

*Appendix K*  
*Draft Relocation Impact Report*



# *Appendices*

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# **DRAFT RELOCATION IMPACT STATEMENT**

## **WARNER AVENUE WIDENING PROJECT** MAIN STREET TO GRAND AVENUE PROJECT NO. 09-1749

CITY OF SANTA ANA, CALIFORNIA

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October 2013

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## Contents

1.0	Summary and Project Data .....	1
1.1.	Purpose of the Relocation Impact Statement .....	1
1.2.	Limits and Purpose of the Project .....	1
1.3.	Project Alternatives.....	4
1.4.	Description of Displacement Area.....	5
1.5.	Basis of Findings .....	5
2.0	Summary of Project Displacements .....	7
2.1.	Total Non-Residential Displacements .....	7
2.2.	Total Residential Displacements .....	7
2.3.	Anticipated Relocation Difficulties.....	8
2.4.	Age and Condition of Displacement Units .....	8
2.5.	Number of Employee Displacements.....	10
3.0	Summary of Available Relocation Resources .....	11
3.1.	Relocation Area .....	11
3.2.	Relocation Resources.....	11
1.	Housing Stock (as of January 2013) .....	12
3.3.	Cost of Relocation Resources.....	14
3.4.	Competing Projects.....	15
4.0	Statement of Findings.....	17
4.1.	Summary of Displacements .....	17
4.2.	Relocation Needs and Issues .....	17
4.3.	Relocation Plan.....	18
5.0	References and Preparers .....	19
5.1.	References .....	19
5.2.	Persons Contacted .....	19
5.3.	Preparers .....	20

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## List of Tables

Table 1 : Summary of Parcel Impacts .....	2
Table 2 : Total Residential Parcel Impacts .....	2
Table 3 : Total Non-Residential Parcel Impacts.....	3
Table 4 : Non-Residential Displacements .....	7
Table 5 : Estimated Residential Displacements by Type of Unit .....	8
Table 6 : Number of Businesses Displaced by the Project .....	9
Table 7 : Age of Businesses Displaced by the Project.....	9
Table 8 : Types of Business Facilities Displaced by the Project.....	10
Table 9 : Estimated Number of Employers Impacted by the Project .....	10
Table 10 : Availability of Commercial Lease and For Purchase Properties .....	12
Table 11 : Availability and Cost of Multi-Family Rental Housing .....	12
Table 12 : Availability and Cost of Single-Family Rental Housing .....	13
Table 13 : Availability and Cost of Detached Single-Family Homes for Sale .....	13
Table 14 : Availability and Cost of Residential Income Properties for Sale.....	14

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## List of Appendices

- Appendix A – Project Location Map
- Appendix B – Displacement Area Map
- Appendix C – Replacement Area Map
- Appendix D – Multi-Family Rentals, 2013
- Appendix E – Multi-Family Units for Sale, 2013
- Appendix F – Single-Family Units for Sale, 2013
- Appendix G – Single-Family Rental Units, 2013
- Appendix H – Commercial Units for Lease, 2013
- Appendix I – Commercial Units for Sale, 2013
- Appendix J – List of Potentially Impacted Properties under the Build Alternative
- Appendix K – Right of Way Mapping





## **1.0 Summary and Project Data**

### **1.1. Purpose of the Relocation Impact Statement**

The purpose of this study is to provide the City of Santa Ana and the public with information on the effect the proposed road-widening project would have on the residential and non-residential occupants within the proposed project alignment. Specifically, this report is concerned with potential problems that may be caused by the displacement of existing structures and their occupants.

This *Draft Relocation Impact Statement* (DRIS) presents the relocation impacts of the proposed project and analyzes the resources and implementation strategies available in the relocation process. Right of way impacts for the Build Alternative are expected to result in the displacement of up to 42 residential units and 3 non-residential units. As will be demonstrated in this DRIS, an adequate supply of housing stock and commercial properties is anticipated to be available for all types of displacees impacted by the project.

### **1.2. Limits and Purpose of the Project**

The proposed project is consistent with Warner Avenue’s designation as a major arterial in the City of Santa Ana’s General Plan Circulation Element (GPCE) and the Master Plan of Arterial Highways (MPAH) of the County of Orange.

Warner Avenue is a regionally significant east–west roadway that links the City of Santa Ana with the neighboring cities of Fountain Valley and Tustin. The City of Santa Ana (Lead Agency) is proposing to widen Warner Avenue between Main Street and Grand Avenue, from its existing four lanes to six lanes. The proposed improvements would include on-street Class II bike lanes, a raised landscaped median, partial and full acquisition of properties, and the relocation of existing utilities along the project segment of Warner Avenue. The goal of the proposed project is to relieve existing and future projected congestion through the corridor due to current and anticipated growth trends and future traffic volumes.

Additionally, four areas along the proposed Alternative have variations in pavement and lane configurations that the project would alter in order to alleviate congestion between Main Street and Grand Avenue. Six lanes currently exist along Warner Avenue, east of Wright Street.

Table 1 provides a summary of the total impacted parcel count for partial and full acquisitions and Appendix K depicts the latest right of way impact mapping from which this data is derived. Note that multiple APN’s may comprise a single parcel and that one parcel may have multiple displacements, such as the 2245 South Main Street operation that maintains both an Arco Gas Station and Smog Pros business. The one property identified as a partial acquisition under the category “Public Facilities” in Table 1 is a City fire station. As indicated in the table below, there are no full acquisitions for railroad parcels or those for public facilities.

**Table 1: Summary of Parcel Impacts**

Project Area Parcel Acquisition Summary						
	Residential	Commercial/ Industrial	Railroad	Public Facilities	Vacant Lands	Total
Full Acquisition	31	2	0	0	1	34
Partial Acquisition	6	13	2	1	0	22

Source: Agent field research, January 2013.

Table 2 and 3 identify each individual full and partial residential and non-residential parcel impacted by the project. The Reference Number listed in the table refers to the identification marker shown in Appendix J and is offered as a cross reference to that Appendix. Table 2 details six partial acquisitions and 31 full acquisitions for all residential properties on the project.

**Table 2: Total Residential Parcel Impacts**

Ref. No.	Assessor's Parcel Number	Acquisition Type	Address	Existing Type	Acquired Area (SF)
13	016-031-32	Full	128 E. Warner Ave., Santa Ana CA 92707	Duplex	9,250
14	016-031-37	Full	124 E. Warner Ave., Santa Ana CA 92707	Duplex	9,072
16	016-031-40	Partial	230 E. Warner Ave., Santa Ana CA 92707	SFR	453
17	016-034-01	Partial	302 E. Warner Ave., Santa Ana CA 92707	SFR	48
18	016-034-26	Partial	310 E. Warner Ave., Santa Ana CA 92707	SFR	48
27	016-035-01	Full	402 E. Warner Ave., Santa Ana CA 92707	SFR	4,902
22	016-101-28	Full	2246 Oak St., Santa Ana CA 92707	SFR	5,806
21	016-101-29	Full	2247 Rouselle St, Santa Ana CA 92707	SFR	5,912
24	016-102-23	Full	2246 Kilson Dr, Santa Ana CA 92707	SFR	5,098
23	016-102-24	Full	2245 Oak St., Santa Ana CA 92707	SFR	5,099
25	016-103-22	Full	2245 Kilson Dr., Santa Ana CA 92707	Duplex	5,314
26	016-103-23	Full	705 E. Warner Ave., Santa Ana CA 92707	SFR	16,114
29	016-104-21	Full	809 E. Warner Ave., Santa Ana CA 92707	SFR	5,400
28	016-104-28	Full	2245 Hickory St., Santa Ana CA 92707	SFR	5,045
30	016-104-29	Full	2244 Halladay St., Santa Ana CA 92707	SFR	5,314
31	016-105-19	Full	2245 Halladay St., Santa Ana CA 92707	SFR	4,316
32	016-105-20	Full	905 E. Warner Ave., Santa Ana CA 92707	SFR	4,401
33	016-105-21	Full	909 E. Warner Ave., Santa Ana CA 92707	SFR	4,828
46	016-131-18	Partial	2301 Evergreen St., Santa Ana CA 92707	SFR	100
39	016-133-28	Partial	1106 E. Warner Ave., Santa Ana CA 92707	SFR	97
40	016-211-25	Full	2246 S. Standard Ave., Santa Ana CA 92707	SFR	7,924
38	016-211-26	Full	2247 Evergreen St., Santa Ana CA 92707	SFR	7,894
37	016-212-25	Full	2246 Evergreen St., Santa Ana CA 92707	SFR	7,872
36	016-212-26	Full	2247 Cedar St., Santa Ana CA 92707	SFR	7,842
35	016-214-12	Full	2246 Cedar St., Santa Ana CA 92707	SFR	6,570
2	403-141-09	Full	2246 Cypress Ave., Santa Ana CA 92707	Apartments	17,422
3	403-142-13	Full	2245 Cypress Ave., Santa Ana CA 92707	SFR	5,142
4	403-142-14	Full	209 E. Warner Ave., Santa Ana CA 92707	Duplex	5,040

Ref. No.	Assessor's Parcel Number	Acquisition Type	Address	Existing Type	Acquired Area (SF)
5	403-142-15	Full	215 E. Warner Ave., Santa Ana CA 92707	SFR	5,040
6	403-142-16	Full	219 E. Warner Ave., Santa Ana CA 92707	SFR	5,040
7	403-142-17	Full	2246 Orange Ave., Santa Ana CA 92707	SFR	5,142
8	403-143-12	Full	2245 Orange Ave., Santa Ana CA 92707	SFR	4,935
9	403-143-13	Full	309 E. Warner Ave., Santa Ana CA 92707	SFR	4,830
10	403-143-14	Full	315 E. Warner Ave., Santa Ana CA 92707	SFR	4,830
11	403-143-15	Full	2246 Maple St., Santa Ana CA 92707	SFR	4,935
19	403-144-11	Partial	2243 Maple St., Santa Ana CA 92707	SFR	440
20	403-144-12	Full	2245 Maple St., Santa Ana CA 92707	SFR	7,062

Source: Agent field research, January 2013.

Table 3 details all non-residential parcels impacted on the project. Non-residential parcels include all other parcels impacted on the project that are not single family or multi-family residences. Note that the vacant land parcel at Warner and Halladay (APN 016-105-22) is considered a non-residential parcel because it contains no residential structures. The proposed project will result in 16 partial acquisitions and three full acquisitions for non-residential properties.

**Table 3: Total Non-Residential Parcel Impacts**

Ref. No.	Assessor's Parcel Number	Acquisition Type	Address	Existing Use	Acquired Area (SF)
45	014-281-19	Partial	1301 E. Warner Ave., Santa Ana CA 92705	Industrial/ Office	133
15	016-031-33, 50, 51	Partial	204 E. Warner Ave., Santa Ana CA 92707	Retail Center	823
12	016-031-38, 54	Full	2301 South Main St., Santa Ana CA 92707	Bank	52,583
34	016-105-22	Full	909 E. Warner Ave., Santa Ana CA 92707	Vacant	241
42	016-120-48	Partial	1221 E. Warner Ave., Santa Ana CA 92705	Industrial/ Office	1,641
41	016-120-49, 52	Partial	1201 E. Warner Ave., Santa Ana CA 92705	Restaurant/ Offices	2,633
43	016-120-53, 54	Partial	1243 E. Warner Ave., Santa Ana CA 92705	Industrial/ Office	1,458
47	016-150-09	Partial	1224 E. Warner Ave., Santa Ana CA 92705	Industrial/ Office	2,515
49	016-150-52, 74	Partial	1312 E. Warner Ave., Santa Ana CA 92705	Industrial	3,496
50	016-150-70	Partial	1320 E. Warner Ave., Santa Ana CA 92705	Fire Station	41
51	016-150-71	Partial	2400 S. Grand Ave., Santa Ana CA 92705	Industrial/ Office	5,398
52	016-221-01	Partial *	1504 E. Warner Ave., Santa Ana CA 92705	Office	1,390
55	016-221-07	Partial *	1530 E. Warner Ave., Santa Ana CA 92705	Office	897
56	016-221-08	Partial *	1532 E. Warner Ave., Santa Ana CA 92705	Office	109

Ref. No.	Assessor's Parcel Number	Acquisition Type	Address	Existing Use	Acquired Area (SF)
54	016-221-30	Partial *	1502 E Warner Ave., Santa Ana, CA 92705	Office	1,290
53	016-221-31	Partial *	1500 Warner Ave., Santa Ana, CA 92705	Office	2,322
1	403-141-08	Full	2245 S. Main Street, Santa Ana CA 92707	Gas Station	11,800
44	872-30-13F-173	Partial	No site address	Railroad	138
48	872-30-13F-19	Partial	No site address	Railroad	8

Source: Agent field research, January 2013.

\* One of these (5) parcels may be required to be purchased in full, depending on final design parameters and further investigations during the right of way acquisition phase.

### 1.3. Project Alternatives

The No Build Alternative would consist of no physical improvements or modifications to the existing Warner Avenue from the intersection of Main Street to the intersection of Grand Avenue. This alternative is not considered a viable option because Warner Avenue will not be consistent with the City GPCE or the County MPAH and it does not address the current heavy traffic congestion and degradation of the existing Level of Service (LOS). Moreover, the surrounding Warner Avenue is expected to experience an increase in traffic based on the forecasted future growth, thereby degrading the LOS to unacceptable levels, and as a result, impacting air quality in the project vicinity. The No Build Alternative would not address either the existing or future conditions, but is considered a baseline to measure and compare the proposed improvement alternatives.

The Build Alternative proposes the widening of Warner Avenue between Main Street and Grand Avenue. Detailed descriptions of the alignment are provided in the following subsections. From Main Street to Orange Avenue, the proposed acquisitions would be mostly residential, with the Arco gas station/Smog Pros operations and the Wells Fargo Bank being the only commercial full acquisition sites. From Orange Avenue to Standard Avenue, all full acquisitions would be to residential properties on the north side.

A Project Location Map outlining the general boundaries of the Warner Avenue Widening project from Main Street to Grand Avenue is provided in Appendix A.

#### **1.4. Description of Displacement Area**

The displacement area is the geographic region within the project area where displacements will occur, as shown in Appendix B. The displacement area for this project is defined roughly as follows: Beginning at the intersection of Main Street and Warner Avenue in the City of Santa Ana, it continues east along Warner Avenue to its intersection with Standard Avenue in the City of Santa Ana.

The displacement area is mostly residential, with single-family and multi-family uses. Three non-residential displacements occur at the intersection of Main Street and Warner Avenue in the City of Santa Ana.

Aside from some displacements on the south side of Warner Avenue at its intersections with Main Street and Maple Street, most displacements occur along the entire northern side of Warner Avenue between Main Street and Standard Avenue in the City of Santa Ana. Also notable, however, is a potential displacement that may occur at the southwest corner of Grand and Warner Avenue. This site currently maintains an office complex and will result in significant parking damages. One of the four operations may be required to be purchased in full, but will be characterized as partial acquisitions in this report until further analysis is undergone during final design. The three non-residential displacements occur on the north and south side of the Main Street and Warner Avenue intersection in the City of Santa Ana.

#### **1.5. Basis of Findings**

The data sources used in this report were both primary and secondary in nature. They are identified in Chapter 5.0 – References and Preparers, at the end of this document. Information was gathered primarily from field research. Personal field research was done to determine what effect the Warner Avenue Widening project from Main Street to Grand Avenue would have on residential and commercial occupants located in the area within the proposed Build Alternative.



## 2.0 Summary of Project Displacements

### 2.1. Total Non-Residential Displacements

Non-residential displacements were grouped into four categories: commercial, industrial/manufacturing, nonprofit organizations, and agricultural/farms. “Commercial” includes banks, restaurants, professional and administrative offices, and gas stations. “Industrial” includes food processing, manufacturing operations, storage yards, and similar businesses. As indicated in Table 4 below, there would not be any full acquisitions related to Industrial/Manufacturing Businesses, nonprofit organizations, or agricultural/farms.

Table 4 outlines the non-residential displacement uses for the Build Alternative. The information from the non-residential displacement tables was primarily gathered from site visits.

**Table 4: Non-Residential Displacements**

	Number of Displacements
Commercial Businesses	3
Industrial/Manufacturing Businesses	0
Nonprofit Organizations	0
Agricultural/Farms	0
<b>Total</b>	<b>3</b>

Source: Data from the web site [www.titleprofile.com](http://www.titleprofile.com), January 2013, and agent field research, January 2013.

### 2.2. Total Residential Displacements

Residential displacements have been categorized in Table 5 according to single-family residences and multi-family units. Average persons per household in the City of Santa Ana are approximately 4.35 persons per household. Also consistent with statistics in the greater project area is the preponderance of rental units, both multi-unit and single-family home units, which make up the greatest residential impact component for the project. The Build Alternative will impact 42 residential units, totaling approximately 183 displaced persons.

**Table 5: Estimated Residential Displacements by Type of Unit**

	Number of Units
Owner-Occupied Single-Family Residences	21
Tenant-Occupied Single-Family Residences	8
Multiple-Unit Residences	13
Owner-Occupied Mobile Homes	0
Tenant-Occupied Mobile Homes	0
<b>Total Residential Units</b>	<b>42</b>
<b>Owner/Tenant Impact Ratio*</b>	50% owner / 50% tenant
<b>Total Persons (average #/household)</b>	4.35 / 183

Source: Data from the web sites <http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>, and [www.titleprofile.com](http://www.titleprofile.com) January 2013, and agent field research, November 2013.

\* Owner/tenant ratio based upon tax records and field research. Exact ratios will not be known apart from owner/tenant interviews.

### 2.3. Anticipated Relocation Difficulties

Apart from appropriate planning for a moderately high volume relocation program, the demographics of the displacees involved and the complexity of the relocations should not pose any particular problems during implementation. Typically, special problems in relocation programs exist where a residential neighborhood is heavily impoverished or where there is a substantial lack of comparable replacement sites available. Commercial relocations present special problems often when the properties being displaced are of a special use, or are particularly complex and/or extensive in nature. None of these conditions are present with this project. However to accommodate the residential relocations, the Project Team needs to coordinate proper scheduling during the early right-of-way and design phases to ensure property owners are relocated in an organized manner.

