

# Memorandum

To: CHAIR AND COMMISSIONERS  
CALIFORNIA TRANSPORTATION COMMISSION

CTC Meeting: June 29-30, 2016

Reference No.: 2.4d.  
Action Item

From: NORMA ORTEGA  
Chief Financial Officer

Prepared by: Jennifer S. Lowden, 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 \$7,076,900. The State will receive a return of \$10,635,400 from the sale of these properties. A recapitulation of the items presented and corresponding maps are attached.

## **ISSUE:**

**01-03-Sut-99** PM R19.7  
Disposal Unit #DD 026745-03-01  
#DE 026745-03-02  
Convey to: Eric William Blasé

Yuba City  
0.10 acre  
1.92 acres  
\$59,500  
(Public sale estimate \$10,000)

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

**02-04-Ala-238** PM 13.8  
Disposal Unit #DD 032736-01-01  
Convey to: Dutra Enterprises, Inc., a California  
Corporation

Hayward  
3.44 acres  
\$3,500,000  
(Public sale estimate \$2,500,000)

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

**03-04-Ala-238 PM 13.5** Hayward  
Disposal Unit #DD 032738-01-01 0.17 acre  
Convey to: FORE KINGS LLC \$487,000  
(Public sale estimate \$400,000)  
Public sale. Selling price represents the highest bid received at the first public sale. There were five bidders.

**04-04-Ala-238 PM 13.6** Hayward  
Disposal Unit #DD 032739-01-01 0.19 acre  
Convey to: Vandana Vasisht and Vishal Sharma \$468,000  
(Public sale estimate \$400,000)  
Public sale. Selling price represents the highest bid received at the public sale. There were six bidders.

**05-04-Ala-238 PM 13.5** Hayward  
Disposal Unit #DD 032746-01-01 0.20 acre  
Convey to: Community Partnership LLC \$357,000  
(Public sale estimate \$200,000)  
Public sale. Selling price represents the highest bid received at the public sale. There were five bidders.

**06-04-Ala-580 PM 31.0** Hayward  
Disposal Unit #DD 040709-01-01 0.27 acre  
Convey to: Dori Phuong-Lan Tieu \$474,000 (Appraisal \$474,000)  
Direct sale. Pursuant to Commission Resolution G-98-22, this transaction is a direct sale at the appraised value to a qualified tenant of five years or more with the rental account in good standing.

**07-04-Ala-580 KP 74.3** Oakland  
Disposal Unit #DD 056359-01-01 1.066 acres  
Convey to: Tulse Nathu, Payal Nathu \$3,010,000  
and Jayanti Nathu (Public sale estimate \$1,393,000)  
Public sale. Selling price represents the highest bid received at the public sale. There were four active bidders.

**08-04-SCI-101 PM 35.4** San Jose  
Disposal Unit #DD 000044-02-01 1.89 acres  
Convey to: City of San Jose, a Municipal Corporation \$850,000  
(Negotiated fair market value \$850,000)  
Direct sale to a public agency for public park purposes. As a negotiated settlement between the parties, the property was sold for \$850,000 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.

**09-04-SCI-101 PM 24.5** Unincorporated Santa Clara County  
Disposal Unit #DD 038773-01-01 2.168 acres  
#DD 038773-02-01 4.097 acres  
Convey to: Great Oaks Water Company \$5,000 (Appraisal \$5,000)  
Direct sale pursuant to the Right of Entry Agreement dated February 18, 2011 and subsequent  
Option to Purchase Agreement dated May 5, 2015.

**10-04-Son-101 PM 14.9** Rohnert Park  
Disposal Unit #DD 060206-01-01 0.58 acre  
Convey to: Sutter & Pierce EPC, LLC \$510,000  
(Public sale estimate \$264,000)  
Public sale. Selling price represents the highest bid received at the public auction. There were  
four bidders.

**11-04-Son-101 PM 12.7** Cotati  
Disposal Unit #DD 060955-01-01 0.70 acre  
Convey to: Richard J. Traverso, a Single Man \$704,000  
(Public sale estimate \$400,000)  
Public sale. Selling price represents the highest bid received at the first public auction. There  
were five bidders.

**12-06-Ker-178 PM 2.34** Bakersfield  
Disposal Unit #DD 075094-01-01 0.187 acre  
Convey to: Pacific Gas and Electric Company \$9,300 (Appraisal \$9,300)  
Direct sale. Sale price represents the appraised value received from a public utility company. The  
highest and best use of the subject property is as joinder.

**13-07-LA-10 PM 32.0** Baldwin Park  
Disposal Unit #DD 079163-01-01 0.08 acre  
Convey to: Fresh Generation, Inc \$49,300 (Appraisal \$49,300)  
Direct sale. Sale price represents the appraised value received from the only adjoining owner. The  
highest and best use of the subject property is as joinder.

**14-07-LA-210 PM 51.5** Claremont  
Disposal Unit #DD 040576-01-01 0.077 acre  
Convey to: Three Valleys Municipal Water District \$17,300 (Appraisal \$17,300)  
Direct sale. Sale price represents the appraised value received from a local agency. The highest  
and best use of the subject property is as joinder.

**15-10-Mer-99 PM 29.3** Livingston  
Disposal Unit #DD 012677-01-01 0.118 acre  
Convey to: Norcal Investors, Inc. \$135,000  
(Public sale estimate \$105,000)  
Public sale. Selling price represents the highest bid received at the first public auction. There  
were three active bidders out of 35 registered bidders.

Attachments

Attachment A - Financial summary spreadsheet

Exhibits 1A-15B - Parcel maps

**SUMMARY OF DIRECTOR'S DEEDS - 2.4d.  
PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION - June 29-30, 2016**

**Table I - Volume by Districts**

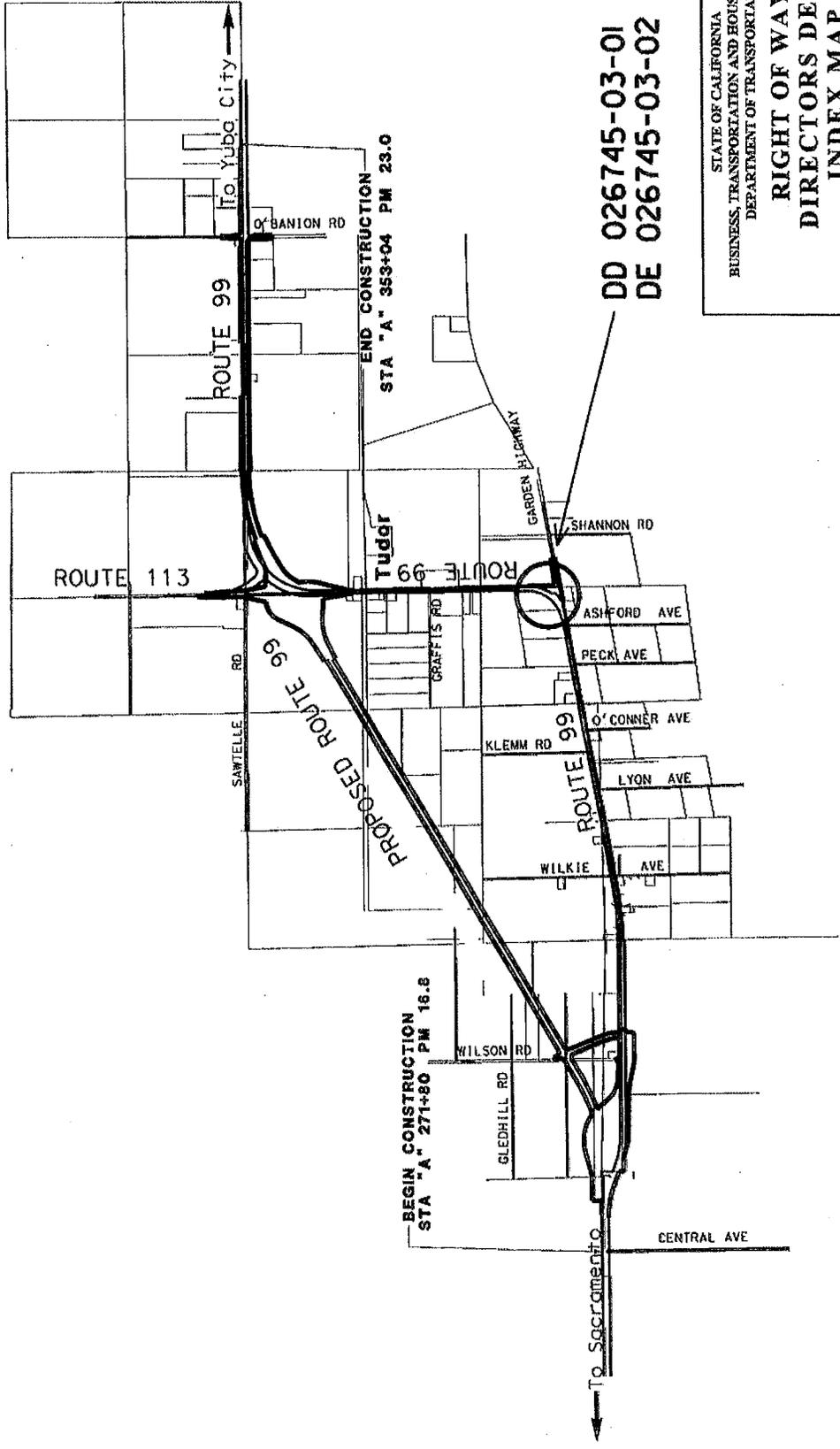
District	Direct Sales	Public Sales	Non-Inventory Conveyances	Other Funded Sales	Total Items	Current Estimated Value	Return From Sales	Recovery %
								% Return From Sales Current Value
01								
02								
03		1			1	\$ 10,000.00	\$ 59,500.00	595%
04	3	7			10	\$ 6,886,000.00	\$ 10,365,000.00	151%
05								
06	1				1	\$ 9,300.00	\$ 9,300.00	100%
07	2				2	\$ 66,600.00	\$ 66,600.00	100%
08								
09								
10		2			2	105,000.00	135,000.00	129%
11								
12								
	6	10			16	\$7,076,900.00	\$10,635,400.00	150%

**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	\$1,404,900.00	\$1,404,900.00	100%
Public Sales	10	\$5,672,000.00	\$9,230,500.00	163%
Non-Inventory Conveyances				
<b>Sub-Total</b>	16	\$7,076,900.00	\$10,635,400.00	150%
Other Funded Sales				
<b>Total</b>	16	\$7,076,900.00	\$10,635,400.00	150%



EXHIBIT A



DD 026745-03-01  
DE 026745-03-02

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

**RIGHT OF WAY  
DIRECTORS DEED  
INDEX MAP**

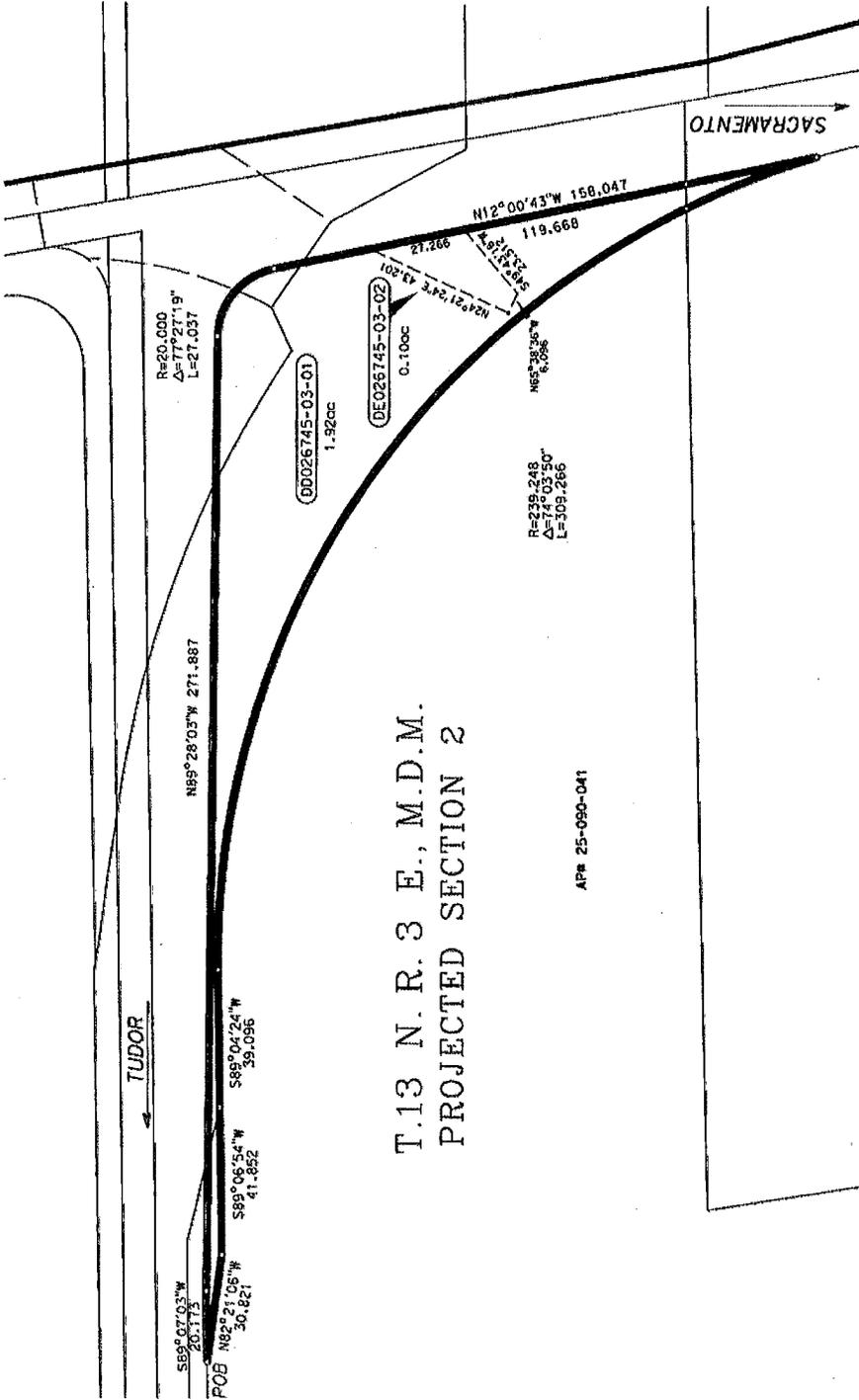
**NOT TO SCALE**

DISTRICT	COUNTY	ROUTE	SUT	SHEET NO.	TOTAL SHEETS
03	99	99	19.7	1	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.

EXHIBIT B



T.13 N. R. 3 E., M.D.M.  
PROJECTED SECTION 2

AP# 25-050-041

STATE OF CALIFORNIA  
CALIFORNIA STATE TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY  
DIRECTOR'S DEED**  
DD 026645-03-01  
DE 026645-03-02

NOTES  
All distances are in meters unless otherwise noted. To convert meters to U.S. Survey feet, multiply distance by 3937/1200.

LEGEND

METERS 0 20 50 100 200 300  
FEET 0 50 100 200 300

DISTRICT	COUNTY	ROUTE	SHEET	MP/PM	SHEET NO.	TOTAL SHEETS
03	SUT	99	/19.1	2	2	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.

