

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

HIGHWAY RIGHT OF WAY MATTERS
Director's Deeds
Items 1 through 4
CTC Meeting: June 14-15, 2000

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Agenda Item: 2.4d

Original Signed By Jim Nicholas for
W.J. EVANS, Deputy Director
Finance
June 1, 2000

DIRECTOR'S DEEDS

The Department of Transportation recommends the California Transportation Commission authorize the execution of the attached Director's Deeds, Items 1 through 4. 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 \$106,500. The State will receive a return of \$98,700 from the sale of these properties. A recapitulation of the items presented follows:

Deeds by which fee title is to be conveyed: 4

01 08-Riv-15-42.88 Norco
Disposal Unit DD015392-01-01 17,071 s.f.
Convey to Norco Redevelopment Agency \$35,000 (Appraisal \$35,000)
Selling price represents the appraised value received from a public agency.
Zoning for this parcel is A-1-20, one house per 20,000 square feet. Parcel appears capable of independent development upon granting of a variance.

02 08-Riv-15-42.88 Norco
Disposal Unit DD015401-01-01 18,718 s.f.
Convey to Norco Redevelopment Agency \$40,000 (Appraisal \$40,000)
Selling price represents the appraised value received from a public agency.
Zoning for this parcel is A-1-20, one house per 20,000 square feet. Parcel appears capable of independent development upon granting of a variance.

03 10-SJ-4-18.2 Stockton
Disposal Unit DD012084-01-01 14,993 s.f.
Convey to Davina Roberts \$5,700 (PSE \$7,500)
Selling price represents the highest oral bid received at the fourth public sale.
This property is zoned for residential use, and is in an economically depressed area of Stockton. There has been almost no real estate activity in the subject area, save for the Department's own sales of surplus property. Market analyses do not forecast that the real estate market will improve in the foreseeable future, suggesting that holding the property would not result in any increase in value.

04 10-SJ-99-R19.5

Stockton

Disposal Unit DD012354-01-01

23,417 s.f.

Convey to Paul and Barbara Covey

\$18,000 (PSE \$24,000)

Selling price represents the highest oral bid received at the third public sale.

This property is zoned for residential use, and is in an economically depressed area of Stockton. There has been almost no real estate activity in the subject area, save for the Department's own sales of surplus property. Market analyses do not forecast that the real estate market will improve in the foreseeable future, suggesting that holding the property would not result in any increase in value.

**SUMMARY OF DIRECTOR'S DEEDS
PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION - JUNE 2000**

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								
04								
05								
06								
07								
08	2				2	\$75,000	\$75,000	100%
09								
10		2			2	\$31,500	\$23,700	75%
11								
12								
Total	2	2	0	0	4	\$106,500	\$98,700	93%

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	2	\$75,000	\$75,000	100%
Public Sales	2	\$31,500	\$23,700	75%
Non-Inventory Conveyances	0			
Sub-Total	4	\$106,500	\$98,700	93%
Other Funded Sales	0			
Total	4	\$106,500	\$98,700	93%