

**Correspondence/Contact Summary
Resolution No. 2018-007
International Asset Management Group, LLC, a California Limited
Liability Company**

Date	Reason for Contact
September 22, 2017	The Orange County Transportation Authority (OCTA) right-of-way (ROW) agent received e-mail from property owner stating that all correspondence and offers should be sent to his attorney. Agent contacted attorney to coordinate offer presentation.
September 26, 2017	OCTA ROW agent mailed offer package to property owner's attorney, at his request, via USPS certified mail.
October 23, 2017	OCTA ROW agent contacted property owner's attorney about status of their offer review process. Attorney e-mails that it is under review and questioned appraisal regarding current vs. future zoning.
October 31, 2017	OCTA ROW agent contacted OCTA's appraiser to discuss owner's concerns with the report. OCTA ROW agent e-mailed property owner's attorney regarding his questions on the appraisal report. OCTA ROW agent e-mailed and mailed 30-day incentive notice via USPS regular and certified mail.
November 17, 2017	OCTA ROW agent spoke with property owner's attorney who stated that owner would not be accepting the offer as he is in negotiations with a developer that is working with the City on a zone change. The owner and the developer believe the appraisal value should be higher. Agent requested attorney to have owner submit a counter-offer.
November 20, 2017	OCTA ROW agent mailed 50-day incentive notice via USPS regular and certified mail.
December 4, 2017	OCTA ROW agent e-mailed property owner's attorney about status of owner submitting a counter-offer.
December 20, 2017	OCTA ROW agent mailed first level review letter to property owner and attorney via regular mail.
January 12, 2018	OCTA mailed notice of hearing regarding intent to adopt resolution of necessity.

Correspondence/Contact Summary
Resolution No. 2018-008
Southern California Edison Company, a Corporation

Date	Reason for Contact
July 7, 2017	The Orange County Transportation Authority (OCTA) right-of-way (ROW) agent received offer package and initiated contact with property owner's (SCE) representative to make presentation.
July 12, 2017	OCTA ROW agent e-mailed and left message with SCE representative to contact agent for offer presentation. OCTA ROW agent received call from representative that offer package could be e-mailed to him. SCE representative advised agent that prior to beginning the review and California Public Utilities Commission 851 application process, SCE would require a processing fee from OCTA.
July 13, 2017	OCTA ROW agent e-mailed offer package to SCE representative and requested confirmation of receipt. OCTA ROW agent received confirmation of receipt from SCE for the offer package. E-mail correspondence between SCE representative and OCTA ROW agent regarding offer and SCE processing fee.
July 14, 2017	OCTA ROW agent received e-mail from SCE representative containing SCE's invoice for the \$14,000 processing fee for review of offer package. E-mail correspondence between OCTA ROW agent and SCE representative regarding requested processing fee.
July 25, 2017	OCTA ROW agent received e-mail from SCE representative that SCE's Survey and Mapping group has completed their review and approval of the legal descriptions and plat maps along with suggested annotations to the same. OCTA ROW agent e-mailed SCE that she would send their comments to the legal and plats to management and provide updated documents once available.
August 15, 2017	OCTA ROW agent mailed 30-day incentive notice via USPS regular and certified mail.
August 16, 2017	OCTA ROW agent received e-mail from SCE representative requesting a cross-section for review. OCTA ROW agent provided SCE with requested information.
August 21, 2017	OCTA ROW agent received signed 30-day incentive notice certified mail receipt.
August 22, 2017	OCTA ROW agent received e-mail from SCE representative requesting acquisition documents (ROW contract, permanent highway easements, and temporary construction easement deeds) in Microsoft Word format to provide redline changes. OCTA ROW agent provided SCE with the requested information.

August 30, 2017	OCTA ROW agent mailed 50-day incentive notice via USPS regular and certified mail.
September 6, 2017	OCTA ROW agent received signed 50-day incentive notice certified mail receipt.
September 8, 2017	OCTA ROW agent e-mailed SCE representative about status of the offer review process and that the 20 percent incentive payment period would be expiring on September 11, 2017.
September 21, 2017	OCTA ROW agent received e-mail from SCE representative that SCE would not be able to take advantage of the 20 percent incentive payment, and that SCE's lessee of the property, Bella Terra Mall, is reviewing proposal and lease agreement. SCE also had questions and comments regarding project construction.
September 26, 2017	OCTA's legal counsel spoke with SCE representative regarding processing fee requested by SCE.
December 13, 2017	OCTA ROW agent e-mailed SCE's representative about status of their offer review process.
December 18, 2017	OCTA ROW agent received e-mail from SCE representative that he attended the Interstate 405 design team meeting and inquired about the grading and improvement plans for the subject property. OCTA ROW agent emailed representative that she would follow up on his concerns and questions.
December 20, 2017	OCTA ROW agent mailed first level review letter to property owner and attorney via regular mail.
January 5, 2018	SCE representative left message for OCTA ROW agent stating that he received the first level review letter and has questions.
January 12, 2018	OCTA mailed notice of hearing regarding intent to adopt resolution of necessity.
January 12, 2018	OCTA ROW agent returned call from SCE representative and left message.

