State of California
DEPARTMENT OF TRANSPORTATION

California State Transportation Agency

Tab 40

M e m o r a n d u m

To: CHAIR AND COMMISSIONERS
CALIFORNIA TRANSPORTATION COMMISSION

CTC Meeting: January 22, 2015

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 $11,993,500. The State will receive a return of $12,211,500 from the sale of these properties. A recapitulation of the items presented and corresponding maps are attached.

ISSUE

02-04-Ala-238 PM 11.9X — Hayward
Disposal Unit #DD 039045-01-01 — 0.12 acre
Convey to: Splash Spring LLC — $420,000
($300,000 Public Sale Estimate)

Public sale. Selling price represents the highest bid received at the first public sale. There were five active bidders out of nine registered.

03-04-Ala-238 PM 13.8 — Hayward
Disposal Unit #DD 042495-01-01 — 0.12 acre
Convey to: Community Partnership LLC — $308,000
($215,000 Public Sale Estimate)

Public sale. Selling price represents the highest bid received at the third public sale. There were eight active bidders out of 12 registered.

04-04-Ala-238 PM 13.8 — Hayward
Disposal Unit #DD 042496-01-01 — 0.17 acre
Convey to: Lingfeng Yuan — $425,000
($420,000 Public Sale Estimate)

Public sale. Selling price represents the highest bid received at the third public sale. There were two active bidders out of two registered.

05-04-CC-80 PM 4.6 — San Pablo
Disposal Unit #DD 024641-01-01 — 0.262 acre
Convey to: Alice Ponti, et al — $11,500
($11,500 Appraisal)

Direct sale to the adjoining owner. The highest and best use of the subject property is as plotted to the only adjoining owner.

06-04-SCl-101 PM 47.8 — Mountain View
Disposal Unit #DD 011831-04-01 — 3.055 acres
Convey to: MV 101 Land Fee, LLC — $11,045,000
($11,045,000 Appraisal)

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

07-04-SCl-85 PM 2.0 — Santa Clara County
Disposal Unit #DK 048146-02-01 — 4.476 acres
Convey to: Santa Clara Valley Transportation Authority — $0
(Appraisal N/A)

Direct Conveyance for no monetary consideration. Conveyance is pursuant to Section 18 of the March 26, 1982 Joint Powers Agreement for the Guadalupe Corridor Project and Cooperative Agreement # 4-1667-RW.

08-08-SBd-215 PM 7.357 — San Bernardino
Disposal Unit #DD 019628-01-01 — 0.08 acre
Convey to: Atef Nawar — $2,000
($2,000 Appraisal)

Direct sale to the adjoining owner. The highest and best use of the subject property is as plotted to the only adjoining owner.

09-11-Imp-78 PM 11.8 — Imperial County
Disposal Unit #DE 032662-2 — 0.34 acre
Convey to: Imperial Irrigation District — $0
(Appraisal N/A)

Direct Conveyance for no monetary consideration. Conveyance is pursuant to Utility Agreement No. 31925 dated October 19, 2009. The Department is conveying the subject utility easement as 100% State's obligations for the construction of State Route 78.

10-11-SD-905 PM 8.5 — San Diego County
Disposal Unit #DK 033278-5 — 0.002 acre
Convey to: San Diego Gas & Electric Company — $0
(Appraisal N/A)

Direct Conveyance for no monetary consideration. Conveyance is pursuant to Utility Agreement No. 31760 dated May 1, 2008. The Department is conveying the subject utility easement as 100% State's obligations for the construction of State Route 905.

Attachments

SUMMARY OF DIRECTOR'S DEEDS - 2.4d.
PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION - January 22, 2015

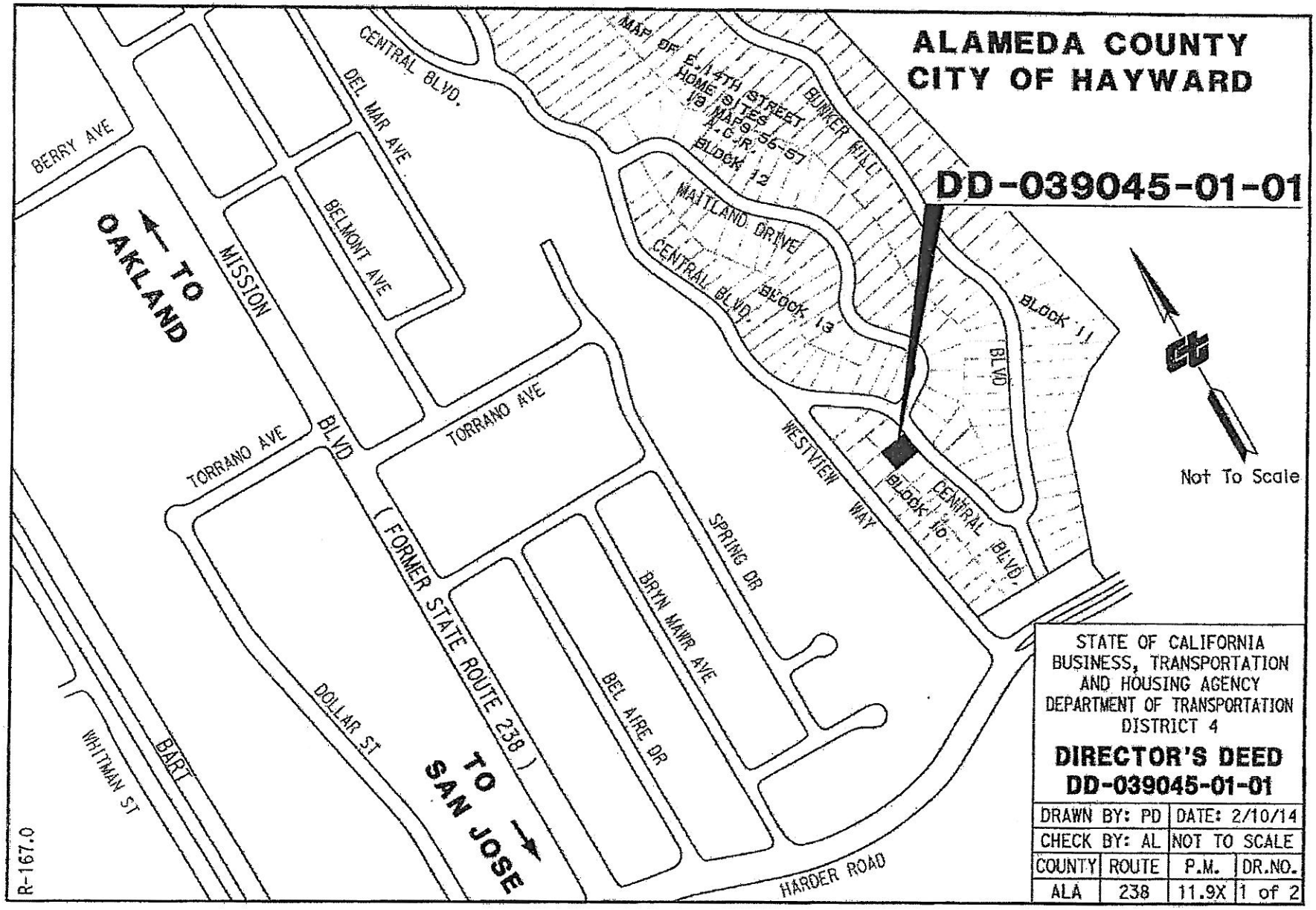
Table I - Volume by Districts

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	3	3			6	11,991,500.00	12,209,500.00	102%
05								
06								
07								
08	1				1	2,000.00	2,000.00	100%
09								
10								
11	2					-	-	
12						-	-	0%
Total	**6**	**3**				**$11,993,500.00**	**$12,211,500.00**	**102%**

