

Memorandum

To: CHAIR AND COMMISSIONERS
CALIFORNIA TRANSPORTATION COMMISSION

CTC Meeting: March 16-17, 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 \$2,269,200. The State will receive a return of \$3,122,200 from the sale of these properties. A recapitulation of the items presented and corresponding maps are attached. The sale of these properties are considered Class 12 under California Environmental Quality Act guidelines, Section 15312, and are therefore categorically exempt.

ISSUE:

01-03-Sut-99 PM R19.10

Sutter County

Disposal Unit #DD 034256-01-01

33.01 acres

Convey to: Bains Properties LP

\$760,000 (Public Sale Estimate \$442,000)

Sealed Bid. Selling price represents the highest bid received in a private sealed bid sale between two adjoining owners.

02-04-Ala-238 PM 12.7x

Hayward

Disposal Unit #DD 032597-01-01

0.32 acre

Convey to: Abhishek Gupta

\$434,000 (Appraisal \$374,000)

Public sale. Selling price represents the highest oral bid received at the first public sale. There were six bidders.

03-04-Ala-238 PM 13.2 Hayward
Disposal Unit #DD 032706-01-01 0.97 acre
Convey to: Avtar Singh and Meera Rani, \$0.00 (Appraisal N/A)
Husband and Wife, as Joint Tenants
Jaspal Sandhu and Jasveer K. Sandhu,
Husband and Wife, as Joint Tenants

Change in vesting. The Commission approved the public sale on October 21, 2015. The buyer subsequently requested a change in vesting.

04-04-Ala-238 PM 13.5 Hayward
Disposal Unit #DD 032784-01-01 0.17 acre
Convey to: County of Alameda, \$680,000 (Appraisal \$680,000)
a political subdivision of the
State of California, in its capacity as housing
Successor under California Health and Safety
Code Section 34176

Direct sale at the appraised value to a government agency for the public use of affordable housing.

05-04-Ala-238 PM 12.6x Hayward
Disposal Unit #DD 036259-01-01 0.15 acre
Convey to: JPV Investments, LLC \$460,000 (Public Sale Estimate \$125,000)
Public sale. Selling price represents the highest bid received at the public sale. There were four active bidders.

06-04-Ala-238 PM 12.6x Hayward
Disposal Unit #DD 036273-01-01 0.15 acre
Convey to: Charles Paratore & Vivienne Paratore \$409,000 (Public Sale Estimate \$270,000)
Public sale. Selling price represents the highest oral bid received at the first public sale. There were eight bidders.

07-05-Mon-101 PM R96.5 Prunedale
Disposal Unit #DD 002850-01-01 3.15 acres
Convey to: Mark Jeffrey Swank, et al \$335,700 (Appraisal \$335,700)
Direct sale. Sale price represents the appraised value received from a residential tenant pursuant to Commission Resolution G98-22 paragraph 2.4.

08-05-Mon/SBt-101 PM 101.3/0.0 Aromas
Disposal Unit #DD 011292-01-01 1.18 acres
Convey to: Ballantree Homeowners Association \$42,500 (Appraisal \$42,500)
Direct sale. Sale price represents the appraised value received from an adjoining owner pursuant to CTC Resolution G98-22 paragraph 2.1B. A sale of the subject property to another party would deprive the adjoining owner of a vested right of access to the State highway and landlock the adjoining property.

09-06-Kin-198 PM 27.6/27.8

Kings County

Disposal Unit #DD 087375-01-01

0.32 acre

Convey to: Innovative Ag Properties, LLC

\$500 (Appraisal nominal)

Direct sale. Sale price represents the appraised value received from an adjoining owner. The highest and best use of the subject property is as joinder.

10-06-Kin-198 PM 28.2

Kings County

Disposal Unit #DD 087375-01-02

0.58 acre

Convey to: Eric G. Shuklian

\$500 (Appraisal nominal)

Direct sale. Sale price represents the appraised value received from an adjoining owner. The highest and best use of the subject property is as joinder.

Attachments

**SUMMARY OF DIRECTOR'S DEEDS - 2.4d.(1)
PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION - March 16-17, 2016**

Table I - Volume by Districts

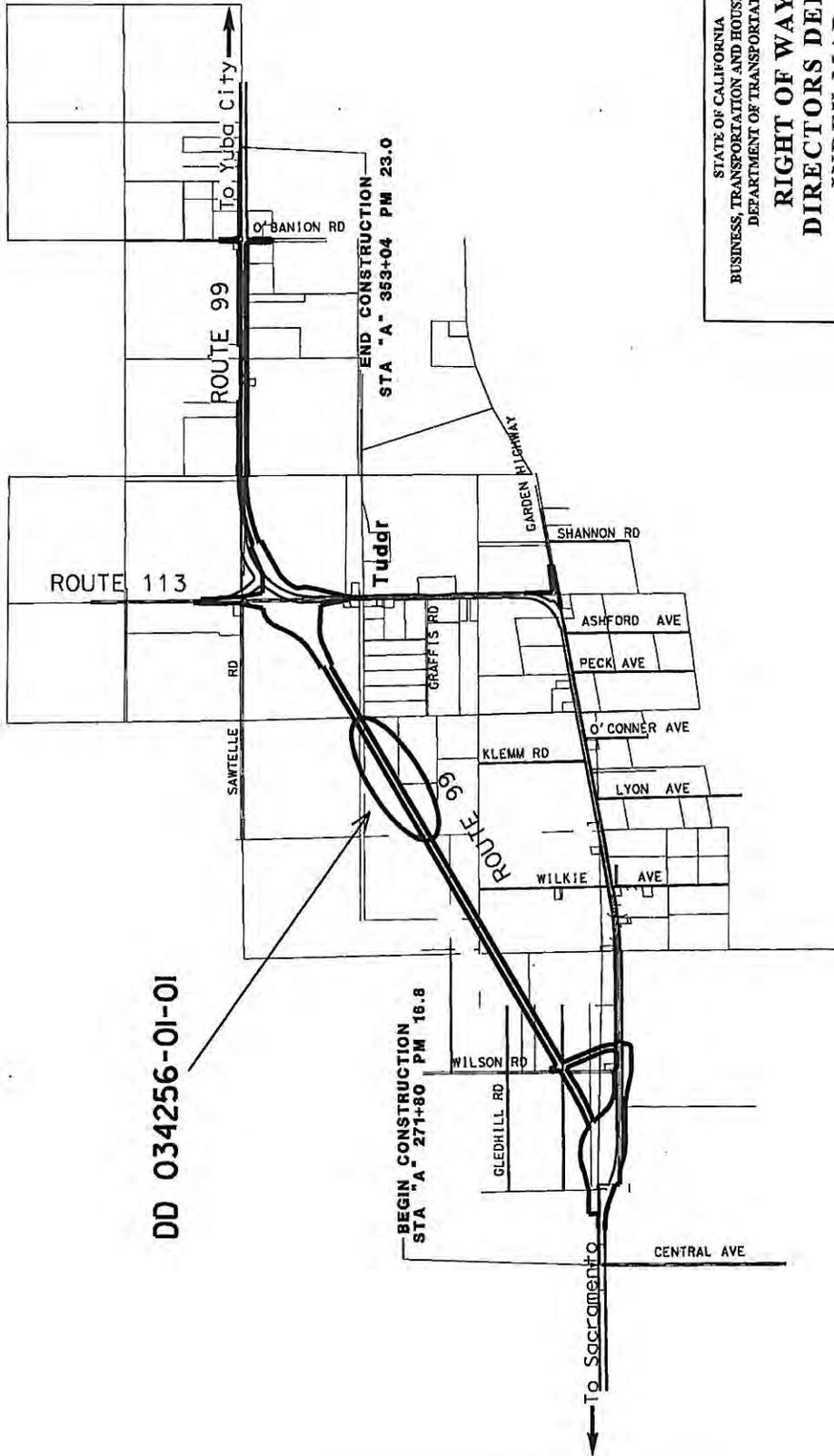
District	Direct Sales	Public Sales	Non-Inventory Conveyances	Other Funded Sales	Total Items	Current Estimated Value	Return From Sales	Recovery %
01								
02								
03		1			1	\$ 442,000.00	\$ 760,000.00	172%
04	2	3			5	\$ 1,449,000.00	\$ 1,983,000.00	137%
05	2				2	\$ 378,200.00	\$ 378,200.00	100%
06	2				2	Nominal	\$ 1,000.00	
07								
08								
09								
10								
11								
12								
Total	6	4			10	\$2,269,200.00	\$3,122,200.00	138%

Table II - Analysis by Type of Sale

Type of Sale	# of Items	Current Estimated Value	Return From Sales	Recovery %
Direct Sales	6	\$1,058,200.00	\$1,059,200.00	100%
Public Sales	4	\$1,211,000.00	\$2,063,000.00	170%
Non-Inventory Conveyances				
Sub-Total	10	\$2,269,200.00	\$3,122,200.00	138%
Other Funded Sales				
Total	10	\$2,269,200.00	\$3,122,200.00	138%



