

Memorandum

To: CHAIR AND COMMISSIONERS
CALIFORNIA TRANSPORTATION COMMISSION

CTC Meeting: March 5, 2013

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 \$1,980,400.00. The State will receive a return of \$2,852,500 from the sale of these properties. A recapitulation of the items presented and corresponding maps are attached.

ISSUE:

01-03-Yol-50 PM 1.2

Disposal Unit #DK 033415-01-01

Convey to: City of West Sacramento

Direct conveyance for no monetary consideration pursuant to Cooperative Agreement No. 03-0274 dated May 3, 2007.

West Sacramento

.065 acre

\$0 (Appraisal N/A)

02-04-Ala-238 PM 8.2x

Disposal Unit #DD 033883-01-01

Convey to: Everbright Ventures, LLC

Public sale. Selling price represents the highest bid received at the first public sale. There were 23 registered bidders and seven active bidders.

Hayward

0.21 acre

\$396,000 (Public sale estimate \$310,000)

03-04-Ala-238 PM 8.2x

Disposal Unit #DD 033884-01-01

Convey to: Xiaoqing Ma

Public sale. Selling price represents the highest bid received at the first public sale. There were 23 registered bidders and eight active bidders.

Hayward

0.23 acre

\$367,000 (Public sale estimate \$250,000)

04-04-Ala-238 PM 8.2x Hayward
Disposal Unit #DD 033891-01-01 0.22 acre
Convey to: Shay Alkobi \$377,000 (Public sale estimate \$250,000)
Public sale. Selling price represents the highest bid received at the first public sale. There were 23 registered bidders and ten active bidders.

05-04-Ala-238 PM 12.8 Hayward
Disposal Unit #DD 036256-01-01 0.13 acre
Convey to: Xiaoqing Ma \$288,000 (Public sale estimate \$215,000)
Public sale. Selling price represents the highest bid received at the first public sale. There were 15 registered and active bidders.

06-04-Ala-238 PM 12.6x Hayward
Disposal Unit #DD 036268-01-01 0.25 acre
Convey to: Xiaoqing Ma \$259,000 (Public sale estimate \$175,000)
Public sale. Selling price represents the highest bid received at the first public sale. There were 14 registered and active bidders.

07-04-Ala-238 PM 12.6x Hayward
Disposal Unit #DD 036276-01-01 0.17 acre
Convey to: Andres Corsino, a single man \$257,000 (Public sale estimate \$180,000)
Public sale. Selling price represents the highest bid received at the first public sale. There were 14 registered and active bidders.

08-04-Ala-238 PM 12.8 Hayward
Disposal Unit #DD 044585-01-01 0.22 acre
Convey to: Hello Housing, A California Nonprofit \$333,000 (Public sale estimate \$280,000)
Public Benefit Corporation
Public sale. Selling price represents the highest bid received at the first public sale. There were 15 registered bidders and ten active bidders.

09-04-Ala-238 PM 13.2 Hayward
Disposal Unit DD 044586-01-01 0.22 acre
Convey to: Hello Housing, A California Nonprofit \$310,000 (Public sale estimate \$230,000)
Public Benefit Corporation
Public sale. Selling price represents the highest bid received at the first public sale. There were 15 registered bidders and ten active bidders.

10-06-Mad-99 PM 20.38 Madera County
Disposal Unit #DE 085017-02-01 0.254 acre
Convey to: Madera Irrigation District \$0 (Appraisal N/A)
Direct Conveyance. This conveyance is in accordance with Utility Agreement No. 06-1277.72, dated April 25, 2008. The irrigation district's rights were superior to those of the State and their facility will be relocated at 100 percent State expense.

11-07-LA-14 PM R26.9

Disposal Unit #DK 00C989-2

Convey to: Michael S. Redmond, et al.

Direct sale to the underlying fee owners. This conveyance is of slope and drainage easements that were originally acquired to protect the structural integrity of Sierra Highway and State Route 14. In recent years, the underlying fee owners constructed a new drainage system and imported new fill dirt, eliminating the need for the easements. Because the easements are no longer needed, this conveyance will perfect the underlying fee owners' title.

Los Angeles

3.55 acres

\$2,500 (Appraisal \$2,500)

12-11-SD-125 PM 18.6

Disposal Unit #DD 26889-01-01

Convey to: Brea Mesa Investment Group, LLC

Public sale. Selling price represents the highest bid received at public auction. There were six registered and three active bidders.

La Mesa

0.74 acre

\$263,000 (Public sale estimate \$87,900)

Attachments

SUMMARY OF DIRECTOR'S DEEDS - 2.4d.

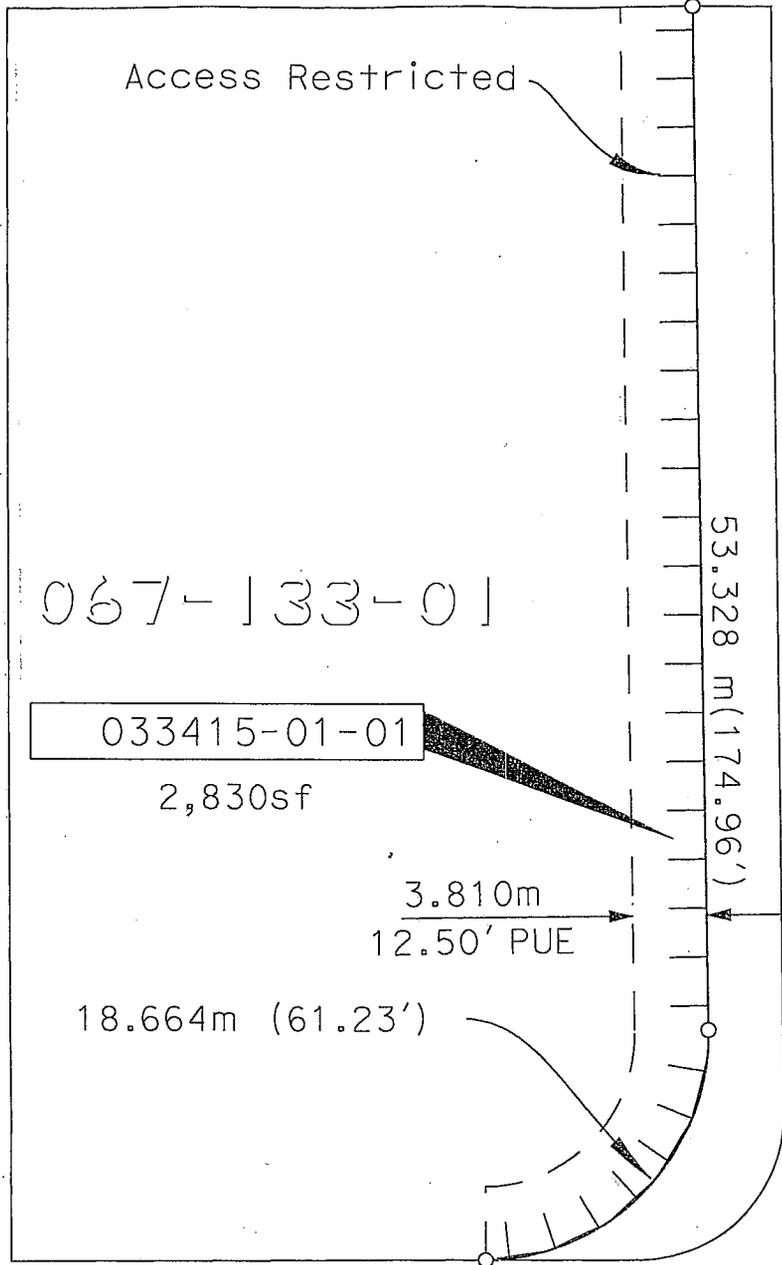
PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION - March 5, 2013

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	0%
02	0	0			0	\$0.00	\$0.00	0%
03	1	0			1	\$0.00	\$0.00	0%
04	0	8			8	\$1,890,000.00	\$2,587,000.00	137%
05	0	0			0	\$0.00	\$0.00	0%
06	1	0			1	\$0.00	\$0.00	0%
07	1	0			1	\$2,500.00	\$2,500.00	100%
08	0	0			0	\$0.00	\$0.00	0%
09	0	0			0	\$0.00	\$0.00	0%
10	0	0			0	\$0.00	\$0.00	0%
11	0	1			1	\$87,900.00	\$263,000.00	299%
12	0	0			0	\$0.00	\$0.00	0%
Total	3	9			12	\$1,980,400.00	\$2,852,500.00	144%

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	3	\$2,500.00	\$2,500.00	100%
Public Sales	9	\$1,977,900.00	\$2,850,000.00	144%
Non-Inventory Conveyances				
Sub-Total	12	\$1,980,400.00	\$2,852,500.00	144%
Other Funded Sales	0			
Total	12	\$1,980,400.00	\$2,852,500.00	144%



067-133-01

033415-01-01

2,830sf

3.810m

12.50' PUE

18.664m (61.23')

53.328 m (174.96')

