

# **Correspondence/ Contact Summary with Property Owners**

**Resolution No. 2021-003**

**Moda Rentals, LLC  
(CPN 103724)**

<b>Date</b>	<b>Reason for Contact</b>
May 28, 2019	The Orange County Transportation Authority (OCTA) sent Notice of Decision to Appraise to property owner.
August 1, 2019	OCTA right-of-way (ROW) agent contacted representative of Brookhollow Office Park Association (Association) regarding OCTA appraisal, potential property acquisitions within business park, and impact on common areas, which Association has control over and responsibility to maintain.
August 8, 2019	OCTA ROW agent contacted representative of Association regarding the appraisal, potential property acquisitions within business park, and impacted common areas.
March 16, 2020	OCTA ROW agent left message for property owner regarding offer presentation. OCTA ROW agent reached out to the Association representative as well regarding the offer. Association representative requested that offer be e-mailed to her.
March 17, 2020	E-mail correspondence between OCTA ROW agent and Association representative regarding offer. Per the Association representative, she will wait to receive all offers (for CPN 103721, 103722 & 103723) before she will review/respond to the offers.
March 18, 2020	Property owner representative emailed OCTA ROW agent asking for an in-person meeting to discuss project/offer and the impacts to their future development plans for subject site.
April 2, 2020	E-mail and telephone conversation between property owner's representative and OCTA ROW consultant regarding setting up meeting.
April 16, 2020	OCTA ROW agent and owner's representative conversed via telephone regarding offer and project impacts to the proposed site developments.
June 4, 2020	OCTA ROW agent and OCTA staff met with property owner and discussed project, impacts to the property, and offer.
June 23, 2020	OCTA ROW agent called property owner to follow-up on the offer and owner's concerns. OCTA ROW agent requested the counteroffer that owner stated that he will submit. OCTA ROW agent and owner discussed the project.
June 25, 2020	OCTA ROW agent followed up via telephone call with owner regarding offer and counteroffer.
July 22, 2020	OCTA ROW agent left message for owner asking for an update on the counteroffer.
August 19, 2020	OCTA ROW agent left message for owner's representative asking for an update on the counteroffer. Owner's representative left message for OCTA ROW agent to call back.
August 20, 2020	OCTA ROW agent spoke with property owner's representative regarding the owner's concerns with the project and the need for a variance from the City of Santa Ana.

**Resolution No. 2021-004**

**DL Investments SA, LLC  
(CPN 103723)**

<b>Date</b>	<b>Reason for Contact</b>
May 28, 2019	OCTA sent Notice of Decision to appraise to property owner.
August 1, 2019	OCTA ROW agent contacted representative of Association regarding OCTA appraisal, potential property acquisitions within business park, and impact on common areas, which Association has control over and responsibility to maintain.
August 8, 2019	OCTA ROW agent contacted representative of Association regarding the appraisal, potential property acquisitions within business park, and impacted common areas.
March 16, 2020	OCTA ROW agent called property owner asking for a call back to discuss project and offer. OCTA ROW agent spoke with representative Association regarding offer, and she requested that a copy be sent to her via email and mail. OCTA ROW agent called owner's assistant to schedule a meeting with owner to present offer. Owner's assistant requested that offer be mailed since owner is out of the country. Offer was mailed and e-mailed to property owner and Association representative.
March 17, 2020	Telephone conversation between OCTA ROW agent and owner/owner's representative regarding offer package.
April 2, 2020	Telephone conversation between OCTA ROW agent and owner's representative regarding offer package.
April 15, 2020	OCTA ROW agent left voice message to property owner regarding offer, questions, and appraisal.
April 22, 2020	OCTA ROW agent left message to property owner regarding offer. Owner texted OCTA ROW agent back asking to call later.

**Resolution No. 2021-005**

**1560 E. Warner Avenue Limited Partnership, a California limited partnership  
(CPN 103722)**

<b>Date</b>	<b>Reason for Contact</b>
July 18, 2019	OCTA sent Notice of Decision to Appraise to property owner.
August 1, 2019	OCTA ROW agent contacted representative of Association regarding OCTA appraisal, potential property acquisitions within business park, and impact on common areas, which Association has control over and responsibility to maintain.
August 8, 2019	OCTA ROW agent contacted representative of Association regarding the appraisal, potential property acquisitions within business park, and impacted common areas.
March 16, 2020	OCTA ROW agent spoke with the Association's representative regarding upcoming offers for this parcel.
September 9, 2020	OCTA ROW agent left message for Association's representative that offer package is ready for presentation.
September 10, 2020	OCTA ROW agent received email from Association representative confirming receipt of phone message a day earlier and requesting that the offer be e-mailed to her with a hard copy sent via mail. Association representative requested a call as well.
September 11, 2020	OCTA ROW agent e-mailed offer to Association representative and prepared hard copies of the offer to be sent to the property owner and Association representative. A phone call was scheduled for September 14, 2020, with Association representative to discuss project and mitigation.
September 14, 2020	OCTA ROW agent discussed offer with Association representative via phone call. Association representative had questions regarding mitigation.
September 15, 2020	OCTA ROW agent sent FedEx packages of the offer letter and attachments to all three owners listed on the offer and Association.
November 18, 2020	OCTA ROW agents and OCTA staff had a virtual meeting and discussed mitigation report and impacts of the project to the subject site.

**Resolution No. 2021-006**

**WTW Properties, LLC, a California Limited Liability Company; McFadden-Dale  
Industrial Hardware, LLC, a California Limited Liability Company; and  
B & C Properties, Inc., a California Corporation  
(CPN 103721/103761/103762)**

<b>Date</b>	<b>Reason for Contact</b>
July 29, 2019	OCTA sent Notice of Decision to Appraise to property owner.
August 1, 2019	OCTA ROW agent contacted representative of Association regarding OCTA appraisal, potential property acquisitions within business park, and impact on common areas, which Association has control over and responsibility to maintain.
August 8, 2019	OCTA ROW agent contacted representative of Association regarding the appraisal, potential property acquisitions within business park, and impacted common areas.
December 12, 2019	OCTA appraiser inspected subject property.
March 1, 2020	OCTA appraiser performed a second inspection of the subject property.
November 6, 2020	OCTA ROW agent left message for Association representative to schedule a meeting to present offer package.
November 9, 2020	OCTA ROW agent left message with Association representative at Brookhollow to present offer package. OCTA ROW representative also sent an e-mail follow up.
November 10, 2020	OCTA ROW agent received a call back and an e-mail from Association representative requesting that the offer package be e-mailed to her. OCTA ROW agent had placed all offer packages to all parties into FedEx packages for delivery on November 11, 2020.
November 11, 2020	OCTA ROW agent received confirmation that all hard copies of the offer packages were received by all parties on November 11, 2020, via FedEx. A meeting was scheduled to discuss the offer package on November 18, 2020 with Association representative, Shirin, and OCTA representatives
November 18, 2020	OCTA ROW agents and OCTA staff had a virtual meeting via Microsoft Teams. Shirin Zarkesh and Gary Griffith attended for the owners. Discussions surrounded the mitigation plan.
November 19, 2020	E-mail correspondence between OCTA, OCTA ROW agent, and Association representative regarding the mitigation plan.
November 20, 2020	OCTA ROW agent followed up via e-mails regarding the mitigation plan between OCTA staff, OCTA ROW agent, and Association representative.