

Attachment 2



April 14, 2021

Southern California Edison Company
14155 Bake Parkway
Irvine, CA 92618

Mayor
Scott Voigts

Mayor Pro Tem
Robert Pequeño

Council Members
Doug Cirbo
Neeki Moatazedi
Mark Tettemer

City Manager
Debra DeBruhl Rose

**SUBJECT: OFFER TO ACQUIRE PROPERTY AT 14155 Bake Parkway, Irvine, CA
APN: 591-075-03**

Dear Property Owner:

The City of Lake Forest ("City") proposes to widen Bake Parkway at Trabuco Road and Irvine Boulevard (the "Project"). The project will benefit both the subject property as well as the community as a whole as it will improve traffic flow and area circulation.

The City obtained a preliminary title report that lists SOUTHERN CALIFORNIA EDISON COMPANY, as the vested owner of the above-subject property and as shown in Attachment 1. The City now seeks to acquire a Road Easement ("RE") totaling **Four Thousand, Eight Hundred Fifty (4,850)** square feet in size and a six (6) month Temporary Construction Easement ("TCE") totaling **Twelve Thousand, Eight Hundred Forty-Seven (12,847)** square feet in size of the property located at the above-subject address, which consists of the underlying real property as described and delineated in Attachment 2. The areas to be acquired are referred to herein as the "Property Interests".

The City recently had the above referenced Property Interests appraised to determine their fair market value. The appraisal was conducted in accordance with commonly accepted appraisal standards and included consideration of the highest and best use of the land. Based on the appraisal, the City offers to purchase the Property Interests for **Three Hundred Forty Thousand Dollars (\$340,000)**. The basis for this offer is explained more thoroughly in the referenced attachments.

This offer is conditional upon the City Council ratifying this offer by a formal action taken at a regular public meeting authorizing the execution of a Purchase and Sale Agreement or adopting a Resolution of Necessity, or both. If you are not satisfied with the City's offer, you are encouraged to present to us any material you believe to be relevant to the value of the Property Interests, which will be carefully considered by the City. If, in the City's sole opinion, the additional information warrants a change in the offer, the City's offer will be adjusted accordingly.



Southern California Edison Company - Offer to Acquire Property

April 14, 2021

Page 2 of 3

In the event a voluntary agreement cannot be reached, the City may consider formal condemnation proceedings against the Property through its power of eminent domain or abandon its intention to acquire the Property, giving proper notice to you in either event. The City has made no decision to exercise its power of eminent domain to acquire the Property and can only do so after it holds a public hearing, at which time all affected Property owners have an opportunity to appear and be heard.

The purchase price is the full amount established by the appraisal as the fair market value of the Property Interests and the just compensation for such acquisition. A written statement of the basis for the amount established as the purchase price is set forth in the enclosed Appraisal Summary Statement, identified as Attachment 3. A full copy of the Narrative Appraisal Report for your property is available upon request.

If you disagree with this valuation and would like to challenge it, under Code of Civil Procedure Section 1263.025, the City will reimburse an owner of Property Interests, up to the amount of **Five Thousand Dollars (\$5,000)**, for the cost of owner to secure an independent appraisal of Property Interests subject to a potential acquisition.

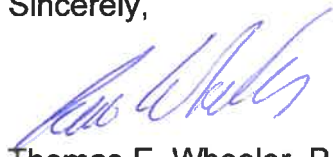
Please let us know prior to May 7, 2021, if the City's offer is acceptable. Once accepted by you, a written agreement concerning the acquisition of the Property Interests will be provided to you for your review and signature.

It is the desire of the City to acquire private Property Interests through voluntary purchase. While the City has the power of eminent domain, condemnation has not yet been authorized with respect to the Property Interests. Furthermore, no decision has yet been made to use the power of eminent domain to acquire the Property Interests.

If for any reason you should see fit not to accept the City's offer, please be advised that this letter, the offer made herein, the enclosed summary statements, and all matters stated herein are made under the provisions of California Evidence Code §§1152 and 1154 and shall not be admissible in evidence in any eminent domain proceeding, which may subsequently be instituted for acquisition of the Property, or in any other action.

If you need additional information, please contact Phillip L Bonina at (714) 379-3376, Ext 109.

Sincerely,



Thomas E. Wheeler, P.E.

Director of Public Works / City Engineer

Southern California Edison Company - Offer to Acquire Property

April 14, 2021

Page 3 of 3

Enclosures:

- Preliminary Report Issued by Title Company (Attachment 1)
- Easement Deeds, Property Legal Description & Plat Map (Attachment 2)
- Appraisal Summary Statement (Attachment 3)
- Photos of SCE Project and Take Area (Attachment 4)
- 851 Condemnation Brochure (Attachment 5)
- W-9 Form (Attachment 6)