Access Restricted

Harbor Boulevard

Beacon Blvd



1" = 10m

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

**RIGHT OF WAY
 Director's Deed
 033415-01-01
 EXHIBIT B**

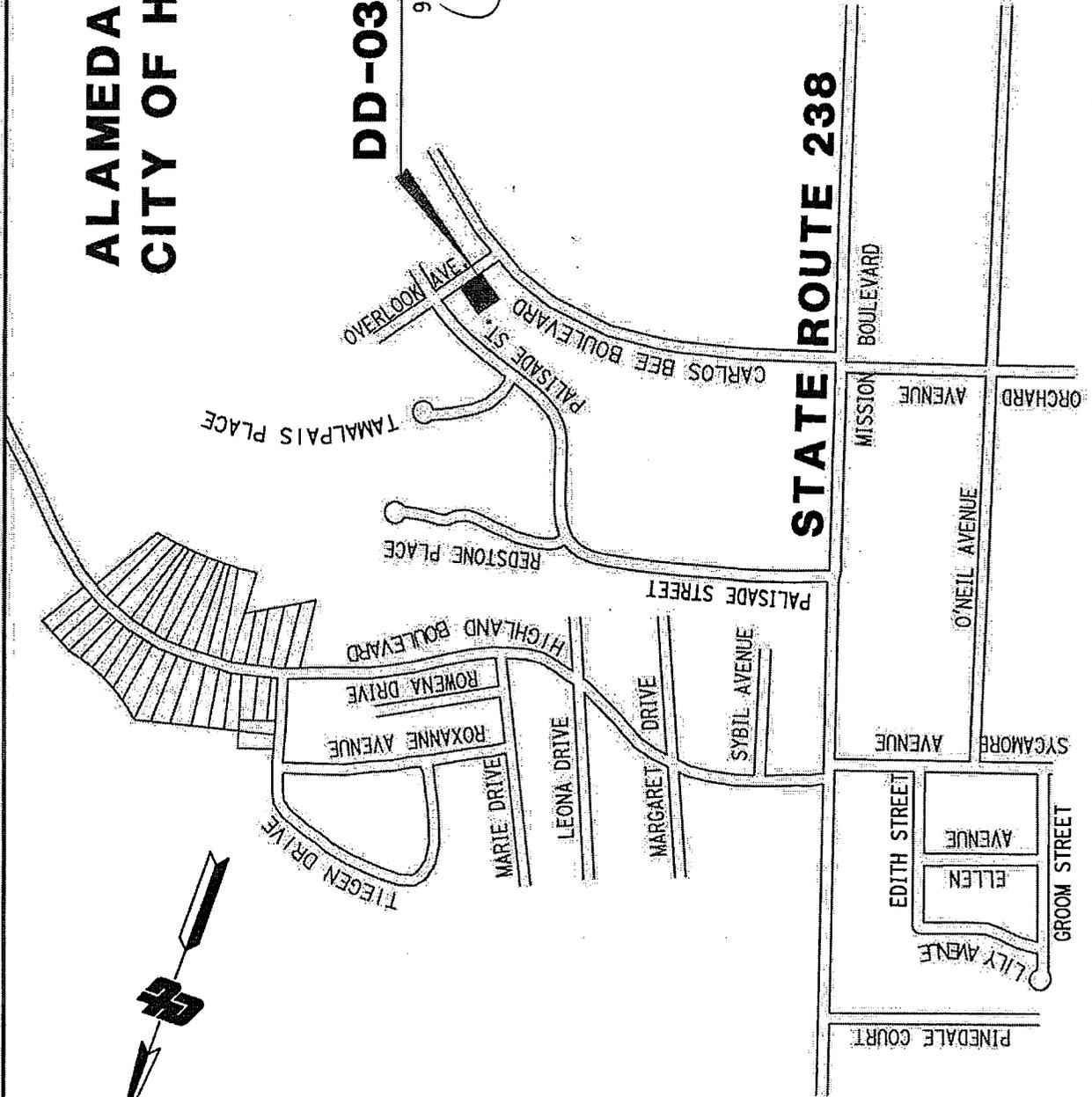
DISTRICT	COUNTY	ROUTE	SHEET NO. OF 20	SHEET NO.	TOTAL SHEETS
03	YOL	50	12	2	2

ALAMEDA COUNTY CITY OF HAYWARD

DD-033883-01-01

9000_SQ_FT

(0.21 Acre)



STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 4			
DIRECTOR'S DEED		DD-033883-01-01	
DRAWN BY: CH	DATE: 8/1/12	CHECK BY: WDN	SCALE: NTS
COUNTY ROUTE	P.M.	DR.NO.	
ALA	238	8.2X	1 OF 2

R-97A.00

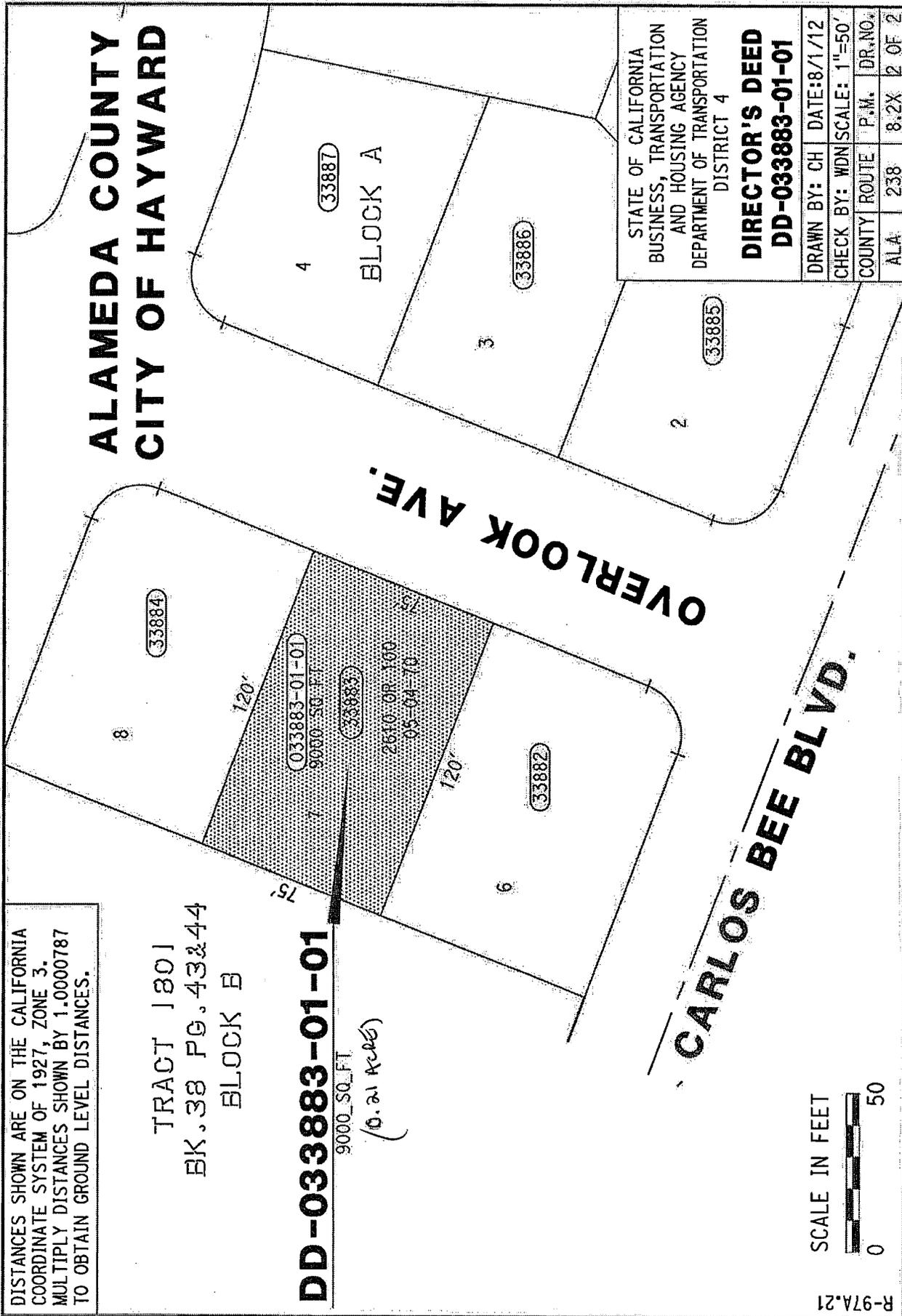
DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.0000787 TO OBTAIN GROUND LEVEL DISTANCES.

TRACT 1801
 BK. 38 PG. 43&44
 BLOCK B

DD-033883-01-01

9000 SQ. FT.

(0.21 ACRES)



STATE OF CALIFORNIA
 BUSINESS, TRANSPORTATION
 AND HOUSING AGENCY
 DEPARTMENT OF TRANSPORTATION
 DISTRICT 4
DIRECTOR'S DEED
DD-033883-01-01