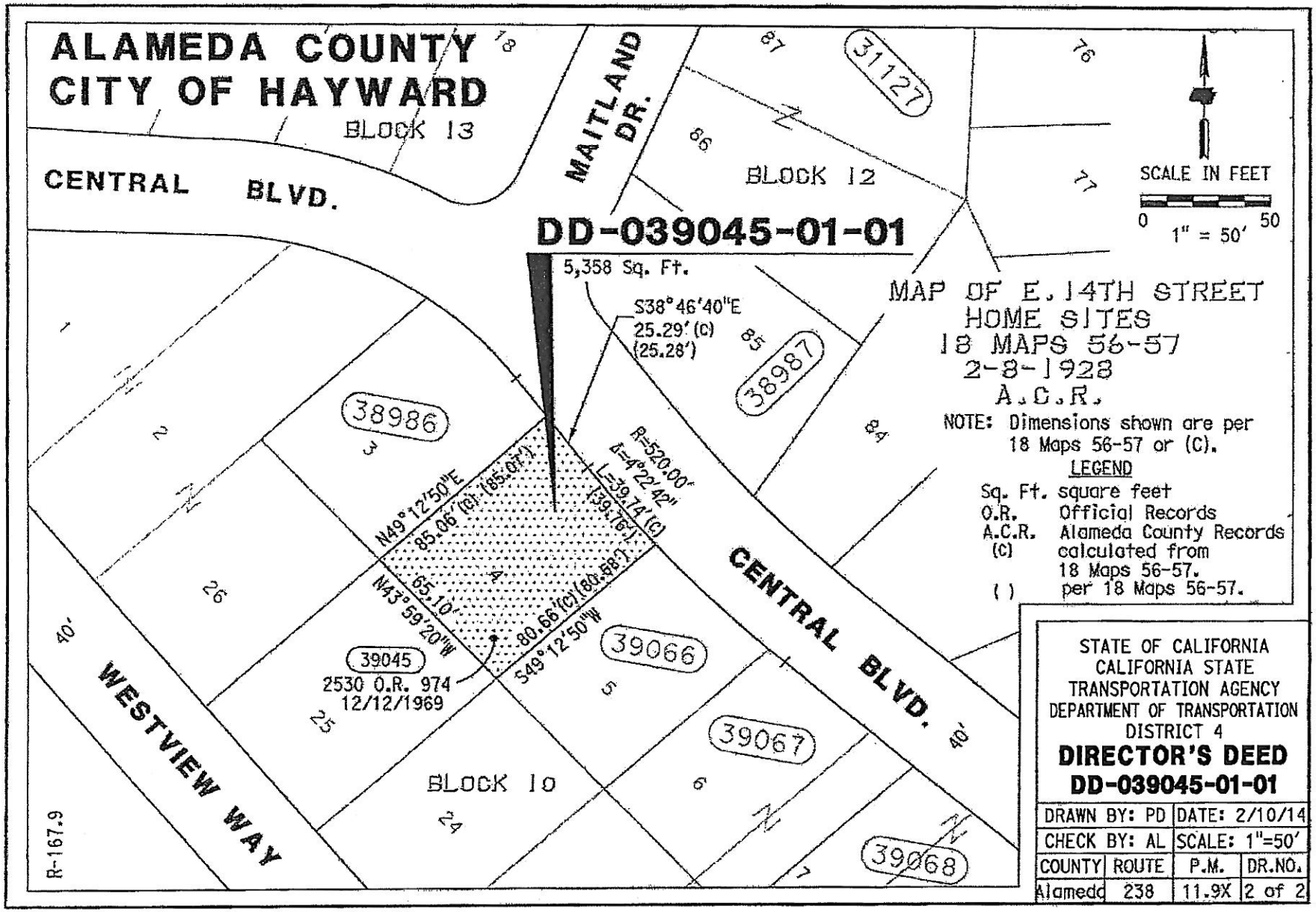
Table II - Analysis by Type of Sale

Type of Sale	# of Items	Current Estimated Value	Return From Sales	Recovery % % Return From Sales / Current Value
Direct Sales	6	$11,058,500.00	$11,058,500.00	100%
Public Sales	3	$935,000.00	$1,153,000.00	123%
Non-Inventory Conveyances				
Sub-Total	**9**	**$11,993,500.00**	**$12,211,500.00**	**102%**
Other Funded Sales				
Total	**9**	**$11,993,500.00**	**$12,211,500.00**	**102%**