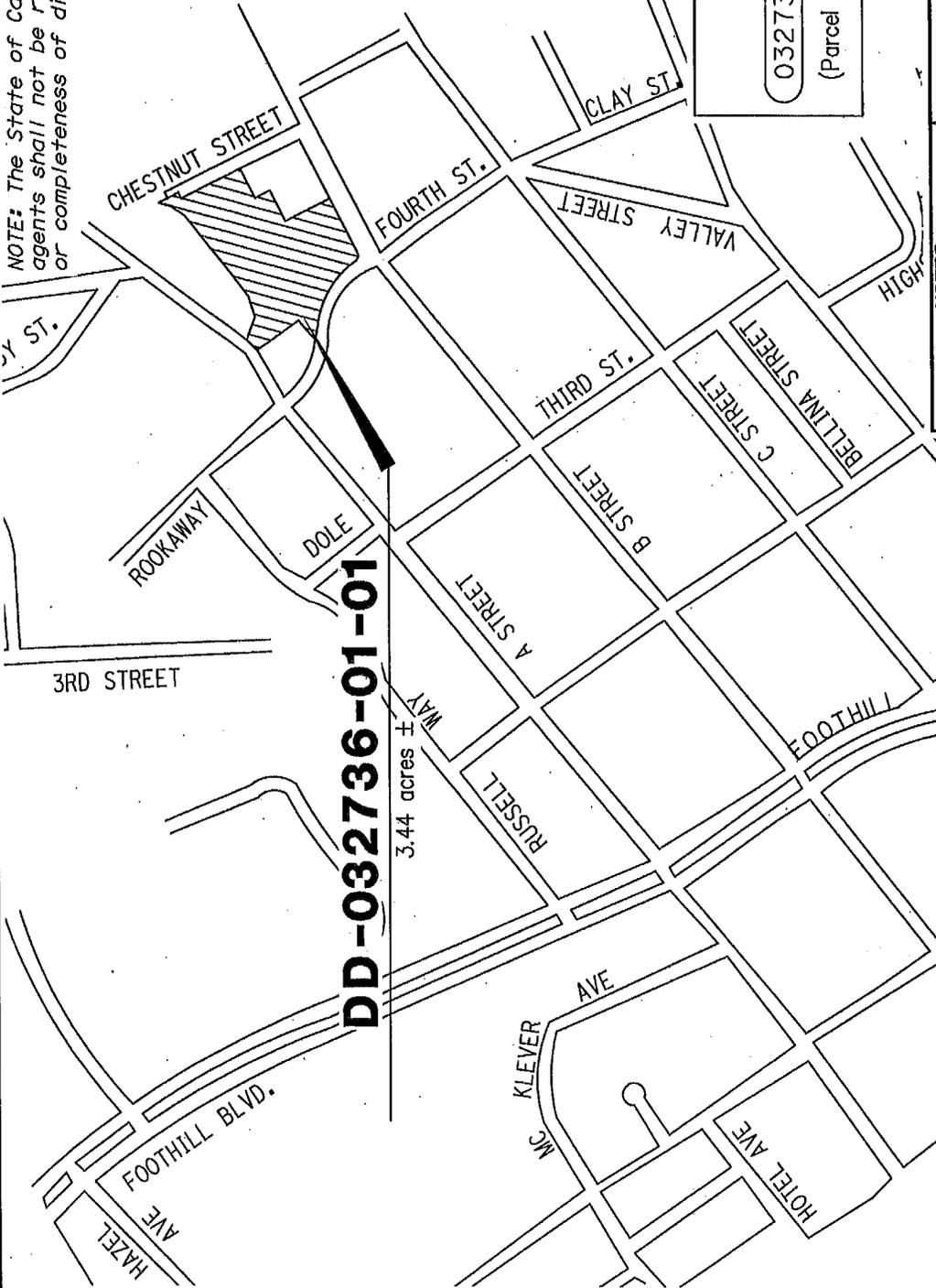


**LEGEND**  
 032736 = Excess Land Parcel  
 (Parcel #) = Exhibit "A" Description

STATE OF CALIFORNIA  
 CALIFORNIA STATE TRANSPORTATION AGENCY  
 DEPARTMENT OF TRANSPORTATION  
 RIGHT OF WAY  
 DIRECTOR'S DEED  
 DD-032736-01-01  
 VICINITY MAP

**NOTES**  
 Coordinates, bearings and distances are based on the California Coordinate System of 1927 Zone 3. Multiply the distances by 1.0000787 to obtain ground level distances. All distances are in U.S. feet unless otherwise noted.

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
04	ALA	238	13.8	1	4



**CITY OF HAYWARD  
 COUNTY OF ALAMEDA**

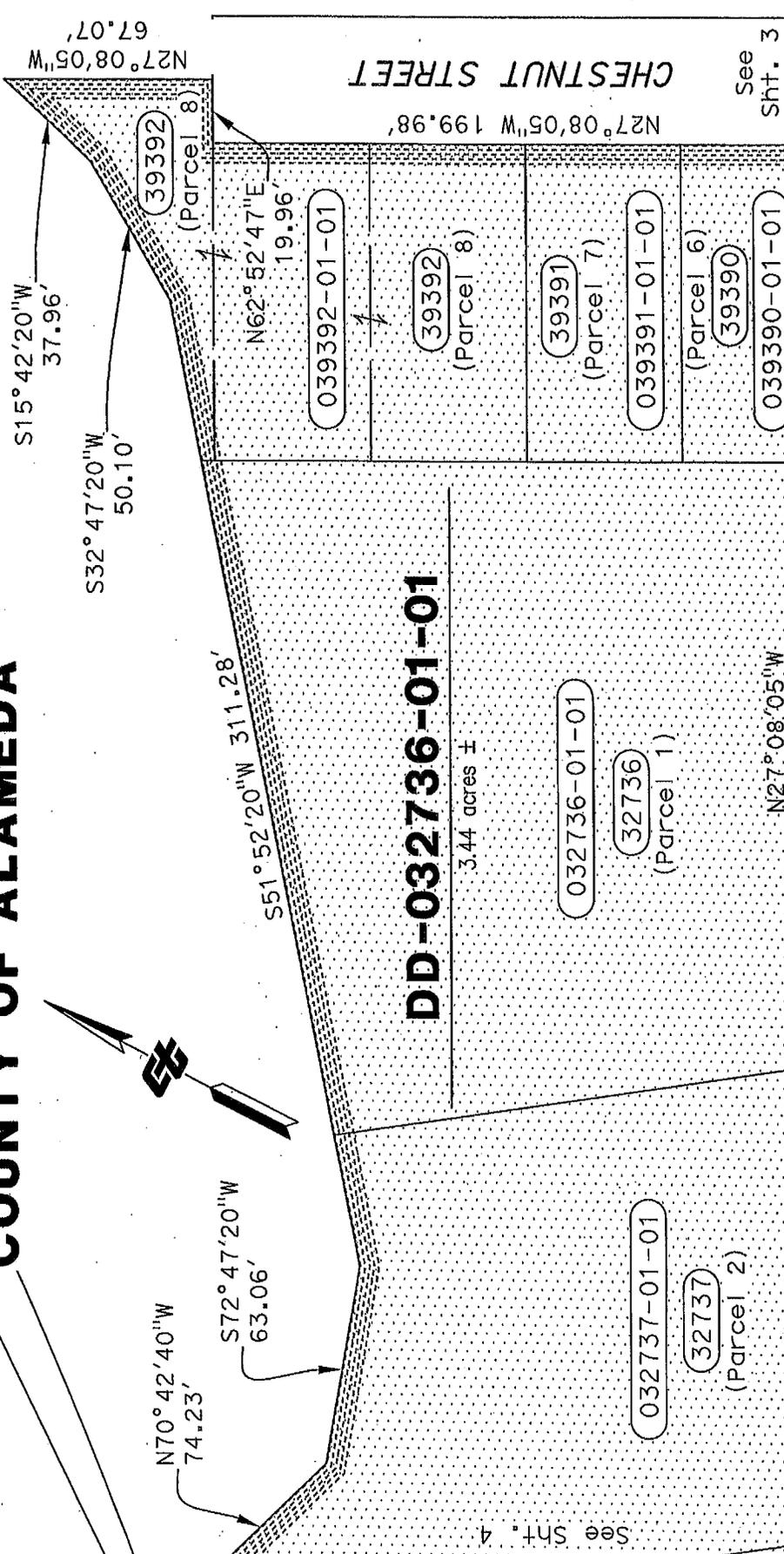


Drawing Date: 2016-03-04

R-167.4

# CITY OF HAYWARD COUNTY OF ALAMEDA

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.



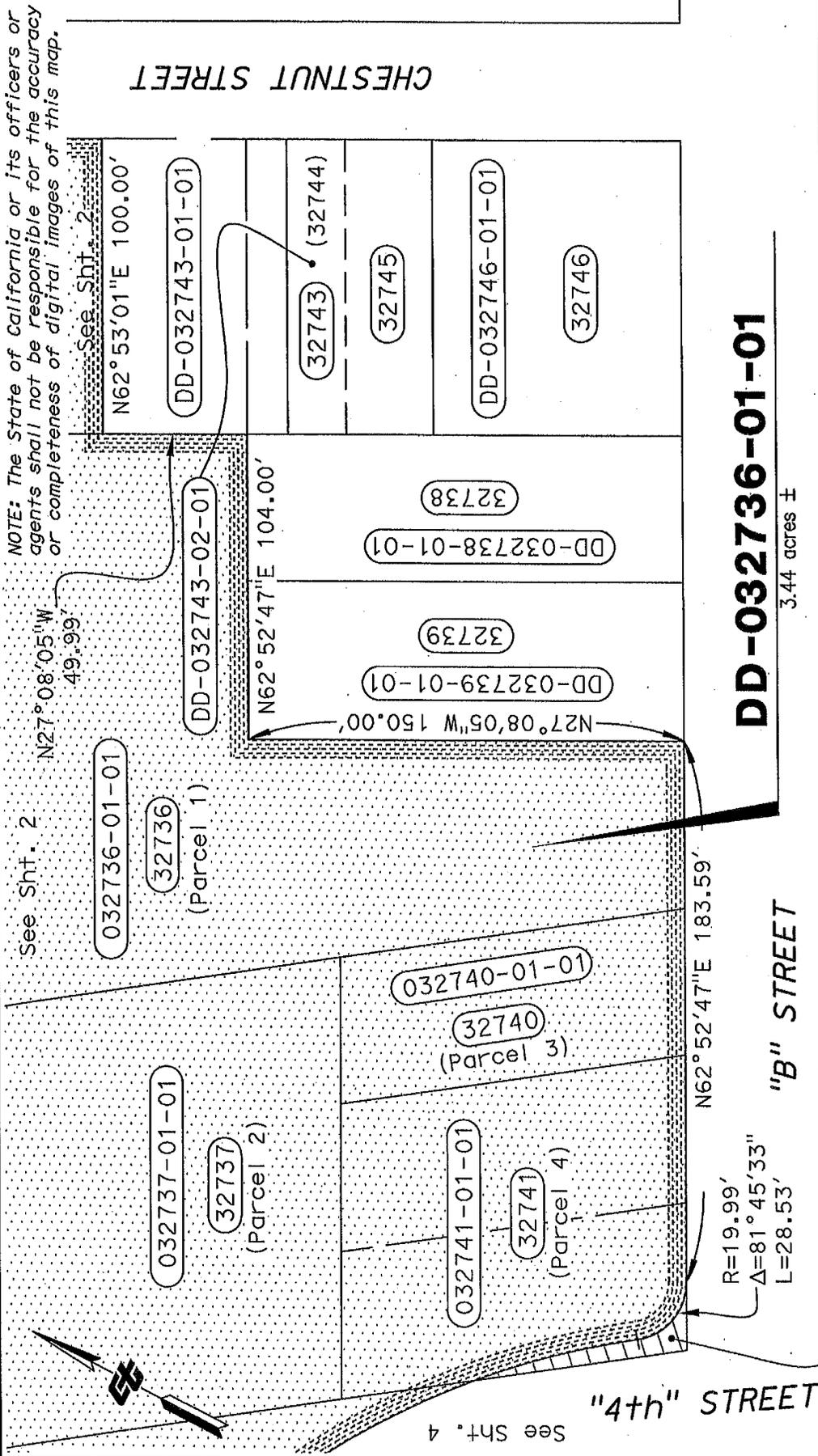
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
04	ALA	238	13.8	2	4

**NOTES**  
Coordinates, bearings and distances are based on the California Coordinate System of 1927, Zone 3. Multiply the distances by 1.0000787 to obtain ground level distances. All distances are in U.S. feet unless otherwise noted.

STATE OF CALIFORNIA  
CALIFORNIA STATE TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION  
**RIGHT OF WAY**  
**DIRECTOR'S DEED**  
DD-032736-01-01  
Scale: 1"=50'

See Sht. 3  
Drawing Date: 2016-03-04

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.



DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
04	ALA	238	13.8	3	4

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STATE OF CALIFORNIA  
 CALIFORNIA STATE TRANSPORTATION AGENCY  
 DEPARTMENT OF TRANSPORTATION  
 RIGHT OF WAY  
 DIRECTOR'S DEED  
 DD-032736-01-01  
 Scale: 1"=50'

**CITY OF HAYWARD  
 COUNTY OF ALAMEDA**

Drawing Date: 2016-03-04

R-1674

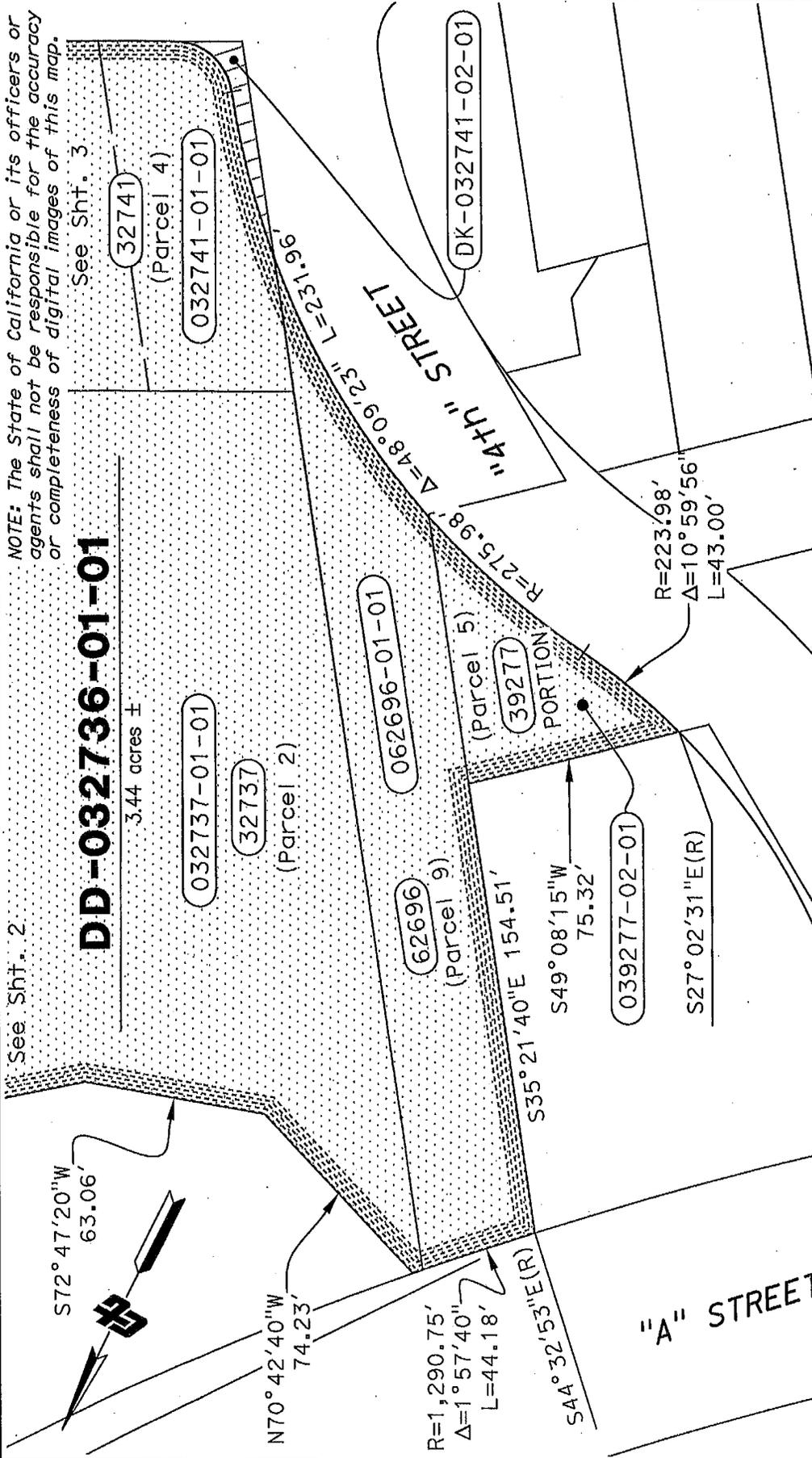
NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.

See Sht. 2

# DD-032736-01-01

3.44 acres ±

See Sht. 3



<p>STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION</p> <p><b>RIGHT OF WAY</b> <b>DIRECTOR'S DEED</b> DD-032736-01-01</p> <p>Scale: 1"=50'</p>		<p><b>NOTES</b></p> <p>Coordinates, bearings and distances are based on the California Coordinate System of 1927, Zone 3. Multiply the distances by 1.0000787 to obtain ground level distances. All distances are in U.S. feet unless otherwise noted.</p>			
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
04	ALA	238	13.8	4	4

## CITY OF HAYWARD COUNTY OF ALAMEDA

Drawing Date: 2016-03-04

R-167.4

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.



