

Nov 25/2014

Re: Notice of public Hearing.

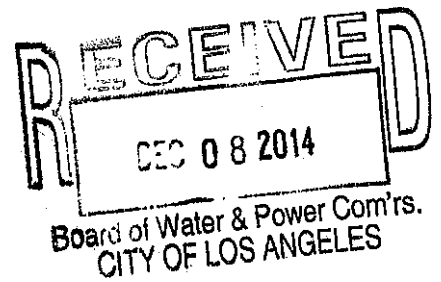
I Zina AbrahamNagad would like to attend and be heard during the meeting of December 10.

Thank You.

Should you need to reach me you can do so at 213-422-8087 or at 310-651-1988.

Sincerely,

Zina AbrahamNagad.



105<sup>TH</sup> STREET WEST PARTNERS

November 30, 2014

Board of Water and Power Commissioners  
Los Angeles Department of Water and Power  
Room 1555-H, 15<sup>th</sup> Floor 111 North Hope Street  
Los Angeles, CA 90012

Re: Resolution of Necessity Hearing for Barren Ridge Renewables Transmission Project ("Project") APN 359-051-09- Owner: 105<sup>th</sup> Street West Partners

Dear Commissioners:

The 105<sup>th</sup> Street West Partners ("Partners" or "Partnership") will appear December 10, 2014 at the Resolution of Necessity Hearing re APN 359-051-09 to raise issues:

*The Partnership made a counter-offer to the LADWP offer but the LADWP has not made any counter-offer to the Partnership's counter-offer and has not, as it represented, engaged in good faith negotiations or negotiated at all.* Following the July 29 2014 LADWP offer to purchase a portion of the APN 359-051-09, the Partners countered on August 26, 2014. On September 24, 2014, LADWP Representative Jenny Kim requested that the Partners "...respond back to us..." on our position on the offer, but did not counter the Partnership offer. On September 25, 2015 the Partners notified Ms. Kim that the Partnership intended to obtain the services of an appraiser.

*The Partnership is retaining an appraiser to appraise the partnership property the LADWP proposes to acquire.* The Partnership has retained Daryl Johnson Appraisal Services to appraise APN 359-051-09 for Project purposes. Mr. Johnson has prepared an agreement for these services and has submitted a contractor form to the LADWP Purchasing Department for payment. Mr. Mehler has approved payment to Mr. Johnson.

*The Partnership needs additional information about the Project.* The Partnership has made multiple requests to Ms. Kim and Mr. Fiorina for a copy of the LADWP appraisal or an abstract thereof, and also for details about the structure(s) that will go on the property acquired from Partnership. The Representatives have provided no information. The Partnership has talked to Ray Mehler, KT Engineering, about the Project to learn more. Mr. Mehler has been helpful but the Partnership still needs more information. The Partnership believes the offer from the LADWP significantly understated the value of the part to be taken, the part to be retained by the Partnership property, and the severance damages and therefore the compensation that the LADWP has offered is not just.

The 105<sup>th</sup> Street Partners object to the wording which states that if the Partnership challenges the proposed City Council action in court, it may be limited to raising only those issues it or someone else raised at the public hearing as a violation of the Partnership's due process rights.

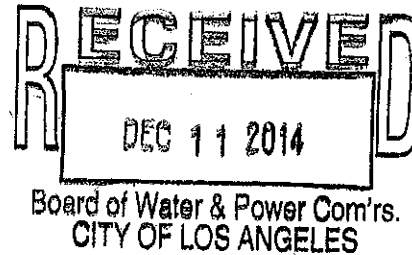
Yours truly,

s/b Daniel W. Lang  
Daniel Lang Partner  
105<sup>th</sup> Street West Partners

105<sup>th</sup> STREET WEST PARTNERS C/O ROBERT WERBICKI  
16 EAGLE CHASE CT. HENDERSON, NV 89052 702.407.2395

December 3, 2014

Board of Water & Power Commissioners  
Los Angeles Dept of Water & Power  
Room 1555-H, 15th Floor  
111 North Hope St.  
Los Angeles, CA 90012



Re: Barren Ridge Renewables Transmission Project

My husband and I own one of the properties subject to the eminent domain proceedings for the above mentioned project. In August, we received a purchase offer for this property which we deemed less than appropriate. That is where our problems began. This entire process is designed to deter those wishing to obtain their own appraisal which differs from that which the DWP formulated.

