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TO: 6612453472

Company:

Fax Number: 6612453472

FROM: Brooke Fox

Company: Law Offices of J.T Fox and Associates

Fax Number: 8887505530

Phone Number: 8887505530

NOTES:

OCT 02 2023

**LAW OFFICES OF J.T. FOX & ASSOCIATES,
A Professional Corporation**

Mr. J.T. Fox, Esq.
Law Offices of J.T. Fox & Associates, APC
556 S. Fair Oaks Ave., No. 444
Pasadena, CA 91105
Work: (888) 750-5530
Fax: (888) 750-5530
www.JTFOXLAW.COM
Email: jt@jtfoxlaw.com

September 29, 2023

Ms. Rebecca Gipson - President
Frazier Park Public Utility District
P.O. Box 1525
Frazier Park, CA 93225
Sent by Fax: (661) 245-3472 & Email to: RebeccaFppud@gmail.com

Re: **Response to Official Letter of Fair Market Value, Just Compensation, for the Acquisition of Interests in Real Property for Construction of Well 8 and Related Easements (Per California Government Code Section 7267.2)**
Our Client: C&C Elite Properties, LLC

Dear Ms. Gipson:

Please be advised that this law firm has been retained by C&C Elite Properties, LLC in respect to the aforementioned matter.

We are in receipt of your official letter for the requested partial acquisition of our client's land for access and construction of a new well (i.e., Well No. 8) on said property.

Our client at this juncture denies your agency's request.

Our client requests the following information from your agency to allow a proper inquiry to further address this matter:

1. All construction plans for the construction of the new underground water pipeline and new well in the proposed area.

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2. Copy of your agency's studies and tests for alternative locations for a well to supplement and eventually replace Well No. 5. (which apparently is ending its useful life) for your agency to fulfill the public purpose of satisfying its obligations to its customers to provide a safe and reliable water supply.
3. A list of all property owners that are affected by Well No. 5.

We are also hereby requesting certain information as to your Agency's General Manager named Jonnie Allison as follows: (1) Mr. Allison's participation in regards to your agency's proposed project herein, and (2) whether Mr. Allison owns real property directly or indirectly near the proposed Well No. 8 site or whether he owns property that borders the property owned by my client.

On a side note, we reviewed your agency's appraisal report, which is flawed. Your agency's appraiser assumed that each acre in respect to my client's property had equal value. The area of which your agency desires, is the most valuable acreage in regards to my client's ranch. The subject area is in the front of their property bordering their entrance and is highly visible from a busy street. A majority of my client's land is not even functional. Further, my client had extensive plans for the building of a significant ranch entrance. My client also uses their land for business purposes and they would certainly lose business goodwill from your agency's acquisition of their land.

My client does accept your agency's offer to pay the reasonable costs (not to exceed \$5,000) for an independent appraisal. My client will now proceed to retain the services of an independent appraiser (and a business valuation expert) to determine the value of the subject land and the value of the loss of business goodwill.

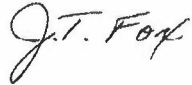
We would also like to know as to whether additional studies were conducted in order to determine whether proposed Well No. 8 and its access points could be located to another section of my client's property or simply across the street from their property. We are unclear as to why your agency seemingly decided to choose an area of my client's property that is the most visible to the street and would permanently ruin the goodwill of my client's business and negatively change the entrance of my client's property permanently.

I am happy to schedule a meeting with you to discuss this matter to see if an amicable agreement can be reached. However, the information requested above would certainly be needed in order for my office to better discuss this matter with you.

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Please do not hesitate to call or write should you have questions or comments. My best number is (310) 701-6052.

Very truly yours,
LAW OFFICES OF J.T. FOX & ASSOCIATES, APC

A handwritten signature in cursive script that reads "J.T. Fox".

J.T. Fox, Esq.

cc: C&C Elite Properties, LLC