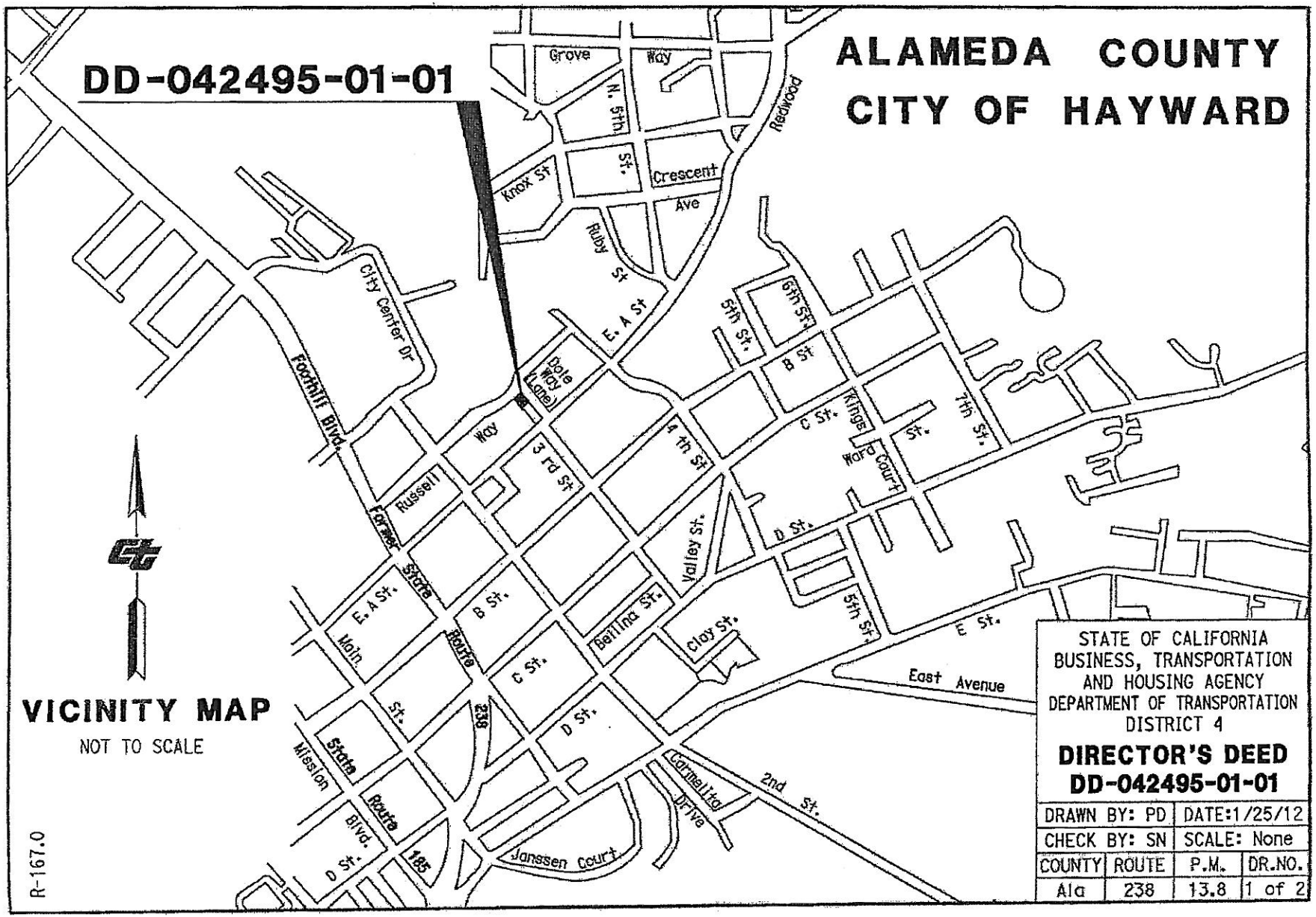
Attachment A



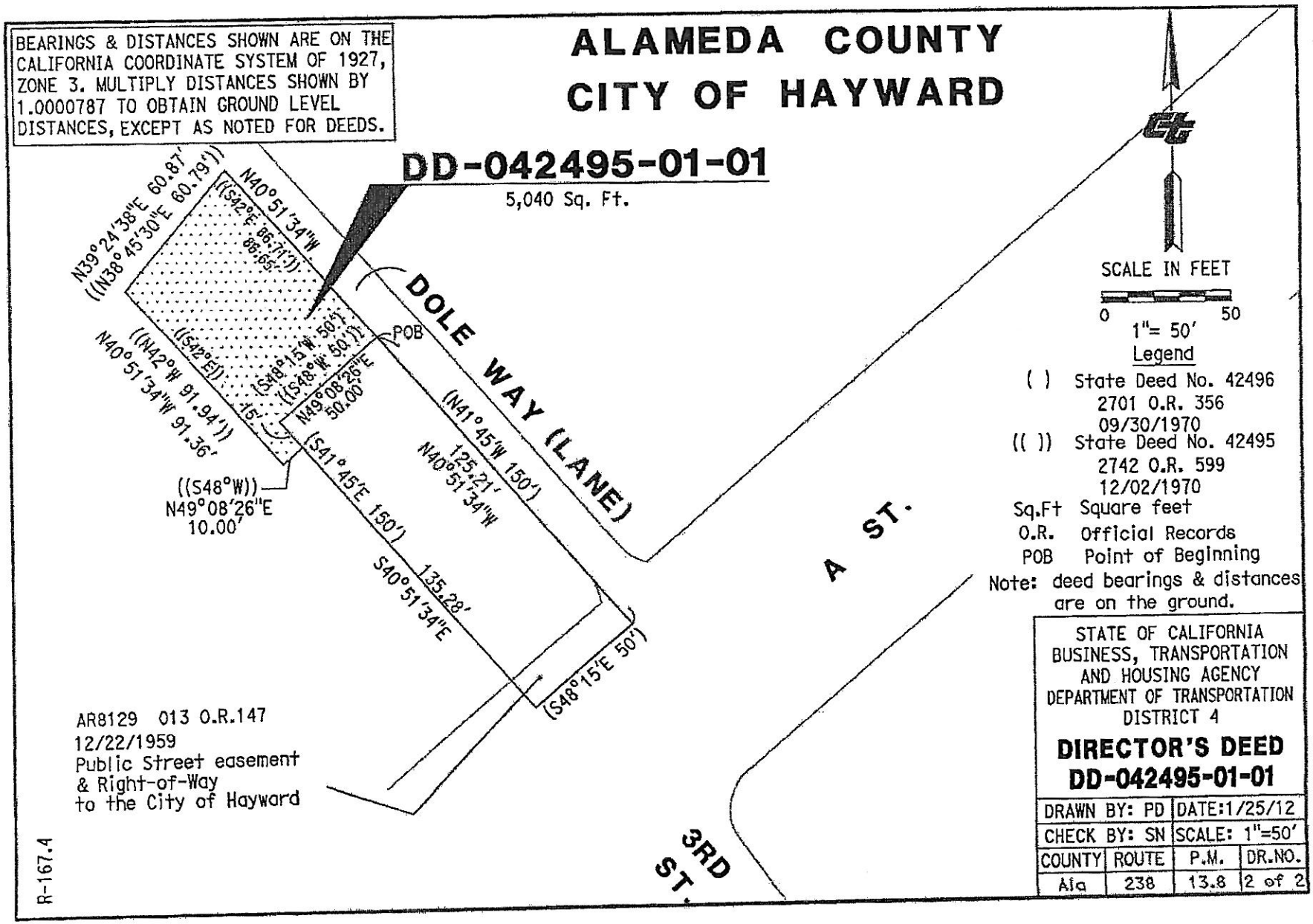
ATTACHMENT 2A



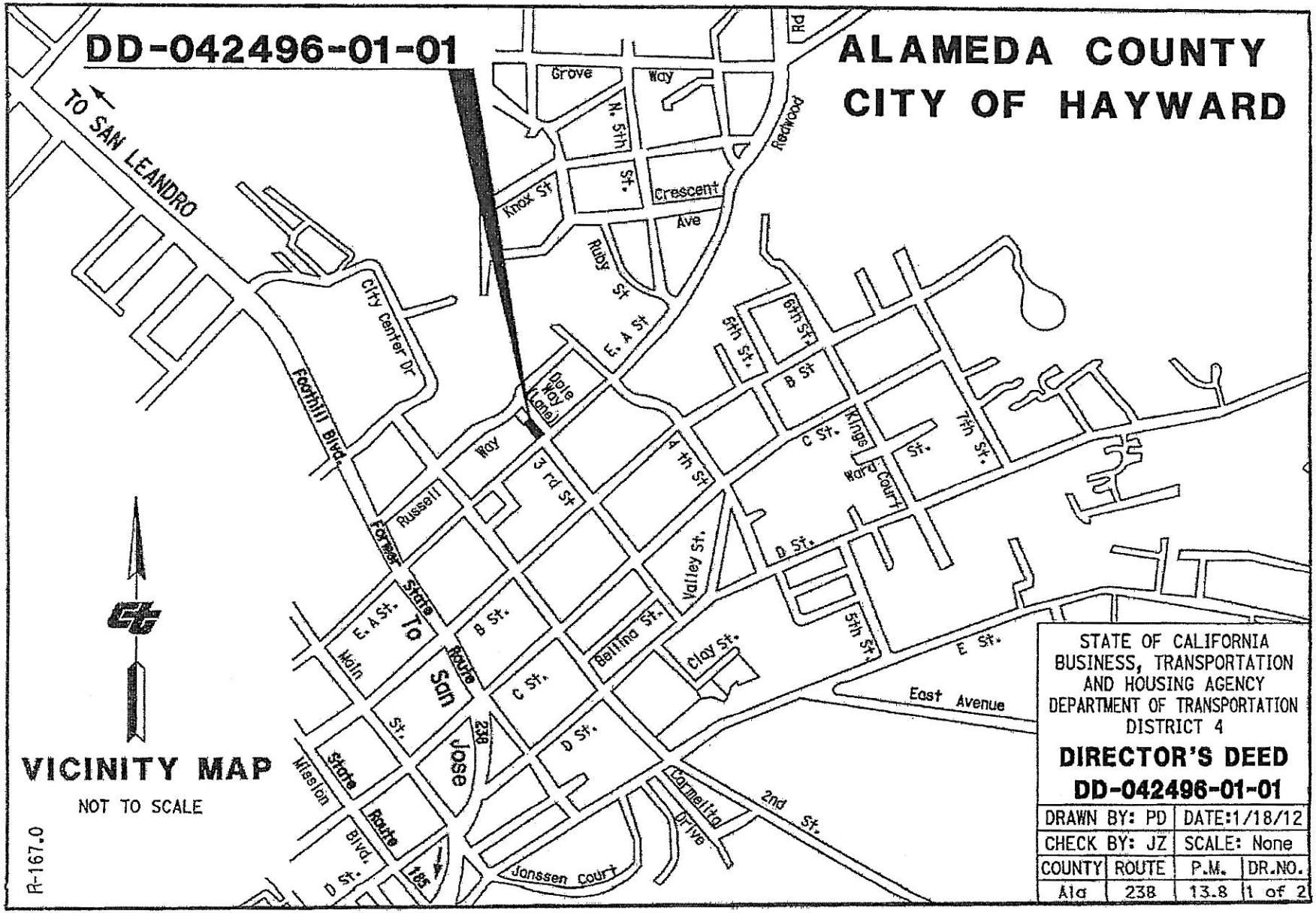
ATTACHMENT 2B



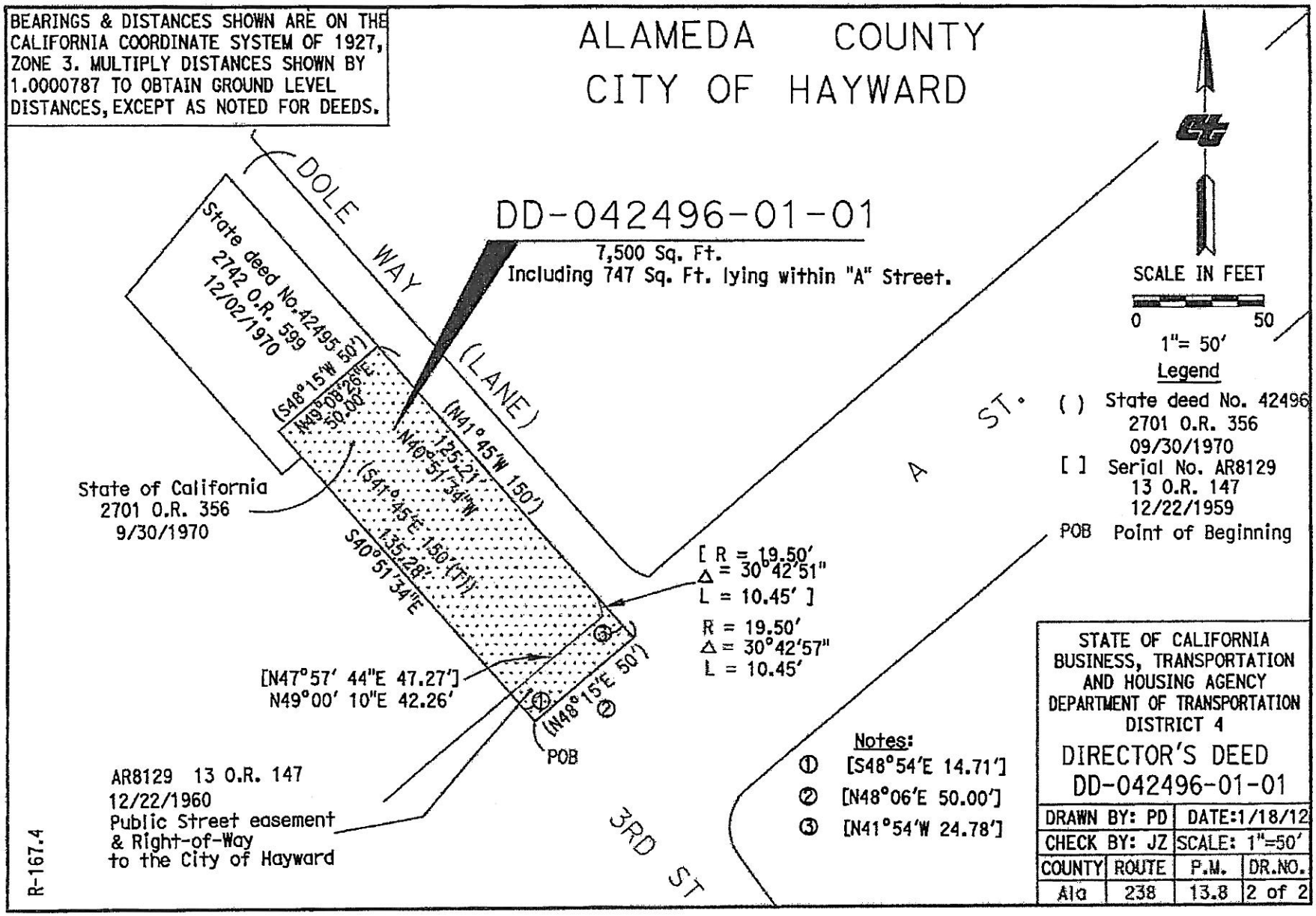
ATTACHMENT 3A



ATTACHMENT 3B



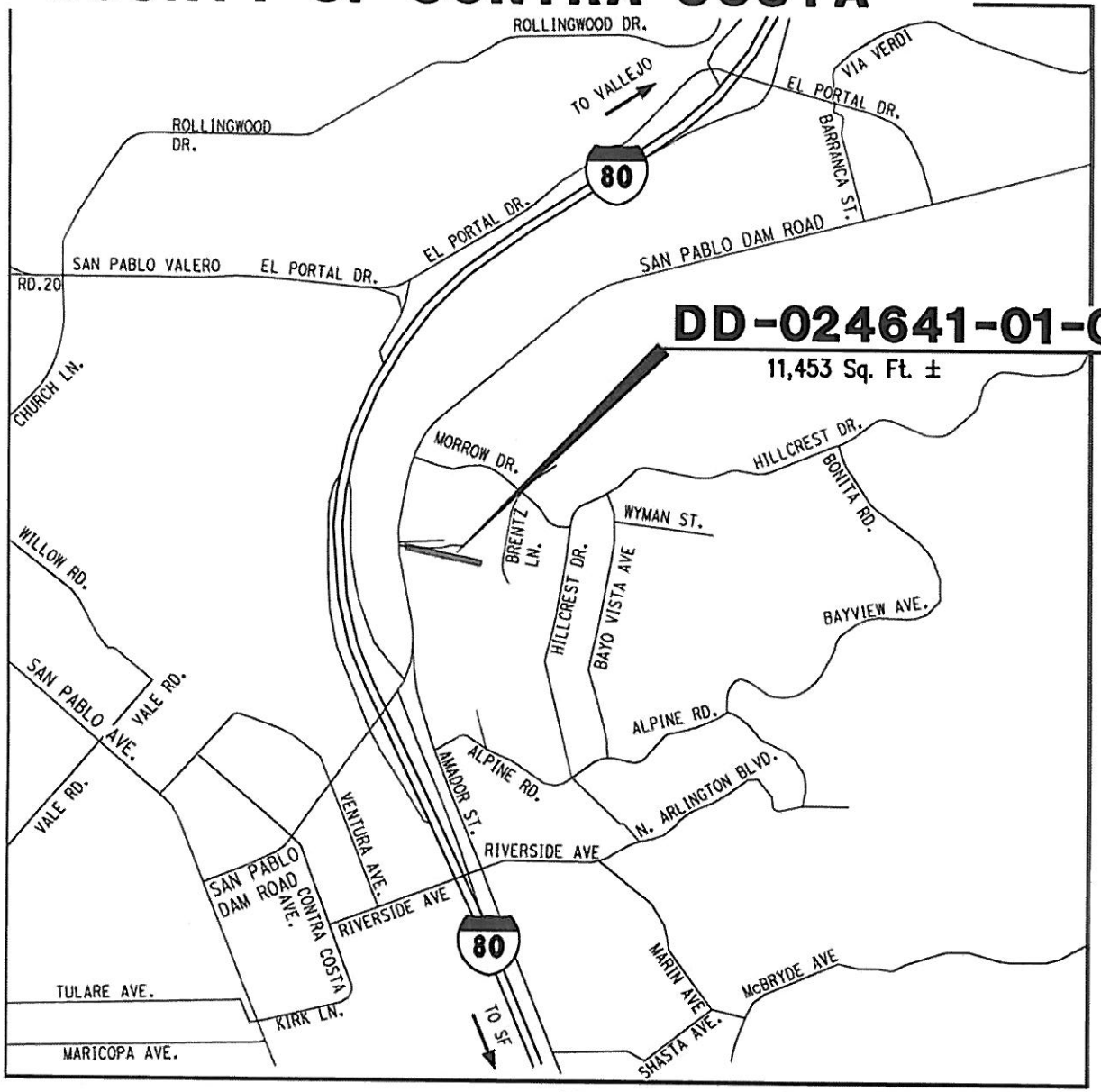
ATTACHMENT 4A



ATTACHMENT 4B

CITY OF SAN PABLO
COUNTY OF CONTRA COSTA

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.