We do not disagree with the acquisition of our property as necessary to this project but feel the compensation offered is inadequate. We did everything we were told to do and within a timely manner but feel this next step is premature considering we are still in negotiation with the DWP about this compensation. We strongly feel that though we've been told this is simply the next step in the process, we believe it will negatively impact our negotiation position.

We ask that this motion be postponed until such time as is reasonably necessary to allow this negotiation process to continue on a level field without legal maneuvering which may apply undo pressure on us, or any other person in our position, to settle out of fear for the unknown. We have thus far avoided the need for legal counsel but may have little choice once the DWP moves forward with this eminent domain proceeding. Since we are unfamiliar with this process and know nothing of our legal position, we would then also ask for complete coverage for our legal representation to protect our financial interests.

If time is of the essence, perhaps the initial offer should have been made sooner and/or the DWP should act with further haste while considering our position. They should have known the time commitment necessary for those who desired to obtain their own appraisal, disputing the initial offering and acted accordingly. It has now been almost three months since we first submitted our appraisal, by reasonable standards, more than enough time for complete consideration. We now believe the amount of time the DWP has taken for this last evaluation of our independent appraisal is a deliberate delay tactic, especially considering the undo pressure which has been brought to bear thus far. We are not happy with how we have been treated and misled.

Dale & Julius Steuer

Delaying this resolution for however long as necessary will allow the negotiation process to continue without increasing the pressure to settle. We ask this next step be postponed for a minimum period of two months and even beyond that, should there be further delays. If the DWP feels this is too long a time element, perhaps they'll be more likely to negotiate in good faith more quickly.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dale Steuer". The signature is written in black ink and is positioned above the printed name.

Dale Steuer

# PETERSON LAW GROUP

PROFESSIONAL CORPORATION  
SUITE 2800  
633 WEST FIFTH STREET  
LOS ANGELES, CALIFORNIA 90071

TELEPHONE (213) 236-9720  
FACSIMILE (213) 236-9724

December 8, 2014

City Council of the City of Los Angeles  
c/o Board of Water and Power Commissioners  
Los Angeles Department of Water and Power  
Room 1555-H, 15<sup>th</sup> Floor  
111 North Hope Street  
Los Angeles, California 90012

**Re: Hearing on Resolution of Necessity – December 10, 2014  
Rosa Wolff, owner of APN 3261-015-002 (“Subject Property”)**

Honorable Members of the City Council:

This office represents Rosa Wolff (“Wolff”) owner of the Subject Property. This constitutes a request to appear and be heard.

On behalf of Wolff, we object to the adoption of the Resolution of Necessity scheduled to be considered on December 10, 2014. A condition precedent to the adoption of the Resolution of Necessity is that the governing body find and determine that an offer required by Section 7267.2 of the California Government Code has been made. In this case no such offer has been made. While the City and its consultants have purported to make an offer, it is not legally sufficient to rise to the level of an offer required by Government Code Section 7267.2. In this regard, no provision has been made for severance damage.

Severance damage is a clear and unavoidable impact of the project as proposed, based on the taking of frontage property, depriving access to the rear of Wolff’s contiguous remainder parcels, effectively converting Wolff’s contiguous remainder parcels into an uneconomic remnant. In its offer, LADWP’s summary appraisal also fails to consider how the partial taking will negatively impact both the remaining 19.7 acres of the Subject Property, and the property identified as APN 3261-015-004, also owned by Wolff family interests. The taking will create landlocked parcels with no use or access in its after condition.

