

DEPARTMENT OF
GENERAL SERVICES

CITY OF SACRAMENTO
CALIFORNIA

5730 24TH STREET
BUILDING 4
SACRAMENTO, CA 95822

FACILITIES AND REAL PROPERTY
MANAGEMENT DIVISION

PH 916-808-8251
FAX 916-808-8250

February 10, 2005

John D. Demas
2331 Capital Avenue
Sacramento, California 95816

RE: PROJECT NAME: BRUCEVILLE ROAD WIDENING PROJECT (PN: TW52)
RES FILE # ACQ-04-09-01
APN(S): 117-0182-022

The law provides the procedure for public agencies to acquire private property for public use. It requires that every agency, which intends to acquire property by condemnation, must notify the owners of that property of its intention to condemn and of the date, time and place of the hearing authorizing the action. Such notice must be given prior to submission of an authorizing resolution to the City Council for adoption. The purpose of the attached Notice of Hearing is to advise you that acquisition of your property will be sought through judicial process if an amicable agreement is not reached. The Notice does not mean that a agreement cannot be reached.

Agreement between an owner and the City of Sacramento may be delayed for a variety of good reasons; however, in order to maintain a schedule for construction of this project, certain procedural steps must be taken. One such step is to advise an owner of our hearing to acquire property through court proceedings. The Bruceville Road Widening Project, which requires acquisition of your property (or a portion thereof), is now scheduled for construction in the near future. A legal description of the required property is also attached.

The attached Notice of Hearing gives you an opportunity to appear before the City Council and raise questions concerning the public interest, necessity, and location of the project as it affects your property. The subject of the amount of compensation for your property is not an issue for the City Council and it will not be considered by them at this hearing. If the Resolution is adopted, the City Council has the authority to file an eminent domain action in the Superior Court. In that Superior Court proceeding the amount of compensation is determined.

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Bruceville Road Widening Project (PN: TW52)
John D. Demas
February 10, 2005

If you desire to appear before the City Council, please give property notice to the City Clerk as indicated on the attached notice.

If you should have any questions in regards to this offer or the project, please contact me at (916) 808-5629.

Sincerely,

Blandon Granger
Real Property Agent

Enclosures

CITY OF SACRAMENTO
NOTICE OF PUBLIC HEARING
ON ADOPTION OF RESOLUTION
AUTHORIZING ACQUISITION OF PROPERTY
BY EXERCISE OF THE POWER OF EMINENT DOMAIN
BRUCEVILLE ROAD WIDENING PROJECT
(Code of Civil Procedure, Section 1245.235)
PN: TW52

John D. Demas
2331 Capital Avenue
Sacramento, California 95816

RE: APN # (s): 117-0182-022
RES FILE: ACQ-04-09-01

California Code of Civil Procedure, Section 1240.030, provides that the power of eminent domain may be exercised to acquire property for a proposed project if the following conditions are established:

- a) The public interest and necessity require the project.
- b) The project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.
- c) The property sought to be acquired is necessary for the project.
- d) The offer required by Section 7267.2 of the Government Code has been made to the owner of record.

You are hereby notified that the City Council at its meeting to be held at **2:00 P.M. on March 8, 2005, in the City Council Chambers, City Hall, 730 I Street, Sacramento, California**, will be asked to decide if the above conditions are met concerning your property and, if so, to adopt a Resolution of Necessity. Questions regarding the amount of compensation to be paid are not part of this proceeding and the City Council does not consider such in determining whether a Resolution should be adopted.

Notice of Public Hearing
Bruceville Road Widening Project (PN: TW52)
John D. Demas
Page Two

The adopted Resolution would authorize the City of Sacramento to acquire the property by eminent domain if necessary. A legal description and plat map of the required property is attached to this Notice and is marked **Exhibits A & B**.

You are entitled to appear and be heard before the City Council. So that the City may have an opportunity to address and resolve your concerns prior to the hearing, it is suggested that you submit a written request to appear. All written requests to appear must be sent to the City Clerk, 730 I Street, Room 211, Sacramento, California **not later than 5:00 P.M. on March 4, 2005.**

Your written statement should include a statement of the condition(s) that you feel are pertinent to your property. The three conditions, which may affect your property, are set forth above (designate (a), (b), and (c)). By designating which condition forms the basis of your concerns, and why, you will enable the City to better review the project's effect on your property.

The City Council must adopt a Resolution of Necessity before an eminent domain proceeding can be commenced. Within six months of the adoption of the Resolution of Necessity, the City of Sacramento will commence eminent domain proceedings in the Superior Court in Sacramento County. In that proceeding, the court will determine the amount of compensation to which you are entitled.

If you wish to seek the advice of an attorney in this matter, you should do so promptly so that your written request to appear and be heard, if any, may be filed with the City in a timely manner.

