State of California
DEPARTMENT OF TRANSPORTATION

Business, Transportation and Housing Agency

Memorandum

To: CHAIR AND COMMISSIONERS

CTC Meeting: November 6-7, 2002

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

From: ROBERT L. GARCIA
Chief Financial Officer

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

Ref: **DIRECTOR'S DEEDS**

RECOMMENDATION:

The Department of Transportation recommends the California Transportation Commission authorize the execution of the attached Director's Deeds, Items 1 through 6. 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 $3,285,500. The State will receive a return of $3,293,374 from the sale of these properties. A recapitulation of the items presented follows (maps attached):

Deeds by which fee title is to be conveyed: 6

01-04-SCL-101 –5.1 — Gilroy
Disposal Unit DK-034236-02-01 — 106.25 lf access rights
Convey to Paragon LLC — $20,000 (Appraisal $20,000)
Sales price is based on the appraised value and is the highest negotiated price from the only adjoining owner.

02-06-FRE-168-R6.52 — Clovis
Disposal Unit DD067260-01-01 — 11 ac
Convey to City of Clovis — $2,920,000 (Appraisal$2,920,000)
Selling price represents the appraised value received from a public agency. This sale was reviewed and recommended for approval by the Airspace Advisory Committee at its January 2002 meeting.

03-06-TUL-65-25.48 — Strathmore
Disposal Unit DD081374-01-01 — 12,371 sf
Convey to Paramjit S. Pama & Piara S. Ghuman — $18,762 (PSE $10,000)
Selling price represents the highest bid received at the first public sale.

04-06-TUL-198-8.4 — Visalia
Disposal Unit DD082223-01-01 — 10,804 sf
Convey to Gregory S. Weirick & Tina S. Weirick — $27,001 (PSE $25,000)
Selling price represents the highest bid received at the second public sale.

05-06-TUL-198-8.4 — Visalia
Disposal Unit DD082224-01-01 — 9,686 sf
Convey to Gregory S. Weirick & Tina L. Weirick — $22,111 (PSE$25,000)
Selling price represents the highest bid received at the second public sale.

06-06-TUL-198-R8.4 — Visalia
Disposal Unit DD82226-01-01 — 2.36 ac
Convey to COLLEGE OF SEQUOIAS — $285,500 (Appraisal $285,500)
Selling price represents the appraised value received from a public agency.

SUMMARY OF DIRECTOR'S DEEDS
PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION -AUGUST 2002

