State of California
DEPARTMENT OF TRANSPORTATION

Business, Transportation and Housing Agency

Memorandum

To: CHAIR AND COMMISSIONERS

CTC Meeting: September 24-25, 2003

Reference No.: 2.4.d
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 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 $1,007,700. The State will receive a return of $1,240,760 from the sale of these properties. A recapitulation of the items presented follows (maps attached):

01-06-FRE-168-R14.3 — Clovis
Disposal Unit DD67285-01-01 — 10.01 ac
Convey to Robert and Kathleen Papenhausen — $515,000 (Appraisal $160,100)
Selling price represents the highest bid received at the first public sale.

02-06-KER-58-49.26 — Bakersfield
Disposal Unit DD075873-01-01 — 1.71 ac
Convey to City of Bakersfield — $0.00 (Appraisal N/A)
No monetary consideration. Conveyance is 100% State's obligation pursuant to the Cooperative Agreement dated 5/16/01.

03-06-KER -58-49.26 — Bakersfield
Disposal Unit DK075236-01-01 — 0.151 ac
Convey to City of Bakersfield — $0.00 (Appraisal N/A)
No monetary consideration. Conveyance is 100% State's obligation pursuant to the Cooperative Agreement dated 5/16/01.

04-08-SBd-210-15.80 Rialto
Disposal Unit DDA11615-01-01 1.02 acres (44,575 sf)
Convey to: Hui-Li Dou, et al. $235,000 (Appraisal $235,000)
Sales price represents the fair market value received via acquisition exchange, per "Stipulation for Judgement in Condemnation."

05-10-Mer-99-30.5 Livingston
Disposal Unit DD00043-01-01 7.79 ac
Convey to Jeffery C. & Caritina M. Knapp $445,500 (Appraisal $594,000)
& David & Terri Hoff
This parcel was appraised due to an obligation to offer it directly to the City of Livingston. Subsequently the City declined the Department's offer, and the property went to public sale. There were 41 registered bidders at the auction. Selling price represents the highest bid received at the first public sale.

06-10-SJ-99-18.9 Stockton
Disposal Unit DD12348-01-01 1.06 ac
Convey to Julio & Aydee Lucas $45,260 (PSE $18,600)
Selling price represents the highest bid received at the first public sale.

Attachments

SUMMARY OF DIRECTOR'S DEEDS
PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION - SEPTEMBER 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					0	$0	$0	
03					0	$0	$0	
04					0	$0	$0	
05					0	$0	$0	
06	2	1			3	$160,100	$515,000	322%
07					0	$0	$0	
08	1				1	$235,000	$235,000	100%
09					0	$0	$0	
10		2			2	$612,600	$490,760	80%
11					0	$0	$0	
12					0	$0	$0	
Total	**3**	**3**	**0**	**0**	**6**	**$1,007,700**	**$1,240,760**	**123%**

