State of California
DEPARTMENT OF TRANSPORTATION

Business, Transportation and Housing Agency

Memorandum

To: CHAIR AND COMMISSIONERS

CTC Meeting: May 21-22, 2003

Reference No.: 2.4d.(1)
Action Item

From: ROBERT L. GARCIA
Chief Financial Officer

Prepared by: Brice Paris
Division Chief
Division of Right of Way

Ref: **DIRECTOR'S DEEDS**

RECOMMENDATION:

Department of Transportation recommends the California Transportation Commission authorize the execution of the attached eight Director's Deeds. 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 $6,489,702. The State will receive a return of $6,455,512 from the sale of these properties. A recapitulation of the items presented follows (maps attached):

Deeds by which fee title is to be conveyed:	8
01-02-TRI-3-71.1	Trinity County
Disposal Unit DD8324-01-02	30 sf
Convey to Sierra Pacific Land Holding	$0 (Appraisal $0)
Even exchange of access rights.	
02-04-SOL-80-5.5	Vallejo
Disposal Unit DDJ09807-01-01	21,580 sf
Convey to Jack Wilson & Shirley J. Wilson Family Trust et al.	$155,000 (Appraisal $155,000)
Selling price represents the appraised value received for this parcel from the adjoining owner.	
03-05-SLO-41-16.6	Atascadero
Disposal Unit DD005400-01-01	0.30 ac
Convey to Dirk and Samantha Dole	$132,562 (Appraisal $128,765)
Selling price represents the highest bid received at the first public sale.	

04-05-SLO-41-16.6 — Atascadero
Disposal Unit DD005474-01-01 — 0.50 ac
Convey to Dirk and Samantha Dole — $268,940 (PSE $261,235)
Selling price represents the highest bid received at the first public sale.

05-06-KER-99-25.3 — Bakersfield
Disposal Unit DD081313-01-01 — 3.45 ac
Convey to Tom & Lisa Carosella — $313,000 (PSE $325,000)
Selling price represents the highest bid received at the fifth public sale.

06-06-TUL-198-7.02 — Visalia
Disposal Unit DD081649-01-01 — 36,992 sf
Convey to AR Milling Co. — $151,010 (PSE $184,702)
Selling price represents the highest bid received at the first public sale.

07-08-SBd-215-6.8 — San Bernardino
Disposal Unit DDA01986-01-03 — 316,215 SF
Convey to Redevelopment Agency of the City of San Bernardino — $2,700,000 (PSE $2,700,000)
Selling price represents the fair market value via direct sale to a government agency. The Airspace Advisory Committee recommended Commission approval for this transaction at its June 7, 2000 meeting.

08-12-ORA-1-19.10 — Huntington Beach
Disposal Unit DD000088-01-01 — 12.22 ac
Convey to Mills Land & Water Co. — $2,735,000 (PSE $2,735,000)
Credit received represents appraised value of parcel being exchanged to an adjoining owner. The Airspace Advisory Committee recommended Commission approval for this transaction at its April 10, 2003 meeting.

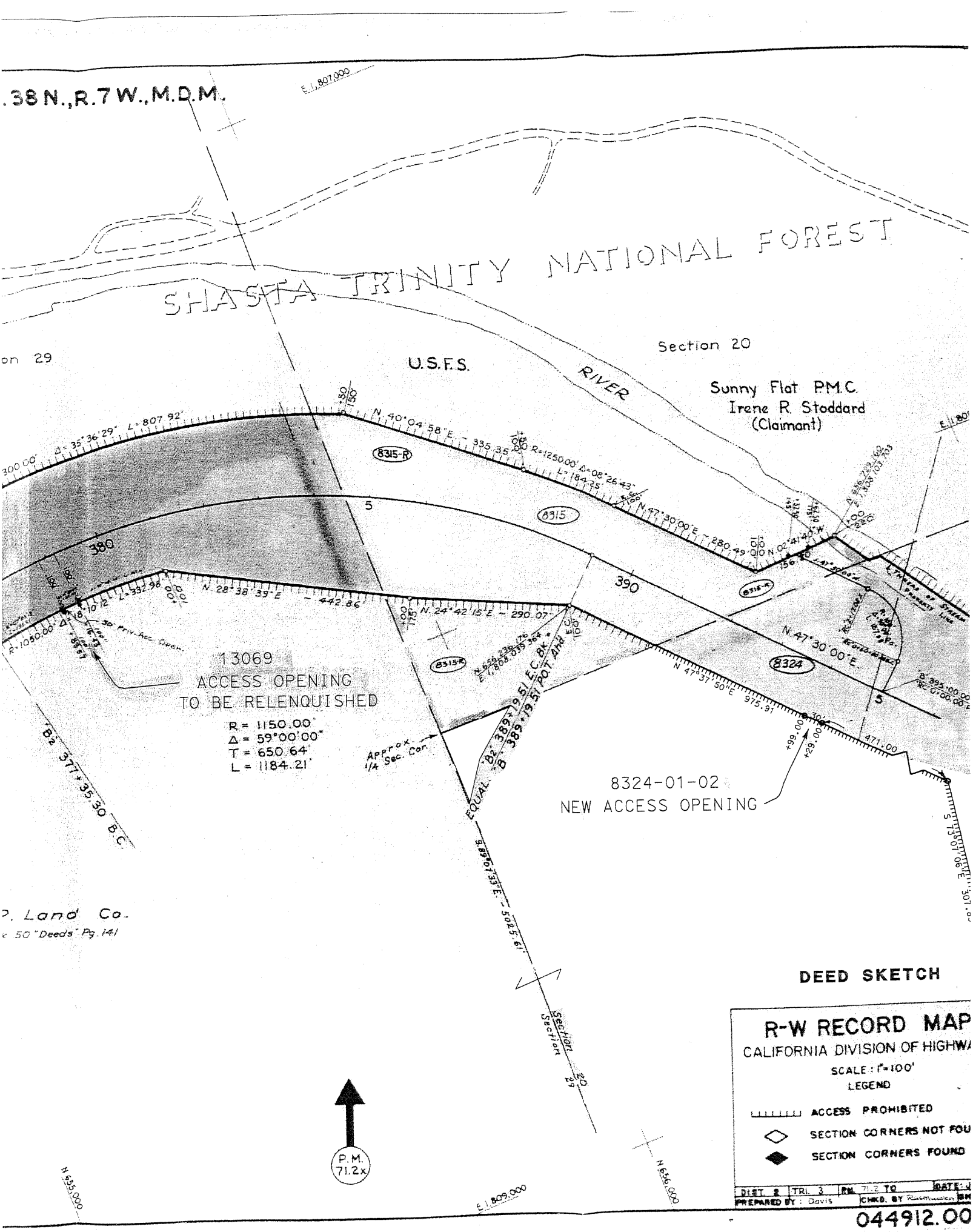
SUMMARY OF DIRECTOR'S DEEDS
PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION - MAY 2003

