

Memorandum

To: CHAIR AND COMMISSIONERS

CTC Meeting: December 12-13, 2007

Reference No.: 2.4d.(2)
Action Item

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.

The Director's Deed included in this item involves an estimated current value of \$6,160,000. The State will receive a return of \$6,160,000 from the sale of this property. A recapitulation of the item presented and corresponding maps are attached.

ISSUE:

01-07-LA-N/A-N/A

Los Angeles

Disposal Unit #DD980537-01-01

6.146 acres

Convey to: Los Angeles Unified School District \$6,160,000 (Appraisal \$6,160,000)

Exchange. The sale price represents the fair market value received via an Exchange Agreement (Agreement). This excess property is part of a functional replacement and exchange between the Department and the Los Angeles Unified School District (LAUSD). On June 17, 2002, the Department and LAUSD entered into an Agreement for the functional replacement and exchange of the Department's Shop 7 equipment facility located at 5421 Vineland Avenue, North Hollywood. The Agreement was for purposes of accommodating LAUSD's proposed construction project for the new East Valley High School and the relocation of the Department's Shop 7 facility, while providing uninterrupted service.

This proposed conveyance was first submitted to the Airspace Advisory Committee (AAC) on July 10, 2002. On April 9, 2003, the Department returned to the AAC to report on the executed Agreement between the Department and the LAUSD, and also on site selection. In addition, on May 13, 2004, the Commission allocated \$10,000,000 in the 2003-04 SHOPP for betterments to the replacement facility and site over and above a functional replacement. In the intervening period, LAUSD purchased a replacement site and constructed the Shop 7 facilities to the Department's specifications. Both parties have performed pursuant to the Agreement and are in a position to convey their respective properties to the other.

