

RELOCATION IMPACT MEMORANDUM

San Diego Freeway (I-405) Improvement Project
SR-73 to I-605

Orange and Los Angeles Counties

12-ORA-405 PM 9.3/24.2 / 07-LA-405 PM 0.0/1.2
12-ORA-22 PM R0.7/R3.8 / 12-ORA-22 PM R0.5/R0.7
12-ORA-73 PM R27.2/R27.8 / 12-ORA-605 PM 3.5/R1.6
07-LA-605 PM R0.0/R1.2

EA 0H1000
EFIS ID 1200000180



February 2011



STATE OF CALIFORNIA
Department of Transportation

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- Days Inn & Suites Huntington Beach
- Fountain Valley Skating Center
- Boomers!

Memorandum

Business, Transportation and Housing Agency

TO: Ahmad Hindiyeh, Project Manager
Matthew Cugini, Engineering Manager
Smita Deshpande, Environmental Branch Chief

DATE: February 14, 2011

FILES:
12-ORA-405 PM 9.3/24.2 / 07-LA-405 PM
0.0/1.2
12-ORA-22 PM R0.7/R3.8 / 12-ORA-22 PM
R0.5/R0.7
12-ORA-73 PM R27.2/R27.8 / 12-ORA-605
PM 3.5/R1.6
07-LA-605 PM R0.0/R1.2
EA 12-0H1000

FROM: Department of Transportation – District 12
Right of Way Relocation Assistance

SUBJECT: Interstate 405 (I-405) Improvement Project
Draft Relocation Impact Memorandum

It has been determined there is no significant impact to owners, tenants, businesses, or persons in possession of real property to be acquired who would qualify for relocation assistance benefits or entitlements under the Uniform Relocation Assistance and Real Property Act of 1970, as amended.

The California Department of Transportation, in cooperation with the Orange County Transportation Authority, proposes to improve this mainline freeway and interchanges on Interstate 405 (I-405) in Orange County, California, for approximately 16 miles (mi). The proposed project is primarily located in Orange County, California, on I-405 (ORA PM 9.3/24.2; LA PM 0.0/1.2) between State Route (SR)-73 (ORA PM R27.2/R27.8) and Interstate 605 (I-605) (ORA PM 3.5/R1.6); LA PM R0.0/R1.2). Encroachments into Los Angeles County and work on SR-22 (ORA PM R0.7/R3.8 and R0.5/R0.7) are associated with signing and striping to accommodate the transition from the existing to proposed facility (see Figures 1, 2, and 3 in Attachment A for project vicinity map, project location map, and aerial view map). Within the limits of the proposed project, I-405 is a controlled-access highway facility with a fenced right-of-way and soundwalls, separated by grade from crossing traffic, with vehicular access limited to interchanges. Within the project area, I-405 consists of 8 to 12 mixed-flow general purpose (GP) lanes and two high-occupancy vehicle (HOV) lanes.

Project Alternatives:

Three build alternatives and a No Build Alternative are being considered. The following paragraphs provide a brief description of the build alternatives.

Common Features of All Build Alternatives:

Build Alternatives 1, 2, and 3 would include the following features:

- One GP lane would be added in each direction of I-405 from Euclid Street to the I-605 interchange.
- Travel lanes on the I-405 mainline would be 12- foot [ft]-wide, and right side shoulders would be 10-ft- wide.
- The pedestrian bridge and local street overcrossings proposed for complete replacement under Alternatives 1, 2, and 3 are the following:

- Ward Street
 - Talbert Avenue
 - Brookhurst Street
 - Slater Avenue
 - Bushard Street
 - Warner Avenue
 - Magnolia Street
 - Pedestrian overcrossing near Heil Avenue
 - Newland Street
 - Edinger Avenue
 - McFadden Avenue
 - Bolsa Avenue
 - Goldenwest Street
 - Edwards Street
 - Westminster Boulevard
 - Springdale Street
- Bolsa Chica Road The Euclid Street/Ellis Avenue undercrossing bridge would be modified and extended.
 - Two railroad overheads would be modified and extended.¹
 - Each build alternative would include interchange reconfigurations at Euclid Street, Ellis Avenue, Brookhurst Street, Magnolia Street, Warner Avenue, Beach Boulevard, and Westminster Boulevard.
 - Maintenance vehicle pullouts (MVP) would be included in various locations under each build alternative.

Alternative 1 – Add One GP Lane in Each Direction

Alternative 1 would add a single GP lane in each direction of I-405 from Euclid Street to the I-605 interchange. Alternative 1 would provide a full standard highway cross section, with 12-ft-wide mainline travel lanes as well as 10-ft-wide shoulders on both left (inside) and right (outside) sides in both directions.

Alternative 2 – Add Two GP Lanes in Each Direction

Alternative 2 would add one GP lane in each direction of I-405 from Euclid Street to the I-605 interchange (as in Alternative 1), plus add a second GP lane in the northbound direction from Brookhurst Street to the SR-22/7th Street interchange and a second GP lane in the southbound direction from the Seal Beach Boulevard on-ramp to Brookhurst Street. Alternative 2 would provide a full standard highway cross section, with 12-ft-wide mainline travel lanes and shoulders on the left and right sides in both directions. Right side (outside) shoulders would be 10-ft-wide, while left side (inside) shoulders would have a maximum width of 10 ft with a provision for a widened left shoulder for HOV enforcement areas under consideration.

Alternative 3 – Express Facility

Alternative 3 would add one GP lane in each direction of I-405 from Euclid Street to the I-605 interchange (as in Alternatives 1 and 2), plus add a tolled express lane in each direction of I-405

¹ The freeway passes over the Union Pacific Railroad (UPRR) on the Bolsa Overhead (Bridge No. 55-269 at PM 17.21) and the U.S. Navy Railroad on the Navy Overhead (Bridge No. 55-272 at PM 18.36).

from SR-73 to I-605. The tolled express lane would be placed beside the existing HOV lane in each direction. The existing HOV lanes and new toll lanes would be managed jointly as an Express Lane Facility with two lanes in each direction. Alternative 3 would provide a full standard highway cross section, with 12-ft-wide mainline travel lanes and shoulders on the left and right sides in both directions. Right side (outside) shoulders would be 10-ft-wide, while left side (inside) shoulders would have a maximum width of 10 ft with a provision for a widened left shoulder for enforcement areas under consideration. The joint HOV/toll lane Express Lane Facility would be separated from the GP lanes by a 1 to 4 ft buffer.

Potential Impacts:

A preliminary engineering study and field surveys were conducted to determine the potential impact on the residential and non-residential units. The proposed project would require some right-of-way acquisition to accommodate the freeway widening and roadway improvements. In addition, there may be some personal property affected by the project that may have to be moved or stored off-site during project construction. Most of the right-of-way acquisition would involve a sliver of land requiring no relocation or disruption to the current function of the properties (see Table 1 on the next page). Only four private properties, all are used as commercial establishments, would be subject to full acquisition requiring relocation (see Table 2 on the next page and Figure 3 in Attachment A). No residential relocation would be required.