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	1				1	$0	$0	
03					0	$0	$0	
04	1				1	$155,000	$155,000	100%
05		2			2	$390,000	$401,502	103%
06		2			2	$509,702	$464,010	91%
07					0	$0	$0	
08	1				1	$2,700,000	$2,700,000	100%
09					0	$0	$0	
10					0	$0	$0	
11					0	$0	$0	
12	1				1	$2,735,000	$2,735,000	100%
Total	**4**	**4**	**0**	**0**	**8**	**$6,489,702**	**$6,455,512**	**99%**

Table II - Analysis by Type of Sale

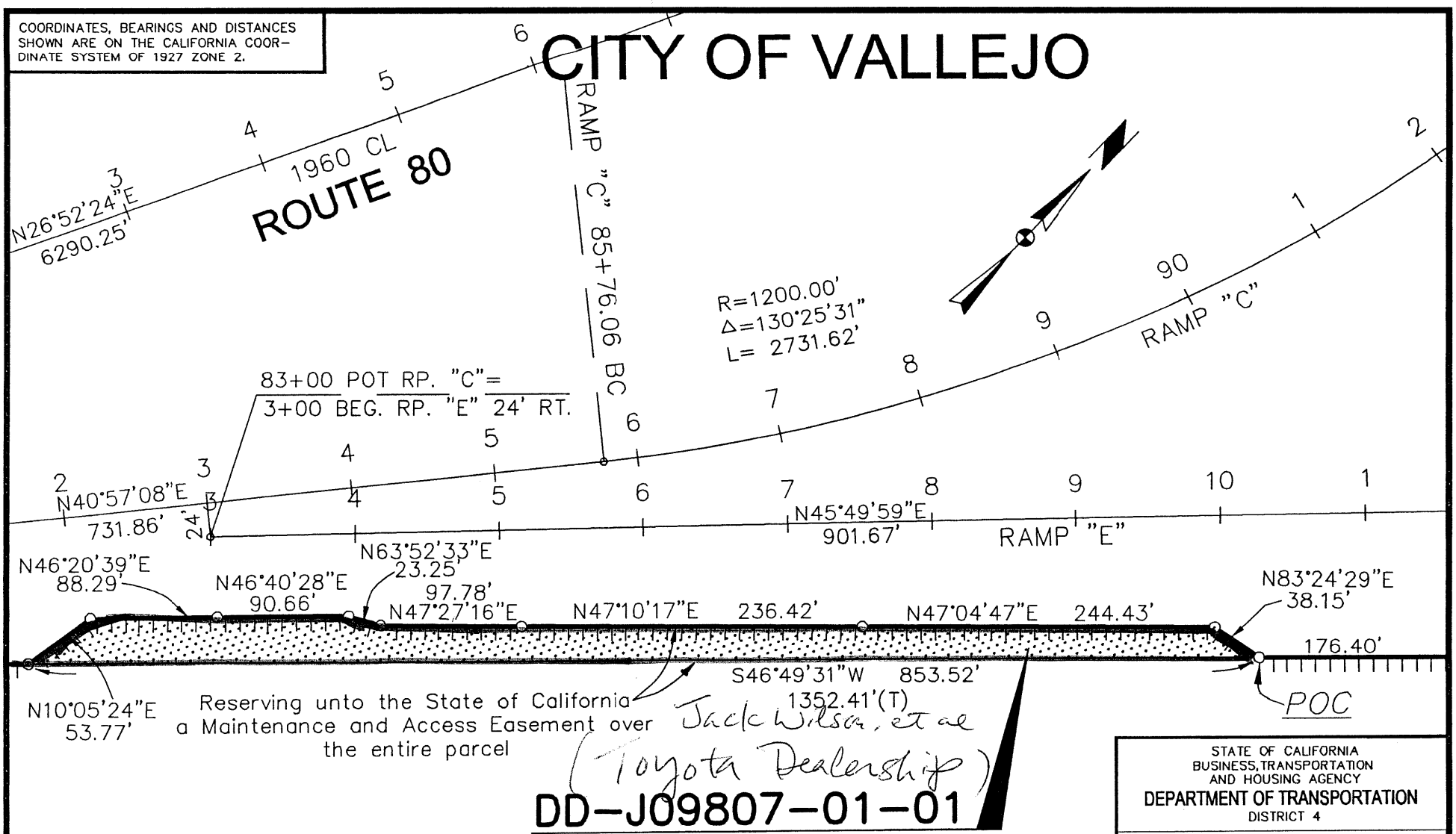
Type of Sale	# of Items	Current Estimated Value	Return From Sales	Recovery % % Return From Sales Current Value
Direct Sales	4	$5,590,000	$5,590,000	100%
Public Sales	4	$899,702	$865,512	96%
Non-Inventory Conveyances	0	$0	$0	
Sub-Total	8	$6,489,702	$6,455,512	99%
Other Funded Sales	0	$0	$0	
Total	**8**	**$6,489,702**	**$6,455,512**	**99%**