DRAWN BY:	CH	DATE:	8/1/12
CHECK BY:	WJN	SCALE:	1"=50'
COUNTY ROUTE	P.M.	DR.NO.	
ALA.	238	8.2X	2 OF 2



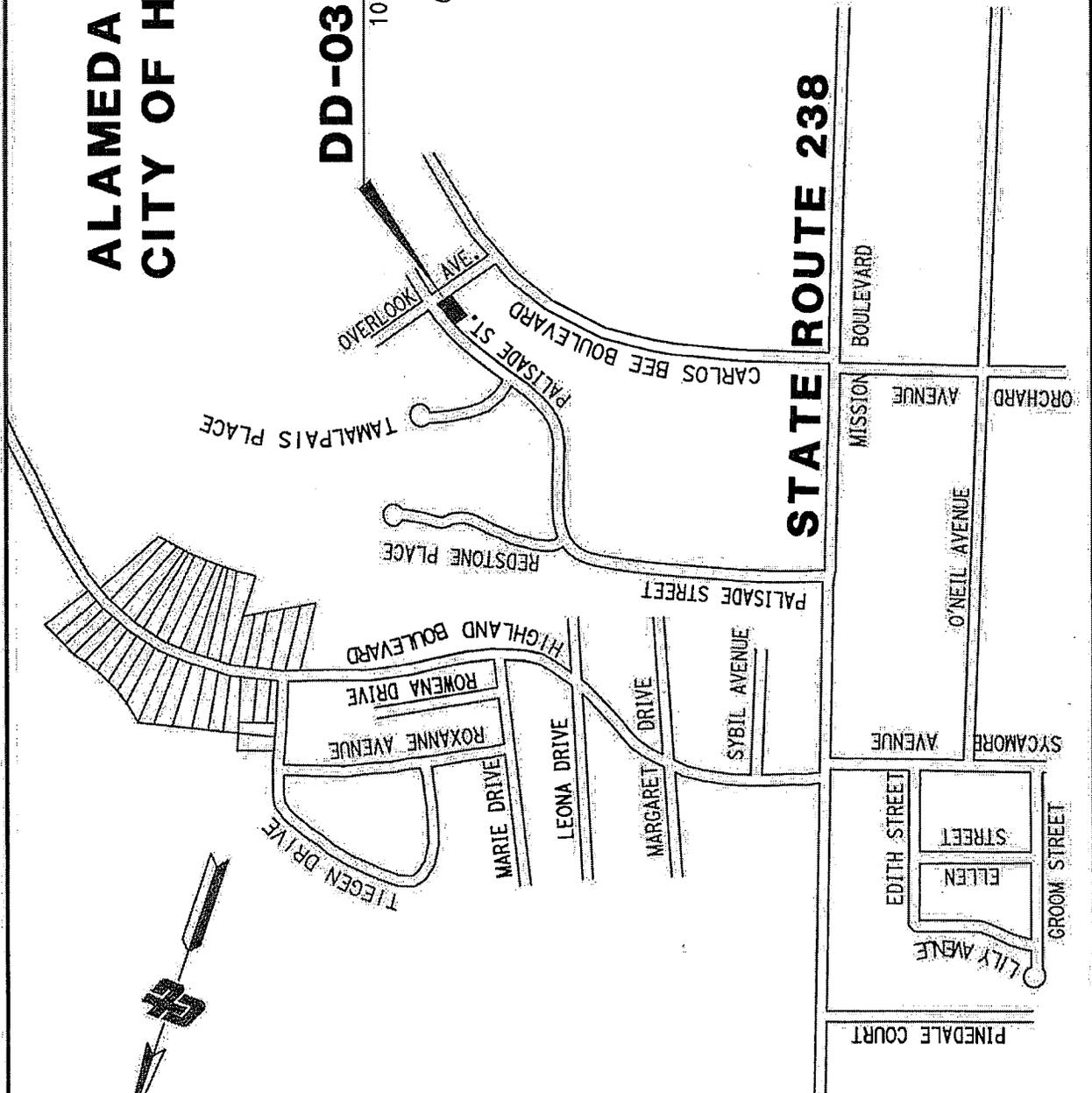
R-97A.21

**ALAMEDA COUNTY
CITY OF HAYWARD**

DD-033884-01-01

10114_SQ_FT

(0.23 Acres)



STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 4			
DIRECTOR'S DEED		DATE: 12/30/11	SCALE: NTS
DD-033884-01-01		CHECK BY: WDN	P.M. DR.NO.
COUNTY	ROUTE	ALA	238
8.2X	1 OF 2		

R-97A.00

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**

33889

33891

BLOCK C 4

PALISADE ST.

BLOCK D 1

AF33529

DD-033884-01-01

TRACT 1801
38 MAPS 43-44



10114 SQ. FT.
(0.23 ACRES)

82' +/-
100' +/-
120' +/-
62' +/-

33884
33884
33883
33882

033884-01-01
10114 SQ. FT.
28666 OR 238
6-4-71

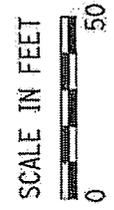
BLOCK B

BLOCK A 4

33883

33882

33886



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

**DIRECTOR'S DEED
DD-033884-01-01**

DRAWN BY:	CH	DATE:	12/30/11
CHECK BY:	WDN	SCALE:	1"=50'
COUNTY ROUTE:	P.M.	DR. NO.:	
ALA	238	8.2X	2 OF 2

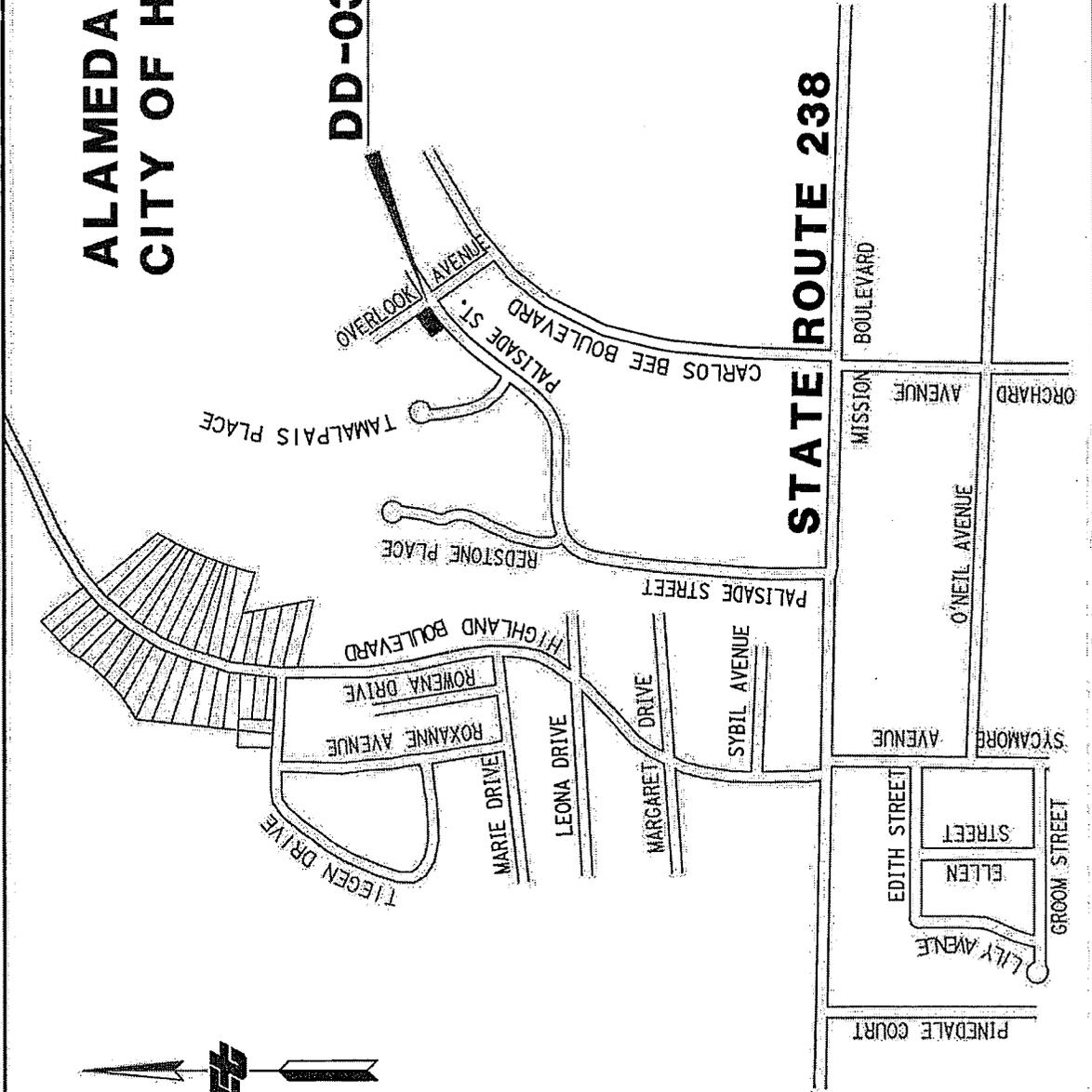
R-97A.21

**ALAMEDA COUNTY
CITY OF HAYWARD**

DD-033891-01-01

9514_SQ_FT

(p. 22. Acres)



STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 4			
DIRECTOR'S DEED		DATE: 9/22/11	SCALE: NTS
DD-033891-01-01		CHECK BY: WDN	P.M.
COUNTY	ROUTE	P.M.	DR. NO.
ALA	238	8.2X	1 OF 2

R-97A.00

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

TRACT 1801
 38/43-44
 SEPT. 12, 1957

BLOCK
 C



**ALAMEDA COUNTY
 CITY OF HAYWARD**

33893

AF33530

33892

33894

033891-01-01

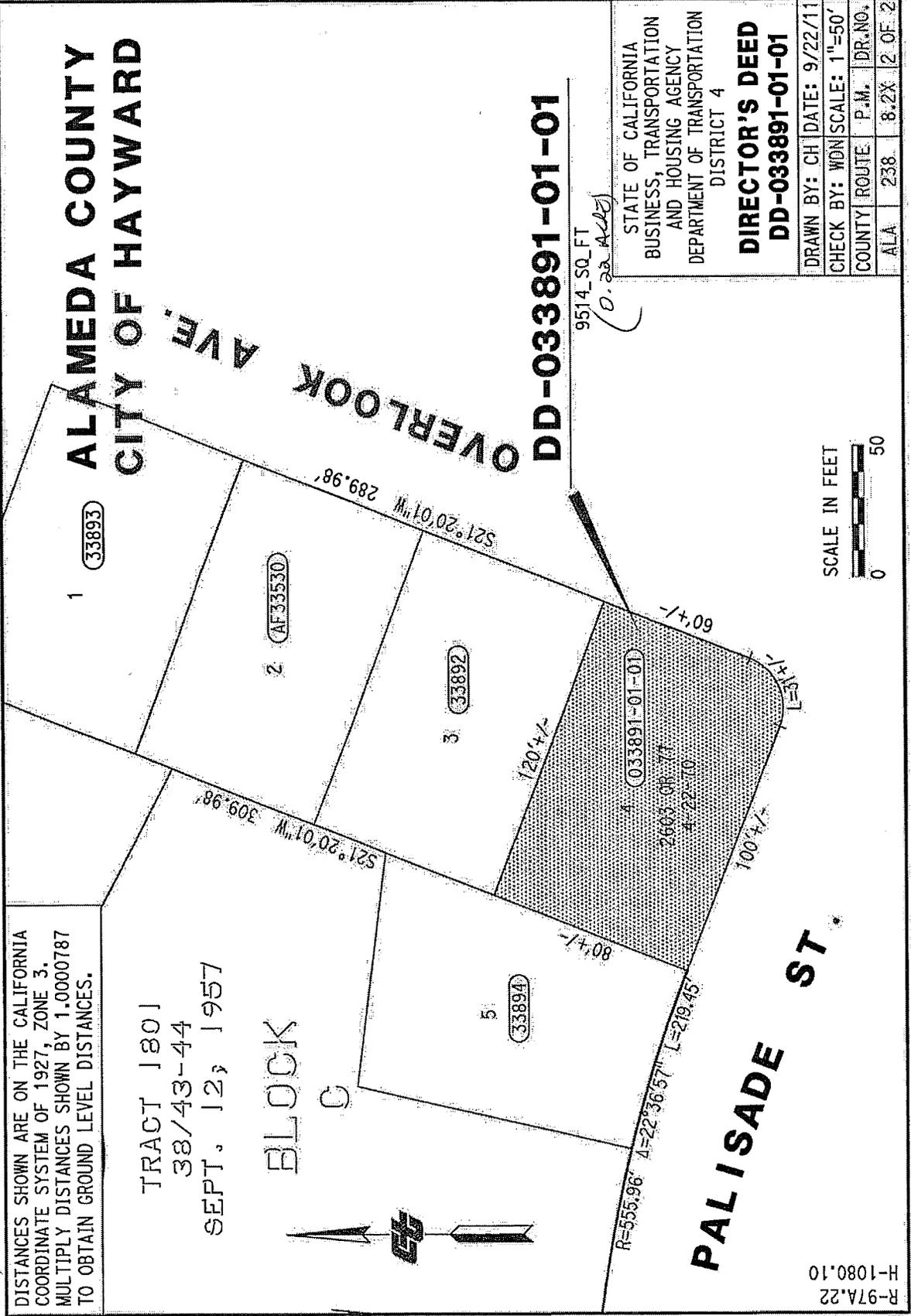
DD-033891-01-01

9514_SQ_FT
(D. 22. A. 12)

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

**DIRECTOR'S DEED
 DD-033891-01-01**

DRAWN BY:	CH	DATE:	9/22/11
CHECK BY:	WJN	SCALE:	1"=50'
COUNTY ROUTE:	P.M.	DR. NO.:	
ALA	238	8.2X	2 OF 2



PALISADE ST.