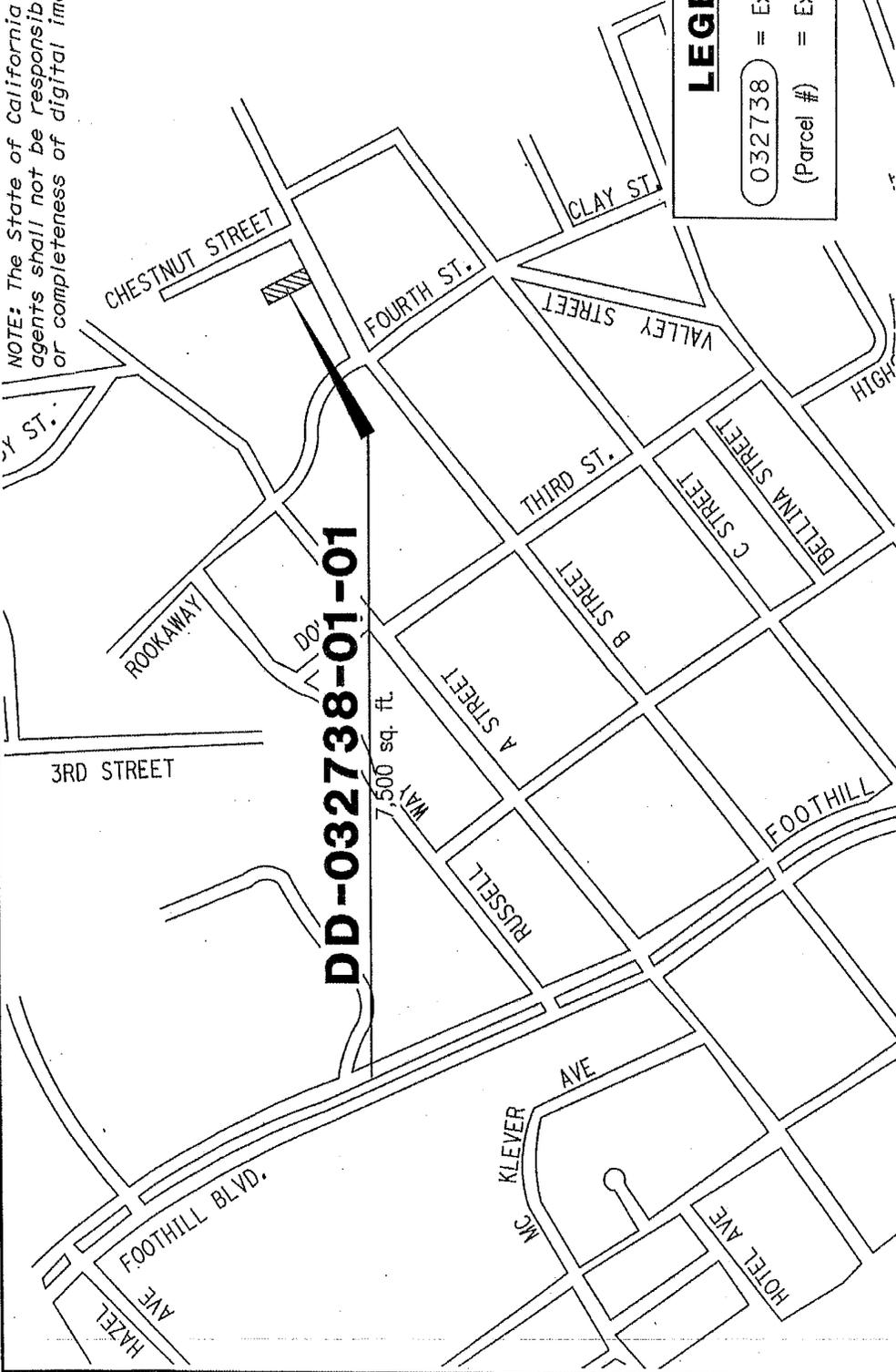
**LEGEND**

032738 = Excess Land Parcel  
 (Parcel #) = Exhibit "A" Description

STATE OF CALIFORNIA  
 CALIFORNIA STATE TRANSPORTATION AGENCY  
 DEPARTMENT OF TRANSPORTATION  
**RIGHT OF WAY**  
**DIRECTOR'S DEED**  
 DD-032738-01-01  
 VICINITY MAP

**NOTES**  
 Coordinates, bearings and distances are based on the California Coordinate System of 1927, Zone 3. Multiply the distances by 1.0000787 to obtain ground level distances. All distances are in U.S. feet unless otherwise noted.

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
04	ALA	238	13.5	1	2



**CITY OF HAYWARD**  
**COUNTY OF ALAMEDA**



R-167.4

# CITY OF HAYWARD COUNTY OF ALAMEDA

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.

32736

(S61° 48' W)  
S62° 52' 47" W  
50.00'

32737

32740

32741

32739

(S28° 12' E) 150.00'  
S27° 08' 05" E 150.00'

032738-01-01

32738  
Reel 2662 img. 798  
12-29-70

32744

32746

(N28° 12' W) 150.00'  
N27° 08' 05" W 150.00'

N62° 53' 01" E 100.00'

DD-032743-01-01

CHESTNUT STREET

(N61° 48' E)  
N62° 52' 47" E  
50.00'

DD-032738-01-01

7,500 sq. ft.

"B" STREET

DK-032741-02-01

"4th" STREET

<p><b>NOTES</b> Coordinates, bearings and distances are based on the California Coordinate System of 1927, Zone 3. Multiply the distances by 1.0000787 to obtain ground level distances. All distances are in U.S. feet unless otherwise noted.</p>		<p>STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION <b>RIGHT OF WAY DIRECTOR'S DEED</b> DD-032738-01-01 Scale: 1"=50'</p>			
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
04	ALA	238	13.5	2	2

Note:  
( ) = per State Parcel 32738  
Reel 2662 img. 798 7-29-70

Drawing Date: 2015-12-21

R-1674

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.



**LEGEND**

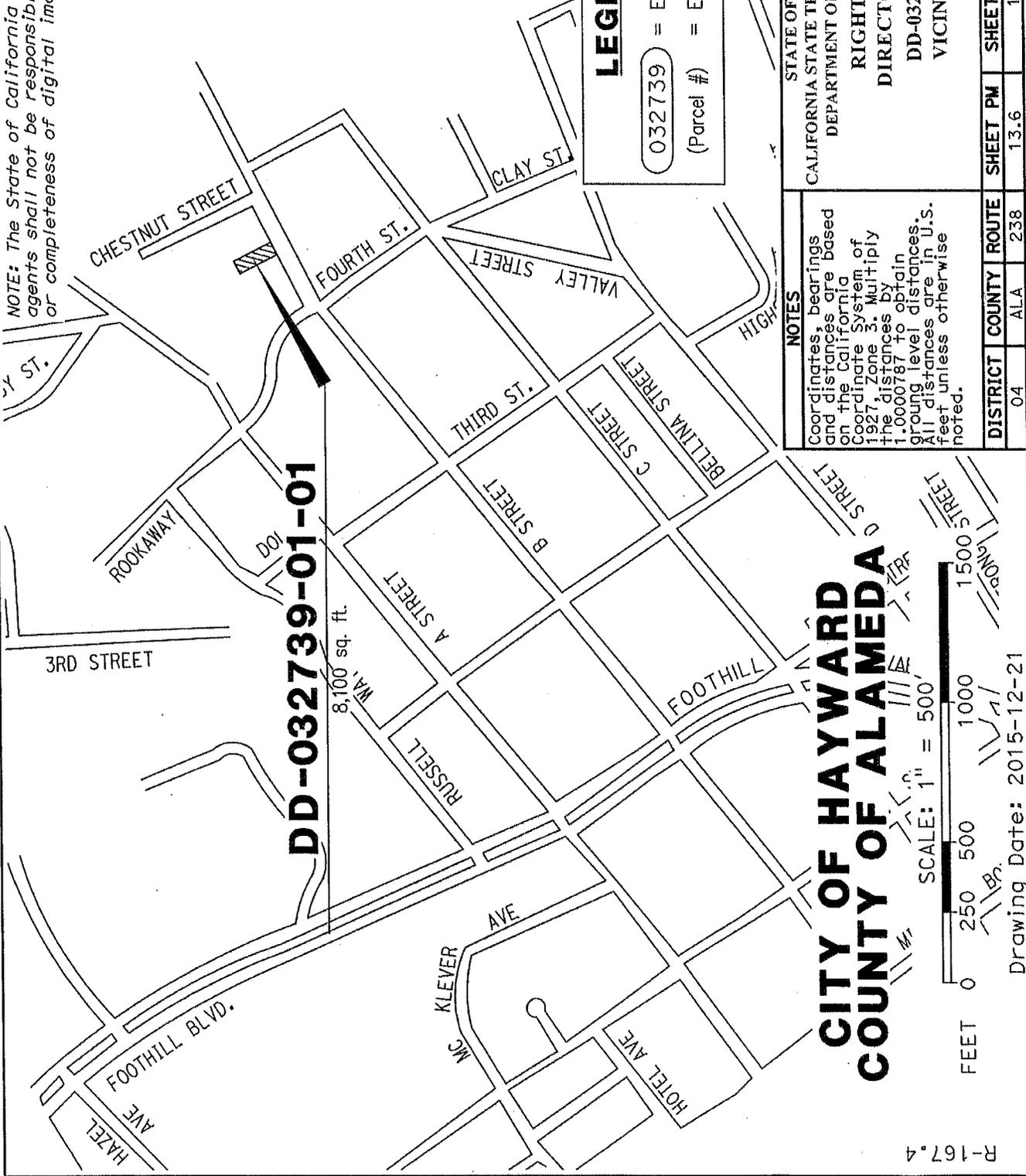
032739 = Excess Land Parcel  
 (Parcel #) = Exhibit "A" Description

STATE OF CALIFORNIA  
 CALIFORNIA STATE TRANSPORTATION AGENCY  
 DEPARTMENT OF TRANSPORTATION

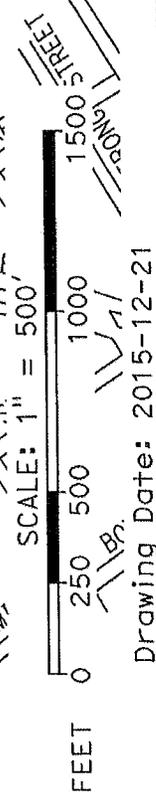
**RIGHT OF WAY  
 DIRECTOR'S DEED**  
 DD-032739-01-01  
 VICINITY MAP

**NOTES**  
 Coordinates, bearings and distances are based on the California Coordinate System of 1927, Zone 3. Multiply the distances by 1.0000787 to obtain ground level distances. All distances are in U.S. feet unless otherwise noted.

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
04	ALA	238	13.6	1	2



**CITY OF HAYWARD  
 COUNTY OF ALAMEDA**

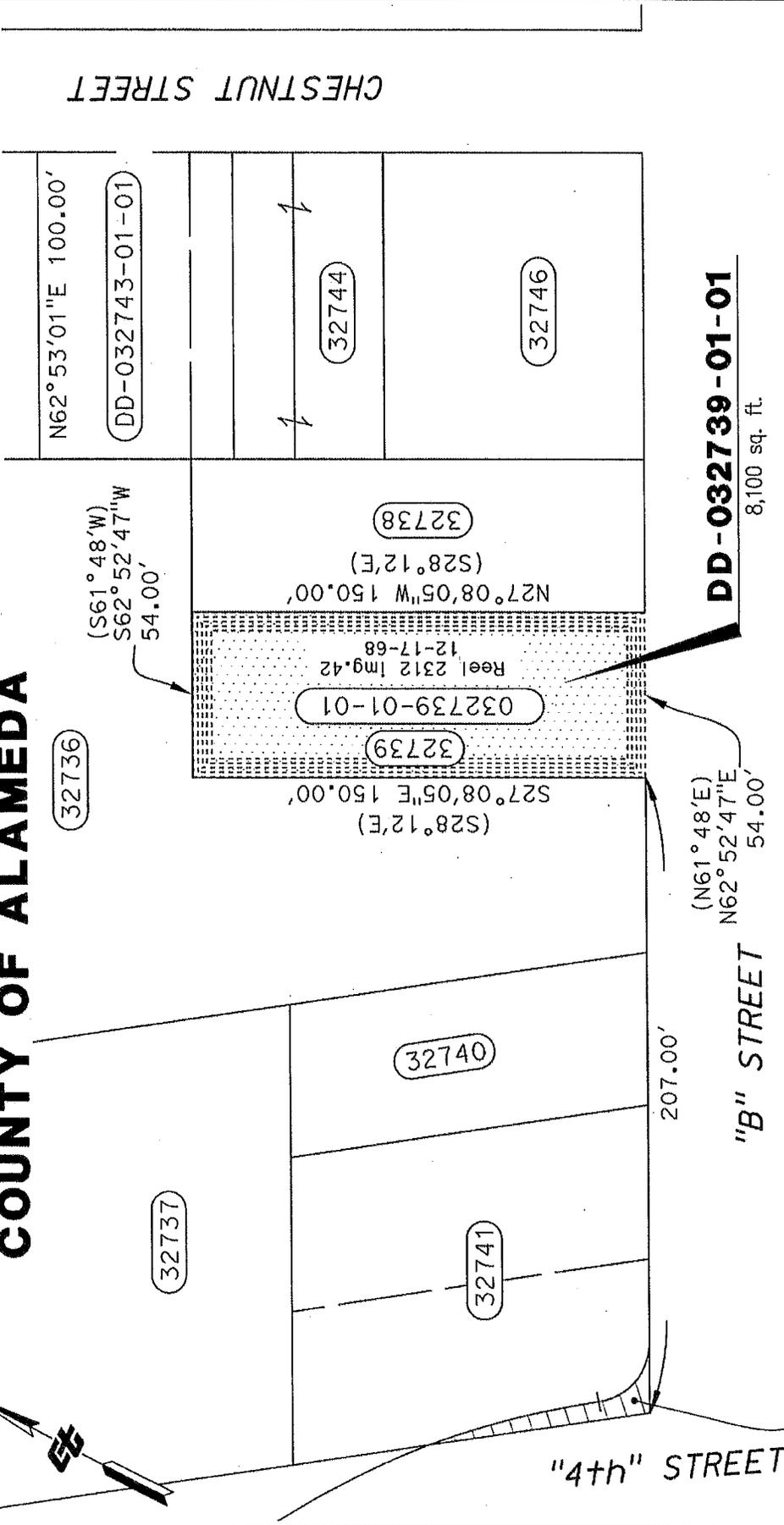


Drawing Date: 2015-12-21

R-167.4

# CITY OF HAYWARD COUNTY OF ALAMEDA

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DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
04	ALA	238	13.6	2	2

STATE OF CALIFORNIA  
CALIFORNIA STATE TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION  
RIGHT OF WAY  
DIRECTOR'S DEED  
DD-032739-01-01  
Scale: 1"=50'

**NOTES**  
Coordinates, bearings and distances are based on the California Coordinate System of 1927, Zone 3. Multiply the distances by 1.0000787 to obtain ground level distances. All distances are in U.S. feet unless otherwise noted.

