

M e m o r a n d u m*Serious drought.
Help save water!***To:** ALLISON G. PAICH, District Office Chief
R/W Acquisition, Project Management**Date:** January 29, 2016

Attention: Jaspreet Singh

File No.: 04-Nap-29, P.M. 37.0
E.A. 3G6402
A.R. #2, Book No. 7258
Parcels: 63120**From:** DEPARTMENT OF TRANSPORTATION - Dist. 4
R/W Appraisal Services**Subject:** MEMORANDUM OF ADJUSTMENT

The purpose of this Memorandum of Adjustment is to account for the changes in the required area of the Temporary Construction Easements (TCEs) for sub-parcel 63120-3. The new requirement for sub-parcel 63120-3 has been reduced from 10,443 sf to 8,734 sf.

The following chart summarizes the right of way requirements on the subject parcel.

Parcel Number	Old Requirements	New Requirements
63120-2 Temporary Construction Easement (TCE)	948 sf	948 sf
63120-3 Temporary Construction Easement (TCE), 10,443 sf	10,443 sf	8,734 sf

VALUATION

Temporary requirements are valued by the loss in utility and desirability of the encumbered area for the period needed. This loss is expressed as a discounted land rental for the encumbrance period. The rental rate of 10% of fee value per year is deemed as proper value for the TCE.

The encumbrance period of the TCEs is effective from the close of escrow. However, the time period between the close of escrow until the anticipated construction date, the TCEs' areas are not used and not yet needed. Compensation for the period between close of escrow date until 03/31/2017 is nominal because there is no loss in utility and desirability to the encumbered area prior to the project construction stage.

DISCLOSURE

The original appraisal was completed in July 2015. The previous unit value conclusion is used in this memorandum.

Allison G. Palch, Dist. Office Chief
Attention: J. Singh
January 29, 2016

04-Nap-29
E.A. 3G6402
Parcels: 63120

LAND

Parcel

Parcel 63120-2 (TCE):

From close of escrow to 03/31/2017, 948 sf x \$Nominal = \$Nominal
04/01/2017 to 12/31/2019, 948 sf x \$55.00/sf x 10% x 33/12 yr = \$14,338.50

Parcel 63120-3 (TCE):

From close of escrow to 03/31/2017, 8,734 sf x \$Nominal = \$Nominal
04/01/2017 to 12/31/2018, 8,734 sf x \$55.00/sf x 10% x 21/12 yr = \$84,064.75
One month establishment/re-establishment period,
8,734 sf x \$55.00/sf x 10% x 1/12 yr = \$4,003.08

Total for land: = \$102,406.33

Improvements

Based on the Marshall Stevens Valuation Service, the three affected concrete pads for dumpster placements (if unable to be re-used, including installations) are calculated as follows:

3 (10' x 6' each) Concrete pads (section 66, page 2): 180 sf x \$10.66/sf = \$1,918.80
42' Concrete Curb, 6" high (section 66, page 2): 42 lf x \$22.24/lf = \$934.08
54' Chain-link Fence, 6' tall with slats (section 66, page 4): 54 lf x \$29.13/lf = \$1,573.02

Total for improvements: = \$4,425.90

DAMAGES

Cost to cure:

The establishment of temporary circulation road, temporary dumpster placements, and re-establishment of parking spaces will be considered under cost to cure. Additional time period for establishment and re-establishment is estimated at one month and this is included in sub-parcel 63120-3. Based on the Marshall Stevens Valuation Service, the re-establishment or replacement (if unable to be re-used) values of the improvements (including installations) are as follows:

Re-striping for 33 spaces (section 66, page 3): 33 x \$15.37/unit = \$507.21
Removal of striping for 18 spaces (section 66, page 3): 18 x \$15.37/unit = \$276.66
Pavement marking for 3 spaces (section 66, page 3): 3 x \$70.56/unit = \$211.68
Re-striping for 18 spaces (section 66, page 3): 18 x \$15.37/unit = \$276.66
Removal of pavement marking (section 66, page 3): 3 x \$70.56/unit = \$211.68
Re-coating of asphalt for dumpster (section 66, page 3): 180 sf x \$2.19/sf = \$394.20

Total for cost to cure = \$1,878.09

*"Provide a safe, sustainable, integrated and efficient transportation system
to enhance California's economy and livability"*

BENEFITS

There are no benefits to the subject property due to the right of way requirements, or the construction of the project in the manner proposed.