EXHIBIT A



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

**RIGHT OF WAY
 DIRECTORS DEED
 INDEX MAP**

NOT TO SCALE

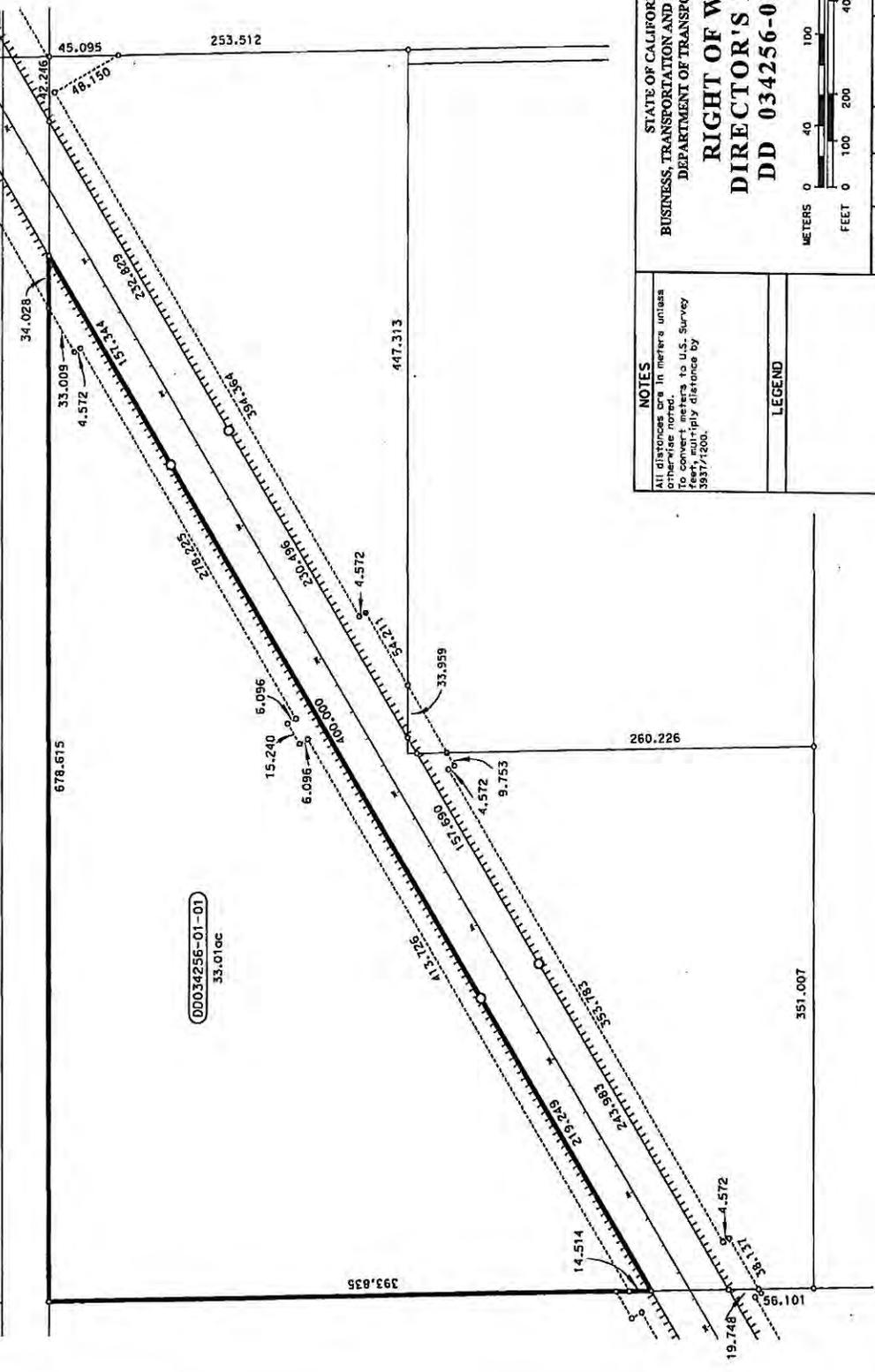
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
03	SUT	99	R19.1	1	2



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 13 N, R 3 E, MDM
SECTION 10

EXHIBIT B

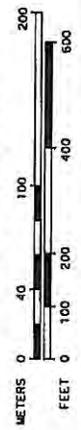


NOTES
All distances are in metric units unless otherwise noted.
Convert metric to U.S. Survey feet multiply distance by 3937/1200.

LEGEND

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

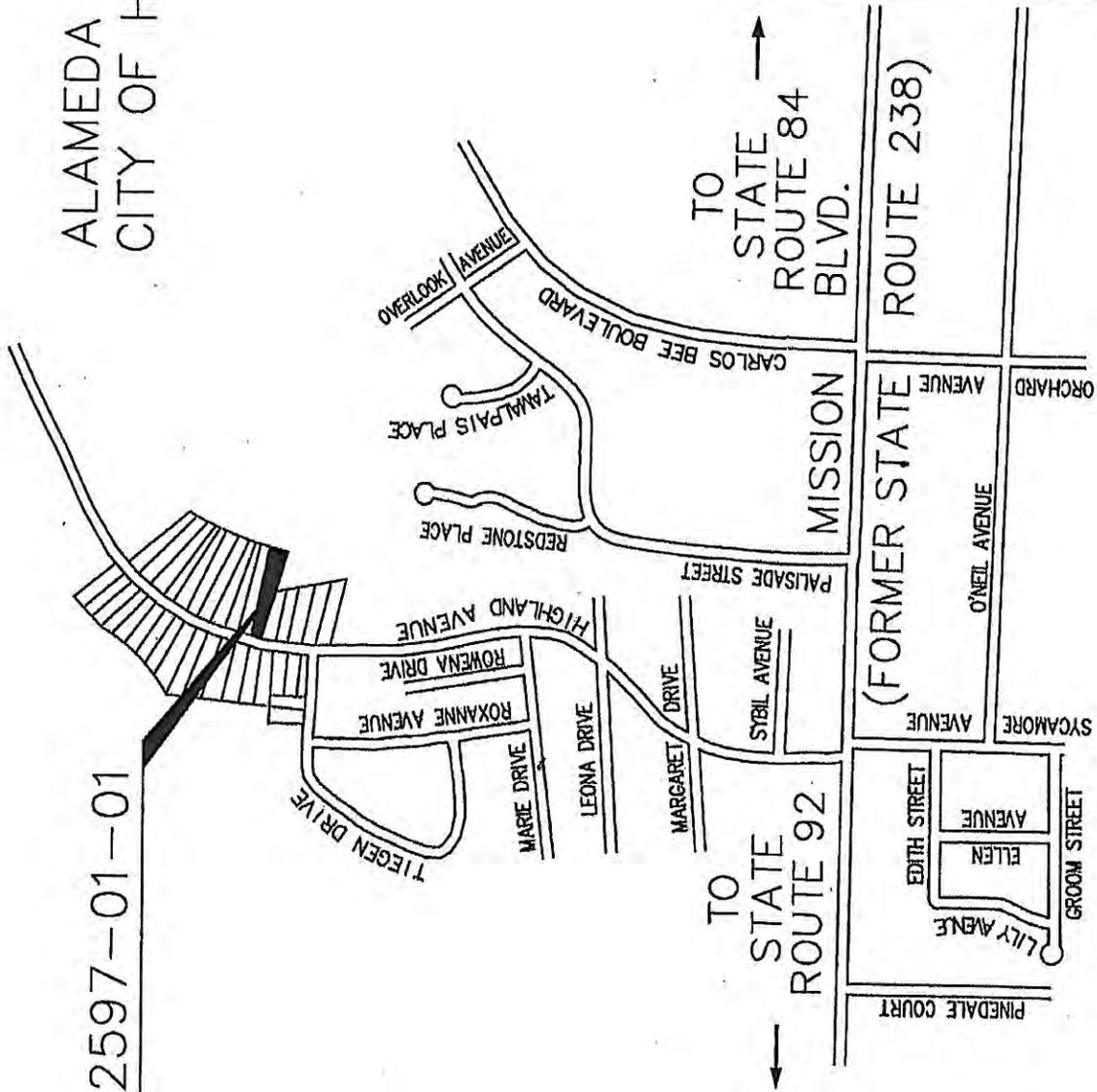
RIGHT OF WAY
DIRECTOR'S DEED
DD 034256-01-01