Table I - Volume by Districts

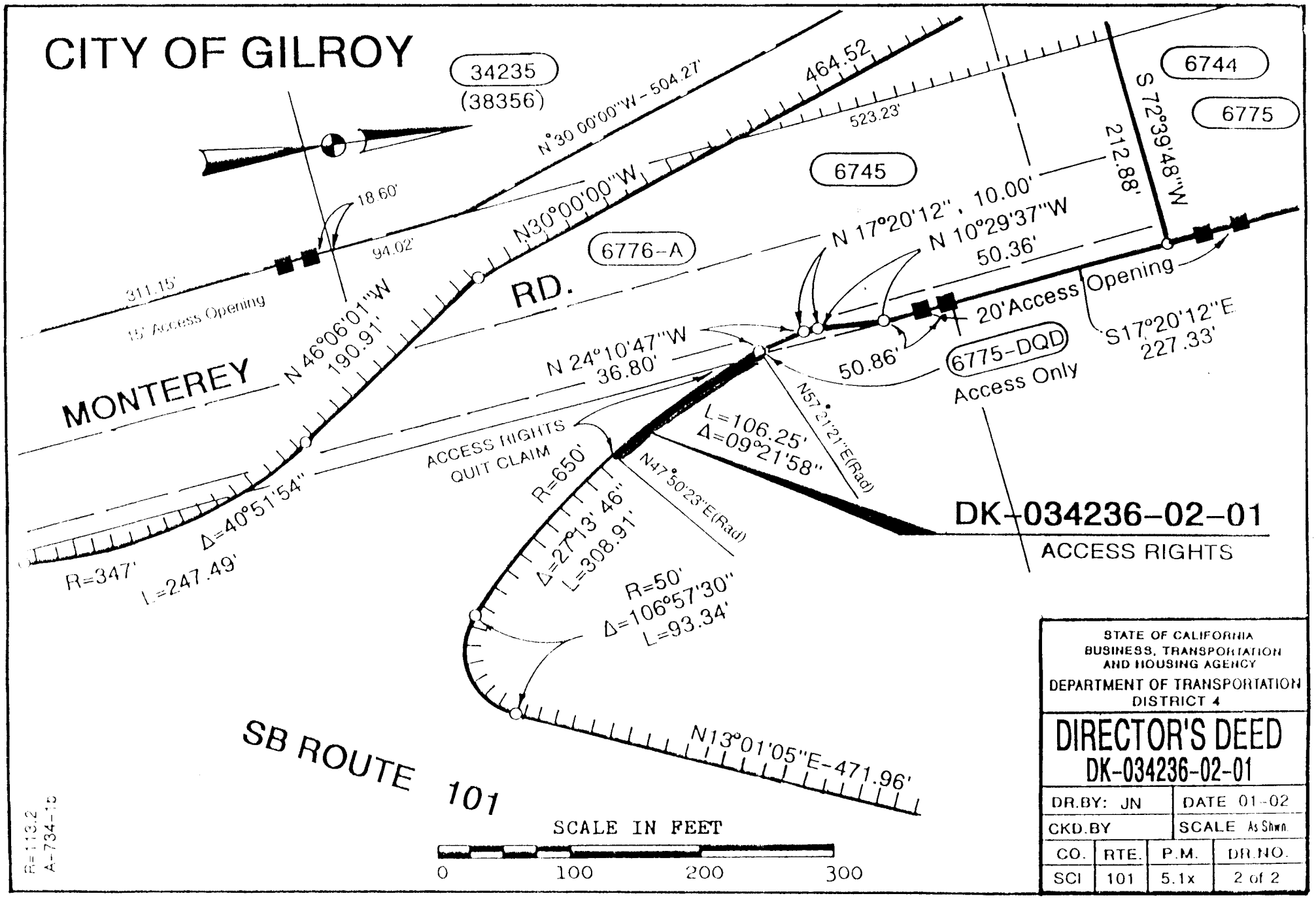
District	Direct Sales	Public Sales	Non-Inventory Conveyances	Other Funded Sales	Total Items	Current Estimated Value	Return From Sales	Recovery % % Return From Sales / Current Value
01					0	$0	$0	
02					0	$0	$0	
03					0	$0	$0	
04	1				1	$20,000	$20,000	100%
05					0	$0	$0	
06	2	3			5	$3,265,500	$3,273,374	100%
07					0	$0	$0	
08					0	$0	$0	
09					0	$0	$0	
10					0	$0	$0	
11					0	$0	$0	
12					0	$0	$0	