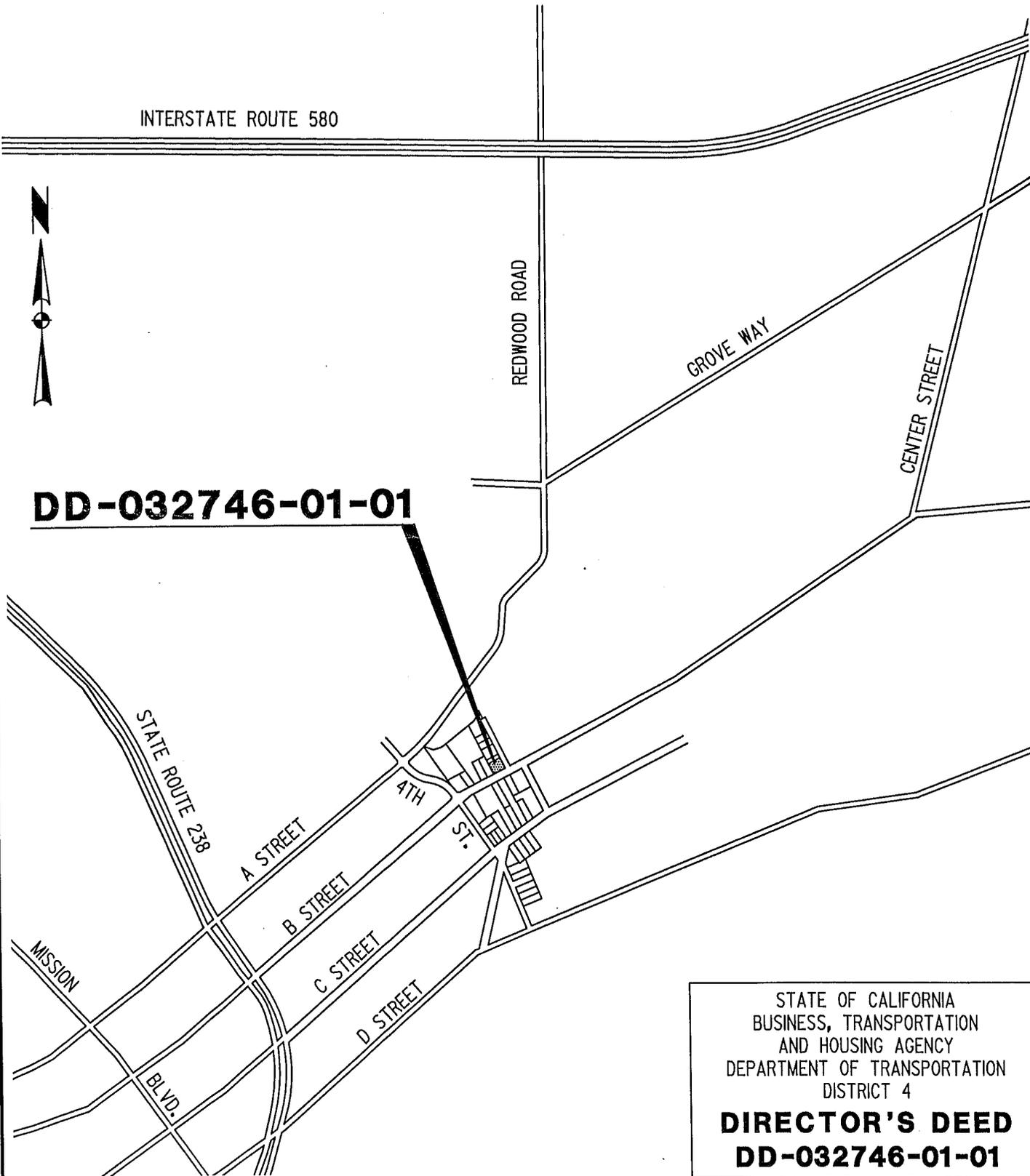
Note:  
( ) = per State Parcel 32739  
Reel 2312 img. 42 12-17-68

Drawing Date: 2015-12-21

R-1674

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



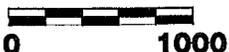
**DD-032746-01-01**

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

**DIRECTOR'S DEED  
DD-032746-01-01**

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

SCALE IN FEET



R-167.4  
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-032746-01-01**

8,600 SQ FT

LAWRENCE TRACT  
BOOK 14 PAGE 19 ACR

LOT 14

CHESTNUT ST.

LOT  
LOT  
LOT

86.00'

100.00'

86.00'

100.00'

**B STREET**

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

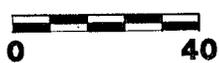
**DIRECTOR'S DEED  
DD-032746-01-01**

DRAWN BY: SR      DATE: 2/9/10

CHECK BY: PD      SCALE: 1"=40'

COUNTY	ROUTE	P.M.	DR.NO.
ALA	238	13.5	2 OF 2

**SCALE IN FEET**



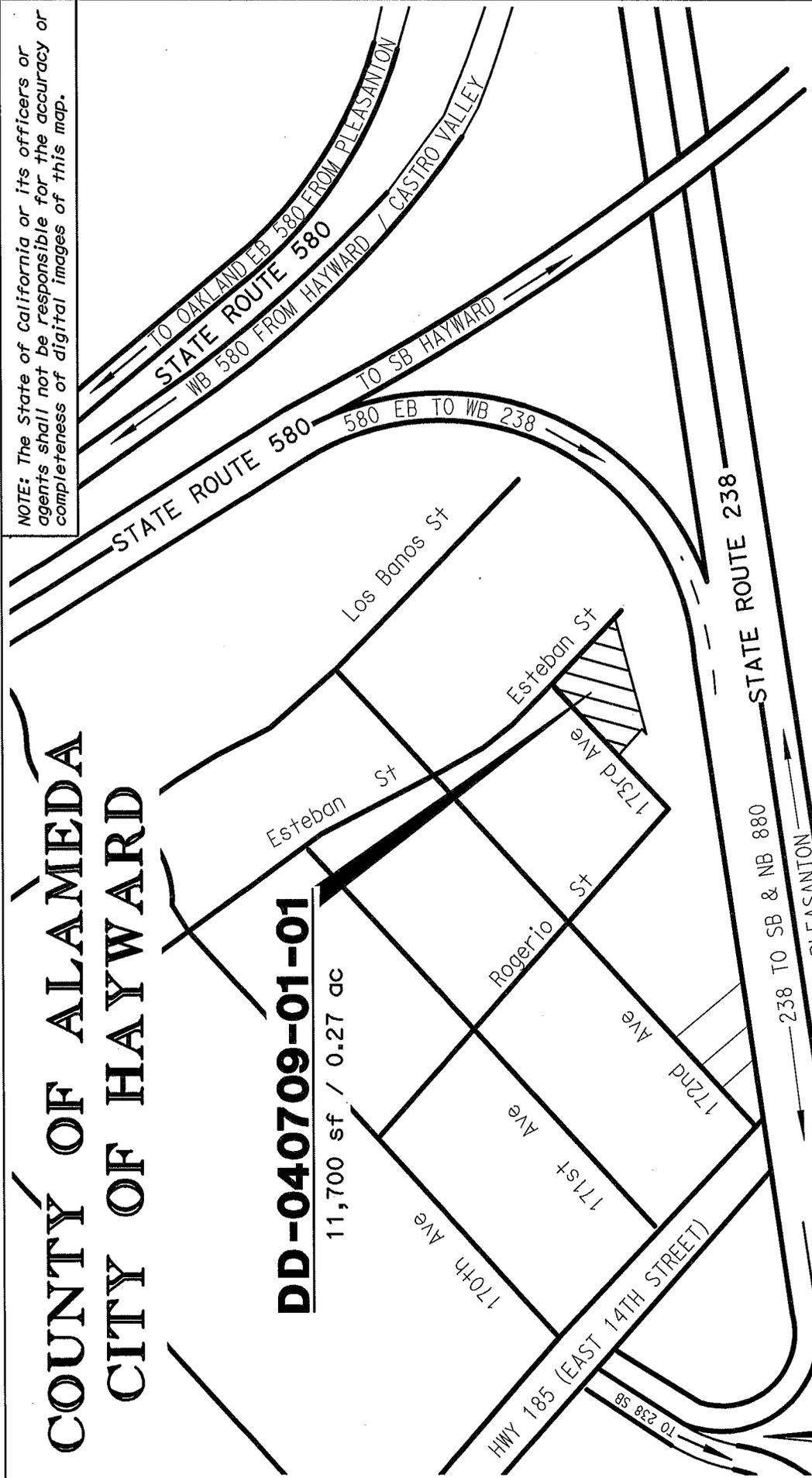
R-167.4  
A-726.4

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# COUNTY OF ALAMEDA CITY OF HAYWARD

**DD-040709-01-01**

11,700 sf / 0.27 ac



STATE OF CALIFORNIA  
CALIFORNIA STATE TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION  
**RIGHT OF WAY**  
Director's Deed  
DD-040709-01-01  
  
NOT TO SCALE

LEGEND

**NOTES**  
Coordinates and bearings are on CCS NAD 27 Zone 3. Distances and stationing are grid distances. Multiply by 1.0000759 to obtain ground distances. All distances are in feet unless otherwise noted.

DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET	PM	SHEET NO.	TOTAL SHEETS
ALE	2/23/16	04	ALA	238/580	14.8731.0		1	2

NTS

# COUNTY OF ALAMEDA CITY OF HAYWARD

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.

**DD-040709-01-01**

11,700 sf / 0.27 ac

POB

173rd Ave (San Remo Ave)

EL PORTAL  
8 M 76

State Route 238

Esteban St

12 M 73

K

40705-1

40705-1

40707

DD-040707-01-01

40709

146

145

40708

142

141

140

8-4-69  
RE: 2452 IM: 538  
Serial # 86997  
O.R. ALA CO

S45°27'58"E  
133.61'

N48°30'56"E  
148.30'

N47°39'23"W  
50.00'

S75°00'36"W  
162.52'

122.50'

N48°35'16"E  
8.37'



**NOTES**

Coordinates and bearings are on CCS NAD 27 Zone 3. Distances and stationing are grid distances. Multiply by 1.0000759 to obtain ground distances. All distances are in feet unless otherwise noted.

**LEGEND**

RE: Reel  
IM: Image  
O.R.: Official Records

STATE OF CALIFORNIA  
CALIFORNIA STATE TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION  
**RIGHT OF WAY**

Director's Deed  
DD-040709-01-01

SCALE: 1" = 40'



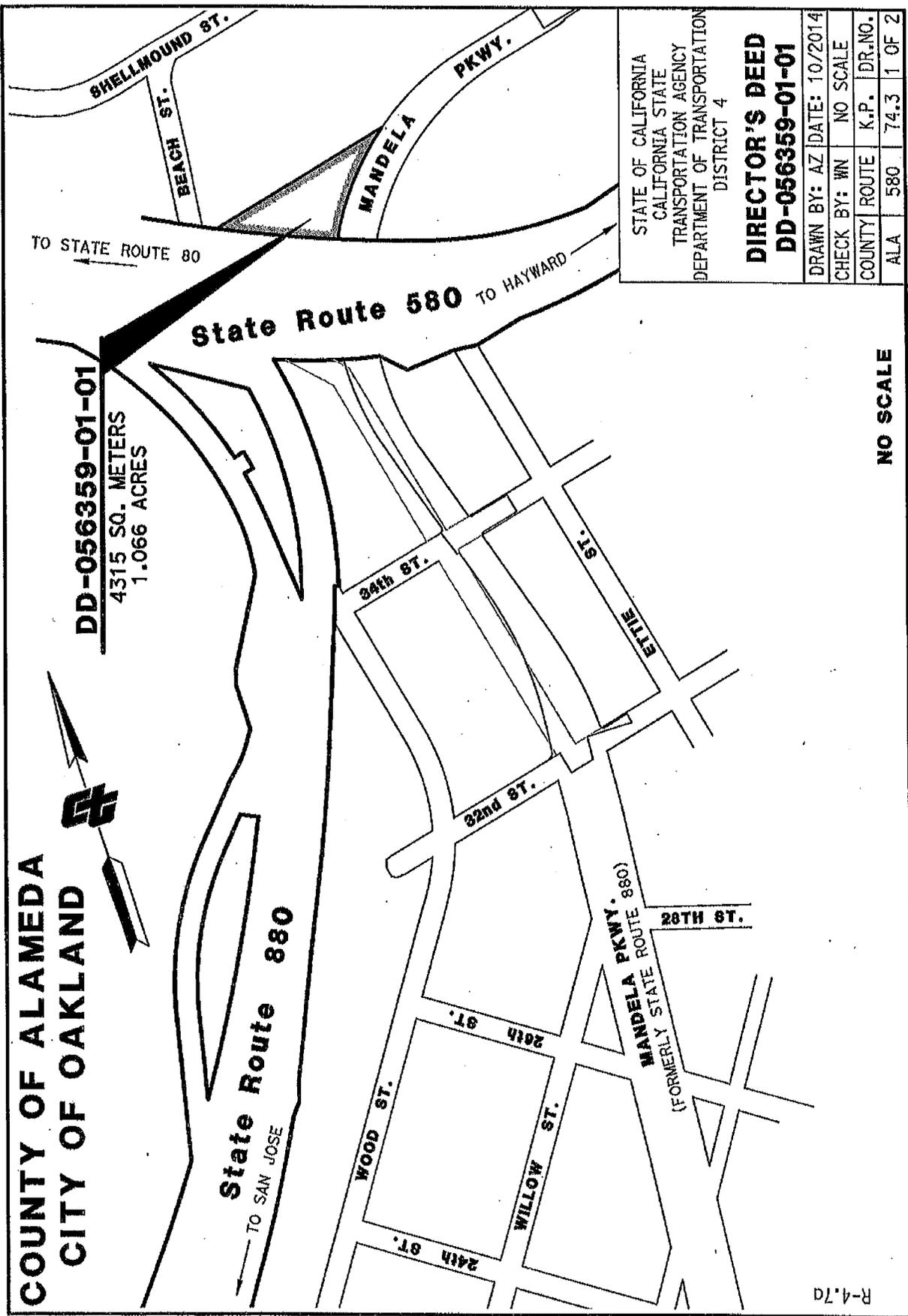
DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET NO.	TOTAL SHEETS
ALE	2/23/16	04	ALA	238/580	2	2

R-93X.2

**COUNTY OF ALAMEDA  
CITY OF OAKLAND**



**DD-056359-01-01**  
4315 SQ. METERS  
1.066 ACRES



STATE OF CALIFORNIA  
CALIFORNIA STATE  
TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION  
DISTRICT 4

**DIRECTOR'S DEED  
DD-056359-01-01**

DRAWN BY:	AZ	DATE:	10/2014
CHECK BY:	WN	NO SCALE	
COUNTY ROUTE	K.P.	DR.NO.	
ALA	580	74.3	1 OF 2

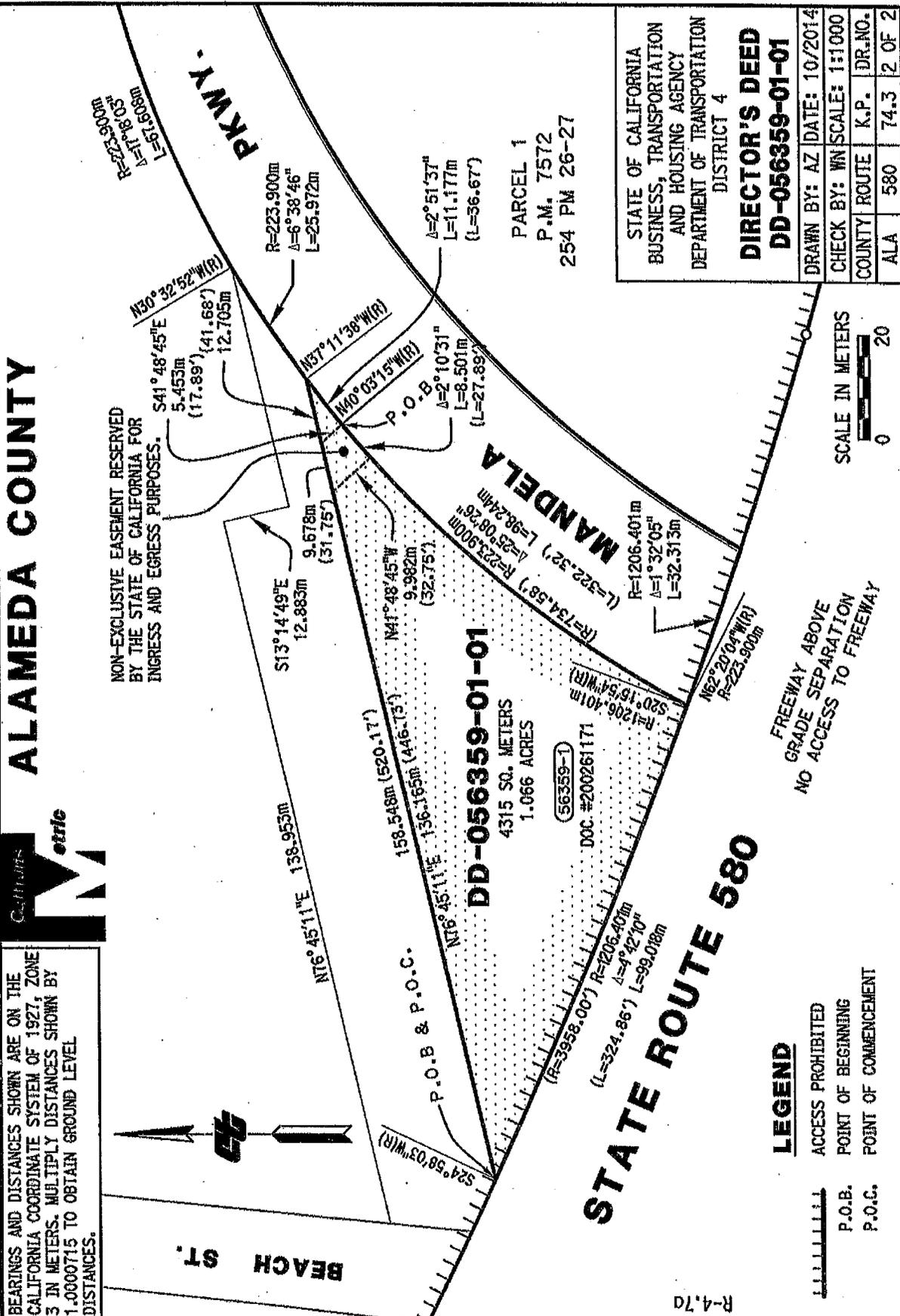
**NO SCALE**

R-4.7d

BEARINGS AND DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 13 IN METERS. MULTIPLY DISTANCES SHOWN BY 1.0000715 TO OBTAIN GROUND LEVEL DISTANCES.

