#31

Seller: Teter Trust
APN's: 327-270-043, -046 & -050
Project #: 72334
Escrow #: P-284226

AGREEMENT

1. ACQUISITION

Seller hereby agrees to sell to County and County, upon approval by Board of Supervisors, hereby agrees to acquire from Seller, the Acquisition Properties, as described and depicted in the attached Exhibits B, C, D, E, F, G, H, I, and J and the exhibits thereto.

2. JUST COMPENSATION

The just compensation for the Acquisition Properties is in the amount of $224,000 (Two-hundred twenty-four thousand dollars, exactly) which represents the total amount of compensation to Seller.

3. ESCROW

The acquisition of the Acquisition Properties shall be consummated by means of Escrow No. P-284226 which has been opened at Placer Title Company ("Escrow Holder"). This Agreement shall, to the extent possible, act as escrow instructions. The parties shall execute all further escrow instructions required by Escrow Holder. All such further escrow instructions, however, shall be consistent with this Agreement, which shall control. The "Close of Escrow" is defined to be the recordation of the Grant Deeds and Easement Deeds from Seller to County for the Acquisition Properties. Seller and County agree to deposit in escrow all instruments, documents, and writings identified or reasonably required to close escrow. The escrow must be closed no later than September 1, 2021 unless the closing date is extended by mutual agreement of the parties pursuant to the terms of this Agreement.

Seller

Friday Feb. 26

EL DORADO COUNTY
DEPARTMENT OF TRANSPORTATION

http://www.edcgov.us/DOT/

PLACERVILLE OFFICES:
MAIN OFFICE:
2850 Fairlane Court, Placerville, CA 95667
(530) 621-5900 / (530) 626-0387 Fax

CONSTRUCTION & MAINTENANCE:
2441 Headington Road, Placerville, CA 95667
(530) 642-4909 / (530) 642-0508 Fax

LAKE TAHOE OFFICES:
ENGINEERING:
924 B Emerald Bay Road, South Lake Tahoe, CA 96150
(530) 573-7900 / (530) 541-7049 Fax

MAINTENANCE:
1121 Shakori Drive, South Lake Tahoe, CA 96150
(530) 573-3180 / (530) 577-8402 Fax

February 23, 2021

via email & first class mail

James E. Teter and Elizabeth Ann Teter
5220 Holly Drive
Shingle Springs, CA 95682

RE: REQUEST FOR RESPONSE
Diamond Springs Parkway Phase 1B Project CIP No. 72334
Right of Way Acquisitions
APN's: 327-270-043, -046 & -050

Dear Mr and Mrs Teter,

On August 19th 2020, the County sent an offer to purchase fee title and easements from parcels owned by you related to the Diamond Springs Parkway Project. To date, the County has not received a counter offer or other substantive negotiation communications. If the County continues to receive no response and an agreement cannot be reached, the County will begin processing a Resolution of Necessity to go before the Board of Supervisors to acquire the necessary right of way via eminent domain. Please submit a formal written response to the County's offer by 5pm on Thursday March 4th, 2021.

I can be reached by phone at 530-621-5316 or by email at Kyle.Lassner@edcgov.us.

Sincerely,

Kyle Lassner, RWP
Right of Way Supervisor

Note: on a Tuesday my appraisal was not going to be ready until March 5 Appraiser was upset they were rushing him.. did not get appraisal until app 1 PM on the 4th.

Jim and Ann Teter
5220 Holly Drive
Shingle Springs, CA 95682

March 4, 2021

County Of El Dorado
Department of Transportation
2850 Fairlane Ct.
Placerville, CA 95667

ATTN.: Kyle Lassner

RE: Diamond Springs Parkway Phase 1B Project CPI No.72334
APNs: 327-270-043, -046 & -050

In response to your letter dated February 23, 2021, I am willing to accept an offer of $224,000.00, for the property which El Dorado County wants to acquire for construction of the above-mentioned project. The $224,000.00 is the value of the loss to the remainder of the parcel, based upon an appraisal by Evans Appraisal Service, Inc (enclosed). In addition, I would like negotiate a settlement containing the following items.

