

Correspondence/ Contact Summaries with Property Owners

Correspondence/Contact Summary
Resolution No. 2020-063
Raintree Newport Avenue, LLC

Date	Reason for Contact
June 26, 2019	The Orange County Transportation Authority's (OCTA) legal counsel provided property owner's attorney with the following documents: 1) Noise Abatement Decision Report (NADR); 2) Noise Study Report (NSR); 3) Supplemental Noise Analysis and Noise Abatement Decision Memorandum; 4) Supplemental NSR; and 5) Supplemental NADR. Owner's attorney responded and acknowledged receipt of same.
February 3, 2020	OCTA's ROW agent contacted property owner's representative to discuss delivery of offer package.
February 6, 2020	OCTA's ROW agent sent offer package to property owner's representative and owner's attorney (via email and certified mail) as requested.
March 6, 2020	OCTA's ROW agent received an email from property owner's attorney stating that he is reviewing the offer and appraisal and should have comments by the end of March.
March 20, 2020	OCTA's ROW agent prepared and sent incentive program reminder letter to OCTA to send to property owner's attorney through OCTA's legal counsel, reminding property owner that incentive expiration was April 16, 2020.
April 6, 2020	OCTA's legal counsel sent an email to property owner's attorney requesting an update on the status of the offer. The property owner's attorney responded that he would follow up with owner in the next week and provide an update to OCTA's legal counsel.
April 23, 2020	OCTA's ROW agent received information that owner's attorney had emailed OCTA legal counsel stating that property owner had not responded to offer yet.
May 7, 2020	OCTA's legal counsel sent an email to property owner's attorney requesting an update on the status of the offer. The property owner's attorney responded that he reached out to property owner to "get this moved up the list" and would follow up when he hears back.
May 21, 2020	OCTA's legal counsel conducted a conference call with property owner's attorney regarding status of the offer and potential objections to a virtual RON hearing. Owner's attorney indicated that delay in responding was due to the coronavirus (COVID-19), but owner was in the process of reviewing the offer at that time. Owner's attorney stated that he would not object to a virtual RON but may seek to preserve any potential objections in a letter.

June 19, 2020	Property owner's attorney sent letter requesting opportunity to be heard at RON hearing.
June 20, 2020	OCTA's legal counsel spoke with attorney for property owner regarding preserving any objections in writing in lieu of making an appearance at RON hearing,
June 24, 2020	Property owner's attorney confirmed in an email that they were waiving the right to appear at the RON hearing, waiving the right to a first-level meeting and would continue to negotiate any issues through counsel and submit any objections in writing to be preserved for discussion during litigation, if necessary.
June 30, 2020	Property owner's attorney sent an email to OCTA legal counsel requesting an update on the parking mitigation plan. OCTA's legal counsel responded and informed the owner's attorney that the mitigation plan was still in development.
August 13, 2020	OCTA's legal counsel sent an email to the property owner's attorney requesting a copy of the site plan and rent roll information to assist OCTA in their review of the additional compensation items requested. Property owner's attorney responded by acknowledged request.
August 17, 2020	Property owner's attorney provided OCTA's legal counsel with a copy of the apartment complex site plan and requested that any rent roll information would be kept confidential. OCTA's legal counsel responded and confirmed all rent roll information will be kept confidential.
August 18, 2020	Property owner's attorney provided OCTA's legal counsel with the rent roll information requested.

Correspondence/Contact Summary
Resolution No. 2020-071
Dan R. O'Neil and Bonnie J. O'Neil, Trustees

Date	Reason for Contact
May 16, 2019	OCTA sent Notice of Decision to Appraise to property owner.
July 17, 2019	Appraiser met with property owner for an on-site inspection.
July 19, 2019	Appraiser met a second time with property owners for an on-site inspection.
December 3, 2019	Email correspondence between OCTA's ROW agent, the appraiser, and owners regarding the on-site "mobile" signs permitted by the California Department of Transportation (Caltrans) and the City of Santa Ana.
April 24, 2020	OCTA's ROW agent mailed offer package via certified mail due to COVID-19.
April 25, 2020	Offer package was received by owners – return receipt indicates date of delivery as April 25, 2020.
May 5, 2020	Email and telephone conversation between appraiser, owners, and OCTA's ROW agent regarding appraisal report/offer. OCTA's ROW agent set an appointment for an in-person meeting at the property. Appointment set for May 8, 2020 at 9:30 a.m.
May 8, 2020	OCTA's ROW agent met with owners and owners' representative to tour the property and to discuss the offer package.
May 13, 2020	Telephone conversation and email correspondence between OCTA's ROW agent and owners' representative regarding the billboard permit approval with Caltrans and City of Santa Ana.
May 15, 2020	Telephone conversation between OCTA's ROW agent and owners' representative regarding owners' concerns with the offer/project.
May 27, 2020	Email correspondence between owners' representative (William Warden) and OCTA's ROW agent regarding the billboard/sign.
June 24, 2020	Telephone conversation between owners' representative and OCTA's ROW agent regarding owners' concerns/questions regarding the offer.
June 26, 2020	Email correspondence between owners' representative (William Warden) and OCTA's ROW agent regarding process, timing of incentive, and COVID-19 delays.
July 17, 2020	OCTA's ROW agent left follow-up voice message with owners' representative regarding offer/billboard.
July 22, 2020	OCTA's ROW agent left follow-up voice message with owners' representative regarding offer/billboard.
August 19, 2020	OCTA's ROW agent left follow-up voice message with owners' representative regarding offer/billboard.

August 21, 2020	OCTA received letter of representation from attorney William Warden requesting permission to submit written testimony in lieu of appearance at the RON hearing.
August 25, 2020	OCTA's legal counsel exchanged emails with property owners' attorney offering meeting with project team and confirming property owners were waiving the right to appear at the RON hearing and instead would submit any objections in writing to be preserved for discussion during litigation, if necessary.