Total	**3**	**3**	**0**	**0**	**6**	**$3,285,500**	**$3,293,374**	**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
Direct Sales	3	$3,225,500	$3,225,500	100%
Public Sales	3	$60,000	$67,874	113%
Non-Inventory Conveyances	0	$0	$0	
Sub-Total	6	$3,285,500	$3,293,374	100%
Other Funded Sales	0	$0	$0	
Total	**6**	**$3,285,500**	**$3,293,374**	**100%**

Post-It™ brand fax transmittal memo 7671 | # of pages ▸

To Wen Chang	From Odyli Gonzalez
Co.	Co.



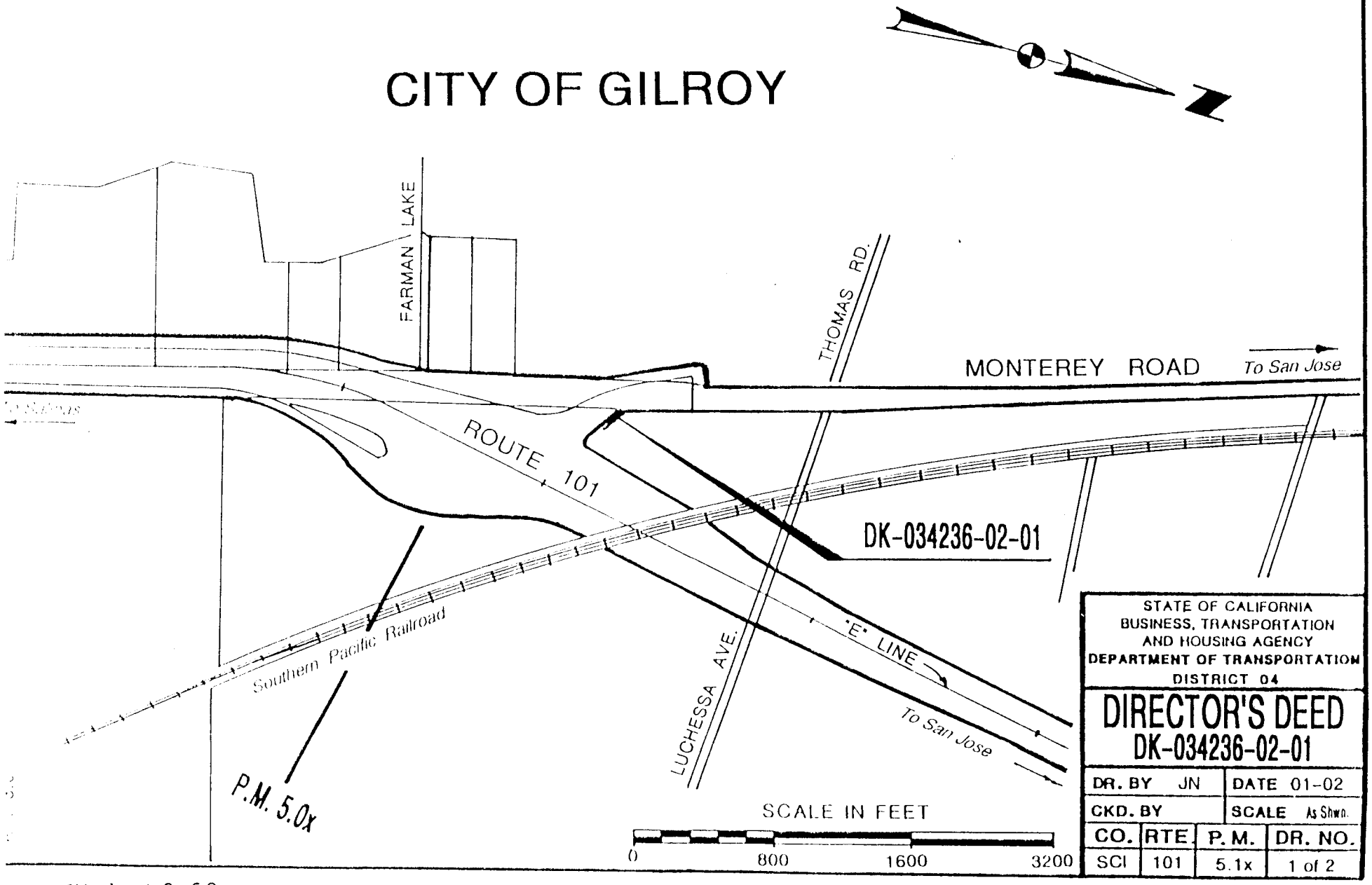
STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 4