SCALE IN FEET

0 1000

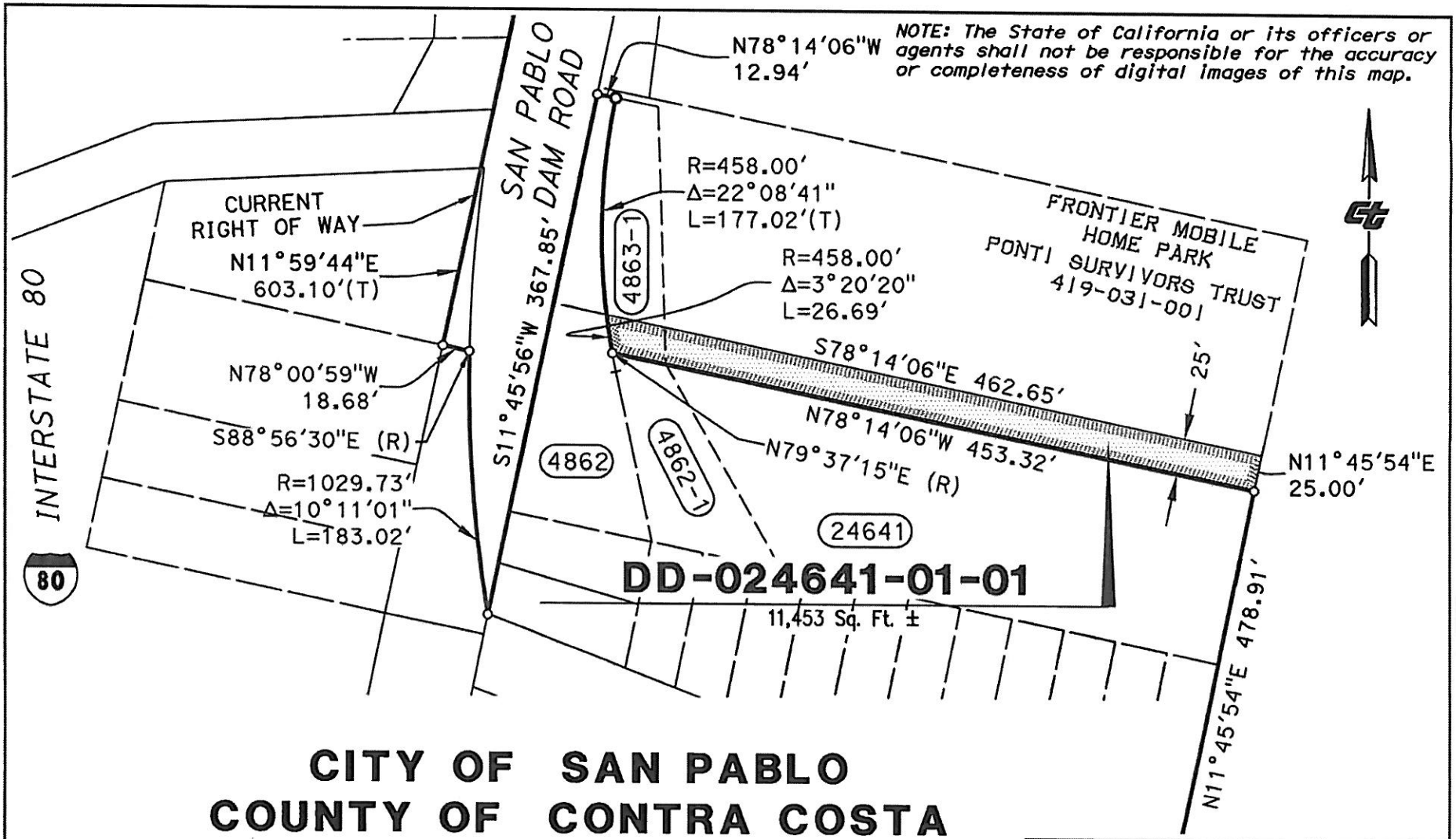
R-14.0

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY
DIRECTOR'S DEED
DD-024641-01-01
Scale: 1"=1000'

DRAWN BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
J.V.B.	12-05-14	4	CC	80	4.6	1	2

ATTACHMENT 5A



CITY OF SAN PABLO
COUNTY OF CONTRA COSTA

R-14.16

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.