DISTRICT	COUNTY	ROUTE	SHEET	NO. SHEET	TOTAL SHEETS
03	SUT	99	7/19.10	2	2

ALAMEDA COUNTY
CITY OF HAYWARD

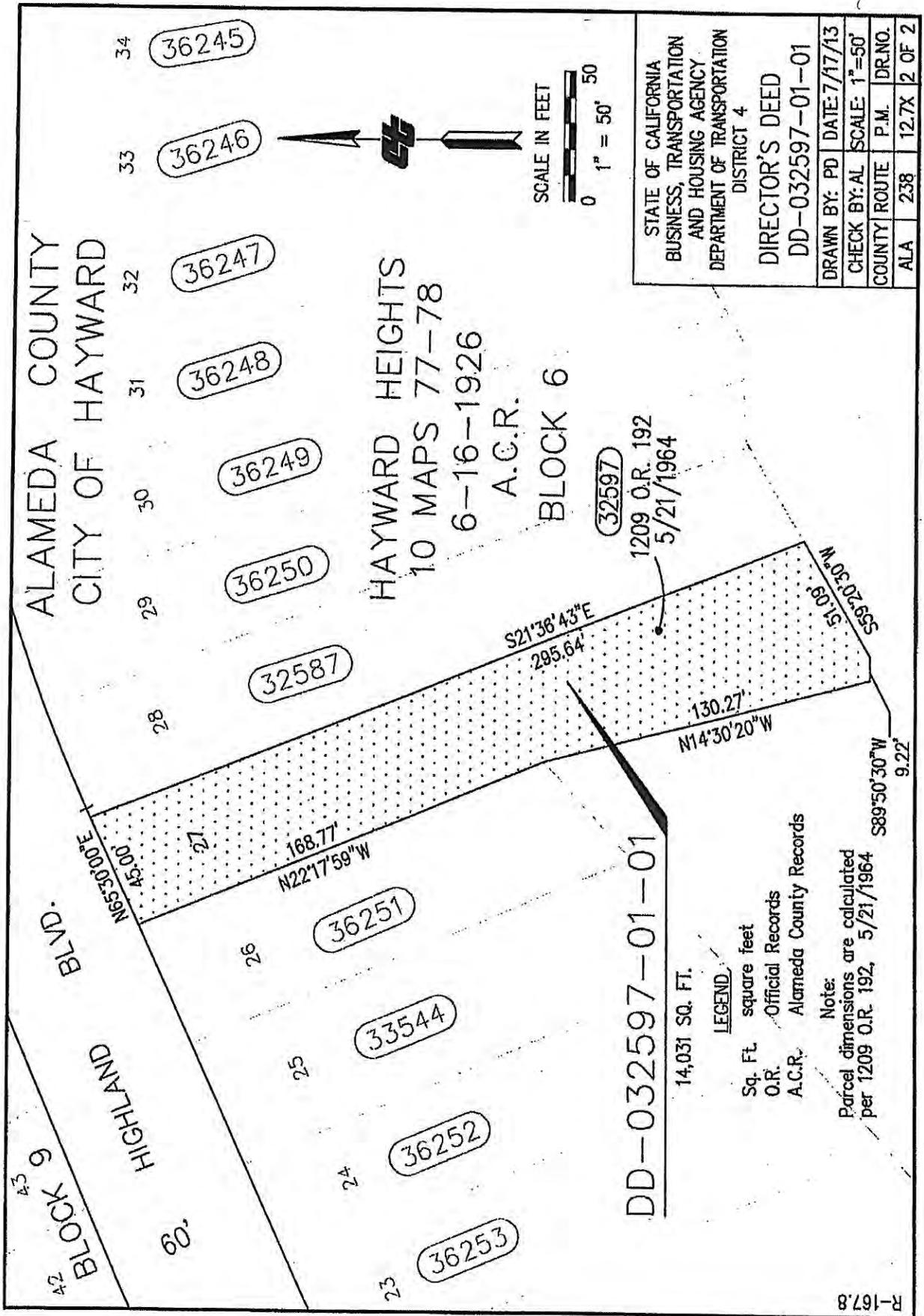
DD-032597-01-01



NOT TO SCALE

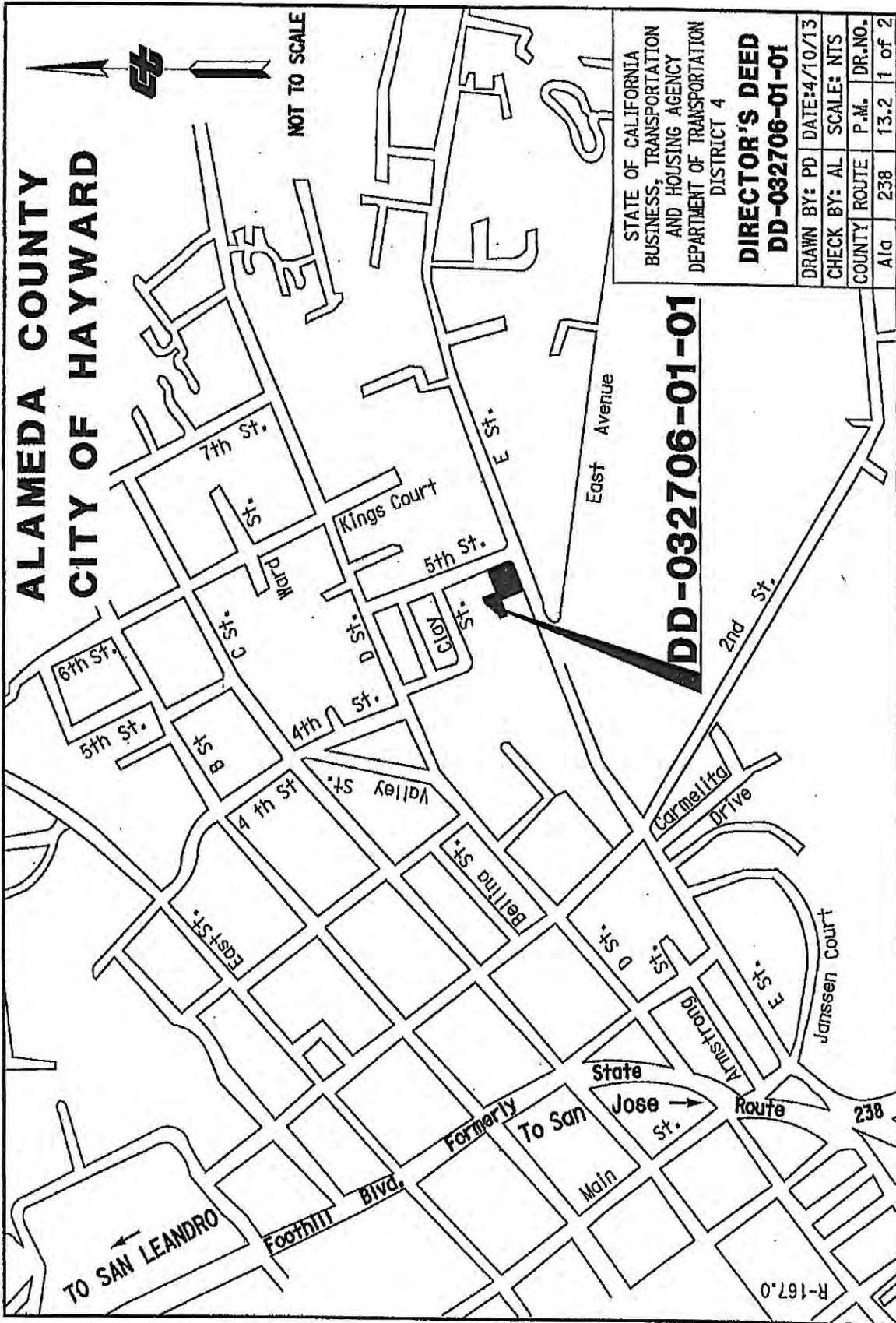
STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 4			
DIRECTOR'S DEED DD-032597-01-01			
DRAWN BY: PD	DATE: 7/17/13		
CHECK BY: AL	NO SCALE		
COUNTY ROUTE	P.M.	IDR.NO.	
ALA 238	12.7X	1	OF 2

R-167.0



R-1678

**ALAMEDA COUNTY
CITY OF HAYWARD**



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

**DIRECTOR'S DEED
DD-032706-01-01**

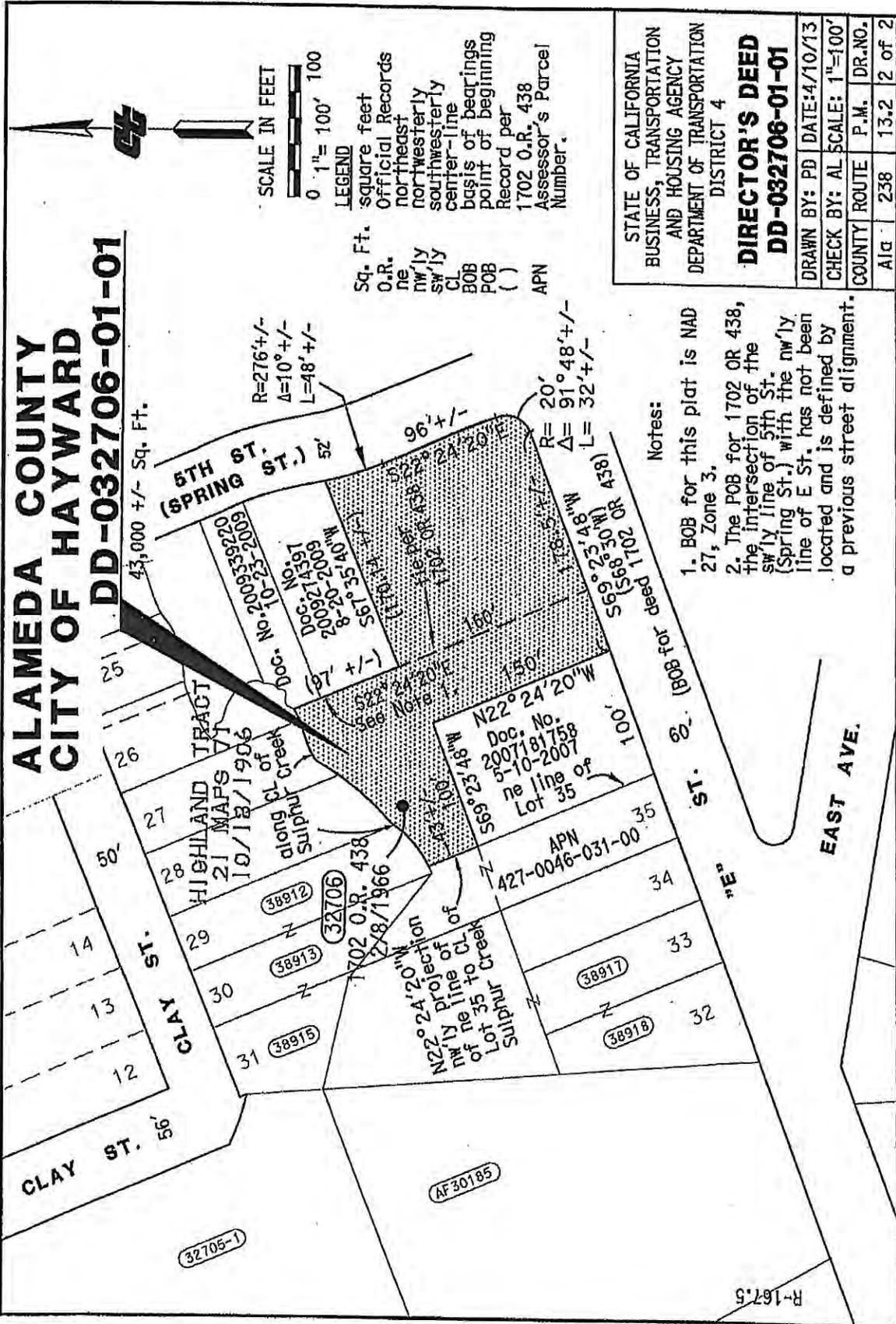
DRAWN BY:	PD	DATE:	4/10/13
CHECK BY:	AL	SCALE:	NTS
COUNTY ROUTE	P.M.	DR.NO.	
Ala	238	13.2	1 of 2

DD-032706-01-01

ALAMEDA COUNTY CITY OF HAYWARD

DD-032706-01-01

43,000 +/- Sq. Ft.



SCALE IN FEET
0 1" = 100' 100

LEGEND
 square feet
 Official Records
 northeast
 northwesterly
 southwesterly
 center-line
 basis of bearings
 point of beginning
 Record per
 1702 O.R., 438
 Assessor's Parcel
 Number.

