

Correspondence/ Contact Summary with Property Owners

**Correspondence/Contact Summary
Resolution No. 2021-017**

**John Washer, Trustee of the John Washer Living Trust, dated August 9, 2005
(CPN 103711)**

Date	Reason for Contact
May 6, 2019	The Orange County Transportation Authority (OCTA) sent Notice of Decision to Appraise to property owner.
July 18, 2019	OCTA's legal counsel contacted property owner's legal counsel to schedule an appraisal walkthrough of the subject property.
July 29, 2019	OCTA's legal counsel met with owner, owner's legal counsel, and appraiser at subject property for appraisal walkthrough.
December 16, 2019	OCTA's legal counsel, real estate appraiser, and fixtures and equipment appraiser met with property owner and owner's legal counsel at the subject property for site inspection.
February 14, 2020	OCTA's legal counsel contacted property owner's legal counsel via telephone to request meeting at the subject property with property owner and OCTA representatives to discuss proposed mitigation plan for alternative access and parking during exclusive use temporary construction easements (TCE) term.
February 18, 2020	OCTA's legal counsel contacted property owner's legal counsel via email regarding property owner's request that take lines be staked prior to site meeting to discuss proposed mitigation plan.
March 2, 2020	OCTA's legal counsel contacted property owner's legal counsel via email regarding property owner's request that take lines be staked prior to site meeting to discuss proposed mitigation plan.
March 3, 2020	OCTA's legal counsel contacted property owner's legal counsel via email to discuss staking of take lines.
March 4, 2020	OCTA's legal counsel contacted property owner's legal counsel via email to confirm staking of take lines and to request scheduling of meeting at subject property to discuss proposed takings and proposed mitigation plan.
March 24, 2020	OCTA's legal counsel contacted property owner's legal counsel via email to request scheduling of meeting at subject property to discuss proposed takings and proposed mitigation plan, (with acknowledgement that pending COVID-19 stay-at-home order required delay for several weeks, at least.
May 7, 2020	OCTA's legal counsel contacted property owner's legal counsel via email to restart conversation of scheduling a meeting at the site with the property owner and OCTA representatives—subject to social distancing and other safety measures—to address his client's concerns regarding the

	proposed takings/project and to discuss proposed mitigation plan.
May 18, 2020	OCTA's legal counsel contacted property owner's legal counsel via email and telephone to discuss scheduling a meeting at the site.
May 19, 2020	OCTA's legal counsel contacted property owner's legal counsel via telephone to discuss proposed mitigation plan and to request scheduling of meeting at the subject property with property owner and OCTA representatives to discuss the same.
May 27, 2020	OCTA's legal counsel contacted property owner's legal counsel via email to schedule meeting at subject property to discuss proposed mitigation plan, etc.
June 4, 2020	OCTA staff, OCTA legal counsel, and OCTA right-of-way agent met on-site with property owner's legal counsel to discuss project and potential impacts to the property, proposed mitigation plan.
June 5, 2020	OCTA's legal counsel contacted property owner's legal counsel via email to provide copies of the draft final plans for project at the subject property, per property owner's request.
August 25, 2020	OCTA's legal counsel contacted property owner's legal counsel via telephone to discuss project status.
September 29, 2020	Property owner's legal counsel contacted OCTA's legal counsel via telephone to inform him of property owner's intention to purchase neighboring property for relocation of a portion of his business during project construction.
October 2, 2020	Property owner's legal counsel contacted OCTA's legal counsel via telephone to inquire as to third-party use of city-owned property adjacent to the subject property.
October 5, 2020	OCTA's legal counsel contacted property owner's legal counsel via telephone regarding property owner's inquiry about third-party use of city-owned property adjacent to the subject property.
December 1, 2020	OCTA's legal counsel contacted property owner's legal counsel via telephone to inquire as to property owner's preferred method of service of offer.
December 2, 2020	OCTA's legal counsel contacted property owner's legal counsel via email regarding service of offer.
December 3, 2020	OCTA's legal counsel contacted property owner's legal counsel via telephone and email regarding service of offer.
December 7, 2020	OCTA's legal counsel contacted property owner's legal counsel via email regarding service of offer.
December 11, 2020	OCTA's right-of-way agent sent offer package to the property owner's legal counsel via email and sent a hard copy via regular mail, as requested.

January 22, 2021	OCTA's legal counsel contacted property owner's legal counsel via telephone to discuss compensation offer, proposed mitigation plan.
February 9, 2021	OCTA's legal counsel contacted property owner's legal counsel via email to discuss compensation offer, proposed mitigation plan.
February 24, 2021	Property owner's legal counsel contacted OCTA's legal counsel via telephone to discuss property owner's completed acquisition of neighboring property, property owner's non-interest in OCTA's construction of the proposed mitigation plan.
March 4, 2021	Property owner's legal counsel contacted OCTA's legal counsel via telephone to discuss property owner's objection to resolution of necessity, property owner's interest in OCTA's construction of the proposed mitigation plan.
March 4, 2021	OCTA Clerk of the Board received letter from property owner's legal counsel regarding notice of intention to appear and be heard at Hearing on Intent to Adopt Resolution of Necessity.