SCALE IN FEET

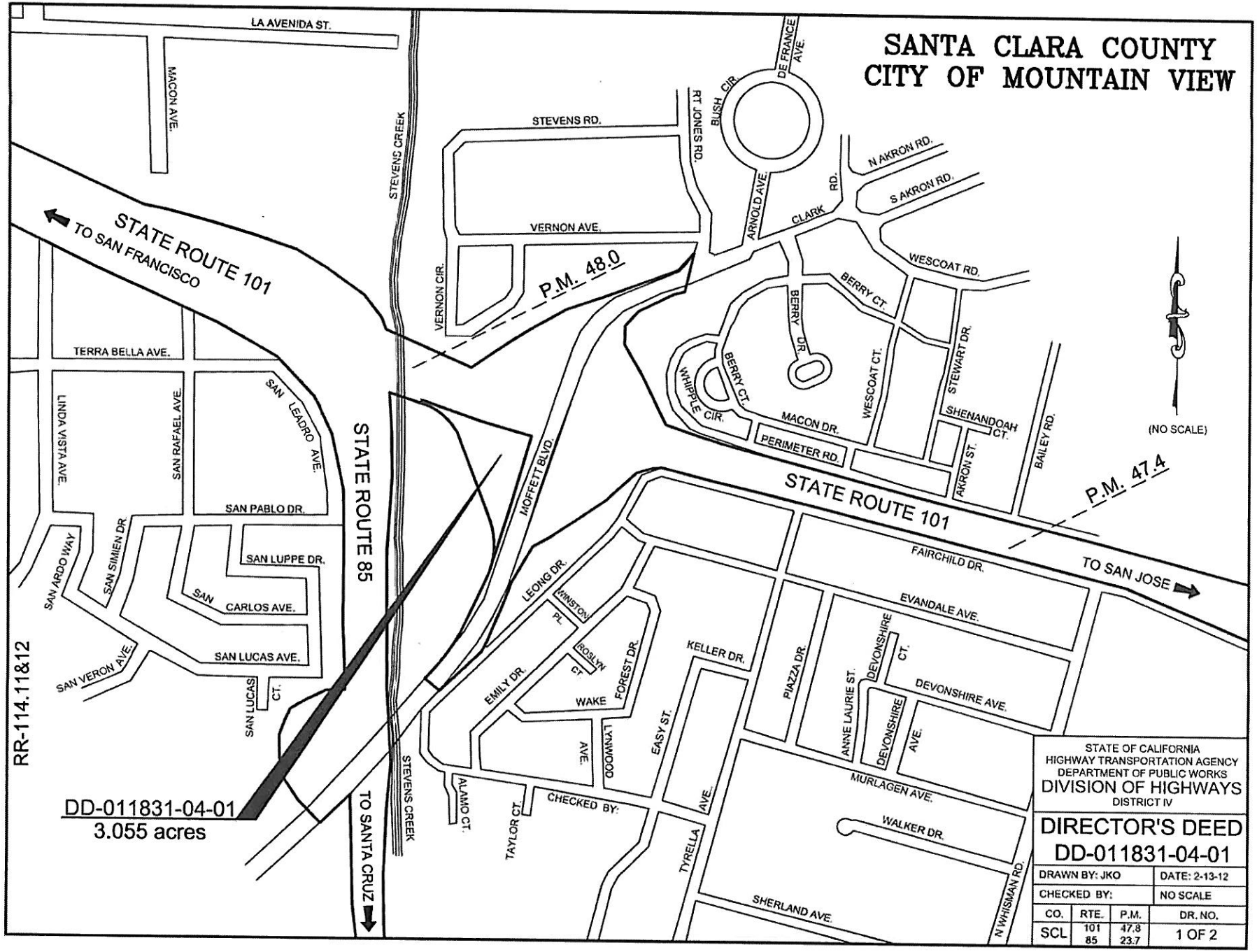
0 100 200 300

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

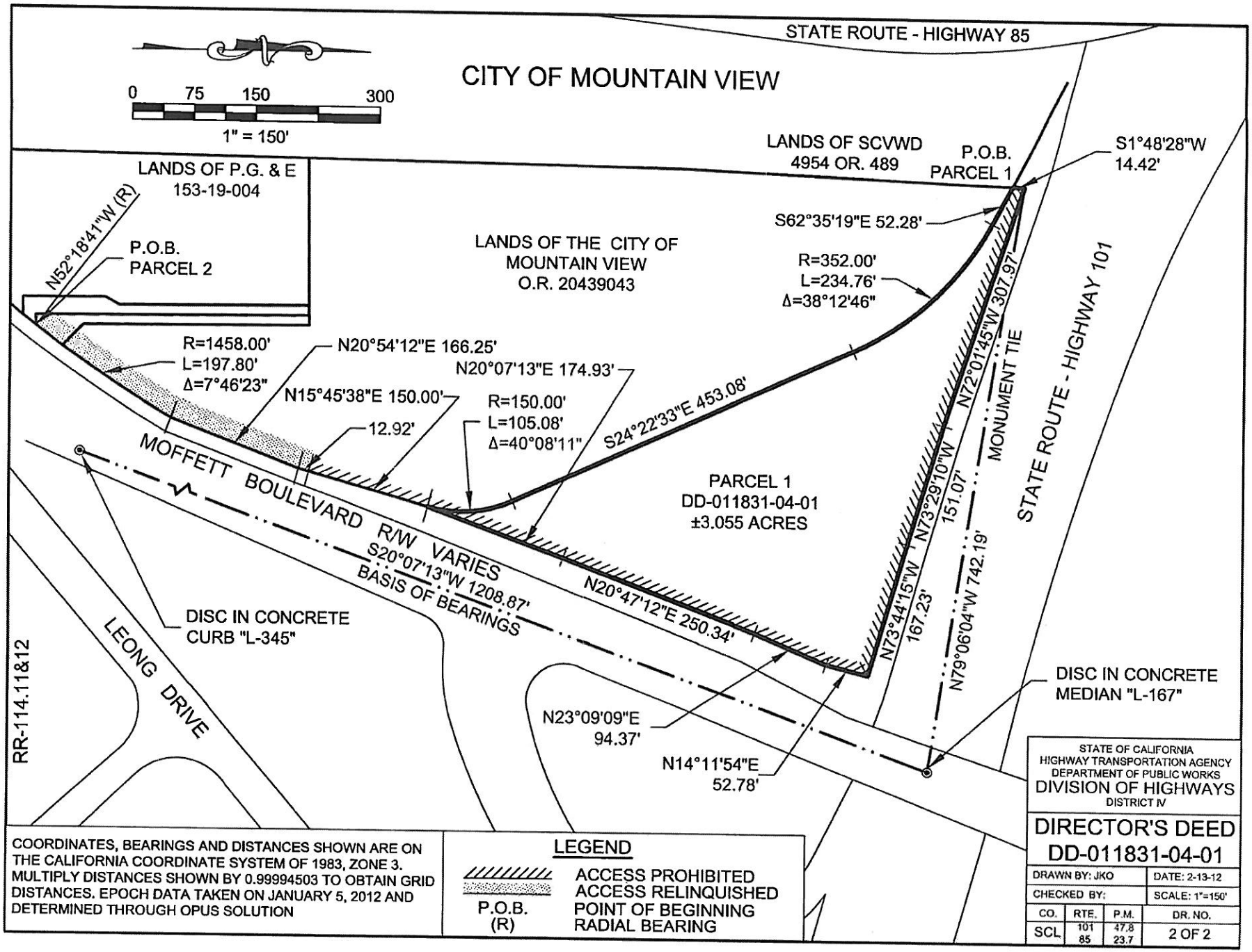
RIGHT OF WAY
DIRECTOR'S DEED
DD-024641-01-01
Scale: 1"=100'

DRAWN BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
J.V.B.	12-05-14	4	CC	80	4.6	2	2

ATTACHMENT 5B



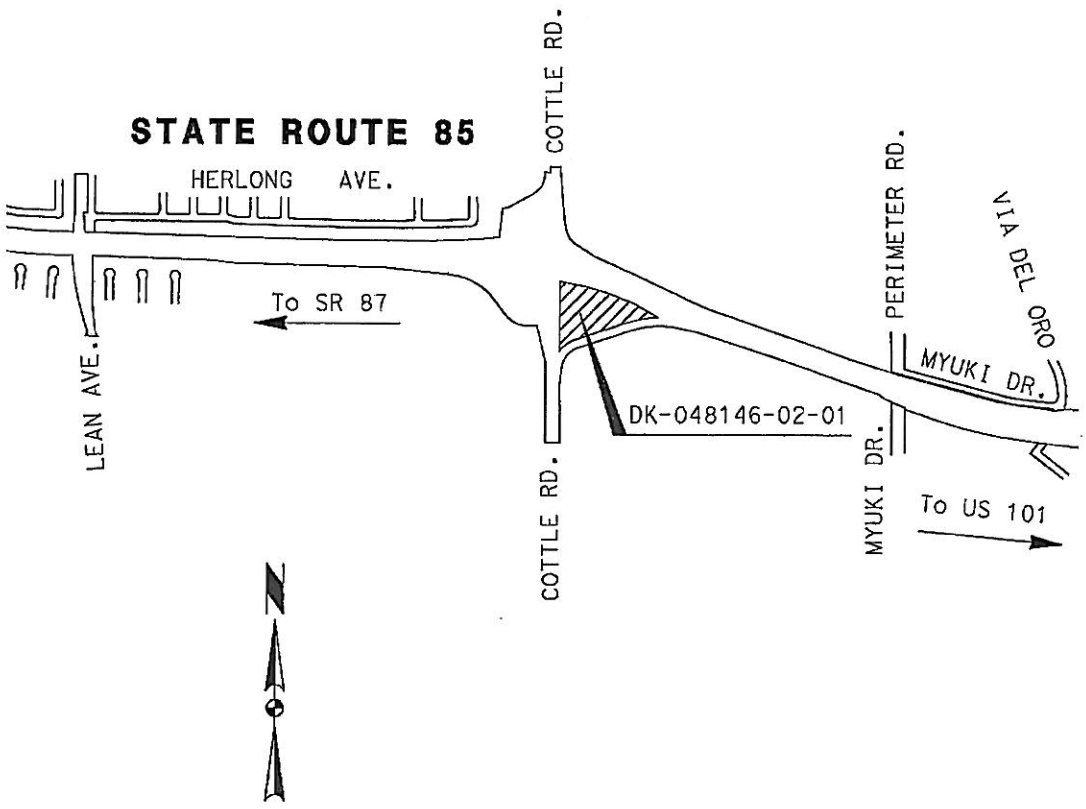
ATTACHMENT 6A



ATTACHMENT 6B

DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 3. MULTIPLY DISTANCES BY 1.0000478 TO OBTAIN GROUND-LEVEL DISTANCES.