Sq. Ft.
 O.R.
 ne
 nw'y
 sw'y
 CL
 BOB
 POB
 ()
 APN

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

DIRECTOR'S DEED DD-032706-01-01

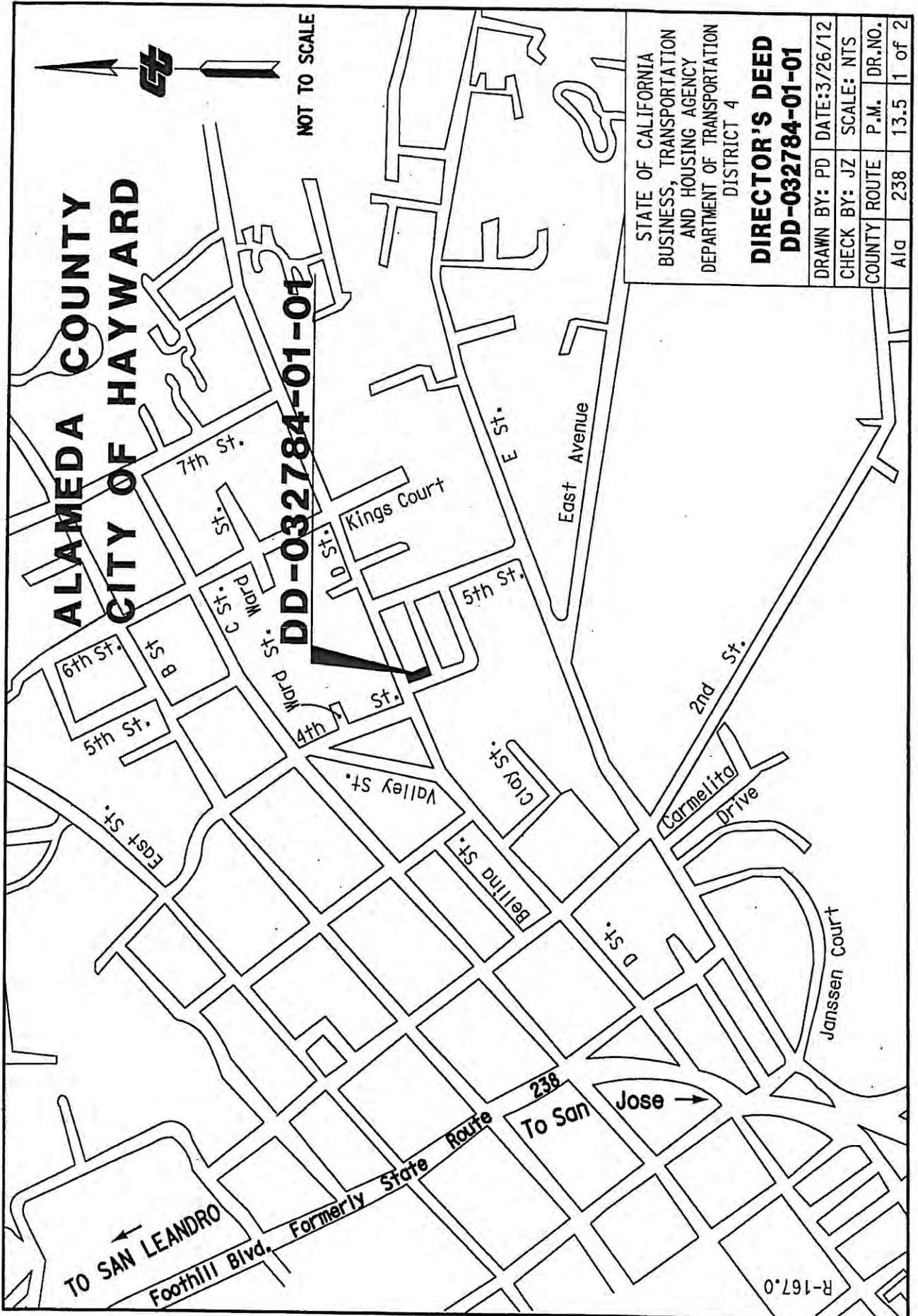
DRAWN BY: PD	DATE: 4/10/13
CHECK BY: AL	SCALE: 1"=100'
COUNTY ROUTE	P.M. DR.NO.
Ala 238	13.2 2 of 2

Notes:

1. BOB for this plat is NAD 27, Zone 3.
2. The POB for 1702 OR 438, the intersection of the sw'y line of 5th St. (Spring St.) with the nw'y line of E St., has not been located and is defined by a previous street alignment.

60' (POB for deep bedded

R-167.5



**ALAMEDA COUNTY
CITY OF HAYWARD**

DD-032784-01-01

NOT TO SCALE

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

**DIRECTOR'S DEED
DD-032784-01-01**

DRAWN BY: PD	DATE: 3/26/12
CHECK BY: JZ	SCALE: NTS
COUNTY ROUTE	P.M. DR.NO.
Ala 238	13.5 1 of 2

TO SAN LEANDRO

Formerly State Route 238

To San Jose

R-167.0

**ALAMEDA COUNTY
CITY OF HAYWARD**

HIGHLAND TRACT
ADDITION
21 MAPS 71
A.C.R.



SCALE IN FEET
0 1" = 50' 50

LEGEND

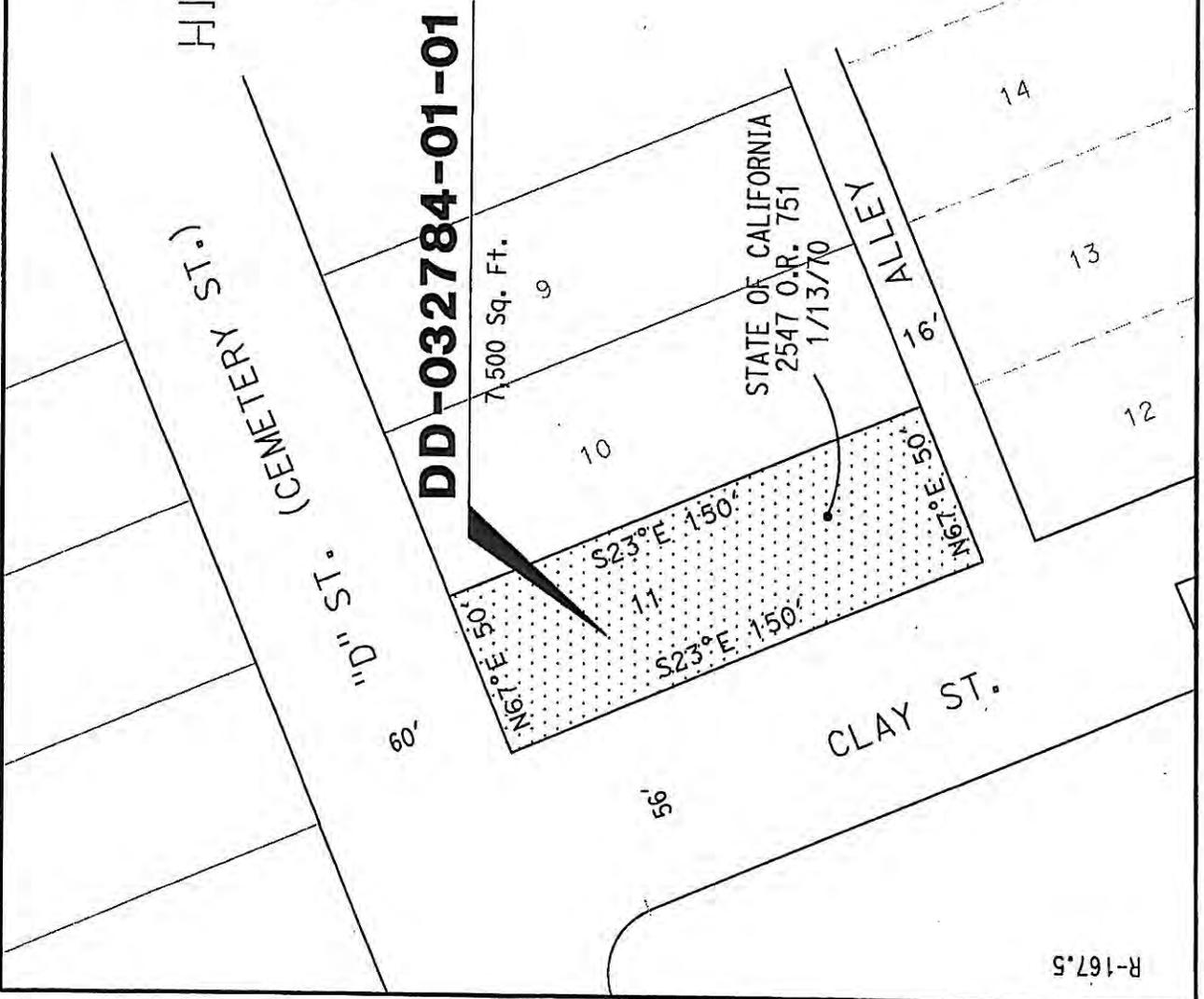
- Sq. Ft. square feet
- O.R. Official Records
- A.C.R. Alameda County Records

Note: Distances and bearings are record per 21 Maps 71

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

**DIRECTOR'S DEED
DD-032784-01-01**

DRAWN BY: PD	DATE: 3/26/12
CHECK BY: JZ	SCALE: 1"=50'
COUNTY ROUTE	P.M. DR.NO.
Alc 238	13.5 2 of 2



DD-032784-01-01

7,500 Sq. Ft.

STATE OF CALIFORNIA
2547 O.R. 751
1/13/70

ALLEY

CLAY ST.

CEMETERY ST. (

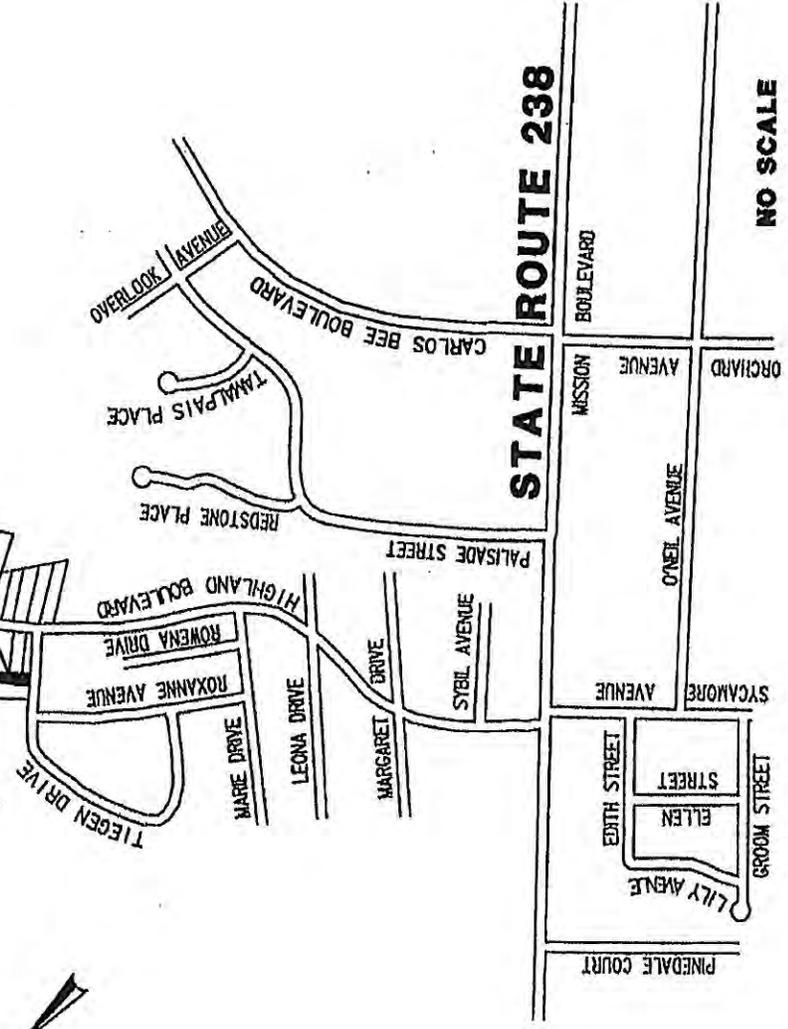
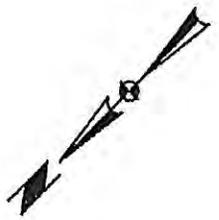
"D" ST.