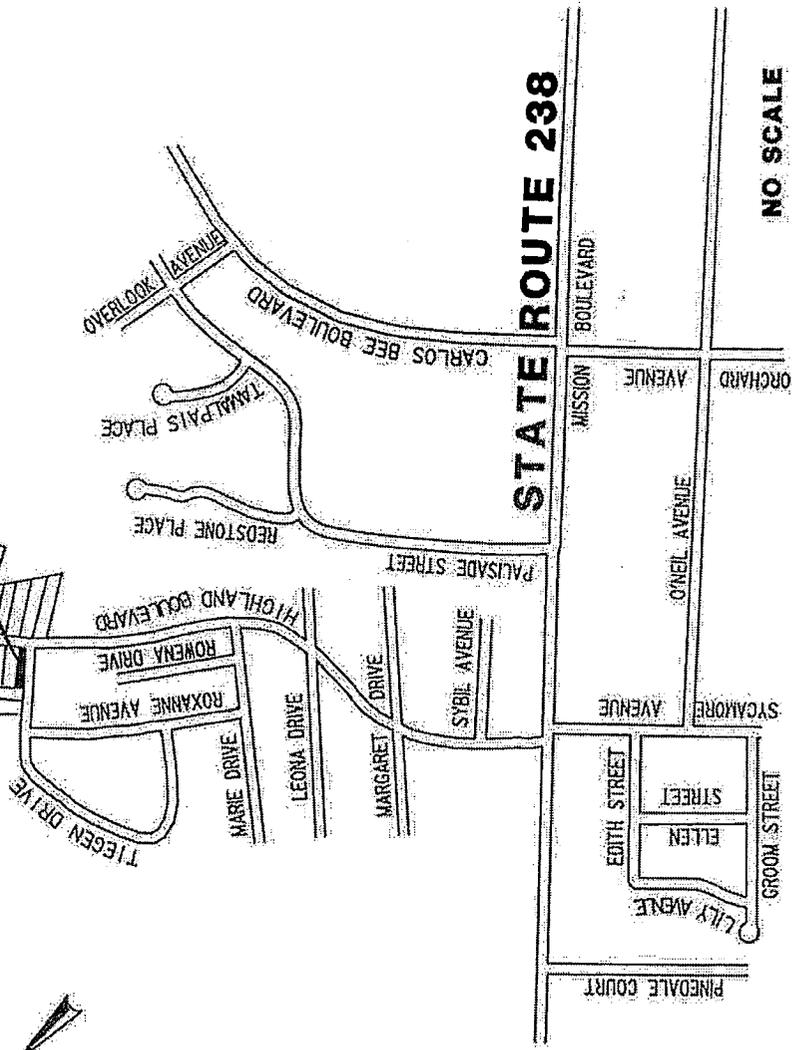
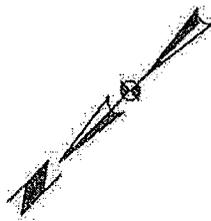
R-97A.22
 H-1080.10

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**

DD-036256-01-01

5483 SQ. FT.
(0.13 ACRES)



STATE ROUTE 238

NO SCALE

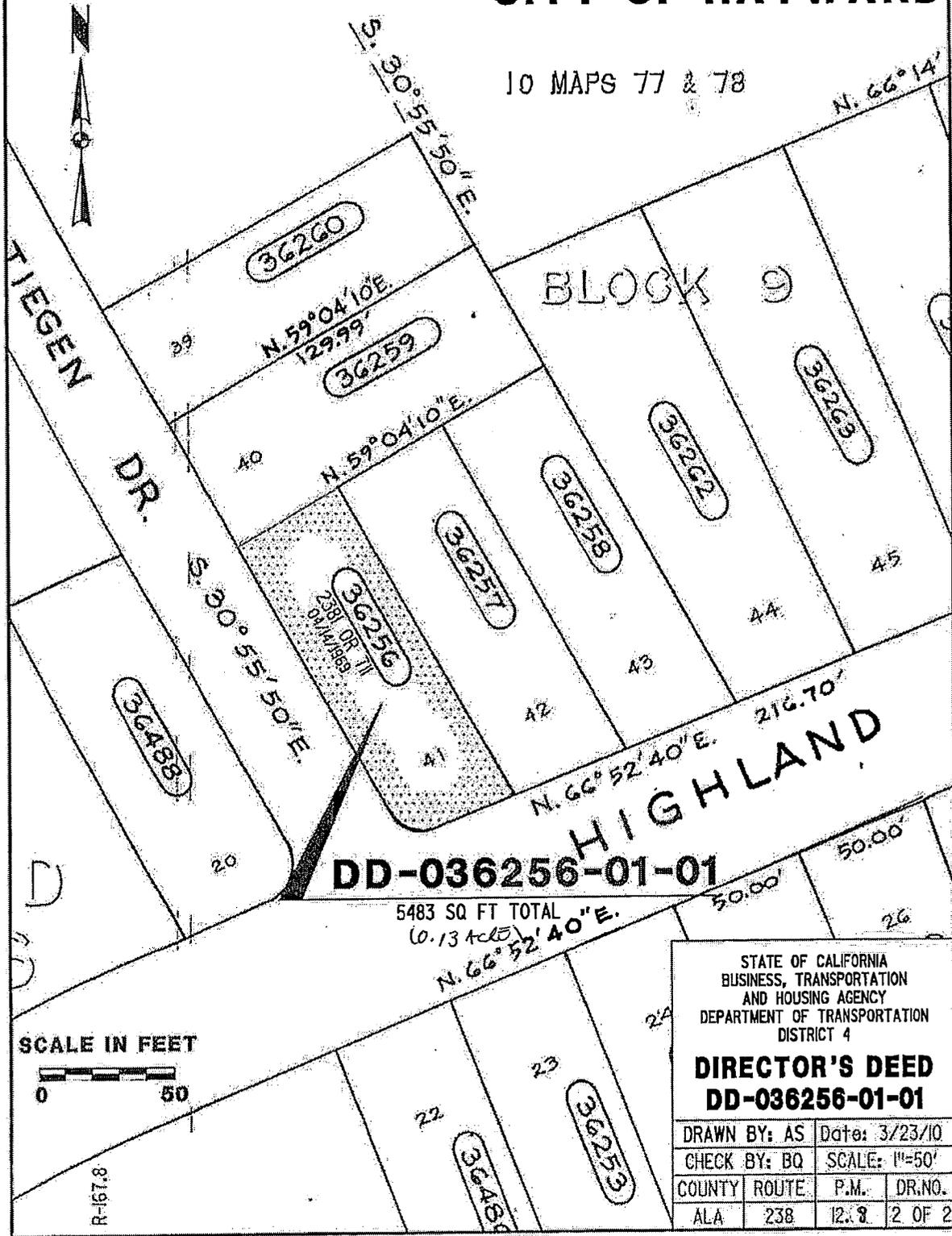
STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 4		DIRECTOR'S DEED
DD-036256-01-01		
DRAWN BY: AS	DATE: 3/23/10	
CHECK BY: BO	NO SCALE	
COUNTY ROUTE	P.M.	DR.NO.
ALA 238	12.9	1 OF 2

