

Memorandum

To: CHAIR AND COMMISSIONERS
CALIFORNIA TRANSPORTATION COMMISSION

CTC Meeting: August 22, 2012

Reference No.: 2.4d.
Action Item

From: NORMA ORTEGA
Chief Financial Officer

Prepared by: Mark Weaver
Acting 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 Deeds summarized below. The conveyance of excess State owned real property, including exchanges, is pursuant to Section 118 of the Streets and Highways Code.

The Director's Deeds included in this item involve an estimated current value of \$2,562,302. The State will receive a return of \$2,943,317 from the sale of these properties. A recapitulation of the items presented and corresponding maps are attached.

ISSUE:

01-02-Teh-99 PM 8.1
Disposal Unit #DD 12512-01-01
Convey to: Charles R. Crain, Jr.
Public sale. Selling price represents the highest bid received in a public sealed bid auction amongst eight bidders.

Vina
79.82 acres
\$906,000 (Public Sale Estimate \$670,000)

02-03-But-99 PM 3.8
Disposal Unit #DD 022751-01-01
Convey to: Robert & EmmaLee Bowling
Public sale. Subject property sold via sealed bid sale on May 30, 2012. There was one registered and active bidder.

Gridley
4.24 acres
\$55,015 (Appraisal \$61,000)

03-03-Sac-99 PM 21.3
Disposal Unit #DD 8337-01-01
Convey to: Miguel & Ana Garza
Direct sale of underlying fee to adjoining owner of small, irregularly-shaped area adjacent to the soundwall on Route 99 in Sacramento. The Department will install fencing from soundwall to adjacent owner's existing fence. The underlying fee conveyance restricts the use to non-permanent landscaping but will eliminate the illegal dumping and trespass which currently occurs on the property.

Sacramento
0.068 acre
\$1 (Appraisal \$1)

10-05-SLO-41 PM 16.4 Atascadero
Disposal Unit #DK 005465-02-01 0.03 acre
Convey to: Atascadero Mutual Water Company \$1 (Appraisal nominal)
Direct Sale. Quitclaim to the underlying fee owner of a drainage easement rendered obsolete by improvements to State Route 41.

11-05-SLO-58 PM 4.7 Santa Margarita
Disposal Unit #DD 002967-01-02 4.25 acres
Convey to: Kaiser Sand & Gravel Company \$21,300 (Appraisal \$21,300)
Direct sale to the only adjoining owner. The highest and best use of the subject property is as plottage to the adjoining property. The subject property has some degree of independent development potential, but yields a higher value when considered a part of the larger adjoining property and sold to the adjacent owner. If offered publicly, the property would have limited marketability with considerable risks to a developer, which would be reflected in a suboptimal monetary return.

12-06-Fre-180 PM 62.07 Fresno
Disposal Unit #DD 081634-01-01 0.31 acre
Convey to: CVI Group, LLC \$7,500 (Public Sale Estimate \$10,000)
Selling price represents the highest bid received at the first public sale. There was one active bidder out of six registered bidders.

13-06-Fre-180 PM 62.07 Fresno
Disposal Unit #DD 083431-01-01 0.34 acre
Convey to: Davina Garcia \$7,500 (Public Sale Estimate \$10,000)
Selling price represents the highest bid received at the first public sale. There was one active bidder out of six registered bidders.

14-06-Tul-198 PM 7.5 Visalia
Disposal Unit #DD 084785-01-01 0.35 acre
Convey to: Corbin Reed, Joyce Reed, and Misty Bassham \$210,000 (Public Sale Estimate \$153,000)
Selling price represents the highest bid received at the first public sale. There were two active bidders out of six registered bidders.

15-06-Tul-198 PM 5.9 Visalia
Disposal Unit #DD 084822-01-01 0.66 acre
Convey to: Coastal Realty Investors 1, LLC \$427,000 (Public Sale Estimate \$431,000)
Selling price represents the highest bid received at the first public sale. There were two active bidders out of six registered bidders.

16-07-LA-5 PM 39.94
Disposal Unit #DD 003000-01-01
Convey to: Mohammed Tikriti
and Yasmin Tikriti

Los Angeles
0.059 acres
\$20,800 (Appraisal \$20,800)

Direct Sale. Subject property is an irregularly shaped landlocked parcel, and is being conveyed to an adjoining owner. The Department is retaining a permanent maintenance easement over the parcel.

17-07-LA-405 PM 27.03
Disposal Unit #DD 004427-01-01
Convey to: Anthony T. Pruett and
Nancy L. Pruett

Culver City
0.01 acre
\$200 (Appraisal \$200)

Direct Sale. Subject property is an irregularly shaped landlocked parcel, and is being conveyed to an adjoining owner. The Department is retaining a footing easement and a utility easement over portions of the parcel.

Attachment

SUMMARY OF DIRECTOR'S DEEDS - 2.4d.

PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION - August 22-23, 2012

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	\$0.00	\$0.00	0%
02	0	1			1	\$670,000.00	\$906,000.00	0%
03	1	1			2	\$61,001.00	\$55,016.00	90%
04	5	1			6	\$1,185,000.00	\$1,288,000.00	109%
05	2	0			2	\$21,301.00	\$21,301.00	100%
06	0	4			4	\$604,000.00	\$652,000.00	108%
07	2	0			2	\$21,000.00	\$21,000.00	100%
08	0	0			0	\$0.00	\$0.00	0%
09	0	0			0	\$0.00	\$0.00	0%
10	0	0			0	\$0.00	\$0.00	0%
11	0	0			0	\$0.00	\$0.00	0%
12	0	0			0	\$0.00	\$0.00	0%
Total	10	7			17	\$2,562,302.00	\$2,943,317.00	115%

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	10	\$677,302.00	\$677,302.00	100%
Public Sales	7	\$1,885,000.00	\$2,266,015.00	120%
Non-Inventory Conveyances				
Sub-Total	17	\$2,562,302.00	\$2,943,317.00	115%
Other Funded Sales	0			
Total	17	\$2,562,302.00	\$2,943,317.00	115%