Correspondence/Contact Summary
Resolution No. 2018-009
City of Fountain Valley, a Municipal Corporation

Date	Reason for Contact
September 27, 2017	The Orange County Transportation Authority (OCTA), OCTA legal counsel, OCTA right-of-way (ROW) agent (collectively the "OCTA Team") met with the property owner's, City of Fountain Valley (City) representatives, and the City's ground lessee, Thompson RV, and Thompson RV's attorneys at OCTA's project office and presented the offer package. City and Thompson RV will review the offer package and provide OCTA Team with further questions.
October 2, 2017	OCTA ROW agent provided copy of offer package electronically to City, as requested by the City.
October 3, 2017	City representative e-mail OCTA ROW agent signed copy of receipt of offer package.
November 8, 2017	OCTA ROW agent mailed 30-day incentive notice to City via USPS regular mail.
November 8, 2017	OCTA ROW agent emailed 30-day incentive notice to City and carbon copied OCTA.
December 20, 2017	OCTA ROW agent mailed first level review letter to City via regular mail.
January 12, 2018	OCTA mailed notice of hearing regarding intent to adopt resolution of necessity.
January 12, 2018	OCTA's legal counsel forwarded courtesy copy of notice of hearing regarding intent to adopt resolution of necessity to property owner's tenant's legal counsel.
January 17, 2018	OCTA's legal counsel spoke with property owner's tenant's legal counsel, confirming representation and reiterating invitation for first level review meeting.
January 23, 2018	OCTA's legal counsel forwarded copy of first level review letter to property owner's tenant's legal counsel via email.
January 29, 2018	OCTA's legal counsel responded to property owner's tenant's representative indicating an inquiry would be made as to whether updated project plans are available.
February 6, 2018	OCTA's legal counsel forwarded e-mail to property owner's tenant's representative responding to inquiry regarding status of project plans.
February 9, 2018	OCTA Management met with the City Manager and the Director of Public Works to discuss the acquisition of the City property and to discuss why there is a need for eminent domain proceedings.

**Correspondence/Contact Summary
Resolution No. 2018-010**

Carolyn B. Huisch Properties, a California limited partnership, as to an undivided 50% interest and John M. Huisch, Trustee of the Huisch Land Trust (dated May 24, 1984), as to an undivided 50% interest

Date	Reason for Contact
July 22, 2016	The Orange County Transportation Authority (OCTA) right-of-way (ROW) agent contacted property owner to schedule an inspection of the property with the appraiser along with owners' tenant, Apex Parks Group (Apex/Boomers) and arrange for staking of the property to show impacts. Date of the same was agreed to by the owner.
July 26, 2016	OCTA ROW agent spoke to property owner's representative who cannot attend appraisal and staking meeting. OCTA ROW agent conferenced owner with representative and new date was agreed to by both.
August 15, 2016	OCTA ROW agent, OCTA counsel, and OCTA appraiser met with property owner and representatives and Boomers and conducted appraisal inspection. Owner expressed their concerns with impacts to the property and business.
October 25, 2016	OCTA ROW agent received call from property owner about status of offer.
October 26, 2016	OCTA ROW agent called property owner to discuss status of appraisal, mitigation report and offer. Owner requested review of mitigation report before it is finalized. OCTA ROW agent stated she would discuss this request with OCTA and provide feedback.
October 28, 2016	OCTA ROW agent called and left message for property owner to contact agent.
October 28, 2016	OCTA ROW agent received call from general manager of Apex/Boomers (lessee) requesting status and projected start of construction. OCTA ROW agent provided requested information to Boomers.
February 28, 2017	OCTA contacts owner' son, an attorney, to set up a meeting to discuss project impacts.
March 29, 2017	OCTA, ROW agent, owner, and tenant (Apex/Boomers) representatives meet to discuss project impacts.
August 8, 2017	OCTA and OCTA ROW agents met with property owners and owners' tenant and presented offer package.
August 22, 2017	Goodwill appraiser's initial contact with Apex/Boomers requesting financial information.
August 25, 2017	Goodwill appraiser sign Apex/Boomers Non-Disclosure Agreement.
August 28, 2017	Goodwill appraiser sent lease by Apex/Boomers.