Table II - Analysis by Type of Sale

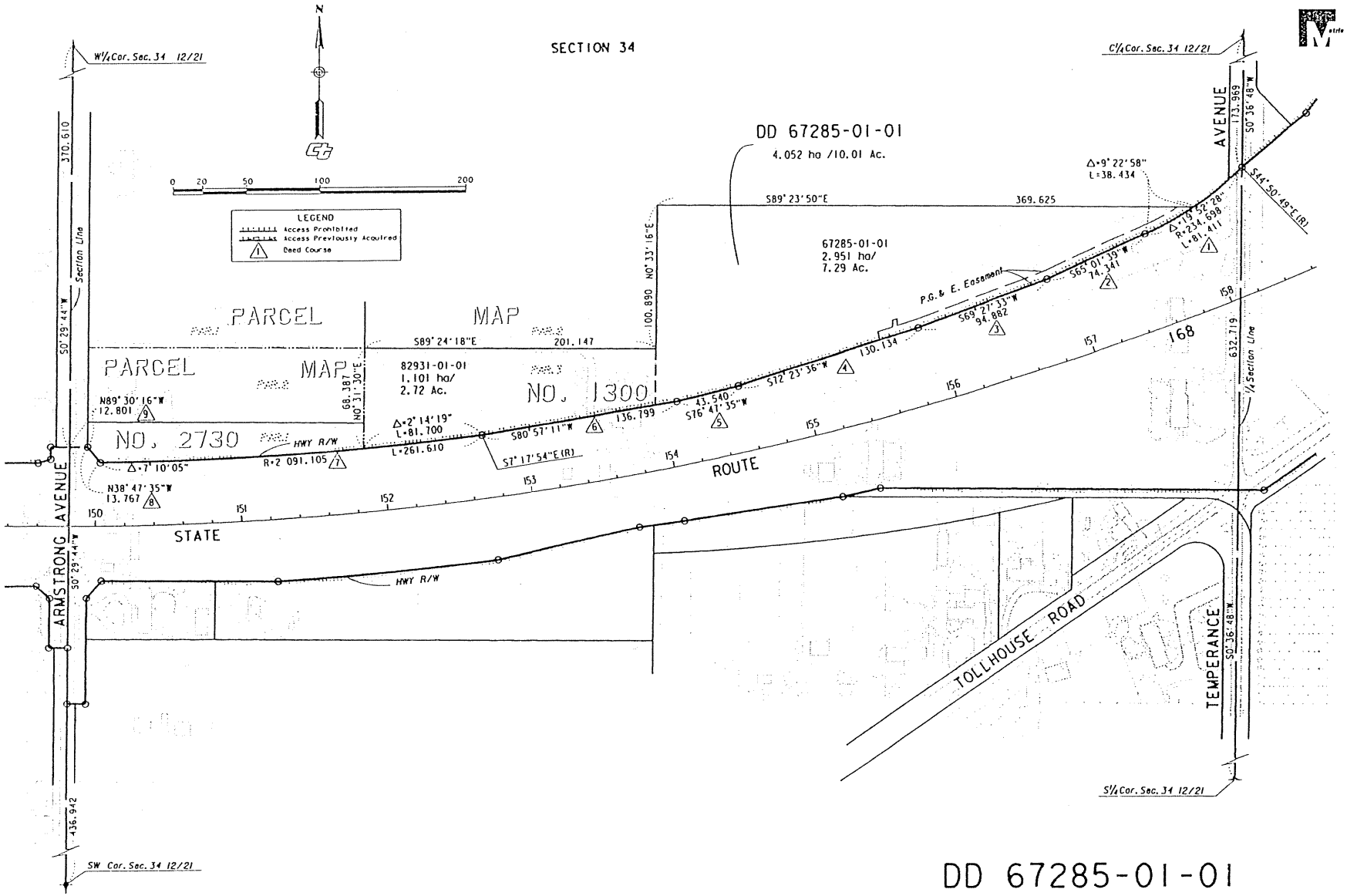
Type of Sale	# of Items	Current Estimated Value	Return From Sales	Recovery % % Return From Sales / Current Value
Direct Sales	3	$235,000	$235,000	100%
Public Sales	3	$772,700	$1,005,760	130%
Non-Inventory Conveyances	0	$0	$0	
Sub-Total	6	$1,007,700	$1,240,760	123%
Other Funded Sales	0	$0	$0	
Total	**6**	**$1,007,700**	**$1,240,760**	**123%**

DIST.	COUNTY	ROUTE	KILOMETER MILE	SHEET NO.	TOTAL SHEETS
6	Fre	168	R14.30	2	2

Drawn By: JDR Date: 3/1/02

Checked By: Date:

T. 12S., R. 21E., M.D.B.&M.



CONVERSION FACTOR: This survey is in meters. Multiply by 3937/1200 to convert to feet.

This survey is based on the California Coordinate System of 1983, Zone 4. Units are in meters. Bearings and distances are on grid. Multiply by 1.00006576 to convert to ground distances.