Table 1 – Summary of Potentially Affected Properties

Alternative Number	Number of Parcels Potentially Affected	Number of Residences Potentially Affected	Number of Businesses Potentially Affected
1 Add one GP lane in each direction	155	0	4
2 Add two GP lanes in each direction	173	0	4
3 Express Facility	189	0	4
Note: Number of potentially affected parcels listed includes vacant land, river, and publicly owned parcels.			

Source: Estimated by Parsons based on the preliminary design information.

Table 2 – Required Property Takes

APN	Name/Address	Type of Property	Current Zone
143-301-39	Sports Authority 9065 Warner Avenue, Fountain Valley, CA 92708	Commercial, chain retailed store	C1 (Local Commercial)
143-301-34	Days Inn & Suites Huntington Beach 9125 Recreation Circle, Fountain valley, CA 92708	Commercial, chain motel	C2 (General Commercial)
143-301-33	Fountain Valley Skating Center 9105 Recreation Circle, Fountain Valley, CA 92708	Commercial, indoor recreation facility	C2 (General Commercial)
143-294-01	Boomers! 16800 Magnolia Street, Fountain Valley, CA 92708	Commercial, indoor and outdoor recreation facility	C2 (General Commercial)

Source: Estimated by Parsons based on the preliminary design information.

Relocation Study:

According to YellowPages.Com, there are similar businesses to Sports Authority, Days Inn, Fountain Valley Skate Center, and Boomers! within a 5-mile radius from the City of Fountain Valley and nearby vicinity (see Attachment B – Real Estate Data). The closest Boomers! is located approximately 7 miles away from the current location.

Based on the nature of business of Sports Authority (retailed sporting products) and Days Inn (chain motel), replacement of these businesses would not be difficult. Current real estate market data indicated that there are adequate resources in the City of Fountain Valley and nearby vicinity to accommodate relocation of the retailed sporting products and motel businesses as can be seen in the real estate data (Attachment B).

Relocation of Boomers! and Fountain Valley Skate Center would be more complicated and would require interviews with business owners to identify suitable replacement site and address specific relocation issues. Current real estate market data indicate that there are 4 vacant land for sale listings with a commercial zoning ranging from 3 to 4 acres in size that can be used to relocate Boomers, and about 3 comparable sites that can be used to relocate the Fountain Valley Skate Center. Zoning change, if required, would be possible through the respective City Planning Department.

On-site appraisals to determine actual market value will be conducted for each property to be relocated based on current market conditions prior to acquisition. Any person (individual, family, corporation, partnership, or association) who moves from real property or moves personal property from real property as a result of the acquisition of the real property, or required to relocate as a result of a written notice from the California Department of Transportation from the real property required for a transportation project is eligible for "Relocation Assistance," including "Last Resort Housing" benefits, should that be necessary. All activities will be conducted in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and the California Department of Transportation Right-of-Way Manual.

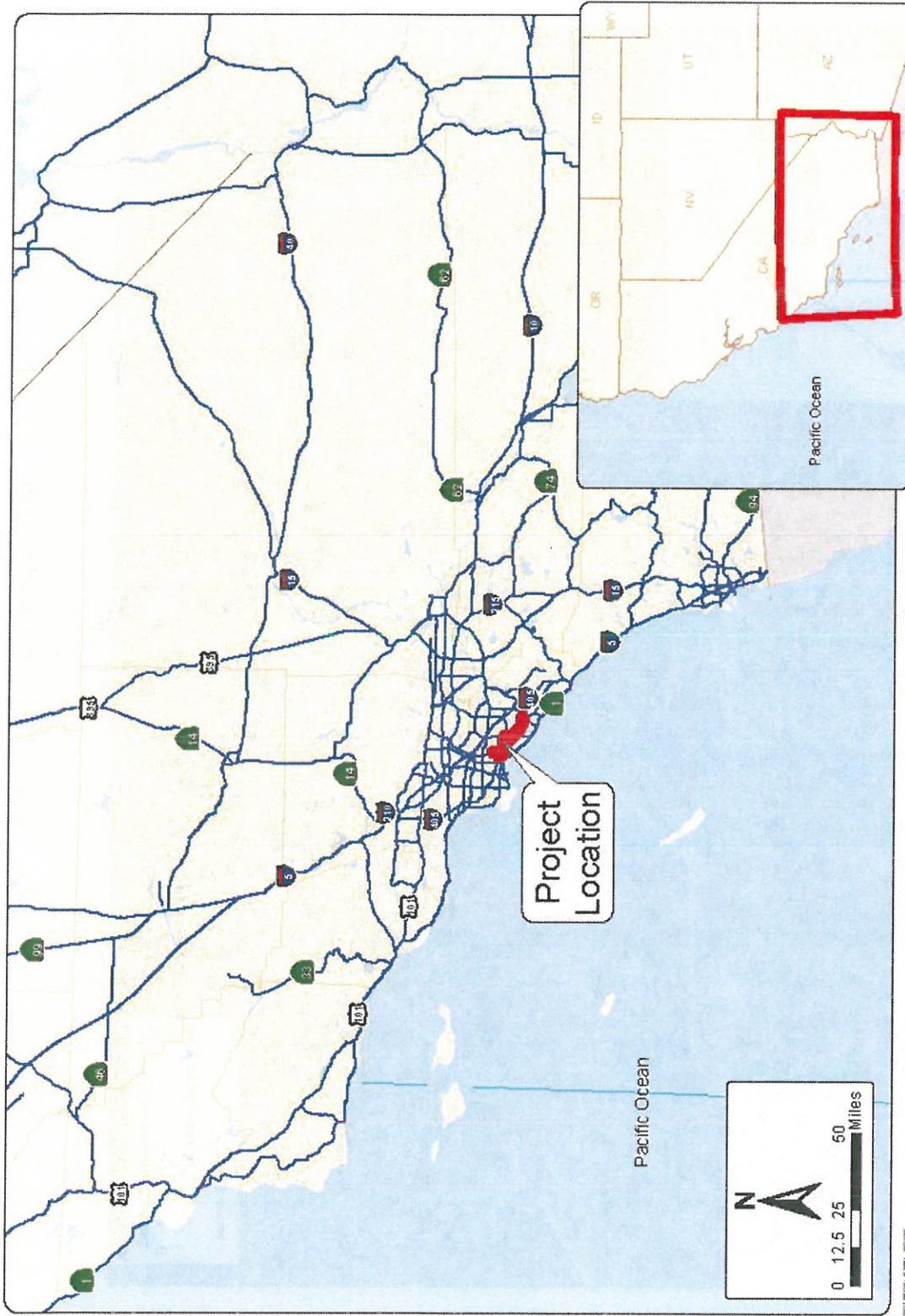
Anne Kochoon, QEP
Project Manager, Parsons

Concurrence:

Robert Enriquez, Branch Chief
Right of Way Utilities, Local Programs,
Excess Land and Relocation Assistance
Program Branches