CONCLUSION OF VALUE

In summary, the compensation values as determined are as follows:

Land	\$102,406.33
Improvements	\$ 4,425.90
Cost to cure	\$ 1,878.09
Benefits	\$ 0.00
Total	\$108,710.32
TOTAL VALUE	RT \$109,000.00

CONSTRUCTION CONTRACT WORK

There is no construction contract work.

RECOMMENDED FOR APPROVAL:

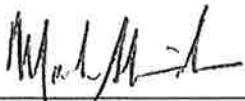


WEE NG
Associate Right of Way Agent



SÉAN MOLLOY
District Branch Chief
R/W Appraisal Services

APPROVED BY:



MARK SHINDLER
District Office Chief
R/W Appraisals/Estimating,
Property Management and Excess Land Sales

2-1-16

Date

CONFIDENTIAL

This document contains personal information and pursuant to Civil Code 1798.21 it shall be kept confidential in order to protect against unauthorized disclosure.

APN: 011-231-003 (for 63120-3)	PROJECT ID NO. 0412000134	PARCEL NO. 63120
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<u>2</u>		<u>04</u>	<u>Nap</u>	<u>29</u>	<u>37.0</u>	<u>3G6402</u>	<u>A-10645.1</u>
Report No.	Date	Dist	Co	Rte	PM	Exp Auth	Map No.

Owner: City of Calistoga

Property Address: Calistoga, CA

Locale: Napa County

Zone: DC

Present Use: Public

Best Use: Commercial

Possible Hazardous Waste (Include underground tanks) Yes No

Date Acquired: > 5 Years

DTT:

Consideration:

Total Prop. Area: 41,817 sf Full Part (Include Access Rts.) Yes No
 (For Sub-Parcel 63120-3 only)

Market Value of Required Property: \$108,710.32

RT \$109,000.00

Land:

63120-2, Temporary Construction Easement (TCE):
 Close of escrow to 03/31/2017, 948 sf x \$Nominal = \$Nominal
 04/01/17 to 12/31/19, 948 sf x \$55.00/sf x 10% x 33/12yr = \$14,338.50

63120-3, Temporary Construction Easement TCE:
 Close of escrow to 03/31/2017, 8,734 sf x \$Nominal = \$Nominal
 04/01/17 to 12/31/18, 8,734 sf x \$55.00/sf x 10% x 21/12yr = \$84,064.75
 One month establishment/re-establishment period, 8,734 sf x \$55.00/sf x 10% x 1/12yr = \$4,003.08

Improvements:

Concrete pads for dumpster placements = \$4,425.90

Damages:

Cost to cure: = \$1,878.09
 Establishment of temporary circulation road, temporary dumpster placements, and re-establishment of parking spaces.

Construction Contract Work:

None = \$0.00

Inspected Dates: 05/22/2015, 06/04/2015

By: Wee Ng

Copy Distribution

6 Maps (11 x 17) & 4 Memos Sunnie Stanton	for
1 Map (11 x 17) & 2 Memos Excise Lands	for
1 Map (11 x 17) & 1 Memo Utilities	for
1 PDF (22 x 84) & 1 Memo Records	for RW
2 Map (11 x 17) & 2 Memos Squad Files	for

APPRAISAL MAPS

	Name	Phone	Floor
TO: 1. Excise Lands:	<u>Grant Semple</u>	<u>286-0692</u>	<u>13th</u>
2. Project Engineer:	<u>Bach-Yen Nguyen</u>	<u>286-4928</u>	<u>9th</u>
3. Environmental Engineer:			
4. Project Manager:	<u>Kelly Hirschberg</u>	<u>286-4925</u>	<u>10th</u>
5. RW Proj. Coordination	<u>Sunnie Stanton</u>	<u>286-5476</u>	<u>13th</u>

111 Grand Ave., MS 11-B
 13th Floor
 Oakland, CA 94623-0440

(by 10 working days)

otherwise notify Project Manager indicating status below)

Status: _____

Monumentation Map Required:

YES NO

FROM: Right of Way Engineering

NEW

REVISED

1

RE-ISSUED

Date:	01/28/2016
RE:	Napa River Bridge in Calistoga
Transmittal #:	9
Project:	04-NAP-20-PN37.03
Project ID:	0412000134
EA (if any):	386401
ROWMIS entered:	01/28/2016

PARCEL	MAPS	P.M.	TYPE	PARCEL	MAPS	P.M.	TYPE
83120-3	A-10645.1	37.0	Revised				

REMARKS: Revised Parcel 83120-3 (Temporary Construction Easement)

Jon Murphey

Project Surveyor

Jerry Zhong

Senior Transportation Surveyor

The parcels listed above have been reviewed and approved by Excess Land Sales.