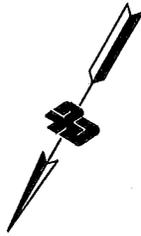


# ALAMEDA COUNTY



DRAWN BY: AZ	DATE: 10/2014
CHECK BY: WN	SCALE: 1:1000
COUNTY ROUTE	K.P. DR.NO.
ALA 580	74.3 2 OF 2

# COUNTY OF SANTA CLARA CITY OF SAN JOSE



**DD - 000044 - 02 - 01**  
82,416 sf Total  
(Including 15,252 sf  
Quitclaim)

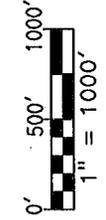
R-40.10 & 11

STATE OF CALIFORNIA  
CALIFORNIA STATE  
TRANSPORTATION AGENCY  
DISTRICT 4

## DIRECTOR'S DEED DD-000044-02-01

DRAWN BY: JVB	DATE: 04/2016
CHECK BY: AZ	SCALE: 1"=1000'
COUNTY ROUTE	P.M. DR.NO.
SCL 101	35.4 1 OF 4

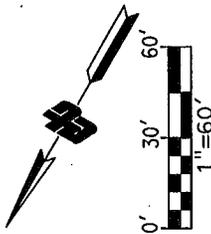
**VICINITY MAP**  
Scale: 1" = 1000'



**LEGEND**  
sf = SQUARE FEET

# COUNTY OF SANTA CLARA CITY OF SAN JOSE

DISTANCES AND BEARINGS SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.0000486 TO OBTAIN GROUND LEVEL DISTANCES.



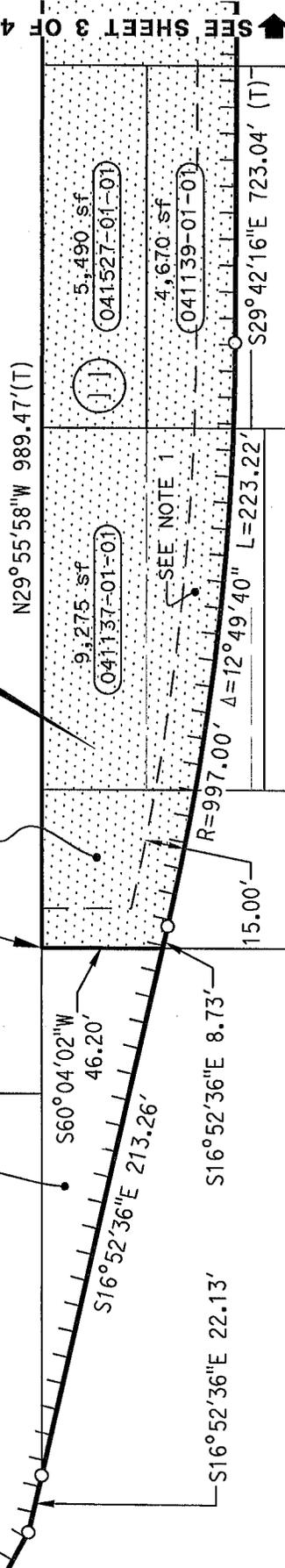
**SHORTRIDGE AVE.**

**DD-000044-02-01**  
82,416 sf

**31st St.**  
(Former Parkhurst Ave.)

3,165 sf  
(Quitclaim area)  
(061503-01-01)

P.O.B.  
L910 O.R. 0371  
10/30/1991



**SHORTRIDGE AVE.**

STATE OF CALIFORNIA  
CALIFORNIA STATE  
TRANSPORTATION AGENCY  
DISTRICT 4

**DIRECTOR'S DEED**  
**DD-000044-02-01**

DRAWN BY:	JVB	DATE:	04/2016
CHECK BY:	AZ	SCALE:	1"=60'
COUNTY:	ROUTE	P.M.	DR.NO.
SCL	101	35.4	2 OF 4

LENDRUM TRACT AND  
BRASSY-AHLERS TRACT  
"B" MAPS 73

**LEGEND**

- = ACCESS PROHIBITED
- = POINT OF BEGINNING
- = OFFICIAL RECORD
- sf = SQUARE FEET

NOTE:  
1.) 15.00' WIDE EASEMENT FOR MAINTENANCE AND FOOTING PURPOSES RESERVED BY THE STATE. (17,476 sf)

R-40.10 & 11

DISTANCES AND BEARINGS SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.0000486 TO OBTAIN GROUND LEVEL DISTANCES.

**EAST SAN FERNANDO ST.**

**COUNTY OF SANTA CLARA  
CITY OF SAN JOSE**

**WHITTON AVE.**

4,469 sf  
(Quitclaim area)  
(061498-01-01)

2,676 sf  
(041529-01-01)

4,471 sf  
(Quitclaim area)  
(061497-01-01)

2,676 sf  
(041530-01-01)

**31st St.**  
(Former Parkhurst Ave.)  
N29°55'58"W 989.47'(T)

5,490 sf  
(041527-01-01)

5,351 sf  
(041528-01-01)

2,676 sf  
(041530-01-01)

4,670 sf  
(041139-01-01)

4,662 sf  
(041175-01-01)

4,733 sf  
(041531-01-01)

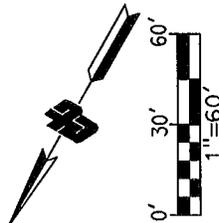
15.00'  
SEE NOTE 1

S29°42'16"E 723.04'(T)

(Former Wright Ave.)

LENDRUM TRACT AND  
BRASSY-AHLERS TRACT  
"B" MAPS 73

**DD-000044-02-01**  
82,416 sf



**LEGEND**

- ||||| = ACCESS PROHIBITED
- P.O.B. = POINT OF BEGINNING
- O.R. = OFFICIAL RECORD
- sf = SQUARE FEET

**NOTE:**  
1.) 15.00' WIDE EASEMENT FOR MAINTENANCE AND FOOTING PURPOSES RESERVED BY THE STATE. (17,476 sf)

STATE OF CALIFORNIA  
CALIFORNIA STATE  
TRANSPORTATION AGENCY  
DISTRICT 4

**DIRECTOR'S DEED  
DD-000044-02-01**

DRAWN BY:	JVB	DATE:	04/2016
CHECK BY:	AZ	SCALE:	1"=60'
COUNTY:	ROUTE 101	P.M.	DR.NO.
SCL	101	35.4	3 OF 4

SEE SHEET 2 OF 4

SEE SHEET 4 OF 4

R-40.10 & 11

DISTANCES AND BEARINGS SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.0000486 TO OBTAIN GROUND LEVEL DISTANCES.

# COUNTY OF SANTA CLARA CITY OF SAN JOSE

**WHITTON AVE.**

**DD-000044-02-01**  
82,416 sf

**31st St.**  
(Former Parkhurst Ave.)

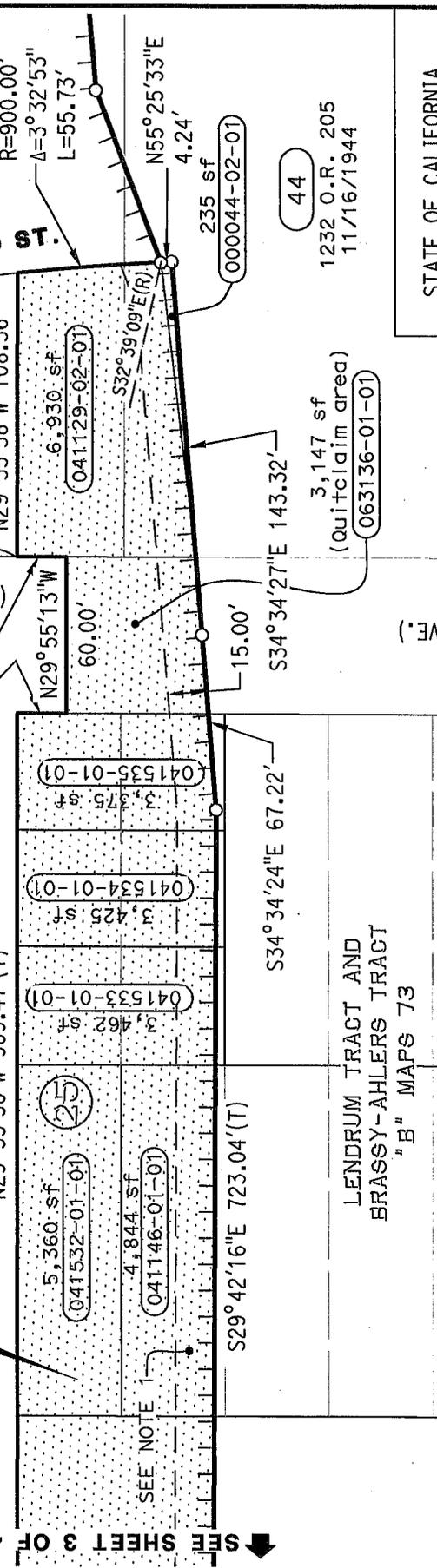
**EAST SAN ANTONIO ST.**  
(FORMER LENDRUM AVE.)

**EAST SAN ANTONIO ST.**

260 RDS 42

SEE SHEET 3 OF 4

SEE SHEET 4 OF 4

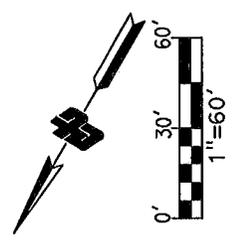


**NOTE:**

1.) 15.00' WIDE EASEMENT FOR MAINTENANCE AND FOOTING PURPOSES RESERVED BY THE STATE. (17,476 sf)

**LEGEND**

- = ACCESS PROHIBITED
- P.O.B.** = POINT OF BEGINNING
- O.R.** = OFFICIAL RECORD
- sf** = SQUARE FEET



(FORMER LENDRUM AVE.)

LENDRUM TRACT AND BRASSY-AHLERS TRACT "B" MAPS 73

STATE OF CALIFORNIA  
CALIFORNIA STATE  
TRANSPORTATION AGENCY  
DISTRICT 4

**DIRECTOR'S DEED  
DD-000044-02-01**

DRAWN BY:	JVB	DATE:	04/2016
CHECK BY:	AZ	SCALE:	1"=60'
COUNTY ROUTE	P.M.	DR.NO.	
SCL	101	35.4	4 OF 4

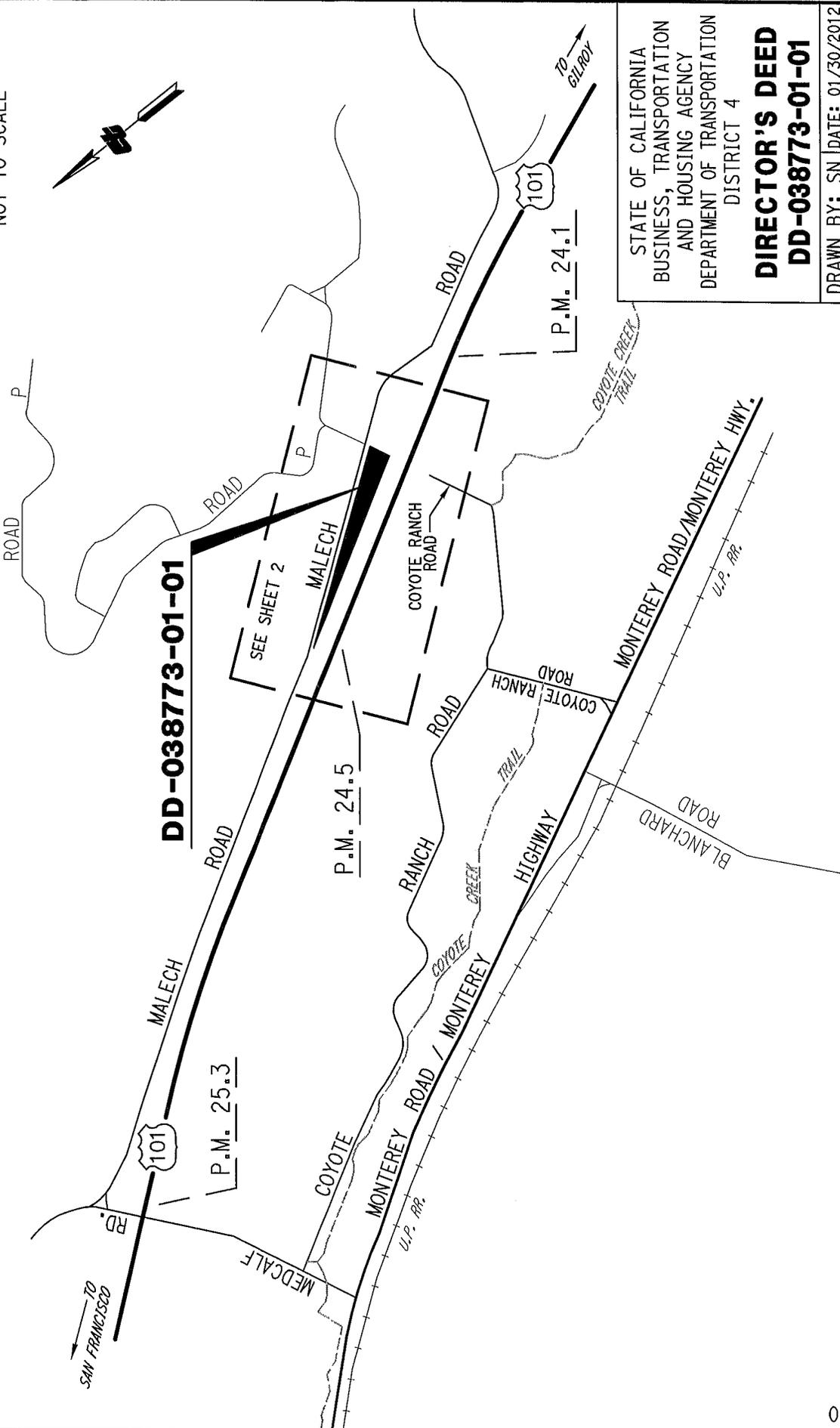
44

1232 O.R. 205  
11/16/1944

R-40.10 & 11

# COUNTY OF SANTA CLARA

VICINITY MAP  
NOT TO SCALE



**DD-038773-01-01**

STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 4	
<b>DIRECTOR'S DEED</b> <b>DD-038773-01-01</b>	
DRAWN BY: SN	DATE: 01/30/2012
CHECK BY: WN	SCALE: N.T.S.
COUNTY ROUTE	P.M. DR.NO.
SCL 101	24.5 1 OF 2

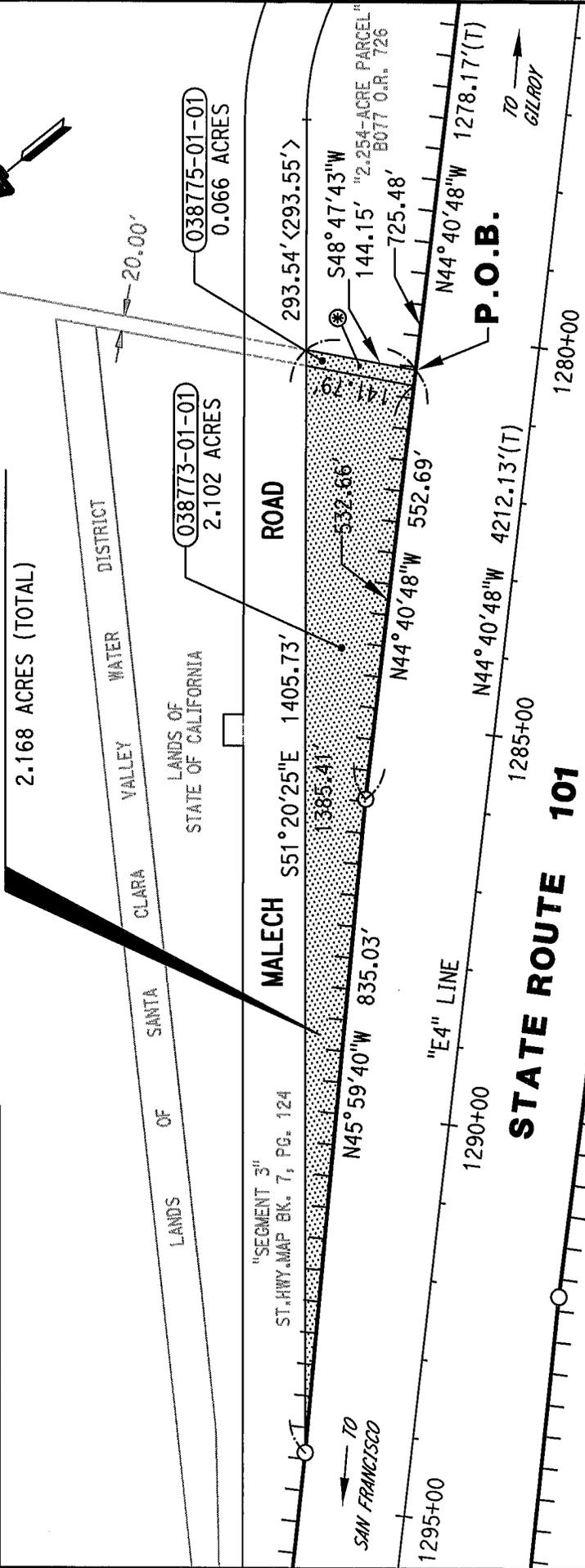
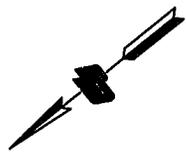
R-187.0

BEARINGS & DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.0000411 TO OBTAIN GROUND LEVEL DISTANCES.