ATTACHMENT A

FIGURES



Source: Parsons 2010

Figure 1 Regional Vicinity Map



Figure 2 Project Location Map

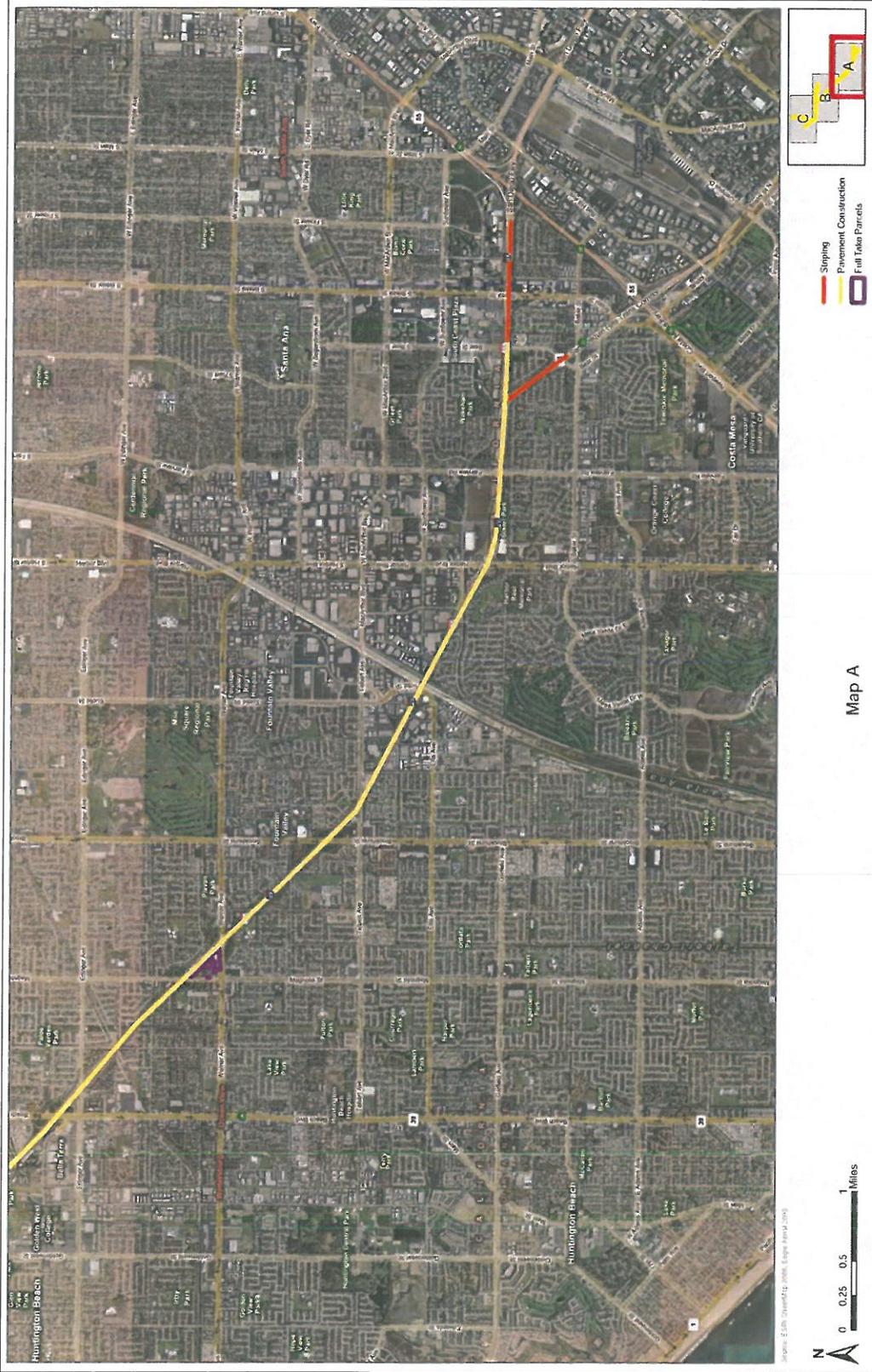
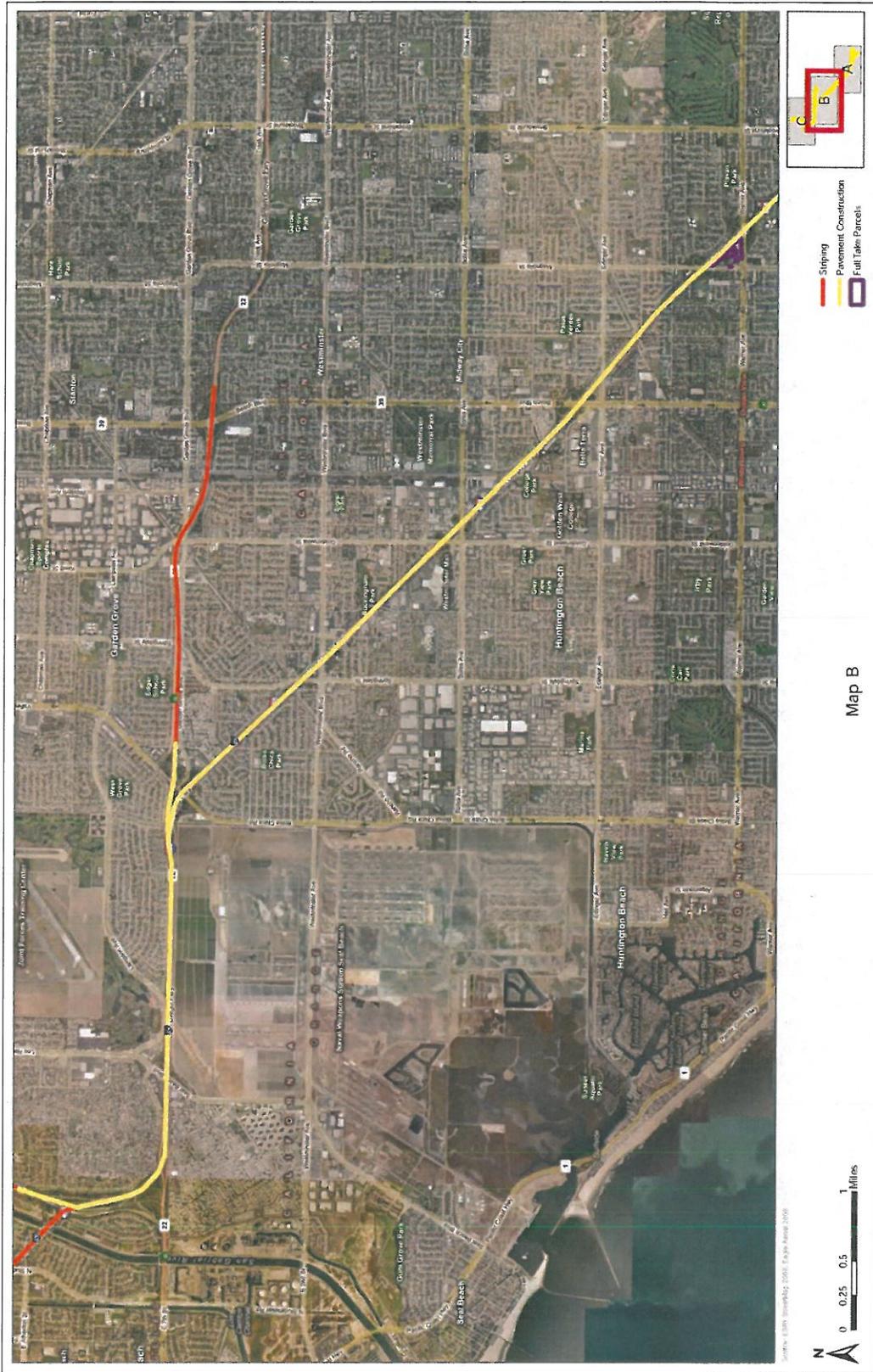


