

Memorandum

To: CHAIR AND COMMISSIONERS

CTC Meeting: August 27-28, 2008

Reference No.: 2.4d.(2)
Action

From: CINDY McKIM
Chief Financial Officer

Prepared by: Bimla G. Rhinehart
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 Deed summarized below. The conveyances of excess State-owned real property, including exchanges, are pursuant to Section 118 of the Streets and Highways Code.

ISSUE:

The Director's Deed included in this item involves an estimated current value of \$375,000. The State will receive a return of \$300,000 from the sale of this property. A recapitulation of the proposed transaction and corresponding map is attached.

07-LA-105 PM 4.0

Disposal Unit #DD 980541-01-01

Convey to: Ali Awad, et al.

Hawthorne

0.30 acres

\$300,000 (Appraisal \$375,000)

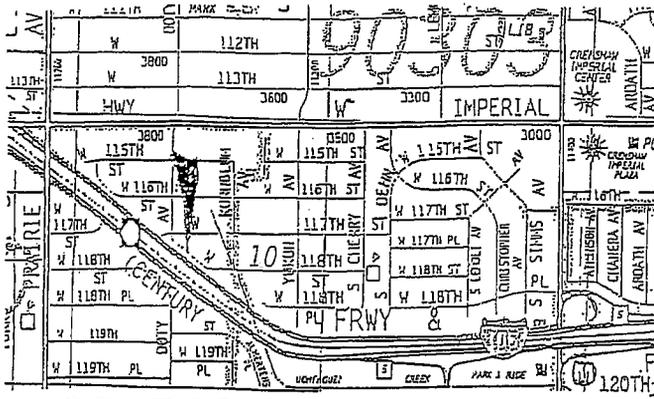
Public Sale. Selling price represents the highest bid received. There was one active bidder out of 16 registered bidders. Prior to the public sale, the Department had offered this property to the City of Hawthorne in December 2007 for possible direct sale at fair market value. At that time, the City declined the offer to purchase, and in subsequent meetings between City representatives and Department staff, the City affirmed that it has no interest in purchasing the property.

This proposed conveyance was originally presented to the Commission at its May 29, 2008 meeting for approval. At that time, a representative from a non-profit community interest group (From Lot to Spot) expressed interest in purchasing the property. The Commission delayed consideration of this Director's Deed for 90 days for the non-profit group to secure funding and a public agency sponsor to purchase the property for park use. To date, the non-profit group has been unable to secure funding to acquire the property.

Attachment

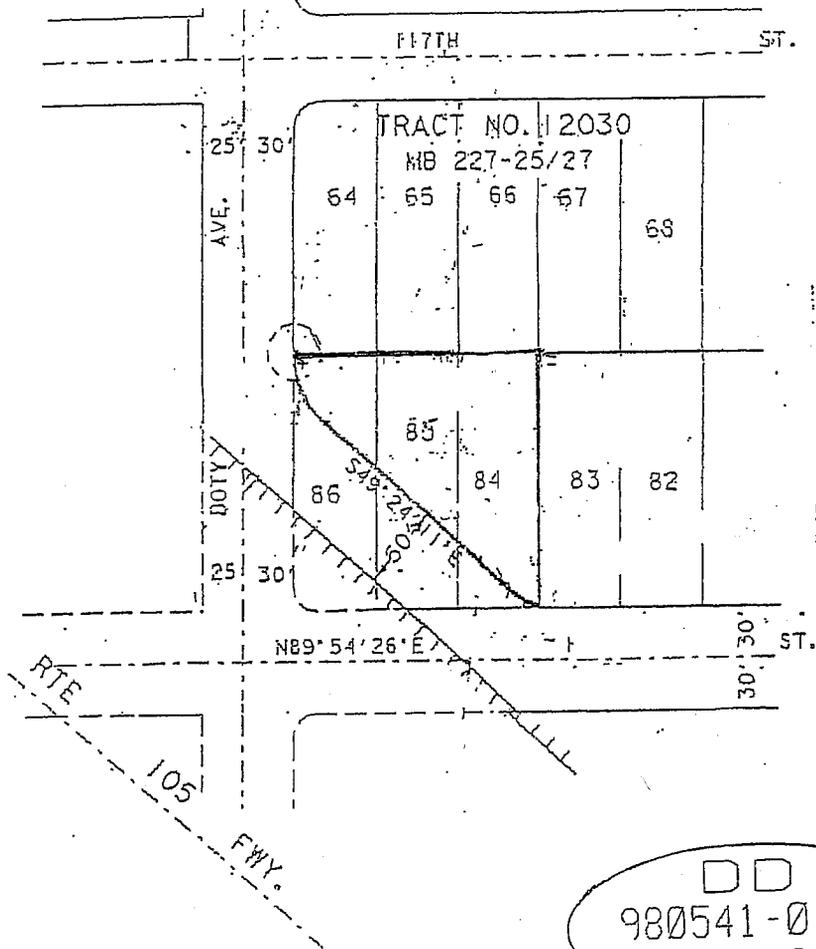
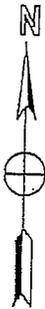
CITY OF HAWTHORNE

DIST	COUNTY	ROUTE	POST MILE
07	LA	105	4.0



LOCATION MAP

PARCEL NO. AREA
 DD980541-01-01 13,070 S.F.



DD
 980541-01-01
 13,070 S.F.

STATE RETAINS ACCESS RIGHTS

INTERSTATE

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

SCALE: NONE

PLAT ACCOMPANYING

DRWN: JM CH: FC

DIRECTOR'S DEED DD 980541-01-01

DATE: 4-06-07

REF. MAP: F1159-4