CITY OF SAN JOSE
COUNTY OF SANTA CLARA



R-X115.6

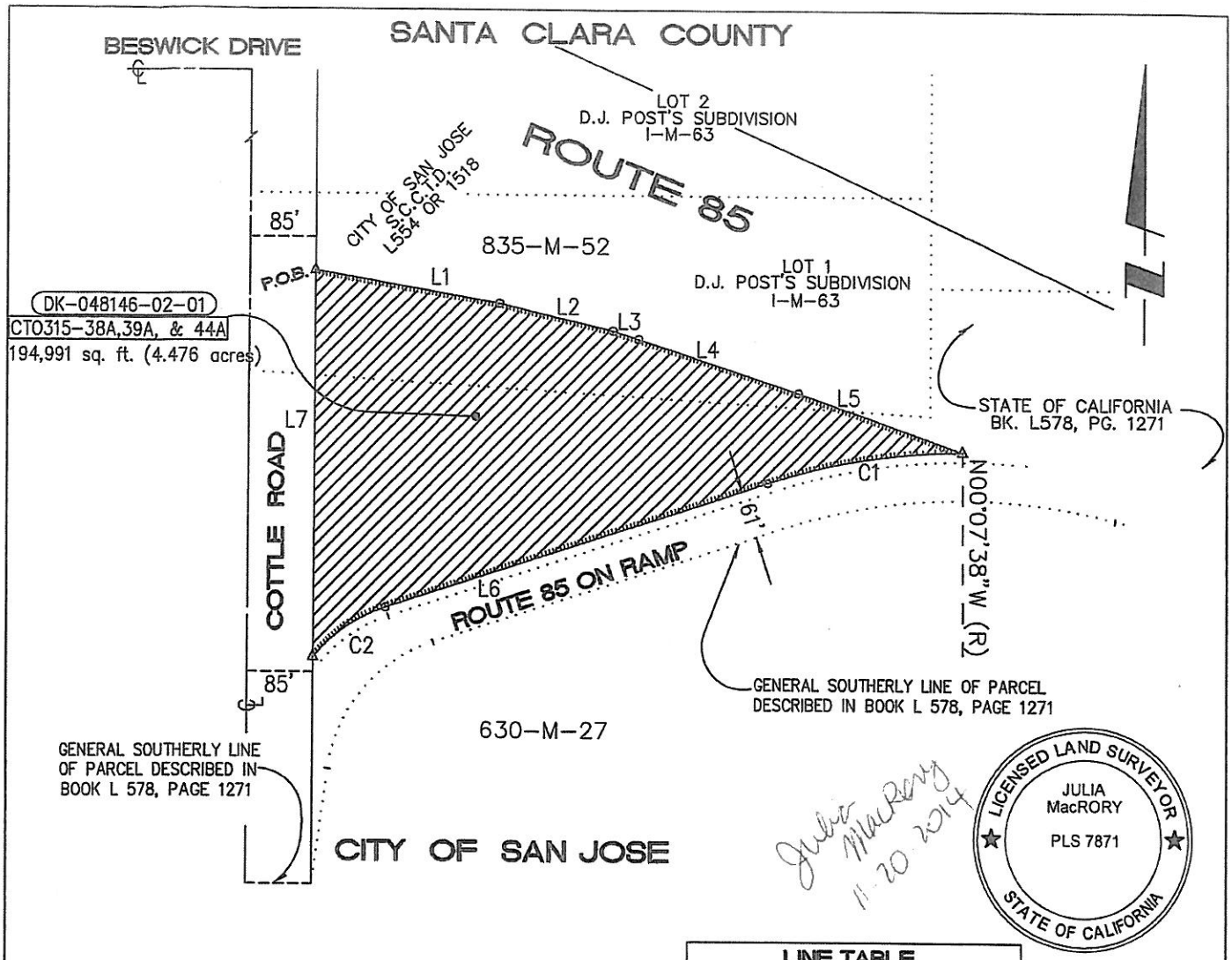
CTO315-38A, 39A, & 44A

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

EXHIBIT "B"
DIRECTOR'S QUITCLAIM DEED
DK-048146-02-01

DRAWN BY: MJS			DATE: 01/2011
CHECKED BY:			SCALE: NONE
CO.	RTE.	P.M.	DR.NO.
SCl	85	2.0	1 OF 2

ATTACHMENT 7A



R-X151.7

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	826.00	17°52'22"	257.66
C2	205.94	32°09'20"	115.58

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S80°14'42"E	243.29
L2	S76°57'07"E	151.54
L3	S72°14'03"E	34.46
L4	S72°02'06"E	219.34
L5	S70°51'12"E	226.55
L6	S72°00'00"W	521.80
L7	N00°08'52"E	493.49

BASIS OF BEARINGS:
THE DISTANCES SHOWN ON THE ABOVE PLAT ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 3, AS INDICATED ON THAT CERTAIN RECORD OF SURVEY FILED MARCH 15, 2010, IN BOOK 835 OF MAPS AT PAGE 52, RECORDS OF SANTA CLARA COUNTY. MULTIPLY EXPRESSED DISTANCES BY 1.0000478 TO OBTAIN GROUND DISTANCES.

EXHIBIT "B"

1 inch = 200 ft.

200 0 200 400

SANTA CLARA VALLEY TRANSPORTATION AUTHORITY
COTTLE PARK & RIDE FACILITY

REVISION DATE: 11-18-2014	SCALE 1"=200'	DIRECTOR'S QUITCLAIM DEED DK-048146-02-01
DRWN. BY: RE CHK. BY: JM	SHEET 2 OF 2	

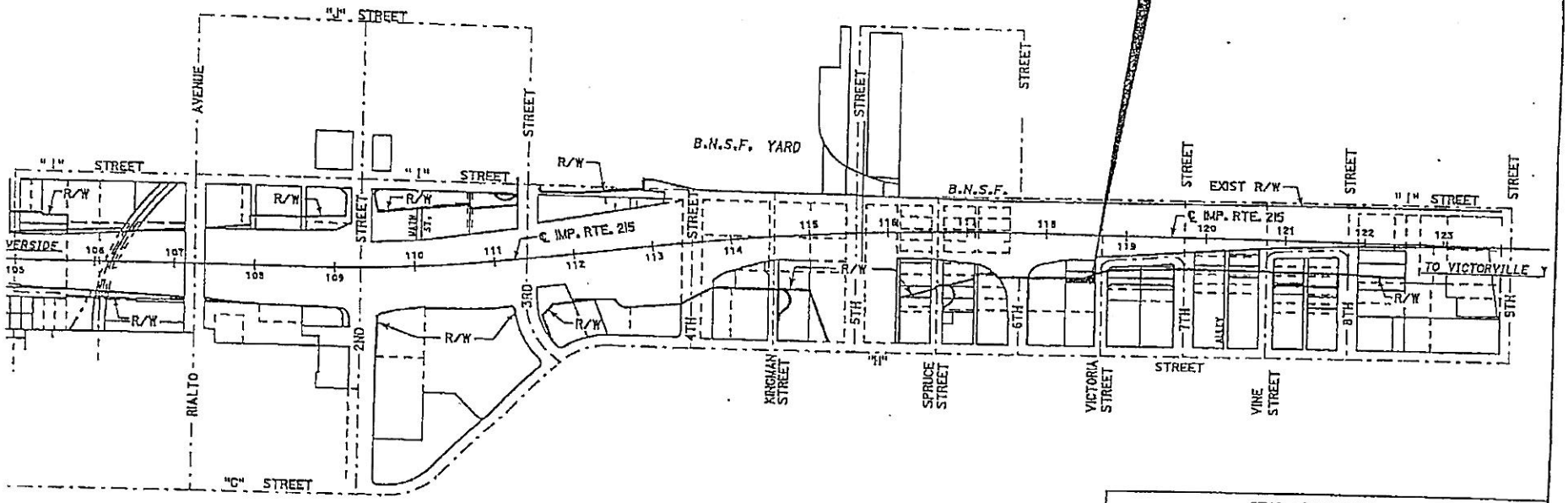
ATTACHMENT 7B

EXHIBIT "B"

VICINITY MAP
OR DEPICTION OF EXHIBIT "A"

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.

