

**Correspondence/Contact Summary  
Resolution No. 2018-064  
One Pacific Plaza Association**

<b>Date</b>	<b>Reason for Contact</b>
January 29, 2018	Orange County Transportation Authority (OCTA) right-of-way (ROW) agent emailed property owner's representative asking for the property owner's direct contact information so the OCTA ROW agent can present the offer package.
February 1, 2018	Property owner's representative emailed OCTA ROW agent requesting that OCTA ROW agent send the offer package to her and she would provide the offer package to the property owner.
February 2, 2018	OCTA ROW agent emailed the offer package to property owner's representative and requested that she confirm receipt and execute and return the receipt of offer package. OCTA ROW agent received email from property owner's representative that she has provided the offer package to the property owner's board of representatives and attorneys.
February 23, 2018	OCTA ROW agent emailed property owner's representative to follow up on their offer package review and notified them that 30-days remained in the incentive payment period. OCTA ROW agent mailed 30-day incentive notice to property owner's representative via USPS regular and certified mail.
March 2, 2018	OCTA's legal counsel and owner's legal counsel participated in a conference call regarding Bella Terra Medical Plaza, LLC, a property located in the same commercial center. Owner's legal counsel mentioned they were interested in negotiating the compensation and contract language for the property that is the subject of Resolution No. 2018-064. They proposed using the same or similar contract language and land valuation as in the Bella Terra Medical Plaza, LLC agreement.
March 6, 2018	OCTA ROW agent received signed 30-day incentive notice certified mail return receipt.
March 23, 2018	<p>OCTA ROW agent emailed property owner's representative to follow up on their offer package review and notified them that 10 days remained in the incentive payment period which expired April 3, 2018.</p> <p>OCTA ROW agent mailed 10-day incentive notice to property owner's representative via USPS regular and certified mail. Property owner's representative stated they would provide feedback by the incentive payment deadline.</p>

April 4, 2018	OCTA ROW agent emailed property owner's representative requesting an update regarding their review of the offer package.
April 6, 2018	<p>OCTA ROW agent left a voice message for property owner's representative to follow up on the ownership's feedback regarding the offer package.</p> <p>OCTA ROW agent received a voice message from property owner's representative that the property owner and its attorney has been working directly with OCTA's legal counsel to resolve all outstanding issues.</p>
April 9, 2018	OCTA ROW agent emailed property owner's representative confirming receipt of her latest voice message regarding status.
April 20, 2018	OCTA ROW agent mailed first level review letter to property owner via USPS regular mail.
April 27, 2018	OCTA ROW agent received an e-mail from property owner's representative stating that the property owner's legal counsel wanted to discuss a counteroffer with OCTA's legal counsel.
May 8, 2018	OCTA's legal counsel emailed the property owner's legal counsel offering to discuss a counteroffer and informing property owner's legal counsel that the parking structure lights on the adjacent property were encroaching into Caltrans right of way and should not be compensated..
May 11, 2018	OCTA counsel mailed NOI letter to property owner and City of Huntington Beach via USPS regular mail.
May 14, 2018	OCTA's legal counsel exchanged emails with property owner's legal counsel regarding the status of the property owner's counteroffer and the removal of the parking structure lights on the adjacent property.
May 23, 2018	Property owner's legal counsel called OCTA's legal counsel to discuss the property owner's questions regarding the parking structure lights. Property owner's legal counsel told OCTA's legal counsel that a counteroffer would be made at the same time as the counteroffer for the adjacent property. The counteroffer would be made after the property owner confirmed the parking structure lights on the adjacent property were encroaching and should not be compensated.
June 1, 2018	OCTA's legal counsel exchanged emails with and called the property owner's legal counsel to discuss the status of the property owner's counteroffer and questions about impacts to improvements on the adjacent property to assist the property owner in finalizing their counteroffer for the adjacent property.
June 5, 2018	OCTA's legal counsel emailed property owner's legal counsel regarding the impacts to improvements on the adjacent parcel.