The City of Santa Ana will provide relocation assistance payments and counseling to the proposed project occupants in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended (Uniform Act) and the City of Santa Ana’s right of way policies and procedures. The Uniform Act was created to provide protection and assistance to people who have properties that are being acquired and/or relocated by a public agency. Relocation benefits offered under the Uniform Act include advisory services for assistance in the move process, a replacement housing payment, payments for moving expenses, and assistance with closing costs on replacement housing. The proposed project will utilize this program to the fullest extent applicable to maximize relocation aid to all displacees impacted by the project.

Refer to Chapter 4.0 - Statement of Findings for additional information regarding steps needed in order to mitigate any relocation difficulties that may need to be addressed for the proposed project.

### 2.4. Age and Condition of Displacement Units

As businesses consider the various obstacles to overcome in finding a replacement site, limitations on location, proper zoning, and neighborhood demographics are of primary concern. Current market conditions indicate that ample inventory for business replacement sites of all types are widely available. If these market conditions continue for the next two to three years, then an



adequate supply of replacement comparable properties will be available at the time the acquisition program is implemented. There are still a number of business types that typically have a greater challenge in finding adequate replacement sites because of the nature of their businesses. Such businesses could include the gas station and smog check center present on this project. Extensive research of comparable replacement sites for these facilities, that is regularly updated, may therefore be required.

Business displacements are noted in the following tables and analyzed from multiple perspectives. Table 6 shows the types of businesses being displaced. Note the absence of construction, manufacturing, retail, government, and nonprofit organizations. The Build Alternative will only impact the service sector.

**Table 6: Number of Businesses Displaced by the Project**

Type of Business	Number of Businesses Impacted
Construction	0
Manufacturing	0
Retail	0
Government	0
Nonprofit	0
Service	3
<b>Total Businesses</b>	<b>3</b>

Source: Data from the web site [www.titleprofile.com](http://www.titleprofile.com), January 2013, and agent field research, January 2013.

Table 7 indicates the age of the businesses that would be displaced as a result of the proposed project. Additionally, the table lists the number of businesses anticipated to be displaced for each age category. Field research indicates that three businesses being displaced are over 15 years in age. Only one business that is between eight and 15 years old will be impacted by the proposed project.

**Table 7: Age of Businesses Displaced by the Project**

Age of Business	Number of Businesses Impacted
1–3 years	0
4–7 years	0
8–15 years	1
Over 15 years	2

Source: Data from the web site [www.titleprofile.com](http://www.titleprofile.com), January 2013, and agent field research, January 2013.

Table 8 provides data regarding the types of displaced businesses. Single-structure business operations are the only businesses affected under the Build Alternative. No strip commercial, small shopping centers, regional centers, mixed commercial/residential, industrial parks, or low rent areas would be affected by the Build Alternative.

**Table 8: Types of Business Facilities Displaced by the Project**

Type of Business Facility	Number of Facilities Impacted
Strip Commercial	0
Small Shop-Center	0
Regional Center	0
Single Structure	3
Mixed Commercial/Residential	0
Industrial Park	0
Low Rent Area	0
<b>Total Businesses</b>	<b>3</b>

Source: Data from the web sites [www.titleprofile.com](http://www.titleprofile.com), January 2013, and agent field research, January 2013.

## 2.5. Number of Employee Displacements

Table 9 shows the number of potential business employees affected by businesses being displaced and relocated. Most of the impacts would be to small employers—those keeping 1 to 20 employees on staff. All of the affected businesses are in the service sector. No businesses with over 101 employees are anticipated. Although field research was conducted, actual numbers will not be known until interviews are conducted at the time the relocation plan is complete during the right of way acquisition phase.

**Table 9: Estimated Number of Employers Impacted by the Project**

Number of Employees	Number of Employers Impacted
1–20	<i>Actual numbers are unknown until owner/tenant interviews take place</i>
21–100	
101–500	
Over 500	

Source: Data from the web site [www.titleprofile.com](http://www.titleprofile.com), January 2013, and agent field research, January 2013.

## 3.0 Summary of Available Relocation Resources

### 3.1. Relocation Area

Adequate relocation resources exist within a 5-mile radius of the City of Santa Ana for:

- Residential owners
- Residential tenants
- Businesses
- Mobile homes<sup>1</sup>

The replacement area neighborhood studied (shown in Appendix C, Replacement Area Map) is approximately a five mile radius encircling the project area and is roughly defined in the following geographic region: Beginning at the most northerly point at the intersection of Main Street and Chapman Avenue in the City of Orange, it continues south to the intersection of University Drive and MacArthur Boulevard in the City of Irvine. It then continues westerly, reaching the intersection of Warner Avenue and Brookhurst Street in the City of Fountain Valley, and then the easterly area extends to the intersection of Irvine Boulevard and Jamboree Road in the City of Tustin. From this intersection, an area is defined where nearly all of the displacements will be occurring.

The parameters of this region are defined by the supply of replacement single-family and multi-family dwelling units as well as comparable commercial sites available for project displacees. This region is the most similar to the project in socio-economic status and has the highest likelihood of receiving displaced residents and businesses as a result.

### 3.2. Relocation Resources

#### Business and Nonprofit Replacement

A survey of available commercial sites was performed to evaluate the resources available for the main industry types of businesses likely to be displaced by the project. Since most business owners likely intend to relocate as close to the immediate project area as possible, this analysis focuses on the commercial sectors of Santa Ana and adjacent areas. In addition to the number of properties found below, there are several more that listed the asking price as “Negotiable.” These are not included in the summary below. Table 10 and Appendices H and I detail the available units for lease and sale in the replacement area by current use.

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<sup>1</sup> Although the proposed project does not affect mobile homes, available mobile homes exist in the replacement area.

**Table 10: Availability of Commercial Lease and For Purchase Properties**

Use	Number of Sites
Construction	0
Manufacturing	330
Retail	95
Government	0
Nonprofit	106 <sup>2</sup>
Service	36
<b>Total</b>	<b>567</b>

Source: Data from [www.titleprofile.com](http://www.titleprofile.com), January 2013, and agent field research, January 2013.

## Housing Stock

### 1. Housing Stock (as of January 2013)

Number of single-family residences:	201
Number of multiple-family units:	133
<b>Total housing units (a + b):</b>	<b>334</b>

As indicated above, an adequate supply of housing resources will be available for project displacees.<sup>3</sup> With up to 42 displacees searching for replacement housing, and approximately 300 to 400 replacement options available in any given month, a competitive environment for replacement housing will likely not occur. A replacement area Map of the project, encompassing a radius of five miles around the project area, is shown in Appendix C.

## Multi-Family Rental Housing

The replacement housing survey for multi-family rental housing identified 104 available studio, one-, two-, and three-bedroom units near the potentially displaced properties. Multi-family housing includes duplexes, triplexes, quadplexes and other units in the replacement area. Survey details are summarized in Table 11.

**Table 11: Availability and Cost of Multi-Family Rental Housing**

	Number of Bedrooms			
	Studio	One	Two	Three
Number Found	11	42	45	6
Rent Range	\$875-\$1,685	\$825-\$2,150	\$1,195-\$2,150	\$2,145-\$2,482
Median Rent	\$1,280	\$1,488	\$1,673	\$2,314

Source: Data from the web site [www.westsiderentals.com](http://www.westsiderentals.com), January 2013.

<sup>2</sup> Several general “office” spaces were found and categorized as “nonprofit.”

<sup>3</sup> Lists of all single-family and multi-family residences are provided in Appendix D to Appendix G.

## Single-Family Rental Housing

The replacement housing survey identified 42 available one-, two-, three-, four- and five-bedroom single-family rental units near the displacement properties. Survey details are summarized in Table 12.

**Table 12: Availability and Cost of Single-Family Rental Housing**

	Number of Bedrooms				
	One	Two	Three	Four	Five
Number Found	2	10	20	7	3
Rent Range	\$950-\$1,200	\$1,000-\$2,700	\$1,800-\$4,100	\$2,650-\$4,200	\$2,900-\$5,000
Median Rent	\$1,075	\$1,850	\$2,950	\$3,425	\$3,950

Source: Data from the Trulia website: [www.trulia.com](http://www.trulia.com), accessed January and February 2013; and from the Westside Rentals web site: [www.westsiderentals.com](http://www.westsiderentals.com), accessed January and February 2013.

## Section 8 Rental Housing

Based on information provided by the City of Santa Ana’s Housing Department,<sup>4</sup> tenants utilizing Section 8 housing vouchers are not anticipated. If at the time of tenant interviews it is discovered otherwise, comparable replacement rentals receiving Section 8 Housing vouchers will be identified and presented to the impacted tenants.

## Single-Family Homes for Sale

The relocation survey identified 134 available detached single-family homes for sale in the vicinity of the displacement area. Survey details are shown in Table 13.

**Table 13: Availability and Cost of Detached Single-Family Homes for Sale**

	Number of Bedrooms			
	Two	Three	Four	Five or Six
Number Found	37	59	27	11
Price Range	\$100,000-\$620,000	\$75,000-\$710,000	\$95,000-\$1,261,000	\$405,000-\$1,100,000
Median Price	\$360,000	\$392,500	\$678,000	\$752,500

Source: Data from the Southern California Multiple Listing Services web site: [www.tempso.socalmls.com](http://www.tempso.socalmls.com), January 2013.

## Residential Income Properties for Sale

For this report, residential income properties are defined as any residential housing structure having 2 to 20 units used for the purpose of leasing and producing income. Because many affected owners and tenants currently occupy multi-family units on the project, a detailed survey of available multi-family dwellings for sale was completed. A total of 25 duplex, triplex, and fourplex properties were identified, with the largest “for sale” category being properties having four to eight units. Table 14 provides a summary of the research.

<sup>4</sup> Email communication from Sean Thomas at the City of Santa Ana to Elise McCollister at Overland, Pacific & Cutler, Inc. dated April 10, 2013.

**Table 14: Availability and Cost of Residential Income Properties for Sale**

	Number of Units			
	2 and 3	4 to 8	9 to 20	More than 20
Number Found	5	14	4	2
Price Range	\$390,000- \$925,000	\$624,950- \$1,738,000	\$1,325,000- \$2,100,000	\$2,600,000- \$6,900,000
Median Price	\$599,000	\$869,000	\$1,788,000	\$4,000,000

Source: Data from the web site [www.loopnet.com](http://www.loopnet.com), accessed February 2013.

### 3.3. Cost of Relocation Resources

#### Non-Residential

The most obvious difficulty in the current real estate and economic environment is that traditional financing for large and small commercial enterprises is very difficult to obtain. Should the only reasonable replacement site for a replacement business operation be a property that is for sale, that particular business may have a great challenge acquiring sufficient financing to make the purchase. On the other hand, there is tremendous opportunity for businesses to secure some of the lowest lease rates realized in the region over the last several years. Concurrently, purchase prices have also dropped 30 percent or more in nearly every category from five years ago, including industrial, retail, and office space. For those buyers with cash, the current market will likely provide prime opportunities for new investments, for those looking to lease, long term low-rate options are plentiful.

#### Residential

The recent economic and housing market decline provides for lower purchase prices and room for greater lease options in the residential sector as well. The average range of lease amounts surveyed in the replacement area is estimated from \$825 to \$2,482 for multi-family residential housing and \$950 to \$5,000 for single-family residences.

Although half a dozen properties (14 percent) that were researched are leasing in excess of \$3,000 per month, most of the single-family rental units are similar in price range to the single-family rental units in the project area. While the project area maintains slightly lower rental rates compared to the replacement area, replacement housing that includes lower cost lease options is adequate for the project's needs.

Under the Uniform Act, Homeowners may qualify to receive a price differential payment, reimbursement for nonrecurring costs incidental to the purchase of the replacement property, and an interest differential if the interest rate for the loan on the replacement dwelling is higher than the loan rate on the displacement dwelling, subject to certain eligibility requirements. The statutory maximum combination of these three supplemental payments that the owner can receive is \$22,500. If the total entitlement is in excess of \$22,500, there is a Last Resort Housing Program that will be used.

Tenants may qualify to receive a rental assistance payment (RAP). This payment is made if the cost to rent a comparable decent, safe, and sanitary replacement dwelling will be more than the present

rent of the displacement dwelling. As an alternative, if the tenant is eligible for a RAP, the tenant can elect to use the RAP for down payment assistance to purchase a replacement home and/or payment of certain costs incidental to the purchase of the replacement property.

All benefits and services will be provided equitably to all residential and business displacees without regard to race, color, religion, age, national origins, and disability as specified under Title VI of the Civil Rights Act of 1964. The specific availability of different types of residential dwellings was previously discussed in this report in Table 11 through Table 14 earlier in this chapter.

### **3.4. Competing Projects**

According to the Public Works Department at the City of Santa Ana, there are other concurrent public projects in the project area that could potentially involve future displacements. These include the following current City projects:

- Grand Avenue Widening from Fourth Street to Seventeenth Street
- Bristol Street Widening from Civic Center Drive to Seventeenth Street
- The Fixed Guideway Project
- Grand Avenue Grade Separation
- Santa Ana Boulevard Grade Separation
- Seventeenth Street Grade Separation
- SR-55 Widening: I-5 to I-405
- I-5 Widening: SR-57 to SR-55
- Bristol Street Widening from Warner Avenue to St. Andrew Place

The nine above-mentioned projects have the potential to create competing needs for displacement sites near the proposed project's location for those displacees affected by the Build Alternative. However, a study of the replacement area demonstrates that ample housing stock is available to accommodate the Warner Widening Project in addition to the improvement projects noted above.





## **4.0 Statement of Findings**

### **4.1. Summary of Displacements**

As mentioned previously in this DRIS, a wide variety of residential displacements will occur in the project corridor, including apartment complexes, two- to three-unit multiplex structures, and single-family residences. The displacement area lies entirely within the City of Santa Ana. In addition, three businesses will be displaced as a result of the proposed project. The displacement area is characterized as a mix of urban and suburban and generally represents a low- to median-income demographic when compared to the greater Orange County area. With regard to residential displacements, the same percentages of tenants and owners are assumed for this analysis. Available property title information also suggests that foreclosures are prominent for residential properties.

### **4.2. Relocation Needs and Issues**

Based on the scope of relocations associated with the Warner Avenue Widening from Main Street to Grand Avenue Project, the City of Santa Ana's Relocation Assistance Program is adequate to successfully relocate all residential and non-residential displacees. For the three non-residential occupants, intangible losses may result from reduced neighborhood visibility; reductions of a particular local clientele base, and other non-compensable considerations within the Relocation Assistance Program. The primary means of mitigating these impacts will be through advanced planning with impacted business owners, thorough research into adequate replacement comparable sites and properly qualifying the displacee for all eligible moving and reestablishment expenses.

Regarding the residential sector, while no special needs or issues are anticipated at this time, some issues may be revealed once property owner interviews ensue. The most probable relocation needs would be relocating elderly, disabled and/or non-English-speaking owners/tenants. Regarding the relocation of the elderly, advanced planning and networking with social services and adult care programs can be a great aid to displacees transitioning to assisted living facilities. Working with the disabled community will require knowledge of federal American Disabilities Act (ADA) requirements and extensive research into adequate replacement housing that meets the unique needs of the displaced individual. Of course, translation services will need to be available to present offer packages, explain advisory services and process relocation claims if family members and/or friends are not available to assist a non-English speaking tenant or owner. For all of these concerns, and those arising out of the normal course of the program, the City's Relocation Assistance Program will be adequately equipped to disburse all impacted tenants in an expeditious manner according to all applicable state and federal guidelines.

### **Vacancy Rate**

Detailed research reveals that Santa Ana has experienced vacancy rates of 5.8 percent in commercial office markets, 5.8 percent in retail, and 5.6 percent in industrial real estate markets. Also, according to the 2010 U.S. Census Bureau, a 7.5 percent vacancy rate for multi-family, apartment, and single-family rental residences also exists in Orange County in addition to a 2.5 percent vacancy rate for homeowners in the region.

These figures are lower than the national rental vacancy rate of 8.6 percent and are anticipated to remain the same, or increase incrementally over the next 12 to 18 months, particularly in the commercial sector.

### 4.3. Relocation Plan

A Relocation Plan will be prepared to meet the proposed project's purpose and need; and it will take into account the Build Alternative. As indicated above in Chapter 2.0 - Summary of Project Displacements, the relocation task would conform to requirements of the Uniform Act.

All displaced occupants will be contacted for an interview by a relocation agent at the time the Relocation Plan is completed. The relocation agent will ensure that the displacees understand and receive all eligible relocation benefits and advisory assistance in accordance with the Uniform Act.

Elise McCollister      10/14/13

Elise McCollister, Senior Analyst

Date

The undersigned has reviewed and approved this report.

\_\_\_\_\_  
Jason Gabriel, Principal Civil Engineer

Date

## 5.0 References and Preparers

### 5.1. References

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### 5.2. Persons Contacted

Kenny Nguyen, Senior Civil Engineer, City of Santa Ana, Public Works Department

Sean Thomas, Assistant Engineer II, City of Santa Ana, Public Works Department

### 5.3. Preparers

#### Overland, Pacific & Cutler, Inc.

Hutch Goodman, Project Manager, 14 years experience drafting environmental and program management documents. Contribution: quality assurance/quality control (as of July 2013, no longer with Overland, Pacific & Cutler, Inc.).

Elise McCollister, Senior Analyst, B.A., English, 5 years experience in environmental planning and two years experience in right-of-way acquisition and relocation for residential and commercial projects. Contribution: primary author.

Alfredo Jacquez, Senior Analyst, 9 years experience in right-of-way acquisition and relocation for residential and commercial projects; cost estimation and design coordination. Contribution: cost estimation and co-author.

John Van Hoogen, Analyst, B.S., Business Administration, one year of experience in right-of-way acquisition and relocation for residential and commercial projects; cost estimation and design coordination. Contribution: cost estimation and co-author.

