



**MAINTENANCE DIVISION**  
2441 Headington Road  
Placerville CA 95667  
Phone: (530) 642-4909  
Fax: (530) 642-9238

**JAMES W. WARE, P.E.**  
Director of Transportation  
  
Internet Web Site:  
<http://www.edcgov.us>

**MAIN OFFICE**  
2850 Fairlane Court  
Placerville CA 95667  
Phone: (530) 621-5900  
Fax: (530) 626-0387



May 20, 2011

REVISED

Mr. and Mrs. Robert Deitz  
4110 Business Drive #A  
Shingle Springs, CA 95682-7230

Re: Transmittal of Offer for Traffic Signal Appurtenance Easement; APN 109-240-25  
Durock Road at Business Center Drive Intersection Signalization Project #73354

Dear Mr. and Mrs. Deitz;

In 2008, the County of El Dorado County (County) Department of Transportation (DOT) acquired two Slope Easements and one Temporary Construction Easement from you that affected the above-referenced property. The purpose of the County acquiring those easements was to advance the construction of the signalization and related intersection improvements. Since that time, as we have discussed on-site recently, there has been a design change to better accommodate the location of the sidewalk and intersection light pole with cross-walk controller.

Due to this most recent design change, and to keep the entire sidewalk in the County right of way, there is the determination that the County will need to acquire an easement for the aforementioned light pole. More specifically, the area is described and depicted on the attached Exhibits "B" and "C" of the Traffic Signal Appurtenance Easement Agreement, attached hereto and containing approximately 50 square feet. Utilizing the same valuation amount that was utilized for the previous easements that the County purchased from you, the nominal value will be \$1,500 (One-thousand Five-Hundred Dollars).

As further discussed on-site, the construction of the project is currently underway and taking into the account that delay of construction would be costly for the County, the County would like to offer to you in lieu of the payment of nominal value offered above, the slurry seal and striping of your parking lot. The County will pay for all title and escrow fees to complete the transaction. If you are in agreement with this offer, please counter sign this letter below, and sign the attached Traffic Signal Appurtenance Easement, and I will proceed with processing the easement for approvals from the Board of Supervisors. I appreciate your understanding and cooperation in this matter.

Cordially,

A handwritten signature in black ink, appearing to read "Julie Duchscherer".

Julie Duchscherer, Associate R/W Agent

Offer Letter and Acknowledgement Acceptance of Offer; APN 109-240-25; Robert J. and Wendy A. Deitz  
Durock Road at Business Drive Intersection Signalization Project #73354

I acknowledge receipt of this letter and accept the offer of compensation for the Traffic Signal Appurtenance Easement, incorporated by reference herein. It is agreed and confirmed by the parties hereto that notwithstanding other provisions in this Agreement, the right to possession and use of the Traffic Signal Appurtenance Easement as described and depicted in the attached Exhibits "A" and "B," by the County or County's contractors or authorized agents, for the purpose of performing activities related to and incidental to the construction of improvements to the intersection at Durock Road and Business Drive, inclusive of the right to remove and dispose of any existing improvements, shall commence upon the date of execution of this Agreement by Seller. The amount of the just compensation herein includes, but is not limited to, full payment for such possession and use, including damages, if any, from said date.

  
\_\_\_\_\_  
Robert J. Deitz II

Date: 5-23-11

  
\_\_\_\_\_  
Wendy A. Deitz

Date: 5/23/11

**Exhibit 'B'**

All that certain real property situate in the Northeast one-quarter of Section 11, Township 9 North, Range 9 East, M.D.M. , El Dorado County, State of California, being a portion of Parcel A of that particular Parcel Map filed in Book 47 of Parcel Maps at Page 117 official records said county and state more particularly described as follows:

Beginning on the northerly line of said Parcel A from which the most westerly corner thereof bears along a curve to the right having a radius of 1040.00 feet, through a central angle of 08° 53' 02", said curve being subtended by a chord which bears South 51° 13' 43" West 161.10 feet; thence, from said POINT OF BEGINNING North 87° 45' 38" East 19.67 feet to the easterly line of said Parcel A and the beginning of a non-tangent curve to the left having a radius of 15.00 feet; thence, along said easterly line and said curve through a central angle of 81° 56' 50" , said curve being subtended by a chord which bears South 87° 45' 38" West 19.67 feet to the POINT OF BEGINNING. Containing 50.0 square feet more or less.

See Exhibit 'B' attached hereto and made a part hereof.

End of Description

The purpose of this description is to describe that portion of said Tract A as a traffic signal appurtenance easement.

*Loren A. Massaro*

Loren A. Massaro P.L.S. 8117

Dated: 09.16.2011



# EXHIBIT 'C'

Situate in the Northeast one-quarter of Section 11, T. 9 N., R. 9 E., M.D.M.  
El Dorado County, State of California,  
being a portion of Parcel A, Parcel Map 47 - 117