Attachments

**SUMMARY OF DIRECTOR'S DEEDS 2.4d.(2)
PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION - DECEMBER 2007**

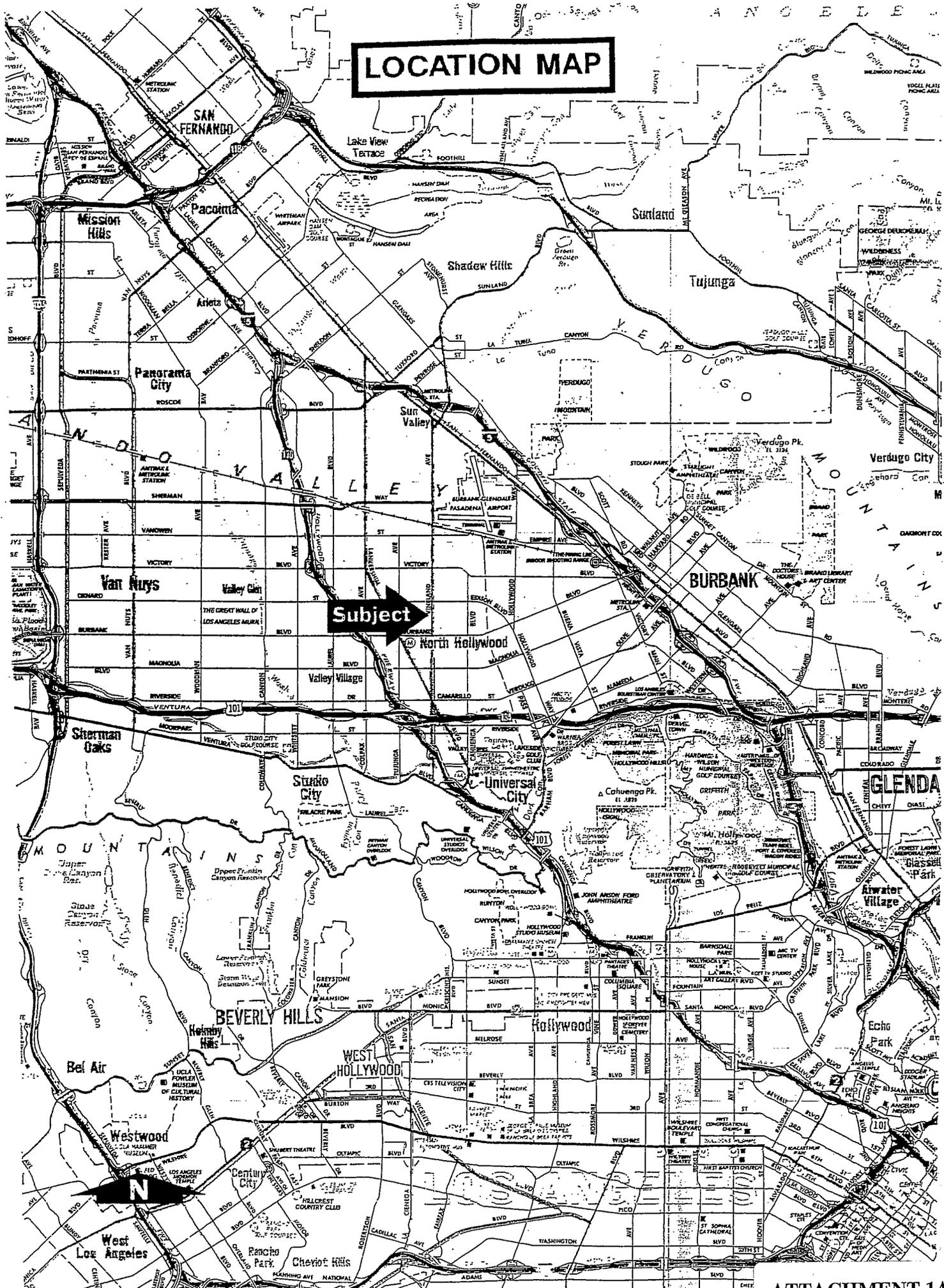
Table I - Volume by Districts

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					0	\$0	\$0		
05					0	\$0	\$0		
06					0	\$0	\$0		
07	1				1	\$6,160,000	\$6,160,000		100%
08					0	\$0	\$0		
09					0	\$0	\$0		
10					0	\$0	\$0		
11					0	\$0	\$0		
12					0	\$0	\$0		
Total	1	0	0	0	1	\$6,160,000	\$6,160,000	100%	100%

Table II - Analysis by Type of Sale

Type of Sale	# of Items	Current Estimated Value	Return From Sales	Recovery %	
				% Return From Sales Current Value	100%
Direct Sales	1	\$6,160,000	\$6,160,000		100%
Public Sales	0	\$0	\$0		
Non-InVENTORY Conveyances	0	\$0	\$0		
Sub-Total	1	\$6,160,000	\$6,160,000		100%
Other Funded Sales	0	\$0	\$0		
Total	1	\$6,160,000	\$6,160,000		100%

