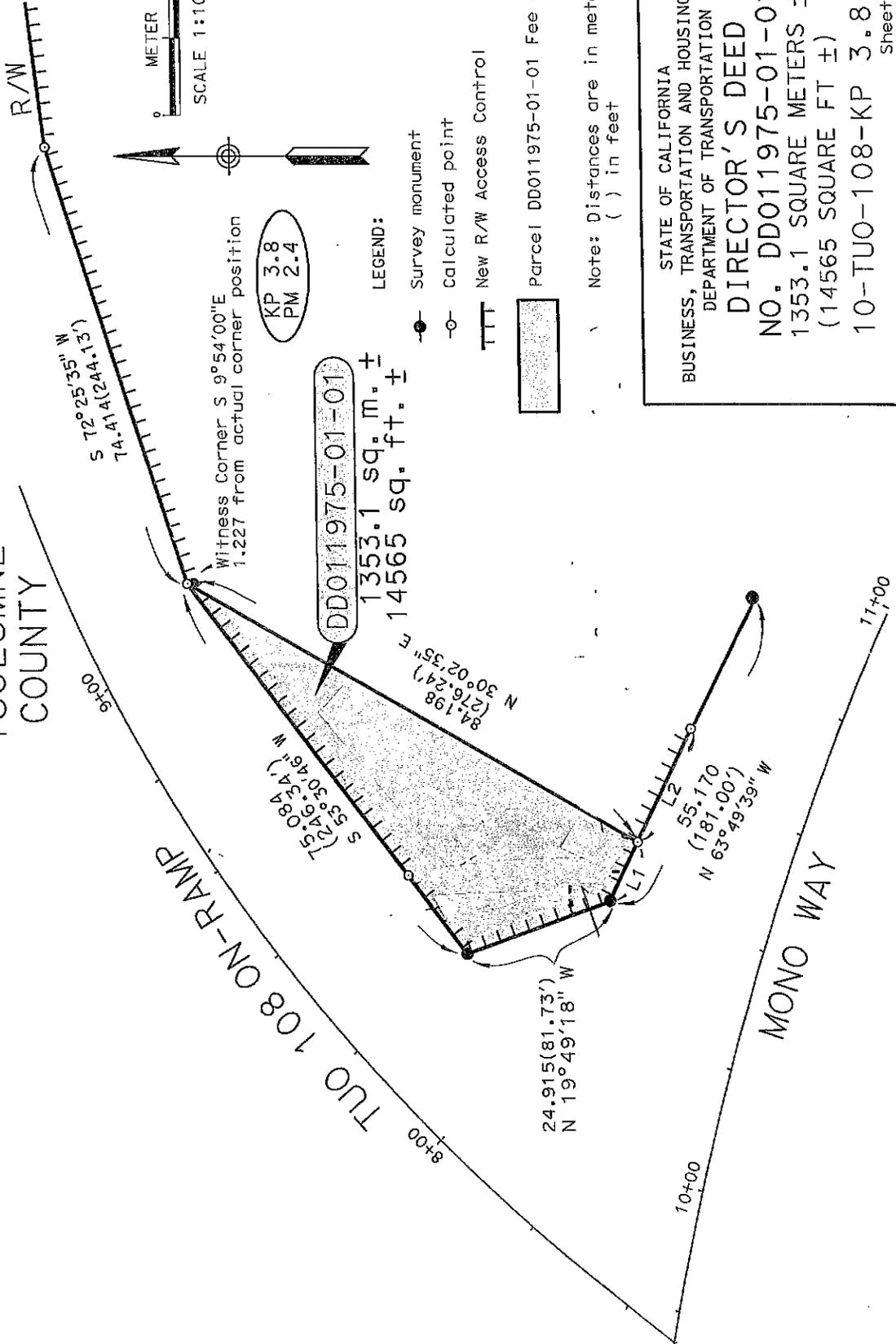
STATE OF CALIFORNIA
 BUSINESS, TRANSPORTATION & HOUSING AGENCY
 DEPARTMENT OF TRANSPORTATION