1. Two encroachments from the Parkway.

2. Construction of a fence along the right-of-way, and move the existing gate to a location I will designate.

3. Drainage to be extended across the remainder of the Teter parcel.

4. Eliminate any temporary construction easements on the Teter property.

Regards,

Jim Teter

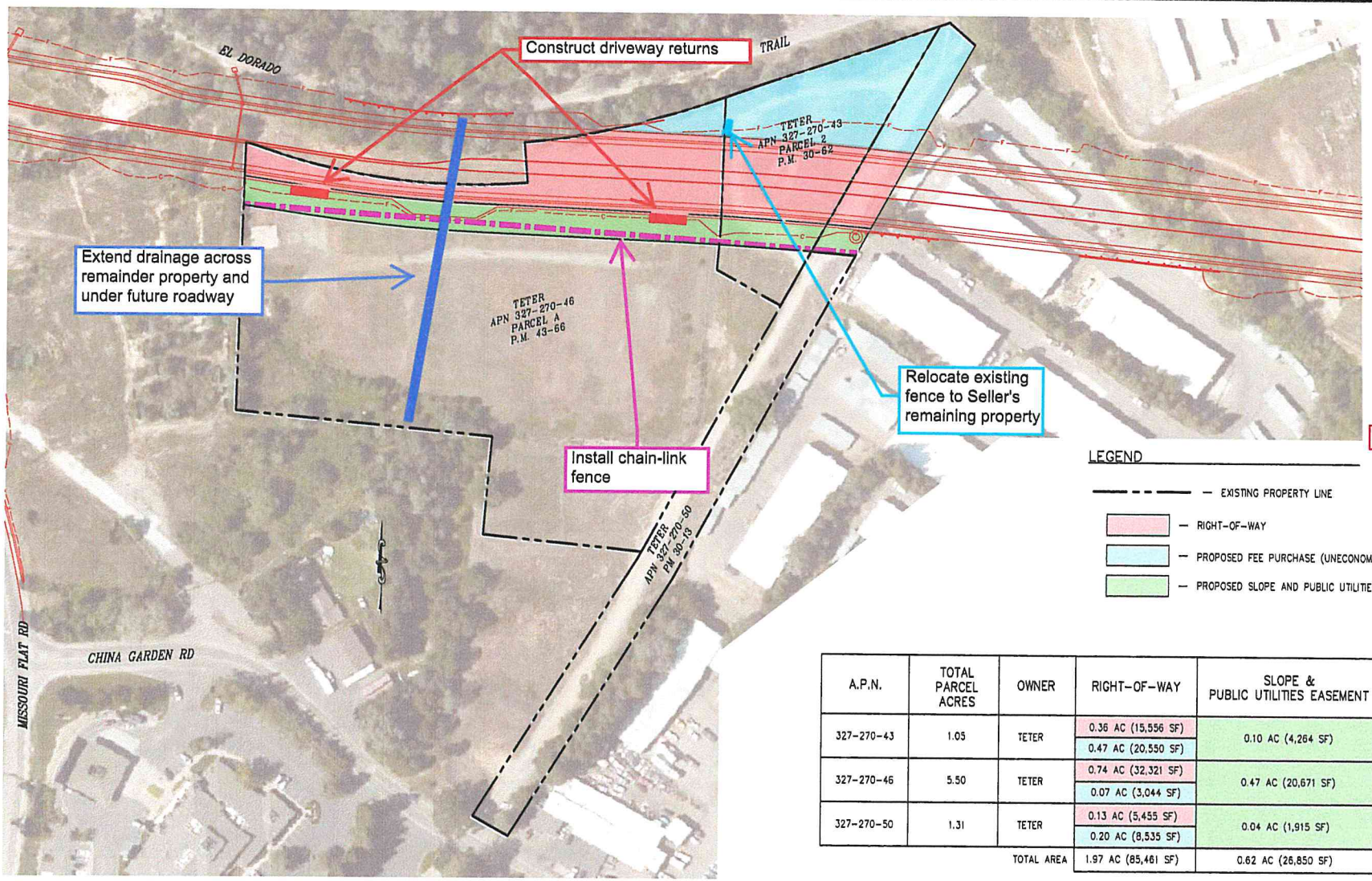


Exhibit 'AA'

LEGEND

- EXISTING PROPERTY LINE
- RIGHT-OF-WAY
- PROPOSED FEE PURCHASE (UNECONOMIC REMNANT)
- PROPOSED SLOPE AND PUBLIC UTILITIES EASEMENT

A.P.N.	TOTAL PARCEL ACRES	OWNER	RIGHT-OF-WAY	SLOPE & PUBLIC UTILITIES EASEMENT	TOTAL PARCEL ACRES UNAFFECTED
327-270-43	1.05	TETER	0.36 AC (15,556 SF)	0.10 AC (4,264 SF)	0.12
			0.47 AC (20,550 SF)		
327-270-46	5.50	TETER	0.74 AC (32,321 SF)	0.47 AC (20,671 SF)	4.22
			0.07 AC (3,044 SF)		
327-270-50	1.31	TETER	0.13 AC (5,455 SF)	0.04 AC (1,915 SF)	0.94
			0.20 AC (8,535 SF)		
		TOTAL AREA	1.97 AC (85,461 SF)	0.62 AC (26,850 SF)	

RIGHT-OF-WAY AND EASEMENTS EXHIBIT
SCALE : 1" = 60'

ORIGINAL SCALE IS IN INCHES
Drawing name: Z:\Civil 3D Projects\72334 Diamond Springs Pkwy\CADD Files\RW\Parcel Site Exhibits\Teter Parcels.dwg Layout Tab: RW-1 Apr 29,2021 - 11:14am BRichards

FOR REDUCED PLANS

REVISION				
NUMBER	DATE	DESCRIPTION	BY	

PREPARED UNDER THE SUPERVISION OF :

REGISTERED CIVIL ENGINEER DATE:

DESIGNED: -	DRAWN: SGM
CHECKED: -	DATE: 04/29/21
ROAD NUMBER: -	

COUNTY OF EL DORADO
DEPARTMENT OF TRANSPORTATION

DIAMOND SPRINGS PARKWAY
PHASE 1B

SHEET RW-1 1 OF 1
W.O. No. 72334