Carlos Herrera, Agent, B.S., Public Policy and Management and B.A, Business Administration, 3 years experience in right-of-way acquisition and relocation for residential and commercial projects. Contribution: research.

Jacklyn Pop, Analyst, B.S., Mathematics, one year experience in right-of-way acquisition and relocation for residential and commercial projects; cost estimation and design coordination. Contribution: research.

Missy Mendoza, Analyst, B.S., Pre-Physical Therapy, one year of experience in right-of-way acquisition and relocation for residential and commercial projects. Contribution: research.

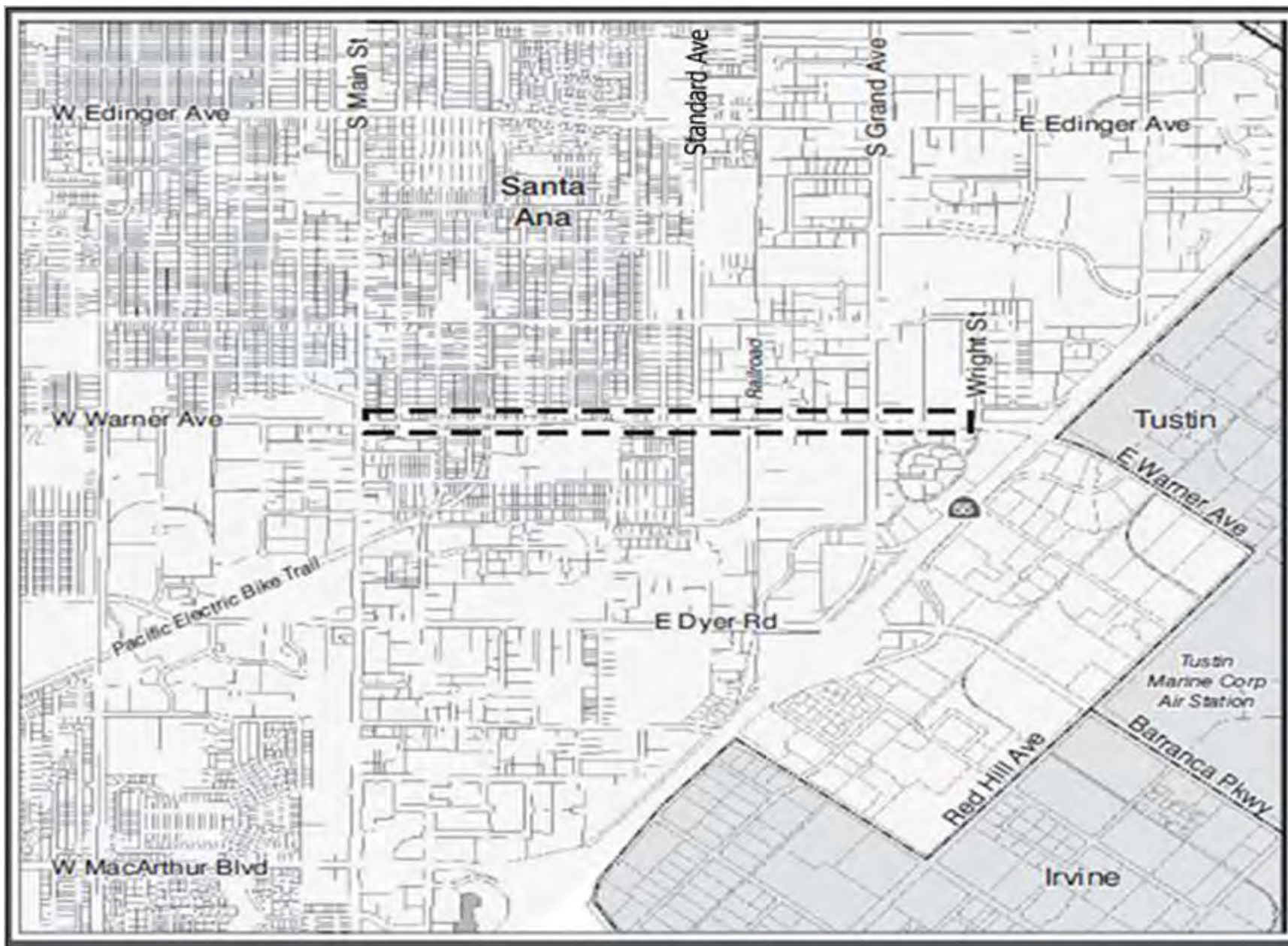
#### City of Santa Ana

Kenny Nguyen, Senior Civil Engineer, P.E., B.S., Civil Engineering, B.S., Environmental Engineering, 13 years experience in civil engineering. Contribution: design coordination and right-of-way mapping.

Sean Thomas, Assistant Engineer II, P.E., B.S., Civil Engineering, 6 years experience in design engineering. Contribution: design coordination and right-of-way mapping.

**Appendix A – Project Location Map**





Warner Avenue Widening Project – Draft Relocation Impact Statement – A-3





**Appendix B – Displacement Area Map**



### Warner Avenue Widening From Main Street to Grand Avenue Displacement Area Map



Alignment depictions are estimates and are not to be relied upon. This exhibit is for project reference purposes only.



**Appendix C – Replacement Area Map**



### Warner Avenue Widening From Main Street to Grand Avenue Replacement Area Map



Alignment depictions are estimates and are not to be relied upon. This exhibit is for project reference purpose only. The replacement area as shown in this exhibit is roughly a 5-mile radius.





**Appendix D – Multi-Family Rentals, 2013**



Available Multi Family Rentals – January 2013					
No.	Address	City	Beds	Baths	Rent
1	Street Address Not Disclosed	Costa Mesa	Duplex	1	\$750
2	1414 N Durant St.	Santa Ana	1	1	\$825
3	210 Cypress Ave.	Santa Ana	Studio	1	\$875
4	16350 S Harbor Blvd.	Fountain Valley	1	1	\$1,085
5	3805 S Ross St. #D	Santa Ana	1	1	\$1,095
6	635 Baker St.	Costa Mesa	Studio	1	\$1,175
7	15992 Pasadena Ave. #B	Tustin	2	1	\$1,195
8	2700 Peterson Pl.	Costa Mesa	Studio	1	\$1,200
9	15867 Myrtle St.	Tustin	2	1	\$1,250
10	3700 S Plaza Dr.	Santa Ana	Studio	1	\$1,265
11	9440 Clover Ct.	Fountain Valley	1	1	\$1,265
12	2855 Pinecreek Dr.	Costa Mesa	1	1	\$1,286
13	635 Baker St.	Costa Mesa	2	1	\$1,300
14	1142 Buckingham Dr.	Costa Mesa	1	1	\$1,325
15	1250 Adams Ave.	Costa Mesa	1	1	\$1,326
16	16350 S Harbor Blvd.	Fountain Valley	2	2	\$1,340
17	35 Via Lucca #Carrara	Irvine	Studio	1	\$1,340
18	2750 Kelvin Ave. #1158	Irvine	Studio	1	\$1,344
19	35 Via Lucca #Sienna	Irvine	Studio	1	\$1,345
20	635 Baker St.	Costa Mesa	1	1	\$1,350
21	2775 Mesa Verde Dr. E #Capri	Costa Mesa	1	1	\$1,355
22	550 Paularino Ave.	Costa Mesa	1	1	\$1,365
23	2750 Kelvin Ave. #1358	Irvine	Studio	1	\$1,369
24	2750 Kelvin Ave. #2339	Irvine	Studio	1	\$1,369
25	1555 Mesa Verde Dr. E #Plan A	Costa Mesa	1	1	\$1,390
26	10244 Warner Ave. #The Brook	Fountain Valley	1	1	\$1,420
27	4 Austin #Plan A	Irvine	1	1	\$1,425
28	50 Eastshore #Bird of Paradise	Irvine	1	1	\$1,426
29	50 Eastshore #Alder	Irvine	1	1	\$1,429
30	555 Paularino Ave #735	Costa Mesa	1	1	\$1,440
31	10244 Warner Ave #The Fountain	Fountain Valley	1	1	\$1,442
32	55 Paularino Ave #750	Costa Mesa	1	1	\$1,445
33	4 Austin #Plan B	Irvine	1	1	\$1,450
34	1000 S Coast Dr.	Costa Mesa	1	1	\$1,450
35	17091 Kenyon Dr.	Tustin	2	2	\$1,450
36	655 Baker St.	Costa Mesa	1	1	\$1,455
37	4 Austin #Plan E	Irvine	1	1	\$1,460
38	35 Via Lucca #Lucca	Irvine	1	1	\$1,465
39	15742 Williams St.	Tustin	2	2	\$1,485
40	2750 Kelvin Ave. #1123	Irvine	1	1	\$1,495
41	2700 Peterson Pl.	Costa Mesa	1	1	\$1,495
42	2750 Kelvin Ave. #1125	Irvine	1	1	\$1,495

Available Multi Family Rentals – January 2013					
No.	Address	City	Beds	Baths	Rent
43	2750 Kelvin Ave. #3313	Irvine	1	1	\$1,500
44	1142 Buckingham Dr.	Costa Mesa	1	1	\$1,500
45	50 Eastshore #Carrotwood	Irvine	1	1	\$1,501
46	9580 El Rey Ave #Cortez	Fountain Valley	1	1	\$1,502
47	2750 Kelvin Ave #2222	Irvine	1	1	\$1,505
48	3600 Aspen Village Way	Santa Ana	1	1	\$1,515
49	35 Via Lucca #Amalfi	Irvine	1	1	\$1,515
50	3400 Avenue of the Arts	Costa Mesa	Studio	1	\$1,517
51	1250 Adams Avenue	Costa Mesa	2	2	\$1,522
52	50 Eastshore #The Coco Palm	Irvine	1	1	\$1,524
53	3011 Jeffrey Dr. #B	Costa Mesa	2	1	\$1,525
54	2750 Kelvin Ave. #2132	Irvine	1	1	\$1,540
55	14251 Green Valley Drive #A	Tustin	2	2	\$1,550
56	3700 S Plaza Dr.	Santa Ana	1	1	\$1,550
57	2750 Kelvin Ave. #1119	Irvine	1	1	\$1,575
58	2750 Kelvin Ave. #2246	Irvine	1	1	\$1,585
59	425 Merrimac Way	Costa Mesa	2	2	\$1,600
60	3400 Avenue of the Arts	Costa Mesa	1	1	\$1,603
61	10244 Warner Ave #The Stream	Fountain Valley	2	2	\$1,613
62	10244 Warner Ave. #The Creek	Fountain Valley	2	1	\$1,625
63	550 Paularino Ave.	Costa Mesa	2	1	\$1,625
64	4 Austin #Plan F	Irvine	2	1	\$1,640
65	4 Austin #Plan D	Irvine	2	1	\$1,650
66	1555 Mesa Verde Dr. E #Plan B	Costa Mesa	1	1	\$1,666
67	9580 El Rey Ave. #The Magelian Premium	Fountain Valley	2	1	\$1,672
68	4 Austin #Plan C	Irvine	2	2	\$1,680
69	400 Enclave Cir.	Costa Mesa	Studio	1	\$1,685
70	10349 Slater Ave.	Fountain Valley	2	2	\$1,688
71	50 Eastshore #Douglas Fir	Irvine	2	1	\$1,698
72	2700 Peterson Pl.	Costa Mesa	2	1 1/2	\$1,699
73	35 Via Lucca #Sorrento	Irvine	2	2	\$1,720
74	655 Baker St.	Costa Mesa	2	2	\$1,725
75	50 Eastshore #The Elm	Irvine	2	2	\$1,741
76	9580 El Rey Ave #Mediterranean Prem.	Fountain Valley	2	2	\$1,744
77	4 Austin #Plan G	Irvine	2	2	\$1,750
78	2855 Pinecreek Dr.	Costa Mesa	2	2	\$1,750
79	3106 Coral Ave. #B	Costa Mesa	2	2	\$1,750
80	400 Enclave Cir.	Costa Mesa	1	1	\$1,755
81	35 Via Lucca #Amalfi Split	Irvine	2	2	\$1,770
82	2775 Mesa Verde Dr. E #Rome	Costa Mesa	2	1	\$1,790
83	1000 S Coast Dr.	Costa Mesa	2	2	\$1,800
84	555 Paularino Ave. #1050	Costa Mesa	2	2	\$1,805

<b>Available Multi Family Rentals – January 2013</b>					
<b>No.</b>	<b>Address</b>	<b>City</b>	<b>Beds</b>	<b>Baths</b>	<b>Rent</b>
85	3600 Aspen Village Way #62C	Santa Ana	2	2	\$1,845
86	3400 Avenue of the Arts	Costa Mesa	2	2	\$1,855
87	50 Eastshore #Ficus	Irvine	2	2	\$1,917
88	3700 S Plaza Dr.	Santa Ana	2	2	\$1,935
89	2750 Kelvin Ave. #2227	Irvine	2	2	\$1,960
90	100 Grand Canal	Irvine	2	2	\$1,970
91	2750 Kelvin Ave. #1206	Irvine	2	2	\$1,980
92	2750 Kelvin Ave. #1310	Irvine	2	2	\$1,980
93	2750 Kelvin Ave. #2327	Irvine	2	2	\$1,985
94	400 Enclave Cir.	Costa Mesa	2	2	\$1,995
95	1544 N Ross #1	Santa Ana	1	1	\$2,000
96	2750 Kelvin Ave. #1306	Irvine	2	2	\$2,005
97	2750 Kelvin Ave. #2324	Irvine	2	2	\$2,005
98	100 Contessa	Irvine	2	1	\$2,095
99	4 Austin #Plan H	Irvine	3	2	\$2,145
100	1142 Buckingham Dr.	Costa Mesa	2	1	\$2,150
101	2700 Peterson Pl.	Costa Mesa	3	2	\$2,200
102	1000 S Coast Dr.	Costa Mesa	3	2	\$2,305
103	655 Baker St.	Costa Mesa	3	2	\$2,330
104	3700 S. Plaza Dr.	Santa Ana	3	2	\$2,335
105	50 Eastshore #Guava	Irvine	3	2	\$2,482



**Appendix E – Multi-Family Units for Sale, 2013**





Appendix E – Multi-Family Units for Sale, 2013

Available Multi Family Units for Sale – January 2013					
No	Address	City	Units	Sq Ft	Price
1	1342 Fair Way	Santa Ana	2	1,571	\$305,000
2	1901 N Bush St.	Santa Ana	11	7,670	\$1,410,000
3	409 S Gunther St.	Santa Ana	2	1,716	\$330,000
4	1208 N Van Ness Avenue	Santa Ana	6	6,578	\$815,000
5	1410 S Sycamore Street	Santa Ana	4	3,272	\$444,000
6	1310 N Spurgeon Street	Santa Ana	4	2,488	\$470,000
7	2613 W Orion Avenue	Santa Ana	4	4,346	\$905,000
8	1206 S Pacific Avenue	Santa Ana	8	4,198	\$1,642,00
9	857 Beverly Place	Santa Ana	2	1,816	\$300,000
10	1134 W 3 <sup>rd</sup> Street	Santa Ana	2	2,058	\$270,000
11	415 S Birch St.	Santa Ana	7	4,376	\$700,000
12	933 Cypress Avenue	Santa Ana	5	3,828	\$510,000
13	838 E Washington Avenue	Santa Ana	3	2,376	\$410,00
14	2312 Evergreen Street	Santa Ana	2	1,812	\$304,000
15	2218 W 14 <sup>th</sup> Street	Santa Ana	2	1,600	\$335,000
16	317 S Flower Street	Santa Ana	20	784	\$2,033,000
17	1003 W Bishop St.	Santa Ana	23	22,411	\$2,100,000
18	2725 W Aurora Street	Santa Ana	4	4,519	\$885,500
19	818 Townsend	Santa Ana	8	5,096	\$880,000
20	1402 N Spurgeon Street	Santa Ana	12	9,403	\$1,350,000
21	217 S. Harbor Blvd.	Santa Ana	6	3,167	\$1,240,000
22	214 S. Lyon Street	Santa Ana	12	9,688	\$1,875,000
23	1008 East Washington	Santa Ana	2	600	\$390,000
24	1215 North Ross Street	Santa Ana	3	2,600	\$599,000
25	425 W. Washington Ave.	Santa Ana	8	5,206	\$1,299,000
26	1070 W. Santa Ana Blvd.	Santa Ana	4	3,600	\$624,950
27	405 Halesworth St.	Santa Ana	18	9,024	\$1,788,000
28	616 Pine St.	Santa Ana	4	3,080	\$529,000
29	1551 W. Ball Rd.	Anaheim	8	5,276	\$1,050,000
30	12102 Bayport St.	Garden Gove	4	4,014	\$850,000
31	687-691 Victoria St.	Costa Mesa	12	8,087	\$2,175,000
32	944 S. Roberts Street	Anaheim	16	10,016	\$1,870,000
33	906 N. Topeka Street	Anaheim	2	527	\$410,000
34	12892 Lucille Avenue	Garden Grove	3	3,779	\$626,000
35	13161 Adland St.	Garden Grove	4	3,582	\$810,000
36	6532 Westpark Place	Westminster	5	4,526	\$995,000
37	1560 E. Canfield Ln.	Anaheim	4	4,424	\$749,000
38	1808 Neighbors Ave.	Anaheim	4	3,470	\$799,000
39	150 N. Coffman St.	Anaheim	37	43,210	\$6,900,000
40	1837 West Sumac Ln.	Anaheim	7	4,847	\$925,000
41	2112 W. Alameda Avenue	Anaheim	4	4,176	\$699,000
42	16591 E. Buena Vista Ave.	Orange	2	3,030	\$925,000