Figure 3 Aerial Map of the Project Corridor (Map A)



Map B

Figure 3 Aerial Map of the Project Corridor (Map B)

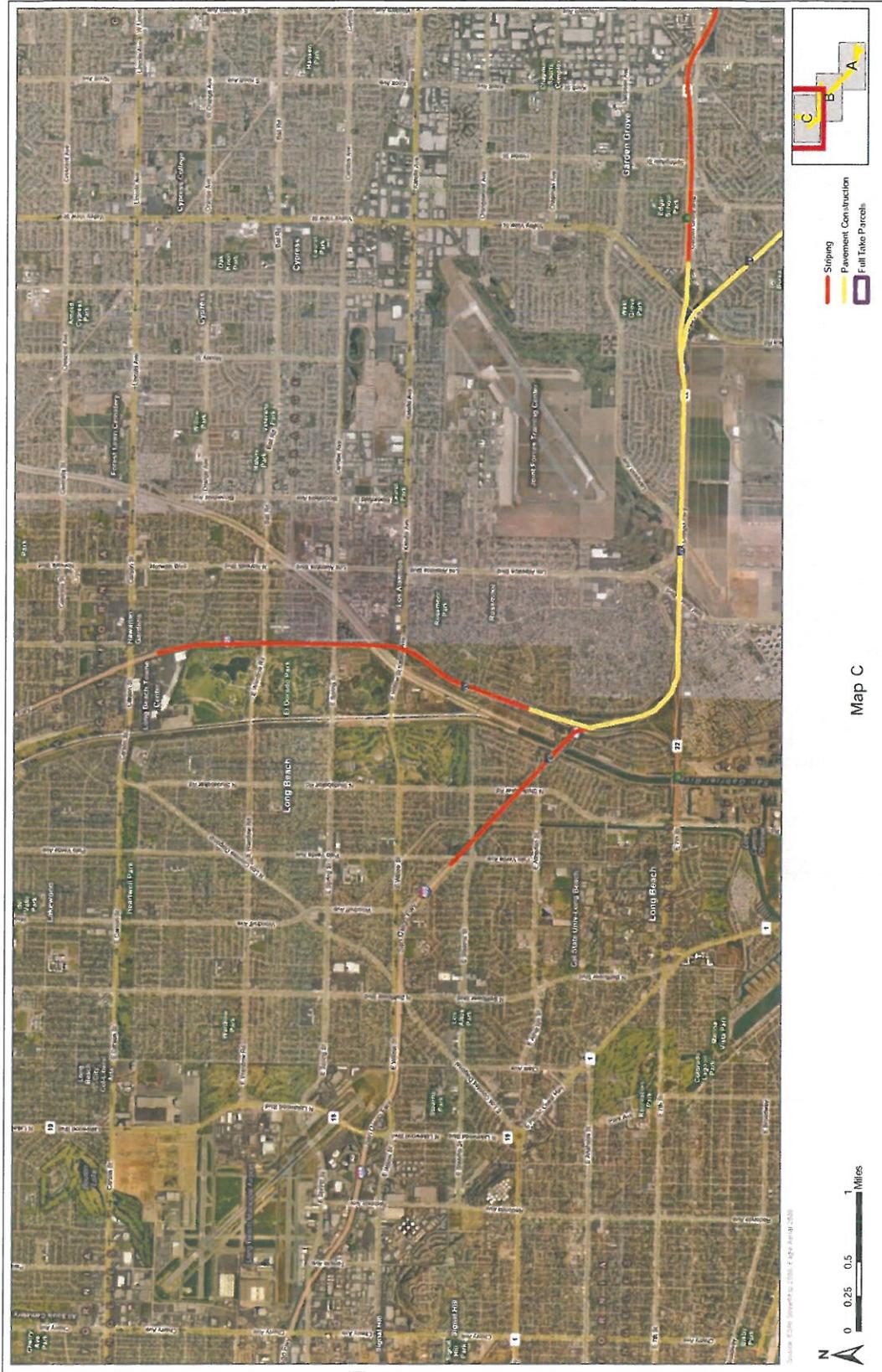


Figure 3 Aerial Map of the Project Corridor (Map C)



Source: Parsons 2010

Figure 4: Properties Subject to Full Acquisition Under All Build Alternatives

ATTACHMENT B
REAL ESTATE DATA



MAP INDEX
Properties subject to full acquisition

Sports Authority

Owner Name	Parcel Number / Property Tax ID	Site Address	Mail Address
AMERICAN SOUTHWEST / VENTURE I	143-301-39	9065 WARNER AVE FOUNTAIN VALLEY, CA 92708-2771	1050 W HAMPDEN AVE ENGLEWOOD, CO 80110-2118

Property Profile

Ownership Information

Primary Owner	AMERICAN SOUTHWEST
Secondary Owner	VENTURE I
Ownership Description	CO-OWNER
Site Address	9065 WARNER AVE
Site City, St Zip	FOUNTAIN VALLEY, CA 92708-2771
Mail Address	1050 W HAMPDEN AVE
Mail City, St Zip	ENGLEWOOD, CO 80110-2118
Telephone	
Census Tract	0992.24
Legal Description	P BK 270 PG 19 PAR 2
Lot/Block	2/19
Housing Tract / Subdivision Name	

Property Details

Use Description	COMMERCIAL MISCELLANEOUS	
State	CALIFORNIA	County/Municipality
RTSQ		ORANGE
Zoning		Total Rooms
Number Of Units		Bedrooms
Year Built/Effect Yr Built		Bathrooms
# Of Stories		Basement Square Feet
Lot Size		Basement Description(s)
Usable Lot Size		Vlwa
Lot Depth		Pool
Lot Width		FirePlace
Square Feet		HT/AC
Square Ft 1st Flr		Cooling Detail
Square Ft 2nd Flr		Heating Detail
Square Ft 3rd Flr		Roof Type
Additions - Square Feet		Construction Quality
Parking		Construction Type
Parking Square Feet		Exterior
New Page Grid	828-C7	Foundation
Map Page Grid	21-E5	Building Shape

Tax Information

Assessor's Parcel Number / Tax ID	143-301-39	Assessor's Market Value	\$0
Alt Assessor's Parcel Number		Exemption	
Assessed Total	\$6,151,777	Tax Amount	\$67,677.54
Land Total	\$3,577,258	Tax Status	Current
Improvement	\$2,574,519	Year Delinquent	
Percent Improvement	42%	Tax Rate Area	21012

Sale Information

Last Sales Date		1st Loan Amount
Document Number		First Loan Type
Sale Value		2nd Loan Amount
Last Transaction W/O \$		Cost / Square feet
Last Transaction W/O \$ Doc		
Title Company		

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Business Name: Sports Authority (Corporation)
Parcel No.: 143-301-39
Address: 9065 Warner Ave, Fountain Valley 92708
Property Owner: American Southwest / Venture I
Zoning: C1 (Local Commercial)

Yrs of Operation: Unknown at this time

Business Hours: Sunday 10 AM – 9 PM
Mon – Thur 11 AM – 9 PM
Friday 11 AM – 9 PM
Saturday 10 AM – 11 PM

of Employees: 20 to 49 *

* Source: Manta.com. Manta is a business services website, covering large to small companies, their related industries and products.