R-167.5

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-036259-01-01
6499 SQ. FT.



STATE ROUTE 238

NO SCALE

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

**DIRECTOR'S DEED
DD-036259-01-01**

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-036259-01-01

6499 SQ FT.

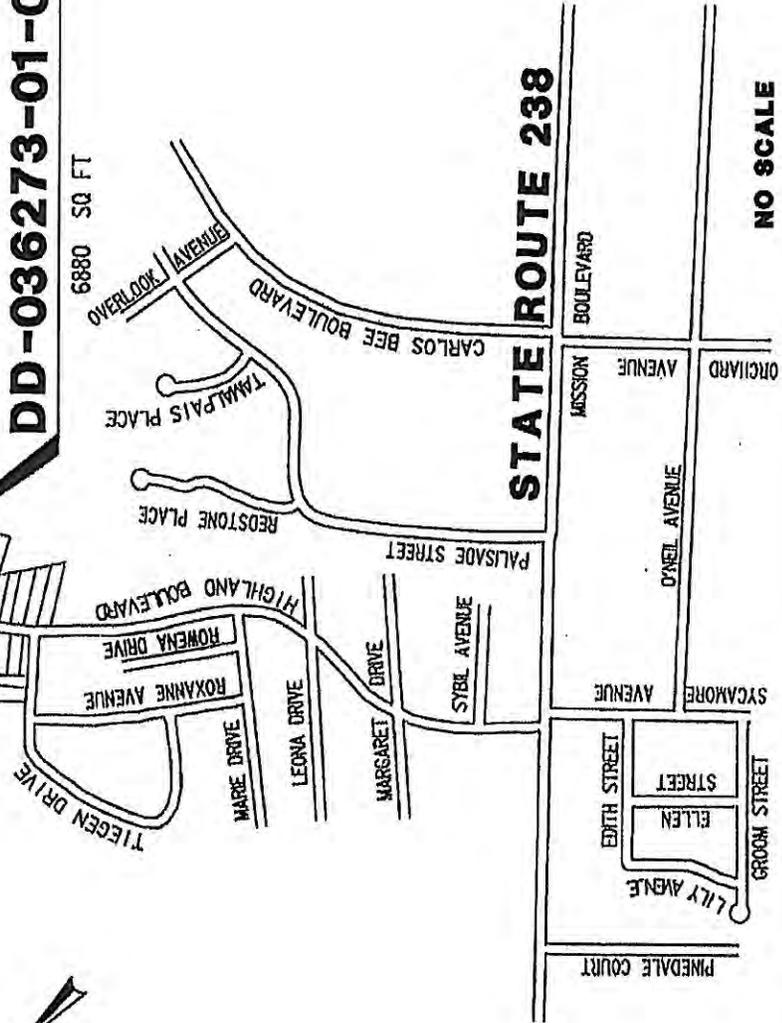
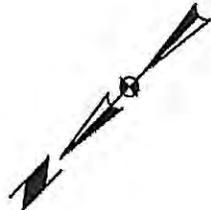


**ALAMEDA COUNTY
CITY OF HAYWARD**

DD-036273-01-01

6880 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.



STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 4			
DIRECTOR'S DEED DD-036273-01-01			
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.