<b>Available Multi Family Units for Sale – January 2013</b>					
<b>No</b>	<b>Address</b>	<b>City</b>	<b>Units</b>	<b>Sq Ft</b>	<b>Price</b>
43	9761 Belfast Dr.	Garden Grove	4	3,720	\$819,000
44	508-512 E. Wilelmina St.	Anaheim	12	13,248	\$2,100,000
45	227 W. Wilson Avenue	Orange	10	6,173	\$1,325,000
46	1168 N. Mayfair Ave.	Anaheim	6	4,263	\$999,999
47	13702-13706 Charleville Dr.	Westminster	2	1,800	\$550,000
48	2309-2315 W. Gramercy Ave.	Anaheim	8	7,698	\$1,738,000
49	2315 W. Gramercy Ave.	Anaheim	4	3,820	\$869,000
50	2309 W. Gramercy Ave.	Anaheim	4	3,878	\$750,000
51	1952 Ren Circle	Tustin	3	2,875	\$819,000

**Appendix F – Single-Family Units for Sale, 2013**



Appendix F – Single-Family Units for Sale, 2013

Available Single Family Units for Sale – January 2013					
No.	Address	City	Bedrooms	Sq Ft	Price
1	611 S La Veta Park Cir #130	Orange	1	600	\$155,000
2	400 S Flower St. #128	Orange	3	1,404	\$290,000
3	444 S Tustin St. D3	Orange	2	1,178	\$298,000
4	400 S Flower St. #134	Orange	2	1,404	\$319,900
5	1938 W Culver Ave. #3	Orange	2	1,240	\$350,000
6	810 E Culver Ave.	Orange	2	864	\$495,000
7	1042 E Palmyra Ave.	Orange	3	1,404	\$495,000
8	244 S Shattuck Pl.	Orange	4	1,426	\$499,900
9	182 S Waverly St.	Orange	2	970	\$549,000
10	119 S Main St.	Orange	3	1,617	\$549,900
11	521 E Palmyra	Orange	3	1,603	\$649,900
12	937 E Fairway Dr.	Orange	5	2,500	\$649,900
13	801 S Lyon St. H9	Santa Ana	1	620	\$105,000
14	1040 W Macarthur Blvd. #131	Santa Ana	0	468	\$109,900
15	801 Lyon St. A127	Santa Ana	1	700	\$110,000
16	801 Lyon St. A227	Santa Ana	1	700	\$110,000
17	801 S. Lyon St. #63	Santa Ana	1	620	\$120,000
18	801 S Lyon St. #31	Santa Ana	1	620	\$120,000
19	300 E. Chestnut Ave. #103	Santa Ana	2	980	\$124,900
20	801 S Lyon St. C1	Santa Ana	2	923	\$125,000
21	801 S Lyon St. C2	Santa Ana	2	923	\$125,000
22	801 S Lyon St. B1	Santa Ana	2	983	\$130,000
23	801 S Lyon St. B2	Santa Ana	2	983	\$130,000
24	600 W 3rd St. B203	Santa Ana	1	754	\$130,000
25	1040 W Macarthur Blvd. #20	Santa Ana	0	500	\$139,000
26	3050 S. Bristol St. #7k	Santa Ana	1	718	\$167,400
27	2960 Bradford Pl. G	Santa Ana	2	796	\$179,900
28	3760 S Bear St. G-151	Santa Ana	2	1,370	\$179,900
29	2805 S Fairview St. E	Santa Ana	1	628	\$188,700
30	3938 W 5th St. 69	Santa Ana	1	616	\$188,850
31	1040 W Macarthur Blvd.39	Santa Ana	2	1,000	\$189,900
32	Stevens Ave. #252	Santa Ana	3	978	\$195,000
33	3050 S. Bristol St. 15V	Santa Ana	2	940	\$198,000
34	3050 S. Bristol 14M	Santa Ana	1	750	\$199,900
35	1040 W Macarthur Blvd. 4	Santa Ana	0	468	\$199,995
36	430 Carriage Dr. #406	Santa Ana	4	1,234	\$229,900
37	1400 W Warner Ave. #34	Santa Ana	1	646	\$248,850
38	111 E. Cubbon St.	Santa Ana	2	2,000	\$250,000
39	309 E. Berkeley St.	Santa Ana	2	808	\$250,000
40	3630 S Bear St. #66	Santa Ana	2	1,157	\$254,900
41	2230 S Flower St.	Santa Ana	2	1,662	\$275,000
42	2082 S Standard Ave.	Santa Ana	2	920	\$295,000

Available Single Family Units for Sale – January 2013					
No.	Address	City	Bedrooms	Sq Ft	Price
43	2244 Halladay St.	Santa Ana	2	763	\$299,900
44	2238 S Shelton St.	Santa Ana	3	954	\$309,000
45	1327 S Rita Way	Santa Ana	3	1,022	\$320,000
46	1123 S Garnsey St.	Santa Ana	2	1,000	\$324,900
47	1537 S Greenville St.	Santa Ana	2	976	\$325,000
48	2318 Orange Ave.	Santa Ana	2	1,651	\$325,000
49	1902 S Sycamore St.	Santa Ana	2	965	\$335,000
50	1139 S Rita Way	Santa Ana	3	1,044	\$335,000
51	2321 W. Borchard Ave.	Santa Ana	4	1,450	\$339,000
52	1313 W Borchard Ave.	Santa Ana	3	1,134	\$339,900
53	3407 S Main B	Santa Ana	2	1,472	\$340,000
54	215 Hickory St.	Santa Ana	4	1,296	\$340,000
55	1237 S. Van Ness Ave.	Santa Ana	3	1,360	\$340,000
56	507 E. Walnut St.	Santa Ana	3	151	\$349,000
57	2433 W. California St.	Santa Ana	3	1,288	\$349,000
58	809 S Shelton St.	Santa Ana	3	1,114	\$349,900
59	1422 W Elder Ave.	Santa Ana	3	1,055	\$349,900
60	2313 Lori Lane	Santa Ana	3	1,163	\$350,000
61	1326 S Shelton St.	Santa Ana	3	1,066	\$359,900
62	1317 W Mcfadden Ave	Santa Ana	3	1,269	\$368,899
63	2112 Borchard Ave.	Santa Ana	3	1,253	\$369,900
64	1235 S Hesperian St.	Santa Ana	4	1,200	\$369,900
65	2074 S Pacific Ave.	Santa Ana	4	1,625	\$375,000
66	1346 S Joane Way	Santa Ana	3	1,602	\$375,000
67	833 E Mc Fadden	Santa Ana	3	1,202	\$378,900
68	922 N Mc Fadden	Santa Ana	4	1,347	\$379,500
69	1102 S Douglas St.	Santa Ana	4	1,735	\$380,000
70	1121 S Cypress Ave.	Santa Ana	3	1,470	\$392,400
71	2229 W. Harvard St.	Santa Ana	3	1,469	\$395,000
72	2706 W Anahurst Pl.	Santa Ana	3	1,268	\$395,000
73	2801 W Pendleton Ave.	Santa Ana	3	1,202	\$397,000
74	2722 W Pendleton Ave.	Santa Ana	3	1,224	\$399,900
75	4213 W Kent Ave.	Santa Ana	3	1,358	\$400,000
76	1123 S Flower St.	Santa Ana	6	2,345	\$405,000
77	2923 W Edinger Ave.	Santa Ana	4	1,671	\$418,000
78	1114 S Cypress Ave.	Santa Ana	4	1,494	\$421,700
79	317 E Camile St.	Santa Ana	2	1,795	\$429,000
80	306 S. Orange Ave.	Santa Ana	6	2,841	\$439,000
81	5126 W. Roberts Dr.	Santa Ana	3	1,743	\$445,000
82	2513 S Manitoba Dr.	Santa Ana	3	1,426	\$449,000
83	311 Cypress Ave.	Santa Ana	6	2,643	\$450,000
84	530 S Corta	Santa Ana	3	1,755	\$459,900

Appendix F – Single-Family Units for Sale, 2013

Available Single Family Units for Sale – January 2013					
No.	Address	City	Bedrooms	Sq Ft	Price
85	3402 S Baker St.	Santa Ana	4	1,854	\$469,000
86	1202 S Ross St.	Santa Ana	3	2,145	\$489,000
87	3710 S Sea Cliff	Santa Ana	3	1,710	\$520,000
88	2817 S Center St.	Santa Ana	4	1,894	\$539,000
89	2901 S Center St.	Santa Ana	5	2,500	\$539,900
90	3333 S Towner St.	Santa Ana	4	2,000	\$549,000
91	201 W Harvey Ave.	Santa Ana	4	1,745	\$559,000
92	3317 Ramona Dr.	Santa Ana	4	2,032	\$580,000
93	316 S Main St.	Santa Ana	3	2,314	\$599,900
94	2002 W Summer Wind	Santa Ana	3	1,359	\$675,000
95	2626 W Manly Ave.	Santa Ana	6	2,871	\$689,900
96	1904 W Blackhawk Dr.	Santa Ana	4	3,895	\$989,888
97	1931 W Meadowbrook Dr.	Santa Ana	5	3,825	\$1,100,000
98	1931 W Deerefield Rd.	Santa Ana	4	4,200	\$1,261,000
99	2620 N Tustin Ave. #38	Santa Ana	3	1,853	\$75,000
100	2512 N Tustin Ave. #74	Santa Ana	4	1,679	\$95,000
101	600 W 3rd St. A109	Santa Ana	2	864	\$100,000
102	1529 S Raitt H	Santa Ana	1	634	\$109,900
103	2612 N Tustin Ave. A	Santa Ana	3	1,617	\$129,000
104	1345 Cabrillo Park Dr. S01	Santa Ana	1	960	\$130,000
105	303 E 9th St. #404	Santa Ana	1	897	\$142,000
106	333 E 9th St. #205	Santa Ana	1	875	\$142,000
107	627 N Bristol St. #26	Santa Ana	2	820	\$145,000
108	600 W 3rd St. B218	Santa Ana	2	929	\$149,900
109	1602 N King St. B7	Santa Ana	2	930	\$150,000
110	1101 W Macarthur Blvd. #192	Santa Ana	1	676	\$169,900
111	600 W 3rd St. A119	Santa Ana	1	954	\$174,550
112	2030 E Santa Clara Ave. L2	Santa Ana	2	1,134	\$176,900
113	2646 Monte Carlo Dr. 32	Santa Ana	3	1,236	\$199,000
114	2109 Hickory St.	Santa Ana	3	1,700	\$230,000
115	1280 Cabrillo Park Dr. G	Santa Ana	1	694	\$248,850
116	1345 Cabrillo Park Dr. P13	Santa Ana	1	850	\$248,850
117	2609 W Pomona	Santa Ana	1	549	\$280,000
118	1141 S Towner St.	Santa Ana	3	1,134	\$285,000
119	801 S Flower St.	Santa Ana	2	1,097	\$285,000
120	4821 Keywood Ln.	Santa Ana	2	1,062	\$295,000
121	1414 N Baker St.	Santa Ana	3	1,257	\$299,500
122	809 N Spurgeon St. #11	Santa Ana	2	1,294	\$305,900
123	407 N Figueroa St.	Santa Ana	2	1,130	\$329,800
124	1711 W Civic Center Dr.	Santa Ana	3	1,060	\$339,000
125	1705 W 6 <sup>th</sup> St.	Santa Ana	3	1,332	\$349,000
126	13901 Laurel St.	Santa Ana	3	936	\$350,000

Available Single Family Units for Sale – January 2013					
No.	Address	City	Bedrooms	Sq Ft	Price
127	519 S Sycamore St.	Santa Ana	3	1,319	\$355,000
128	1609 N Fairview St.	Santa Ana	3	1,600	\$359,000
129	1509 W Saint Andrew Pl.	Santa Ana	3	987	\$359,900
130	1601 N. Huron Dr.	Santa Ana	4	1,561	\$360,000
131	909 E. Santa Ana Blvd.	Santa Ana	1	1,600	\$369,900
132	3402 7 <sup>th</sup>	Santa Ana	2	1,055	\$378,000
133	1830 W 18 <sup>th</sup> St.	Santa Ana	3	1,500	\$389,900
134	827 N Towner St.	Santa Ana	3	1,100	\$395,000
135	1433 S Gordon Pl.	Santa Ana	3	1,500	\$399,900
136	1423 S Rosewood Ave.	Santa Ana	4	1,404	\$399,900
137	1121 Concord St.	Santa Ana	4	2,257	\$399,999
138	1029 W Glenwood Pl.	Santa Ana	3	1,600	\$404,900
139	1402 N Mountain View St.	Santa Ana	3	1,167	\$430,000
140	13122 Yorba St.	Santa Ana	3	1,469	\$450,000
141	924 N Logan St.	Santa Ana	4	1,500	\$469,900
142	1518 E. 21 <sup>st</sup> St.	Santa Ana	3	1,774	\$469,000
143	1216 S. Flower St.	Santa Ana	6	2,792	\$499,000
144	1542 Cameo Dr.	Santa Ana	3	1,358	\$525,000
145	701 E. Avalon Ave.	Santa Ana	3	2,158	\$545,000
146	2605 N. Louise St.	Santa Ana	3	1,909	\$549,000
147	819 Catalina Ave.	Santa Ana	3	1,850	\$549,900
148	2110 N. Santa Fe St.	Santa Ana	5	2,564	\$575,000
149	1413 Marcella Ln.	Santa Ana	4	2,583	\$575,000
150	1213 N. Ross St.	Santa Ana	6	2,600	\$599,000
151	2136 N. Rosewood Ave.	Santa Ana	2	1,965	\$620,000
152	528 W. Santa Clara Ave.	Santa Ana	3	1,549	\$649,000
153	2008 N. Westwood	Santa Ana	3	2,135	\$675,000
154	1225 French St.	Santa Ana	3	2,423	\$710,000
155	720 W. Aster Pl.	Santa Ana	4	3,640	\$720,000
156	2300 N. Flower St.	Santa Ana	4	3,000	\$739,000
157	2339 N. Towner St.	Santa Ana	4	2,784	\$875,000
158	2445 Bonnie Brae	Santa Ana	5	3,621	\$975,000
159	2032 Greenleaf St.	Santa Ana	4	3,109	\$1,195,000



**Appendix G – Single-Family Rental Units, 2013**



Appendix G – Single-Family Rental Units, 2013

Available Single Family Rental Units – January 2013					
No.	Address	City	Beds	Baths	Rent
1	10 Almador	Irvine	3	2½	\$2,400
2	10802 Los Jardines E	Fountain Valley	3	2	\$2,500
3	10 Del Sonata	Irvine	3	2½	\$2,650
4	1641 Heather Ave.	Tustin	4	3	\$2,675
5	Irvine Blvd. and Redhill Ave.	Tustin	4	2	\$2,795
6	Near East Yale Loop and Barranca	Irvine	3	2½	\$2,995
7	61 Fringe Tree	Irvine	4	3	\$4,200
8	13 Night Star	Irvine	5	3	\$5,000
9	18861 Fairhaven Ave.	Santa Ana	4	2	\$2,900
10	2921 S. Fairview St.#E	Santa Ana	3	2	\$2,150
11	4030 Georgine St.	Santa Ana	3	2	\$2,000
12	Address not Disclosed	N/A	3	2	\$2,500
13	2034 W. Chandler Ave.	Santa Ana	3	2	\$2,350
14	3611 W. Camille St.	Santa Ana	3	1	\$1,900
15	2509 W. Saint Andrew Pl.	Santa Ana	3	2	\$2,200
16	1250 Cabrillo Park Dr. #B	Santa Ana	1	1	\$1,200
17	10731 SE Skyline Dr.	Santa Ana	3	3	\$4,100
18	2538 S. Deegan Dr.	Santa Ana	4	3	\$2,650
19	624 S. Sullivan St. #3C	Santa Ana	2	1	\$1,250
20	1919 Sherry Ln. #34	Santa Ana	2	1	\$1,550
21	932 W. 18 <sup>th</sup> St.	Santa Ana	3	2	\$2,800
22	1305 S. Towner St.	Santa Ana	2	N/A	\$1,895
23	219 Shaw Pl.	Santa Ana	3	2½	\$2,250
24	2202 N. Broadway	Santa Ana	2	2	\$1,825
25	2202 N. Broadway #7	Santa Ana	2	2	\$1,825
26	Address Not Disclosed	N/A	3	3	\$1,490
27	Address Not Disclosed	N/A	5	N/A	\$2,900
28	Address Not Disclosed	N/A	3	2	\$1,800
29	2514 N. Tustin Ave. #65	Santa Ana	2	2	\$2,000
30	201 N. McClay St.	Santa Ana	3	1	\$2,050
31	Address Not Disclosed	N/A	3	2	\$1,859
32	3010 Bradford Pl.	Santa Ana	3	1½	\$1,800
33	1718 Evergreen St. #4	Santa Ana	2	1	\$1,000
34	2522 W. Macarthur Blvd.	Santa Ana	2	2	\$1,900
35	2900 Sawgrass Dr.	Santa Ana	5	3	\$3,000
36	600 W. 3 <sup>rd</sup> St. #A119	Santa Ana	1	1	\$950
37	W Camille St.	Santa Ana	3	1	\$2,000
38	3400 S. Main St.	Santa Ana	2	2	\$1,715
39	2401 W. La Verne Ave.	Santa Ana	2	3	\$2,700
40	1617 S. Woodland Pl.	Santa Ana	3	1	\$2,390
41	12621 Baja Panorama	Santa Ana	4	2	\$3,900
42	Address Not Disclosed	N/A	4	4½	\$3,900