Estimated level of
Income and Tax
Revenue: \$5 to \$10 Million annually*

* Source: Manta.com.

Identify similar
businesses
nearby:

According to YellowPages.com, there are about (114) similar businesses in a five (5) mile radius from the city of Fountain Valley and nearby vicinity. These businesses are described as Sporting Goods and Sporting Goods – Wholesale & Manufacturers.

Research the area
that each business
can be relocated to:

Current market data indicates there is an adequate stock of potential suitable replacement sites for lease or purchase. As of October 21, 2010, there are about (20) For Lease and (9) For Sale property listings listed on Loopnet.com. *

* Source: LoopNet.com is an online commercial real estate website providing products and services tailored to the national and local needs of the commercial investment industry. Listings available on LoopNet include all commercial real estate property categories such as commercial office space for lease and for sale, multifamily apartments, retail space and land for sale.

Days Inn & Suites Huntington Beach

Owner Name	Parcel Number / Property Tax ID	Site Address	Mail Address
E K B K INC	143-301-34	9125 RECREATION CIR FOUNTAIN VALLEY, CA 92708-2770	1324 N PACIFIC AVE GLENDALE, CA 91202-1614

Property Profile

Ownership Information

Primary Owner	E K B K INC
Secondary Owner	
Ownership Description	
Site Address	9125 RECREATION CIR
Site City, St Zip	FOUNTAIN VALLEY, CA 92708-2770
Mail Address	1324 N PACIFIC AVE
Mail City, St Zip	GLENDALE, CA 91202-1614
Telephone	
Census Tract	0992.24
Legal Description	N TR 8859 LOT 4
Lot/Block	4/NA
Housing Tract / Subdivision Name	8859

Property Details

Use Description	COMMERCIAL MISCELLANEOUS	County/Municipality	ORANGE
State	CALIFORNIA	Total Rooms	
RTSQ		Bedrooms	
Zoning		Bathrooms	
Number Of Units	70 ROOMS	Basement Square Feet	
Year Built/Effect Yr Built	1984	Basement Description(s)	
# Of Stories		View	
Lot Size	37,941 SQFT / 0.8710 Acres	Pool	
Usable Lot Size		FirePlace	
Lot Depth		HT/AC	
Lot Width		Cooling Detail	
Square Feet	26,738	Heating Detail	
Square Ft 1st Flr		Roof Type	
Square Ft 2nd Flr		Construction Quality	
Square Ft 3rd Flr		Construction Type	
Additions - Square Feet		Exterior	
Parking		Foundation	
Parking Square Feet		Building Shape	
New Page Grid	828-C7		
Map Page Grid	21-E5		

Tax Information

Assessor's Parcel Number / Tax ID	143-301-34	Assessor's Market Value	\$0
Alt Assessor's Parcel Number		Exemption	
Assessed Total	\$4,600,000	Tax Amount	\$30,381.90
Land Total	\$2,276,540	Tax Status	Current
Improvement	\$2,323,460	Year Delinquent	
Percent Improvement	51%	Tax Rate Area	21012

Sale Information

Last Sales Date	October 1, 2009	1st Loan Amount	\$2,000,000
Document Number	0000521763	First Loan Type	Conventional
Sale Value		2nd Loan Amount	\$1,850,000
Last Transaction W/O \$		Cost / Square feet	
Last Transaction W/O \$ Doc			
Title Company	FIDELITY NATIONAL TITLE		

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This information is compiled from public documents and is not guaranteed.

Business Name: Days Inn & Suites Huntington Beach (Corporation)
Parcel No.: 143-301-34
Address: 9125 Recreation Circle, Fountain Valley 92708
Property Owner: E K B K Inc.
Zoning: C2 (General Commercial)

Yrs of Operation: 15 Years

Business Hours: 24 Hours / 7 Days a week

of Hotel Rooms: 70 units

of Employees: 5 to 9 *

* Source: Manta.com. Manta is a business services website, covering large to small companies, their related industries and products.

Estimated level of
Income and Tax
Revenue: \$500,000 to \$1 Million annually

* Source: Manta.com.

Identify similar
businesses
nearby:

According to YellowPages.com, there are about (95) similar businesses in a five (5) mile radius from the city of Fountain Valley and nearby vicinity. These businesses are described as Hotels / Motels.

Research the area
that each business
can be relocated to:

As of October 21, 2010, current market data indicates there are about (13) For Sale property listings listed on Loopnet* as potential suitable replacement sites. They operate along corridors through the city where drivers can see them and stop for the night. The zoning codes keep them in certain areas to accommodate the needs of visitors and travelers. Most appropriate replacement sites are occupied by the competition.

* Source: LoopNet is an online commercial real estate website providing products and services tailored to the national and local needs of the commercial investment industry. Listings available on LoopNet include all commercial real estate property categories such as commercial office space for lease and for sale, multifamily apartments, retail space and land for sale.

Fountain Valley Skating Center

Owner Name	Parcel Number / Property Tax ID	Site Address	Mail Address
RTL PROPERTIES INC	143-301-33	9105 RECREATION CIR FOUNTAIN VALLEY, CA 92708-2770	9105 RECREATION CIR FOUNTAIN VALLEY, CA 92708-2770
Property Profile			
Ownership Information			
Primary Owner			RTL PROPERTIES INC
Secondary Owner			
Ownership Description			
Site Address			9105 RECREATION CIR
Site City, St Zip			FOUNTAIN VALLEY, CA 92708-2770
Mail Address			9105 RECREATION CIR
Mail City, St Zip			FOUNTAIN VALLEY, CA 92708-2770
Telephone			
Census Tract			0992.24
Legal Description			N TR 8859 LOT 3
Lot/Block			3/
Housing Tract / Subdivision Name			8859
Property Details			
Use Description	COMMERCIAL MISCELLANEOUS		
State	CALIFORNIA	County/Municipality	ORANGE
RTSQ		Total Rooms	
Zoning		Bedrooms	
Number Of Units		Bathrooms	
Year Built/ Effect Yr Built	1975 /	Basement Square Feet	
# Of Stories		Basement Description(s)	
Lot Size	58,501 SQFT / 1.3430 Acres	View	
Usable Lot Size		Pool	
Lot Depth		FirePlace	
Lot Width		HT/AC	
Square Feet	21,628	Cooling Detail	
Square Ft 1st Flr		Heating Detail	
Square Ft 2nd Flr		Roof Type	
Square Ft 3rd Flr		Construction Quality	
Additions - Square Feet		Construction Type	
Parking		Exterior	
Parking Square Feet		Foundation	
New Page Grid	828-C7	Bulking Shape	
Map Page Grid	21-E5		
Tax Information			
Assessor's Parcel Number / Tax ID	143-301-33	Assessor's Market Value	\$0
Alt Assessor's Parcel Number		Exemption	
Assessed Total	\$1,233,471	Tax Amount	\$18,464.84
Land Total	\$443,926	Tax Status	Current
Improvement	\$789,545	Year Delinquent	
Percent Improvement	64%	Tax Rate Area	21012
Sale Information			
Last Sales Date	June 29, 1978	1st Loan Amount	
Document Number		First Loan Type	
Sale Value	\$650,000	2nd Loan Amount	
Last Transaction W/O \$		Cost / Square feet	\$30
Last Transaction W/O \$ Doc			
Title Company			

