

BENDER ROSENTHAL, INC.

COMMERCIAL VALUATION AND RIGHT OF WAY SERVICES

Michael E. Lahodny

June 8, 2005

BENDER  ROSENTHAL, INC.
COMMERCIAL VALUATION AND RIGHT OF WAY SERVICES

Mr. Michael R. Boggeri
8466 Fox Road
Hughson, CA 95326

3650-C Auburn Boulevard, Suite 206
Sacramento, CA 95821
916-978-4900 Fax 916-978-4904
cell: 559-289-8344 e-mail: appraiserrw@aol.com

Re: Road Improvement on Geer Road and Hutch Road
Assessor's Parcel No. 018-020-014

Dear Mr. Boggeri:

The County of Stanislaus (County) and Turlock Irrigation District (TID) are proposing the road improvement project on Geer Road and Hutch Road. The nature of this project will require the purchase of private property, permanent and temporary easements, and other potential property rights and interests.

In connection with this project, the County has retained Bender Rosenthal, Inc., Commercial Valuation and Right of Way Services, to make an appraisal and to provide an estimate of fair market value for the portion of property potentially being affected. (Please refer to the attached preliminary engineer's plat). We would like to schedule an appointment at your earliest convenience to inspect the property.

The County will be staking the proposed acquisition areas prior to the inspection of the property. I will be calling you within the next week and asking for permission to stake the proposed acquisition area and to schedule an inspection of your property. We will try to accommodate any special scheduling requirements you may have and encourage you to contact us at your earliest convenience.

We have enclosed an informative booklet titled "Your Property/Your Public Improvement Project," which will provide you with answers to questions owners frequently ask concerning land acquisition procedures.

All services and/or benefits to be derived from any right of way activity will be administered without regard to race, color, national origin, or sex, in accordance with the Title VI of the Civil Rights Act of 1964 (42 U.S.C.2000d, et seq.) and Section 162(a) of the Federal Highway Act of 1973 (23 U.S.C.324). Enclosed for your information is a "Title VI Survey".

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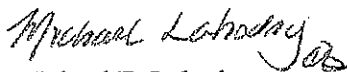
Mr. Micael R. Boggeri
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This notice does not constitute an offer to purchase your property, nor does it establish eligibility of the owner and/or any other occupant for relocation assistance or relocation payments. Only those in occupancy at the time of the first written offer to purchase the property may be eligible for relocation payments.

Upon completion of the appraisal, a representative of Bender Rosenthal Inc. will contact you for an appointment to discuss the acquisition details.

If you have any questions regarding the potential acquisition of your property, the process or timing please feel free to call Michael Lahodny at Bender Rosenthal, Inc., at (916) 978-4900.

Respectfully,



Michael E. Lahodny
(916) 978-4900

Encs: Business Card, Preliminary Engineering Plat(s), "Your Property/Your Public Improvement Project," "Title VI Survey".

6-2

HATCH ROAD

NE COR.
SECTION 10

CERES MAIN CANAL
T.I.D.

CERES MAIN CANAL
T.I.D.

N66°52'40"W
27.23'

P.O.B.

NEW RIGHT OF WAY

DRAFT

EXISTING
RIGHT OF WAY

N00°14'38"W
217.59'

PARCEL 2
18 PM 2

DOC.
96-112438

ROAD

DOC.
92-37231

N00°14'38"W 514.11'

GEER

N04°53'40"W 308.34'

50' 25'

SCALE: 1"=80'

EXHIBIT "B"

SKETCH TO ACCOMPANY A
LEGAL DESCRIPTION FOR
RIGHT OF WAY TAKE OF
A PORTION OF PARCEL 2
18 PM 2
AREA = 9,146 SF ±

SHEET 2 OF 2 SHEETS

RBF
CONSULTING

PLANNING ■ DESIGN ■ CONSTRUCTION

500 YONACIO VALLEY ROAD, SUITE 270
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925.906.1460 • FAX 925.906.1465 • www.RBF.com

APRIL 29, 2005

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