

**Correspondence/Contact Summary
Resolution No. 2019-021
Fujita Family Trust and Masami Fujita**

Date	Reason for Contact
June 29, 2018	Orange County Transportation Authority (OCTA) right-of-way (ROW) agent performed field attempt and met with property owner to present the offer package. Property owner indicated his approval of the offer, but needs to discuss with the other co-owners of the subject property.
July 5, 2018	OCTA ROW agent received voice message from property owner expressing their acceptance of the offer.
July 9, 2018	OCTA ROW agent left message for property owner regarding ROW contract execution.
July 12, 2018	OCTA ROW agent spoke to property owner regarding ROW contract execution.
August 7, 2018	OCTA ROW agent spoke to property owner who stated his attorney is reviewing the offer and the ROW contract and will advise when the review is completed.
August 22, 2018	OCTA ROW agent spoke to property owner stated his attorney had some proposed changes to the ROW contract. OCTA ROW agent reminded property owner that the incentive fee payment acceptance period will expire 8/29/18 and requested property owner's attorney contact her.
August 24, 2018	OCTA ROW agent spoke to property owner advising him that his attorney has not contact her and that a 10-day reminder letter regarding the 20% incentive fee payment was sent to him via USPS regular mail.
September 11, 2018	OCTA ROW agent spoke to property owner advising him that his attorney has not contact her. Property owner stated he would provide his attorney's contact information next time.
September 20, 2018	OCTA ROW agent spoke to property owner regarding the status of his attorney's review of the offer package and ROW contract. Property owner provided contact information for his attorney and OCTA ROW agent called and left a message for the attorney to contact her.
October 3, 2018	OCTA ROW agent spoke to property owner's attorney regarding his proposed changes to the ROW contract.
October 10, 2018	OCTA ROW agent emailed property owner's attorney regarding the status of his review of the ROW contract.
October 29, 2018	OCTA ROW agent emailed OCTA legal counsel to review the proposed changes to the ROW contract by property owner's attorney.
November 26, 2018	OCTA ROW agent sent email to OCTA legal counsel with property owner's attorney contact information for direct follow up with the owner's attorney.

November 30, 2018	OCTA ROW agent followed up with property owner's attorney to confirm direct contact with OCTA legal counsel on the proposed changes to the ROW contract.
December 18, 2018	OCTA legal counsel and property owner legal counsel telephone conference and email exchange regarding revisions to ROW contract.
December 21, 2018	OCTA ROW agent mailed first level review letter to property owner via USPS regular mail.
January 25, 2019	OCTA ROW agent mailed first level review letter to property owner via USPS regular mail.
January 31, 2019	OCTA legal counsel email to property owner legal counsel following up on status.
February 8, 2019	Notice of Intent to Adopt Resolution of Necessity Letter sent to property owner regarding hearing scheduled for March 25, 2019.
February 12, 2019	OCTA legal counsel email to property owner legal counsel with copy of redlined ROW contract for comment.
February 13, 2019	Property owner legal counsel email to OCTA legal counsel regarding property owner's intent to secure release from tenants.
February 20, 2019	OCTA legal counsel email to property owner legal counsel following up on status.
March 1, 2019	OCTA legal counsel email to property owner legal counsel following up on status and attaching notice of intent to adopt resolution of necessity letter and a second copy of redlined ROW contract for comment.
March 8, 2019	Property owner legal counsel email to OCTA legal counsel stating parties will be able to reach an agreement before March 25, 2019 resolution of necessity hearing date.
March 15, 2019	OCTA legal counsel email to property owner legal counsel informing him resolution of necessity hearing would be continued but requesting response to proposed ROW contract.
March 21, 2019	Letter sent by overnight mail to property owner providing notice that resolution of necessity hearing would be continued to May 13, 2019.
April 25, 2019	OCTA legal counsel mailed and emailed third copy of redlined ROW contract to property owner legal counsel for comment. The letter explains that the resolution of necessity hearing will proceed on May 13, 2019 if the parties are unable to reach an agreement.

Correspondence/Contact Summary
Resolution No. 2019-033
NM 168, LLC

Date	Reason for Contact
October 22, 2015	Orange County Transportation Authority (OCTA) right-of-way (ROW) agent advised by OCTA that property owner contacted them via email inquiring about the project. OCTA ROW agent called property owner and left a voice message for property owner to return call at his convenience.
October 12, 2017	OCTA ROW agent mailed NDA to property owner via USPS regular and certified mail. Package included Title VI package and acquisition brochure.
November 7, 2017	OCTA ROW agent received NDA returned as "Return to Sender" with an updated mailing address for property owner as R&R Management, LLC.
January 18, 2018	OCTA ROW agent received NDA returned as "Return to Sender" with an updated mailing address for property owner as R&R Management, LLC.
July 26, 2018	OCTA ROW agent mailed revised NDA to property owner via USPS regular and certified mail. Package included Title VI and acquisition brochure.
September 13, 2018	OCTA ROW agent received notification of new ownership for subject property.
September 28, 2018	OCTA ROW agent mailed NDA to new property owner via USPS regular and certified mail. Package included Title VI and acquisition brochure.
October 15, 2018	OCTA ROW agent received signed NDA certified mail receipt.
November 5, 2018	OCTA ROW agent met with new property owner on site and explained the proposed acquisition and project impacts. OCTA ROW agent discussed the property owner's concerns and advised that offer will be presented at a later date. OCTA ROW agent requested staking of the subject property acquisition.
January 15, 2019	OCTA ROW agent received signed NDA certified mail receipt.
February 27, 2019	OCTA ROW agent met with property owner's managers and corporate lawyer to present offer and discuss their concerns regarding property visibility and monument sign, use of TCE and unauthorized use of property, and other project issues.
March 21, 2019	OCTA ROW agent met with property owner's managers and corporate lawyer to discuss OCTA's responses to their concerns. OCTA ROW agent also discussed property owner's counter offer and their anticipated claims for loss of business goodwill.
March 22, 2019	Legal counsel for a tenant, Sunrise Market, contacted OCTA concerning project.

March 25, 2019	OCTA's legal counsel contacted counsel for tenant, Sunrise Market, to discuss project, potential impacts on business, requested release of claims, and arrange a 1 st level review meeting.
March 25, 2019	OCTA ROW agent mailed to property owner 30-day reminder letter regarding incentive payment and later discussed meeting at the property with project engineer.
April 3, 2019	OCTA mailed 1 st level review letter via USPS regular mail directly to the property owner.
April 4, 2019	OCTA's Clerk of Board receives a request to be heard by property owner at hearing on resolution of necessity.
April 4, 2019	OCTA's legal counsel calls property owner's counsel to discuss request to be heard and informed settlement is likely. OCTA's legal counsel follows up with email reiterating offer for a 1 st level review meeting.
April 10, 2019	OCTA's team meets with one of property owner's tenants (Sunrise Market) and her attorney, conducting 1st level review meeting and answering their questions regarding the project and potential loss of business goodwill. Tenant states will make a compensation demand on OCTA.
April 19, 2019	Property owner signs ROW contract with OCTA.