# COUNTY OF SANTA CLARA

## DD-038773-01-01

2.168 ACRES (TOTAL)



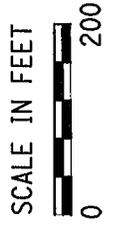
STATE OF CALIFORNIA  
 BUSINESS, TRANSPORTATION  
 AND HOUSING AGENCY  
 DEPARTMENT OF TRANSPORTATION  
 DISTRICT 4

**DIRECTOR'S DEED**  
**DD-038773-01-01**

DRAWN BY:	SN	DATE:	01/30/2012
CHECK BY:	WN	SCALE:	1"=200'
COUNTY	ROUTE	P.M.	DR.NO.
SCL	101	24.5	2 OF 2

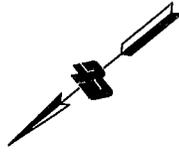
### LEGEND

- PROPOSED CONVEYANCE - 2.168 ACRES.
- STATE RIGHT OF WAY LINE WITH ACCESS PROHIBITED.
- DIMENSION POINT ONLY.
- P.O.B. POINT OF BEGINNING.
- TOTAL.
- PER DEED RECORDED 9/10/1974, IN BK. B077, PG. 726.
- "PARCEL 3" OF DEED RECORDED 8/15/1972, IN VOL. 9972, PG. 553.



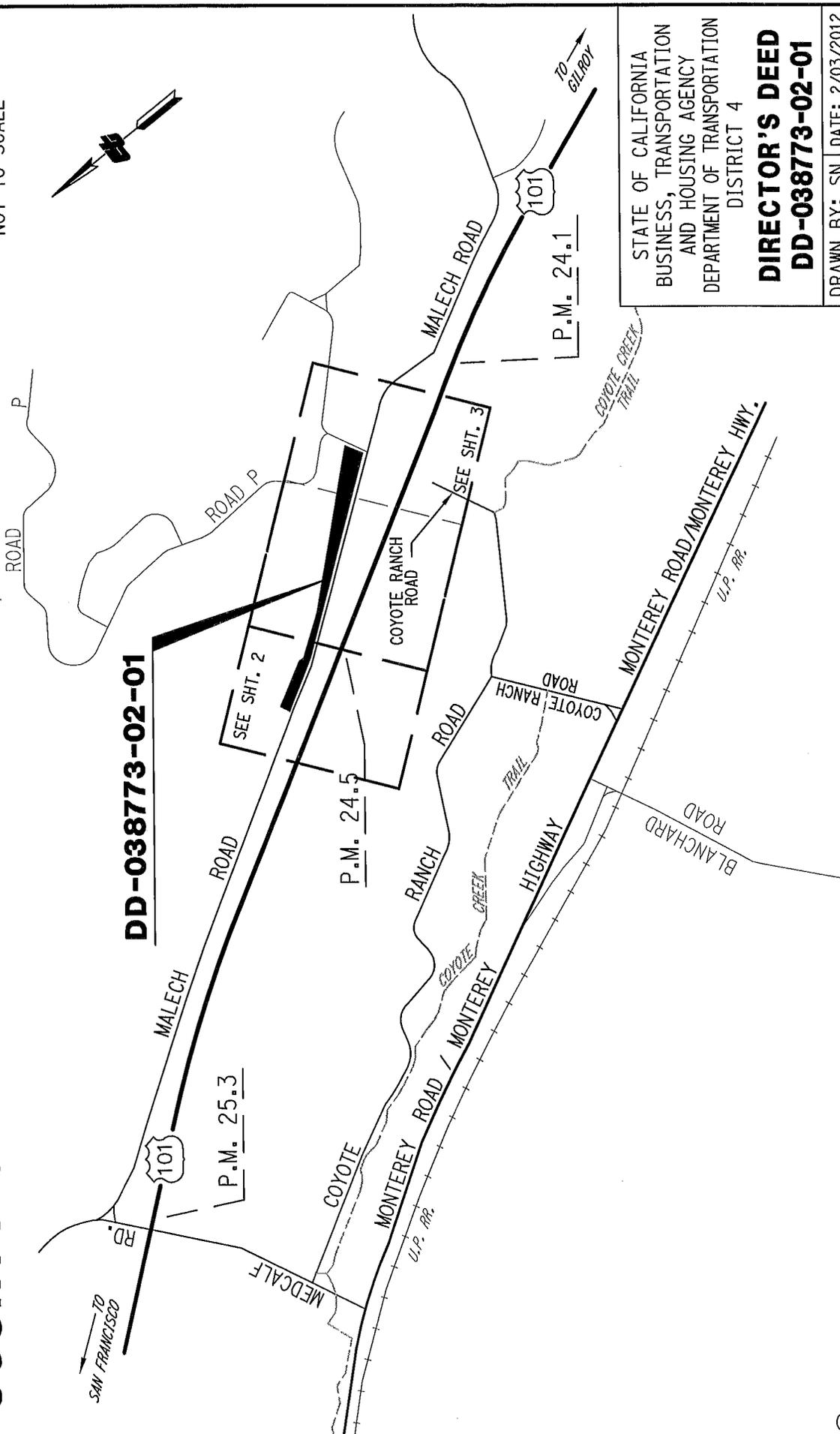
R-187.16

VICINITY MAP  
NOT TO SCALE



# COUNTY OF SANTA CLARA

**DD-038773-02-01**



STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 4			
<b>DIRECTOR'S DEED</b> <b>DD-038773-02-01</b>			
DRAWN BY:	SN	DATE:	2/03/2012
CHECK BY:	WN	SCALE:	N.T.S.
COUNTY	ROUTE	P.M.	DR.NO.
SCL	101	24.5	1 OF 4

R-187.0

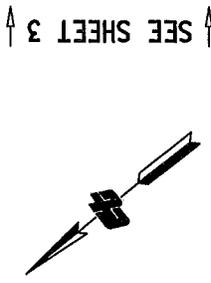
BEARINGS & DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.0000411 TO OBTAIN GROUND LEVEL DISTANCES.

CARLEEN Y. GALETTI, ET AL.  
DOCUMENT NO. 21106317

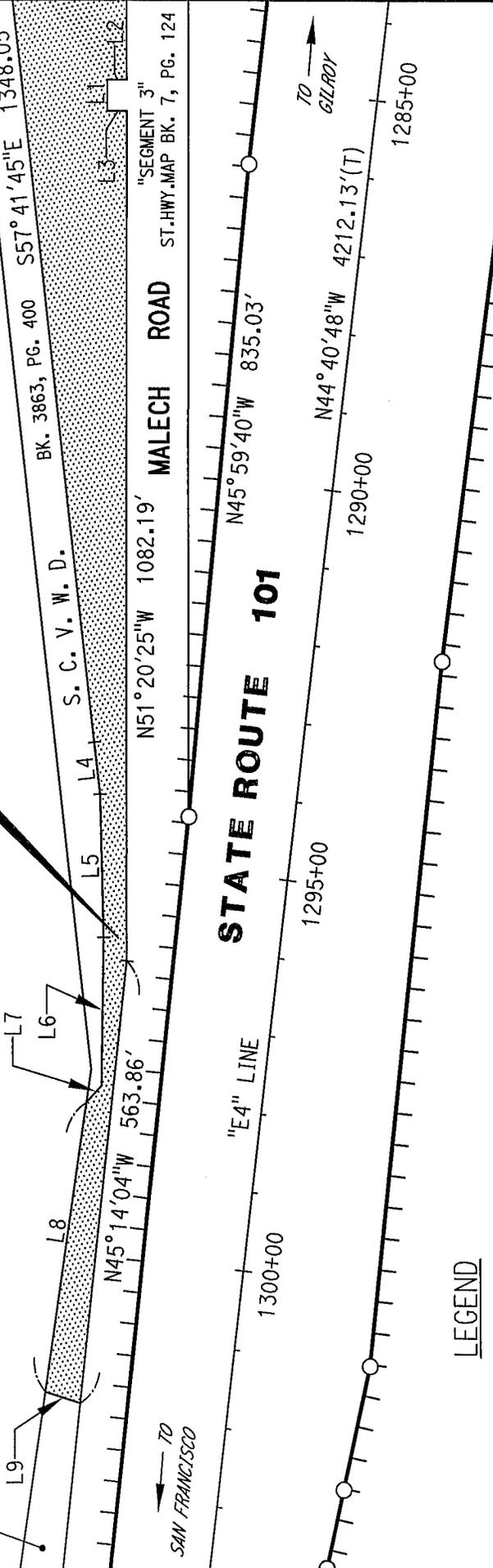
# COUNTY OF SANTA CLARA

## DD-038773-02-01

4.097 ACRES



SEE SHEET 3



### STATE ROUTE 101

### MALECH ROAD

#### LEGEND

- PROPOSED CONVEYANCE - 4.097 ACRES.
- STATE RIGHT OF WAY LINE WITH ACCESS PROHIBITED.
- DIMENSION POINT ONLY.
- TOTAL.

#### NOTE

SEE LINE TABLE ON SHEET 4.

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

## DIRECTOR'S DEED

### DD-038773-02-01

DRAWN BY: SN	DATE: 2/03/2012
CHECK BY: WN	SCALE: 1"=200'
COUNTY ROUTE	P.M. DR.NO.
SCL 101	24.5 2 OF 4

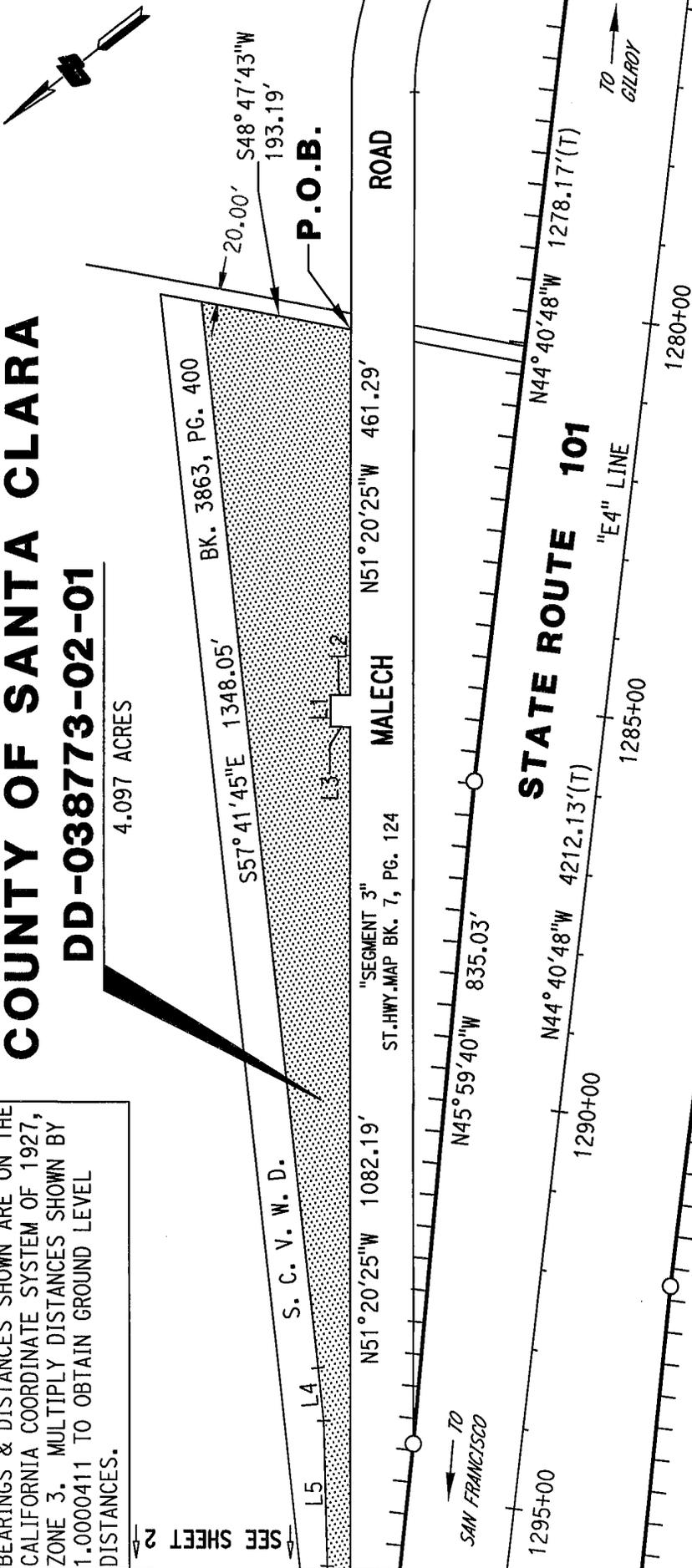
# COUNTY OF SANTA CLARA

## DD-038773-02-01

4.097 ACRES

BEARINGS & DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.0000411 TO OBTAIN GROUND LEVEL DISTANCES.

SEE SHEET 2



### LEGEND

- PROPOSED CONVEYANCE - 4.097 ACRES.
- STATE RIGHT OF WAY LINE WITH ACCESS PROHIBITED.
- DIMENSION POINT ONLY.
- P.O.B. (T)

### NOTE

SEE LINE TABLE ON SHEET 4.

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

**DIRECTOR'S DEED**  
**DD-038773-02-01**

DRAWN BY: SN	DATE: 2/03/2012	
CHECK BY: WN	SCALE: 1"=200'	
COUNTY ROUTE	P.M.	DR.NO.
SCL 101	24.5	3 OF 4



# COUNTY OF SANTA CLARA

BEARINGS & DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.0000411 TO OBTAIN GROUND LEVEL DISTANCES.

LINE TABLE FOR SHEETS 2 AND 3.

