

The County of Fresno, the undersigned, hereby offer to purchase the property described in the attached Director's Deed DD # 84853-01-01 as delineated on the map(s) attached for the sum of: One Hundred Fifty Thousand Dollars (\$150,000.00).

The signed Offer to Purchase Agreement and Resolution of Public Use and Acceptance executed by your governing body are due in the Department of Transportation's office by May 23, 2016. If the above documents are not received by the due date this offer is no longer valid.

Offeror(s) and State agree that if any Offeror fails to complete this purchase for any reason: (1) State shall be released from obligation to sell the property to the remaining Offeror(s), if any; (2) State shall retain, as liquidated damages for breach of contract, the deposit actually paid; (3) State retains the right to proceed against Offeror for specific performance or any other claim or remedy State may have in law or equity, other than breach of contract damages.

The Offeror(s) agree(s) that this offer to purchase vests no right, title interest or equity, including the right of possession, in or to said real property until the sale has been approved in the manner provided by law and a Director's Deed has been executed, recorded and delivered to the undersigned.

This sale is subject to the approval of the California Transportation Commission. If the sale is not approved, the deposit money shall be refunded without interest.

The Department of Transportation reserves the right to reject this offer any time prior to the approval of the sale by the California Transportation Commission. In the event of rejection of this offer, the deposit(s) money shall be refunded without interest.

It is understood that the right, title and interest in the property to be conveyed shall not exceed that vested in the State of California and that no Policy of Title Insurance will be furnished or escrow fees paid by the State in this transaction.

The Offeror(s) agree(s) to pay any and all recording fees and documentary stamp tax chargeable by the County Recorder.

The Offeror(s) acknowledges that title to this property shall be conveyed subject to special assessments, if any, restrictions, reservations and easements of record.

This agreement is not assignable in whole or in part, either by operation of law or otherwise, without the prior written consent of the State.

It is understood that if the Offeror(s) desire a survey of the property, this may be accomplished by an independent survey at the Offeror(s) expense. No warranty is made by the State relative to the ground locations of property lines other than monumented highway right of way lines.

The Offeror(s) assumes all responsibility for complying with local development standards, codes, and ordinances for any use or development. All properties are sold in an "as is" condition. The State makes no warranty or representation that any property being offered is developable or that the local jurisdiction will permit development.

All notices or payments shall be made in writing and addressed as follows:

To Offeror(s), Name \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

|                      |       |                      |       |
|----------------------|-------|----------------------|-------|
| _____                | _____ | _____                | _____ |
| Signature of Offeror | Date  | Signature of Offeror | Date  |

Telephone No. \_\_\_\_\_

Telephone No. \_\_\_\_\_

**(COMPLETE THE TITLE VESTING INFORMATION BELOW)**

The undersigned Offeror(s) request that the property vests as follows:

**(PLEASE PRINT NAME/TITLE BELOW)**

\_\_\_\_\_

\_\_\_\_\_

**(PLEASE INDICATE TYPE OF VESTING BELOW)**

\_\_\_\_\_ Husband and Wife

\_\_\_\_\_ As Joint Tenants

\_\_\_\_\_ A Single (man) (woman)

\_\_\_\_\_ As Tenants In Common

\_\_\_\_\_ A Married (man) (woman)

\_\_\_\_\_ As (his) (her) Sole  
and Separate Property

\_\_\_\_\_ An Unmarried (man (woman)

\_\_\_\_\_ Other (specify below)

Mail documents and payments to: Department of Transportation  
Attention: Phyllis Sarto  
855 M Street, Suite 200  
Fresno, California 93721

RECORDING REQUESTED BY AND WHEN  
RECORDED MAIL TO:

California Department of Transportation  
855 M Street, Suite 200  
Fresno, CA 93721  
Attn: Phyllis Sarto  
State Business – No Recording Fee  
(Gov. Code 27383)  
DEPT. OF TRANSPORTATION

BY: \_\_\_\_\_  
Right of Way Agent

Space above this line for Recorder's Use

## DIRECTOR'S DEED GRANT

| District | County | Route | Postmile | Number      |
|----------|--------|-------|----------|-------------|
| 06       | FRE    | 180   | 104.6    | 84853-01-01 |

The State of California, acting by and through its Director of Transportation, hereinafter called STATE, hereby grants to

[The County of Fresno, a political subdivision of the State of California,](#)

hereinafter called GRANTEE, that real property in the County of Fresno, State of California, described as follows:

See Exhibit A, attached.

Subject to special assessments if any, restrictions, reservations, and easements of record.

MAIL TAX  
STATEMENTS TO:

| Number      |
|-------------|
| 84853-01-01 |

This conveyance is executed pursuant to the authority vested in the Director of Transportation by law and, in particular, by the Streets and Highways Code.

Dated \_\_\_\_\_  
APPROVED AS TO FORM AND  
PROCEDEURE

STATE OF CALIFORNIA  
DEPARTMENT OF TRANSPORTATION

\_\_\_\_\_  
ATTORNEY  
DEPARTMENT OF TRANSPORTATION

By \_\_\_\_\_  
Director of Transportation

By \_\_\_\_\_  
Attorney in Fact

*This Space Reserved for  
California Transportation Commission  
Certification*

## EXHIBIT "A"

Parcel 1 through 4 of Parcel Map Number 1146, according to the map thereof recorded in Book 5 of Parcel Maps at Page 43, Fresno County Records, located in the South Half of the Southeast quarter of the Southeast quarter of Section 3, Township 14 South, Range 21 East, Mount Diablo Meridian.