DD 67285-01-01

DIRECTOR'S DEED MAP

Scale 1:4000 March 2002

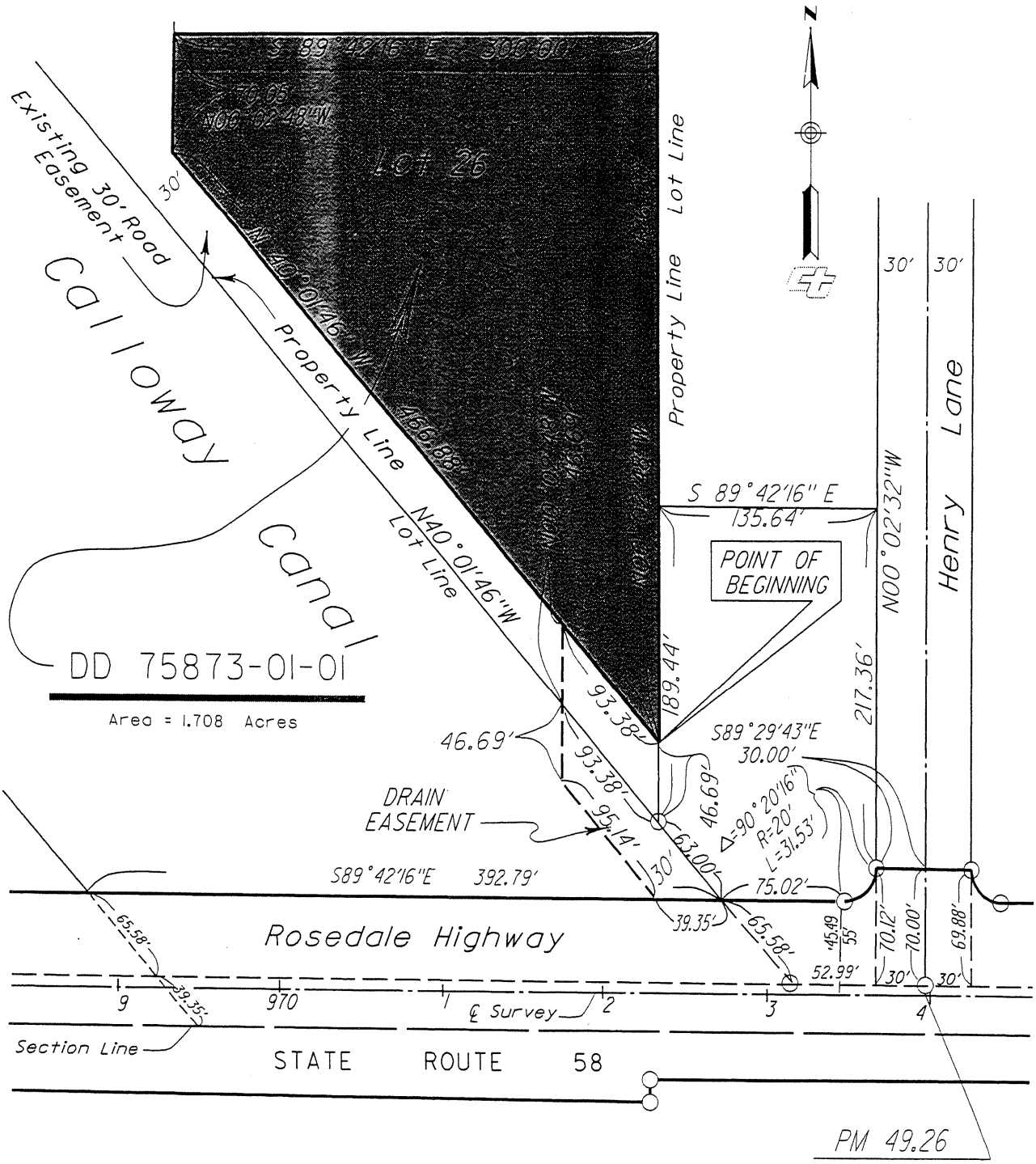
i:\projects\fre168\342222\dd\dd67285-01-01.dgn
12 MAR 2002 11:49:17

DIST.	COUNTY	ROUTE	POST MILE	SHEET NO.	TOTAL SHEETS
6	Ker	58	49.26	2	2

Date:
Date:
Drawn By:
Checked By:

T.29 S., R.27 E., M.D.B.& M.

