

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

HIGHWAY RIGHT OF WAY MATTERS
Director's Deeds
Items 1 through 16
CTC Meeting: November 1-2, 2000

Prepared By:
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Agenda Item: 2.4d.

Original Signed By _____
W.J. EVANS, Deputy Director
Finance
October 20, 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 16. 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 \$2,173,400. The State will receive a return of \$2,316,600 from the sale of these properties. A recapitulation of the items presented follows:

Deeds by which fee title is to be conveyed:	16
<u>01</u> 03-Sac-50-2.5 Disposal Unit DD004728-01-01 Convey to J. D. Development Company Selling price represents the price received from the fifth highest bidder at the third public sale.	Sacramento 2.83 acres \$876,000 (PSE \$1,100,000)
<u>02</u> 07-LA-105-0.00 Disposal Unit DD980502-01-01 Convey to Arian A. Abrishami Selling price represents the highest oral bid received at the third public sale.	Los Angeles 6,500 s.f. \$106,000 (PSE \$80,000)
<u>03</u> 07-LA-105-2.3 Disposal Unit DD070322-01-01 Convey to Reza P. Namdari Selling price represents the third highest oral bid received at the first public sale.	Los Angeles 95,486 s.f. \$401,000 (PSE \$158,000)
<u>04</u> 07-LA-105-7.4 Disposal Unit DD980478-01-01 Convey to Southern California Home Investors, Inc. Selling price represents the highest oral bid received at the first public sale.	Los Angeles 3,147 s.f. \$15,000 (PSE \$9,400)

05 07-LA-105-7.9 Los Angeles
Disposal Unit DD980497-01-01 11,606 s.f.
Convey to Senco LLC \$45,000 (PSE \$40,000)
Selling price represents the highest oral bid received at the fourth public sale.

06 07-LA-110-11.8 Los Angeles
Disposal Unit DD073480-01-01 9,269 s.f.
Convey to Jose Juan Macias \$71,000 (PSE \$47,000)
Selling price represents the highest bid received at the first public sale.

07 07-LA-110-15.4 Los Angeles
Disposal Unit DD073404-01-01 6,167 s.f.
Convey to Arian Abrisham, et al \$39,000 (PSE \$40,000)
Selling price represents the highest bid received at the second public sale.

08 07-LA-110-15.7 Los Angeles
Disposal Unit DD073387-01-01 5,262 s.f.
Convey to Southern California Home Investors, Inc. \$31,000 (PSE \$35,000)
Selling price represents the highest bid received at the first public sale.

09 07-LA-110-15.7 Los Angeles
Disposal Unit DD073390-01-01 3,069 s.f.
Convey to Benjamin Soto, et ux \$16,500 (PSE \$22,000)
Selling price represents the highest bid received at the first public sale.

10 07-LA-110-15.7 Los Angeles
Disposal Unit DD073442-01-01 2,952 s.f.
Convey to Southern California Home Investors, Inc. \$15,100 (PSE \$18,000)
Selling price represents the highest bid received at the first public sale.

11 07-LA-110-15.7 Los Angeles
Disposal Unit DD073444-01-01 4,872 s.f.
Convey to Senco LLC \$41,000 (PSE \$33,000)
Selling price represents the highest bid received at the first public sale.

12 07-LA-110-16.3 Los Angeles
Disposal Units DD073412-01-01 5,297 s.f.
Convey to Senco LLC \$39,000 (PSE \$35,000)
Selling price represents the highest oral bid received at the first public sale.

13 07-LA-110-17.3 Los Angeles
Disposal Unit DD073331-01-01 3,599 s.f.
Convey to Maurice Vanegas \$28,000 (PSE \$24,000)

Selling price represents the highest bid received at the first public sale.

- 14 08-SBd-30-28.4 San Bernardino
Disposal Unit DD003892-01-01 12,233 s.f.
Convey to William Maragno, et ux \$86,000 (PSE \$25,000)
Selling price represents the highest bid received at the sixth public sale.
- 15 10-Tuo-108-7.1 Sonora Bypass
Disposal Unit DD013493-01-01 1.66 acres
Convey to Lillie DeMartini \$27,000 (Appraisal \$27,000)
Credit received represents appraised value of parcels being exchanged pursuant to Right of Way Contract dated September 14, 2000.
- 16 11-SD-56-10.5 Poway
Disposal Unit DD022481-01-02 19.275 acres
Convey to Poway Redevelopment Agency \$480,000 (Appraisal \$480,000)
Selling price represents the appraised value received from sale to public agency.

**SUMMARY OF DIRECTOR'S DEEDS
PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION - NOVEMBER 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		1			1	\$1,100,000	\$876,000	80%
04								
05								
06								
07		12			12	\$541,400	\$847,600	157%
08		1			1	\$25,000	\$86,000	344%
09								
10	1				1	\$27,000	\$27,000	100%
11	1				1	\$480,000	\$480,000	100%
12								
Total	2	14	0	0	16	\$2,173,400	\$2,316,600	107%

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	\$507,000	\$507,000	100%
Public Sales	14	\$1,666,400	\$1,809,600	109%
Non-Inventory Conveyances	0			
Sub-Total	16	\$2,173,400	\$2,316,600	107%
Other Funded Sales	0			
Total	16	\$2,173,400	\$2,316,600	107%