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



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

DIRECTOR'S DEED
DD-036256-01-01

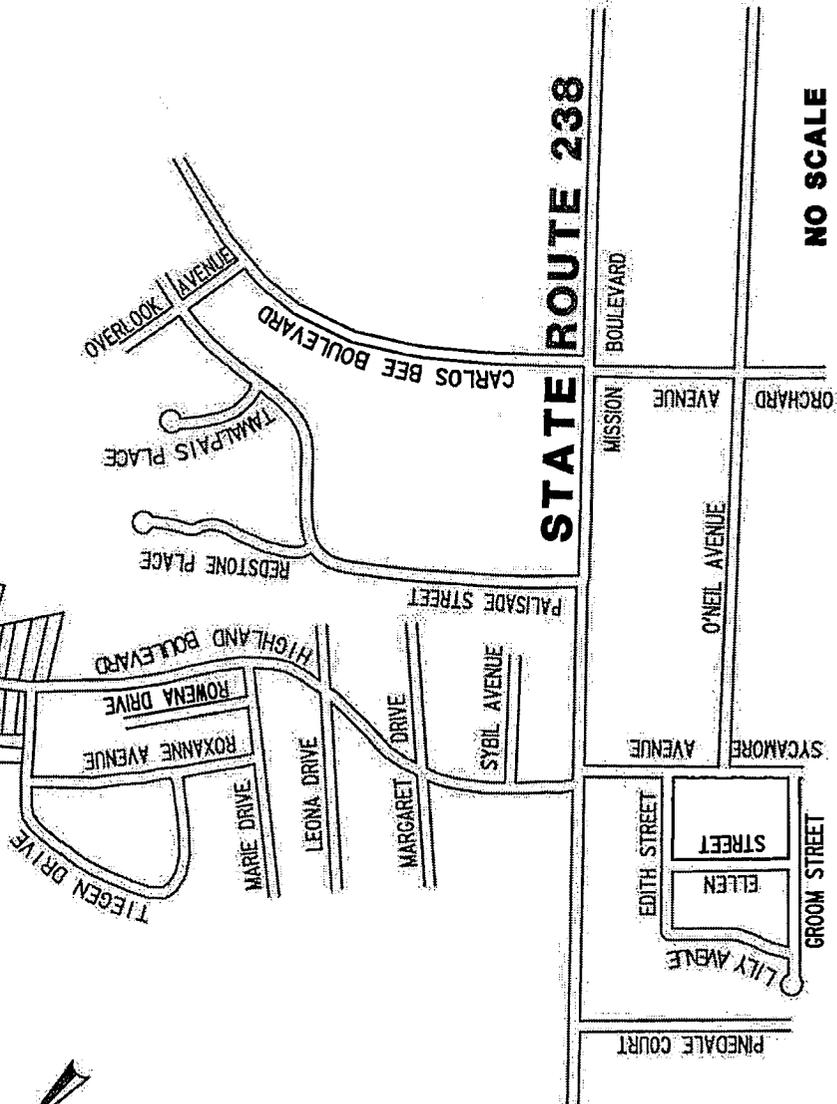
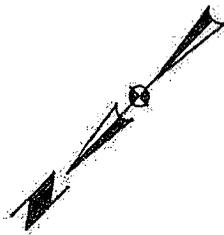
DRAWN BY: AS	DATE: 3/23/10
CHECK BY: BQ	SCALE: 1"=50'
COUNTY: ALA	ROUTE: 238
P.M.: 12.8	DR. NO.: 2 OF 2

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**

DD-036268-01-01

10675 SQ FT
(0.25 ACRES)



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

**DIRECTOR'S DEED
DD-036268-01-01**

DRAWN BY: AS	DATE: 3/23/10
CHECK BY: BQ	NO SCALE
COUNTY ROUTE	P.M. DR.NO.
ALA 238	12.8 OF 2

STATE ROUTE 238

NO SCALE

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.

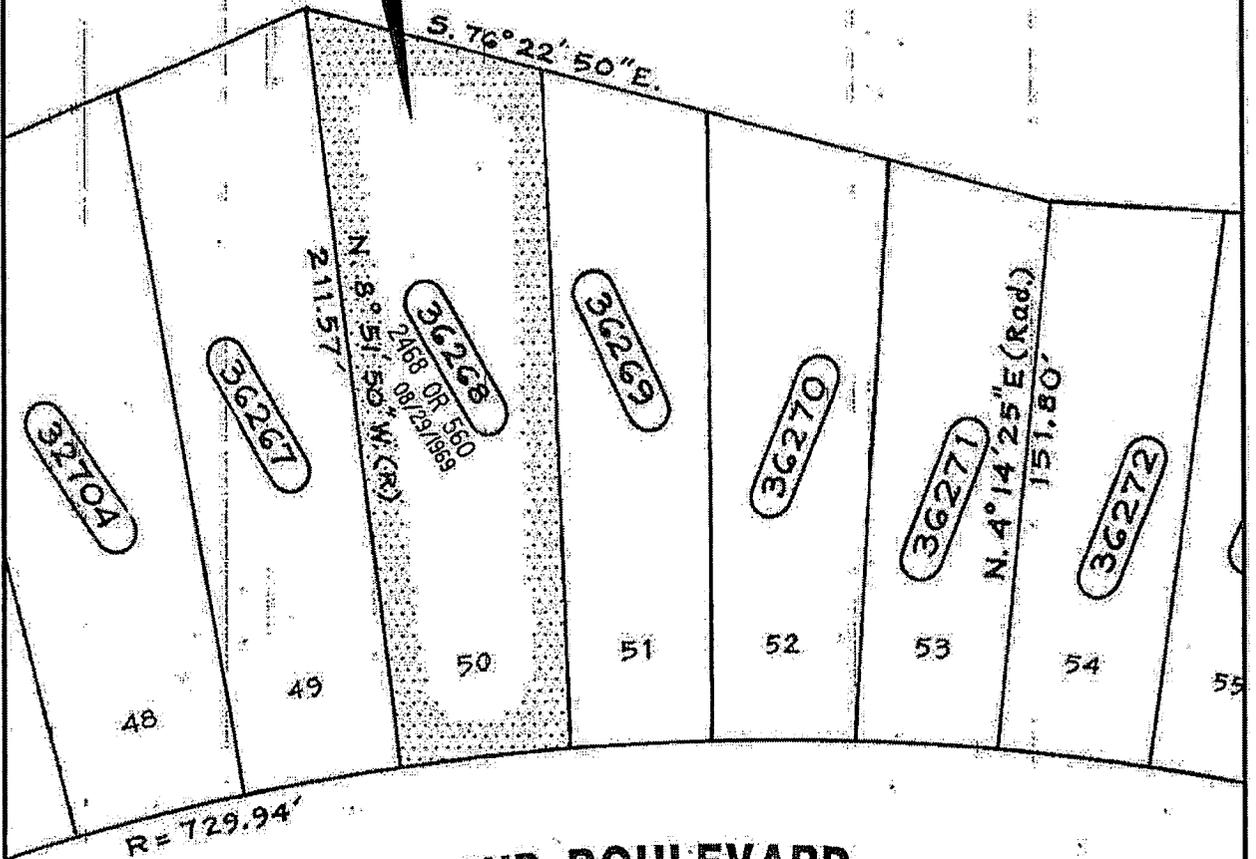
ALAMEDA COUNTY CITY OF HAYWARD

10 MAPS 77 & 78

DD-036268-01-01

10675 SQ FT

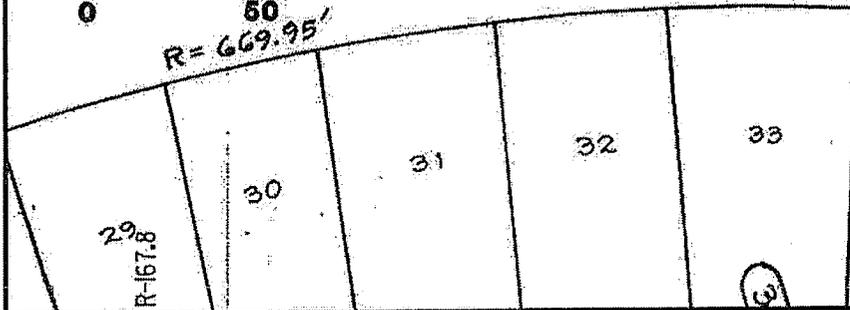
(0.25 ACRE)



SCALE IN FEET **HIGHLAND BOULEVARD**



R = 669.95'



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

DIRECTOR'S DEED
DD-036268-01-01

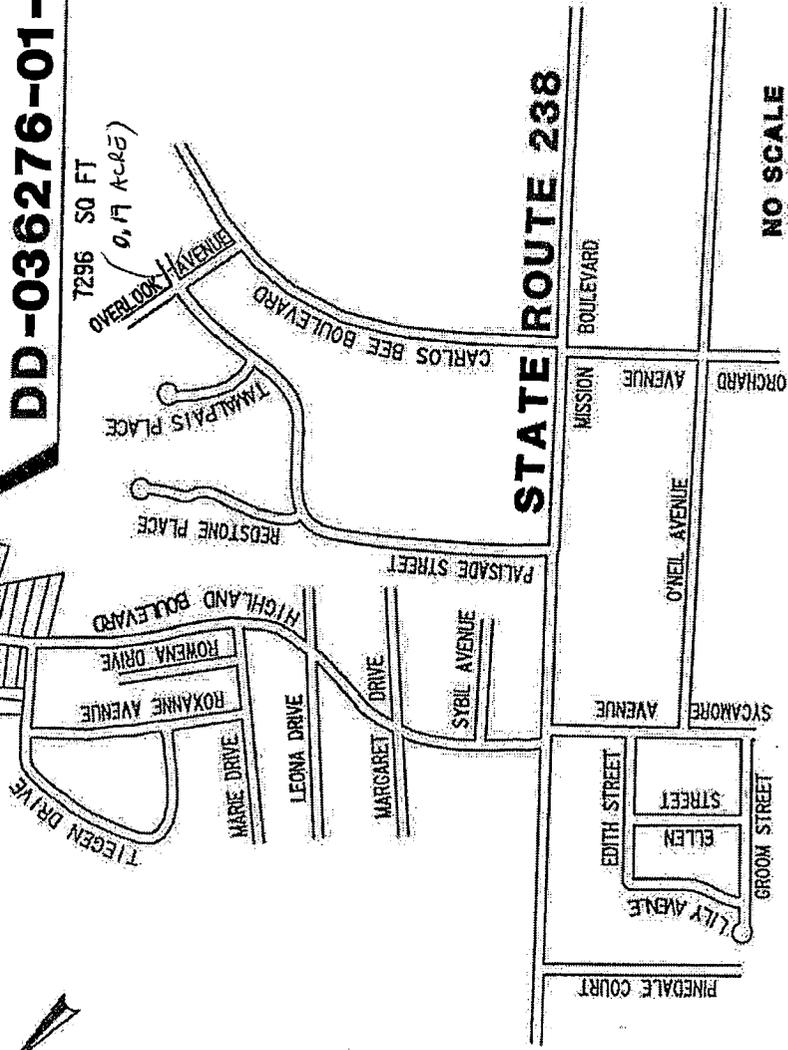
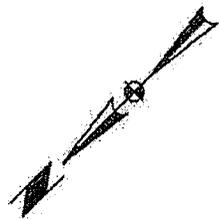
DRAWN BY: AS		Date: 3/23/10	
CHECK BY: BQ		SCALE: 1"=50'	
COUNTY	ROUTE	P.M.	DR.NO.
ALA	238	12 8	2 OF 2

ALAMEDA COUNTY CITY OF HAYWARD

DD-036276-01-01

7296 SQ FT
(0.17 ACRES)

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.



STATE ROUTE 238

NO SCALE

STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 4		DATE: 3/23/10
DIRECTOR'S DEED DD-036276-01-01		NO SCALE
DRAWN BY: AS	CHECK BY: BQ	P.M.
COUNTY: ROUTE	ALA: 238	DR.NO. 126
		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.