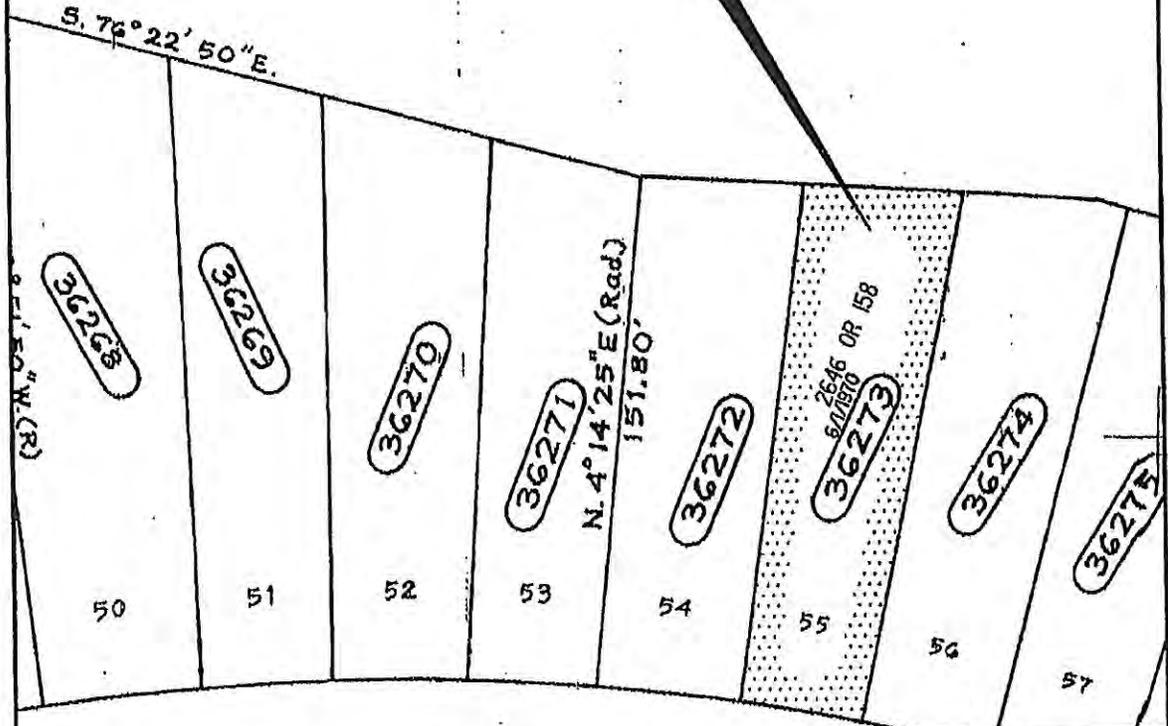
ALAMEDA COUNTY CITY OF HAYWARD

10 MAPS 77 & 78



DD-036273-01-01

6880 SQ FT



SCALE IN FEET

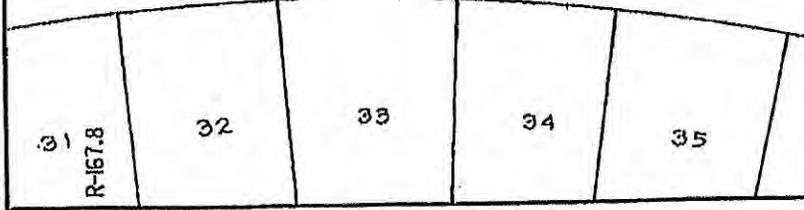


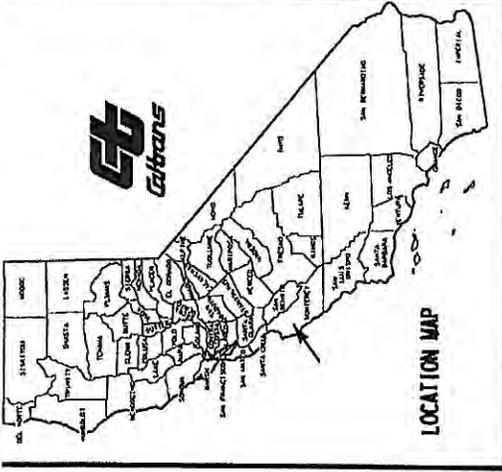
HIGHLAND BOULEVARD

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

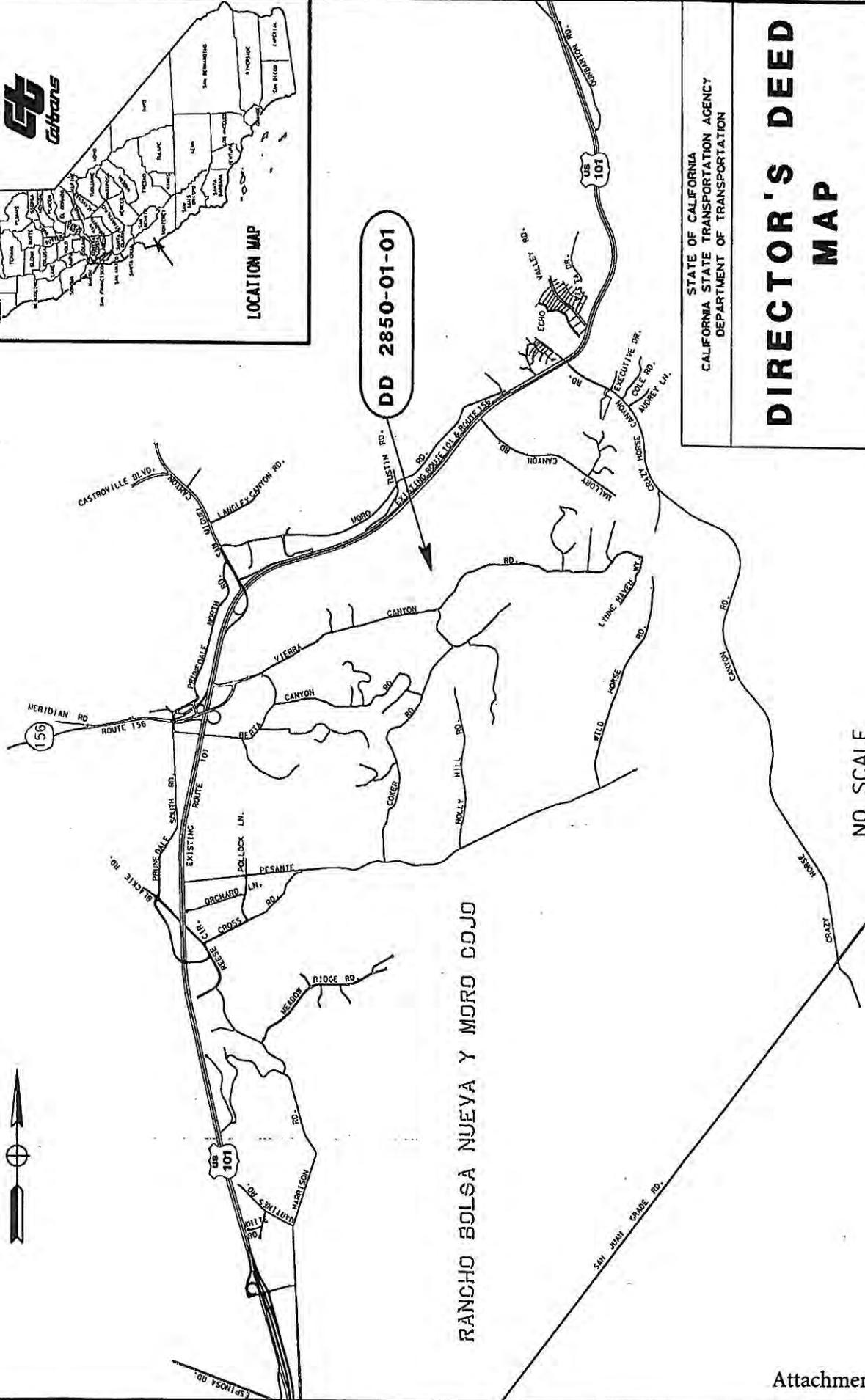
**DIRECTOR'S DEED
DD-036273-01-01**

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





DD 2850-01-01



NO SCALE

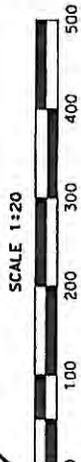
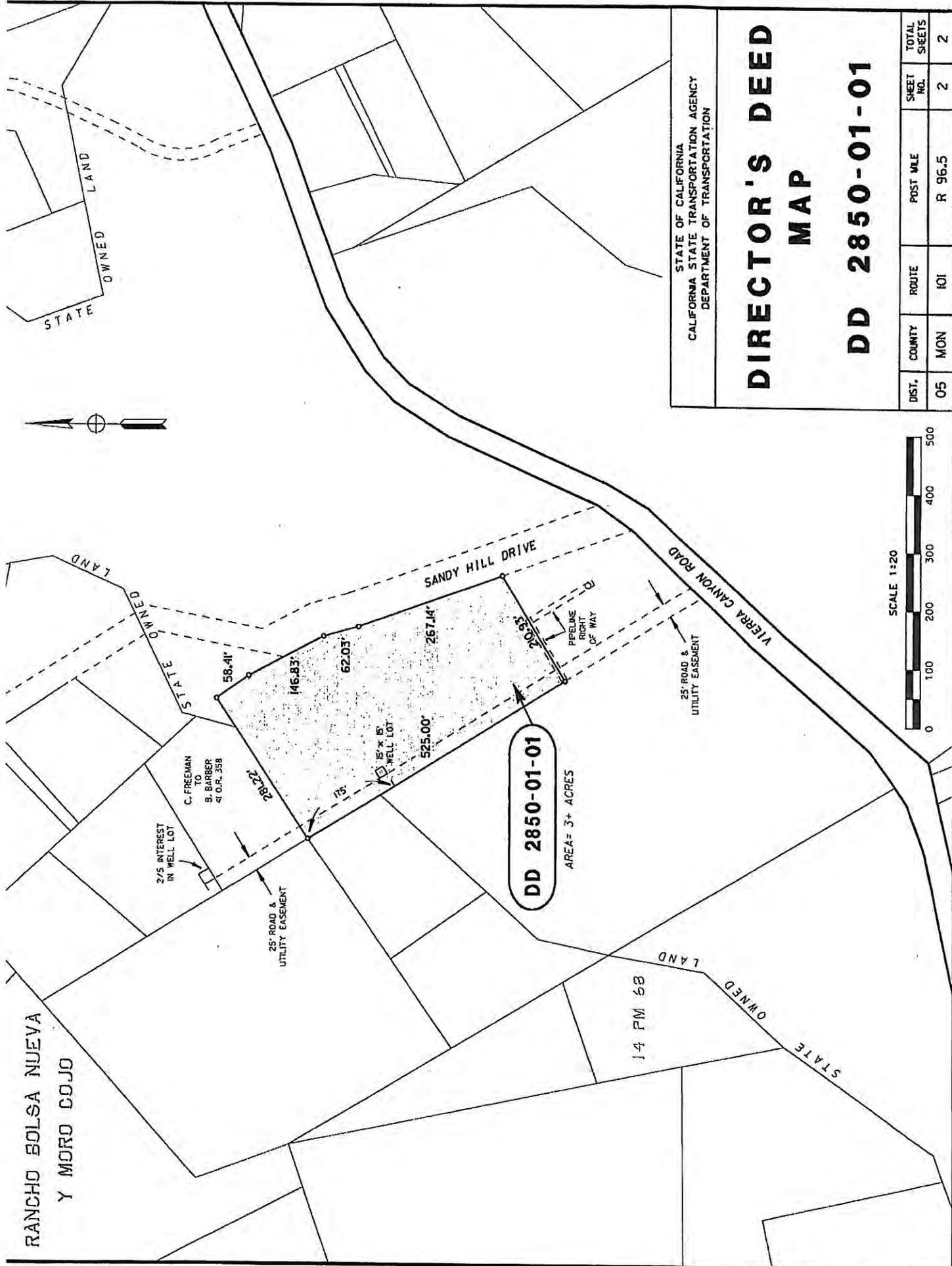
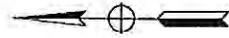
STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

**DIRECTOR'S DEED
MAP**

DD 2850-01-01

DIST.	COUNTY	ROUTE	POST MILE	SHEET NO.	TOTAL SHEETS
05	MON	101	R 96.5	1	2

RANCHO BOLSA NUEVA
Y MORO COJO



STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

DIRECTOR'S DEED MAP

DD 2850-01-01

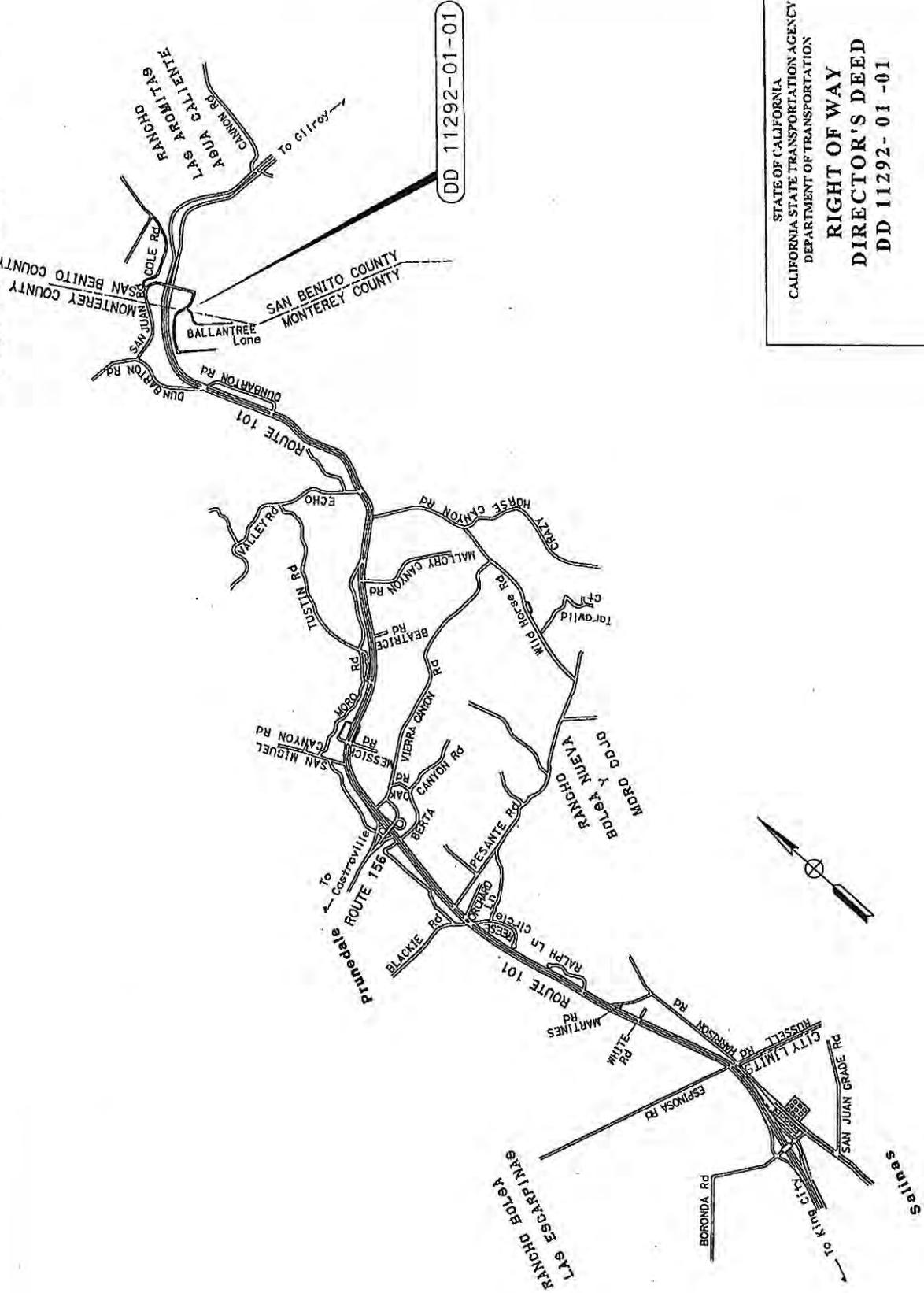
DIST.	COUNTY	ROUTE	POST MILE	SHEET NO.	TOTAL SHEETS
05	MON	101	R 96.5	2	2