DIRECTOR'S DEED
DK-034236-02-01

DR.BY: JN		DATE 01-02	
CKD.BY		SCALE As Shwn.	
CO.	RTE.	P.M.	DR.NO.
SCI	101	5.1x	2 of 2

Attachment 2 of 9

CITY OF GILROY



STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION
AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 04

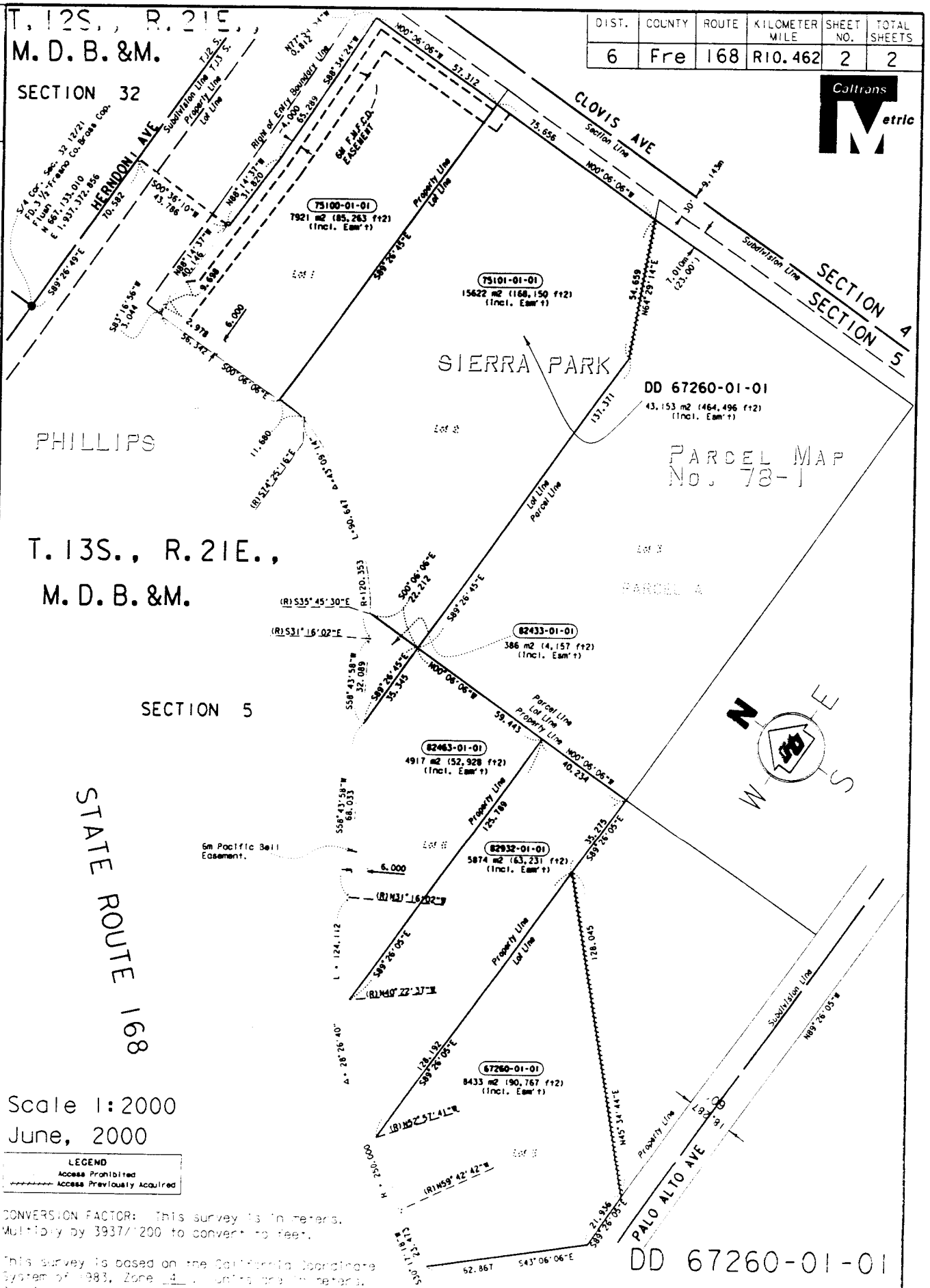
DIRECTOR'S DEED
DK-034236-02-01

DR. BY JN		DATE 01-02	
CKD. BY		SCALE As Shwn.	
CO.	RTE.	P. M.	DR. NO.
SCI	101	5.1x	1 of 2

DIST.	COUNTY	ROUTE	KILOMETER MILE	SHEET NO.	TOTAL SHEETS
6	Fre	168	R10.462	2	2

Caltrans Metric

Drawn By: KV Date: 5-24-00
Checked By: JDR Date: 6-23-00



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 [illegible] to convert to ground distances.