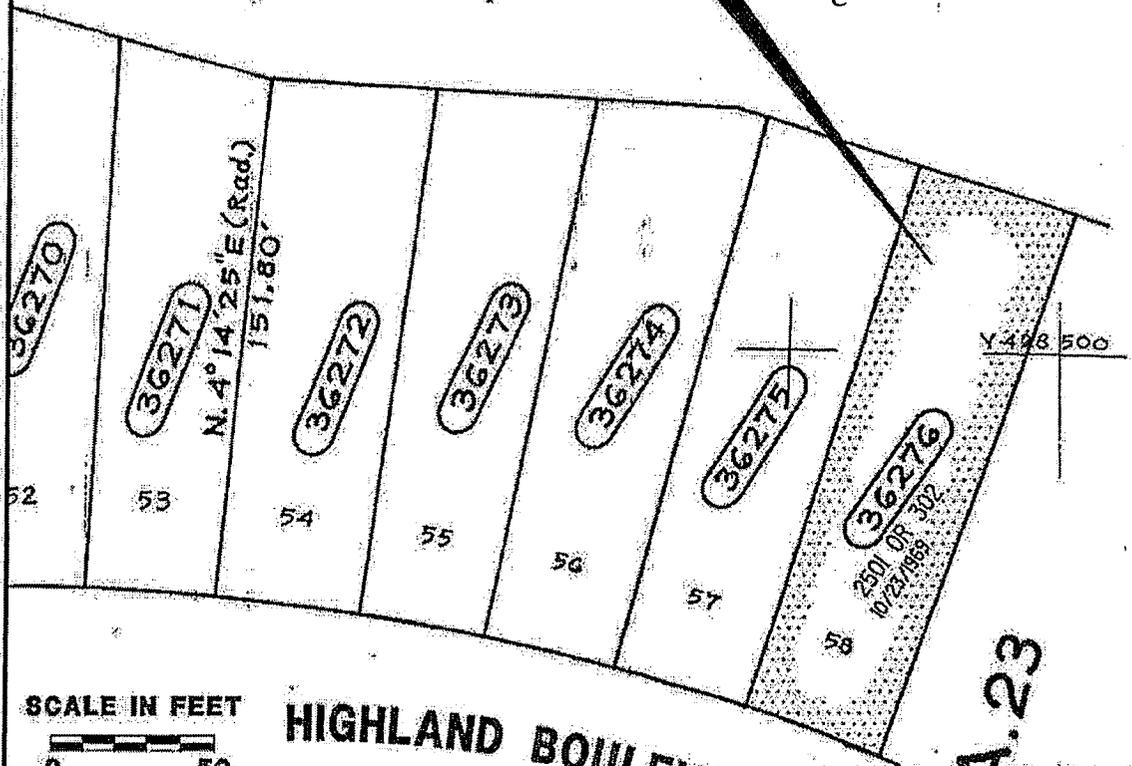
ALAMEDA COUNTY CITY OF HAYWARD

10 MAPS 77 & 78



DD-036276-01-01

7296 SQ FT
(0.17 ACRE)



SCALE IN FEET

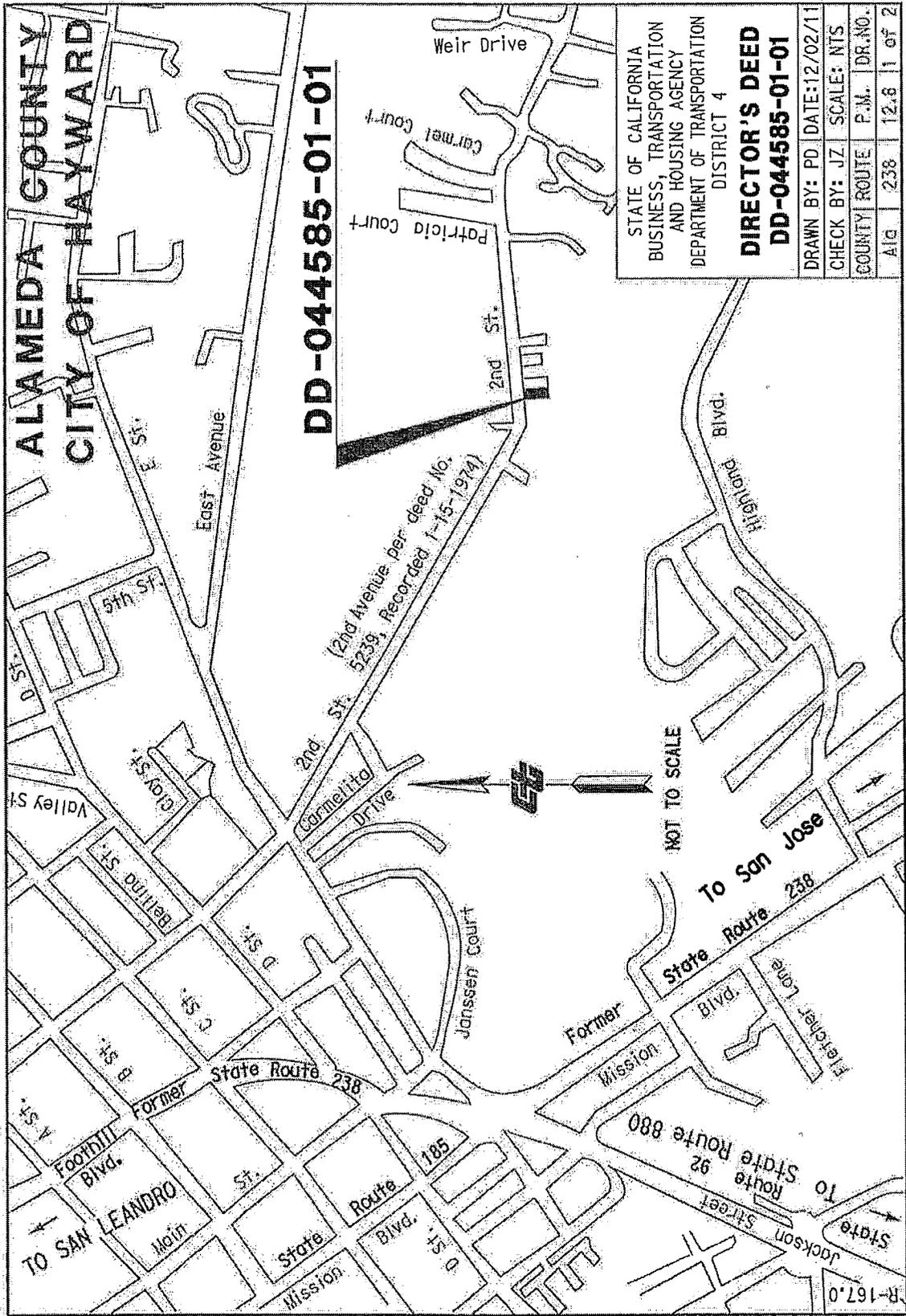


HIGHLAND BOULEVARD

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

**DIRECTOR'S DEED
DD-036276-01-01**

DRAWN BY: AS		Date: 3/23/10	
CHECK BY: BQ		SCALE: 1"=50'	
COUNTY	ROUTE	P.M.	DR.NO.
ALA	238	12.6	2 OF 2



ALAMEDA COUNTY CITY OF HAYWARD

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

DD-044585-01-01

9,748 Sq. Ft.

(0.22 Acre)

2nd Avenue

(N84°35'E)
S85°48'10"W

65.00'

N4°11'50"W
(N5°25'W)

(150.00')
149.99'

044585-01-01

STATE OF CALIFORNIA
3590 O.R. 632
1/15/1974

S4°11'50"E
(S5°25'E)

149.99' (150.00')

S85°48'10"W
(S84°35'W)

65.00'

149.99'
S4°11'50"E

60'



SCALE IN FEET



LEGEND

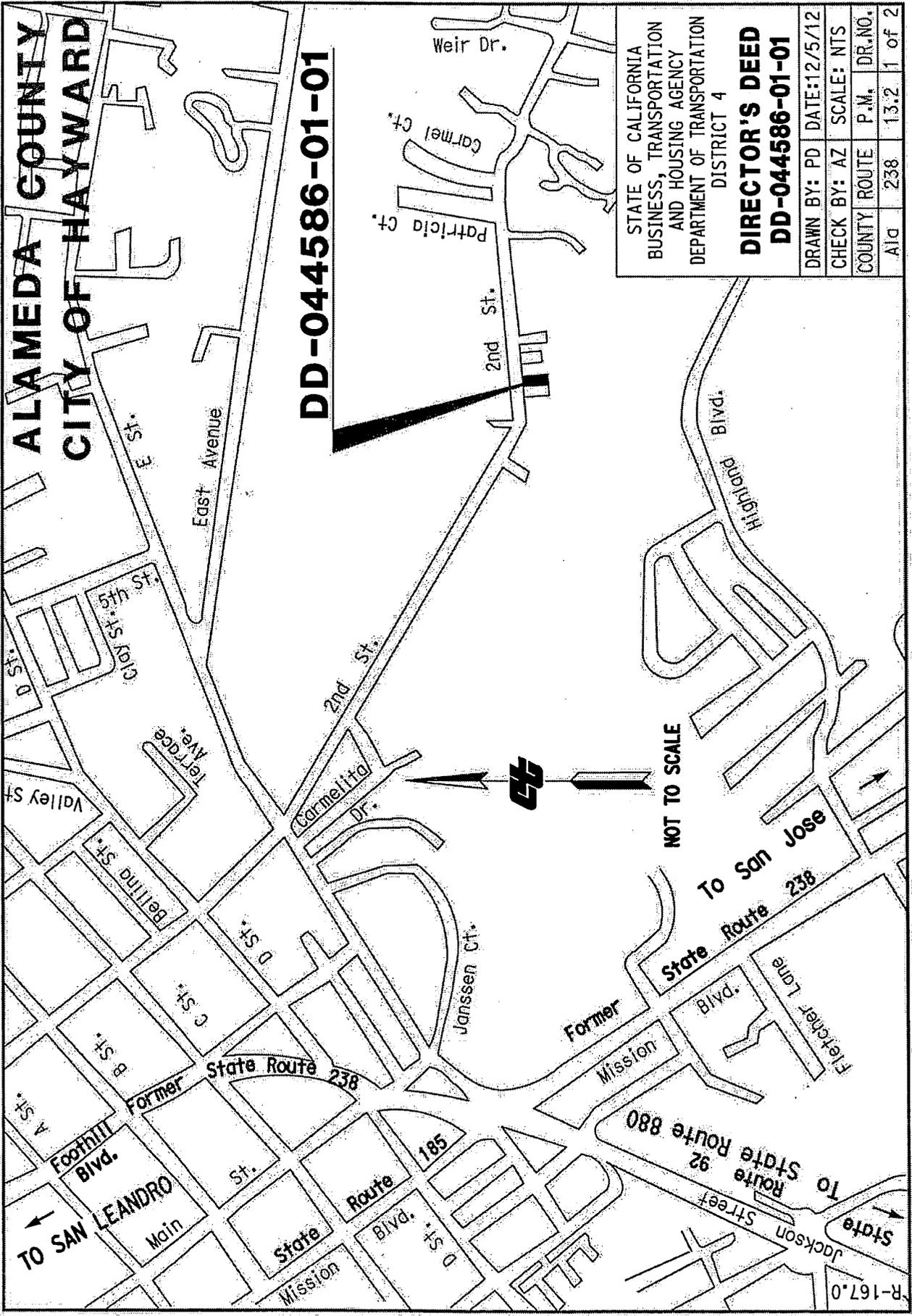
Sq. Ft. square feet
O.R. Official Records
() Record per
3590 O.R. 632
1/15/1974