DD 2850-01-01

AREA= 3+ ACRES

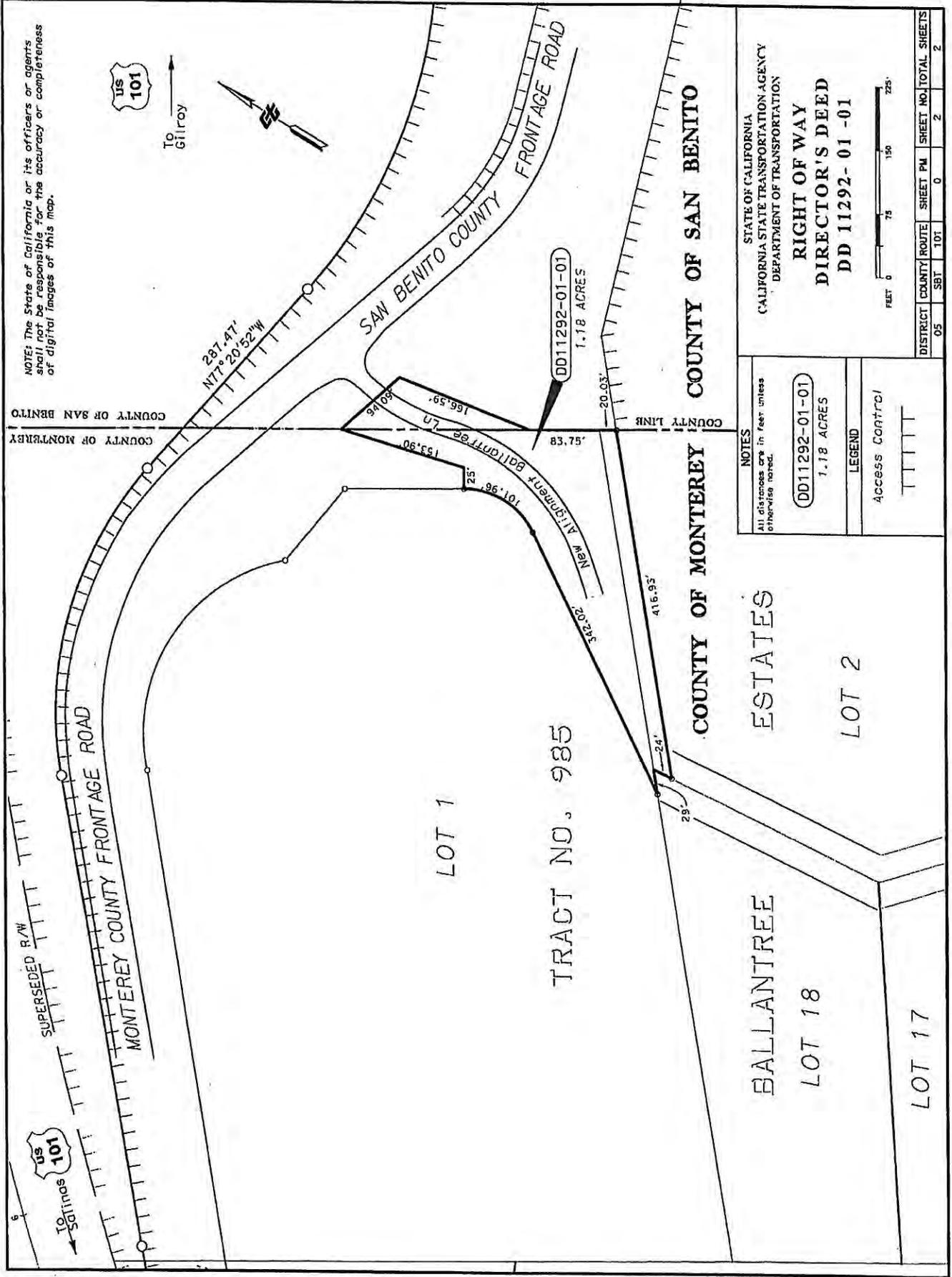
14 PM 68

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
DIRECTOR'S DEED
DD 11292-01-01

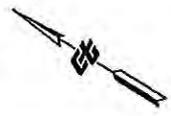
DISTRICT	COUNTY	ROUTE	SHEET	PM	SHEET NO.	TOTAL SHEETS
05	SST	101	0.0		1	2



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To Gilroy



COUNTY OF MONTEREY

COUNTY LINE

COUNTY OF SAN BENITO

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY
DIRECTOR'S DEED
DD 11292-01-01**

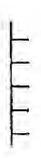


NOTES
All distances are in feet unless otherwise noted.

DD11292-01-01
1.18 ACRES

LEGEND

Access Control



DISTRICT	COUNTY ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
05	SBT 101	0	2	2

LOT 1

TRACT NO. 985

COUNTY OF MONTEREY

ESTATES

LOT 2

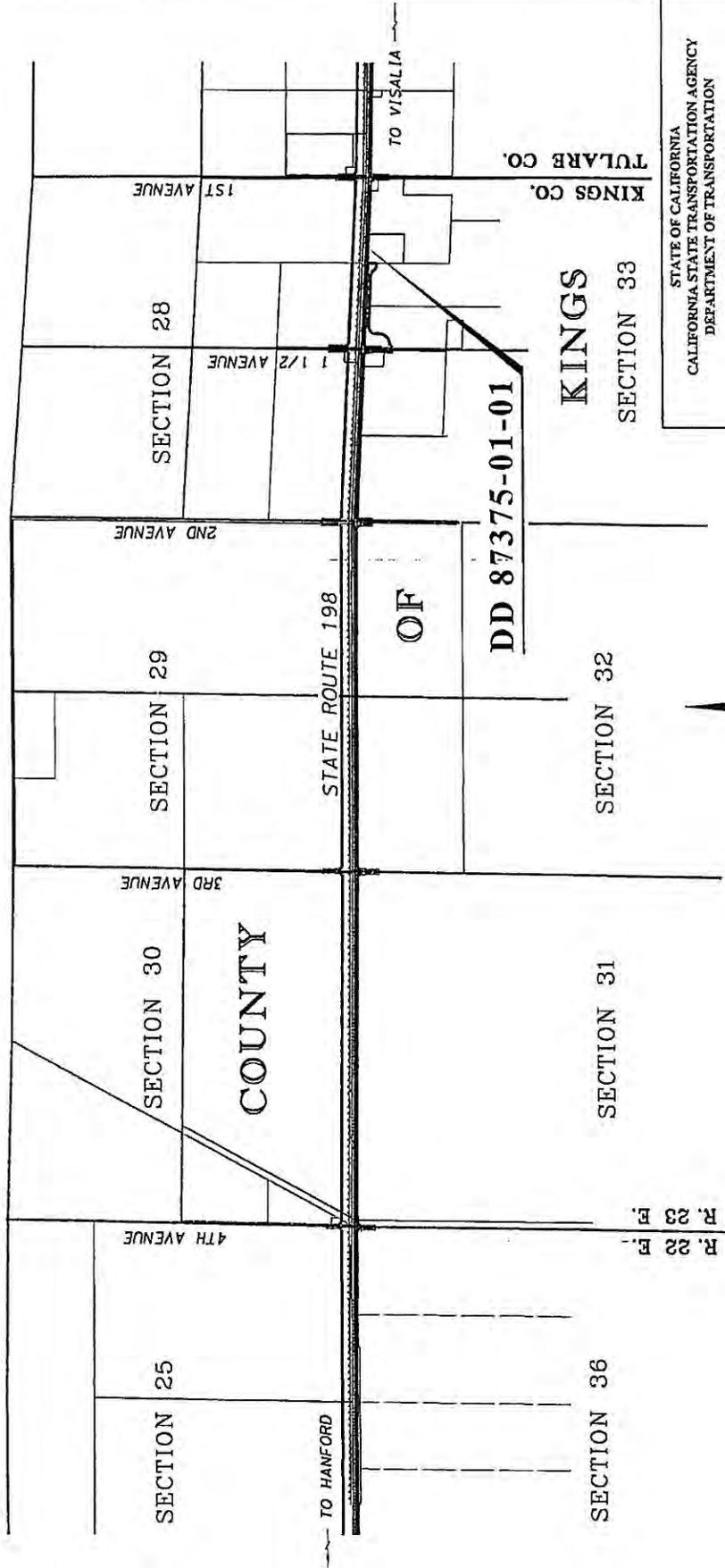
BALLANTREE

LOT 18

LOT 17

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T. 18 S., R. 23 E., M.D.M.



STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION
**RIGHT OF WAY
 DIRECTORS DEED
 AREA MAP FOR
 DD 87375-01-01**