DIRECTOR'S DEED
DD019628-01-01
SEE SHEET 2 FOR DETAILS



OUNTY OF SAN BERNARDINO
CITY OF SAN BERNARDINO

:O. : DIST. "08 R/W MAP 67208-02

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

VICINITY MAP
DIRECTOR'S DEED
DD 019628-01-01

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
08	SBd	215	7.357	1	2

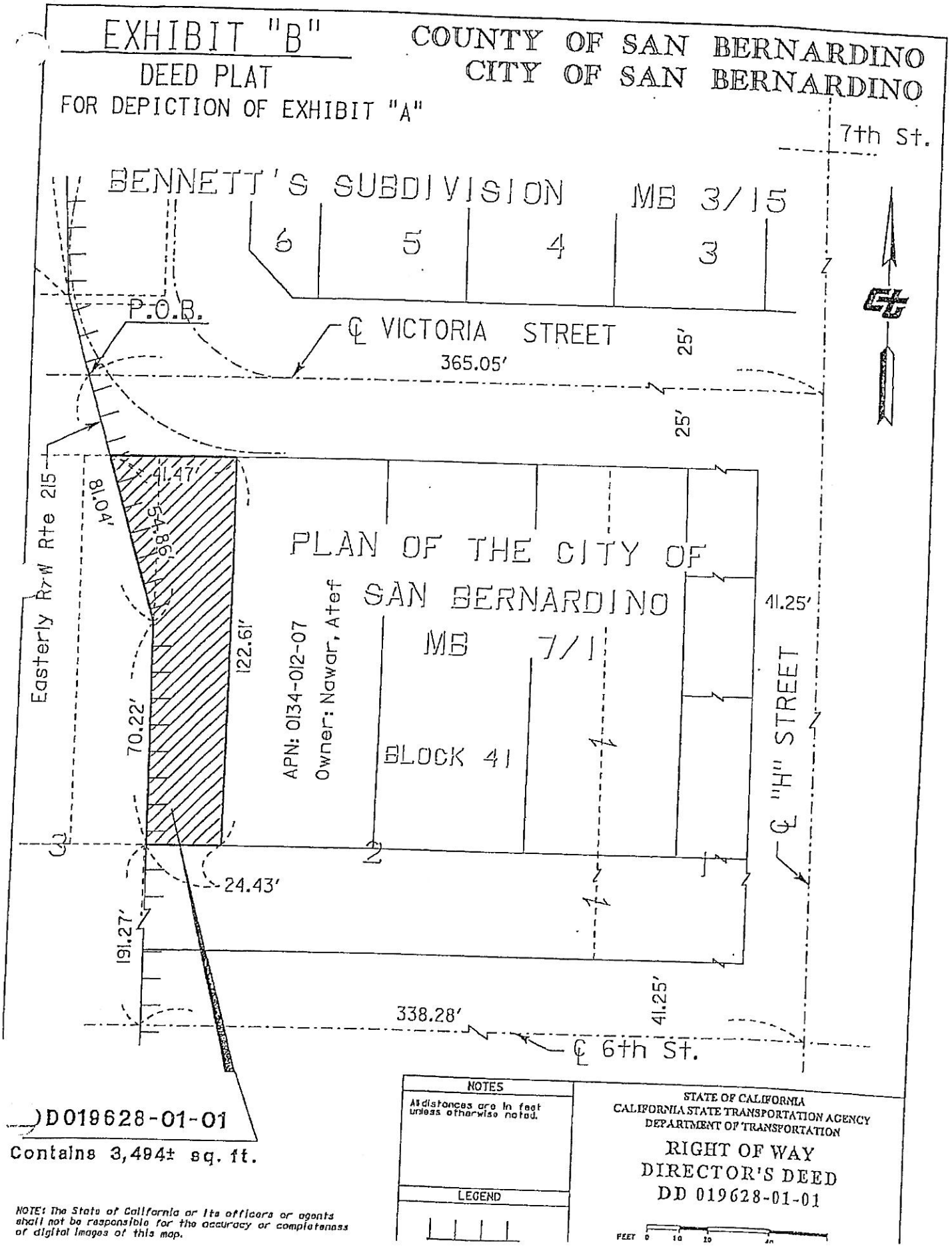
ATTACHMENT 8A

EXHIBIT "B"

DEED PLAT

FOR DEPICTION OF EXHIBIT "A"

COUNTY OF SAN BERNARDINO
CITY OF SAN BERNARDINO



DD019628-01-01

Contains 3,494± sq. ft.

NOTES

All distances are in feet unless otherwise noted.

LEGEND

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY
DIRECTOR'S DEED
DD 019628-01-01

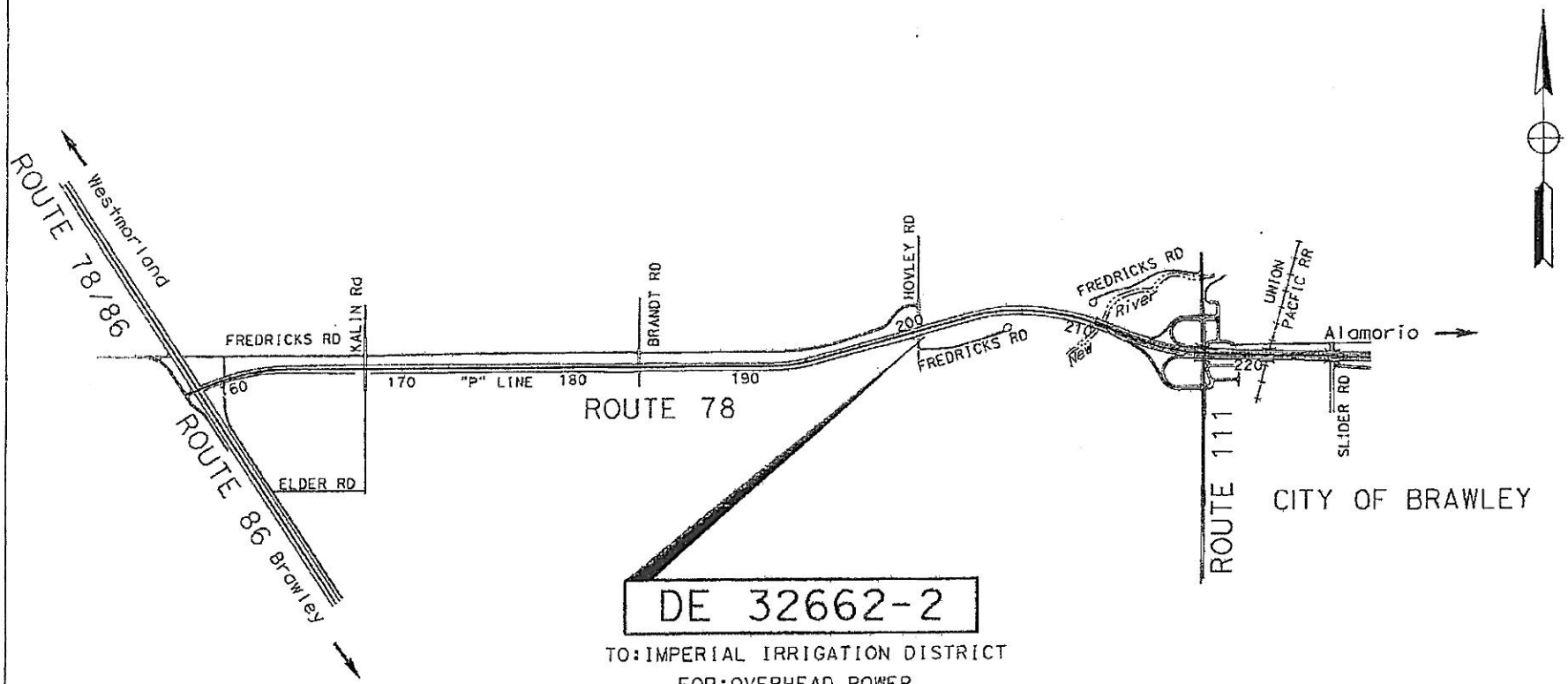
FEET 0 10 20

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.

ATTACHMENT 8B

EXHIBIT "B"

COUNTY OF IMPERIAL



DE 32662-2

TO: IMPERIAL IRRIGATION DISTRICT

FOR: OVERHEAD POWER

E.A. 167882

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
DISTRICT 11

DIRECTOR'S DEED EHXIBIT
DE 32662-2

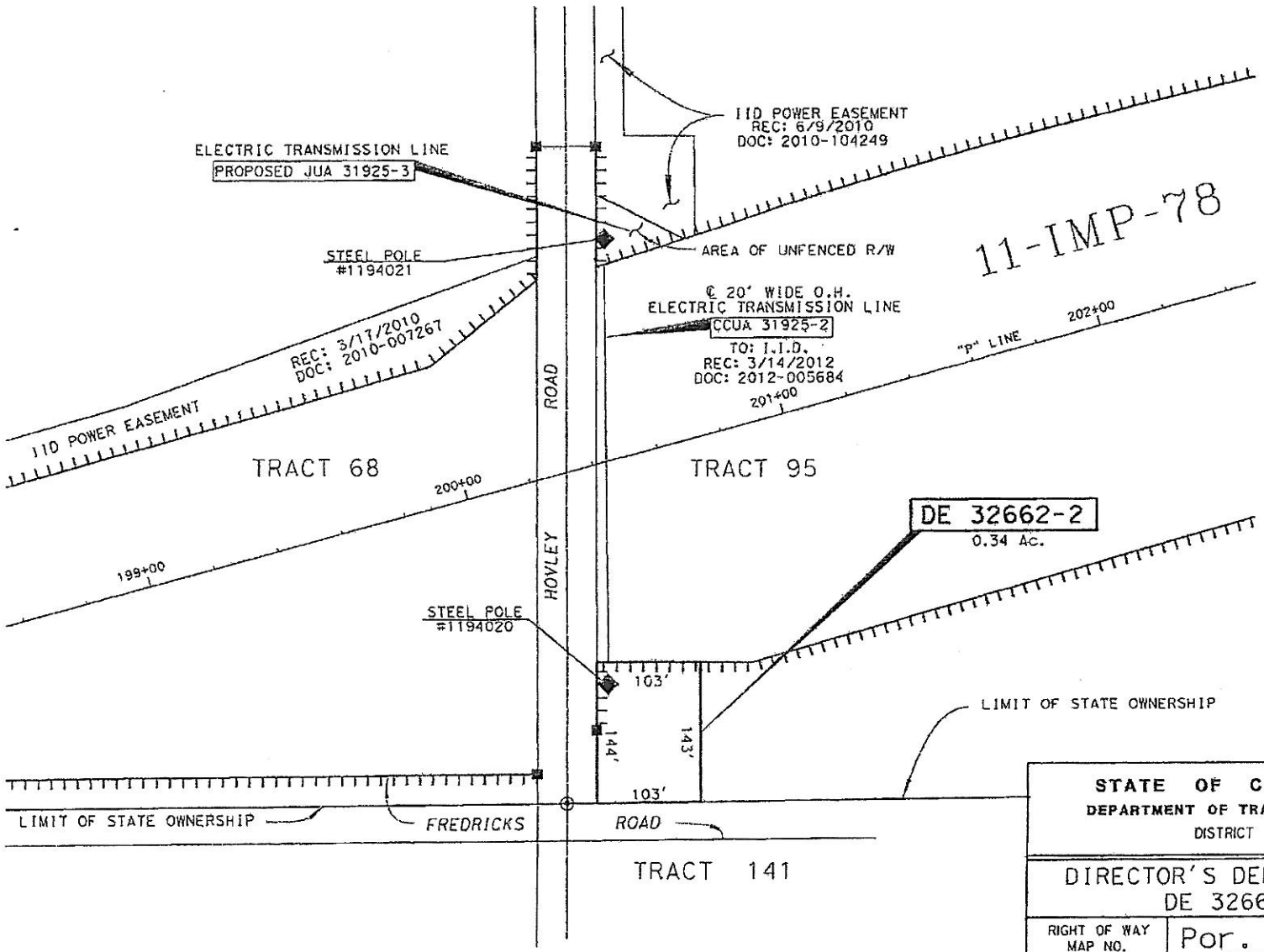
RIGHT OF WAY MAP NO.		Por. 77600Km	
COUNTY	ROUTE	KP / PM	SCALE
IMP	78	R18.7 / 11.8	NONE
			SHEET 1 OF 2