Section 21



DD 75873-01-01

DIRECTOR'S DEED MAP

Scale 1"=100'

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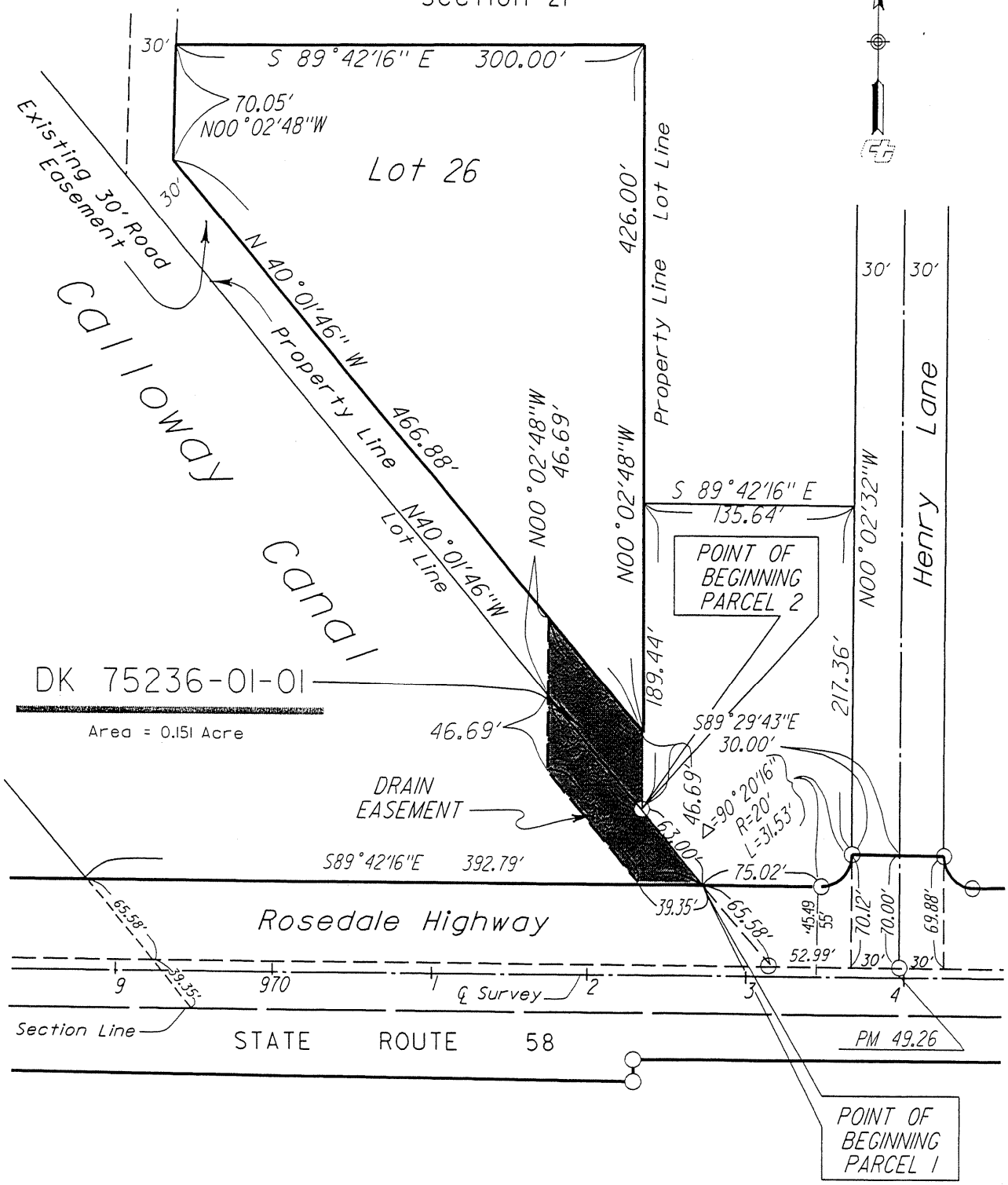
05/28/2003 10:23:59 AM

DIST.	COUNTY	ROUTE	POST MILE	SHEET NO.	TOTAL SHEETS
6	Ker	58	49.26	2	2

Date:
Date:
Drawn By:
Checked By:

T.29 S., R.27 E., M.D.B.& M.