By: _____

Date: _____

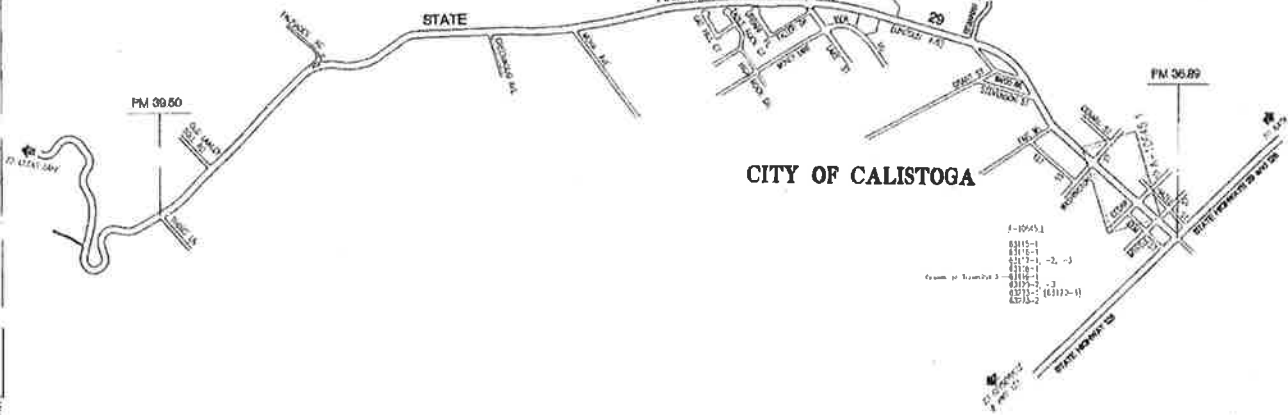
NAPA COUNTY

RANCHO CARNE HUMANA

PM 37.90



(NO SCALE)



CITY OF CALISTOGA

- 1-10945-1
- 83115-1
- 83115-2
- 83115-3
- 83115-4
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- 83115-100

ES.	2007	PL.	1	NO. OF SHEETS	13
EX.	MAP	82	FIG.	1	DATE

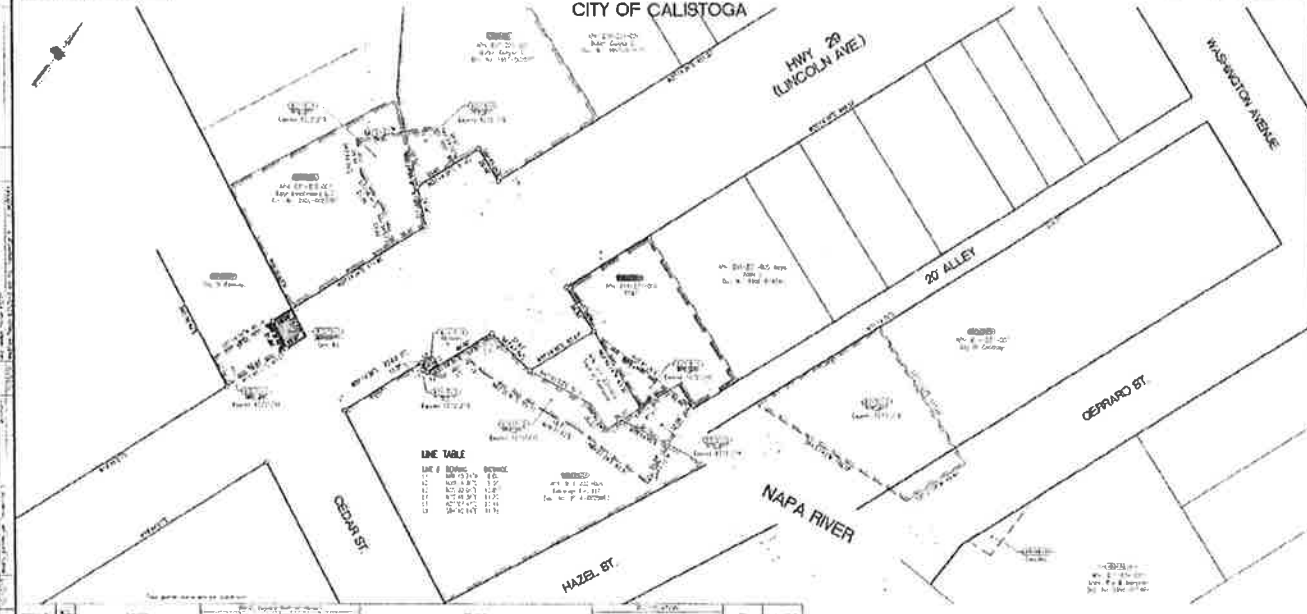
PUBLIC BY ORDER
 COUNTY CLERK RECEIVED FOR DEPOSIT
 DEPARTMENT OF HIGHWAYS
RIGHT OF WAY
APPRAISAL MAP
A-10645.0
 No. 52414