ATTACHMENT 9A

COUNTY OF IMPERIAL

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

EXHIBIT "B"



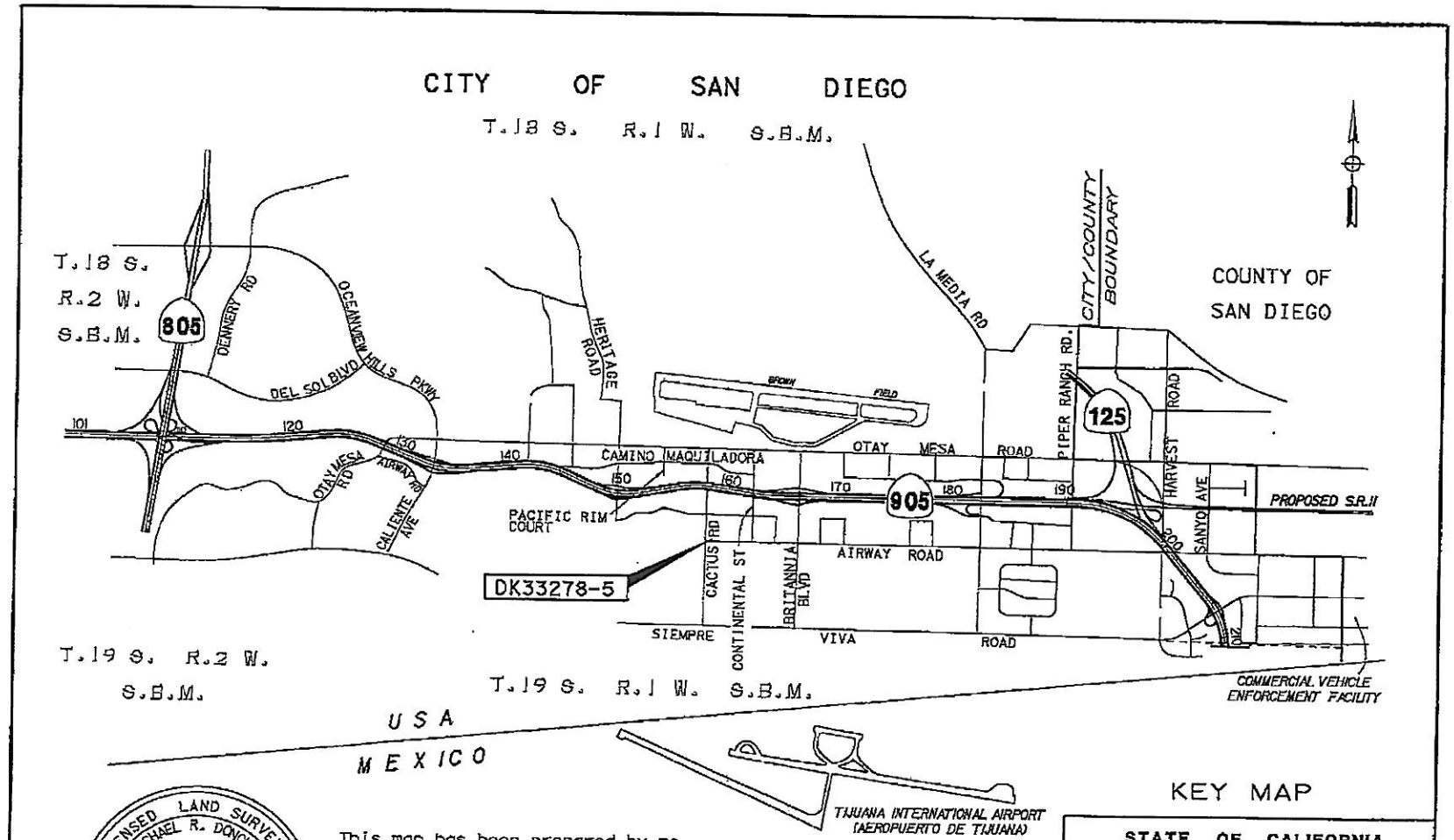
E.A. 167882

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
DISTRICT 11

DIRECTOR'S DEED EXHIBIT
DE 32662-2

RIGHT OF WAY MAP NO.		Por. 77607m	
COUNTY	ROUTE	KP / PM	SCALE
IMP	78	R18.7 / 11.8	NONE
			SHEET 2 OF 2

ATTACHMENT 9B



LICENSED LAND SURVEYOR
MICHAEL R. DONOHO
No. LS 8042
Exp. 12-31-2015
STATE OF CALIFORNIA

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

Signature Michael R Donoho

Date March 26, 2014

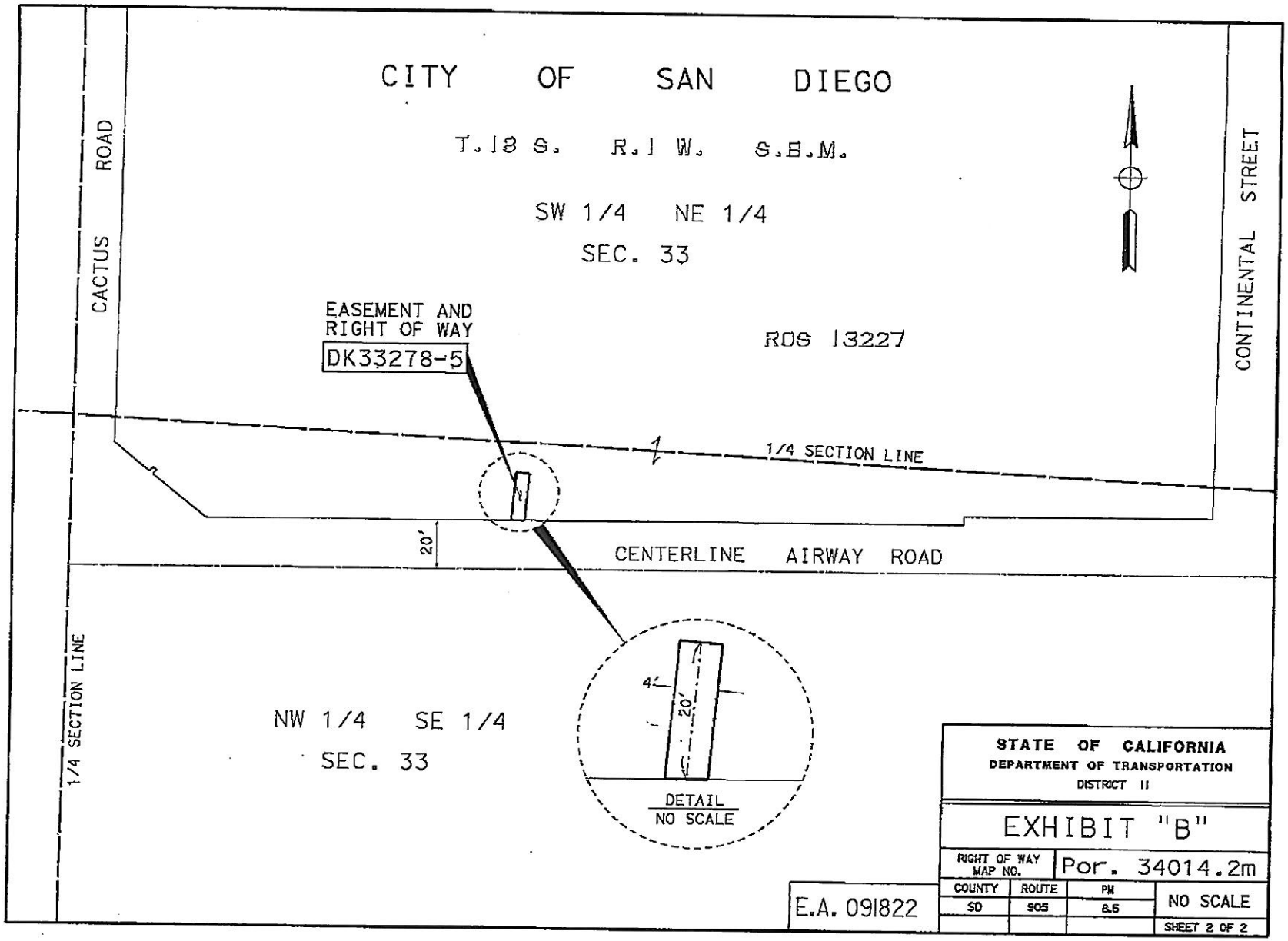
E.A. 091822

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
DISTRICT 11

EXHIBIT "B"

RIGHT OF WAY MAP NO.		Por. 34000km	
COUNTY	ROUTE	KP/PM	NO SCALE
SD	905	8.5	SHEET 1OF 2

ATTACHMENT 10A



ATTACHMENT 10B