DD 67260-01-01

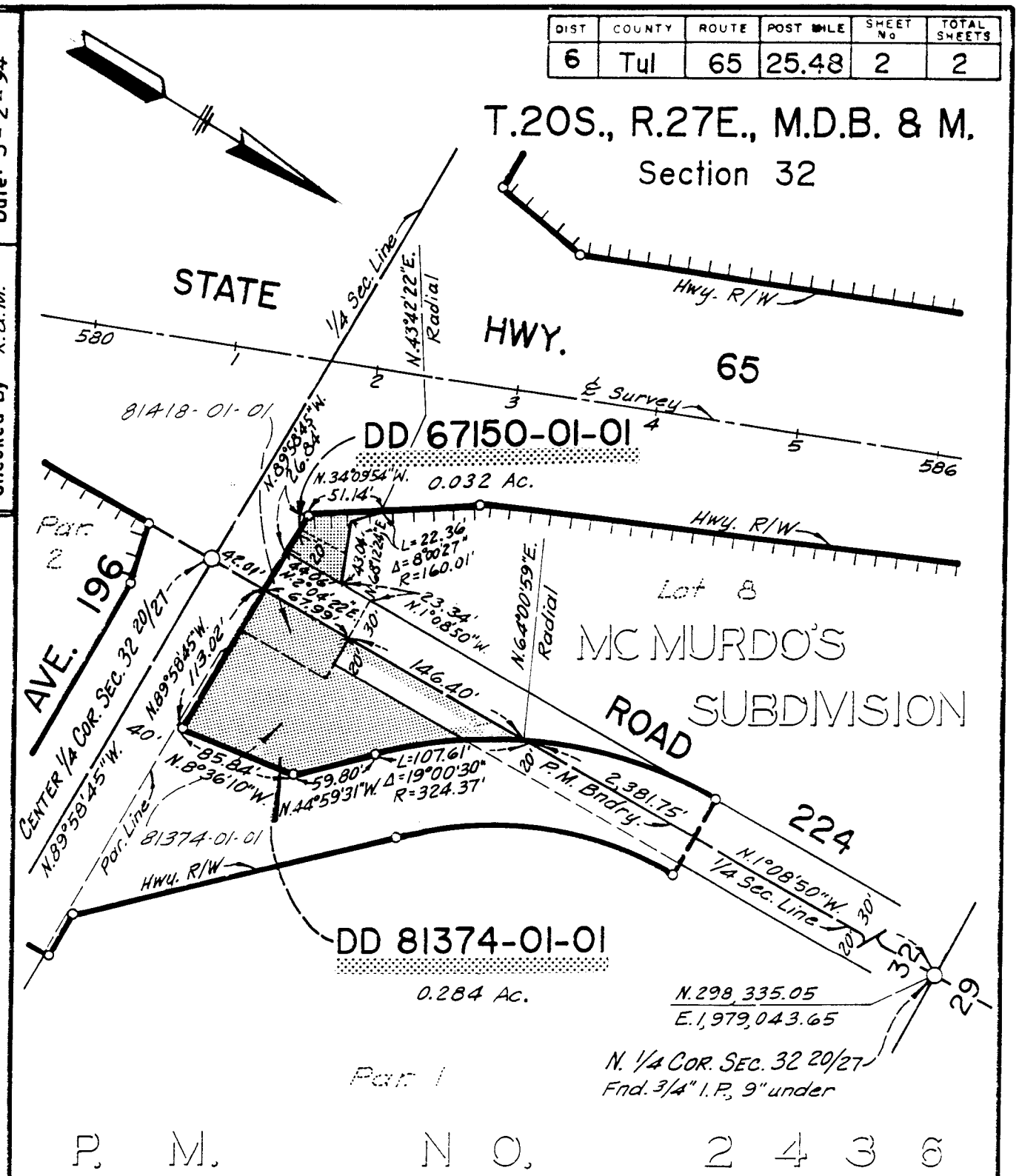
DIRECTOR'S DEED MAP

Attachment 4 of 9

Revised By: C.M.V. 8-28-2002
Revised By: R.G.M. 1-12-96

Drawn By: Z. C.	Date: 5-2-94
Checked By: R.G.M.	Date: 5-2-94

DIST	COUNTY	ROUTE	POST MILE	SHEET No	TOTAL SHEETS
6	Tul	65	25.48	2	2



DD 67150-01-01
DD 81374-01-01

LEGEND
Access Prohibited

THIS SURVEY IS BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1927 ZONE 4. THE BEARINGS SHOWN ARE ON GRID. DISTANCES ARE GROUND DISTANCES. MULTIPLY BY 0.9999584 TO CONVERT TO GRID.

DIRECTOR'S DEED MAP

Scale: 1" = 100'