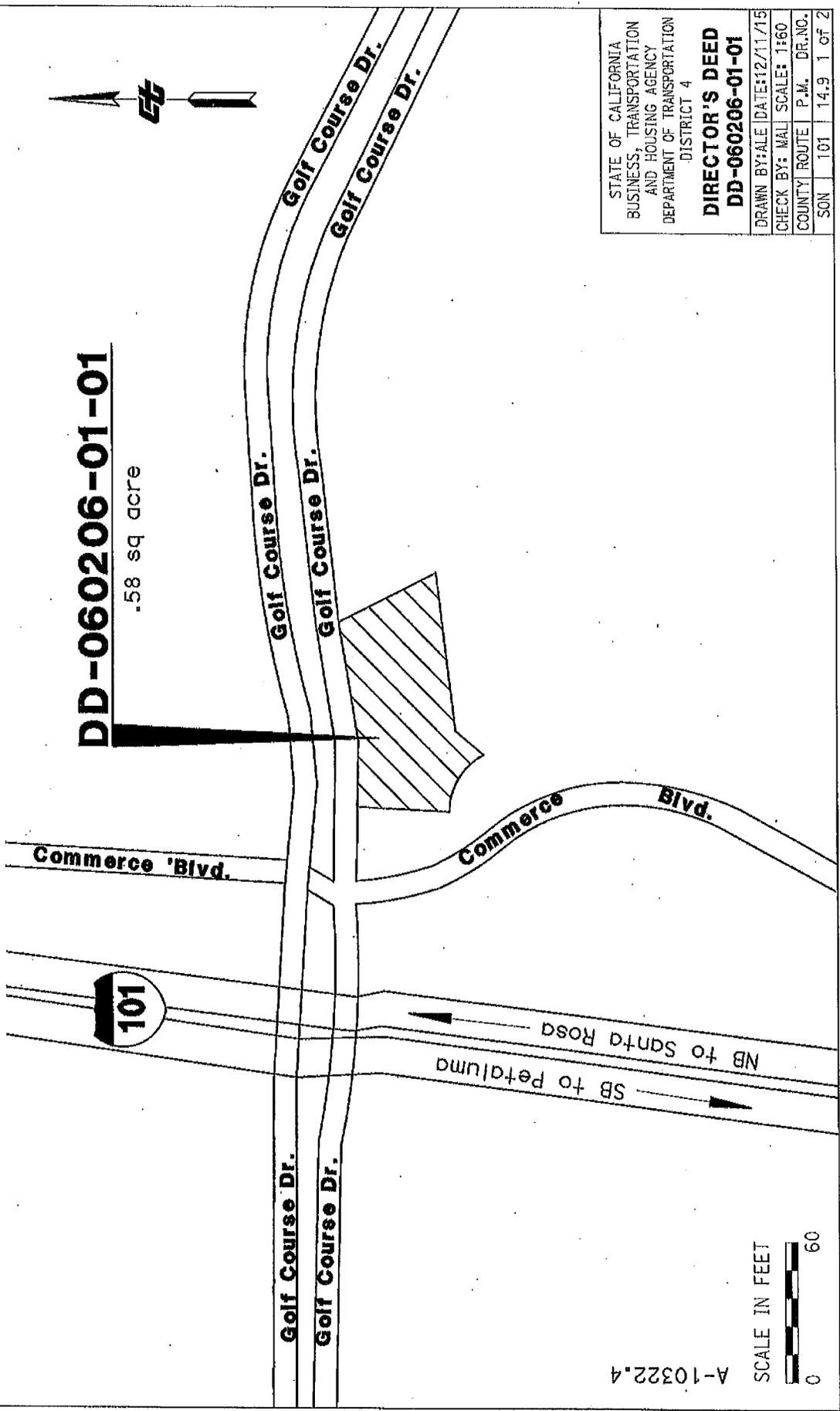
Line Table		
Line #	Direction	Length
L1	N51°20'25"W	40.00'
L2	N38°39'35"E	25.00'
L3	S38°39'35"W	25.00'
L4	S57°39'06"E	66.38'
L5	S52°42'07"E	181.76'
L6	S50°28'58"E	189.38'
L7	S8°38'06"E	28.48'
L8	S43°02'45"E	369.91'
L9	N56°24'45"E	47.11'

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

**DIRECTOR'S DEED**  
**DD-038773-02-01**

DRAWN BY: SN	DATE: 2/03/2012
CHECK BY: WN	SCALE: NO SCALE
COUNTY ROUTE	P.M. DR.NO.
SCL 101	24.5 4 OF 4

# COUNTY OF SONOMA CITY OF ROHNERT PARK



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

**DIRECTOR'S DEED**  
**DD-060206-01-01**

DRAWN BY:ALE	DATE:12/11/15
CHECK BY: MAL	SCALE: 1:60
COUNTY ROUTE	P.M. DR.NO.
SON 101	14.9 1 of 2

A-10322.4

SCALE IN FEET  
0 60

# COUNTY OF SONOMA CITY OF ROHNERT PARK



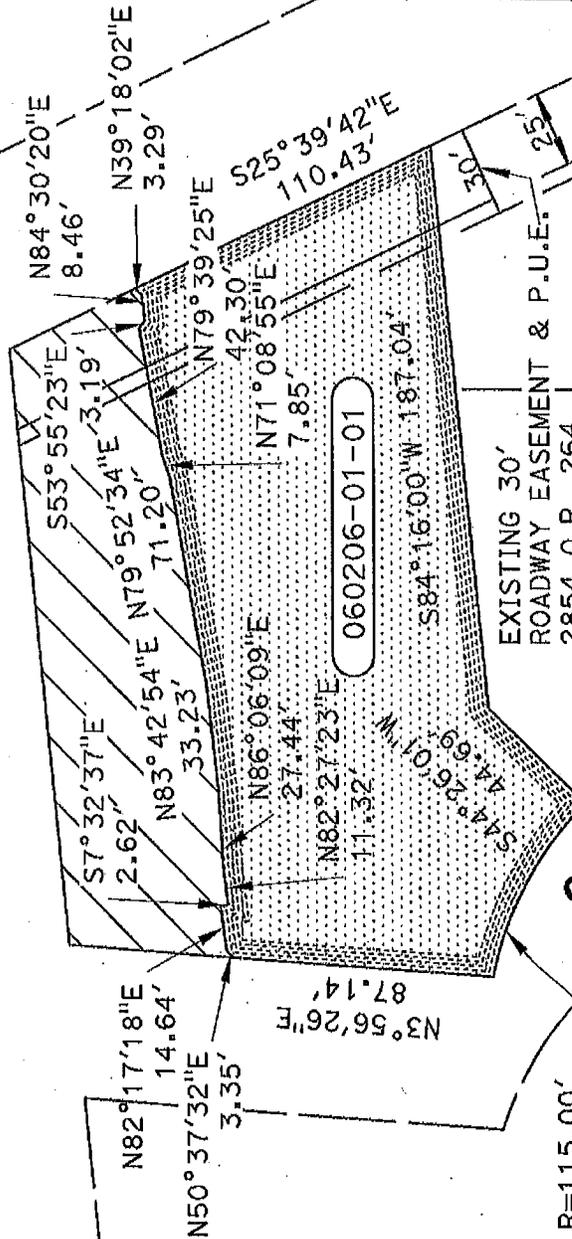
N.W.P.R.R.

GOLF COURSE DR.

COMMERCE BLVD.

COMMERCE BLVD.

STATE ROUTE 101



STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 4	
<b>DIRECTOR'S DEED</b>	<b>DD-060206-01-01</b>
DRAWN BY: MAJ	DATE: 12/11/15
CHECK BY: MAJ	SCALE: 1:50
COUNTY ROUTE	P.M. DR.NO.
SON 101	14.9 2 OF 2

EXISTING 30'  
ROADWAY EASEMENT & P.U.E.  
2854 O.R. 264

EXISTING 25'  
WATER LINE EASEMENT  
1973 O.R. 718

EXISTING 30'  
ROADWAY EASEMENT & P.U.E.  
2854 O.R. 264

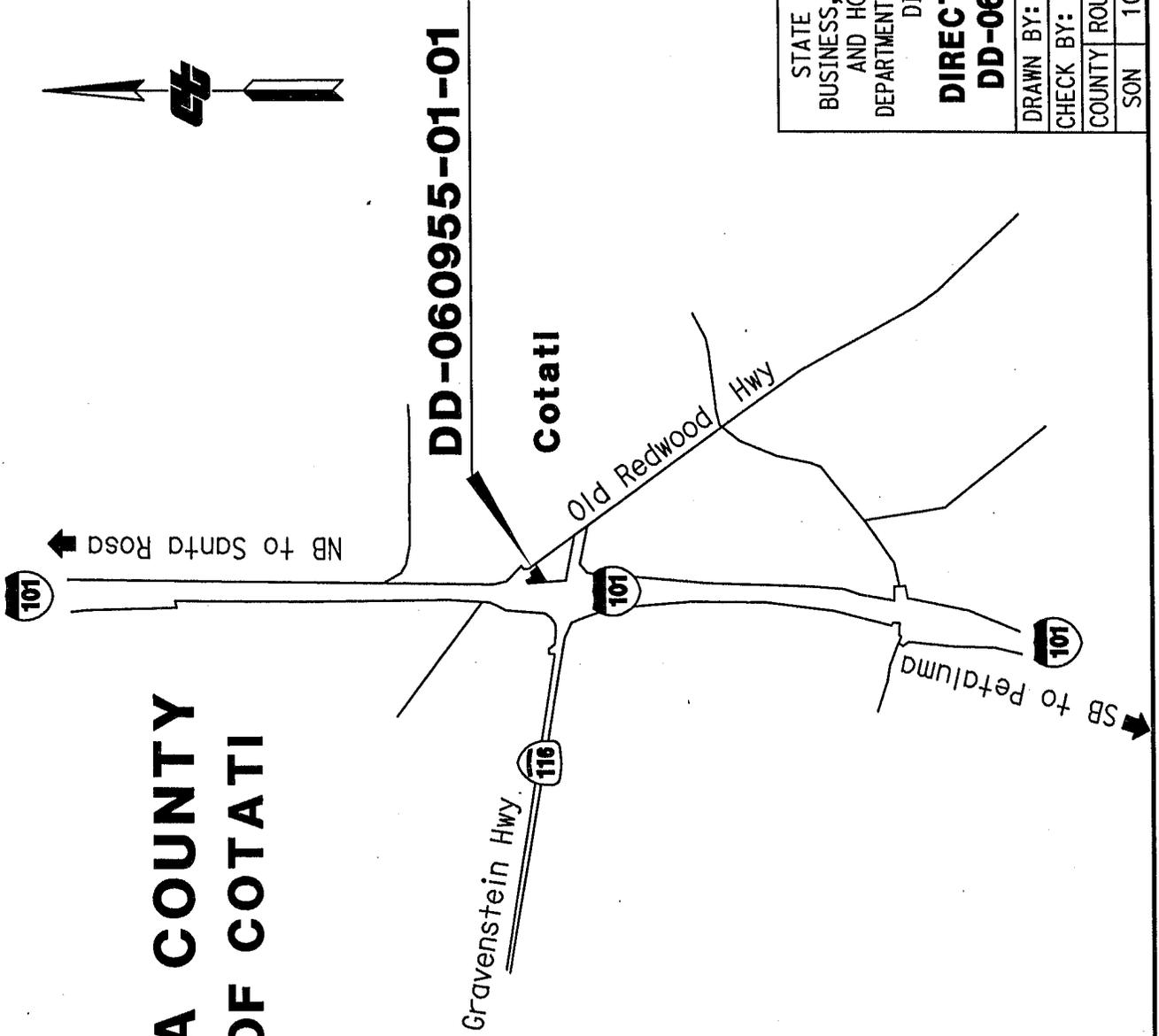
R=115.00'  
Δ=32°59'35"  
L=66.22'

A-10322.4

SCALE IN FEET



# SONOMA COUNTY CITY OF COTATI



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

**DIRECTOR'S DEED**  
**DD-060955-01-01**

DRAWN BY:	CH	DATE:	2/9/16
CHECK BY:	WDN	NO.	SCALE
COUNTY ROUTE	φNA	DR.	NO.
SON	101	R-1	1 OF 2

**SONOMA COUNTY  
CITY OF COTATI**

**Caltrans**  
**metric**

COORDINATES, BEARINGS AND DISTANCES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 2, CA-HPGN, EPOCH 1991.35. DISTANCES ARE METRIC UNLESS OTHERWISE NOTED. MULTIPLY DISTANCES BY 1.0000033 TO OBTAIN GROUND LEVEL DISTANCES. TO CONVERT METERS TO U.S. SURVEY FEET, MULTIPLY DISTANCES BY 3937/1200.

S53°28'52"W  
7.734m  
(25.37')

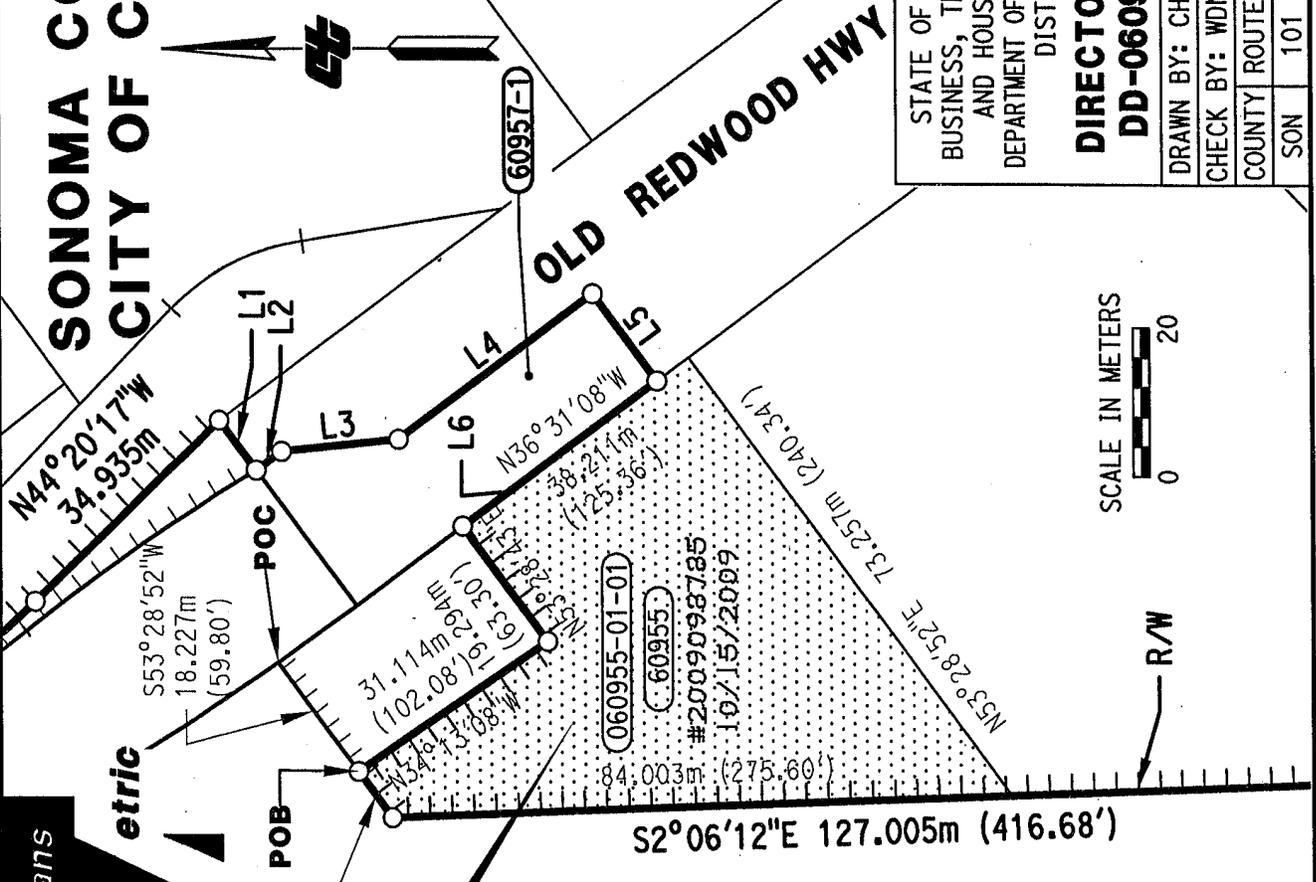
**DD-060955-01-01**

30,688 square feet (2,851 square meters)

**STATE HIGHWAY 101**

Alignment Line Table		
Line #	Direction	Length
L1	S53° 28' 52"W	8.324m
L2	S36° 31' 08"E	4.235m
L3	S5° 47' 45"E	15.963m
L4	S36° 31' 08"E	32.867m
L5	S53° 28' 52"W	14.553m
L6	N36° 31' 08"W	32.866m