.38 N., R.7 W., M.D.M.
SHASTA TRINITY NATIONAL FOREST
Section 20
U.S.F.S.
RIVER
Sunny Flat P.M.C.
Irene R. Stoddard
(Claimant)
on 29
8315-R
8315
8324
380
390
5
13069
ACCESS OPENING
TO BE RELENQUISHED
R = 1150.00'
Δ = 59°00'00"
T = 650.64'
L = 1184.21'
8324-01-02
NEW ACCESS OPENING
Approx. 1/4 Sec. Cor.
EQUAL. "B2" 389+19.51 E.C. Bk.
"B" 389+19.51 P.O.T. Ahd.
"B2" 377+35.30 B.C.
P. Land Co.
50 "Deeds" Pg. 141
Section 20
Section 29
P.M. 71.2x
DEED SKETCH
R-W RECORD MAP
CALIFORNIA DIVISION OF HIGHWA
SCALE: 1"=100'
LEGEND
ACCESS PROHIBITED
SECTION CORNERS NOT FOU
SECTION CORNERS FOUND
DIST. 2 TRI. 3 PM. 71.2 TO DATE:
PREPARED BY: Davis CHKD. BY
044912.00

COORDINATES, BEARINGS AND DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927 ZONE 2.

CITY OF VALLEJO



Reserving unto the State of California a Maintenance and Access Easement over the entire parcel

Jack Wilson, et al
(Toyota Dealership)

DD-J09807-01-01

21,580 sq. ft.