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Business Name: Fountain Valley Skating Center (Corporation)
Parcel No.: 143-301-33
Address: 9105 Recreation Circle, Fountain Valley 92708
Property Owner: RTL Properties Inc.
Zoning: C2 (General Commercial)

Yrs of Operation: 34 Years

Business Hours: Varies due to private lessons but generally, 6 PM – 11 PM on most weekday nights, Saturday 11 AM – 5 PM and Sunday 1 PM – 5 PM.

of Employees: 1 to 4 *

* Source: Manta.com. Manta is a business services website, covering large to small companies, their related industries and products.

Estimated level of
Income and Tax
Revenue: Less than \$500,000 *

* Source: Manta.com.

Identify similar
businesses

nearby: According to YellowPages.com, there are about (15) similar businesses in a five (5) mile radius from the city of Fountain Valley and nearby vicinity. These businesses are described as Skating Rinks.

Research the area
that each business
can be relocated to:

Detailed interviews with the business owner will need to be conducted to identify suitable replacement sites (demographics) and identify the various business relocation issues, including the trade fixtures and equipment, tenant improvements, personalty and realty issues.

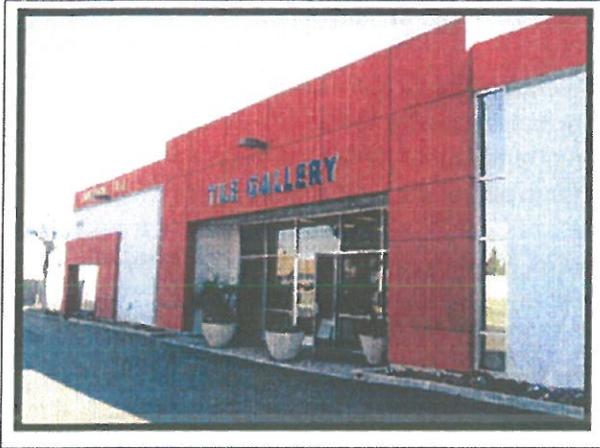
As of January 27, 2011, current market data indicates there are about (3) For Lease comparable listings in the nearby vicinity and are listed below:

1. 2020 East Orangethorpe Avenue, Anaheim, CA – currently zoned for Commercial Recreational, according to the City of Anaheim Planning and Building Department. This building has similar square footage of the building area.
2. 1141 West Katella Avenue, Orange, CA – currently zoned for Commercial Recreational, according to the City of Orange Planning and Building Department. This is a freestanding building that is similar in size and has 55 parking stalls.
3. 16272 Beach Boulevard, Huntington Beach, CA – currently zoned for Commercial Retail, according to the City of Huntington Beach Planning and Building Department. This building is similar in size, offers high visibility and located near the 405 freeway.

In each of the above-mentioned replacement sites, the reviewing agency will need to confirm with the Landlord for the proposed use under the current zoning. An application for a Conditional Use Permit (CUP) may be required if the proposed use is not permitted under the current zoning.

* Source: LoopNet.com is an online commercial real estate website providing products and services tailored to the national and local needs of the commercial investment industry. Listings available on LoopNet include all commercial real estate property categories such as commercial office space for lease and for sale, multifamily apartments, retail space and land for sale.

2020 East Orangethorpe Avenue



2020 East Orangethorpe Avenue
 Anaheim, CA 92806

County: Orange
Property Type: Industrial Office Showroom
Total Space Available: 21,225 SF
Building Size: 21,225 SF
Year Built: 1973

Suite/Floor	Space Available	Minimum Divisible	Maximum Contiguous	Rental Rate	Date Available	Space Type	Lease Type
Space 1	21,225 SF	21,225 SF	21,225 SF	\$0.78/SF/Month	3/1/2011	Industrial	Industrial Gross
Sublease:		No		Clear Ceiling Height:	16 feet		
No. Parking Spaces:		40		Office SF:	6325SF		
No. Grade-Level Doors:		4		Additional Types:	Manufacturing, Warehouse		

- Major Street Frontage with Excellent Signage
- 5,000 +/- sf Showroom with 14' Ceilings and Large Glass Storefront
- Direct Access to both the 57 and 91 Freeways
- Industrial Zone with CUP for additional Commercial / Retail Uses

Property Description

Warehouse/showroom facility with fenced yard, fire sprinklers and 600 amp power.

Location Description

Major street frontage and signage with direct access to the 91 and 57 Freeways.

Zoning Description

Industrial with CUP for some Retail/Commercial

Contact

Dave Hunsaker

Lee & Associates

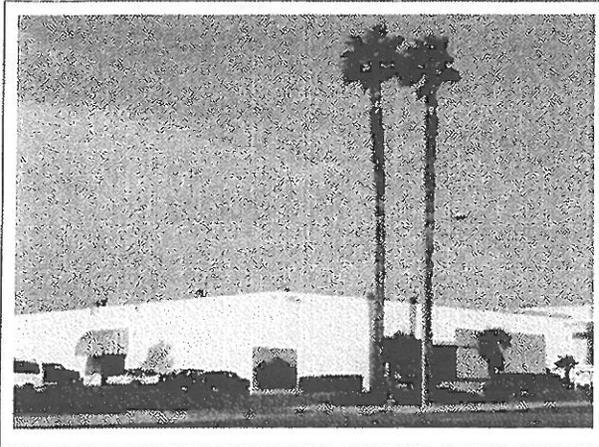
(714) 564-7113

Created: 1/28/2011

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This information comes from users and sources believed to be reliable, but is not guaranteed.

1141 W. Katella Avenue



1141 W. Katella Avenue
Orange, CA 92867

County: Orange
Property Type: Retail
 Street Retail
Total Space Available: 16,320 SF
Building Size: 16,320 SF
Year Built:

Suite/Floor	Space Available	Minimum Divisible	Maximum Contiguous	Rental Rate	Date Available	Space Type	Lease Type
Space 1	16,320 SF			\$0.88/SF/Month	Immediate	Retail	Industrial Gross
Sublease:		No		Additional Types:		Manufacturing, Office	
No. Parking Spaces:		55				Showroom	

- » Fenced Yard Possible
- » Major Street Frontage
- » 5,057 Sq. Ft. Total Improved Space (Offices & Showroom)
- » 55 Parking Stalls (3.38:1 ratio)
- » 2,925 Sq. Ft. Showroom

Property Description

This is a 16,320 sq. ft. freestanding building with major street frontage and building signage is possible. The property is zoned CR (Commercial Recreational) and has a total of 5,057 sq. ft. of improved space, including 2,925 sq. ft. office, 1,458 sq. ft. showroom and 674 sq. ft. shop office. The office area has 5 private offices, a conference room, break room, storage room and open office area. Three ground level loading doors, 800 amp power and 55 parking stalls (3.38:1 ratio). IT'S POSSIBLE THE CITY WOULD ALLOW LIGHT INDUSTRIAL USES.