**LEGEND**  
POC Point of Commencement  
POB Point of Beginning

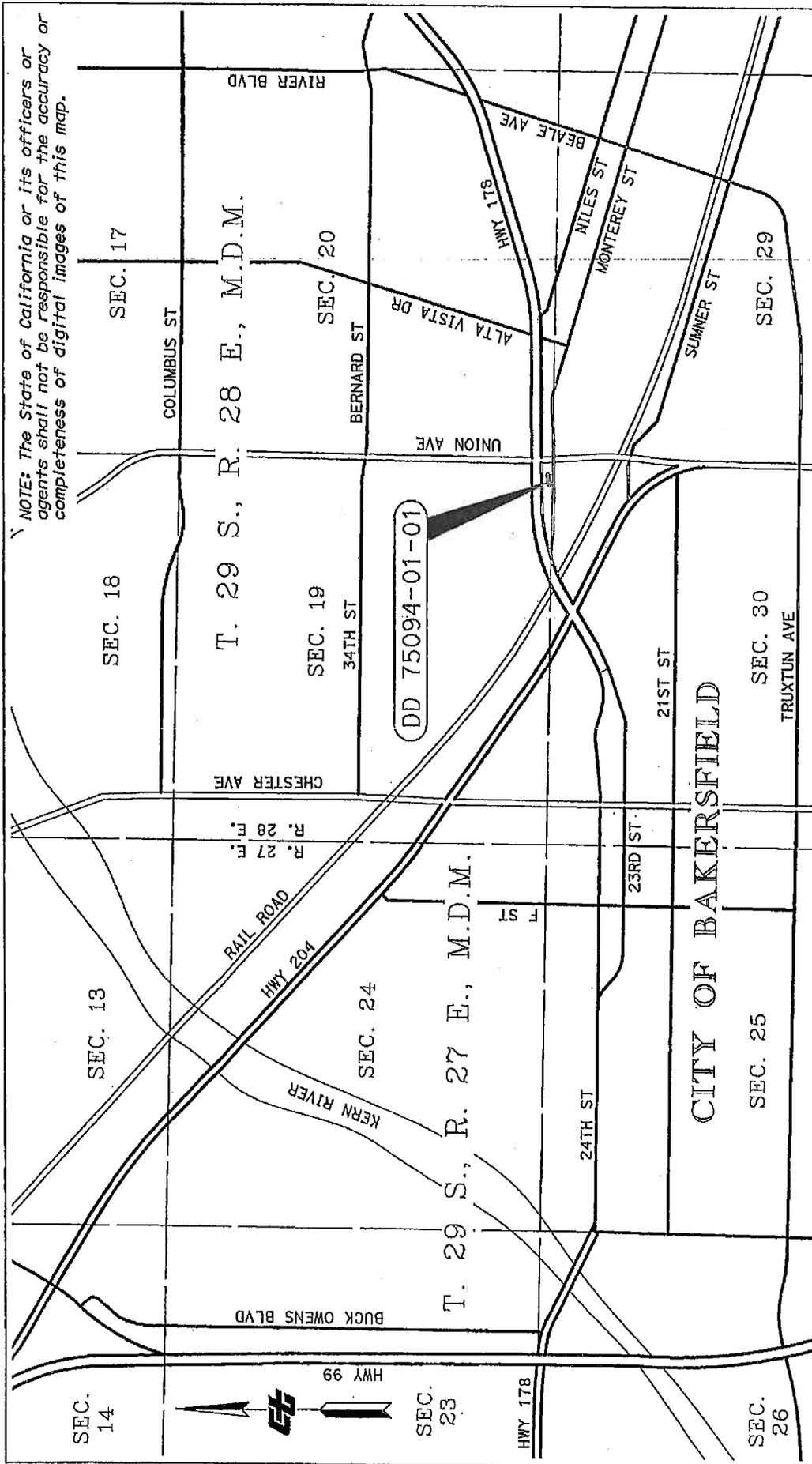


STATE OF CALIFORNIA  
BUSINESS, TRANSPORTATION  
AND HOUSING AGENCY  
DEPARTMENT OF TRANSPORTATION  
DISTRICT 4

**DIRECTOR'S DEED**  
**DD-060955-01-01**

DRAWN BY: CH	DATE: 2/16/16
CHECK BY: WDN	SCALE: 1:1000
COUNTY ROUTE: P M	DR. NO.:
SON: 101	12.7 2 OF 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 CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DIRECTORS DEED AREA MAP FOR DD 75094-01-01 SCALE: 1" = 2000'		FEET 0 1000 2000 4000 SHEET PM R 2.34 SHEET NO. 1 TOTAL SHEETS 2	
NOTES	LEGEND	DISTRICT	COUNTY
All distances are in feet unless otherwise noted.		06	06
DRAFTED BY	DATE	ROUTE	KEY
TOM OVERSTREET	12/15/2015	178	178

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.

**CITY OF BAKERSFIELD**

**T. 29 S., R. 28 E. M.D.M.**

SECTION 19

**STATE ROUTE 178**

PARCEL OF LAND DESCRIBED AS AN EXCEPTION FROM PARCELS 1 AND 2 IN THE DEED TO THE STATE OF CALIFORNIA RECORDED 1/11/1965 IN BOOK 3802, PAGE 882, KCOR

66.75'  
66.53'  
67.08'  
52.57'  
PROPOSED R/W  
DD 75094-01-01

EXISTING R/W 132.81'

SECTION LINE 227.75'

THE LAND DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED 1/23/1967 IN BOOK 4017, PAGE 24, KCOR

SE COR SEC 19

**MONTEREY ST**

UNION AVE

SECTION LINE



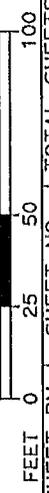
SECTION 30

**LEGEND**

- ||| ACCESS PROHIBITED
- CALTRANS PARCEL CONTAINING 0.19 AC

STATE OF CALIFORNIA  
CALIFORNIA STATE TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION  
RIGHT OF WAY  
DIRECTORS DEED  
75094-01-01

SCALE: 1" = 50'

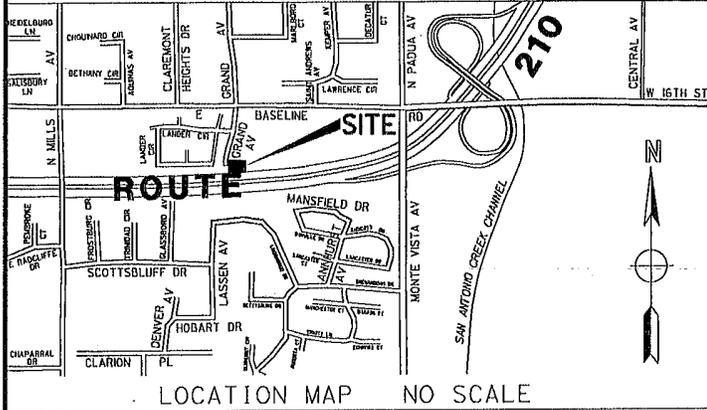


NOTES	DISTRICT	COUNTY	ROUTE	SHEET NO.	TOTAL SHEETS	
All distances are in feet unless otherwise noted.	06	KER	178	2	2	
DRAFTED BY TOM OVERSTREET	DATE 12/15/2015	DISTRICT	COUNTY	ROUTE	SHEET NO.	TOTAL SHEETS
		06	KER	178	2	2



**CITY OF CLAREMONT**

DIST	COUNTY	ROUTE	POST MILE
07	LA	210	51.5



**PARCEL NO. CALCULATED AREA**  
**DD 40576-01-01 3,373 SF**

**RESERVED EASEMENT CALCULATED AREA**  
**40576-2 1,006 SF**

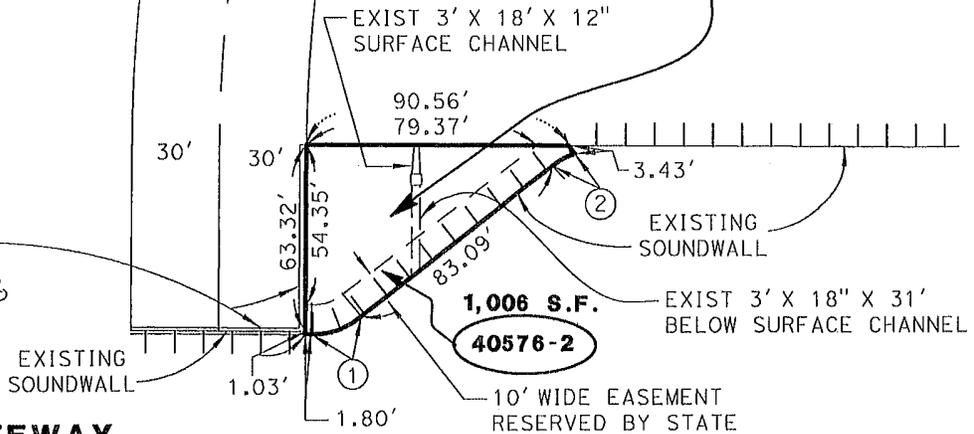


**GRAND AVE.**

**3,373 S.F.**  
**DD**  
**40576-01-01**

- ① R=25.40' L=18.95'
- ② R=26.86' L=8.91'

LOT "B" 1.00 FOOT  
 WIDE BARRIER STRIP  
 TRACT NO. 43856  
 BOOK 1070 PG. 4-9



**1,006 S.F.**  
**40576-2**

**RTE 210 FREEWAY**

STATE RETAINS ACCESS RIGHTS

**CITY OF CLAREMONT**

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

**DIRECTOR'S DEED DD 40576-01-01**

SCALE: NONE

DRWN: ST CHKD: FC

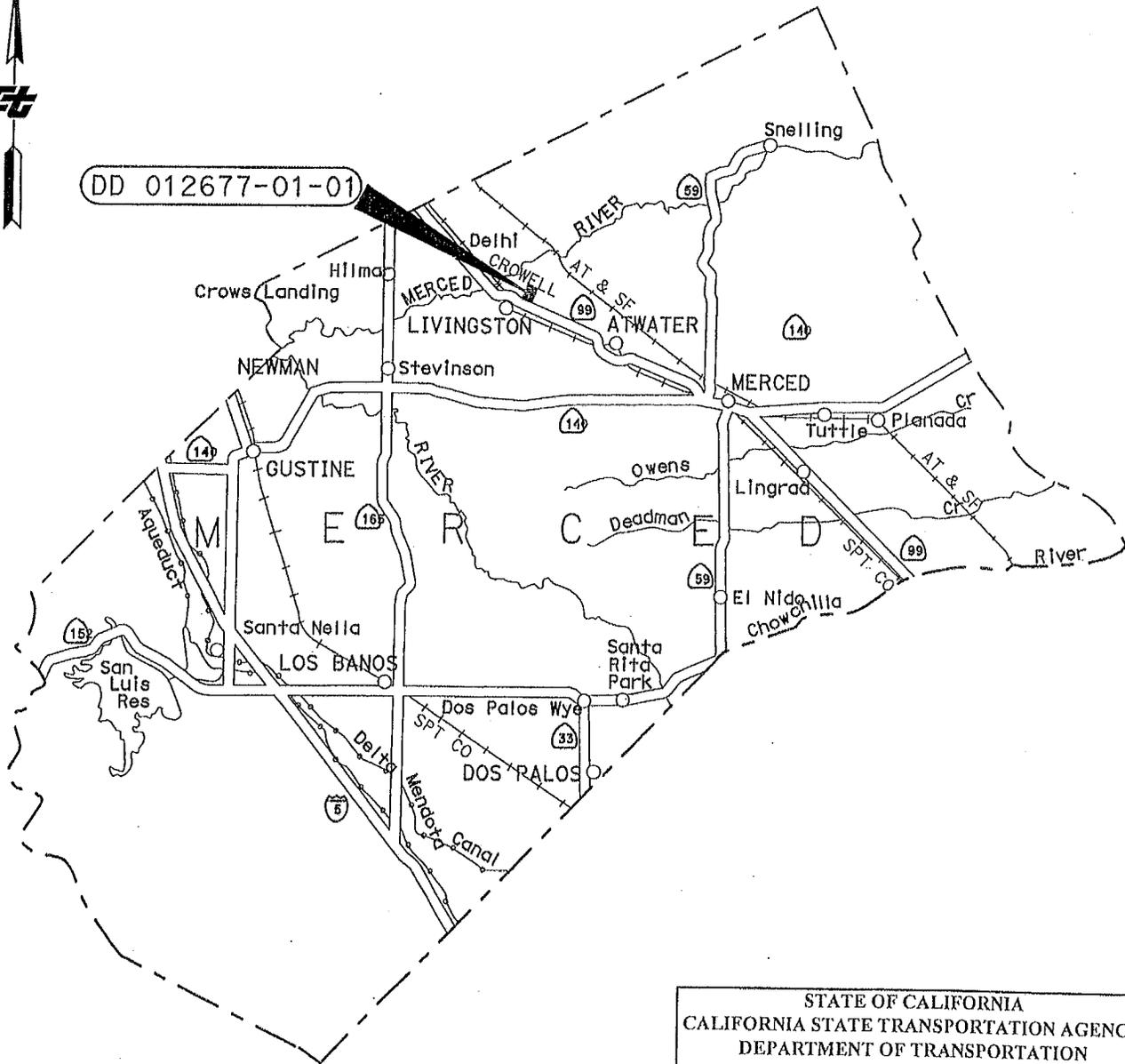
DATE: 10-13-2015

REF. MAP: R/W MAP NO. F1240-1

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.



DD 012677-01-01



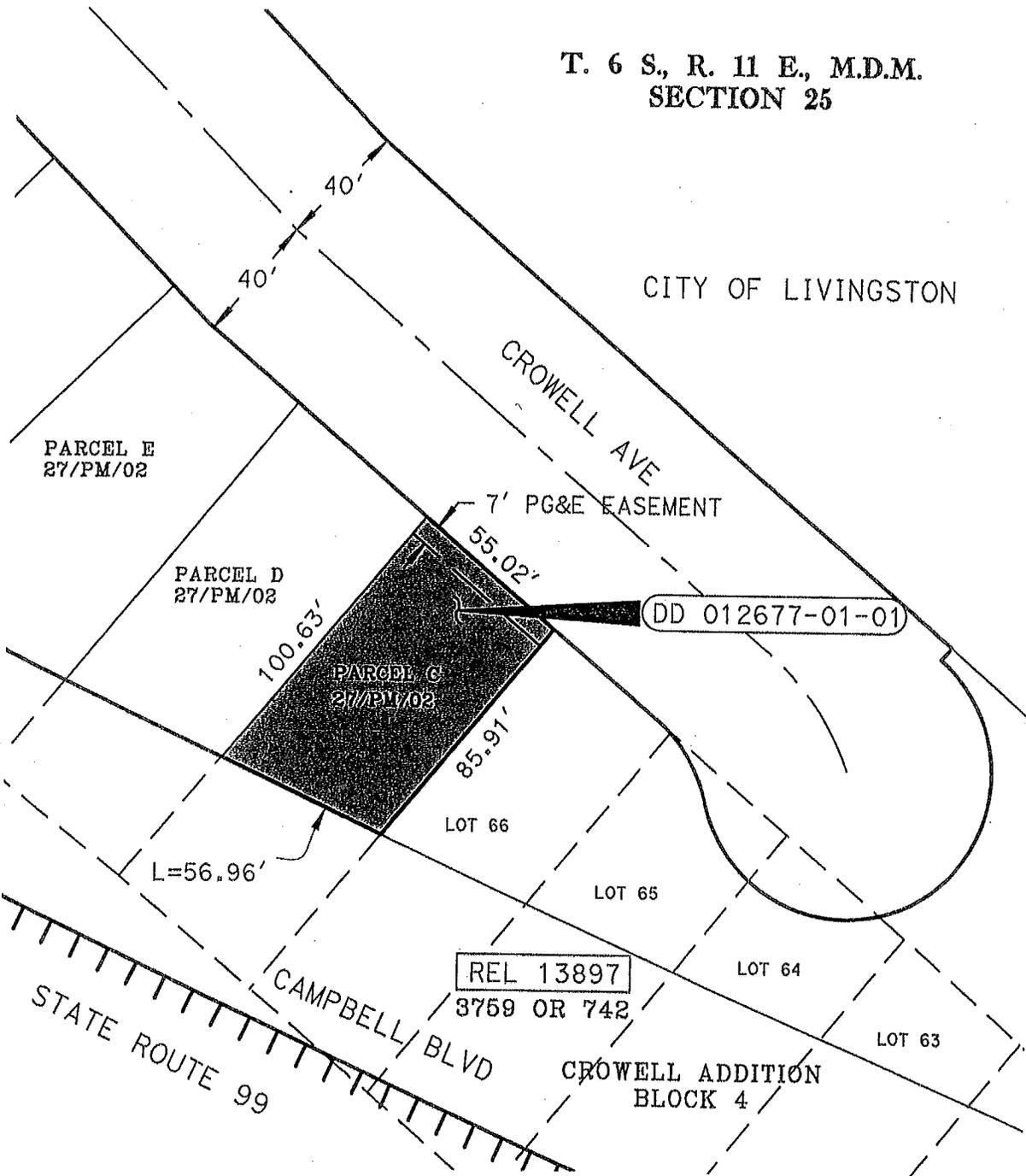
STATE OF CALIFORNIA  
 CALIFORNIA STATE TRANSPORTATION AGENCY  
 DEPARTMENT OF TRANSPORTATION  
**RIGHT OF WAY**  
**DIRECTORS DEED**  
 DD 0012677-01-01  
 AREA MAP  
**NOT TO SCALE**

DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
Ladd Neu, PLS	10/30/2015	10	MER	99	29.3	1	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.

T. 6 S., R. 11 E., M.D.M.  
SECTION 25

CITY OF LIVINGSTON



NOTES		LEGEND		STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DIRECTORS DEED DD 0012677-01-01		
Coordinates and bearings are on CCS 1983 Zone 3. Distances and stationing are grid distances. Divide by 0.999945 to obtain ground distances. All distances are in feet unless otherwise noted.		PM	PARCEL MAP	SCALE: 1" = 50'		
		OR	OFFICIAL RECORD			
			CALTRANS PARCEL 5,136 SQUARE FEET			
DRAFTED BY	DATE	DISTRICT	COUNTY	ROUTE	FEET	
Ladd Neu, PLS	10/30/2015	10	STA	99	0 25 50 100	
					SHEET PM	SHEET NO.
					29.3	2
					TOTAL SHEETS	
					2	