**Appendix H – Commercial Units for Lease, 2013**



Appendix H – Commercial Units for Lease, 2013

Available Commercial Properties For Lease January 2013					
No.	Address	City	Type	Sq Ft	Price
1	2911 S. Bristol St.	Santa Ana	Retail	8,000	\$1.30
2	103 E. Alton #A	Santa Ana	Office	768-1,706	\$0.60
3	1809 East Dyer Road	Santa Ana	Office	6,688	\$0.79
4	1329 E. Warner Ave.	Santa Ana	Industrial	30,000	\$0.65
5	2094 S. Grand	Santa Ana	Industrial	1,920-2,400	\$0.56
6	2510 South Bristol	Santa Ana	Retail	2,775	\$2.75
7	2302 S. Bristol St.	Santa Ana	Retail	1,040	\$2.85
8	2608 Bristol St.	Santa Ana	Retail	1,200	\$1.75
9	2650 S. Bristol	Santa Ana	Office	960	\$1.00
10	2670 South Grand Ave.	Santa Ana	Industrial	1,920-3,520	\$0.71-0.75
11	1504 Brookhollow Drive	Santa Ana	Office	7,880	\$1.65
12	1516 Brookhollow Dr.	Santa Ana	Office	13,804	\$1.30
13	1522 Brookhollow Dr.	Santa Ana	Office	13,093	\$.095
14	1528 Brookhollow Dr.	Santa Ana	Office	4,978-10,342	N/A
15	2720-2740 S. Bristol St.	Santa Ana	Office	944-1,684	\$1.85
16	1340-1380 E. Edinger Ave.	Santa Ana	Industrial	905-955	\$0.91-0.92
17	2835 S. Bristol St.	Santa Ana	Retail	3,000-4,151	\$0.65-1.90
18	1221-1251 East Dyer Road	Santa Ana	Office	1,489-25,521	\$0.59-1.65
19	1502 E. Warner Ave. Ste. C	Santa Ana	Office	3,970	\$0.85
20	2 Hutton Centre Drive	Santa Ana	Retail	905-1,037	\$3.75
21	1800 E. Garry Avenue #208	Santa Ana	Office	400	\$1.31
22	1405 E. Edinger Ave.	Santa Ana	Industrial	2,500	\$0.55
23	2136 S. Wright St.	Santa Ana	Industrial	1,840	\$0.80
24	2952 Daimler St.	Santa Ana	Office	3,850	\$1.29
25	1308 W. Edinger Ave.	Santa Ana	Retail	31,150	N/A
26	2110 S. Lyon St.	Santa Ana	Industrial	3,586	\$0.77
27	1308 W. Edinger Ave.	Santa Ana	Retail	31,155	N/A
28	1530 E. Edinger Ave.	Santa Ana	Industrial	4,200	\$0.70
29	1540 E. Edinger	Santa Ana	Office	400-1,020	\$1.00-1.18
30	1442 S. Bristol St.	Santa Ana	Retail	3,127	\$1.75
31	1570 E. Edinger	Santa Ana	Industrial	355-2,570	\$0.74-0.99
32	1800-1816 Carnegie Ave.	Santa Ana	Industrial	1,920	\$0.45
33	3310-3398 Bristol St.	Santa Ana	Retail	1,150-2,500	\$1.90-3.00
34	6 Hutton Centre Drive	Santa Ana	Office	110	\$4.55
35	3500 S. Bristol St.	Santa Ana	Office	1,429	\$4.55
36	1813 East Dyer Road	Santa Ana	Office	6,275	\$0.65
37	3520 S. Bristol Ave. #205	Santa Ana	Office	2,200	\$0.32
38	1616 S. Lyon Street	Santa Ana	Industrial	3,000	\$0.80
39	1212 South Bristol St.	Santa Ana	Retail	1,170	\$2.25
40	1920-1940 E. Deere Ave.	Santa Ana	Office	2,530-19,851	\$0.99

Appendix H – Commercial Units for Lease, 2013

Available Commercial Properties For Lease January 2013					
No.	Address	City	Type	Sq Ft	Price
41	1501-1531 W. Alton Avenue	Santa Ana	Industrial	1,400-2,425	\$0.40-0.85
42	2850 Red Hill Ave.	Santa Ana	Office	3,460	\$1.75
43	1421-1501 Macarthur Blvd.	Santa Ana	Retail	763-4,155	N/A
44	1004-1010 Hathaway St.	Santa Ana	Industrial	756-1,660	\$0.65-0.75
45	1602 Wilshire Ave.	Santa Ana	Industrial	1,200	\$0.75
46	1701 E. Edinger	Santa Ana	Industrial	1,200-3,323	\$0.70-1.00
47	1910 E. Warner Suite 2-F	Santa Ana	Office	2,486	\$0.75
48	1801 E. Edinger Ave.	Santa Ana	Office	2,400	\$1.45
49	1714 E. McFadden Ave.	Santa Ana	Retail	1,040-2,437	\$1.65-1.75
50	3941 South Bristol St.	Santa Ana	Retail	920	N/A
51	1361 S. Lyon St.	Santa Ana	Industrial	2,432	\$0.85
52	1100 S. Linwood Ave. #A	Santa Ana	Industrial	33,277	\$0.47
53	1277 S. Lyon St.	Santa Ana	Industrial	3,120	\$0.95
54	1715 E. Wilshire Ave.	Santa Ana	Industrial	1,104-1,584	\$1.10-1.15
55	1402-1428 S. Ritchey Street	Santa Ana	Industrial	1,400-2,100	\$0.73-0.79
56	1780 E. McFadden Ave.	Santa Ana	Industrial	888-1,008	\$1.15
57	110 W. 2nd Street	Santa Ana	Retail	1,217	\$1.60
58	104 W. 2nd St.	Santa Ana	Office	1,217	\$1.60
59	220 N. Broadway	Santa Ana	Retail	993-1,219	\$1.99
60	207 W. 2nd Street	Santa Ana	Retail	3,100	\$1.00
61	600 W. Santa Ana Blvd.	Santa Ana	Office	242-12,761	\$1.25-1.55
62	2639 W. Edinger Ave.	Santa Ana	Retail	1,000	\$2.90
63	888 W. Santa Ana Blvd.	Santa Ana	Office	1,582-9,426	\$0.99
64	515 N. Sycamore St.	Santa Ana	Office	41,864	\$0.99
65	511 N. Sycamore St.	Santa Ana	Office	6,200	\$0.99
66	700 N. Main Street	Santa Ana	Office	7,616	N/A
67	404 N. Grand Ave.	Santa Ana	Retail	889	\$2.00
68	2701 West MacArthur Blvd.	Santa Ana	Retail	978-1,225	\$3.50-3.75
69	1428 W Santa Ana Blvd.	Santa Ana	Retail	1,418	\$1.25
70	901 W. Civic Center Dr.	Santa Ana	Office	1,343-48,968	\$1.55
71	2901-2961 W. MacArthur	Santa Ana	Office	1,040-12,407	\$1.00
72	3220-3226 Pemdleton Ave.	Santa Ana	Industrial	12,545	\$0.70
73	2001 East First St.	Santa Ana	Office	400-5,595	\$0.88-1.25
74	2031 E. 1st Street	Santa Ana	Retail	687-4,648	\$1.50-3.00
75	3309 W. Harvard St.	Santa Ana	Industrial	900-1,800	\$0.75-0.90
76	1101 N. Broadway	Santa Ana	Office	612,000	N/A
77	1020 N. Ross Street	Santa Ana	Office	1,999	N/A
78	1651 E. Fourth Street	Santa Ana	Office	373-3,685	N/A
79	2110 E. 1st St.	Santa Ana	Office	1,440-2,328	\$1.10
80	1633 E. Fourth St.	Santa Ana	Office	385-4,334	\$1.50-1.85
81	2100 S. Yale Street	Santa Ana	Industrial	65,000	\$0.20
82	1971 E. 4th Street	Santa Ana	Office	3,825-10,420	\$0.95



Appendix H – Commercial Units for Lease, 2013

Available Commercial Properties For Lease January 2013					
No.	Address	City	Type	Sq Ft	Price
83	1971 E. 4th Street	Santa Ana	Office	3,824-10,420	&0.95
84	2008 S. Yale St.	Santa Ana	Industrial	1,944	\$0.60
85	2030 4th Street	Santa Ana	Office	354-708	\$1.25-1.35
86	2030 E. 4th Street	Santa Ana	Office	354-708	\$1.25-1.35
87	2100 E. 4th St.	Santa Ana	Office	12,065	N/A
88	3501 Segrestrom Ave.	Santa Ana	Office	20,000	\$0.49
89	550 N. Parkcenter Dr.	Santa Ana	Office	2,291	\$1.30
90	1600 N. Broadway	Santa Ana	Office	1,342-6,200	\$1.00
91	1600 North Main Street	Santa Ana	Office	11,116	\$1.25
92	411 N. Sullivan St.	Santa Ana	Industrial	8,023	\$0.69
93	16480-16600 Harbor Blvd.	Fountain Valley	Industrial	891-6,942	\$0.65-1.45
94	603 N. Parkcenter Dr.	Santa Ana	Office	1,105-1,152	\$1.35
95	16650 Harbor Blvd.	Fountain Valley	Retail	1,750	\$0.80
96	601 N. Parkcenter Dr.	Santa Ana	Office	1,065-1,279	\$1.35
97	3001-3095 Harbor Blvd.	Santa Ana	Industrial	925-4,712	\$0.80-1.05
98	2900 S. Harbor Blvd.	Santa Ana	Office	1,900-8,631	\$0.75
99	2900 S. Harbor Blvd.	Santa Ana	Office	1,900	\$0.75
100	2900 S. Harbor Blvd.	Santa Ana	Office	1,900	\$0.75
101	2900 S. Harbor Blvd.	Santa Ana	Office	1,900-22,355	\$0.75
102	701 N. Parkcenter Drive	Santa Ana	Office	2,978	\$1.00
103	600 N. Tustin	Santa Ana	Office	1,092-1,533	\$1.60-1.65
104	2900 S. Harbor Blvd	Santa Ana	Office	8,260-22,193	\$1.25
105	301 East 17th St.	Santa Ana	Retail	12,247	N/A
106	16275 Harbor Blvd.	Fountain Valley	Retail	1,260-3,711	\$1.50
107	1600 N. Grand Avenue	Santa Ana	Retail	3,698	\$1.60
108	980 W. 17th St. Unit A	Santa Ana	Office	1,350	\$1.25
109	665 N. Tustin Ave.	Orange	Retail	900-3,000	\$1.25-1.75
110	1118 17th St.	Santa Ana	Industrial	8,800	\$0.75
111	1125 E. 17th St.	Santa Ana	Office	2,902	\$1.40
112	1125 E. 17th St.	Santa Ana	Office	15,000	\$1.95
113	505 North Tustin	Santa Ana	Office	271-3,191	\$1.60-1.85
114	16111 Harbor Blvd.	Fountain Valley	Retail	4,500	N/A
115	999 N. Tustin Ave. Suite 11	Santa Ana	Office	1,259	\$1.10
116	3701-3801 S. Harbor Blvd.	Santa Ana	Retail	616-2,163	\$1.50-1.85
117	1125 East 7th Street	Santa Ana	Office	1,213-3,666	\$1.95-2.50
118	1103 S. Harbor Blvd.	Santa Ana	Retail	2,400	\$1.30
119	11770 Warner Ave.	Fountain Valley	Office	500-3,000	\$0.99-1.19
120	1535 E. 17th Street	Santa Ana	Office	826	\$1.10
121	1615 E. 17th St.	Santa Ana	Office	2,041-5,585	\$0.13-1.50
122	1441 E. 17th Street	Santa Ana	Office	14,000	\$1.95
123	1710 E. 17th Street	Santa Ana	Retail	1,500-1,645	\$2.25
124	1800 E. 18th Street	Santa Ana	Office	2,500-3,500	\$1.19

Available Commercial Properties For Lease January 2013					
No.	Address	City	Type	Sq Ft	Price
125	2100 N. Broadway	Santa Ana	Office	770-4,775	\$0.99
126	17662 Irvine Blvd. #10	Tustin	Office	550	\$1.00
127	1631-1641 E. 17th Street	Santa Ana	Retail	860-1,930	\$1.40-1.50
128	710-810 Harbor Blvd.	Santa Ana	Retail	2,800	\$1.95
129	1833 E. 17th St.	Santa Ana	Office	320-6,414	\$0.90
130	1401 N. Tustin Ave.	Santa Ana	Office	1,298-5,750	\$2.00
131	1401 N. Tustin Ave.	Santa Ana	Office	1,429-2,630	\$2.00
132	1905 E. 17th St.	Santa Ana	Office	385	\$1.55
133	1833 East 17th Street	Santa Ana	Office	171-1,343	\$1.00
134	1913 E. 17th Street #210	Santa Ana	Office	1,280	\$0.99
135	1945 E. 17th Street	Santa Ana	Retail	1,700	\$2.50
136	2050 N. Grand Ave.	Santa Ana	Retail	90,000	N/A
137	2014-2230 E. 17th Street	Santa Ana	Retail	2,700-3,200	N/A
138	1935 E. 17th Street	Santa Ana	Retail	2,210	\$2.50
139	17221 E. 17th Street	Santa Ana	Office	550	\$1.36-1.45
140	3835 W. First St.	Santa Ana	Retail	1,375-3,110	\$2.27-2.37
141	11190 Warner Ave.	Fountain Valley	Office	1,354-4,686	\$3.00
142	11180 Warner Ave.	Fountain Valley	Office	974-3,937	\$2.65
143	11160 Warner Ave.	Fountain Valley	Office	1,114-4,142	\$2.65
144	17850-17870 Newhope Street	Fountain Valley	Retail	1,840-1,866	N/A
145	2040 N. Tustin Ave. Unit B	Santa Ana	Office	1,600	\$1.30
146	2428 N. Grand Ave.	Santa Ana	Office	8,000	\$0.90
147	2677 N. Main Street	Santa Ana	Office	958-4,422	\$1.95-2.05
148	2106-2156 North Tustin Ave.	Santa Ana	Retail	1,135	\$1.50
149	980 N. Harbor Blvd.	Santa Ana	Retail	2,944	\$1.25
150	10990 Warner Ave. Suite F	Fountain Valley	Office	410-1,200	\$1.20-1.60
151	2791 N. Main Street	Santa Ana	Retail	2,100-8,113	\$3.00
152	5111 Edinger Ave.	Santa Ana	Retail	1,278-5,846	\$1.50-2.00
153	2703-2735 N. Bristol Street	Santa Ana	Retail	800-3,120	\$1.75-2.25
154	10840 Warner Avenue	Fountain Valley	Office	800-6,240	\$0.95-1.20
155	4702 West First Street	Santa Ana	Retail	1,034	\$0.95
156	745 S. Main Street	Orange	Retail	2,001	\$3.35
157	2732-2738 N. Bristol	Santa Ana	Retail	1,500	\$1.33
158	505 S. Main Street	Orange	Office	14,744	\$2.05
159	1120 W. La Veta Ave.	Orange	Office	2,230-22,016	\$3.40
160	1010 W. La Veta Ave.	Orange	Office	1,595-4,705	\$2.50
161	18350 Mt. Langley	Fountain Valley	Office	762-5,560	\$1.45
162	13841 West Street	Garden Grove	Industrial	8,100	\$0.72
163	13811 West Street	Garden Grove	Industrial	3,000	\$0.90
164	18437 Mt. Langely #R	Fountain Valley	Industrial	2,000	\$0.75
165	1310 West Stewart Drive	Orange	Office	2,152	\$3.10
166	13482 Harbor Blvd.	Garden Grove	Retail	1,000	\$1.40

Appendix H – Commercial Units for Lease, 2013

Available Commercial Properties For Lease January 2013					
No.	Address	City	Type	Sq Ft	Price
167	681 S. Tustin St.	Orange	Office	170-1,200	\$1.00-2.06
168	10546 Bechler River	Fountain Valley	Industrial	2,400	\$0.77
169	392 S. Glassell St.	Orange	Office	2,100	\$2.35
170	10523-10572 McFadden Ave.	Garden Grove	Retail	500	\$2.00
171	12881 Haster St.	Garden Grove	Retail	1,100	\$2.25
172	293 S. Main Street	Orange	Office	5,772	\$2.65
173	11362 Westminister Ave. Unit A	Industrial	Industrial	3,600	\$1.00
174	333 S. Anita Dr.	Orange	Office	256	\$3.91
175	333 S. Anita Drive	Orange	Office	3,910-4,220	\$1.45
176	10101 Slater Avenue	Fountain Valley	Office	456-4,659	\$1.45-1.55
177	265 S. Anita Dr.	Orange	Office	802-3,817	\$1.50
178	10871 Forbes Ave.	Garden Grove	Industrial	42,000	\$0.55
179	13004-13016 Harbor Blvd.	Garden Grove	Retail	1,500-5,580	\$1.50-1.99
180	10055 Slater Avenue	Fountain Valley	Office	1,907-5,357	\$1.55
181	171 S. Anita Drive	Orange	Office	436-1,226	\$1.50
182	171 S. Anita Dr.	Orange	Office	870	\$1.20
183	12361-12459 Lewis Street	Garden Grove	Office	927-3,606	\$1.65-1.70
184	1234 W. Chapman Ave.	Orange	Office	1,427	\$1.75
185	12892-12952 Harbor Blvd.	Garden Grove	Retail	1,216-1,365	\$1.75
186	134 S. Glassell	Orange	Office	270-850	\$1.99-2.66
187	1937 W. Chapman	Orange	Office	1,120-12,913	\$1.50
188	1937 W. Chapman Ave.	Orange	Office	1,120-4,570	\$1.50
189	600 City Pky W.	Orange	Office	2,024	\$1.75
190	16569 Brookhurst St.	Fountain Valley	Retail	1,600	\$1.75
191	318 E. Dyer Road	Santa Ana	Industrial	9,000	\$0.70
192	1261 E. Dyer	Santa Ana	Office	1,489-25,521	N/A
193	1241 E. Dyer Road	Santa Ana	Office	25,521-36,326	\$0.95-1.65
194	1231 E. Dyer Rd.	Santa Ana	Industrial	9,639	\$1.25
195	1221 E. Dyer Rd.	Santa Ana	Office	1,646-6,367	\$1.65
196	1231 E. Dyer Rd.	Santa Ana	Office	2,348-5,656	\$1.65
197	1251 E. Dyer Road	Santa Ana	Office	3,000	\$1.65
198	1261 E. Dyer Road	Santa Ana	Office	2,184	\$1.65
199	800 E. Dyer	Santa Ana	Retail	7,000	\$1.00
200	1540 E. Warner Ave.	Santa Ana	Industrial	8,551-8,986	\$0.75
201	1526 Brookhollow Drive	Santa Ana	Office	1,298	\$1.25
202	1570 E. Warner Ave.	Santa Ana	Office	8,662-9,976	\$1.25-1.35
203	1522 Brookhollow Drive	Santa Ana	Office	3,810-13,093	\$1.20-1.25
204	1800 E. Garry Avenue	Santa Ana	Office	950	\$1.00
205	1811 E. Garry Ave.#150	Santa Ana	Office	147-177	\$4.59-4.85
206	1554 E. Warner Ave.	Santa Ana	Industrial	15,802-31,710	\$0.75
207	1700 Carnegie Avenue	Santa Ana	Office	18,420	\$1.85
208	1821 Dyer Road	Santa Ana	Industrial	44,993-65,755	\$1.50