Section 21



DK 75236-01-01

DIRECTOR'S QUITCLAIM DEED MAP

Scale 1"=100'

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05/28/2003 10:07:41 AM

DIST.	COUNTY	ROUTE	KILOMETER POST
08	SBD	210	25.5

Caltrans Metric

EXHIBIT "A"

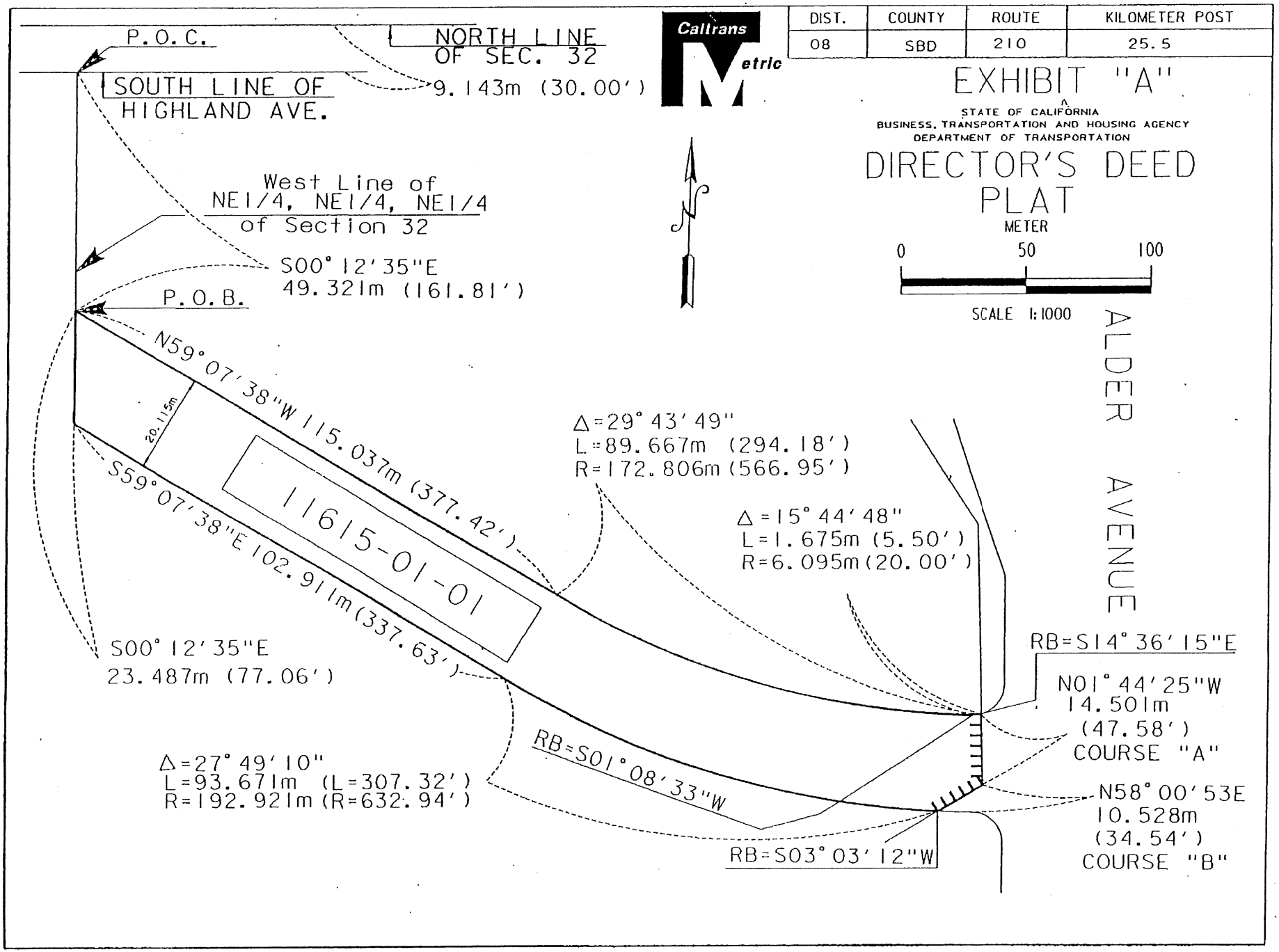
STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION

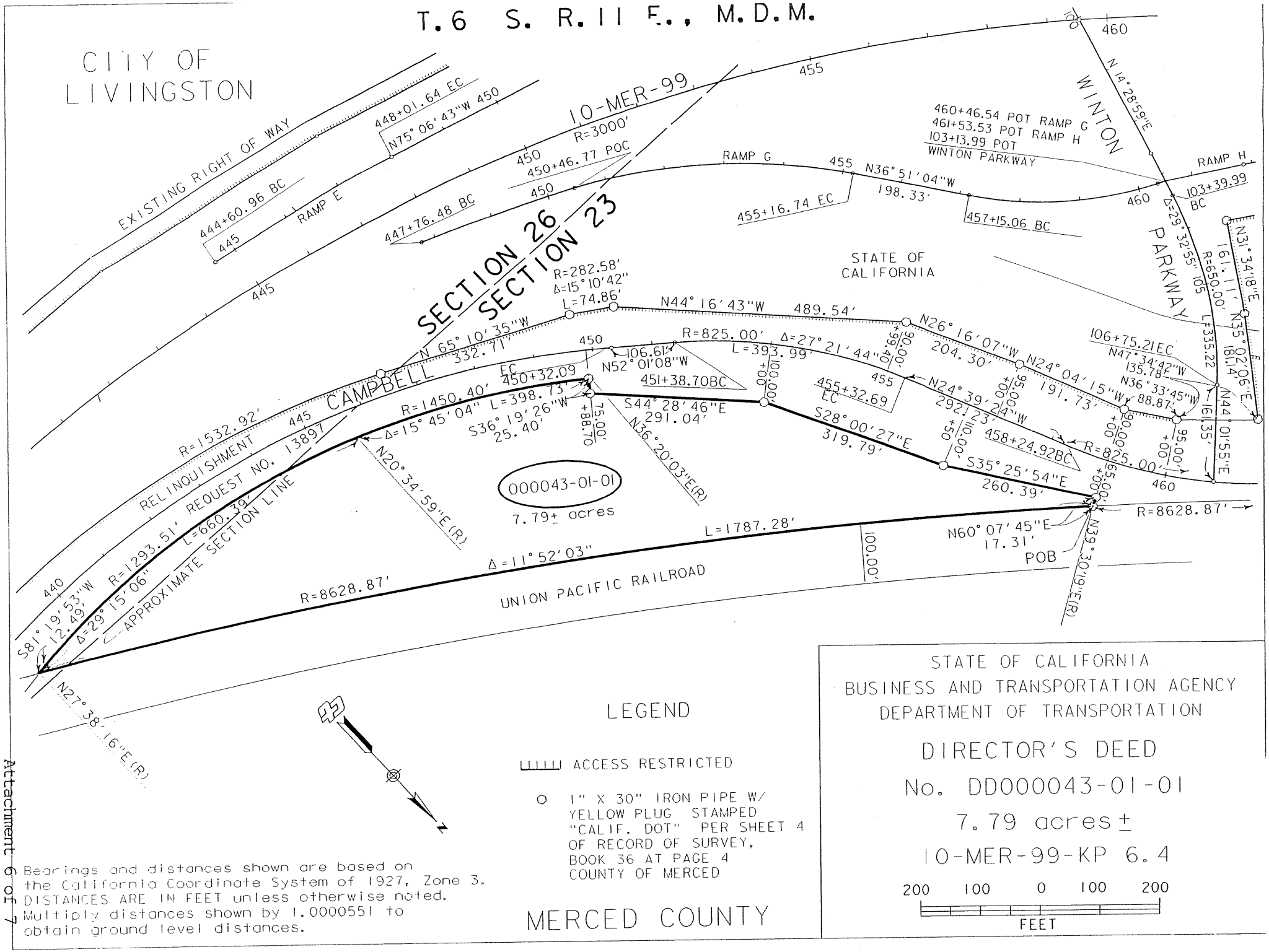
DIRECTOR'S DEED PLAT

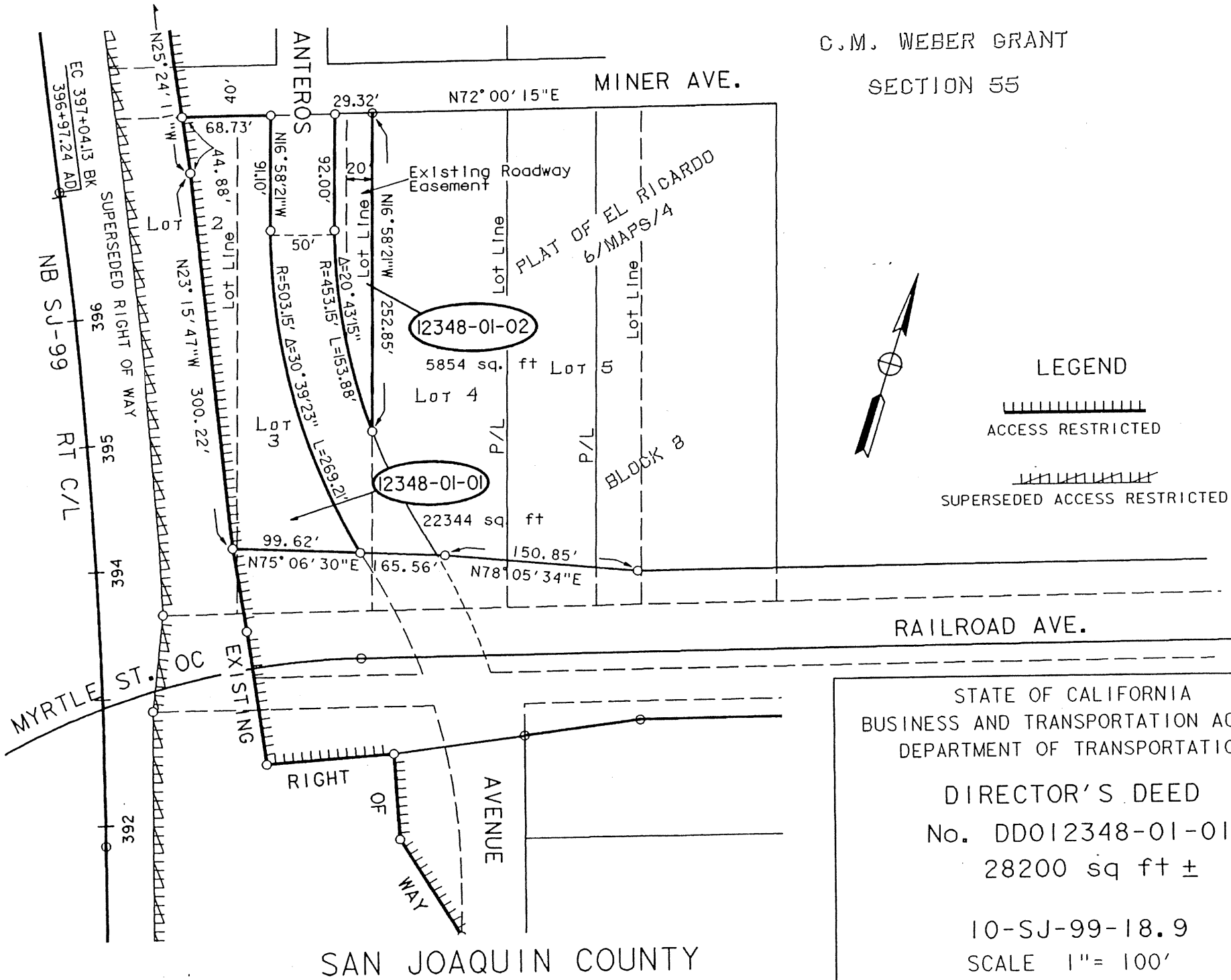
METER

0 50 100

SCALE 1:1000




T. 6 S. R. 11 E., M.D.M.
CITY OF LIVINGSTON
EXISTING RIGHT OF WAY
448+01.64 EC
N75° 06' 43"W 450
444+60.96 BC
445
RAMP E
447+76.48 BC
10-MER-99
R=3000'
450+46.77 POC
450
455
460
N 14° 28' 59"E
WINTON
460+46.54 POT RAMP G
461+53.53 POT RAMP H
103+13.99 POT
WINTON PARKWAY
RAMP G
455
N36° 51' 04"W
198.33'
455+16.74 EC
457+15.06 BC
RAMP H
103+39.99
BC
Δ=29° 32' 55"
R=650.00'
L=335.22
PARKWAY
N31° 34' 18"E
161.11'
N35° 02' 06"E
181.14'
N44° 01' 55"E
161.35'
SECTION 26
SECTION 23
STATE OF CALIFORNIA
R=282.58'
Δ=15° 10' 42"
L=74.86'
N44° 16' 43"W 489.54'
N 65° 10' 35"W