NO SCALE

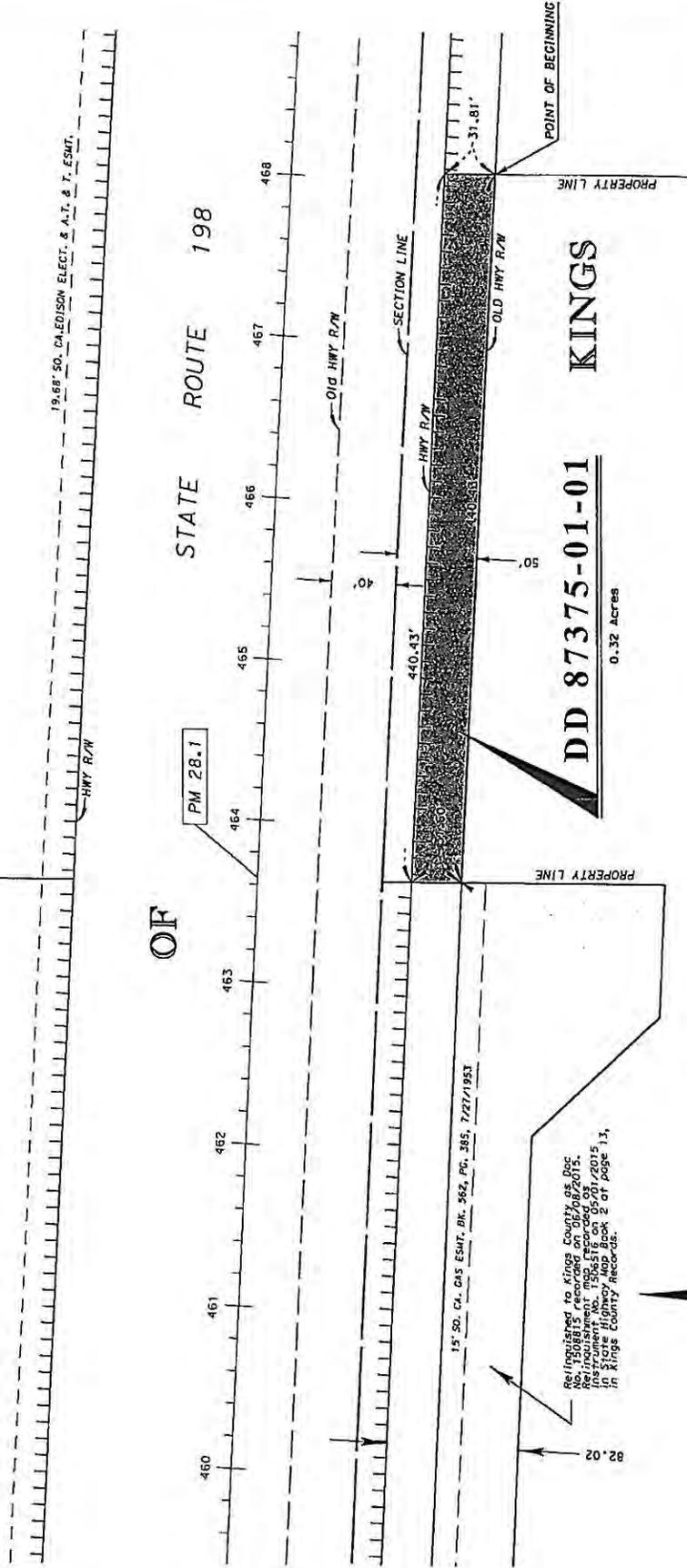


DISTRICT	COUNTY	ROUTE	SHEET	PN	SHEET	NO.	TOTAL	SHEETS
06	KIN	198	28.1		1			2

T.18 S., R.23 E., M.D.M.
Section 28

COUNTY

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
DIRECTOR'S DEED
DD 87375-01-01**

FEET 0 25 50 100 150

NOTES
All distances are in feet unless otherwise noted.

LEGEND

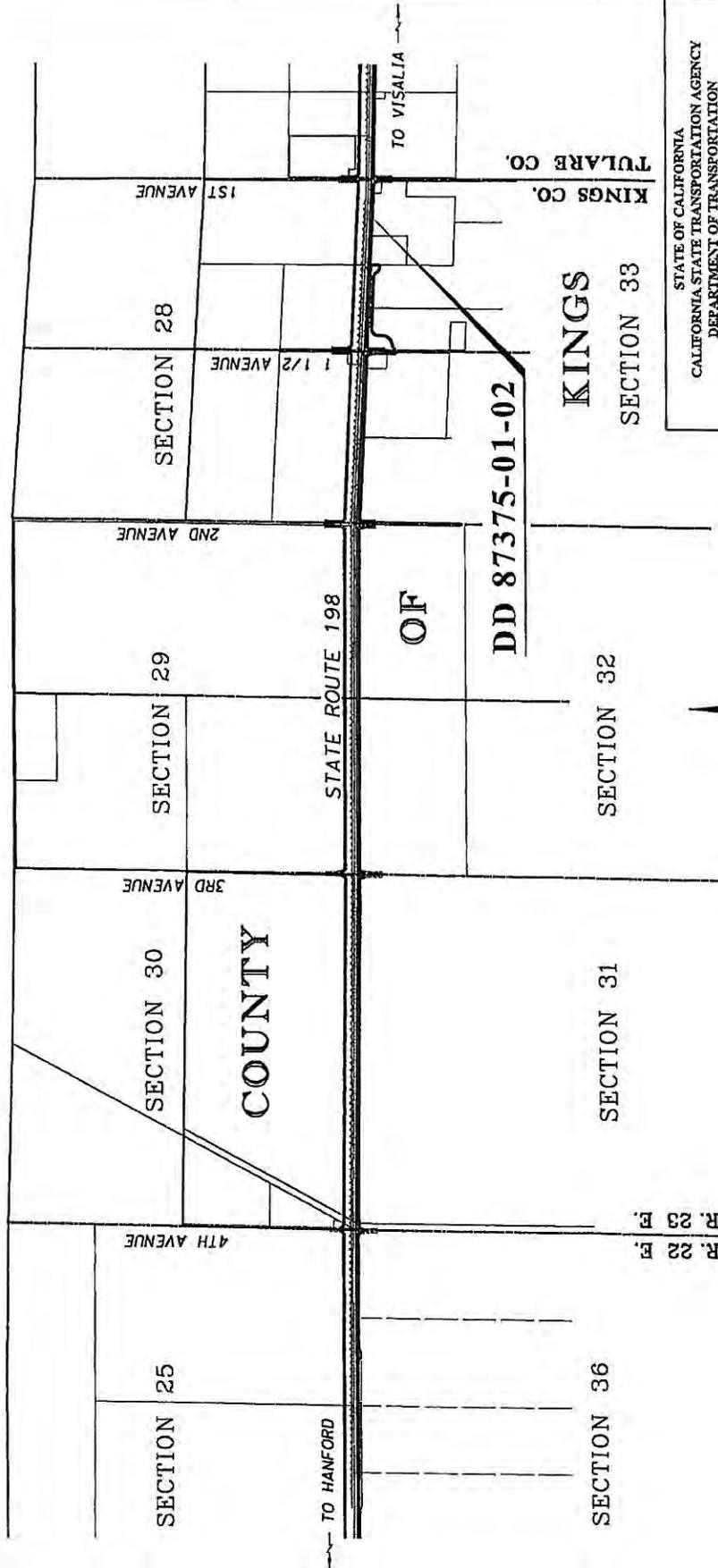
- Access Prohibited
- Superseded HWY R/W
- Director's Deed Area

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
06	KIN	198	28.1	2	2

Section 33

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. 18 S., R. 23 E., M.D.M.



STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION
**RIGHT OF WAY
 DIRECTORS DEED
 AREA MAP FOR
 DD 87375-01-02**
 NO SCALE



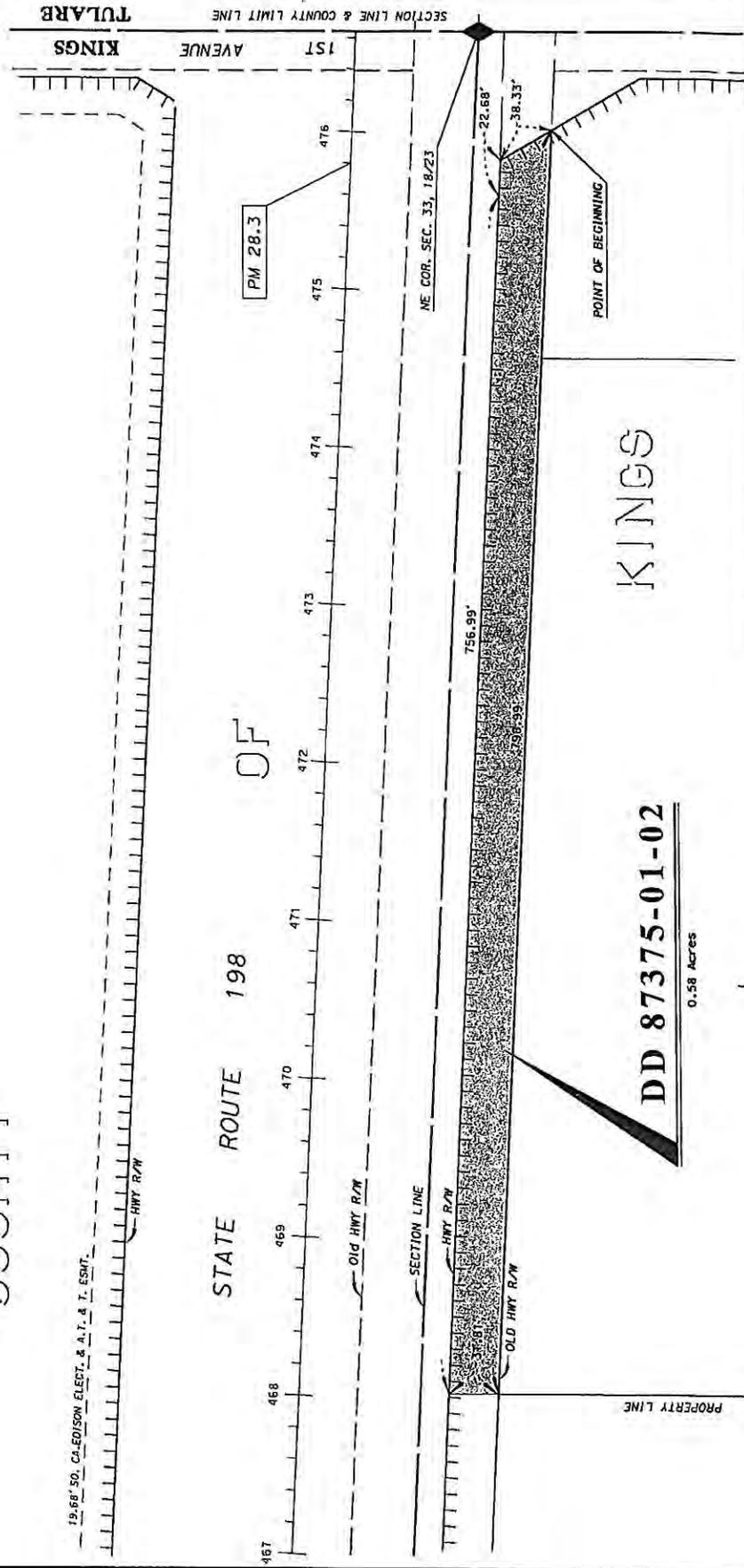
DISTRICT	COUNTY	ROUTE	SHEET	PM	SHEET NO.	TOTAL SHEETS
06	KIN	198	28.3		1	2

T.18 S., R.23 E., M.D.M.

Section 28

COUNTY

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
BUSINESS, TRANSPORTATION AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY
DIRECTOR'S DEED
DD 87375-01-02**

FEET 0 25 50 100 150

NOTES
All dimensions are in feet unless otherwise noted.

LEGEND
 - - - - - Access Prohibited
 - - - - - Superseded HWY R/W
 [Shaded Box] Director's Deed Area

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
06	KIN	198	28.3	2	2

Section 33