Location Description

The building is located on Katella Avenue, between Batavia Street to the east and Main Street to the west in Orange, CA. Katella Avenue is a major street with many retail businesses and services, as well as nearby industrial businesses. The property is very close to the 57, 91, 5 and 22 freeways, as well as near Angel Stadium, the Honda Center and Disneyland.

Zoning Description

CR-Commercial Recreational

Cross Street: Main/Batavia

Contact

Brian Dalton PR Properties, Inc. (714) 777-1468

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16272 Beach Boulevard



16272 Beach Blvd.
Huntington Beach, CA 92647

County: Orange
Property Type: Retail
 Retail (Other)
Total Space Available: 24,000 SF
Building Size: 24,000 SF
Year Built:

Suite/Floor	Space Available	Minimum Divisible	Maximum Contiguous	Rental Rate	Date Available	Space Type	Lease Type
16272	24,000 SF			Negotiable	Immediate	Retail	NNN
Sublease:		No					

Property Description

Unique big box opportunity in highly coveted trade area. Tremendous visibility to Beach Boulevard. Ample parking field with good access off Beach Boulevard and Stark Street. Expanded drawing power as site located near Interstate 405. Notable tenants in the market include Whole Foods, Kohl's, Barnes & Noble, Nordstrom Rack, Target, Marshall's and Smart & Final Extra.

Location Description

Code: rippolitoadv Code: k Waltonadv Code: allocadv Code: huntingtonadv

Contact

Kam Walton Cushman & Wakefield (949) 930-9256
 Rob Ippolito Cushman & Wakefield of San Diego, Inc. (858) 452-6500

Created: 1/28/2011

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Boomers!

Owner Name	Parcel Number / Property Tax ID	Site Address	Mail Address
HUISSH,JOHN M TRUST / COMP	143-294-01	16800 MAGNOLIA ST FOUNTAIN VALLEY, CA 92708-2755	PO BOX 543185 DALLAS, TX 75354-3185

Property Profile

Ownership Information

Primary Owner	HUISSH,JOHN M TRUST
Secondary Owner	COMP
Ownership Description	
Site Address	16800 MAGNOLIA ST
Site City, St Zip	FOUNTAIN VALLEY, CA 92708-2755
Mail Address	PO BOX 543185
Mail City, St Zip	DALLAS, TX 75354-3185
Telephone	
Census Tract	0992.24
Legal Description	SEC 19 T 5 R 10 POR SW1/4
Lot/Block	19/10
Housing Tract / Subdivision Name	

Property Details

Use Description	COMMERCIAL MISCELLANEOUS	County/Municipality	ORANGE
State	CALIFORNIA	Total Rooms	
RTSQ		Bedrooms	
Zoning		Bathrooms	
Number Of Units		Basement Square Feet	
Year Built/Effect Yr Built	1970 /	Basement Description(s)	
# Of Stories		View	
Lot Size	142,441 SQFT / 3.2700 Acres	Pool	
Usable Lot Size		FirePlace	
Lot Depth		HT/AC	
Lot Width		Cooling Detail	
Square Feet	5,548	Heating Detail	
Square Ft 1st Flr		Roof Type	
Square Ft 2nd Flr		Construction Quality	
Square Ft 3rd Flr		Construction Type	
Additions - Square Feet		Exterior	
Parking		Foundation	
Parking Square Feet		Building Shape	
New Page Grid	828-C7		
Map Page Grid	21-E5		

Tax Information

Assessor's Parcel Number / Tax ID	143-294-01	Assessor's Market Value	\$0
Alt Assessor's Parcel Number		Exemption	
Assessed Total	\$1,205,312	Tax Amount	\$14,534.98
Land Total	\$734,638	Tax Status	Current
Improvement	\$470,674	Year Delinquent	
Percent Improvement	39%	Tax Rate Area	21012

Sale Information

Last Sales Date		1st Loan Amount	
Document Number		First Loan Type	
Sale Value		2nd Loan Amount	
Last Transaction W/O \$	January 31, 1990	Cost / Square feet	
Last Transaction W/O \$ Doc	0000055541		
Title Company			

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Business Name: Boomers! (Privately-owned)
Parcel No.: 143-294-01
Address: 16800 Magnolia St., Fountain Valley 92708
Property Owner: John M. Huish Trust
Zoning: C2 (General Commercial)

Yrs of Operation: 7 Years

Business Hours: Sunday 10 AM – 9 PM
Mon – Thur 11 AM – 9 PM
Friday 11 AM – 11 PM
Saturday 10 AM – 11 PM

of Employees: 25 *

* Source: Manta.com. Manta is a business services website, covering large to small companies, their related industries and products.

Estimated level of
Income and Tax
Revenue: \$5 to \$10 Million *

* Source: Manta.com.

Identify similar
businesses
nearby:

According to YellowPages.com, there are about 5 similar businesses in a five (5) mile radius from within the city of Fountain Valley and nearby vicinity. These businesses are described as Miniature Golf.

Research the area
that each business
can be relocated to:

This business is a very complex relocation problem. Detailed interviews with the business owners will need to be conducted to identify suitable replacement sites (demographics) and address the various complex business relocation issues, including identifying the trade fixtures and equipment, including the Ferris Wheel, racing go-carts, water bumper boats, furnitures and small structures that are part of the miniature golf course, batting cage equipment, restaurant furnishings and electronic games, tenant improvements, personalty and realty issues. Reasons for these difficulties range from lack of properly

zoned replacement land available in a specific market area to specialized architecture required for businesses such as miniature golf courses.

The relocation requirements for the racing go-carts may become a "long lead item" due to obtaining certain permits, gaining zoning modifications and/or the relocation of movable hazardous materials such as gas, oil, old tires, and other hazardous fluids that must be relocated by hazardous material (hazmat) movers to ensure their safe transportation. Hazmat movers would determine the measures needed to protect the public from the dangers posed by these materials.