DIRECTORS DEED
 NO. DD011975-01-01
 10-TUO-108-KP 3.8

SHEET 1 OF 2

T. 1N., R. 15E., M. D.M. SECTION 5

TUOLUMNE COUNTY



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

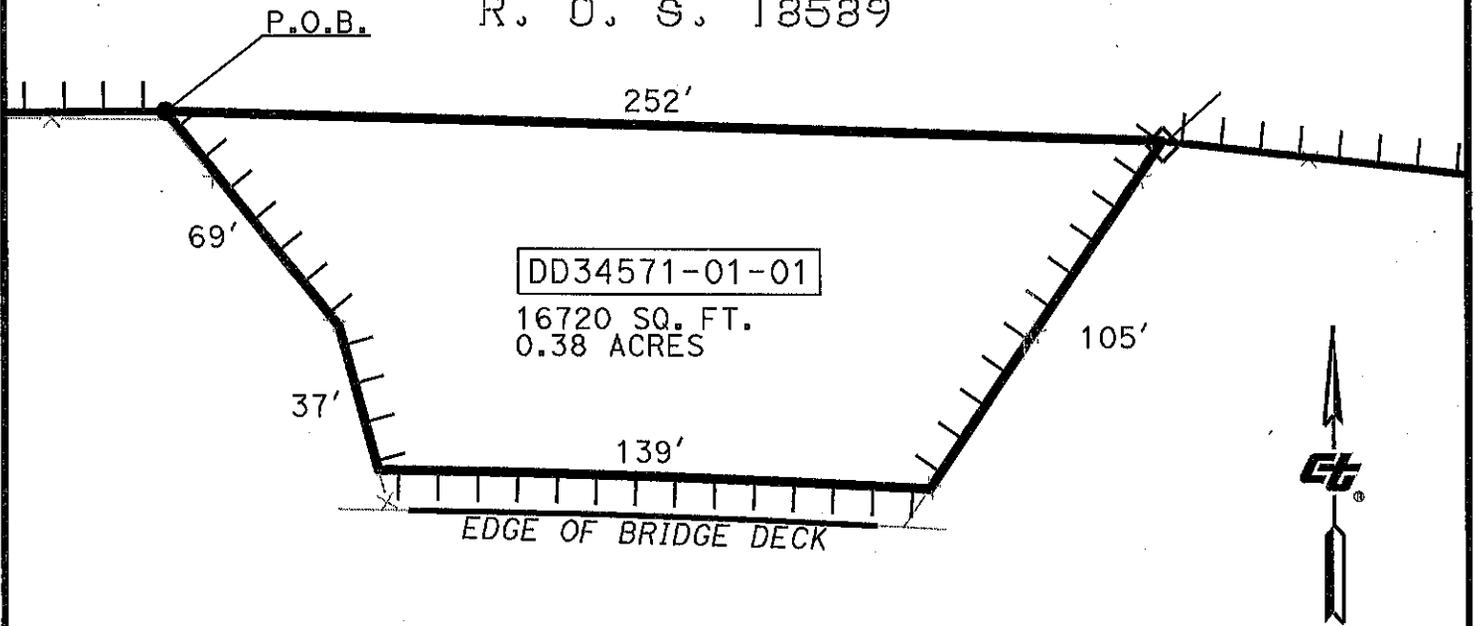
DIRECTOR'S DEED
 NO. DD011975-01-01
 1353.1 SQUARE METERS ±
 (14565 SQUARE FT ±)
 10-TUO-108-KP 3.8

Sheet 2 of 2

CITY OF SAN DIEGO

T. 14 S., R. 3 W., S.B.M.

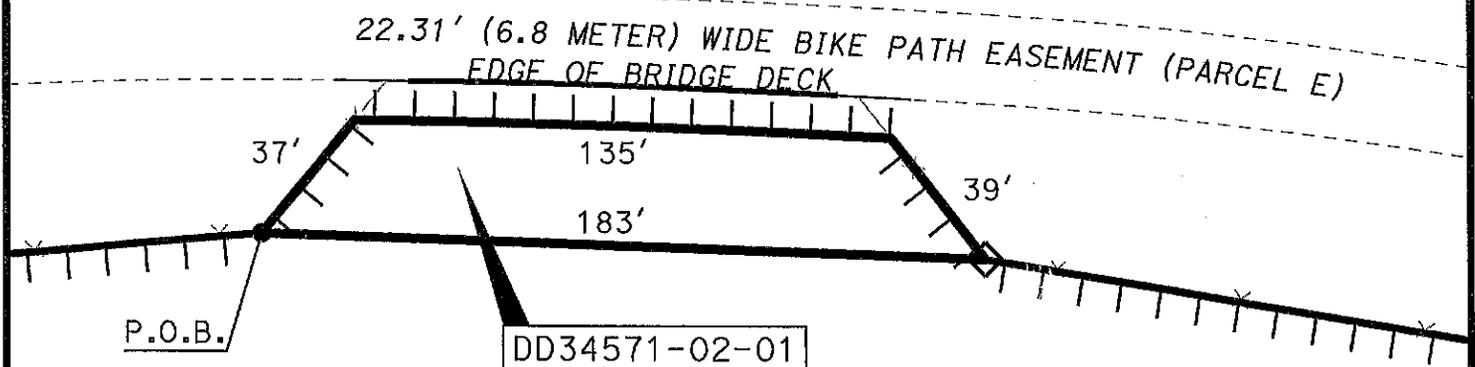
R. O. S. 18589



REF.
34571-1



288 289 290



NOTE:

- ◇ = FOUND EPOXIED BRASS TAG
STAMPED "SAN DIEGO CITY ENGR"
PER R.O.S. 18589
- ⊙ = FOUND 1" IRON PIPE
W/ BRASS TAG STAMPED
"SAN DIEGO CITY ENGR"
PER R.O.S. 18589

STATE OF CALIFORNIA			
DEPARTMENT OF TRANSPORTATION			
DISTRICT II			
DIRECTOR'S DEED MAP			
DD34571-01-01			
DD34571-02-01			
RIGHT OF WAY MAP NO.		Por. 41008m	
COUNTY	ROUTE	POST MILE	SCALE
SD	56	4.4-5.0	NONE
			SHEET 2 OF 3

CITY OF SAN DIEGO

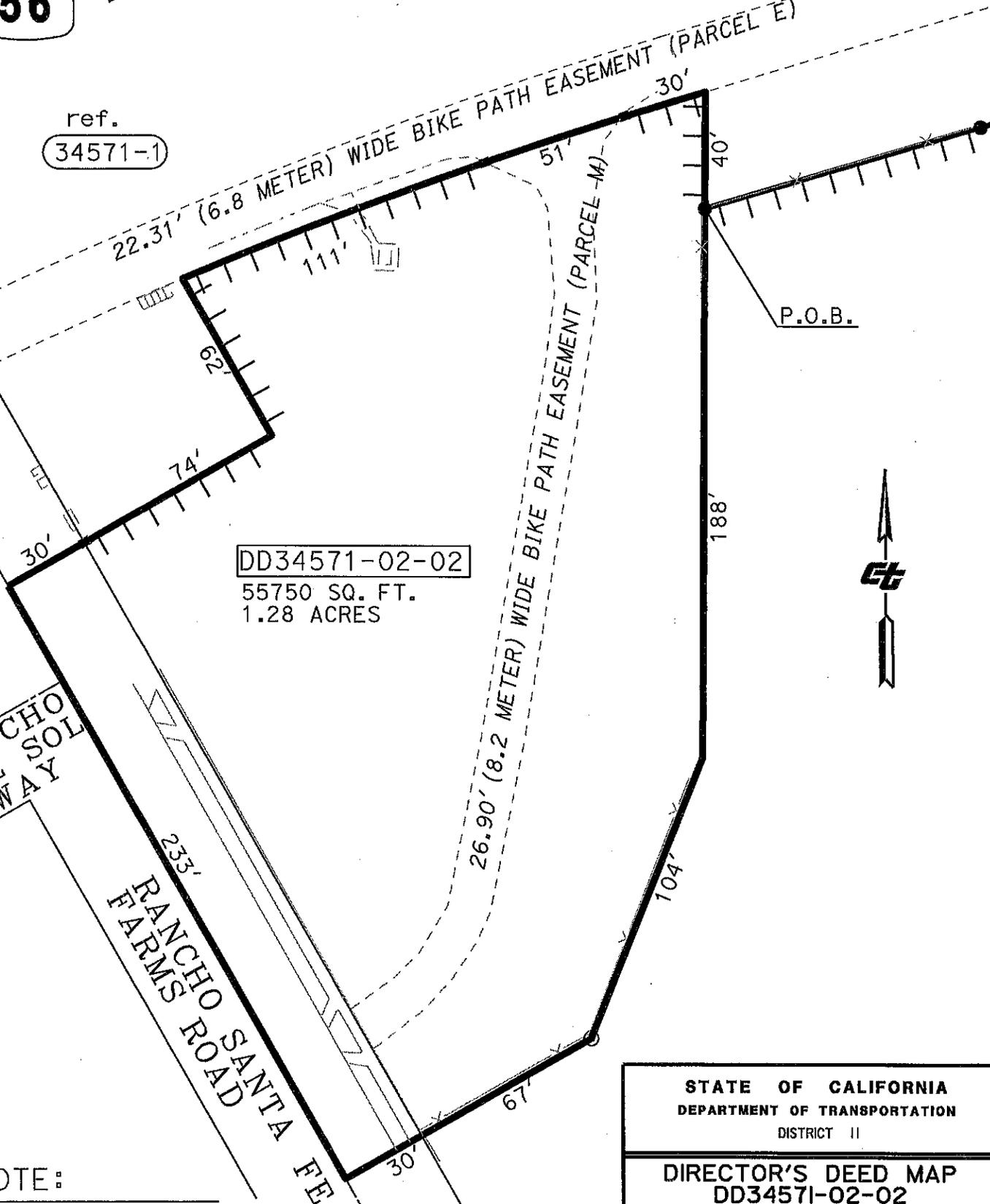
T. 14 S., R. 3 W., S.B.M.