LEGEND

ACCESS PROHIBITED

SCALE IN FEET

0 100 200 300

H-325.3,.4,.7

STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 4

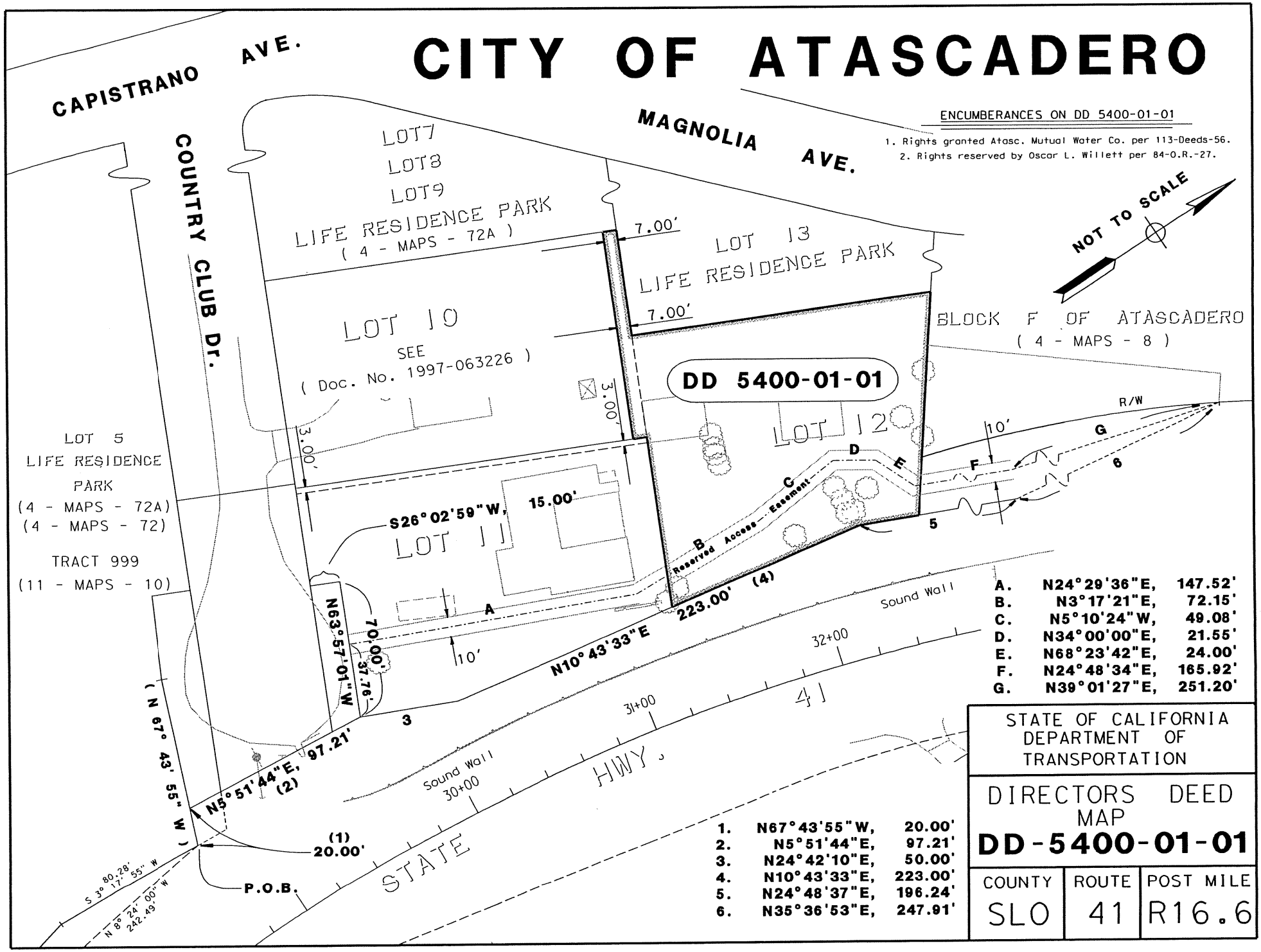
DIRECTOR'S DEED DD-J09807-01-01

DRAWN BY: J.A.	DATE: 11/17/00
CHECKED BY: JG	SCALE: 1'=100'

CO.	RTE.	P.M.	DR.NO.
SOL	80	5.2/5.5	2 OF 2

Attachment 3 of 9

CITY OF ATASCADERO



ENCUMBERANCES ON DD 5400-01-01

1. Rights granted Atasc. Mutual Water Co. per 113-Deeds-56.
2. Rights reserved by Oscar L. Willett per 84-O.R.-27.

NOT TO SCALE

A.	N24°29'36"E,	147.52'
B.	N3°17'21"E,	72.15'
C.	N5°10'24"W,	49.08'
D.	N34°00'00"E,	21.55'
E.	N68°23'42"E,	24.00'
F.	N24°48'34"E,	165.92'
G.	N39°01'27"E,	251.20'

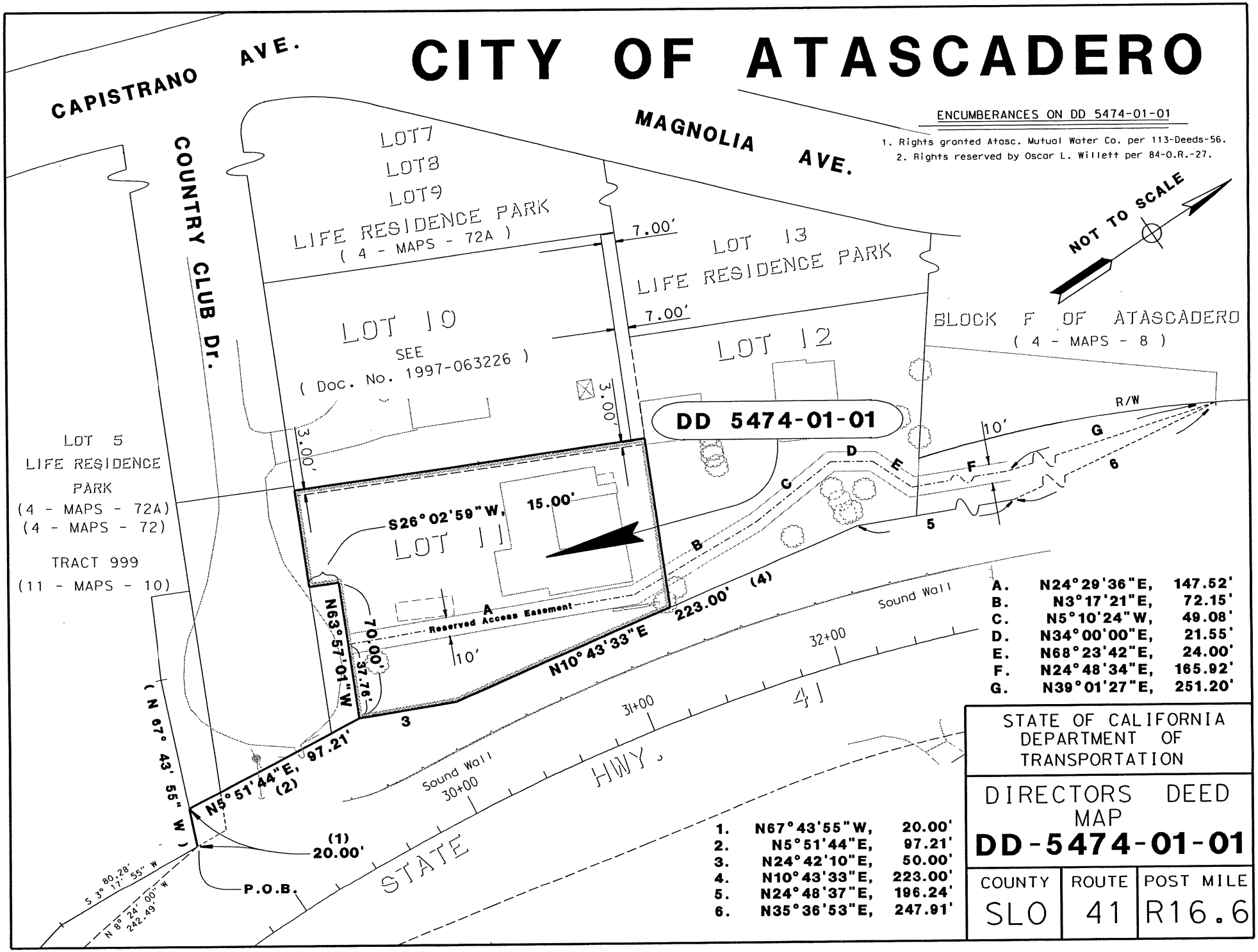
1.	N67°43'55"W,	20.00'
2.	N5°51'44"E,	97.21'
3.	N24°42'10"E,	50.00'
4.	N10°43'33"E,	223.00'
5.	N24°48'37"E,	196.24'
6.	N35°36'53"E,	247.91'