June 5, 2018	The property owner's legal counsel emailed OCTA's legal counsel a counteroffer.
June 12, 2018	OCTA accepts property owner's counteroffer.
June 12, 2018	OCTA's legal counsel exchanges emails with property owner's legal counsel regarding ownership of 103107 and 103108.
June 21, 2018	OCTA's legal counsel emails property owner's legal counsel a new version of the Right-of-Way Contract ("Contract"), Grant of Easement ("TCE Deed"), and Attachment to Legal Description- Temporary Construction Easement ("TCE Cover Sheet").
June 29, 2018	OCTA's legal counsel emails property owner's legal counsel to inform them that OCTA can agree to take subject to all title exceptions since this is only a TCE acquisition.
July 16, 2018	OCTA's legal counsel emails property owner and property owner's legal counsel a letter stating that the RON hearing would not go forward in July.
July 17, 2018	Property owner's legal counsel emails OCTA's legal counsel a redline of the Contract, TCE Deed, and TCE Cover Sheet.
July 23, 2018	OCTA's legal counsel emails property owner's legal counsel retaining wall plans for 103107 frontage.
July 26, 2018	OCTA's legal counsel participates in telephone conference with property owner's legal counsel about contract language.
July 26-27, 2018	OCTA's legal counsel exchanges emails with property owner's legal counsel about the title report
August 2, 2018	OCTA's legal counsel emails property owner's legal a second redline of the Contract, TCE Deed, and TCE Cover Sheet, which would require Association to disclose the transaction with OCTA to buyer of PR One's interest in adjacent parcels.
August 9, 2018	Property owner's legal counsel emails OCTA's legal counsel a third redline of the Contract, TCE Deed, and TCE Cover Sheet removing disclosure requirement.
August 10, 2018	OCTA's legal counsel participates in a telephone conference with property owner's legal counsel about third redline of the Contract, TCE Deed, and TCE Cover Sheet.
August 10, 2018	OCTA mails Notice of Intent to Adopt a Resolution of Necessity on September 24, 2018 to property owner and e-mails copy to property owner's legal counsel.
August 27, 2018	OCTA's legal counsel emails property owner's legal counsel a fourth redline of the Contract, TCE Deed, and TCE Cover Sheet, including provision allowing property owner to access TCE during entire TCE Term per property owner's request.
September 5, 2018	Property owner's legal counsel emails OCTA's legal counsel a fifth redline of the Contract, TCE Deed, and TCE Cover Sheet.

September 6, 2018	OCTA's legal counsel participates in conference call with property owner's legal counsel about fifth redline of the Contract, TCE Deed, and TCE Cover Sheet.
September 7, 2018	OCTA's legal counsel emails a sixth redline of the Contract, TCE Deed, and TCE Cover Sheet to property owner's legal counsel with clean versions for execution.

**Correspondence/Contact Summary**  
**Resolution No. 2018-065**  
**One Pacific Plaza Association and PR One Pacific Plaza**

<b>Date</b>	<b>Reason for Contact</b>
January 29, 2018	Orange County Transportation Authority (OCTA) right-of-way (ROW) agent emailed property owner's representative asking for the property owner's direct contact information so OCTA ROW agent can present the offer package.
February 1, 2018	Property owner's representative emailed OCTA ROW agent requesting that OCTA ROW agent send the offer package to her and she will provide the offer package to the property owner.
February 2, 2018	OCTA ROW agent emailed the offer package to property owner's representative and requested that she confirm receipt and then execute and return the receipt of offer package. OCTA ROW agent received email from property owner's representative that she has provided the offer package to the property owner's board of representatives and attorneys.
February 23, 2018	OCTA ROW agent emailed property owner's representative to follow up on their offer package review and notified them that 30-days remained in the incentive payment period. OCTA ROW agent mailed 30-day incentive notice to property owner's representative via USPS regular and certified mail.
March 2, 2018	OCTA's legal counsel and owner's legal counsel participated in a conference call regarding Bella Terra Medical Plaza, LLC, a property located in the same shopping center. Owner's legal counsel mentioned they were interested in negotiating the compensation and contract language for the property that is the subject of Resolution No. 2018-065. They proposed using the same or similar contract language and compensation as in the Bella Terra Medical Plaza, LLC agreement.
March 6, 2018	OCTA ROW agent received signed 30-day incentive notice certified mail return receipt.
March 23, 2018	<p>OCTA ROW agent emailed property owner's representative to follow up on their offer package review and notified them that 10-days remained in the incentive payment period which expires April 3, 2018.</p> <p>OCTA ROW agent mailed 10-day incentive notice to property owner's representative via USPS regular and certified mail. Property owner's representative stated they would provide feedback by the incentive payment deadline.</p>