August 29, 2017	Telephone call between goodwill appraise and Apex/Boomers regarding financial documents.
September 1, 2017	Goodwill appraiser receives profit and loss statements from Apex/Boomers.
September 5, 2017	Goodwill appraiser meets Apex/Boomers at subject property for inspection and interview.
September 6, 2017	Telephone call between goodwill appraiser and Apex/Boomers regarding financial documents and proposed capital improvements.
September 7, 2017	Goodwill appraiser e-mails Apex/Boomers with questions regarding financial statements.
September 28, 2017	Apex/Boomers e-mails goodwill appraiser with answers to financial questions on financial statements.
September 29, 2017	OCTA ROW agent called property owner's representative about status of their review of offer package and that the 60-day incentive payment acceptance would expire soon. Representative not available so agent left message with his secretary.
October 2, 2017	OCTA ROW agent e-mailed 50-day incentive notice to property owner's representative and requested status of their review of the offer package. OCTA ROW agent also mailed 50-day incentive notice to representative via USPS regular mail.
October 6, 2017	Apex/Boomers sends goodwill appraiser additional financial documents.
October 10, 2017	Goodwill appraiser meets Apex/Boomers at Irvine location for site inspection.
October 11, 2017	Telephone call between goodwill appraiser and Apex/Boomers regarding financial documents.
October 11, 2017	OCTA ROW agent spoke with property owner's tenant, Apex/Boomers, who stated they intended to present a counter offer in the next 30 days after getting quotes from vendors. Apex/Boomers expressed some of their concerns with the project to OCTA ROW agent. Owner will be conducting own due diligence and goodwill appraisal. OCTA ROW agent informed OCTA about Apex/Boomers concerns with the offer.
October 12, 2017	Telephone call between goodwill appraiser and Apex/Boomers regarding financial documents.
October 12, 2017	Exchange of e-mails between Apex/Boomers, OCTA ROW agent, and OCTA counsel regarding mitigation costs for Go-Karts and rebuild.
October 13, 2017	Exchange of e-mails between Apex/Boomers, OCTA ROW agent, and OCTA counsel regarding mitigation costs for Go-Karts and rebuild.
October 30, 2017	OCTA ROW agent received e-mail from Apex/Boomers regarding concerns with the offer/project. OCTA ROW agent forwarded these concerns to OCTA for review.

November 13, 2017	OCTA ROW agent e-mailed Apex/Boomers responding to their questions regarding American with Disabilities Act, mitigation report and goodwill appraisers.
November 14, 2017	Apex/Boomers requests a copy of the appraisal report.
November 15, 2017	OCTA ROW agent sends Apex/Boomers a copy of the appraisal report.
November 17, 2017	Apex/Boomers requests status of goodwill appraisal and advised still waiting for goodwill appraiser's calculations and then will need approval of settlement offer from OCTA.
December 20, 2017	OCTA ROW agent mailed first level review letter to property owners via regular mail.
January 10, 2018	OCTA ROW agent and OCTA counsel received e-mail from Apex/Boomers stating that they are in receipt of OCTA's first level review letter and are requesting offer for goodwill valuation. OCTA counsel responded to Apex/Boomers e-mail stating goodwill settlement offer being processed.
January 12, 2018	OCTA mailed notice of hearing regarding intent to adopt resolution of necessity.
January 15, 2018	OCTA counsel sends letter to Apex/Boomers with loss of goodwill settlement offer.
January 23, 2018	OCTA ROW agent sends Apex/Boomers a spreadsheet with breakdown of entire compensation offer to Apex/Boomers, including loss of goodwill.

**Correspondence/Contact Summary
Resolution No. 2018-011**

Frank B. De Gelas and Donna L. De Gelas, as Trustees of the Frank and Donna De Gelas Trust Dated February 27, 2003