STATE OF CALIFORNIA
DEPARTMENT OF
TRANSPORTATION

DIRECTORS DEED
MAP
DD-5400-01-01

COUNTY	ROUTE	POST MILE
SLO	41	R16.6

CITY OF ATASCADERO



ENCUMBERANCES ON DD 5474-01-01

1. Rights granted Atasc. Mutual Water Co. per 113-Deeds-56.
2. Rights reserved by Oscar L. Willett per 84-O.R.-27.

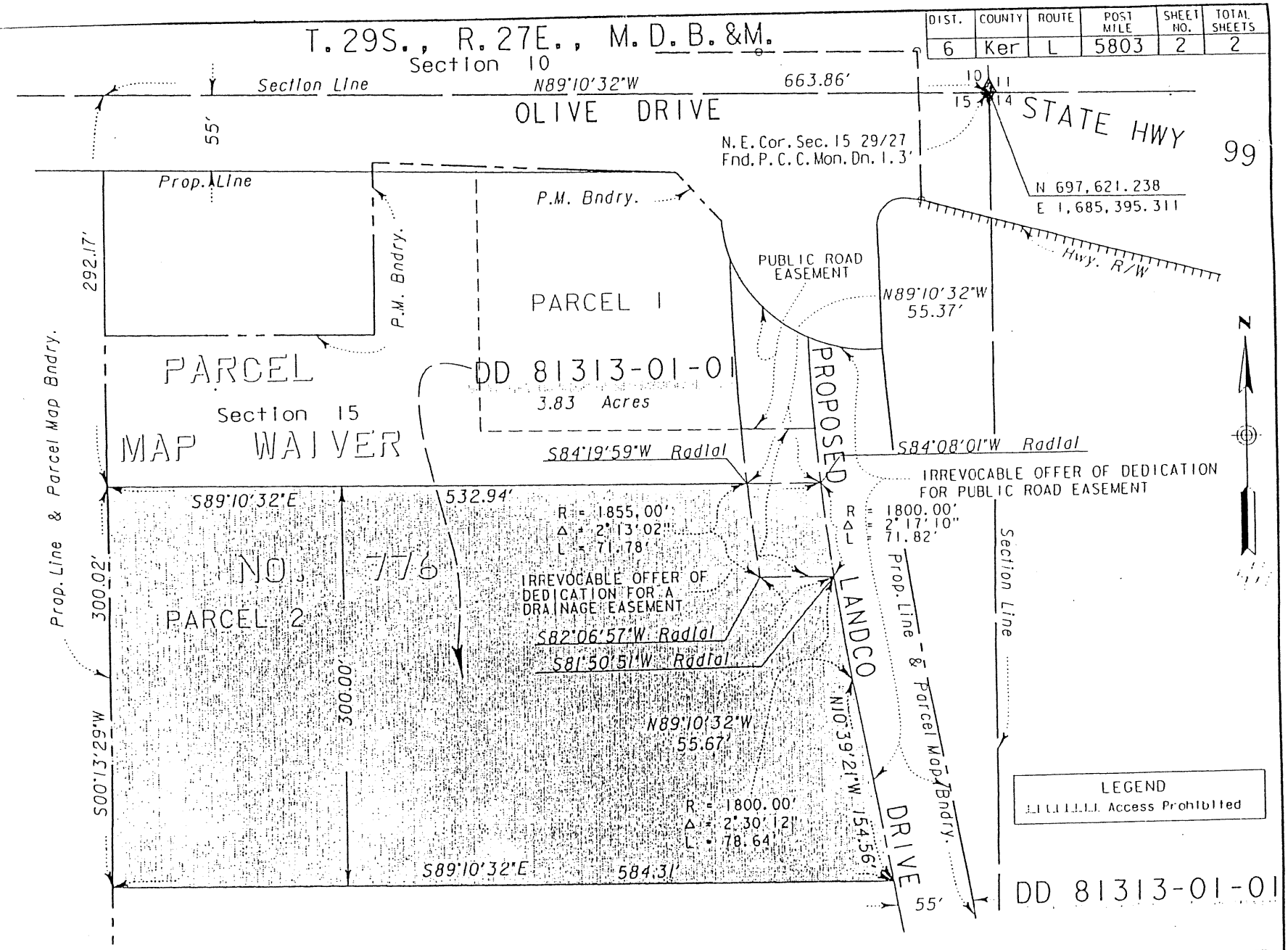
A.	N24°29'36"E,	147.52'
B.	N3°17'21"E,	72.15'
C.	N5°10'24"W,	49.08'
D.	N34°00'00"E,	21.55'
E.	N68°23'42"E,	24.00'
F.	N24°48'34"E,	165.92'
G.	N39°01'27"E,	251.20'