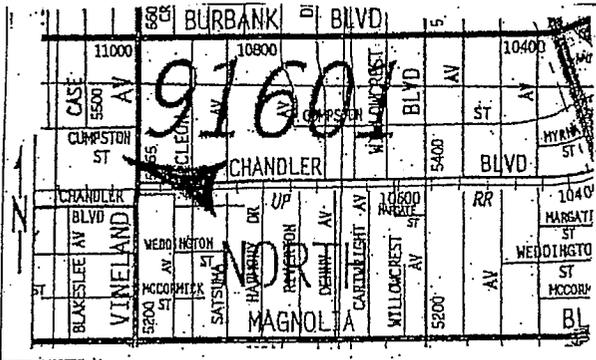
LOCATION MAP



Subject

CITY OF LOS ANGELES

DIST	COUNTY	ROUTE	POST MILE
07	LA	N/A	N/A



LOCATION MAP

PARCEL NO. AREA

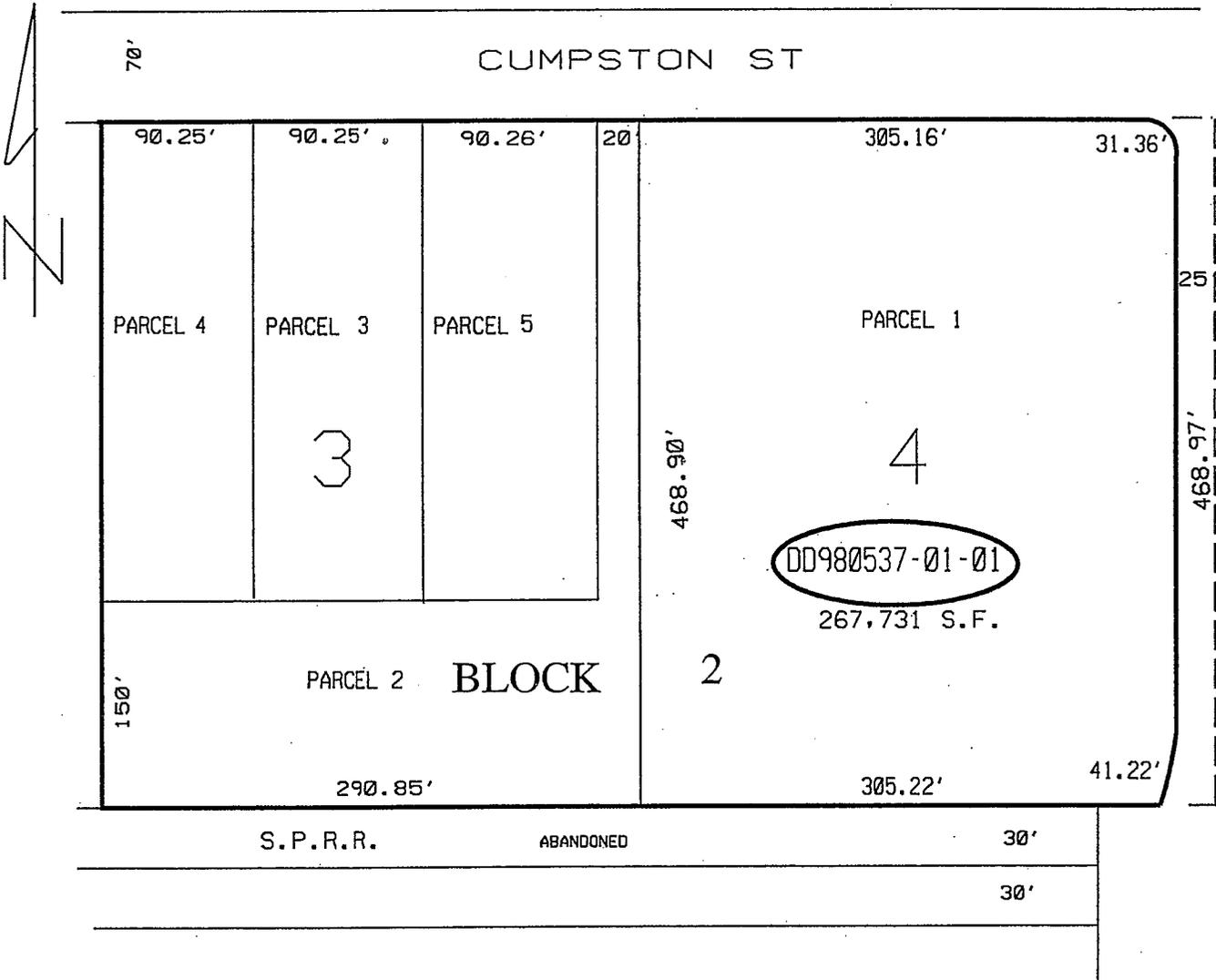
LOT4	131,382 S.F.
LOT3	136,349 S.F.

DD 980537-01-01 267,731 S.F.

LANKERSHIM

M.B. 16

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LLLLLLL STATE RETAINS ACCESS RIGHTS

STATE OF CALIFORNIA-DEPARTMENT OF TRANSPORTATION-DISTRICT 07

PLAT ACCOMPANYING

DIRECTOR'S DEED DD 980537-01-01

SCALE: NONE

DRWN: JM CH: FC

DATE: 10-3-07

ATTACHMENT 1B