As of January 27, 2011, current market data* indicates there are (4) Vacant Land For Sale listings with a Commercial zoning, ranging from 3 to 4 acres of vacant land within the nearby vicinity and are listed below:

1. 1631 West Lincoln Avenue, Anaheim, CA - currently zoned for Industrial, according to the City of Anaheim Planning and Building Department. This parcel is situated similar to the subject's current location, adjacent to the (5) freeway and located at the major off-ramp of South Lincoln Avenue.
2. 1580 East Warner Avenue, Santa Ana, CA – currently zoned for Specific Development, according to the City of Santa Ana Planning and Building Department. This parcel is situated similar to the subject's current location, adjacent to the (55) freeway and located at the major off-ramp of Grand Avenue.
3. 17200 Goldenwest Street, Huntington Beach, CA – currently zoned for Commercial Office, according to the City of Huntington Beach Planning and Building Department. This parcel has major street frontage and similar lot size to Boomers!
4. 602 North Harbor Boulevard, Santa Ana, CA - currently zoned for Specific Plan, according to the City of Santa Ana Planning and Building Department. This parcel has major street frontage and similar lot size to Boomers!

Information about the zoning for each parcel was verified with each City Hall's Planning and Building Department. A request can be made to change the zoning on the available parcel within the

city if the proposed use is not permitted under the current zoning. However, this process can take up to anywhere from four (4) to six (6) months because it requires approval from the Planning Commission Board & the City Council and must pass the Environmental Review. Application for a Conditional Use Permit (CUP) will be required by the reviewing agency for the relocation of Boomers!

* Source: LoopNet.com is an online commercial real estate website providing products and services tailored to the national and local needs of the commercial investment industry. Listings available on LoopNet include all commercial real estate property categories such as commercial office space for lease and for sale, multifamily apartments, retail space and land for sale.

EXCLUSIVE LAND OFFERING - ANAHEIM 5.84 ACRES

1631 W. Lincoln Ave, Anaheim, CA 92801

PROPERTY FEATURES

LOT SIZE	5.84 acres 254,631 sf.
LEASABLE BLDG AREA	18,784 sf.
APN(s)	072-110-21 072-110-50
ZONING	Industrial Commercial
GENERAL PLAN	Commercial
FRONTAGE	500 ft. along Interstate 5
EXPOSURE	*250,000 cars per day
PRICE	\$7,675,000



Scott Anastasi Realty is pleased to present for sale, 5.84 acres of land located at 1631 W. Lincoln Ave., Anaheim, CA. The site is comprised of two parcels totaling 254,631 sf, and boasts over 500 feet of frontage along the I-5 Freeway. Neighbors surrounding the property include multiple nationwide retailers, providing an excellent opportunity for commercial development. **Seller looking at all offers.**

DON BUTTS

don@scottanastasirealty.com

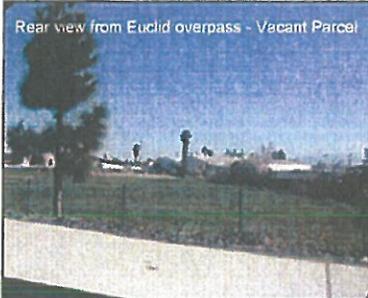
SCOTT ANASTASI

scott@scottanastasirealty.com

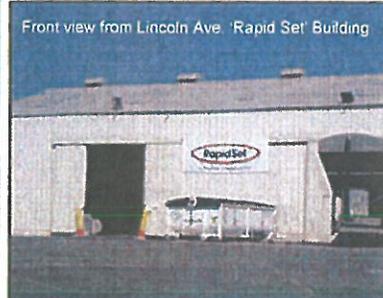
511 Torrance Blvd. Suite 111
Redondo Beach, CA. 90277

310.540.8600 office
310.540.8686 fax

Rear view from Euclid overpass - Vacant Parcel



Front view from Lincoln Ave. 'Rapid Set' Building



SCOTT ANASTASI
REALTY

The information offered is believed to be from a reliable source, however buyer must independently verify the accuracy of all information through personal inspection and with the appropriate professionals. The Seller and Sales Representative make no expressed or implied representation as to the accuracy of the information and strongly encourage Buyer to independently verify its accuracy and completeness.

Former Crazy Horse Saloon Site



1580 E Warner Ave
Santa Ana, CA 92705

County: Orange
Property Type: Land
 Retail (land)
Price: \$4,800,000

Unit #	Price	Price Per	Size	Min Divisible	Maximum Contiguous	Unit Type
	\$4,800,000	(\$1,702,128/Acre)	2.82 Acres			Retail (land)

Property Description

Contact Broker For Marketing Package. Rare development opportunity, freeway visibility and easy access, 508,000 estimated cars a day utilize the ON& OFF Ramps of the 55 Freeway at Dyer Road ALONE (based on 2008 CalTrans peak month data) Price is flexible for an all cash quick close deal. 3 parcels in total, are being marketed as a package deal but can be purchased separately, please inquire.

Location Description

55 Freeway take the Dyer Rd exit. Located at Warner & Grand Ave

Former Crazy Horse Saloon Site

Debt & Equity Information

No Debt & Equity Information provided.

Contact

Mark Dorbayan

Cres Commercial & Premier Realty Associates

(310) 447-2139

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B-18

17200 Goldenwest Street



17200 Goldenwest Street
 Huntington Beach, CA 92647

County: Orange
Property Type: Land
 Commercial/Other (land)
Lot Size: 3.37 Acres
Price: Not Disclosed

Unit #	Price	Price Per	Size	Min Divisible	Maximum Contiguous	Unit Type
	[Not Disclosed]		3.37 Acres			Commercial/Other (land)

Property Description

Land For Sale. Rare Infill Site w/ 576 feet of Major Street Frontage. Suitable for Office, Medical, Retail, Church, School, or other uses. Vacant. Sale Price TBD.

Location Description

Located just south of Home Depot at the Warner/Goldenwest intersection.

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17200 Goldenwest Street

Debt & Equity Information

No Debt & Equity Information provided.

Contact

Bob Goodmanson

CB Richard Ellis

(949) 725-8581

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B-20

Santa Ana - 3 Acres



602 N. Harbor Blvd.
Santa Ana, CA 92703

County: Orange
Property Type: Land
Commercial/Other (land)
Price: \$2,600,000

Unit #	Price	Price Per	Size	Min Divisible	Maximum Contiguous	Unit Type
	\$2,600,000	(\$849,673/Acre)	3.06 Acres			Commercial/Other (land)

- Excellent Visibility / Accessibility
- Large Square Parcel
- A Redevelopment Agency That Wants to Work With You
- Bank Owned
- Flexible Zoning

Property Description

Nearly 400 feet of frontage on Harbor Blvd. - one of Santa Ana's busiest commercial corridors. This is one of the few vacant parcels on Harbor Blvd. and is the ideal site for a new mixed-use / multi-family project. The Santa Ana Redevelopment Agency wants to work with you (funds may be available). Site is currently leased to a car dealership for \$8,500/month.

Location Description

602 N. Harbor Blvd., Santa Ana 92703. Just north of W. 5th Street on the west side of N. Harbor Blvd. in the City of Santa Ana, Orange County. Located on Harbor Blvd., the site is also within close proximity to the major thoroughfares of 1st Street and the Garden Grove (22) Freeway.

Zoning Description

N. Harbor Specific Plan (SP2)

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Santa Ana - 3 Acres

Debt & Equity Information

No Debt & Equity Information provided.

Contact

Bill Korek

Deanne Boublis

Ben Wilson

Korek Land Company, Inc.

Korek Land Company, Inc.

Korek Land Company, Inc.

(818) 787-3077

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