April 4, 2018	OCTA ROW agent emailed property owner's representative requesting an update regarding review of the offer package.
April 6, 2018	<p>OCTA ROW agent left a voice message for property owner's representative to follow up on the property owner's feedback regarding the offer package.</p> <p>OCTA ROW agent received a voice message from property owner's representative that the property owner and its attorney have been working directly with OCTA's legal counsel to resolve all outstanding issues.</p>
April 9, 2018	OCTA ROW agent emailed property owner's representative confirming receipt of her latest voice message regarding status.
April 20, 2018	OCTA ROW agent mailed first level review letter to property owner via USPS regular mail.
April 27, 2018	OCTA ROW agent received an e-mail from property owner's representative stating that the property owner's legal counsel wanted to discuss a counteroffer with OCTA's legal counsel.
May 8, 2018	OCTA's legal counsel emailed the property owner's legal counsel offering to discuss a counteroffer, and informing property owner's legal counsel that the parking structure lights were encroaching into Caltrans right of way.
May 11, 2018	OCTA counsel mailed NOI letter to property owner and City of Huntington Beach via USPS regular mail.
May 14, 2018	OCTA's legal counsel exchanged emails with property owner's legal counsel regarding the status of the property owner's counteroffer and removal of the parking structure lights. Property owner's legal counsel told OCTA's legal counsel that a counteroffer would be made after they confirmed the parking structure lights were encroaching and should not be compensated.
May 23, 2018	Property owner's legal counsel called OCTA's legal counsel to discuss the property owner's questions regarding the parking structure lights.
June 1, 2018	OCTA's legal counsel exchanged emails with and called the property owner's legal counsel to discuss the property owner's questions about impacts to the vines on the parking structure and irrigation within the temporary construction easement (TCE) area to assist the property owner in finalizing their counteroffer.
June 5, 2018	OCTA's legal counsel emailed property owner's legal counsel regarding the impacts to the vines on the parking structure and irrigation within the TCE area. The property owner's legal counsel confirms the encroaching lights have been removed.

June 5, 2018	The property owner's legal counsel emailed OCTA's legal counsel a counteroffer.
June 11, 2018	OCTA's legal counsel emailed property owner's legal counsel a letter notifying them of continuance of the RON hearing to July.
June 12, 2018	OCTA's legal counsel exchanges emails with property owner's legal counsel regarding ownership of 103107 and 103108.
June 27-29, 2018	OCTA's legal counsel participates in telephone conference with property owner's legal counsel about the retaining wall and sends property owner's legal counsel the plans for the retaining wall.
July 2, 2018	OCTA's legal counsel accepts property owner's counteroffer.
July 13, 2018	OCTA's legal counsel sends property owner's legal counsel additional plans for the retaining wall.
July 16, 2018	OCTA's legal counsel sends letter to property owner and property owner's legal counsel notifying them that the RON hearing would not go forward in July.
July 17, 2018	Property owner's legal counsel conveys a new, second counteroffer to include compensation for repainting the parking structure following removal of the vines.
July 23, 2018	OCTA's legal counsel participates in a telephone conference with property owner's legal counsel about the retaining wall.
July 26, 2018	OCTA's legal counsel accepts property owner's second counteroffer.
July 26-27, 2018	OCTA's legal counsel participates in telephone conference with property owner's legal counsel about property owner's concerns about the parking structure signs and the effect of the relinquishment of abutter's rights on any claim for lost visibility. OCTA's legal counsel exchanges several emails with property owner's legal counsel about the title reports and abutter's rights.
August 2, 2018	OCTA's legal counsel emails property owner's legal counsel a revised Right-of-Way Contract ("Contract"), TCE Deed, and Attachment to Legal Description- Temporary Construction Easement ("TCE Cover Sheet").
August 10, 2018	OCTA mails Notice of Intent to Adopt a Resolution of Necessity on September 24, 2018 to property owner and e-mails copy to property owner's legal counsel.
August 14, 2018	Property owner's legal counsel emails OCTA's legal counsel a redlined version of the Contract, TCE Deed, and TCE Cover Sheet.
August 27, 2018	OCTA's legal counsel exchanges emails with property owner's legal counsel about any updates to the retaining wall plans and property owner's request for aerial overlay of the wall along the parking structure.

