

State of California
Business, Transportation & Housing Agency
Department of Transportation

HIGHWAY RIGHT OF WAY MATTERS
Director's Deeds
Items 1 through 18

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CTC Meeting: January 17-18, 2001

Agenda Item: 2.4d.

Original Signed By
W. J. EVANS, Deputy Director
Finance
January 5, 2001

DIRECTOR'S DEEDS

The Department of Transportation recommends the California Transportation Commission authorize the execution of the attached Director's Deeds, Items 1 through 18. The conveyances of excess State-owned real property, including exchanges, are pursuant to Section 118 of the Streets and Highways Code. The items included on this agenda involve an estimated current value of \$10,179,300. The State will receive a return of \$10,342,000 from the sale of these properties. A recapitulation of the items presented follows:

Deeds by which fee title is to be conveyed:	20
<u>01</u> 04-CC-680-17.3 Disposal Unit DD048702-01-01 Convey to Pleasant Hill Redevelopment Agency Selling price represents the appraised value received from a public agency.	Pleasant Hill 25,501 s.f. \$280,500 (Appraisal \$280,500)
<u>02</u> 04-CC-680-17.3 Disposal Unit DD048703-01-01 Convey to Pleasant Hill Redevelopment Agency Selling price represents the appraised value received from a public agency.	Pleasant Hill 20,730 s.f. \$228,000 (Appraisal \$228,000)
<u>03</u> 07-LA-105-0.0 Disposal Unit DD980470-01-01 Convey to Eric L. Shepherd, et ux Selling price represents the highest bid received at the first public sale.	Los Angeles 5,974 s.f. \$35,000 (PSE \$22,000)
<u>04</u> 07-LA-105-9.0 Disposal Unit DD980508-01-01 Convey to Maurice Vanegas Selling price represents the highest bid received at the first public sale.	Los Angeles 6,961 s.f. \$33,000 (PSE \$3,500)
<u>05</u> 07-LA-105-12.7 Disposal Unit DD058485-01-01 Convey to Q-Bin Inc. Selling price represents the highest oral bid received at the fourth public sale.	Los Angeles 7,733 s.f. \$56,000 (PSE \$41,000)

<u>06</u> 07-LA-105-13.0 Disposal Unit DD980501-01-01 Convey to SENCO, LLC Selling price represents the highest oral bid received at the second public sale.	Lynwood 30,225 s.f. \$221,000 (PSE \$121,000)
<u>07</u> 07-LA-105-17.8 Disposal Unit DD024309-01-01 Convey to Century Housing Corporation Direct sale. Conveyance is pursuant to Century Freeway Housing Program court order dated July 31, 1995 (Keith vs Volpe).	Norwalk 6, 915 s.f. \$0.00 (Appraisal \$132,000)
<u>08</u> 07-LA-110-16.1 Disposal Unit DD073367-01-01 Convey to La Palma Investment Co. Selling price represents the highest oral bid received at the first public sale.	Los Angeles 5,232 s.f. \$61,000 (PSE \$30,000)
<u>09</u> 07-LA-110-16.1 Disposal Unit DD073368-01-01 Convey to Reginald Furbert Selling price represents the highest oral bid received at the first public sale.	Los Angeles 4,168 s.f. \$41,000 (PSE \$28,000)
<u>10</u> 07-LA-110-16.1 Disposal Unit DD073369-01-01 Convey to La Palma Investment Co. Selling price represents the highest oral bid received at the first public sale.	Los Angeles 4,104 s.f. \$42,000 (PSE \$28,000)
<u>11</u> 07-LA-110-16.5 Disposal Unit DD073350-01-01 Convey to La Palma Investment Co. Selling price represents the second highest oral bid received at the first public sale.	Los Angeles 3,688 s.f. \$28,000 (PSE \$20,800)
<u>12</u> 07-LA-126-14.8 Disposal Unit DD046972-01-01 Convey to TuxTex 2000, Limited Partnership Selling price represents the highest bid received at the sixth public sale.	Santa Clarita 3.20 acres \$450,000 (PSE \$355,000)
<u>13</u> 07-LA-710-14.2 Disposal Unit DD980471-01-01 Convey to Q-Bin, Inc. Selling price represents the highest oral bid received at the first public sale.	Compton 47,890 s.f. \$160,000 (PSE \$180,000)
<u>14</u> 07-LA-710-31.1 Disposal Unit DD047409-01-01 Convey to Suzanne Easter Direct sale to present tenant in accordance with Government Code Section 54235, et seq. (Senate Bill 86, Chapter 1116 of 1979 Statutes.)	South Pasadena 6,257 s.f. \$222,000 (Appraisal \$222,000)

**SUMMARY OF DIRECTOR'S DEEDS
PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION - JANUARY 2001**

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	
02					0	\$0	\$0	
03					0	\$0	\$0	
04	2				2	\$508,500	\$508,500	100%
05					0	\$0	\$0	
06			0		0	\$0	\$0	
07	4	9			13	\$1,459,800	\$1,625,500	111%
08		1			1	\$146,000	\$143,000	98%
09					0	\$0	\$0	
10					0	\$0	\$0	
11					0	\$0	\$0	
12	2				2	\$8,065,000	\$8,065,000	100%
Total	8	10	0	0	18	\$10,179,300	\$10,342,000	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	8	\$9,384,000	\$9,232,000	98%
Public Sales	10	\$795,300	\$1,110,000	140%
Non-Inventory Conveyances	0	\$0	\$0	
Sub-Total	18	\$10,179,300	\$10,342,000	102%
Other Funded Sales	0	\$0	\$0	
Total	18	\$10,179,300	\$10,342,000	102%