May, 1994

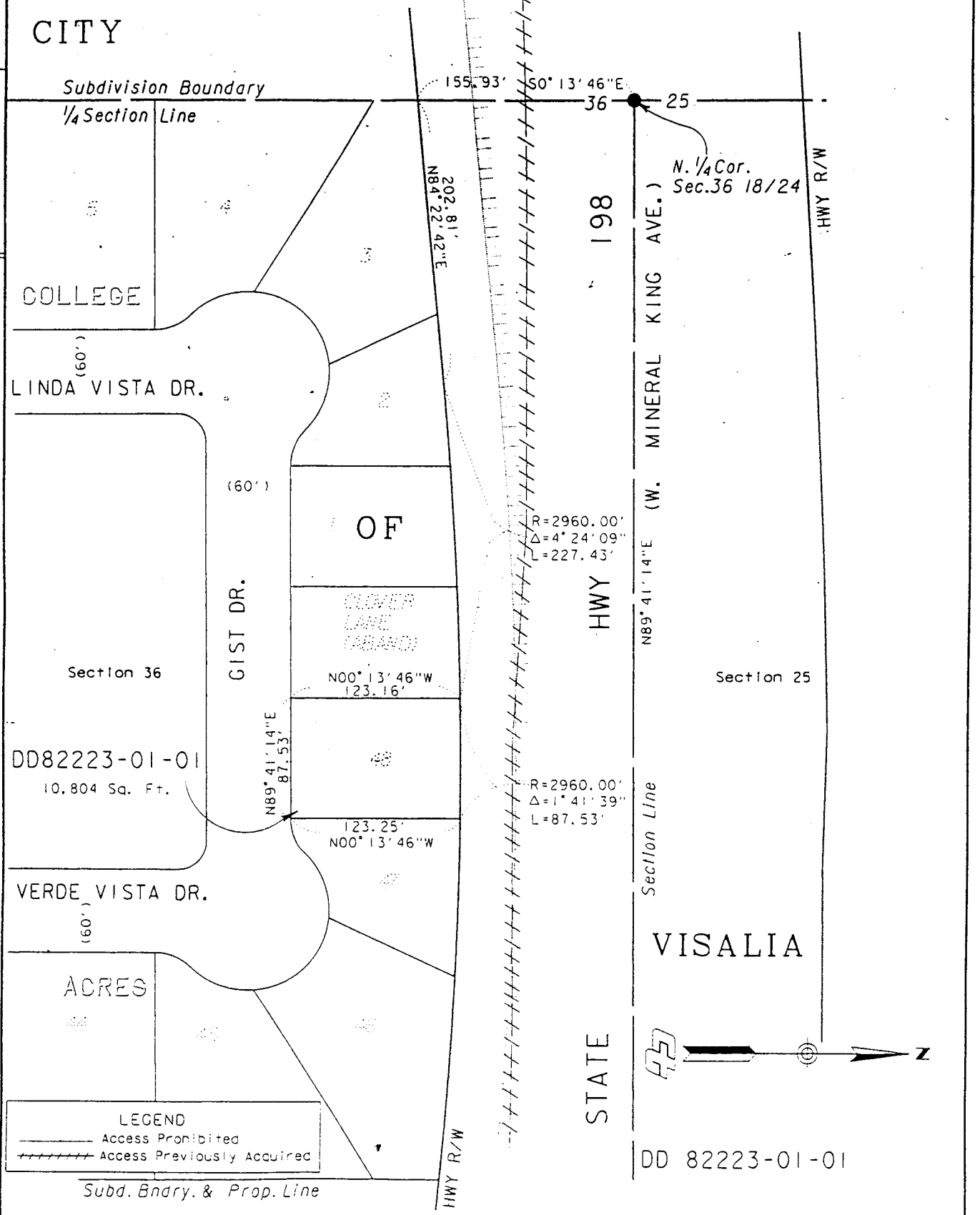
Attachment 5 of 9

DIST.	COUNTY	ROUTE	POST MILE	SHEET NO.	TOTAL SHEETS
6	Tul	198	R8.40	2	2

Drawn By: K. Vang Date: 9-20-99
Checked By: J. Russell Date: 9-20-99

T. 18S, R. 24E., M. D. B. &M.

CITY



This survey is based on the California Coordinate System of 1983, Zone 4. The bearings shown are on grid. Distances are grid distances. Multiply by .00006145 to convert to ground distances.

