

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

HIGHWAY RIGHT OF WAY MATTERS
Director's Deeds
Items 1 through 9
CTC Meeting: September 28-29, 2000

Prepared By:
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Agenda Item: 2.4 d

Original Signed By
W.J. EVANS, Deputy Director
Finance
September 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 9. 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 \$2,202,600. The State will receive a return of \$2,734,085 from the sale of these properties. A recapitulation of the items presented follows:

Deeds by which fee title is to be conveyed: 10

01 04-SCI-82-11.8 Santa Clara
Disposal Unit DD048413-01-01 6,012 s.f.
Convey to Ray Zarnegar and Asher Javaherian \$400,000 (PSE \$99,000)
Selling price represents the highest oral bid received at first public sale.

02 04-SCI-82-11.8 Santa Clara
Disposal Unit DD048413-01-02 5,250 s.f.
Convey to Ray Zarnegar and Asher Javaherian \$385,000 (PSE \$200,000)
Selling price represents the highest bid received at first public sale.

03 04-SCI-82-11.8 Santa Clara
Disposal Unit DD048413-01-03 8,680 s.f.
Convey to Ali Milaninia, et ux \$410,000 (PSE \$230,000)
Selling price represents the highest bid received at first public sale.

04 07-LA-101-28.3 Calabasas
Disposal Unit DD000065-01-01 56,618 s.f.
Convey to County of Los Angeles \$736,000 (Appraisal \$736,000)
Credit received represents appraised value of parcels being exchanged pursuant to District Cooperative Agreement #3851 dated August 2, 1988, District Cooperative Agreement #3851A-1, dated December 5, 1989 and District Cooperative Agreement #3961, dated June 11, 1991.

05 07-LA-105-9.6 Los Angeles
Disposal Unit DD980473-01-01 7,415 s.f.
Convey to Community Development Commission of the \$37,100 (Appraisal \$37,100)
County of Los Angeles
Selling price represents the appraised value received from a public agency.

06 07-LA-110-16.7 Los Angeles
Disposal Unit DD073346-01-01 4,122 s.f.
Convey to Maurice Vanegas \$28,000 (PSE \$27,000)
Selling price represents the highest bid received at the first public sale.

07 07-LA-710-30.8 South Pasadena
Disposal Unit DD049422 10,951 s.f.
Convey to Ernest Porras, et ux \$170,875 (Appraisal \$306,500)
Direct sale to present tenants at an affordable price in accordance with Government Code Section 54235,
et seq. (Senate Bill 86, Chapter 1116 of 1979 Statutes.)

08 08-Riv-15-42.74 Corona
Disposal Units DD015405-01-01 205,256 s.f.
and DD015407-01-01 \$462,000 (Appraisal \$462,000)
Convey to Rossland Ten Corporation
Credit received represents the appraised fair market value of parcels being exchanged pursuant to Right of
Way Contract dated August 11, 2000.

09 12-Ora-5-34.0 Anaheim
Disposal Unit DD200342-01-01 11,590 s.f.
Convey to Right-Way Leasing Company \$105,000 (Appraisal \$105,000)
Selling price represents the appraised value received from an adjoining owner.

**SUMMARY OF DIRECTOR'S DEEDS
PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION - SEPTEMBER 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					0	\$0	\$0	
02					0	\$0	\$0	
03					0	\$0	\$0	
04		3			3	\$529,000	\$1,195,000	226%
05					0	\$0	\$0	
06					0	\$0	\$0	
07	3	1			4	\$1,106,600	\$972,085	88%
08	1				1	\$462,000	\$462,000	100%
09					0	\$0	\$0	
10					0	\$0	\$0	
11					0	\$0	\$0	
12	1				1	\$105,000	\$105,000	100%
Total	5	4	0	0	9	\$2,202,600	\$2,734,085	124%

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	5	\$1,646,600	\$1,511,085	92%
Public Sales	4	\$556,000	\$1,223,000	220%
Non-Inventory Conveyances	0	\$0	\$0	
Sub-Total	9	\$2,202,600	\$2,734,085	124%
Other Funded Sales	0	\$0	\$0	
Total	9	\$2,202,600	\$2,734,085	124%