



ANTIOCH COMMUNITY CONSOLIDATED SCHOOL DISTRICT 34

INSPIRE TO DREAM - EMPOWER TO ACHIEVE

February 19, 2025

Re: Deep Lake Rd (Cty Hwy 36) (19-00132-05CH) ~ Job No.: Deep Lake Rd @ Depot St; Parcel No.: 0004 & TE(A+B)

Dear Mr. Emde & Mr. Santacruz.

I am writing in response to your proposal for a temporary easement our Antioch CCSD #34 property as noted above. While we appreciate your interest, we would like to submit the following counter-proposal for consideration for adding an emergency exit onto Deep Lake Road from the Hillcrest Elementary School parking lot which impacts on school operations, safety, and accessibility.

The benefits of the counter proposal will enhance safety measures such as provisions for the addition of an emergency exit onto Deep Lake Road to ensure the safety of students, staff, and the community. The counter proposal easement plan allows for optimized traffic flow, reduction in congestion and ensuring smooth access to school facilities in the event of an emergency.

1. **Easement Payment:** The compensation for the temporary easement shall be \$8,200.00, reflecting the fair market value and any potential inconvenience or impact on the property.
2. **Emergency Exit Requirement:** As part of the agreement, Lake County Department of Transportation shall be responsible and fund an emergency exit onto Deep Lake Road from Hillcrest Elementary School at no expense to the District. The design, location, and construction shall comply with all applicable safety regulations and local government requirements.
3. **Restoration and Liability:** Upon completion of the temporary easement period, the affected area shall be restored to its original condition or better at your expense. Additionally, a liability clause shall be included to ensure any damages or unforeseen issues resulting from the easement use are fully covered by your organization.
4. **Duration and Termination:** The temporary easement shall be granted for a defined period, after which it will automatically terminate. Any extension shall require mutual agreement and renegotiation of terms.

I believe these terms provide a fair and reasonable adjustment to your initial proposal, ensuring that both parties benefit equitably from this arrangement. Please review and let me know how you wish to proceed. I am open to further discussions to reach a mutually satisfactory agreement.

I look forward to your response at your earliest convenience.

Respectfully-

Dr. Maria Treto-French, Assistant Superintendent/CFO/CSBO