DIRECTOR'S DEED MAP

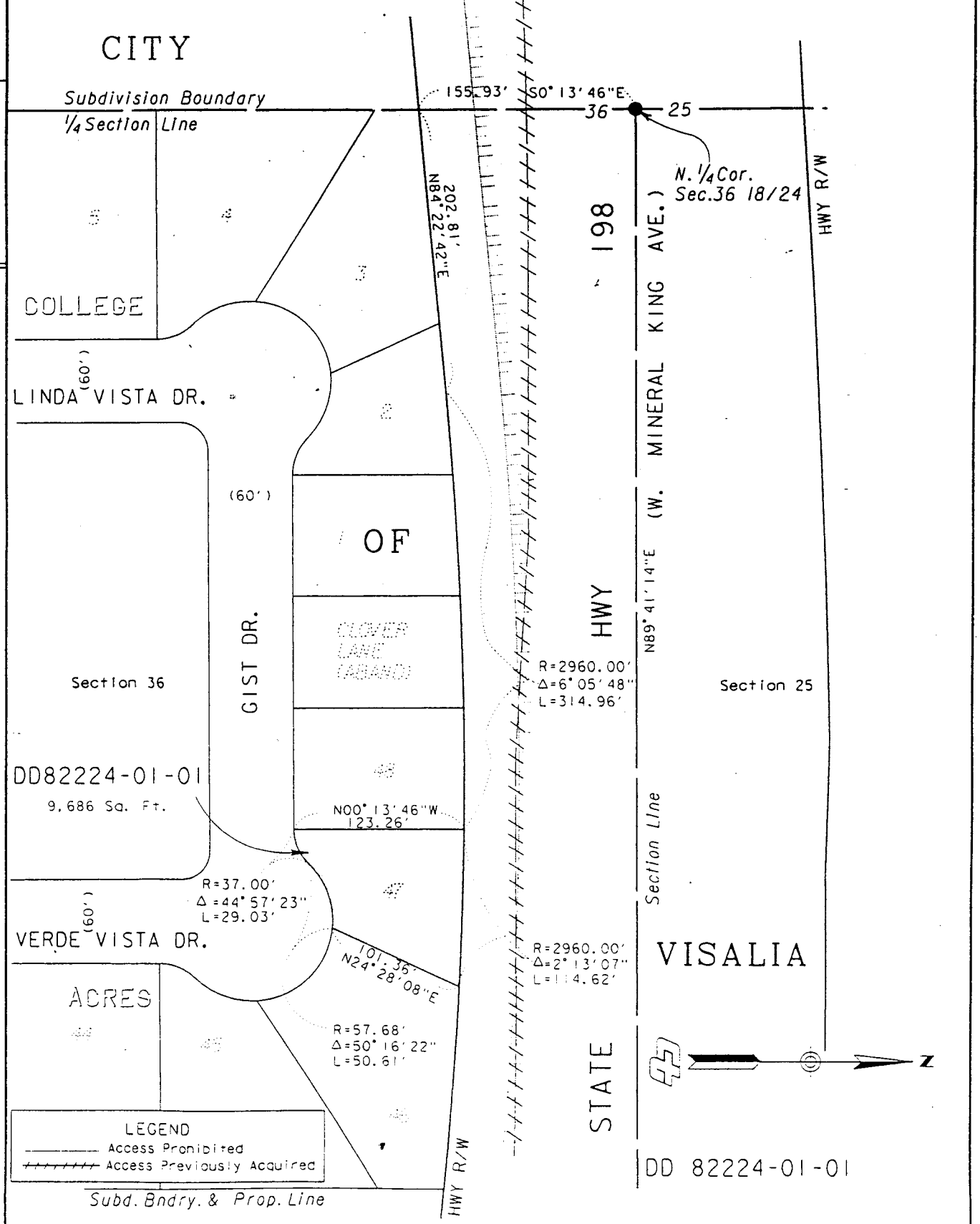
Scale 1"=100' September, 1999

Attachment 6 of 9

6	Tul	198	R8.40	2	2

Drawn By: K. Vang Date: 9-22-99
Checked By: J. Russell Date: 9-22-99

T. 18S, R. 24E., M. D. B. &M.



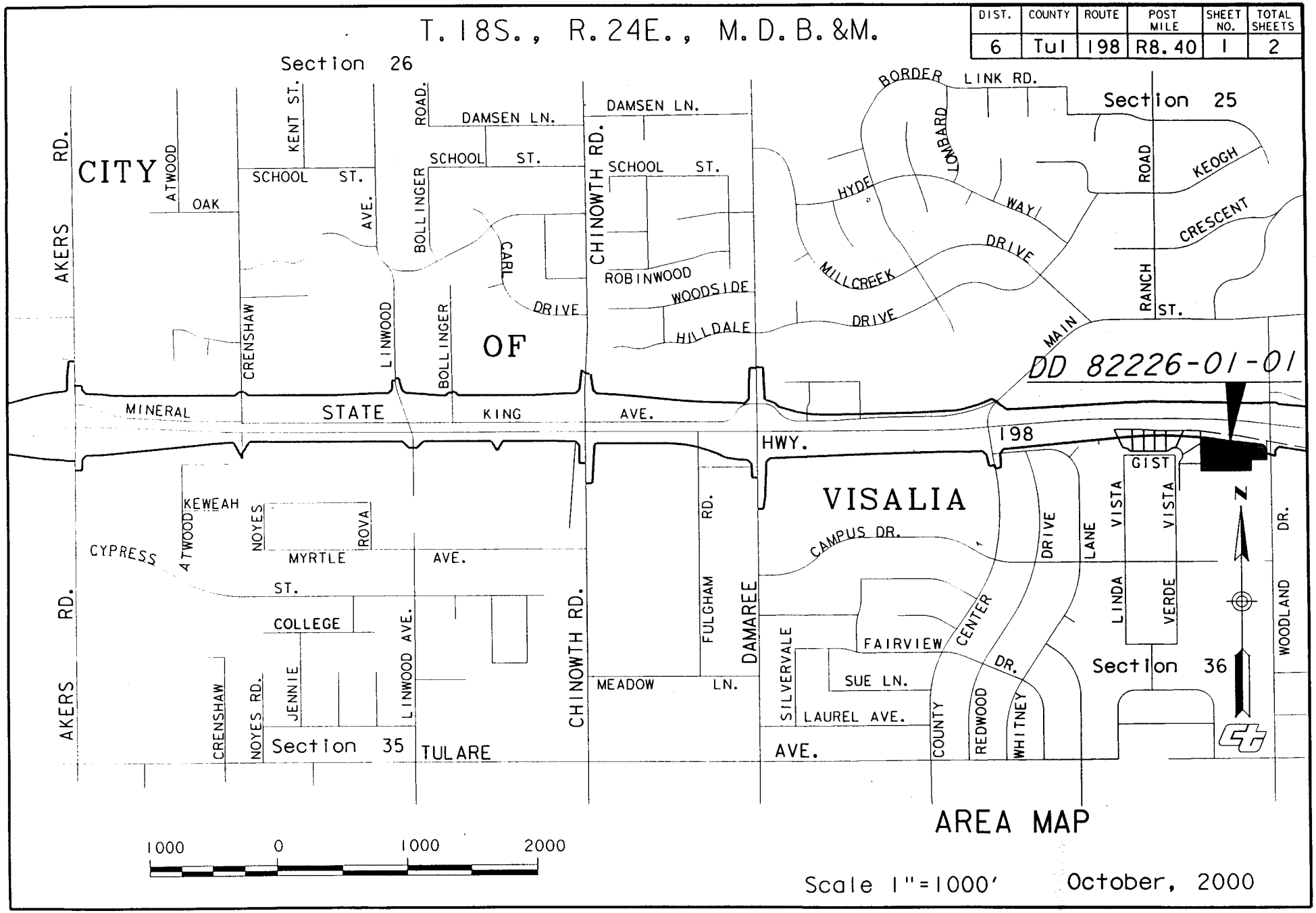
This survey is based on the California Coordinate System of 1983, Zone 4. The bearings shown are on grid. Distances are grid distances. Multiply by .00006 145 to convert to ground distances.