August 27, 2018	OCTA's legal counsel emails property owner's legal counsel a second redline of the Contract, TCE Deed, and TCE Cover Sheet.
September 5, 2018	Property owner's legal counsel emails property owner's legal counsel a third redline of the Contract, TCE Deed, and TCE Cover Sheet.
September 6, 2018	OCTA's legal counsel participates in telephone conference with property owner's legal counsel about third redline of the Contract, TCE Deed, and TCE Cover Sheet.
September 7, 2018	OCTA's legal counsel emails sixth redline of the Contract, TCE Deed, and TCE Cover Sheet with clean versions for execution.



**Correspondence/Contact Summary**  
**Resolution No. 2018-113**  
**Sang Ki Park**

<b>Date</b>	<b>Reason for Contact</b>
April 27, 2016	Orange County Transportation Authority (OCTA) right-of-way (ROW) agent spoke with property owner, Sang Ki Park (Steven Park) about the proposed acquisitions, the project and his concerns about possible impacts to his car wash business at the subject property.
April 28, 2016	Property owner contacted OCTA with additional questions about the project. OCTA ROW agent contacted property owner to discuss his concerns with the project.
November 22, 2016	OCTA ROW agent received email from OCTA that property owner wanted a project update.
November 23, 2016	OCTA ROW agent called property owner and discussed potential project impacts to subject property. Owner requested to meet in the future and agent will schedule an appointment at his convenience.
July 26, 2017	OCTA ROW agent mailed NDA to property owner via USPS regular and certified mail.
August 11, 2017	OCTA ROW agent and OCTA appraiser met with property owner on site to conduct the appraisal inspection and discuss project and potential impact to the car wash.
August 22, 2017	OCTA ROW agent left message for property owner requesting permission to send a survey crew to stake the proposed take. OCTA ROW agent received call from property owner refusing staking of the property. OCTA ROW agent briefly addressed property owner's concerns with the project and concluded that will await the offer.
May 4, 2018	OCTA ROW agent attempted to contact the property owner via his cellphone number; no answer, therefore, agent left message for owner with his employee at the car wash.
May 7, 2018	OCTA ROW agent performed field attempt at car wash to present offer onsite to property owner; but he was not in. OCTA ROW agent left offer package with owner's employee at the car wash and emailed owner that offer package has been delivered onsite.
May 8, 2018	OCTA ROW agent left another message for property owner at the car wash. OCTA ROW agent informed owner's employee at the car wash that it is imperative the owner gets the message that the offer package has been delivered onsite.
May 17, 2018	OCTA ROW agent performed another field attempt at car wash to meet with property owner and discuss the offer; however, he was not in.

May 21, 2018	OCTA ROW agent continuing attempts to contact property owner; agent left message with car wash cashier and sent follow up email.
May 22, 2018	OCTA ROW agent received call from property owner who stated he has been out of town on family matters and has not reviewed the offer package yet, but expects to be back in 2 days. OCTA ROW agent reminded the property owner about the incentive period and its deadline of 7/6/18.
May 25, 2018	OCTA ROW agent spoke to property owner who stated he was back in town and will contact OCTA ROW agent next week with meeting date.
May 31, 2018	OCTA ROW agent called property owner; no answer; OCTA ROW agent left voice message.
June 1, 2018	OCTA ROW agent received call from property owner that he has not had a chance to review the offer package as he is still attending to family matters; OCTA ROW agent stated she would follow up with him again next week.
June 4, 2018	OCTA ROW agent called property owner; no answer; OCTA ROW agent left voice message.
June 7, 2018	OCTA ROW agent mailed 30-day reminder letter regarding incentive payment to property owner via USPS certified and regular mail.
June 11, 2018	OCTA ROW agent called property owner; no answer, OCTA ROW agent left voice message.
June 14, 2018	OCTA ROW agent spoke to property owner who said that he was in a meeting with his business partner and would call back as soon as possible; OCTA ROW agent later spoke with owner who stated that due to a family emergency, he must travel to Korea and cannot deal with the offer right now, but should return in middle to late July. OCTA ROW agent reminded property owner that his incentive payment will expire in approximately 45 days and asked him to contact her as soon as he returns to the USA.
June 25, 2018	OCTA ROW agent mailed first level review notice to property owner via USPS regular mail.
June 26, 2018	OCTA ROW agent mailed out 10-day reminder letter regarding incentive payment to property owner via USPS certified and regular mail.
July 12, 2018	OCTA ROW agent received email from property owner who stated that his trip was taking longer than expected and he will contact OCTA ROW agent when he has returned to the USA. OCTA ROW agent confirmed receipt of the e-mail and asked that the owner contacts OCTA ROW agent as soon as he returns to the USA.
August 7, 2018	OCTA ROW agent e-mailed property owner for an update on his return to the USA and review of the offer package.