332.71'
450
R=825.00'
Δ=27° 21' 44"
L=393.99'
N26° 16' 07"W
204.30'
N24° 04' 15"W
191.73'
106+75.21EC
N47° 34' 42"W
135.78'
N36° 33' 45"W
88.87'
106.61'
N52° 01' 08"W
451+38.70BC
455+32.69
EC
N24° 39' 24"W
292.23'
458+24.92BC
R=825.00'
CAMPBELL
450+32.09
EC
R=1450.40'
L=398.73'
Δ=15° 45' 04"
S36° 19' 26"W
25.40'
S44° 28' 46"E
291.04'
S28° 00' 27"E
319.79'
S35° 25' 54"E
260.39'
R=1532.92'
445
RELINQUISHMENT
REQUEST NO. 13897
R=1293.51'
L=660.39'
Δ=29° 15' 06"
APPROXIMATE SECTION LINE
S81° 19' 53"W
12.49'
440
N20° 34' 59"E(R)
N36° 20' 03"E(R)
000043-01-01
7.79± acres
R=8628.87'
L=1787.28'
Δ=11° 52' 03"
UNION PACIFIC RAILROAD
N60° 07' 45"E
17.31'
POB
N39° 30' 19"E(R)
N27° 38' 16"E(R)
LEGEND
ACCESS RESTRICTED
1" X 30" IRON PIPE W/ YELLOW PLUG STAMPED "CALIF. DOT" PER SHEET 4 OF RECORD OF SURVEY, BOOK 36 AT PAGE 4 COUNTY OF MERCED
MERCED COUNTY
STATE OF CALIFORNIA
BUSINESS AND TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DIRECTOR'S DEED
No. DD000043-01-01
7.79 acres ±
10-MER-99-KP 6.4
200 100 0 100 200
FEET
Bearings and distances shown are based on the California Coordinate System of 1927, Zone 3. DISTANCES ARE IN FEET unless otherwise noted. Multiply distances shown by 1.0000551 to obtain ground level distances.



STATE OF CALIFORNIA
BUSINESS AND TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

DIRECTOR'S DEED
No. DD012348-01-01
28200 sq ft ±

10-SJ-99-18.9
SCALE 1"= 100'