

September 26, 2023

The Satrap Family Trust
The Parvin Family Trust
The 2003 A.R., LLC
3908 Castlerock Rd.
Malibu, CA 90265

**RE: The Satrap Family Trust
 The Parvin Family Trust
 The 2003 A.R., LLC
 Vacant Land , Beaumont, CA 92223
 APN: 418-250-008**

Dear Property Owner,

The City of Beaumont proposes 263 Square Feet of easement in connection with the Pennsylvania Interchange & Widening project for street reconstruction. As a result of the project in the manner proposed, one permanent roadway easement is required on the subject property. It is located at the larger parcel's Southeast corner.

It has been determined that the Project will require certain property interests of your property located at **Vacant Land, Beaumont, CA 92223** bearing **Riverside County** Assessor Parcel Number ("APN") **418-250-008** ("Property Interests").

It is the policy of the City to acquire privately owned real property or an interest in privately owned real property, only when it is essential to do so and to make every reasonable effort to acquire the real property or interest therein through voluntary purchase. While the City has the power of eminent domain, condemnation has not been authorized with respect to the Property Interest as of this date.

California law requires that before making an offer for the acquisition of Property Interests for the Project, the City must: obtain an appraisal to determine the fair market value of the Property Interests being acquired; establish an amount which it believes to be Just Compensation for the Property Interests; and make an offer to the owner for an amount not less than the Just Compensation so determined. The City has, accordingly, had your Property appraised to determine its fair market value, as defined in California Code of Civil Procedure Section 1263.320. It was appraised in accordance with commonly accepted appraisal standards and included consideration of the Highest and Best Use of the land, the land's current use and any improvements located thereon. The appraisal has been completed and reviewed and has determined an amount which constitutes Just Compensation for the Property Interests.

The City hereby offers you the sum of \$4,208.00 (FOUR THOUSAND TWO HUNDRED AND EIGHT DOLLARS and NO CENTS.) for the Property Interests. The enclosed Appraisal Waiver dated 07/03/2023 outlines the basis for this offer.

This offer is based on the assumption that the Property is free of contamination and require no remediation. If contamination is found, this offer will be subject to amendment. This is an offer to purchase the Property Interests, free of all liens and other encumbrances, except as may be agreed to by the City.

You may engage an appraiser licensed by the California Office of Real Estate Appraisers to provide you with an independent opinion of the value of the Property necessary for the Project. If you do so, the City will reimburse you a reasonable amount up to \$5,000 for an appraisal performed by your certified appraiser. Please submit a copy of the invoice from your appraiser with your request for reimbursement.

California regulations provide that each Owner from whom the City purchases real property or each tenant owning improvements on said property, be provided with information relating to the acquisition procedures. This information has been provided to you and is referenced in the attached receipt checklist as "YOUR PROPERTY, YOUR TRANSPORTATION PROJECT." In addition, if persons reside on or have businesses or belongings on said property, they may have potential relocation rights and benefits, which you should discuss with us.

I am available to meet with you and respond to any questions you may have relating to this offer. I can be reached at (951) 769-8527 or KWarsinski@beaumontca.gov.

If the City's offer is acceptable, please have the appropriate person(s) sign the acceptance on the enclosed copy of this letter and return the signed copy to; ATTN: Kyle Warsinski, City of Beaumont, 550 E. 6th Street, Beaumont, CA 92223.

Sincerely,

Kyle Warsinski
City of Beaumont

ACCEPTANCE

The foregoing offer of the City of Beaumont for the acquisition of the Property Interests described above is hereby accepted:

Abbas Satrap and Fatemeh Zare Satrap, Trustees of The Satrap Family Trust Dated July 25, 1988, as to an undivided 1/3 interest; Dariush Parvin and Ann Elizabeth Parvin, Trustees of The Parvin Family Trust Dated September 30, 1997, as to an undivided 1/3 interest and The 2003 A.R., LLC, a California limited liability Company, as to an undivided 1/3 interest, as tenants in commo

By: _____

Name: _____

Its: _____

Date: _____

Parvin Family Trust
By: *Dariush Parvin* Trustee

Name: *Dariush Parvin* Trustee

Its: *Trustee*

Date: *24 October 2023*

Parvin Family Trust
By: *Ann E. Parvin*, Trustee

Name: *Ann Elizabeth Parvin*, Trustee

Its: *Trustee*

Date: *October 24, 2023*

described above is hereby accepted:

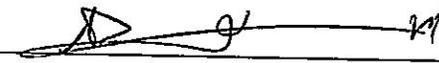
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By:  Zare

Name: Abbas Satrap Trustee Fatemeh Zare Satrap Trustee

Its: Satrap Family Trust Satrap Family Trust

Date: October 27, 2023 October 27-2023

By:  Abbas Satrap

Name: The 2003 A.R., LLC

Its: Manager of LLC

Date: October 27, 2023

By: _____

Name: _____

Its: _____

Date: _____