August 10, 2018	OCTA counsel mailed NOI letter to property owner and City of Fountain Valley via USPS regular mail.
August 13, 2018	OCTA ROW agent left voice message for property owner asking for an update on the review of the offer package.
August 24, 2018	OCTA ROW agent sent another e-mail to property owner to inquire about the status of the review of the offer package. No response.
September 6, 2018	OCTA ROW agent continues to try to get in touch with the property owner. OCTA ROW agent sent e-mail to property owner asking for an update. No response.

**Correspondence/contact Summary**  
**Resolution No. 2018-115**  
**Krausz FT One**

<b>Date</b>	<b>Reason for Contact</b>
June 6, 2016	Orange County Transportation Authority (OCTA) right-of-way (ROW) agent spoke with property owner's representative about OCTA's request for a permit/right of entry (ROE) to enter subject site for testing for hazardous waste. OCTA ROW agent sent the ROE document to property owner to two addresses via USPS regular and certified mail, for his review and signature.
June 23, 2016	OCTA ROW agent received certified mail receipt back signed by A. Radovich. (for ROE)
June 27, 2016	OCTA ROW agent emailed the ROE document to property owner for execution; OCTA ROW agent left a voice message to owner's representative requesting a fast response.
June 28, 2016	OCTA ROW agent spoke to property owner who advised their attorney needs to review the ROE before they can execute it.
July 6, 2016	OCTA ROW agent called property owner and left a voice message; OCTA ROW agent sent a follow up email to owner about the ROE.
July 7, 2016	OCTA ROW agent sent another follow up email to property owner.
July 13, 2016	OCTA ROW agent received second certified mail receipt back signed by C. Willig.(for ROE)
July 18, 2016	OCTA ROW agent advised that property owner has mailed the signed ROE to his attention.
September 6, 2016	OCTA ROW agent received from property owner signed W9 form.
October 19, 2017	OCTA ROW agent mailed NDA to property owner via USPS regular and certified mail.
January 18, 2018	OCTA ROW agent received back NDA from USPS and returned as "Not deliverable as addressed - Return to sender."
May 23, 2018	OCTA ROW agent attempted contact with property owner.
May 30, 2018	OCTA ROW agent attempted contact with property owner and left a voice message requesting their preferred method of transmittal for the offer package and to further discuss the project. OCTA ROW agent also requested a call back and sent email regarding the same. OCTA ROW agent received email from property owner requesting the offer package be emailed to them. OCTA ROW agent e-mailed offer package to property owner and requested confirmation of receipt of e-mail.

June 14, 2018	OCTA ROW agent emailed property owner requesting confirmation they have received the offer package.
June 27, 2018	OCTA ROW agent spoke to property owner regarding the incentive fee payment and mailed the 30-day incentive notice to property owner via USPS regular and certified mail.
July 17, 2018	OCTA ROW agent mailed 50-day incentive fee notification letter to property owner via USPS regular and certified mail. OCTA ROW agent also emailed property owner regarding the same; OCTA ROW agent also requested a call back or email from the property owner to discuss the project, offer package and/or incentive fee payment.
July 25, 2018	OCTA ROW agent mailed first level review notice to property owner via USPS regular mail. OCTA ROW agent left a voice message for owner asking about offer.
August 10, 2018	OCTA counsel mailed NOI letter to property owner and City of Westminster via USPS regular mail.
August 27, 2018	OCTA ROW agent left message for property owner asking about the offer. No response.
September 11, 2018	OCTA ROW agent left voice message and sent e-mail to the property owner asking about the offer. No response.