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

DIRECTOR'S DEED
DD-044585-01-01

DRAWN BY: PD	DATE: 12/2/11
CHECK BY: JZ	SCALE: 1"=50'
COUNTY ROUTE	P.M. DR. NO.
A/G 238	12.8 2 of 2

R-167.7



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

DIRECTOR'S DEED
DD-044586-01-01

DRAWN BY: PD	DATE: 12/5/12
CHECK BY: AZ	SCALE: NTS
COUNTY ROUTE	P.M. DR.NO.
A10 238	13:2 1 of 2

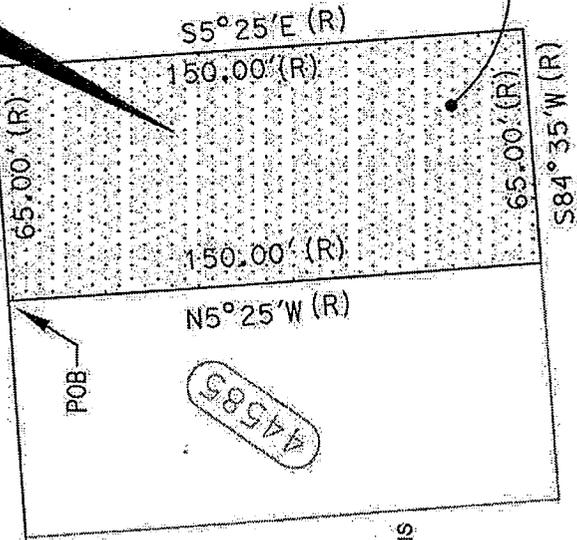
ALAMEDA COUNTY CITY OF HAYWARD

DD-044586-01-01

9,748 Sq. Ft.
(D. 02 15-05)

2nd Street
(Please see Note below)

60'



44585

39349

44586
3566 O.R. 336
12/6/73

Note: 2nd Street is referred to as 2nd Avenue in 3566 O.R. 336



SCALE IN FEET
0 1" = 50'

LEGEND

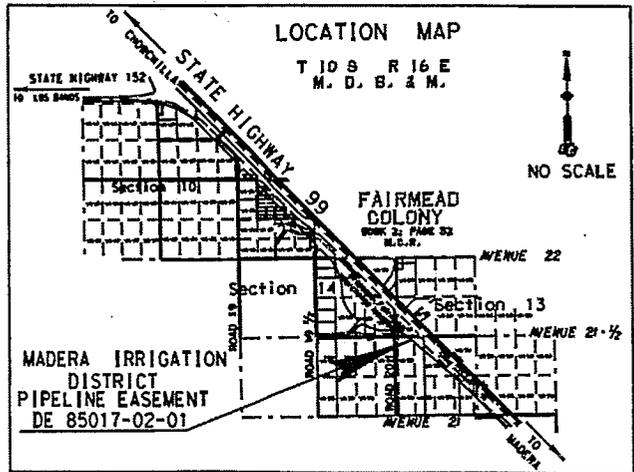
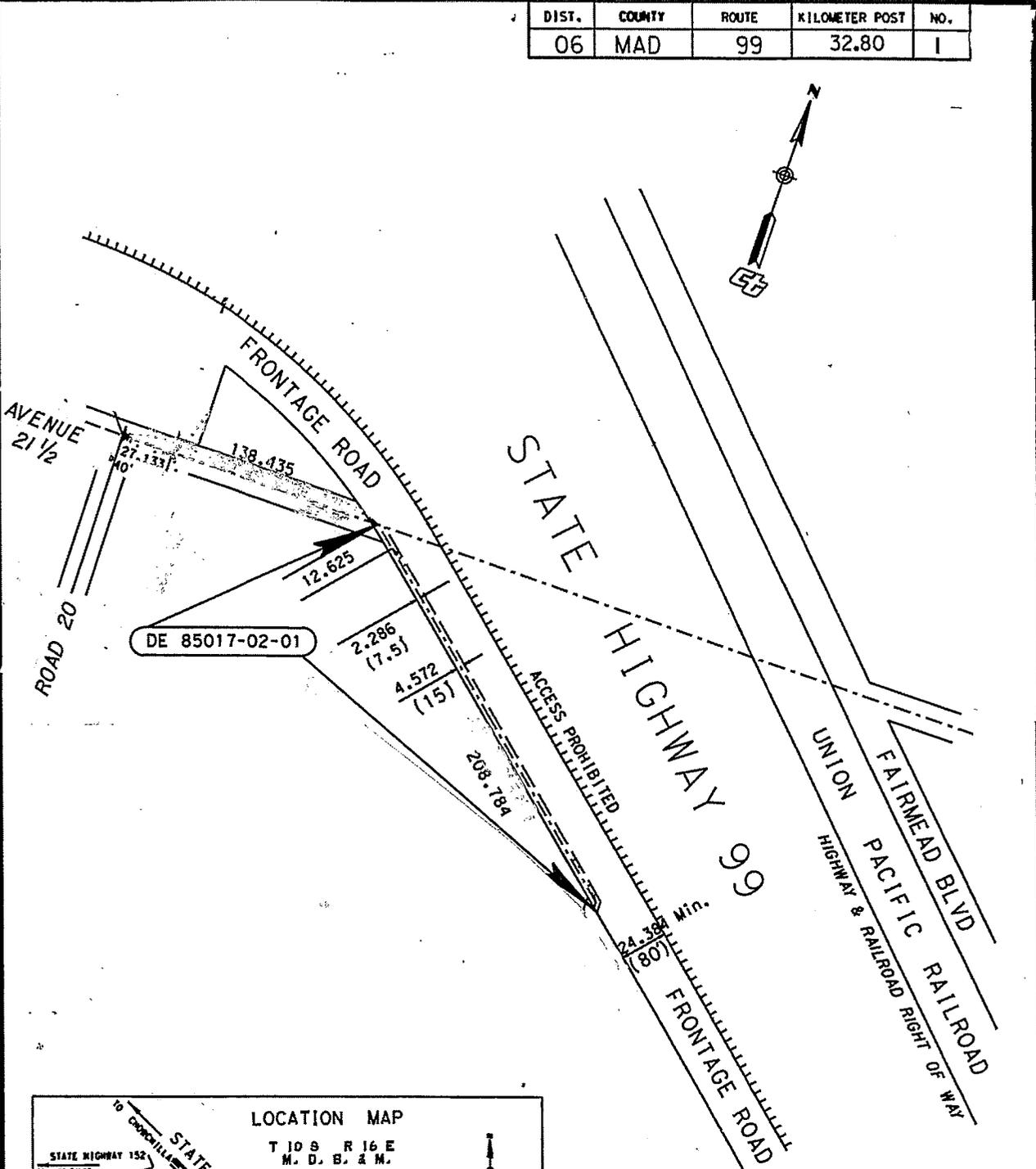
- Sq. Ft. square feet
- O.R. Official Records
- (R) Record per 3566 O.R. 336 12/6/73
- POB point of beginning

STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 4	
DIRECTOR'S DEED DD-044586-01-01	
DRAWN BY: PD	DATE: 12/5/12
CHECK BY: AZ	SCALE: 1"=50'
COUNTY ROUTE	P.M. DR.NO.
Ala 238	13.2 2 of 2

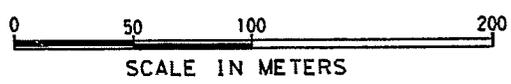
R-167A

Revised By: KGM Date: 12-11-12 Drawn By: KGM Date: 03-29-08 Checked By: KGM Date: 04-07-08

DIST.	COUNTY	ROUTE	KILOMETER POST	NO.
06	MAD	99	32.80	I



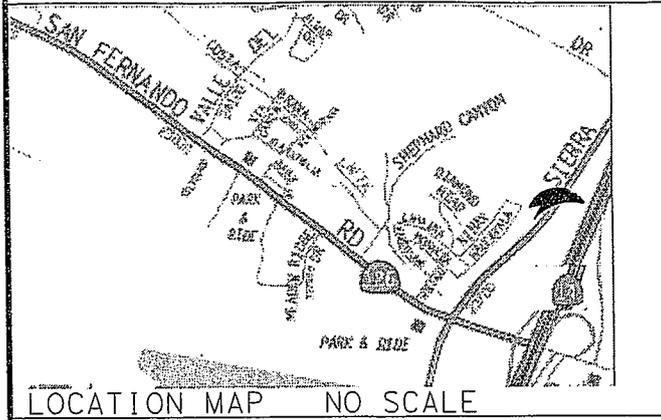
DIRECTOR'S DEED
 EASEMENT MAP
 DE 85017-02-01



