



August 3, 2023

Lyon Living  
Attn: Jim Harrison, Property Manager  
4901 Birch Street  
Newport Beach, CA 92660

RE: Lake Forest Jeronimo Road Widening Improvement Project  
Acquisition of a Partial Property Fee Acquisition in Real Property  
Located in the City of Lake Forest, CA, APN: 614-021-34 (Portion)

Dear Mr. Harrison,

As you are aware, The City is proposing to widen Jeronimo Road at the intersection of Jeronimo Road and El Toro Road.

This letter follows up on the offer letter that was mailed to the property owner dated July 24, 2023 from the City of Lake Forest (City) offering to purchase a partial property fee acquisition, consisting of approximately 3,427 square feet for road widening purposes, from the above referenced parcel located at 25092 Farthing St, Lake Forest, CA 92630 and identified as County Tax Assessor's Parcel Number 614-021-34 in connection with the proposed Lake Forest Jeronimo Road Widening Improvement Project (Project). A copy of the City's offer package was emailed to you on July 25, 2023. The City has retained Paragon Partners Consultants, Inc. (Paragon) to negotiate the partial property fee acquisition on the real property located in the City of Lake Forest.

If you or the property owner have any questions regarding the City's offer package, please contact Colin Valles at: (714) 379-3376 ext. 119 or [cvalles@paragon-partners.com](mailto:cvalles@paragon-partners.com). We will follow up with you by phone to confirm the receipt of this letter.

Thank you for your time and attention to this matter.

Sincerely,



Phillip L. Bonina  
Senior Project Manager  
Paragon Partners Consultants, Inc.