Available Commercial Properties For Lease January 2013					
No.	Address	City	Type	Sq Ft	Price
209	1400 West Edinger	Santa Ana	Retail	40,000	\$1.25
210	1901 E. Alton Parkway	Santa Ana	Office	10,183-17,285	\$1.65
211	2500 Red Hill Ave.	Santa Ana	Office	4,176-11,585	\$1.55
212	1640 E. Edinger Ave.	Santa Ana	Industrial	1,600-1,720	\$0.72
213	1901 Carnegie 1A	Santa Ana	Industrial	1,970	\$0.80
214	2001 E. Dyer Rd.	Santa Ana	Industrial	366,629	\$0.57
215	1900 Carnegie	Santa Ana	Industrial	60,389	\$0.89
216	3605 Bristol St.	Santa Ana	Retail	995-15,000	N/A
217	3620 S. Bristol St.#205	Santa Ana	Office	2,200	\$1.00
218	1801 E. Edinger Ave.	Santa Ana	Office	1,240	\$1.45
219	1801 E. Edinger Ave.	Santa Ana	Office	1,800	\$1.45
220	1801 E. Edinger	Santa Ana	Office	10,000	\$1.45
221	1801 E. Edinger Ave.	Santa Ana	Office	5,000	\$1.65
222	3814-3950 Bristol Street	Santa Ana	Retail	900	N/A
223	1801 E. Edinger Avenue	Santa Ana	Office	800-8,540	\$1.45
224	1101 S. Grand Avenue Suite J	Santa Ana	Industrial	1,776	\$0.81
225	2530 Red Hill Avenue	Santa Ana	Office	1,074-6,622	\$1.30
226	631 S. Main Street	Santa Ana	Retail	6,948	\$1.75
227	2100 E. Mcfadden Ave.	Santa Ana	Industrial	1,248	\$0.73
228	650 Grand Ave. Suite 104	Santa Ana	Industrial	1,357-2,150	\$1.00
229	601 S. Santa Fe St.	Santa Ana	Industrial	8,510	\$0.64
230	201 W. 1st Street	Santa Ana	Retail	5,629	\$1.70
231	1411 S. Village Way	Santa Ana	Retail	24,596	\$1.15
232	2741 Fairview St.	Santa Ana	Retail	3,587	\$2.00
233	1435 1st Street	Santa Ana	Retail	400-500	\$3.20-3.50
234	1435 W. First Street	Santa Ana	Office	400-500	\$3.20-3.50
235	2900 Fairview Street	Santa Ana	Industrial	36,785	\$0.59
236	2931 W. Central Ave.	Santa Ana	Industrial	1,320-1,750	\$0.72-0.75
237	2521 W. McFadden	Santa Ana	Retail	3,000-6,934	\$1.75-2.50
238	636 Poinsettia St.	Santa Ana	Industrial	9,769	\$0.85
239	1600 E. 4th Street	Santa Ana	Office	337-906	\$1.40-1.41
240	1851 E. 1st St.	Santa Ana	Office	1,368-21,441	\$1.75-1.95
241	2961 W. MacArthur Blvd.	Santa Ana	Office	12,407	\$1.00
242	1000 E. Santa Ana Blvd. Suite 129	Santa Ana	Retail	5,105	\$1.25
243	1001 North Broadway	Santa Ana	Office	612,325	\$2.45
244	801 West Civic Center Drive	Santa Ana	Office	3,686-31,083	\$1.75
245	200 N. Cabrillo Park Dr.	Santa Ana	Office	31,000	N/A
246	2010 East 1st Street	Santa Ana	Office	1,411	\$2.65
247	3311 Warner Ave.	Santa Ana	Industrial	2,300	\$0.69
248	3421 W. Fordham	Santa Ana	Industrial	8,120	\$0.89
249	3221 MacArthur Blvd.	Santa Ana	Industrial	12,350	\$0.62
250	1212 N. Broadway	Santa Ana	Office	8,000	\$1.00

Appendix H – Commercial Units for Lease, 2013

Available Commercial Properties For Lease January 2013					
No.	Address	City	Type	Sq Ft	Price
251	2000 E. 4th St.	Santa Ana	Office	1,854-2,270	\$1.25-1.75
252	2140 Yale St.	Santa Ana	Industrial	8,475-17,066	\$0.59
253	2110 S. Yale Ave.	Santa Ana	Industrial	13,440	\$0.68
254	2305 West Second Street	Santa Ana	Industrial	4,000	\$1.13
255	1112 E. Washington Ave.	Santa Ana	Industrial	24,490	N/A
256	1418 N. Main Street	Santa Ana	Office	4,248	\$1.45
257	2021 E. 4th St.	Santa Ana	Office	464-1,145	\$1.45
258	501 N. Golden Circle Dr.	Santa Ana	Office	620-1,064	\$1.45
259	1418 N. Main Street	Santa Ana	Office	4,248	\$1.45
260	2021 E. 4th Street	Santa Ana	Office	464-1,145	\$1.45
261	501 N. Golden Circle Dr.	Santa Ana	Office	620-1,064	\$1.45
262	1111 N. Bristol St.#FG	Santa Ana	Retail	700-900	\$1.78-1.86
263	550 Golden Circle	Santa Ana	Office	4,300	\$1.35
264	3720 West Warner Ave.	Santa Ana	Industrial	6,650	\$0.69
265	3740 West Harbor	Santa Ana	Industrial	1,400	\$0.75
266	3730 South Susan Street	Santa Ana	Office	795-2,010	\$1.90
267	2321 East 4th Street	Santa Ana	Retail	1,510	N/A
268	431 North Tustin Avenue	Santa Ana	Retail	1,200	N/A
269	2525 S. Harbor Blvd.	Santa Ana	Industrial	5,250	\$0.69
270	1622-1666 N. Main St.	Santa Ana	Office	25,000	\$1.65
271	1615 French St.	Santa Ana	Office	10,800	\$0.50
272	2730 South Harbor	Santa Ana	Industrial	904-4,006	\$0.75
273	2740-2750 Harbor	Santa Ana	Industrial	1,412-2,309	\$0.75
274	3100 S. Harbor Blvd.	Santa Ana	Office	1,090-14,419	\$1.85
275	1701 North Main Street	Santa Ana	Office	1,352-6,635	\$0.55-1.25
276	3130 S. Harbor Blvd.	Santa Ana	Office	1,324-24,764	\$1.85
277	617 W. 17th Street	Santa Ana	Retail	1,800	\$1.25
278	917-921 W. 17th Street	Santa Ana	Office	1,665	\$1.89
279	720 N. Tustin Ave.	Santa Ana	Office	1,112-1,538	\$0.21-1.90
280	551 N. Fairview Ave.	Santa Ana	Industrial	2,500	\$0.79
281	1600 N. Grand Ave.	Santa Ana	Industrial	3,698	\$1.82
282	2727 Croddy/Harbor Warner Business FK	Santa Ana	Industrial	1,460	\$0.75
283	16131-16181 Harbor Blvd.	Fountain Valley	Retail	1,500-2,000	\$1.50-1.60
284	563 N. Fairview	Santa Ana	Industrial	3,452	\$0.70
285	2770 South Harbor	Santa Ana	Industrial	904	\$0.75
286	1125 E. 17th St.	Santa Ana	Office	3,000	\$1.00
287	3501 Harbor Blvd. Suite 200	Santa Ana	Office	3,100	\$0.95
288	1234 East 17th Street	Santa Ana	Retail	1,430-3,426	\$1.50
289	2907 S. Croddy Way	Santa Ana	Industrial	10,767	\$0.79
290	1221 E. 17th Street	Santa Ana	Retail	1,447-2,000	\$3.20-3.25
291	3012 Croddy Way	Santa Ana	Industrial	20,272	\$0.59

Available Commercial Properties For Lease January 2013					
No.	Address	City	Type	Sq Ft	Price
292	3611 South Harbor Boulevard	Santa Ana	Office	1,194-7,604	\$1.80
293	3621 South Harbor Boulevard	Santa Ana	Office	1,688-4,741	\$1.80
294	3631 South Harbor Boulevard	Santa Ana	Office	1,298-9,285	\$1.80
295	3601 South Harbor Boulevard	Santa Ana	Office	4,579	\$1.80
296	2020 North Broadway	Santa Ana	Office	906-4,881	\$1.25
297	2024 N. Broadway	Santa Ana	Office	571-1,161	\$1.25
298	2024 North Broadway	Santa Ana	Office	592-1,872	\$1.25
299	3701 W. Mcfadden	Santa Ana	Industrial	1,000-2,000	\$1.00-1.10
300	3701 W. McFadden Ave.	Santa Ana	Retail	1,643-1,700	\$1.40-1.47
301	1625 E. 17th St.	Santa Ana	Office	360	\$1.20
302	2223 Wellington Ave.	Santa Ana	Office	1,200	\$1.65
303	2112 Main Street	Santa Ana	Office	300-605	\$1.57-1.65
304	1850 E. 17th Street	Santa Ana	Office	4,000	\$1.15
305	1800 E. 16th Street Unit A	Santa Ana	Office	3,480	\$1.30
306	11555 Coley River	Fountain Valley	Industrial	11,409	\$0.79
307	1450 N. Tustin Avenue	Santa Ana	Office	965-3,376	\$1.20-1.35
308	1950 East Seventeenth Street	Santa Ana	Office	12,177	N/A
309	1950 East Seventeenth Street	Santa Ana	Office	12,177	\$0.50
310	406 N. Susan St.	Santa Ana	Special Purpose	7,204	\$0.50
311	17376 Newhope St.	Fountain Valley	Industrial	7,790	\$0.84
312	17075 Newhope Street	Fountain Valley	Industrial	17,800-26,000	\$0.59
313	17150 Newhope St.	Fountain Valley	Industrial	732-2,640	\$0.69-0.90
314	17220 Newhope St. #123	Fountain Valley	Office	700	\$1.43
315	311 W. Civic Center Dr.	Santa Ana	Office	1,250	\$1.20
316	1551 N. Tustin Ave.	Santa Ana	Office	874-8,159	\$1.95
317	SWC of Slater and Newhope	Fountain Valley	Industrial	120,000	N/A
318	115-A South Harbor Blvd.	Santa Ana	Retail	1,000-1,500	\$2.50
319	120 S. Harbor Blvd.	Santa Ana	Retail	5,350	\$1.25
320	101 N. Harbor Blvd.	Santa Ana	Retail	4,270-14,214	N/A
321	17450 Mt. Herrmann	Fountain Valley	Industrial	1,250	\$0.75
322	2102 N. Tustin Ave.	Santa Ana	Retail	5,580	\$2.25
323	11100 Warner Ave.	Fountain Valley	Office	912-3,813	\$2.35
324	2510 N. Grand	Santa Ana	Office	300-800	\$1.00
325	2670 N. Main Street	Santa Ana	Office	970-11,581	\$1.60
326	11210 Talbert Ave.	Santa Ana	Industrial	7,758	N/A
327	2201 N Tustin Ave.	Santa Ana	Retail	2,870	\$1.25
328	SEC of Slater & Mt. Herrmann	Fountain Valley	Industrial	35,000	N/A
329	2700 N. Main St.	Santa Ana	Office	733-9,235	\$1.65-1.70
330	3300 Westminister Ave. #A and #B	Santa Ana	Retail	2,400	\$1.45
331	18300 Euclid Street	Fountain Valley	Retail	12,000	\$1.40
332	18285 Euclid Street	Fountain Valley	Retail	7,616-10,540	\$1.10-1.20
333	2791 N. Main St.	Retail	Retail	8,113	\$3.25

Appendix H – Commercial Units for Lease, 2013

Available Commercial Properties For Lease January 2013					
No.	Address	City	Type	Sq Ft	Price
334	2725 N. Bristol Street	Santa Ana	Retail	18,600	\$1.50
335	1100 Town & Country Rd.	Orange	Office	1,198-24,298	\$2.15-2.25
336	2403-2429 N. Tustin Ave.	Santa Ana	Retail	1,000-1,500	\$1.15
337	4728 W. 1st St.	Santa Ana	Retail	1,500	\$1.75
338	3720 Westminister Ave.	Santa Ana	Retail	2,800	\$2.45
339	840 The City Drive	Orange	Retail	1,210	\$2.75
340	681 S. Parker St.	Orange	Office	1,717-4,002	\$2.05
341	10585 Slater Ave.	Fountain Valley	Retail	1,400	\$1.75
342	625 The City Drive	Orange	Office	1,415-7,388	\$1.85
343	1120 West La Veta Avenue	Orange	Office	22,033-24,133	\$1.15
344	1120 W. La Veta Avenue	Orange	Office	2,068-23,995	\$1.85
345	790 S. The City Drive	Orange	Office	1,270-1,887	\$2.15
346	770 S. The City Drive	Orange	Office	1,203-6,936	\$2.15
347	500 S. Main St.	Orange	Office	9,069-11,932	\$2.05
348	750 S. The City Drive	Orange	Office	984-24,710	\$2.15
349	5210 W. 1st Street	Santa Ana	Retail	1,000	\$1.20
350	10725 Ellis Avenue	Fountain Valley	Industrial	4,338	\$1.18
351	10540 Talbert Avenue	Fountain Valley	Office	8,915-19,938	\$1.80
352	10540 Talbert Avenue	Fountain Valley	Office	1,575-19,938	\$1.80
353	10580 Lawson River	Fountain Valley	Industrial	24,000	\$0.56
354	11230 Grace Avenue	Fountain Valley	Industrial	5,303	\$0.79
355	11801-11861 Cardinal Circle	Garden Grove	Industrial	1,600-3,200	\$0.70-0.72
356	11787 Cardinal Circle	Garden Grove	Industrial	8,000	\$0.65
357	11749 Cardinal Circle	Garden Grove	Industrial	5,360	\$0.67
358	11653 Cardinal Circle	Garden Grove	Industrial	1,752	\$0.68
359	14351-14371 Euclid Street	Garden Grove	Office	1,440	\$1.15
360	13165 Harbor Blvd.	Garden Grove	Retail	1,200-2,800	\$1.10-2.50
361	505 City Boulevard West	Orange	Office	9,975-20,167	\$1.95
362	500 City Parkway West	Orange	Office	4,329-7,794	\$1.95
363	171 S. Anita Dr.	Orange	Office	551	\$1.32
364	1724 W. Chapman Ave.	Orange	Retail	2,624	\$2.00
365	17330 Brookhurst Street	Fountain Valley	Office	1,859-13,000	\$1.80
366	17390 Brookhurst Street	Fountain Valley	Office	25,000	\$1.50
367	2230 West Chapman Avenue Suite 200	Orange	Office	112	\$3.00
368	722 W. Chapman Avenue	Orange	Office	385	\$1.43
369	600 City Parkway West	Orange	Office	1,611-20,919	\$1.95





**Appendix I – Commercial Units for Sale, 2013**



Appendix I – Commercial Units for Sale, 2013

Available Commercial Properties For Sale January 2013					
No.	Address	City	Type	Sq Ft	Price
1	2337 S. Birch Street	Santa Ana	Industrial	19,192	\$1,725,000
2	2533 S. Main St.	Santa Ana	Industrial	16,050	\$2,895,000
3	2610 S. Birch St.	Santa Ana	Industrial	83,703	\$8,119,191
4	2701 S. Birch St.	Santa Ana	Industrial	14,527	N/A
5	2730 S. Main St.	Santa Ana	Industrial	26,350	\$3,557,250
6	311 E. Alton	Santa Ana	Industrial	24,670	\$3,100,000
7	1329 E. Warner Ave.	Santa Ana	Industrial	30,000	\$3,000,000
8	1500 E. Warner Avenue	Santa Ana	Office	9,351	\$1,840,000
9	1528 Brookhollow Dr.	Santa Ana	Office	20,685	\$2,668,365
10	1751 E. Garry Ave.	Santa Ana	Office	8,514	\$1,489,950
11	1761 E. Gary Ave.	Santa Ana	Office	9,353	\$1,674,187
12	1800 East Gary Avenue Suite 110	Santa Ana	Office	996	\$189,240
13	1805 E. Garry Ave.	Santa Ana	Office	8,505	\$1,752,342
14	1820 East Gary Ave.	Santa Ana	Office	N/A	\$185,000
15	1820 East Gary Ave.	Santa Ana	Office	N/A	\$165,000
16	1820 East Gary Avenue Suite 221	Santa Ana	Office	N/A	\$58,940
17	2126 S. Lyon Street	Santa Ana	Industrial	6,605	\$1,043,590
18	1211 McGaw Ave.	Irvine	Industrial	38,400	\$5,781,120
19	1030 S. Main Street	Santa Ana	Office	5,651	\$2,305,000
20	1911 E. Carnegie Avenue	Santa Ana	Industrial	9,246	\$1,895,430
21	17372 Eastman	Irvine	Industrial	19,600	\$2,802,800
22	16832 Red Hill Ave.	Irvine	Industrial	12,920	\$3,863,080
23	2510 & 2520 Red Hill Avenue	Santa Ana	Office	48,972	\$9,250,000
24	16700 Red Hill Ave.	Irvine	Industrial	183,009	N/A
25	1533-E East McFadden Ave.	Santa Ana	Industrial	2,500	\$412,000
26	17780 Fitch	Irvine	Office	50,023	\$8,955,000
27	1521-E East McFadden Ave.	Santa Ana	Industrial	5,000	\$725,000
28	1631 E. Wilshire Ave.	Santa Ana	Industrial	8,895	\$1,599,000
29	1537 Unit E. East McFadden Ave.	Santa Ana	Industrial	2,500	\$412,500
30	1501 E. McFadden Ave.	Santa Ana	Industrial	10,500	\$1,390,000
31	1507 E. McFadden Ave.	Santa Ana	Industrial	5,400	\$864,000
32	1537 Unit H East McFadden Ave.	Santa Ana	Industrial	2,500	\$398,000
33	1607 Unit B East McFadden Ave.	Santa Ana	Industrial	3,500	\$623,000
34	1521 E. McFadden #A or B	Santa Ana	Industrial	2,500	\$399,000
35	1342 Bell Avenue Unit 3N	Tustin	Industrial	N/A	\$459,000
36	1342 Bell Ave.	Tustin	Industrial	5,880	\$994,000
37	1609 A-F East McFadden Ave.	Santa Ana	Industrial	19,650	\$3,147,537
38	15661 Red Hill	Tustin	Office	47,782	N/A
39	15641 Red Hill Ave.	Tustin	Office	50,585	N/A
40	15501 Red Hill Ave.	Tustin	Industrial	44,123	\$8,780,477
41	15621 Red Hill Ave.	Tustin	Office	41,085	N/A
42	3197 A Red Hill Ave.	Costa Mesa	Industrial	8,123	N/A