Original Drawing April 2008
 Revised Drawing December 2012

COUNTY OF LOS ANGELES

DIST	COUNTY	ROUTE	POST MILE
07	LA	14	R 26.9



154,732 SF

**DK
C989-2**

3.55 AC

SIERRA HIGHWAY

ROUTE 14 FREEWAY



LOT 4 OF SEC 1, T 3 N, R 16 W
SAN BERNARDINO MERIDIAN

SLOPE
DRAINAGE
SLOPE
SLOPE
SLOPE

700-

SECTION LINE 457.01'

RANGE LINE

1 6
12 7

N 89°00'50" W

||||||| STATE RETAINS ACCESS RIGHTS

COUNTY OF LOS ANGELES

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

DIRECTOR'S DEED DK C989-2

SCALE: NONE
DRWN: FC CHKD: RG
DATE: 12-24-2012

REF. MAP: F1056-1

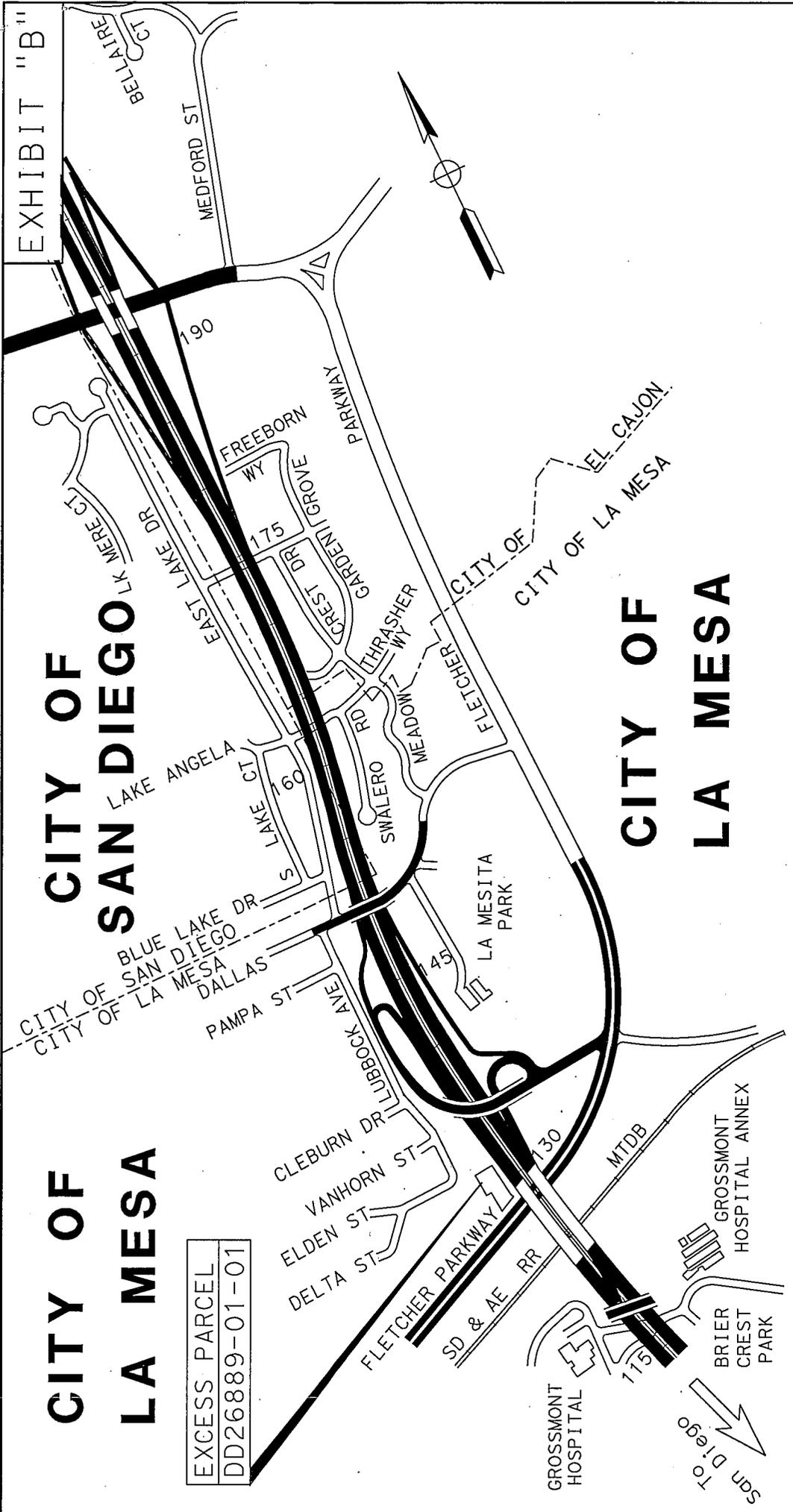
Attachment 11

EXHIBIT "B"

CITY OF SAN DIEGO

CITY OF LA MESA

EXCESS PARCEL
DD26889-01-01

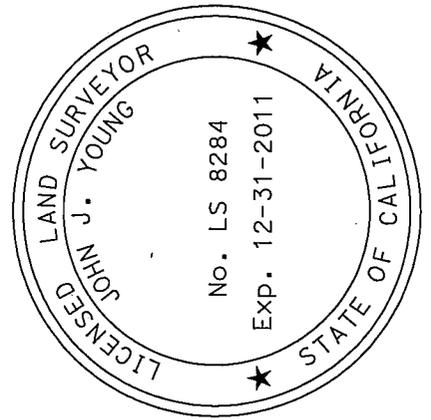


KEY MAP

STATE OF CALIFORNIA BUSINESS & TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT II			
EXCESS PARCEL MAP DD26889-01-01			
RIGHT OF WAY MAP NO.	POR - 53555K		
COUNTY .SD.	ROUTE 125	POST MILES .18.6	SCALE NONE
			SHEET 1 OF 2

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

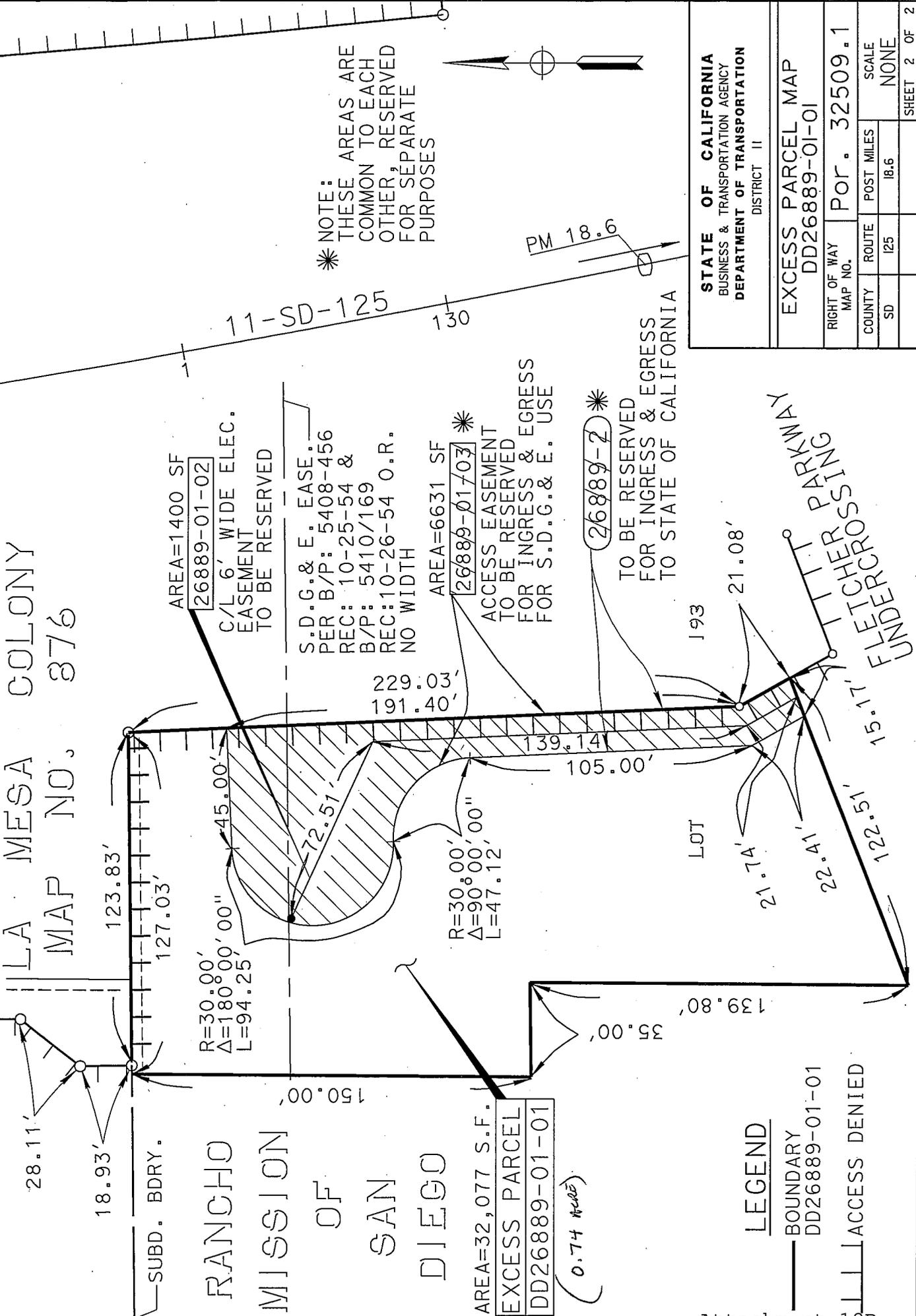
Signature _____
Date 3-15-2011



CITY OF LA MESA

LA MESA COLONY
MAP NO. 876

EXHIBIT "B"



STATE OF CALIFORNIA BUSINESS & TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT II			
EXCESS PARCEL MAP DD26889-01-01			
RIGHT OF WAY MAP NO.	POR. 32509.1		
COUNTY	ROUTE	POST MILES	SCALE
SD	125	18.6	NONE
			SHEET 2 OF 2