**Correspondence/Contact Summary
Resolution No. 2021-018**

**HBR, LLC
(CPN 103733)**

Date	Reason for Contact
May 6, 2019	OCTA sent Notice of Decision to Appraise to property owner.
February 25, 2020	Telephone conversation between OCTA's right-of-way agent and property owner regarding project.
April 27, 2020	Telephone conversation between OCTA's right-of-way agent and property owner regarding project.
June 23, 2020	OCTA's right-of-way agent presented OCTA's offer in-person to the property owner.
June 26, 2020	OCTA's right-of-way agent emailed property owner a copy of the full appraisal report.
July 17, 2020	Exchange of emails between OCTA's legal counsel and counsel for property owner re project.
July 20, 2020	Telephone call between legal counsel for property owner and OCTA's legal counsel.
July 23, 2020	Exchange of emails and telephone between OCTA's legal counsel and counsel for property owner regarding project.
August 27, 2020	Email correspondence between property owner and OCTA's right-of-way agent regarding project.
October 18, 2020	Exchange of emails and telephone call between OCTA's legal counsel and counsel for property owner regarding meeting with city staff.
October 19, 2020	Meeting with OCTA and city staff, property owner, legal counsel for OCTA and property owner, and property owner's architect regarding project and cut and reface of buildings.
November 10, 2020	Email from property owner's architect regarding meeting with city staff and proposed cut and refacing of buildings.
November 19, 2020	Meeting with OCTA and city staff, property owner, legal counsel for OCTA and property owner, and property owner's architect regarding project and cut and refacing of buildings.
December 3, 2020	Email from property owner to legal counsel and OCTA staff regarding meeting with city staff.
December 7, 2020	Exchange of emails among legal counsel, property owner, and OCTA staff regarding setting meeting to discuss project.
December 15, 2020	Telephone call between legal counsel for OCTA and property owner regarding project.
January 14, 2021	Conference call between OCTA's right-of-way agent, OCTA staff and property owner regarding negotiations.
January 28, 2021	Conference call between OCTA's right-of-way agent, OCTA staff and property owner regarding negotiations.

February 11, 2021	Conference call between OCTA's right-of-way agent, OCTA staff and property owner regarding negotiations.
February 25, 2021	Conference call between OCTA's right-of-way agent, OCTA staff and property owner regarding negotiations.
March 2, 2021	Conference call between OCTA staff and property owner regarding project.
March 4, 2021	Conference call between OCTA's right-of-way agent, OCTA staff and property owner regarding negotiations.

**Correspondence/Contact Summary
Resolution No. 2021-019**

**Dan R. O'Neil and Bonnie J. O'Neil, Trustees of the Dan R. O'Neil and
Bonnie J. O'Neil Grantor Trust, dated February 8, 1996
(CPN 103734)**

Date	Reason for Contact
February 7, 2019	OCTA sent Notice of Decision to Appraise to property owner.
November 26, 2019	OCTA's appraiser conducted the appraisal inspection.
October 6, 2020	Phone call and exchange of emails between OCTA's legal counsel and William Warden (owners' attorney) discussing owners' concerns with California Department of Transportation (Caltrans)-issued billboard permits on this property and on another of owners' properties (CPN 103732) (the "Related Property").
October 13, 2020	Email exchange between OCTA's legal counsel and William Warden. OCTA's legal counsel proposes solution whereby owners could settle real estate claims prior to litigation, while reserving the right to bring subsequent claims for this property and Related Property in the event that Caltrans revokes billboard permits.
October 21, 2020	Email exchanges between OCTA's legal counsel and William Warden discussing owners' request that OCTA make a settlement offer related to potential loss of visibility claims on this property and Related Property. OCTA's legal counsel explains that a proposal for an agreement that resolves owners' real estate claims, but reserves potential claims related to loss of billboard permits (the "View Carve-Out Agreement") will be extended to owners.
October 27, 2020	OCTA's right-of-way agent sent offer package to the property owners via email and sent a hard copy via overnight mail.
November 23, 2020	Email exchanges between OCTA's legal counsel and William Warden wherein OCTA's legal counsel states that View Carve-Out Agreement is being drafted.
November 27, 2020	Email exchanges between OCTA's legal counsel and William Warden wherein OCTA's legal counsel requests additional information about status of billboard permits as needed to draft proposal for View Carve-Out Agreement for Related Property.
December 8, 2020	Email exchange between OCTA's legal counsel and William Warden wherein William Warden requests that OCTA's proposal for View Carve-Out Agreement for Related Property should be presented directly to property owners through OCTA's right-of-way agents.

January 19, 2021	Email exchange between OCTA's legal counsel and William Warden wherein William Warden explains that property owners are consulting with Caltrans to confirm that billboards can remain after project completion.
January 21, 2021	William Warden informs OCTA's legal counsel that owners will not sign View Carve-Out Agreement for either this property or Related Property unless there are assurances from Caltrans that billboards can remain after project completion.
March 11, 2021	OCTA Clerk of the Board received letters from property owner's legal counsel regarding notice of intention to appear and be heard at Hearing on Intent to Adopt Resolution of Necessity.