Appendix I – Commercial Units for Sale, 2013

Available Commercial Properties For Sale January 2013					
No.	Address	City	Type	Sq Ft	Price
43	201 North Broadway	Santa Ana	Office	48,150	N/A
44	3190 F-Airport Loop Drive	Costa Mesa	Industrial	8,000	N/A
45	308 North Main Street	Santa Ana	Special Purpose	34,627	\$5,400,000
46	818 E. 4th Street	Santa Ana	Industrial	5,632	\$995,000
47	275 McCormick Bldg. B	Costa Mesa	Office	10,450	\$7,262,750
48	3151 Airway Avenue Suite J1	Costa Mesa	Office	2,159	\$302,500
49	611 W. Civic Center Drive	Santa Ana	Office	12,860	N/A
50	2220 W. Chestnut Ave.	Santa Ana	Industrial	14,500	\$1,769,000
51	921 Pointsettia Street	Santa Ana	Industrial	14,214	\$3,280,000
52	1020 North Ross Street	Santa Ana	Office	2,000	N/A
53	1107 N Main Street	Santa Ana	Office	4,022	\$1,300,000
54	2091-2101 Business Center Drive	Irvine	Office	38,521	\$1,695,000
55	1119 N. Bush Street	Santa Ana	Office	2,704	\$650,000
56	1002 Lincoln	Santa Ana	Industrial	9,430	\$995,000
57	800-806 E. Washington Ave.	Santa Ana	Industrial	25,000	\$2,500,000
58	411 N. Sullivan St.	Santa Ana	Industrial	8,023	\$1,000,000
59	2900 Bristol Street #A208	Costa Mesa	Office	N/A	\$320,000
60	2900 Bristol	Costa Mesa	Office	12,585	\$2,150,000
61	2900 Bristol	Costa Mesa	Office	18,782	\$2,850,000
62	2900-B Bristol St.	Costa Mesa	Office	23,865	\$218,900
63	2900 Bristol Street	Costa Mesa	Office	N/A	\$216,000
64	2900 Bristol	Costa Mesa	Office	3,488	\$210,940-490,336
65	2900 South Harbor Blvd.	Santa Ana	Office	45,779	\$6,271,723
66	2831 W. 1st Street	Santa Ana	Industrial	39,600	\$4,950,000
67	516 W. 17th Street	Santa Ana	Office	3,017	\$649,000
68	920 W. 17th St.	Santa Ana	Office	N/A	\$283,500
69	930 W. 17th Street	Santa Ana	Office	N/A	\$310,000
70	940 W. 17th Street	Santa Ana	Office	N/A	\$440,000
71	960 W. 17th Street	Santa Ana	Office	N/A	\$760,000
72	1118 17th St.	Santa Ana	Office	8,800	\$899,000
73	1800 N. Broadway	Santa Ana	Office	10,500	\$1,491,000
74	2220 E. Fruit St. Suite 214	Santa Ana	Office	1,154	\$295,000
75	170 El Camino Real	Tustin	Office	7,602	\$2,249,000
76	999 N. Tustin Avenue	Santa Ana	Office	2,134	\$586,850
77	2107 N. Broadway #204	Santa Ana	Office	N/A	\$569,000
78	4700 Von Karman Avenue	Newport Beach	Office	8,017	\$480,000
79	1202 Bristol Street	Costa Mesa	Office	1,144	\$590,000
80	1913 E. 17th Street	Santa Ana	Office	33,000	\$156,500-230,400
81	4490 Von Karman Avenue	Newport Beach	Office	32,093	\$9,500,000
82	4450 MacArthur Blvd.	Newport Beach	Office	21,311	N/A
83	3525 Hyland Ave.	Costa Mesa	Office	46,957	\$1,352,078
84	3919 Westerly Place	Newport Beach	Office	20,000	\$4,580,000

Appendix I – Commercial Units for Sale, 2013

Available Commercial Properties For Sale January 2013					
No.	Address	City	Type	Sq Ft	Price
85	3901 Westerly Place	Newport Beach	Office	21,758	\$4,547,000
86	18301 Irvine Blvd.	Tustin	Office	6,706	\$1,425,000
87	20051 Birch Street	Newport Beach	Office	7,510	\$2,147,500
88	1100 Quail Street	Newport Beach	Office	22,419	\$95,625-605,100
89	17601 E. 17th Street	Tustin	Office	19,552	\$3,519,360
90	20051 Sw. Cypress St.	Newport Beach	Industrial	13,000	\$4,995,000
91	13892 Harbor Blvd. #4B	Garden Grove	Office	N/A	\$485,000
92	2260 University Drive	Newport Beach	Office	26,561	\$4,975,000
93	2260 University Drive	Newport Beach	Office	26,561	\$4,975,000
94	13801 West Street	Garden Grove	Industrial	4,500	\$670,500
95	2515 S. Birch St.	Santa Ana	Industrial	6,017	\$752,125
96	2665 Orange Ave.	Santa Ana	Industrial	7,824	N/A
97	2665 Orange Ave.	Santa Ana	Industrial	7,824	N/A
98	620 Warner Ave.	Santa Ana	Industrial	30,759	\$3,356,110
99	620 Warner Ave.	Santa Ana	Industrial	30,759	\$3,356,110
100	2730 South Main Street Unit 5-A	Santa Ana	Industrial	26,353	\$3,557,655
101	418 E. Goetz Ave.	Santa Ana	Industrial	7,280	\$1,160,000
102	2215 S. Standard Avenue	Santa Ana	Industrial	51,942	\$4,622,838
103	1403 S. Main Street	Santa Ana	Office	4,815	\$800,000
104	17031 Daimler	Irvine	Industrial	22,513	\$3,300,000
105	17392 Daimler St.	Irvine	Industrial	44,800	N/A
106	2001 E. Dyer Rd.	Santa Ana	Industrial	366,629	\$36,000,000
107	1900 Carnegie	Santa Ana	Industrial	94,250	\$12,999,902.50
108	17911 S. Mitchell	Irvine	Industrial	23,090	\$3,500,000
109	16862 Red Hill Ave.	Irvine	Industrial	29,399	\$4,086,461
110	17992 Mitchell	South Irvine	Office	20,950	\$4,399,500
111	2500 Red Hill	Santa Ana	Office	46,310	\$7,150,000
112	2500 Red Hill	Santa Ana	Office	46,310	\$7,150,000
113	17941 Fitch	Irvine	Office	13,337	\$3,955,000
114	2530 Red Hill Avenue	Santa Ana	Office	22,680	\$5,783,400
115	1621 Alton Parkway	Irvine	Office	40,852	\$6,903,988
116	1562 Reynolds Ave.	Irvine	Industrial	62,964	N/A
117	15771 Red Hill Ave.	Tustin	Office	79,756	\$14,000,000
118	1881 Kettering St.	Irvine	Industrial	23,600	N/A
119	15201 Woodlawn Ave.	Tustin	Industrial	56,190	\$8,934,210
120	15181 Woodlawn Ave.	Tustin	Industrial	20,190	\$3,200,000
121	888 West Santa Ana Blvd.	Santa Ana	Office	19,795	\$2,195,000
122	1101 W. 3rd Street	Santa Ana	Special Purposes	4,132	\$1,100,000
123	16902 Von Karman Ave.	Irvine	Industrial	42,000	\$1,932,000
124	700 N. Main	Santa Ana	Office	7,616	\$1,066,240
125	3151 Airway Avenue Suite H-1	Costa Mesa	Office	N/A	\$188,000
126	3151 Airway	Costa Mesa	Office	N/A	\$1,039,275

Appendix I – Commercial Units for Sale, 2013

Available Commercial Properties For Sale January 2013					
No.	Address	City	Type	Sq Ft	Price
127	3130 W. Harvard Street	Santa Ana	Industrial	49,700	\$6,560,000
128	2131 E. 1st St.	Santa Ana	Industrial	11,920	\$2,500,000
129	930 N. Grand	Santa Ana	Office	15,000	\$285,000
130	1112 E. Washington Ave.	Santa Ana	Industrial	24,490	\$2,742,880
131	300 N. Tustin Avenue	Santa Ana	Office	10,000	\$1,290,000
131	1615 North French Street	Santa Ana	Office	10,808	\$995,000
132	1615 French St.	Santa Ana	Office	10,800	\$995,000
133	2900 Bristol St. Bldg. D Suite 204 & 205	Costa Mesa	Office	3,084	\$845,000
134	2900 Bristol	Costa Mesa	Office	18,782	\$2,836,082
135	980 W. 17th St. Unit A	Santa Ana	Office	N/A	\$304,950
136	917-921 W. 17th Street	Santa Ana	Office	1,655	\$479,000
137	563 N. Fairview	Santa Ana	Industrial	3,452	N/A
138	2200 Fruit Street Suite 205	Santa Ana	Office	1,386	\$297,990
139	4001 W. Carriage Drive	Santa Ana	Industrial	18,876	\$2,633,202
140	1415 East 17th Street	Santa Ana	Office	12,505	\$1,250,000
141	4300 Campus Dr.	Newport Beach	Office	16,692	\$6,498,800
142	1595 17th Street	Santa Ana	Office	7,734	\$1,800,000
143	1202 Bristol St.-2nd Floor	Costa Mesa	Office	7,015	\$2,630,625
144	1850 E. 17th St.	Santa Ana	Office	29,000	\$2,100,000
145	1833 East 17th Street	Santa Ana	Office	23,770	\$1,995,000
146	2552 Walnut Avenue	Tustin	Office	N/A	\$284,000
147	1950 E. 17th Street	Santa Ana	Office	36,531	\$4,175,000
148	4699 Jamboree Road	Newport Beach	Office	46,044	N/A
149	1559 Sunland Ln.	Costa Mesa	Industrial	17,384	N/A
150	3625 Hyland Ave.	Costa Mesa	Office	1,623	N/A
151	1343 Logan Ave.	Costa Mesa	Industrial	12,020	\$2,100,000
152	4220 Von Karman	Newport Beach	Office	28,158	\$8,995,000
153	3919 Westerly Place	Newport Beach	Office	20,000	\$4,580,000
154	3901 Westerly Place	Newport Beach	Office	21,758	\$4,547,000
155	3505 Cadillac Avenue-Suite 0-106 & Suite 0-206	Costa Mesa	Office	N/A	\$1,150,000
156	14191 Myford Rd.	Tustin	Industrial	110,000	\$16,390,000
157	803-815 N. Harbor Blvd.	Santa Ana	Industrial	25,712	\$3,350,000
158	11210 Talbert Avenue	Fountain Valley	Industrial	30,000	N/A
159	17601 E. 17th St.	Tustin	Office	32,727	N/A
160	1100 Quail Suite 115	Newport Beach	Office	619	\$136,000
161	2670 N. Main Street	Santa Ana	Office	40,065	\$7,412,025
162	2860 Michelle Dr.	Irvine	Office	40,268	\$10,872,360
163	10900 Warner Avenue	Fountain Valley	Office	33,070	\$9,500,000
164	4728 W. 1st Street	Santa Ana	Office	1,500	\$799,000
165	18095 Mount Shay St.	Fountain Valley	Industrial	25,026	N/A

<b>Available Commercial Properties For Sale January 2013</b>					
<b>No.</b>	<b>Address</b>	<b>City</b>	<b>Type</b>	<b>Sq Ft</b>	<b>Price</b>
166	13884-13888 Harbor Boulevard	Garden Grove	Industrial	11,851	\$407,700-692,400
167	2220 University	Newport Beach	Office	11,600	\$2,726,000
168	2240 University Ave.	Newport Beach	Office	18,078	\$1,019,477
169	18401 Bandilier Circle	Fountain Valley	Industrial	12,028	\$1,671,892
170	13731 Harbor Blvd.	Garden Grove	Industrial	28,000	\$4,950,000
171	13252 Garden Grove Blvd.	Garden Grove	Industrial	1,720	\$210,000
172	1310 West Stewart Street	Orange	Office	N/A	\$895,000
173	11541 Salinaz Drive	Garden Grove	Industrial	4,941	\$1,111,725
174	14321 Corporate Drive	Garden Grove	Industrial	40,274	\$4,309,318
175	2019 W. Chapman Avenue	Orange	Office	3,500	\$1,499,000





**Appendix J – List of Potentially Impacted Properties under the Build Alternative**



Warner Avenue Street Widening  
List of Impacted Parcels

REF. NO.	APN	OWNER	PRESENT USE	TYPE OF TAKE	FEE AREA REQ'D (SF)	TOTAL PARCEL AREA (SQ FT)	ACQ %	COMMENTS/ACQUISITION IMPACTS
1	403-141-08	BP WEST COAST PRODUCTS LLC	Gas station	FULL	11,800	11,800	100.0%	Full acquisition
2	403-141-09	SUSAN HAWKEN & JOHN F. LEE	Apartments	FULL	17,422	17,422	100.0%	Full acquisition
3	403-142-13	AMALIA GARCIA BERGARA	SFR	FULL	5,142	5,142	100.0%	Full acquisition
4	403-142-14	HUENG SOO HONG	Duplex	FULL	5,040	5,040	100.0%	Full acquisition
5	403-142-15	RAUL CARLOS	SFR	FULL	5,040	5,040	100.0%	Full acquisition
6	403-142-16	DIGOBERTO OROPEZA	SFR	FULL	5,040	5,040	100.0%	Full acquisition
7	403-142-17	DELIA CASTILLO	SFR	FULL	5,142	5,142	100.0%	Full acquisition
8	403-143-12	JORGE CASTRO	SFR	FULL	4,935	4,935	100.0%	Full acquisition
9	403-143-13	GREGORIO ORNELAS ROJAS	SFR	FULL	4,830	4,830	100.0%	Full acquisition
10	403-143-14	US BANK NATIONAL ASSOCIATION	SFR	FULL	4,830	4,830	100.0%	Full acquisition
11	403-143-15	OSCAR NAVARRO	SFR	FULL	4,935	4,935	100.0%	Full acquisition
12	016-031-38,54	UNITED CALIFORNIA BANK/REALTY CORP	Bank	FULL	52,583	52,583	100.0%	Full acquisition
13	016-031-32	FRANCISCO QUIROZ	Duplex	FULL	9,250	9,250	100.0%	Full acquisition
14	016-031-37	FRANCISCO QUIROZ	Duplex	FULL	9,072	9,072	100.0%	Full acquisition
15	016-031-33,50	KYONG HA LEE	Retail center	PARTIAL	823	49,558	1.7%	Minor impacts/possible loss of improvements
16	016-031-40	DULCI HERRERA	SFR	PARTIAL	453	8,200	5.5%	Minor impacts/possible loss of improvements
17	016-034-01	FILIFE DE JESUS & MARIA R HERNANDEZ	SFR	PARTIAL	48	4,889	1.0%	Minor impacts/possible loss of improvements
18	016-034-26	ARMANDO AND EDITH MARTINEZ	SFR	PARTIAL	48	4,894	1.0%	Minor impacts/possible loss of improvements
19	403-144-11	QUIRINO VARGAS	SFR	PARTIAL	440	7,062	6.2%	Minor impacts/possible loss of improvements
20	403-144-12	ROBERTO AND LUPE FERNANDEZ	SFR	FULL	7,062	7,062	100.0%	Full acquisition
21	016-101-29	ALEJANDRO AND ELIDA RODRIQUEZ	SFR	FULL	5,912	5,912	100.0%	Full acquisition
22	016-101-28	OSCAR GOMEZ	SFR	FULL	5,806	5,806	100.0%	Full acquisition
23	016-102-24	DAT NGOC HOANG	SFR	FULL	5,099	5,099	100.0%	Full acquisition
24	016-102-23	SANTOS POPOCA BAHENA AND PETRA POPOCA	SFR	FULL	5,098	5,098	100.0%	Full acquisition
25	016-103-22	YOLANDA PEDROZA	Duplex	FULL	5,314	5,314	100.0%	Full acquisition
26	016-103-23	GERALD GALLEGOS	SFR	FULL	16,114	16,114	100.0%	Full acquisition
27	016-035-01	MARIA PENA	SFR	FULL	4,902	4,902	100.0%	Full acquisition
28	016-104-28	VIVIAN MONTEJANO MARTINEZ	SFR	FULL	5,045	5,045	100.0%	Full acquisition
29	016-104-21	JOSE BERNARDINO HERNANDEZ	SFR	FULL	5,400	5,400	100.0%	Full acquisition
30	016-104-29	HALLADAY TRUST #2244, SOUTHLAND HOMES	SFR	FULL	5,314	5,314	100.0%	Full acquisition
31	016-105-19	KENNETH AND ANA STEELE	SFR	FULL	4,316	4,316	100.0%	Full acquisition
32	016-105-20	RUBEN PERALTA	SFR	FULL	4,401	4,401	100.0%	Full acquisition
33	016-105-21	FIDEL AND MARGARITA SOLIS	SFR	FULL	4,828	4,828	100.0%	Full acquisition
34	016-105-22	BARBARA DAVIS	Vacant	FULL	241	241	100.0%	Full acquisition
35	016-214-12	VIRGINIA AMBRIZ	SFR	FULL	6,570	6,570	100.0%	Full acquisition
36	016-212-26	ELOISA GALLEGOS	SFR	FULL	7,842	7,842	100.0%	Full acquisition
37	016-212-25	HOC VAN NGUYEN AND DUNG THI VU	SFR	FULL	7,872	7,872	100.0%	Full acquisition
38	016-211-26	DESIDERIO GAMBOA	SFR	FULL	7,894	7,894	100.0%	Full acquisition
39	016-133-28	MARTIN GALLEGOS	SFR	PARTIAL	97	12,760	0.8%	Minor impacts/possible loss of improvements
40	016-211-25	SALVADOR ARREOLA VALENCIA	SFR	FULL	7,924	7,924	100.0%	Full acquisition
41	016-120-49,52	WILIZ INVESTMENT LLC	Restaurant/offices	PARTIAL	2,633	36,377	7.2%	Minor impacts/possible loss of improvements
42	016-120-48	WARNER INDUSTRIAL LLC	Industrial/office	PARTIAL	1,641	52,272	3.1%	Minor impacts/possible loss of improvements
43	016-120-53,54	ROBERT SANDBERG	Industrial/office	PARTIAL	1,458	52,842	2.8%	Minor impacts/possible loss of improvements
44	872-30-13F-173	RR	Railroad	PARTIAL	138	N/A	N/A	Minor impacts/possible loss of improvements
45	014-281-19	GATES WARNER LLC	Industrial/office	PARTIAL	133	95,832	0.1%	Minor impacts/possible loss of improvements
46	016-131-18	TAURINO AND MARIA CAZALES	SFR	PARTIAL	100	18,826	0.5%	Minor impacts/possible loss of improvements
47	016-150-09	SPS TECHNOLOGIES LLC	Industrial/office	PARTIAL	3,119	675,150	0.5%	Minor impacts/possible loss of improvements
48	872-30-13F-19	RR	Railroad	PARTIAL	8	N/A	N/A	Minor impacts/possible loss of improvements
49	016-150-52,74	FREDERICK AND KATHLEEN MAAS	Industrial	PARTIAL	3,496	65,340	5.4%	Substantial impacts. Loss of 11 parking stalls results in notable damages and loss of improvements.