Date of Mailing: February 10, 2005

BRUCE J. ALEI
Supervising Real Property Agent

DEPARTMENT OF
GENERAL SERVICES

CITY OF SACRAMENTO
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FACILITIES AND REAL PROPERTY
MANAGEMENT DIVISION

PH 916-808-8251
FAX 916-808-8250

February 10, 2005

John C. Raptis
Bruceville 160 LLC,
a Colorado Limited Liability Company
620 Coolidge Drive, Suite 120
Folsom, California 95630

RE: PROJECT NAME: BRUCEVILLE ROAD WIDENING PROJECT (PN: TW52)
RES FILE # ACQ-04-09-09
APN(S): 117-0910-041

The law provides the procedure for public agencies to acquire private property for public use. It requires that every agency, which intends to acquire property by condemnation, must notify the owners of that property of its intention to condemn and of the date, time and place of the hearing authorizing the action. Such notice must be given prior to submission of an authorizing resolution to the City Council for adoption. The purpose of the attached Notice of Hearing is to advise you that acquisition of your property will be sought through judicial process if an amicable agreement is not reached. The Notice does not mean that a agreement cannot be reached.

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Page Two
Bruceville Road Widening Project (PN: TW52)
Bruceville 160 LLC
February 10, 2005

If you desire to appear before the City Council, please give property notice to the City Clerk as indicated on the attached notice.

If you should have any questions in regards to this offer or the project, please contact me at (916) 808-5629.

Sincerely,

Blandon Granger
Real Property Agent

Enclosures

(use gold letterhead)

CITY OF SACRAMENTO
NOTICE OF PUBLIC HEARING
ON ADOPTION OF RESOLUTION
AUTHORIZING ACQUISITION OF PROPERTY
BY EXERCISE OF THE POWER OF EMINENT DOMAIN
BRUCEVILLE ROAD WIDENING PROJECT
(Code of Civil Procedure, Section 1245.235)
PN: TW52

John C. Raptis
Bruceville 160 LLC,
a Colorado Limited Liability Company
620 Coolidge Drive, Suite 120

RE: APN # (s): 117-0910-041
RES FILE: ACQ-04-09-09

California Code of Civil Procedure, Section 1240.030, provides that the power of eminent domain may be exercised to acquire property for a proposed project if the following conditions are established:

- a) The public interest and necessity require the project.
- b) The project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.
- c) The property sought to be acquired is necessary for the project.
- d) The offer required by Section 7267.2 of the Government Code has been made to the owner of record.

You are hereby notified that the City Council at its meeting to be held at **2:00 P.M. on March 8, 2005, in the City Council Chambers, City Hall, 730 I Street, Sacramento, California**, will be asked to decide if the above conditions are met concerning your property and, if so, to adopt a Resolution of Necessity. Questions regarding the amount of compensation to be paid are not part of this proceeding and the City Council does not consider such in determining whether a Resolution should be adopted.

Notice of Public Hearing
Bruceville Road Widening Project (PN: TW52)
Bruceville 160 LLC
Page Two

The adopted Resolution would authorize the City of Sacramento to acquire the property by eminent domain if necessary. A legal description and plat map of the required property is attached to this Notice and is marked **Exhibits A & B**.

You are entitled to appear and be heard before the City Council. So that the City may have an opportunity to address and resolve your concerns prior to the hearing, it is suggested that you submit a written request to appear. All written requests to appear must be sent to the City Clerk, 730 I Street, Room 211, Sacramento, California **not later than 5:00 P.M. on March 4, 2005**.

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The City Council must adopt a Resolution of Necessity before an eminent domain proceeding can be commenced. Within six months of the adoption of the Resolution of Necessity, the City of Sacramento will commence eminent domain proceedings in the Superior Court in Sacramento County. In that proceeding, the court will determine the amount of compensation to which you are entitled.

If you wish to seek the advice of an attorney in this matter, you should do so promptly so that your written request to appear and be heard, if any, may be filed with the City in a timely manner.

Date of Mailing: February 10, 2005

BRUCE J. ALEI
Supervising Real Property Agent

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FACILITIES AND REAL PROPERTY
MANAGEMENT DIVISION

PH 916-808-8251
FAX 916-808-8250

February 10, 2005

Richard Sundquist, Managing Owner
70 Toni Lane
Placerville, California 95667

**RE: PROJECT NAME: BRUCEVILLE ROAD WIDENING PROJECT (PN: TW52)
RES FILE # ACQ-04-09-10
APN(S): 117-0140-016**

The law provides the procedure for public agencies to acquire private property for public use. It requires that every agency, which intends to acquire property by condemnation, must notify the owners of that property of its intention to condemn and of the date, time and place of the hearing authorizing the action. Such notice must be given prior to submission of an authorizing resolution to the City Council for adoption. The purpose of the attached Notice of Hearing is to advise you that acquisition of your property will be sought through judicial process if an amicable agreement is not reached. The Notice does not mean that a agreement cannot be reached.

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Page Two
Bruceville Road Widening Project (PN: TW52)
Holt Family Trust
February 10, 2005

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Sincerely,

Blandon Granger
Real Property Agent

Enclosures

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BRUCEVILLE ROAD WIDENING PROJECT
(Code of Civil Procedure, Section 1245.235)
PN: TW52

Richard Sundquist, Managing Owner
70 Toni Lane
Placerville, California 95667

RE: APN # (s): 117-0140-016
RES FILE: ACQ-04-09-10

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Notice of Public Hearing
Bruceville Road Widening Project (PN: TW52)
Holt Family Trust
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