EXCEPTING THEREFROM that portion more particularly described as follows:

COMMENCING at a found  $\frac{3}{4}$ " Iron Pipe tagged "LS # 5096" in a well, marking the Southeast quarter corner of said Section 3, per Corner Record Number 7979, Fresno County Records, from which the East quarter corner of said Section 3 bears North  $00^{\circ}48'35''$  East, a distance of 753.718 meters, marked by a found Fresno County 4" Brass Cap, per Corner Record Number 1377, Fresno County Records;

THENCE (1) leaving said Southeast quarter corner, North  $00^{\circ}48'35''$  East, along the East line of said Section 3, a distance of 154.263 meters;

THENCE (2) North  $89^{\circ}11'25''$  West, a distance of 21.234 meters to the TRUE POINT OF BEGINNING;

THENCE (3) North  $70^{\circ}40'25''$  West, a distance of 42.644 meters to the beginning of a tangent curve concave northeasterly and having a radius of 185.00 meters;

THENCE (4) northwesterly along said tangent curve, through a central angle of  $14^{\circ}14'00''$ , an arc distance of 45.958 meters to the northerly line of said parcel 1;

THENCE (5) South  $89^{\circ}37'53''$  East, along said northerly line, a distance of 93.858 meters to the easterly line of said parcel 1;

THENCE (6) South  $00^{\circ}48'35''$  West, along said easterly line of said parcel 1, a distance of 34.096 meters to a point on said course (2) above;

THENCE (7) North  $89^{\circ}11'25''$  West, along said course (2), a distance of 12.091 meters to the TRUE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM that portion more particularly described as follows:

BEGINNING at said TRUE POINT OF BEGINNING described above;

(DESCRIPTION CONTINUES ON PAGE 2)

THENCE (8) South 00°48'15" West, a distance of 60.319 meters to the beginning of a non-tangent curve concave westerly and having a radius of 52.390 meters, a radial to said non-tangent curve bears South 87°10'43" East;

THENCE (9) southerly along said non-tangent curve, through a central angle of 12°18'33", an arc distance of 11.255 meters to the beginning of a reverse tangent curve concave easterly and having a radius of 67.610 meters;

THENCE (10) southerly along said reverse tangent curve, through a central angle of 14°19'26", an arc distance of 16.903 meters;

THENCE (11) South 00°49'08" West, a distance of 37.666 meters;

THENCE (12) South 45°25'04" West, a distance of 2.105 meters;

THENCE (13) North 89°59'41" West, a distance of 57.333 meters to the beginning of a non-tangent curve concave southerly and having a radius of 37.940 meters, a radial to last said non-tangent curve bears North 00°00'00" West;

THENCE (14) westerly along said non-tangent curve, through a central angle of 15°00'51", an arc distance of 9.942 meters to the beginning of a non-tangent reverse curve concave northerly and having a radius of 31.840 meters, a radial to last said non-tangent reverse curve bears South 15°24'24" East;

THENCE (15) westerly along said non-tangent reverse curve, through a central angle of 15°24'24", an arc distance of 8.562 meters;

THENCE (16) South 89°59'42" West, a distance of 22.328 meters to a point on the west line of said parcel 4;

THENCE (17) South 00°48'35" West, a long said west line, a distance of 11.914 meters to the south line of said parcel map;

THENCE along the south and east lines of said parcel map the following courses:

- (18) South 89°38'53" East, a distance of 99.974 meters;
- (19) North 71°55'01" East, a distance of 9.637 meters;
- (20) North 48°07'37" East, a distance of 8.272 meters;
- (21) North 00°48'35" East, a distance of 133.538 meters;

THENCE (22) North 89°11'25" West, a distance of 12.091 meters to the TRUE POINT OF BEGINNING;

(DESCRIPTION CONTINUES ON PAGE 3)

Containing 1.811 Hectares, (4.475 acres), more or less.

The bearings and distances used in this description are on the California \_\_\_\_\_  
Coordinate System of 1983, Zone 4. Multiply distances by 1.000067995 to convert to  
ground distances.

There shall be no abutter's rights, including rights of access, appurtenant to the  
above described real property over and cross courses (3 and 4) and courses (8 through  
12).

This real property description has been prepared by me, or under my direction, in  
conformance with the Professional Land Surveyors Act.

Signature MOHAMMED JIBRIL  
Professional Land Surveyor

Date June 23, 2015.



NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.



NO SCALE



TJ3S, R.2E., M.D.B. & M.

TJ4S, R.2E., M.D.B. & M.

OLIVE AVE

HARVEY AVE.

BELMONT AVE.

SUNNYSIDE AVE.

TO  
FRESNO

FOWLER AVE

TULARE AVE

DD84853-01-01

LOCAN AVE.

DEWOLF AVE.

TO KINGS CANYON NP

KINGS CANYON AVE

TEMPERANCE AVE

BUTLER AVE

ARMSTRONG AVE

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

**DIRECTORS DEED  
AREA MAP**

DD 84853-01-01

NO SCALE

|          |        |       |           |       |           |              |
|----------|--------|-------|-----------|-------|-----------|--------------|
| DISTRICT | COUNTY | ROUTE | SHEET     | KP/PM | SHEET NO. | TOTAL SHEETS |
| 06       | FRE    | 180   | 63.3/67.0 |       | 1         | 2            |