1.	N67°43'55"W,	20.00'
2.	N5°51'44"E,	97.21'
3.	N24°42'10"E,	50.00'
4.	N10°43'33"E,	223.00'
5.	N24°48'37"E,	196.24'
6.	N35°36'53"E,	247.91'

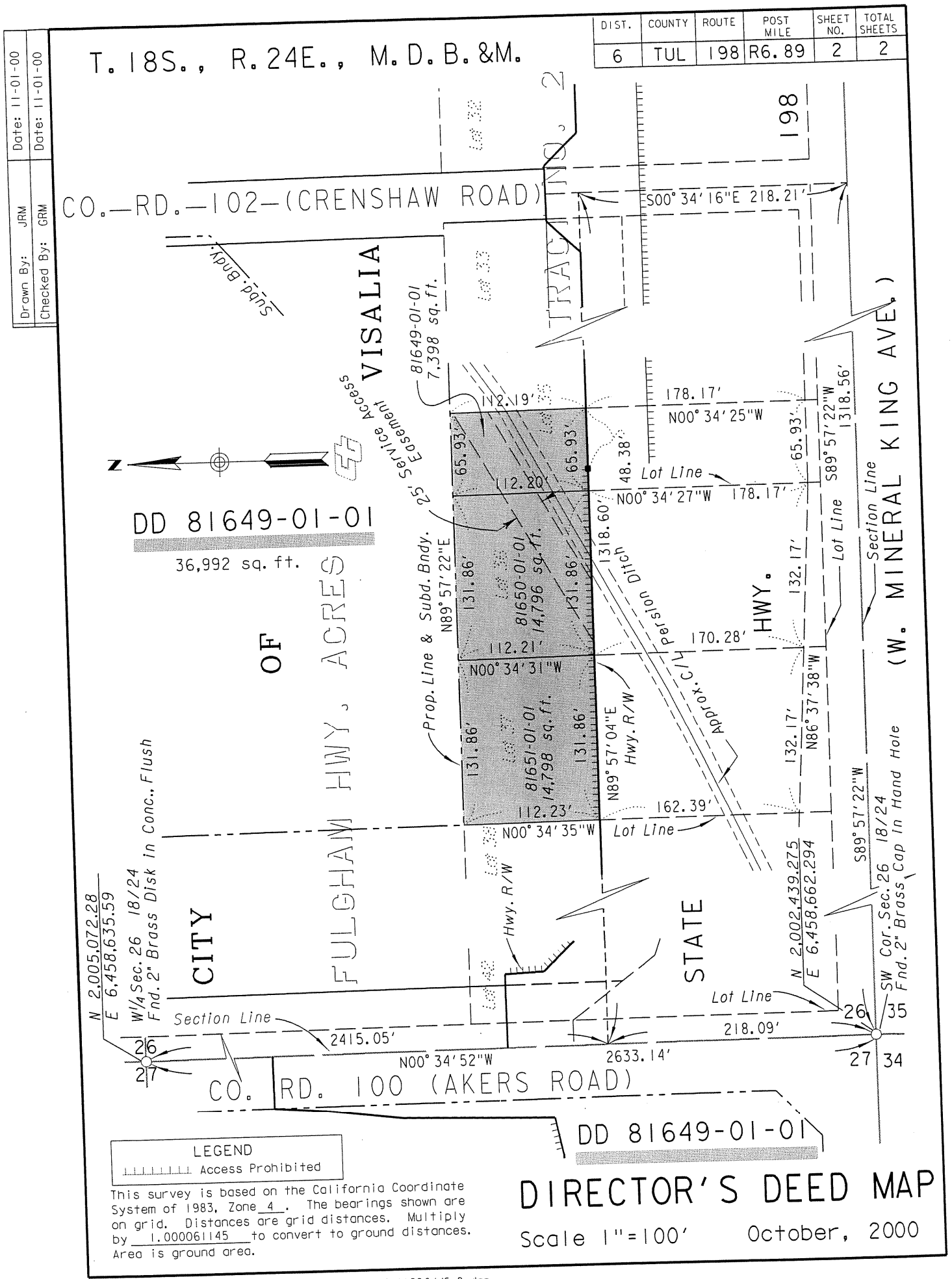
STATE OF CALIFORNIA
DEPARTMENT OF
TRANSPORTATION