DIRECTOR'S DEED MAP

Scale 1"=100' September, 1999

Attachment 7 of 9

DIST.	COUNTY	ROUTE	POST MILE	SHEET NO.	TOTAL SHEETS
6	Tul	198	R8.40	1	2



d:\projects\directors_deed\278602\mapping\de82219-01area.dgn

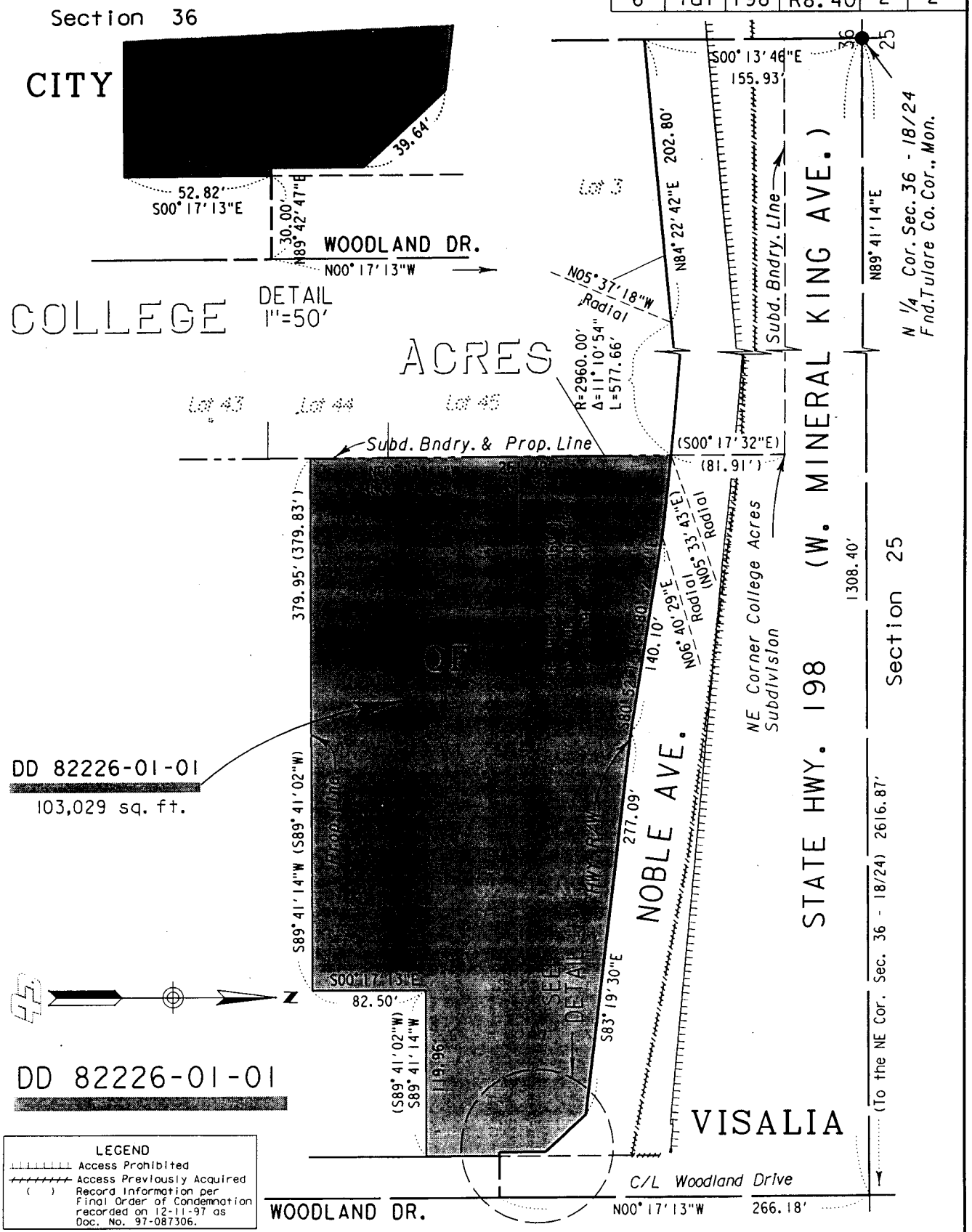
Attachment 8 of 9

DIST.	COUNTY	ROUTE	POST MILE	SHEET NO.	TOTAL SHEETS
6	Tul	198	R8.40	2	2

Date: 10-11-00 Drawn By: J.R.M
Date: 10-11-00 Checked By: J.D.R.

T. 18S., R. 24E., M.D.B.&M.

Section 36



LEGEND

- Access Prohibited
- Access Previously Acquired
- ( ) Record Information per Final Order of Condemnation recorded on 12-11-97 as Doc. No. 97-087306.

This survey is based on the California Coordinate System of 1983, Zone 4. The bearings shown are on grid. Distances are grid distances. Multiply by 1.000061145 to convert to ground distances. Area is ground area.

DIRECTOR'S DEED MAP

Scale 1"=100' OCTOBER, 2000

D:\projects\directors_deed\278602\mapping\tul198fdd8_4.dgn
16 OCT 2000 15:21:57

Attachment 9 of 9