The use and utility of the property will be diminished as a result of the taking herein and the damage to the remainder must necessarily be accounted for in the offer to be a valid offer of interests acquired under applicable standards of law.

Resolution of Necessity for APN 3261-015-002

December 8, 2014

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Absent consideration of and compensation for severance damage in the offer, the offer itself is defective and deficient and therefore is asserted to be a legal nullity. Until a proper offer inclusive of severance damage is made, the requirements of law have not been satisfied and the governing body cannot in good faith, based on an objective analysis, make the determination required by law for the adoption of a resolution of necessity.

Request is hereby made that this letter be made part of the record.

Very truly yours,

  
John S. Peterson

JSP:cdp

LAW OFFICES OF  
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December 5, 2014

Board of Water and Power Commissioners  
Los Angeles Department of Water and Power  
Room 1555-H, 15<sup>th</sup> Floor  
111 North Hope Street  
Los Angeles, CA 90012

Re: Request to Appear at Public Hearing  
Date: 12-10-14 @ 10:00 a.m.

Gentlepersons:

Please let this serve as my formal request to appear and be heard  
at the hearing with respect to the Resolution of Necessity to  
Acquire portions of APN 3261-016-001.

My interest therein is as one of the owners of the forgoing parcel.

Very truly yours,

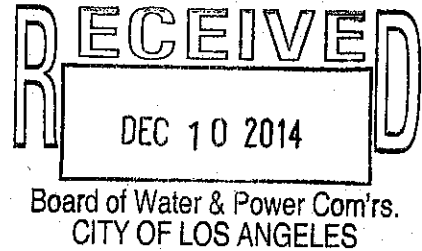


Mark Henry Shafron

MHS:mc  
C12-5-14-1  
cc: R. L. Shafron



December 9, 2014



By Overnight Mail, Fax at (213) 367-4588 and  
E-Mail at mbarosay@epicland.com

Reynan L. Ledesma  
Manager of Real Estate  
111 N. Hope Street  
Los Angeles, California 90012-2607

Board of Water and Power Commissioners  
Los Angeles Department of Water and Power  
Room 1555-H, 15<sup>th</sup> Floor  
111 N. Hope Street  
Los Angeles, California 90012

Mel Barosay  
Epic Land Solutions, Inc.  
2601 Airport Drive, Suite 115  
Torrance, California 90505

**RE: LADWP Property Acquisition For The Barren Ridge Renewable Transmission  
Project APN : 3266-013-014 (9 acre portion)**

Dear Ms. Ledesma and Mr. Barosay:

Rodeo Greentree, LLC ("Rodeo") is in receipt of your Notice of Public Hearing, dated November 25, 2014 regarding the upcoming December 10, 2014 public hearing to consider the City of Los Angeles' intent to adopt an ordinance approving LADWP's Resolution of Necessity finding that the public interest and necessity require the Barren Ridge Renewables Transmission



Project ("BRRTP") and authorizing the acquisition of a 9 acre portion of Rodeo's property by eminent domain. Rodeo does not intend to appear at the hearing.

While Rodeo understands that the issue of compensation to be paid for Rodeo's property is not part of the upcoming public hearing, Rodeo would like to give notice to LADWP and the City that it does not object to its acquisition of Rodeo's property. However, Rodeo does object to the Summary Appraisal Statement of Just Compensation indicating that the value of the 9 acre portion of Rodeo's property is only valued at \$22,700.00. Rodeo believes that this is not an accurate valuation and hereby reserves any and all rights it may have under the law to obtain an independent appraisal of the property and to seek reimbursement from LADWP/City for the cost of said appraisal under Code of Civil procedure Section 1263.025(a). To that end, we have already contacted Mr. Barosay regarding an independent appraisal and the fair market value of the property.

Should you have any questions or concerns regarding the above, please do not hesitate to contact me at (858) 523-0719 or mclairmont@lansingcompanies.com.

Sincerely,



Mark M. Clairmont, Esq.

General Counsel

Lansing Companies for

Rodeo Greentree, LLC