DIRECTORS DEED
MAP
DD-5474-01-01

COUNTY	ROUTE	POST MILE
SLO	41	R16.6

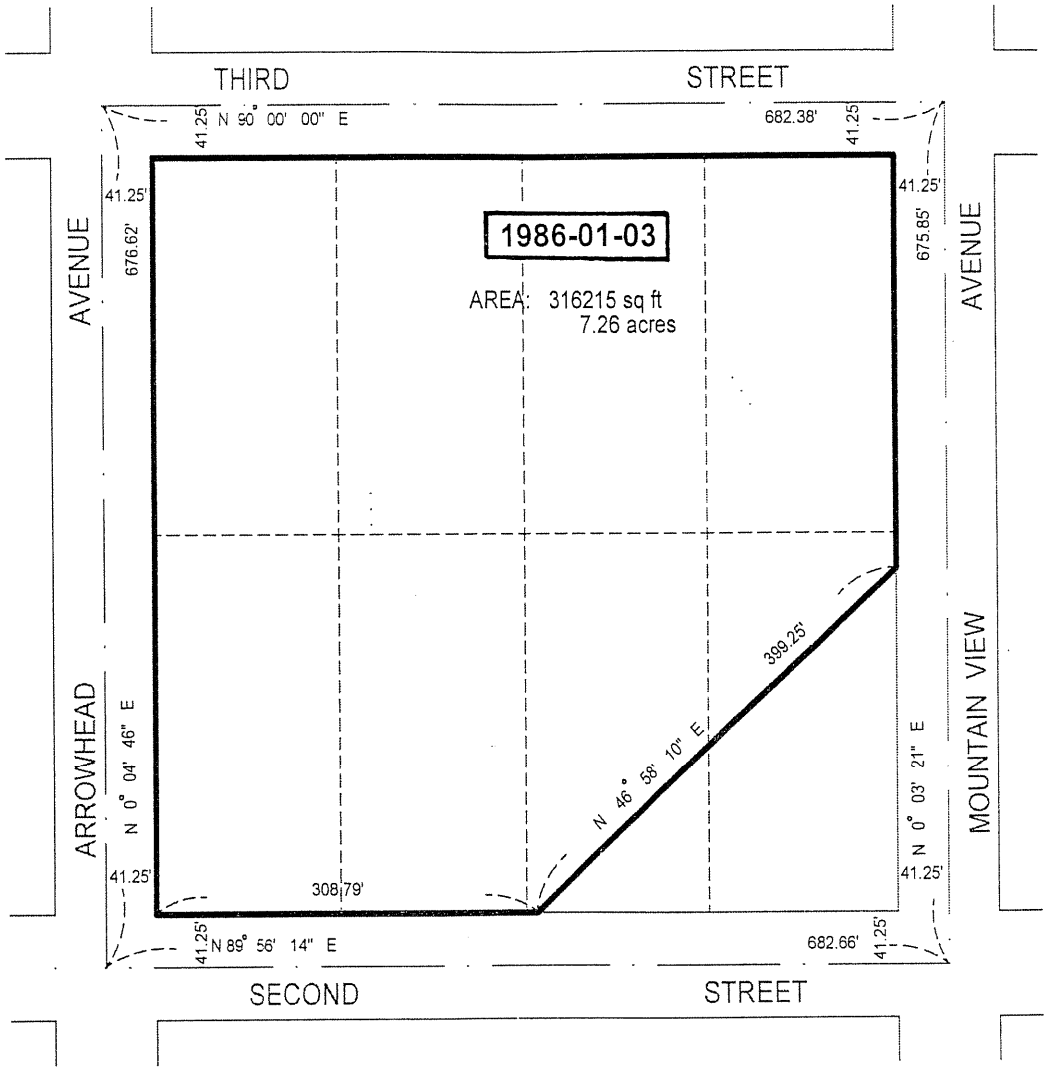


DIST.	COUNTY	ROUTE	POST MILE	SHEET NO.	TOTAL SHEETS
6	Ker	L	5803	2	2

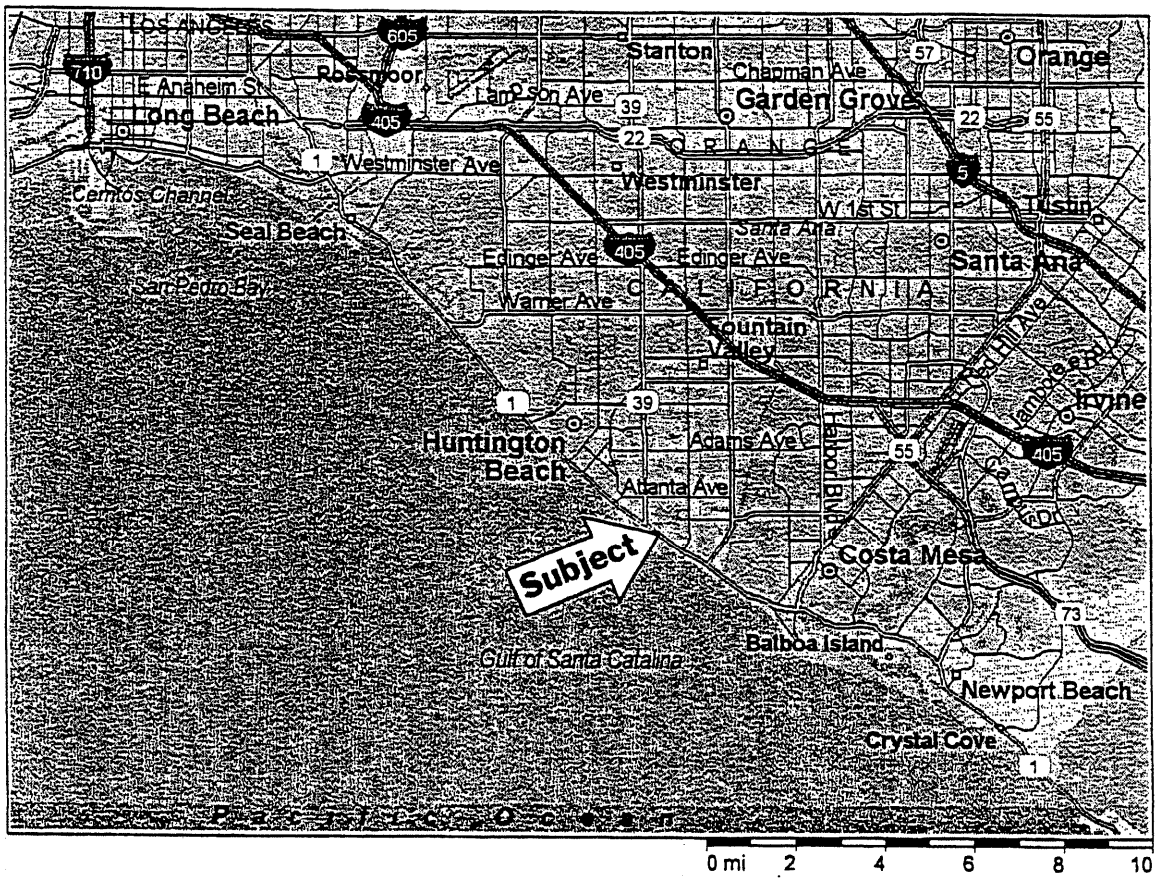


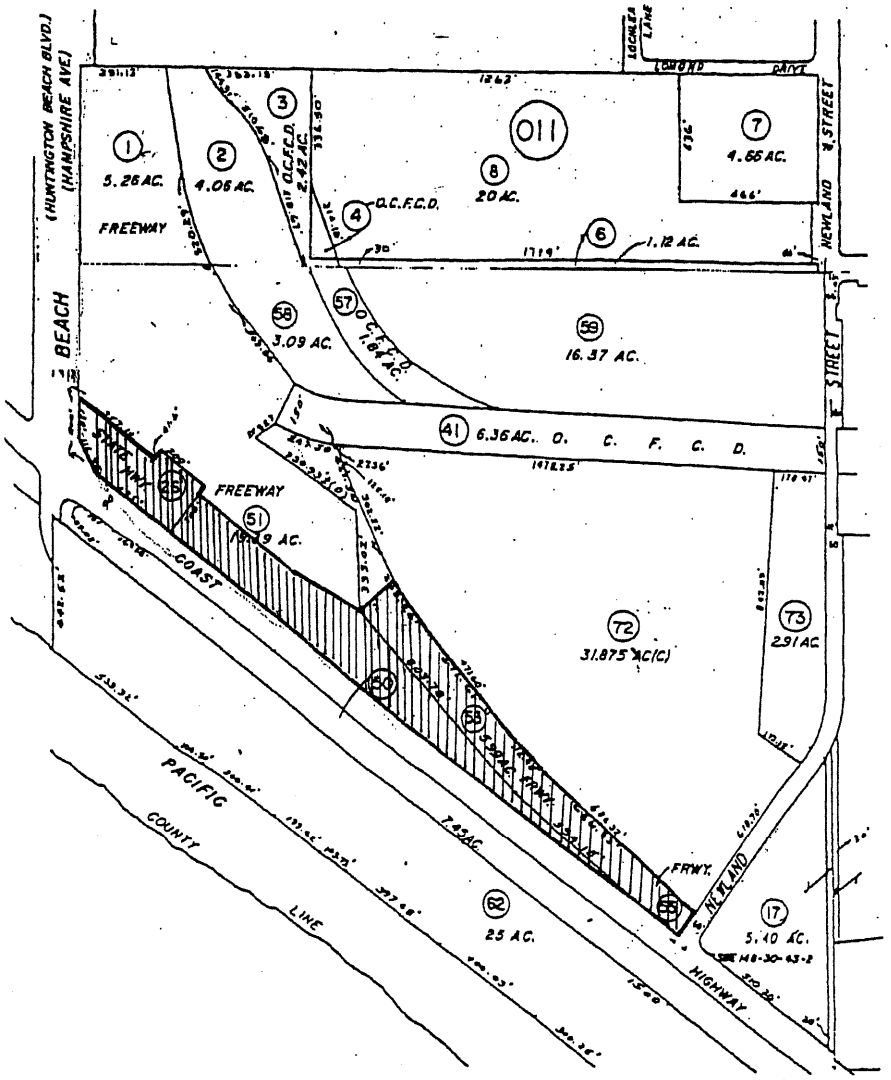
D:\projects\directors_deed\p81649\mapping\Tul198fdd6_9.dgn
01 NOV 2000 09:41:39

DISTRICT	COUNTY	ROUTE	POST MILE	NUMBER
08	SBd			1986-01-03



STATE OF CALIFORNIA BUSINESS & TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION	
DIRECTOR'S DEED PLAT MAP	
SCALE : 1 " = 150'	DATE : 12/9/97





DD000088-01-01

Pacific Coast Highway between Beach Boulevard and Newland Street in Orange County