

Memorandum

To: CHAIR AND COMMISSIONERS
CALIFORNIA TRANSPORTATION COMMISSION

CTC Meeting: May 17-18, 2017

Reference No: 2.4d.- ***REPLACEMENT ITEM***
Action Item

From: NORMA ORTEGA
Chief Financial Officer

Prepared by: Jennifer S. Lowden, Chief
Division of Right of Way and
Land Surveys

Subject: **CONVEYANCE OF EXCESS STATE OWNED REAL PROPERTY**

ISSUE:

Should the California Transportation Commission (Commission) approve the following 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 \$20,383,940. The State will receive a return of \$22,049,140 from the sale of these properties. A recapitulation of the items presented and corresponding maps are attached.

DIRECTOR'S DEEDS:

01-02-Teh-036 PM 76.4	Tehama County
Disposal Unit #DD 007548-01-01	0.16 acre
#DD 007549-01-01	2.29 acres
#DD 007549-02-01	2.80 acres
Convey to: Richard L. Montarbo, an unmarried man	\$7,840 (Appraisal \$7,840)
Direct sale. Pursuant to Right of Way Contract dated April 21, 2016. Subject property represents partial compensation for right of way acquired for the Lassen Lodge Project EA #02-4G03U2.	

02-02-Teh-036 PM 76.7	Tehama County
Disposal Unit #DD 007552-01-02	0.15 acre
Convey to: Edwin L. and Shawna Hurst, husband and wife as joint tenants	\$2,500 (Appraisal \$2,500)
Direct sale. Pursuant to Right of Way Contract dated April 13, 2016. Subject property represents partial compensation for right of way acquired for the Lassen Lodge Project EA #02-4G03U2.	

03-02-Teh-036 PM 75.5

Disposal Unit #DD 007934-01-01
#DD 014422-01-01

Tehama County
7.19 acres
2.98 acres
\$23,000 (Appraisal \$23,000)

Convey to: Sierra Pacific Industries
Direct sale. Pursuant to Right of Way Contract dated May 12, 2016. Subject property represents partial compensation for right of way acquired for the Lassen Lodge Project EA #02-4G03U2.

04-04-Ala-92 PM 8.1x Hayward

Disposal Unit #DD 033531-01-01
Convey to: Zalman Investments, LLC

1.44 acres
\$920,000 (Public Sale
Estimate (PSE) \$600,000)

Public sale. Sale price represents the highest bid received at the public auction. There were four bidders.

05-04-Ala-238 PM 13.3X Hayward

Disposal Unit #DD 030185-01-01
Convey to: Srinivasarao B. Parimi,

2.46 acres
\$750,000 (PSE \$560,000)

Married Man as his sole and separate property

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

06-04-ALA-238 PM 9.8-10.0x

Disposal Units (7) #DD 031031-01-01
#DK 032588-01-02
#DD 032589-01-01
#DD 039107-01-01
#DD 039111-01-01
#DD 039117-01-01
#DD 039383-01-01

Hayward
15.14 acres
1.01 acres
1.48 acres
1.38 acres
2.00 acres
0.59 acre
0.10 acre

Convey to: City of Hayward

\$18,012,000 (Appraisal
\$18,012,000)

Direct sale. Pursuant to Purchase and Sale Agreement dated January 20, 2016 and CTC approval on January 21, 2016.

07-04-SCI-101 47.8

Disposal Unit #DK-011831-X1-XX
Convey to: Temple Hospitality, LLC

City of Mountain View
0.038 acre
\$15,800 (Appraisal \$15,800)

Direct sale. Selling price represents the appraised value received from the underlying fee owner. This is a sale of two abandoned sidewalk easements to the underlying fee ownership

08-08-Riv-91 PM 21.19
Disposal Unit #DD 017726-01-01

City of Riverside
0.689 acre
\$370,000 (PSE \$285,000)

Public sale. Sale price represents the highest bid received at public auction. The minimum bid was undisclosed and the winning bid was \$370,000. There were 31 registered and seven active bidders.

09-08-Riv-215 PM 20.00
Disposal Unit #DD 004751-01-03
Convey to: Villagio Villas, L.P.

City of Sun City
0.816 acre
\$14,500 (Appraisal \$14,500)

Direct sale. Selling price represents the appraised value received from the only adjoining owner. This is a sale of an irregular shaped property incapable of independent development to adjoining owner.

10-08-Riv-215 KP 63.50
Disposal Unit #DD 019011-01-01
Convey to: Melrose, LLC

City of Riverside
0.780 acre
\$1,310,000 (PSE \$199,000)

Public sale. Sale price represents the highest bid received at public auction. The minimum bid was undisclosed and the winning bid was \$1,310,000. There were 31 registered and five active bidders.

11-08-SBd-215 PM 5.75
Disposal Unit #DD 018773-01-01
Convey to: Lisa Moreno Derrick Trust

City of San Bernardino
0.310 acre
\$55,000 (PSE \$6,800)

Public sale. Sale price represents the highest bid received at public auction. The minimum bid was undisclosed and the winning bid was \$55,000. There were 31 registered and five active bidders.

12-10-Cal-4 PM 22.7
Disposal Unit #DD 14899-01-01
Convey to: Rolleri et. al.

Calaveras County
0.392 acre
\$500 (Appraisal \$500)

Direct conveyance via exchange. Subject property represents compensation for the acquisition of parcel 16703-1 pursuant to Right of Way Contract dated December 15, 2016.

13-11-SD-76 PM 2.9
Disposal Unit #DE 23661-2
Convey to: San Diego Gas and Electric

City of Oceanside
0.042 acre
\$0.00 (Appraisal N/A)

Direct conveyance for no monetary consideration. Conveyance is 100% State's obligation pursuant to Utility Agreement No. 29750 dated May 28, 1996.

14-11-SD-125 PM 15.3
Disposal Unit #DD 21923-01-01
Convey to: Shant Panossian

City of La Mesa
0.25 acre
\$411,000.00 (PSE \$500,000)

Public sale. Sale price represents the highest bid received at the second public auction. There were four bidders.

15-12-Ora-5 PM 7.2

Disposal Unit #DD 001730-03-01

Convey to: Arsalan Darmal

Direct sale. At the appraised value to adjoining owner of fee parcel with Caltrans retaining a slope easement. The excess property is land locked, odd shaped, and incapable of independent development.

City of San Juan Capistrano

0.83 acre

\$157,000 (Appraisal \$157,000)

Attachments

Attachment A - Financial summary spreadsheet

Exhibits 1A-15A - Parcel maps