Warner Avenue Street Widening  
List of Impacted Parcels

Prepared by:  
Overland, Pacific & Cutler, Inc.

REF. NO.	APN	OWNER	PRESENT USE	TYPE OF TAKE	FEE AREA REQ'D (SF)	TOTAL PARCEL AREA (SQ FT)	ACQ. %	COMMENTS/ACQUISITION IMPACTS
50	016-150-70	CITY OF SANTA ANA	Fire station	PARTIAL	41	25,639	0.2%	Minor impacts/possible loss of improvements
51	016-150-71	RAMBOAT INVESTMENTS	Industrial/office	PARTIAL	5,398	370,116	1.5%	Minor impacts/possible loss of improvements
52	016-221-01	KIDMAN ENTERPRISES LLC	Parking lot	PARTIAL	1,390	19,016	7.3%	Either this parcel, or one of the following (4) parcels (APNs 31, 30, 07 and 08) may be required to be purchased in full depending on final design parameters and further investigations during the right of way phase.
53	016-221-31	RCA PROPERTY MANAGEMENT LLC	Office	PARTIAL	2,322	31,291	7.4%	See above
54	016-221-30	AHMAD HASHEMIAN	Office	PARTIAL	1,290	29,201	4.4%	See above
55	016-221-07	1530 HAP PROPERTIES	Office	PARTIAL	897	26,995	3.3%	See above
56	016-221-08	NAKAMOTO CHOU HOLDINGS LLC	Office	PARTIAL	109	26,137	0.4%	See above
<b>TOTALS</b>					<b>294,097</b>	<b>1,880,412</b>	<b>15.6%</b>	

**Appendix K – Right of Way Mapping**



Appendix K – Right of Way Mapping

**WARNER AVENUE**  
FROM MAIN STREET TO GRAND AVENUE  
TABULATION OF RIGHT OF WAY REQUIREMENTS  
NORTH SIDE OF WARNER AVENUE (WEST TO EAST)

REF #	APN	DESCRIPTION OF PROPERTY TAKE	ADDRESS	AREA SF.
1	403-141-08	FULL PARCEL	2245 S. MAIN ST.	11,800 S.F.
2	403-141-09	FULL PARCEL	2246 S. CYPRESS AVE.	17,422 S.F.
3	403-142-13	FULL PARCEL	2245 S. CYPRESS AVE.	5,142 S.F.
4	403-142-14	FULL PARCEL	209 E. WARNER AVE.	5,040 S.F.
5	403-142-15	FULL PARCEL	215 E. WARNER AVE.	5,040 S.F.
6	403-142-16	FULL PARCEL	219 E. WARNER AVE.	5,040 S.F.
7	403-142-17	FULL PARCEL	2246 S. ORANGE AVE.	5,142 S.F.
8	403-143-12	FULL PARCEL	2245 S. ORANGE AVE.	4,935 S.F.
9	403-143-13	FULL PARCEL	309 E. WARNER AVE.	4,830 S.F.
10	403-143-14	FULL PARCEL	315 E. WARNER AVE.	4,830 S.F.
11	403-143-15	FULL PARCEL	2246 S. MAPLE ST.	4,935 S.F.



**WARNER AVENUE**  
FROM MAIN STREET TO GRAND AVENUE  
TABULATION OF RIGHT OF WAY REQUIREMENTS  
SOUTH SIDE OF WARNER AVENUE (WEST TO EAST)

REF #	APN	DESCRIPTION OF PROPERTY TAKE	ADDRESS	AREA SF.
12	016-031-38,54	FULL PARCEL	2301 S. MAIN ST.	52,583 S.F.
14	016-031-37	FULL PARCEL	124 E. WARNER AVE.	9,072 S.F.
13	016-031-32	FULL PARCEL	128 E. WARNER AVE.	9,250 S.F.
15	016-031-33,50,51	NORTH PORTION	204,216 E. WARNER AVE.	823 S.F.
16	016-031-40	NORTH PORTION	230 E. WARNER AVE.	453 S.F.
17	016-034-01	NORTHWEST CORNER	302 E. WARNER AVE.	48 S.F.
18	016-034-26	NORTHEAST CORNER	310 E. WARNER AVE.	48 S.F.

**LEGEND**

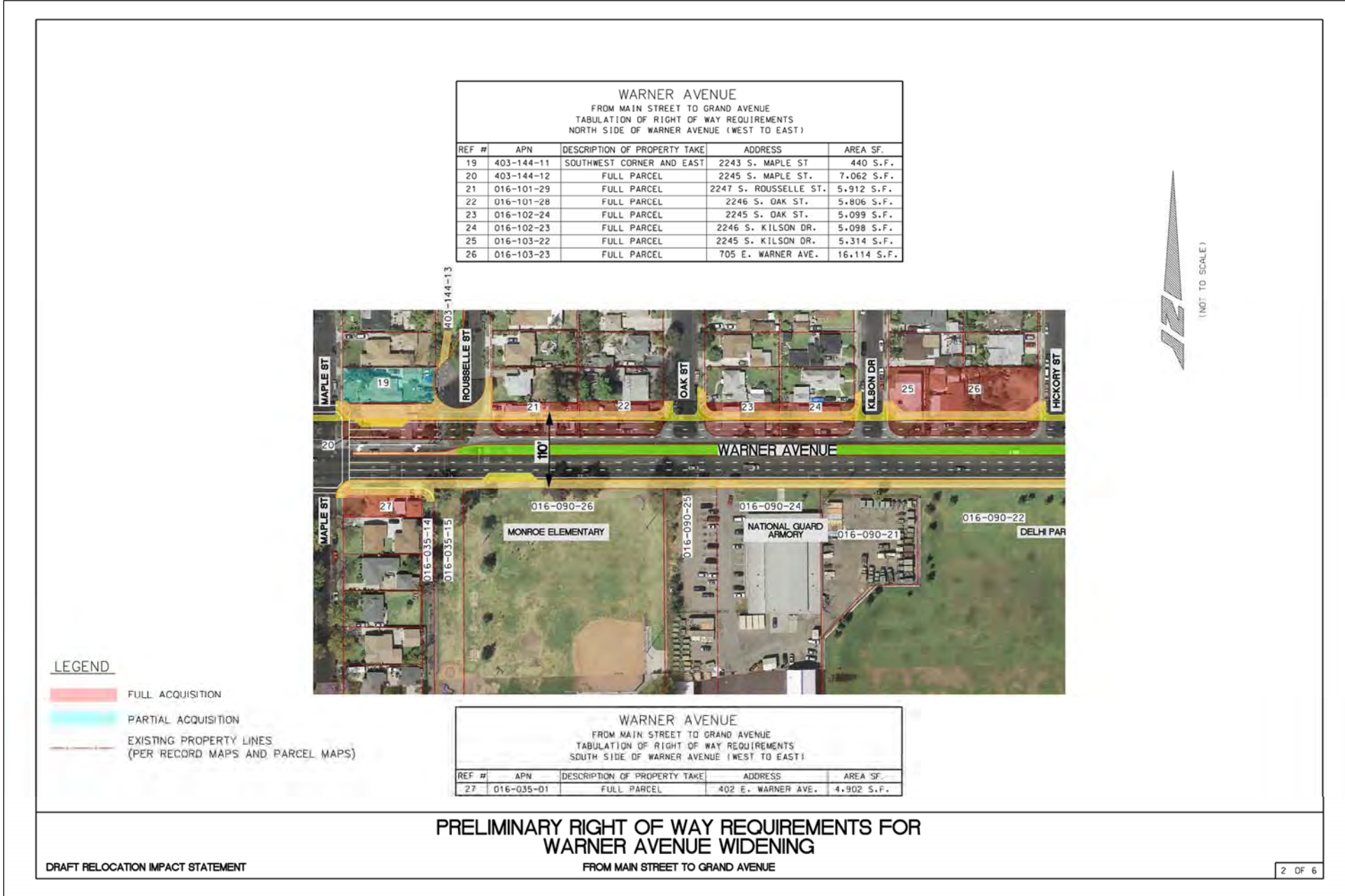
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- PARTIAL ACQUISITION
- EXISTING PROPERTY LINES  
(PER RECORD MAPS AND PARCEL MAPS)

**PRELIMINARY RIGHT OF WAY REQUIREMENTS FOR  
WARNER AVENUE WIDENING**

DRAFT RELOCATION IMPACT STATEMENT

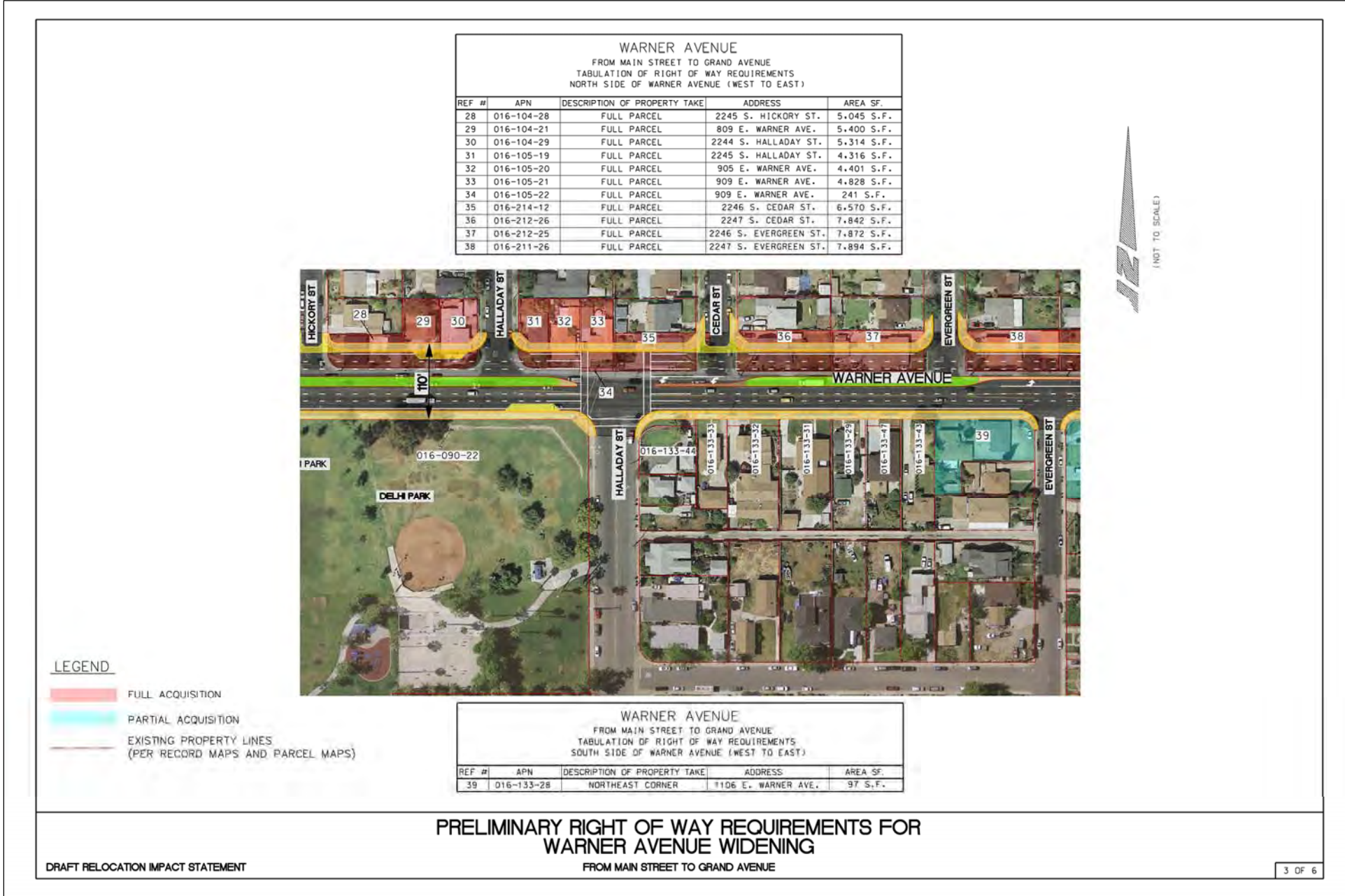
FROM MAIN STREET TO GRAND AVENUE

1 OF 6





Appendix K – Right of Way Mapping



Appendix K – Right of Way Mapping





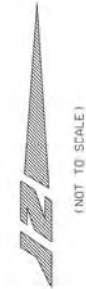
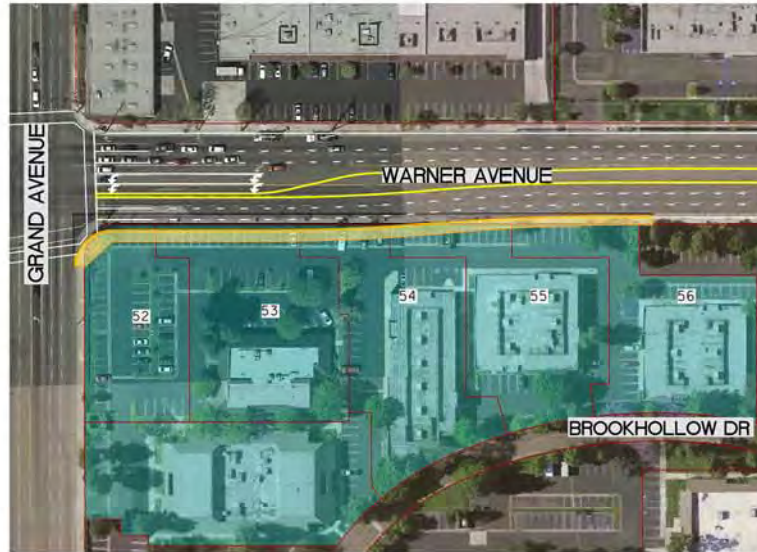
**LEGEND**

- FULL ACQUISITION
- PARTIAL ACQUISITION
- EXISTING PROPERTY LINES  
(PER RECORD MAPS AND PARCEL MAPS)

WARNER AVENUE				
FROM MAIN STREET TO GRAND AVENUE				
TABULATION OF RIGHT OF WAY REQUIREMENTS				
SOUTH SIDE OF WARNER AVENUE (WEST TO EAST)				
REF #	APN	DESCRIPTION OF PROPERTY TAKE	ADDRESS	AREA SF.
50	016-150-70	NORTHEAST CORNER	1320 E. WARNER AVE.	41 S.F.
51	016-150-71	NORTH PORTION	2400 S. GRAND AVE.	5,398 S.F.

**PRELIMINARY RIGHT OF WAY REQUIREMENTS FOR  
WARNER AVENUE WIDENING**

FROM MAIN STREET TO GRAND AVENUE



**WARNER AVENUE**  
FROM MAIN STREET TO GRAND AVENUE  
TABULATION OF RIGHT OF WAY REQUIREMENTS  
SOUTH SIDE OF WARNER AVENUE (WEST TO EAST)

REF #	APN	DESCRIPTION OF PROPERTY TAKE	ADDRESS	AREA SF.
52	016-221-01	NORTH PORTION	1504 E. WARNER AVE.	1,390 S.F.
53	016-221-31	NORTH PORTION	1500 BROOKHOLLOW DR.	2,322 S.F.
54	016-221-30	NORTH PORTION	1502 E. WARNER AVE.	1,290 S.F.
55	016-221-07	NORTH PORTION	1530 E. WARNER AVE.	897 S.F.
56	016-221-08	NORTH PORTION	1532 E. WARNER AVE.	109 S.F.

**LEGEND**

- FULL ACQUISITION
- PARTIAL ACQUISITION
- EXISTING PROPERTY LINES  
(PER RECORD MAPS AND PARCEL MAPS)

**PRELIMINARY RIGHT OF WAY REQUIREMENTS FOR  
WARNER AVENUE WIDENING**

FROM MAIN STREET TO GRAND AVENUE