Date	Reason for Contact
June 8, 2016	The Orange County Transportation Authority (OCTA) right-of-way (ROW) agent e-mailed OCTA appraiser regarding communication about appraisal inspection from property owner's attorney/representative.
August 30, 2017	OCTA ROW agent attempted to contact property owner's representative to schedule a date/time to present offer. OCTA ROW agent left message. OCTA ROW agent requested representative to provide dates and times convenient to them to present offer.
August 31, 2017	OCTA ROW agent received e-mail from property owner's representative who acknowledged OCTA ROW agent's voice message for offer presentation and stated he would provide some dates and times later that day.
September 6, 2017	OCTA ROW agent attempted to contact property owner's representative and left message with receptionist for property owner's representative to contact agent. OCTA ROW agent received property owner's representative available dates to meet. OCTA ROW agent e-mailed owner's representative that a letter of representation from the owner would need to be provided before an offer can be presented in the absence of the owner.
September 7, 2017	OCTA ROW agent e-mailed property owner's representative stating OCTA would not be able to meet until week of September 25, 2017, due to conflicts and requested him to confirm availability for that week.
September 8, 2017	OCTA ROW agent received e-mail from property owner's representative of availability for meeting during week of September 25 th . OCTA ROW agent replied and reminded them that a letter of representation from the owner would need to be provided before an offer can be presented at the meeting in the absence of the owner.
September 21, 2017	OCTA ROW agent received e-mail from property owner's representative with the letter of representation from the property owners. OCTA ROW agent acknowledged receipt of the letter of representation and confirmed a meeting time.
September 27, 2017	OCTA, OCTA legal counsel, OCTA ROW agent (collectively the "OCTA Team") met with the property owner's representative and property owner's attorney at OCTA's project office and presented the offer package. The OCTA Team discussed specific impacts to the property, project interests,

	duration of temporary construction easement, reconstruction of the bridge, circulation, etc. The OCTA Team also discussed the appraisal report and mitigation plan. Property owner will review the offer package and provide OCTA Team with further questions.
November 7, 2017	OCTA ROW agent e-mailed 30-day incentive notice to property owner and property owner's attorney and carbon copied OCTA and OCTA's legal counsel.
November 8, 2017	OCTA ROW agent mailed 30-day incentive notice to property owner and property owner's attorney via USPS regular mail.
December 20, 2017	OCTA ROW agent mailed first level review letter to property owner and attorney via regular mail.
January 12, 2018	OCTA mailed notice of hearing regarding intent to adopt resolution of necessity.
January 12, 2018	OCTA's legal counsel forwarded courtesy copy of notice of hearing regarding intent to adopt resolution of necessity to property owner's legal counsel.
January 17, 2018	OCTA's legal counsel spoke with property owner's legal counsel, confirming representation and reiterating invitation for first level review meeting.
January 23, 2018	OCTA's legal counsel forwarded copy of first level review letter to property owner's legal counsel via e-mail.
January 23, 2018	OCTA's legal counsel received letter from property owner's representative asking for updated set of plans, if any.
January 29, 2018	OCTA's legal counsel responded to property owner's representative indicating an inquiry would be made as to whether updated project plans are available.
February 6, 2018	OCTA's legal counsel forwarded e-mail to property owner's representative responding to inquiry regarding status of project plans.

Correspondence/Contact Summary
Resolution No. 2018-013
G. B. Enterprises, a partnership

Date	Reason for Contact
June 25, 2015	Orange County Transportation Authority (OCTA) staff and OCTA right-of-way (ROW) agent met at OCTA headquarters with property owner and property owner's attorney inquiring about how project design requirements might impact possible building expansion plans. OCTA ROW agent informed property owner that project design was still preliminary, but would provide some design requirements at the time of property appraisal.
June 28, 2016	OCTA ROW agent and legal counsel attend appraisal inspection meeting with property owner and property owner's legal counsel.
January 31, 2017	OCTA ROW agent spoke to tenant about the project and general information about the furniture, fixtures, and equipment appraisal process and will update tenant with further information in the future.
August 21, 2017	OCTA's legal counsel emailed digital copy of offer package to property owner's legal counsel.
August 21, 2017	Property owner's legal counsel acknowledged receipt of digital copy of offer package.
August 24, 2017	OCTA's legal counsel sent by overnight express mail hard copy of offer packet to property owner's legal counsel.
December 7, 2017	OCTA's legal counsel emailed property owner's legal counsel asking for signed acknowledgement from property owner confirming property owner's request that OCTA acquire the property in fee rather than portions thereof.
December 7, 2017	Property owner's legal counsel confirms in e-mail that property owner requests a fee acquisition, including the acquisition of the billboard sign on the property, but asks to modify the acknowledgement form.
December 7, 2017	OCTA's legal counsel sent e-mail to property owner's legal counsel consenting to modification of form confirming that property owner requests acquisition of the property in fee rather than portions thereof.
December 20, 2017	OCTA ROW agent mailed first level review letter to property owner (carbon copied property owner's legal counsel) via regular mail.
January 12, 2018	OCTA mailed notice of hearing regarding intent to adopt resolution of necessity.
January 24, 2018	OCTA's legal counsel sent e-mail to property owner's legal counsel confirming OCTA is agreeable to the full acquisition proposal.