Information furnished by the State Highway Department, State of California, Department of Highways, Sacramento, California.

NO.	DATE	DESCRIPTION	BY	CHKD.	APPROVED
1	12/17/07	MAP	2	20	20

NAPA COUNTY
CITY OF CALISTOGA

Scale: 1" = 40' (Horizontal)
1" = 80' (Vertical)



LINE TABLE

LINE #	DATE	DESCRIPTION	BY	SCALE
1	10/15/14	Original	J. L. ...	1" = 40'
2	10/15/14	As Shown	J. L. ...	1" = 40'
3	10/15/14	As Shown	J. L. ...	1" = 40'
4	10/15/14	As Shown	J. L. ...	1" = 40'

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1	10/15/14	Original	J. L. ...	1" = 40'
2	10/15/14	As Shown	J. L. ...	1" = 40'
3	10/15/14	As Shown	J. L. ...	1" = 40'
4	10/15/14	As Shown	J. L. ...	1" = 40'
5	10/15/14	As Shown	J. L. ...	1" = 40'
6	10/15/14	As Shown	J. L. ...	1" = 40'
7	10/15/14	As Shown	J. L. ...	1" = 40'
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9	10/15/14	As Shown	J. L. ...	1" = 40'
10	10/15/14	As Shown	J. L. ...	1" = 40'
11	10/15/14	As Shown	J. L. ...	1" = 40'
12	10/15/14	As Shown	J. L. ...	1" = 40'
13	10/15/14	As Shown	J. L. ...	1" = 40'
14	10/15/14	As Shown	J. L. ...	1" = 40'
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19	10/15/14	As Shown	J. L. ...	1" = 40'
20	10/15/14	As Shown	J. L. ...	1" = 40'
21	10/15/14	As Shown	J. L. ...	1" = 40'
22	10/15/14	As Shown	J. L. ...	1" = 40'
23	10/15/14	As Shown	J. L. ...	1" = 40'
24	10/15/14	As Shown	J. L. ...	1" = 40'
25	10/15/14	As Shown	J. L. ...	1" = 40'
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67	10/15/14	As Shown	J. L. ...	1" = 40'
68	10/15/14	As Shown	J. L. ...	1" = 40'
69	10/15/14	As Shown	J. L. ...	1" = 40'
70	10/15/14	As Shown	J. L. ...	1" = 40'
71	10/15/14	As Shown	J. L. ...	1" = 40'
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86	10/15/14	As Shown	J. L. ...	1" = 40'
87	10/15/14	As Shown	J. L. ...	1" = 40'
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99	10/15/14	As Shown	J. L. ...	1" = 40'
100	10/15/14	As Shown	J. L. ...	1" = 40'

LEGEND

- 1. Boundary Line
- 2. Right of Way Line
- 3. Easement Line
- 4. Utility Line
- 5. Other

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY
APPRAISAL MAP
A-10645.1
SCALE: 1" = 40'

ATTACHMENT 5

CITY OF CALISTOGA - PARCEL 63/20