R. O. S. 18589



273

ref.
34571-1



DD34571-02-02

55750 SQ. FT.
1.28 ACRES



RANCHO DEL SOL WAY

RANCHO SANTA FE FARMS ROAD

NOTE:

⊙ = FOUND 1" IRON PIPE
W/ BRASS TAG STAMPED
"SAN DIEGO CITY ENGR"
PER R.O.S. 18589

STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION DISTRICT II			
DIRECTOR'S DEED MAP DD34571-02-02			
RIGHT OF WAY MAP NO.		Por. 41007m	
COUNTY	ROUTE	POST MILE	SCALE
SD	56	4.4-5.0	NONE
			SHEET 3 OF 3

EXHIBIT "B"

COUNTY OF IMPERIAL



TRACT 90

TRACT 92

DEL RIO RD.

EXISTING RTE 111

FREDRICKS RD.

RIVER

210

NEW

215

220

BRAWLEY

11-IMP-78

DK 32648-1

TO: IID
FOR: ELECTRICAL POWER

SLIDER ROAD

CITY

SHANK ROAD

LIMIT 230

GANADO

(FORMALLY BRAWLEY BEEF WAY)
DRIVE

TRACT 76

TRACT 78

KEY MAP

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
DISTRICT 11

EXCESS PARCEL MAP
DK 32648-1

RIGHT OF WAY MAP NO.	ROUTE	PM	SCALE
COUNTY	78	ISJ	NONE
IMP			SHEET 1 OF 2

POB 77575K

167882

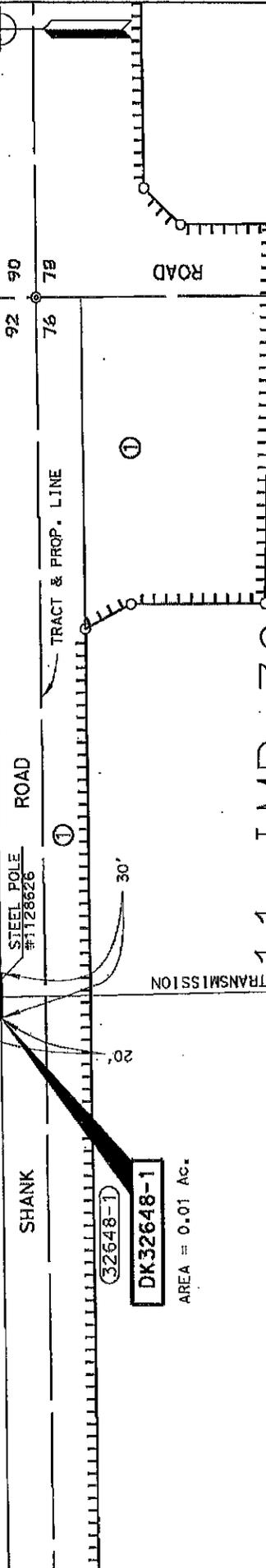
COUNTY OF IMPERIAL

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

EXHIBIT "B"

TRACT 92

TRACT 90



11-IMP-78

32648-1
DK32648-1
 AREA = 0.01 AC.

JUA 31678-4
 TO: IID
 DOC: 2011-021278
 REC: 9/01/2011

KP R21.2
 PM 13.1

223

"B" LINE

225

CITY OF BRAWLEY

STATE OF CALIFORNIA
 DEPARTMENT OF TRANSPORTATION
 DISTRICT II

EXCESS PARCEL MAP
 DK 32648-1

RIGHT OF WAY MAP NO.	POF - 77612M		SCALE
COUNTY	ROUTE	POST MILES	NONE
IMP	78	ESJ	
167882			SHEET 2 OF 2