

Correspondence/ Contact Summaries with Property Owners

Correspondence/Contact Summary
Resolution No. 2020-279
New Kenyon Apartments LP, a California limited partnership

Date	Reason for Contact
June 23, 2020	Orange County Transportation Authority's (OCTA) right-of-way (ROW) agent left message for the property owner, requesting a meeting and stating that an offer was ready to be presented.
June 24, 2020	OCTA's ROW agent received phone call from property owner's representative. OCTA's ROW agent briefly discussed the project with the owner's representative and owner representative requested that the offer package be emailed for review and send a hard copy to an address in Los Angeles. OCTA's ROW agent emailed the offer package and mailed the hard copy via certified mail, as requested.
June 29, 2020	OCTA's ROW agent received United States Postal Service delivery confirmation that offer package was signed for at front desk at 12:03 p.m.
June 30, 2020	OCTA's ROW agent emailed owner's representative to follow up on receipt of offer. Owner's representative replied that property management was meeting with their legal counsel to discuss the offer.
July 7, 2020	OCTA's ROW agent sent follow-up email to property owner representative, regarding status of offer review. OCTA's ROW agent received email from owner's legal counsel, Mr. Joshua Gottheim, stating that all correspondence regarding this matter should go through his office. OCTA's ROW agent informed OCTA staff about owner's eminent domain legal representation. Owner's legal counsel included in his email a request for copies or links to public records regarding the project, including the Environmental Impact Report, related documents, and project plans, and asking that such request be deemed a formal request for public records pursuant to the California Public Records Act.
July 9, 2020	OCTA's legal counsel contacted owner's legal counsel via telephone and email, requesting that owner submit the public records request directly to OCTA's Clerk of the Board, and requesting owner's legal counsel contact OCTA's legal counsel with any questions.
July 10, 2020	Owner's legal counsel contacted OCTA's legal counsel via email to confirm that he had served OCTA with a public records request for project-related documents. Owner's legal counsel requested assistance in expediting production of the records.
July 14, 2020	OCTA's legal counsel attempted to contact owner's legal counsel via phone to discuss owner's public records request, left voice message.

July 15, 2020	Owner's legal counsel contacted OCTA's legal counsel via a series of emails, requesting documents included within the broader public records request for expedited production. OCTA's legal counsel informed owner's legal counsel that OCTA could provide links to any documents available online, but could not prioritize owner's public records request over other requests. Counsel also discussed scheduling a video call to discuss the documents, project, and proposed acquisition.
July 15, 2020	Owner's legal counsel and OCTA's legal counsel spoke by telephone, further discussing owner's request for public records. Counsel discussed OCTA's compensation offer. Owner's legal counsel indicated the owner had not yet decided if he would hire an appraiser. OCTA's legal counsel informed owner's legal counsel that OCTA's offer incentive would expire at the end of August 2020.
July 20, 2020	OCTA's legal counsel contacted Owner's legal counsel via email to confirm that the requested public records had been received and proposing to schedule a video call on August 6, 2020.
July 21, 2020	Owner's legal counsel contact OCTA's legal counsel via email to confirm receipt of the requested public records and confirming availability for a video call on August 6, 2020.
July 29, 2020	Owner's legal counsel contacted OCTA's legal counsel via email confirming video call for August 6, 2020, and requested OCTA to stake the temporary construction easements (TCE) boundaries at the subject property prior to the meeting. OCTA's legal counsel informed owner's legal counsel that the request would be forwarded to OCTA.
August 5, 2020	OCTA's legal counsel contacted owner's legal counsel via email to confirm that that staking of the TCE boundaries at the subject property had been completed.
August 6, 2020	OCTA's legal counsel met with owner's legal counsel, appraiser (Mr. Kevin Donahue), and representatives via video call to discuss the project and proposed acquisition.
August 6, 2020	Owner's legal counsel contacted OCTA's legal counsel via email with a follow-up list of requests for documents and information regarding the project and requesting that owner's appraiser be copied on the response.
August 20, 2020	OCTA's legal counsel contacted owner's legal counsel via email with requested additional documents and information regarding the project. Owner's appraiser was copied on the email.
August 21, 2020	Owner's legal counsel contacted OCTA's legal counsel via email to confirm receipt of the additional information and documents and requesting a two-week extension of the offer incentive period to allow owner's legal counsel and appraiser time to review and respond to the additional information.

	OCTA's legal counsel informed owner's legal counsel that his request had been forwarded to OCTA.
August 24, 2020	OCTA's legal counsel contacted owner's legal counsel via email to explain that the offer incentive period could not be extended beyond the initial 60 days, but stated that OCTA remained interested in resolving the matter through negotiated purchase and would consider a reasonable counteroffer even after expiration of the incentive period.
September 10, 2020	OCTA's legal counsel contacted owner's legal counsel via email to follow up and ask whether owner would now be in a position to formally respond to OCTA's offer. OCTA's legal counsel informed owner's legal counsel that OCTA would be sending out a Notice of Hearing on a resolution of necessity to condemn shortly, but that such notice would not foreclose ongoing negotiations between the parties.
September 10, 2020	Owner's legal counsel contacted OCTA's legal counsel via email, thanking him for the update and stating that owner's appraiser was "still working on his analysis" and that owner would respond to OCTA's offer "as soon as possible."

Correspondence/Contact Summary
Resolution No. 2020-280
HW-Dyer LLC, a cancelled Delaware limited liability company

Date	Reason for Contact
May 10, 2019	OCTA sent Notice of Decision to Appraise to property owner.
July 8, 2020	OCTA's ROW agent contacted property owner via phone to present and discuss the offer package. Owner stated that he did not own the property anymore and that it should have transferred to the business association once construction of the park was completed. OCTA's ROW agent confirmed mailing address in Corona Del Mar, California, however, owner requested to have the offer package sent to him electronically. Offer package sent electronically to rwerdin@werdin.com, as requested by the property owner.
August 19, 2020	OCTA's ROW agent discussed with title company the ownership.