

State Route 55 Improvement Project Between Interstate 405 and Interstate 5 Right-of-Way

Alternative 3M									
No. of Parcels	Assessor Parcel No.	City	Location	Owner Name	ROW Impacts	Permanent (SF)	TCE (SF)	Utility Easement (SF)	Land Use
1	427-282-14 427-282-15	Irvine	17952 Cowan St	SOUTHERN CAL DIST COUNCIL OF THE ASSEMBLIES OF GOD	Partial Fee/TCE/Utility Easement	4,825	3,622	1,203	Commercial
2	427-261-05	Irvine	17942 Cowan St	CARSON ESTATE CO	Partial Fee/TCE/Utility Easement	2,177	3,175	1,770	Commercial
3	427-261-06	Irvine	17912 Cowan St	KROGMANN JUERGEN	Partial Fee/TCE	2,763	1,800		Industrial
4	427-261-07	Irvine	17872 Cowan St	MILLER LEO	Partial Take/TCE	3,010	1,801		Industrial
5	427-261-08	Irvine	17842 Cowan St	COWAN PROPERTIES LLC	Partial Take/TCE	3,000	1,801		Industrial
6	427-261-09 427-261-10	Irvine	17792 Cowan St A & B	PUBLIC STORAGE PROPERTIES 12 PUBLIC STORAGE PROPERTIES/XII	Partial Take/TCE/Utility Easement	7,707	3,099	2,260	Industrial
7	427-262-06	Irvine	17781 Cowan St	71-81 COWAN BUILDING	Partial Fee/TCE	4,988	11,700		Commercial
8	427-262-02	Irvine	17751 Cowan St	ORANGE BAKERY INC	TCE		1,519		Industrial
9	430-113-01	Irvine	Northbound SR55 between McArthur Blvd and Pullman St	IRVINE COMPANY	Utility Easement			1,608	Commercial
10	430-111-20 430-111-01	Irvine	17482 Daimler St 17482 Pullman St	RICOH ELECTRONICS INC RICOH DEV OF CAL INC	Utility Easement			4,600	Industrial
11	430-111-18 430-111-08	Irvine	1062 McGaw Ave 1063 McGaw Ave	RICOH DEVELOPMENT OF CALIFORNIA INC RICOH ELECTRONICS INC	TCE		915		Industrial
12	430-112-12	Irvine	1063 McGaw Ave	1063 MCGAW LLC	Partial Fee/TCE/Utility Easement	1,071	3,586	1,760	Commercial
13	430-112-04 430-112-05	Irvine	17132 Pullman St	MARUKOME USA INC	Partial Fee/TCE/Utility Easement	1,289	10,250	1,800	Industrial

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14	430-112-06	Invine	17092 Pullman St	GAGOS MITCHELL S	Partial Fee/TCE/Utility Easement	559	1,275	800	Industrial
15	430-115-01	Invine	1021 Duryea Ave	WASHER JOHN	Partial Fee/TCE	3,072	2,194		Industrial
16	430-171-07	Santa Ana	1740 E Garry Ave	EQUITABLE GARRY PLAZA PARTNERSHIP	Partial Fee/TCE	3,107	2,317		Commercial
17	430-031-09 430-031-03	Santa Ana	1717 E Dyer Rd 2626 Pullman St	RONALD P BEARD	Partial Fee/TCE/Utility Easement	4,155	20,746	4,070	Commercial
18	430-032-10	Santa Ana	2501 So Pullman St	CROWN CARNEGIE ASSOCIATES LLC	Partial Fee/TCE/Utility Easement	458	1,808	780	Commercial
19	430-011-03	Santa Ana	2441 So Pullman St	CARMAN GROUP LLC/LOAN #JVA3 LLC JVAC LLC	Partial Fee/TCE/Utility Easement	3,086	1,905	320	Industrial
20	430-011-04	Santa Ana	2401 So Pullman St	LIVEMURA SACHI	Partial Fee/TCE	622	2,835		Industrial
21	430-012-04	Santa Ana	2350 So Pullman St	PULLMAN PROPERTY LLC	Partial Fee/TCE	9,478	4,060		Industrial
22	430-012-03	Santa Ana	2400 So Pullman St	OMAR DEEN	Full Fee	35,953			Industrial
23	430-241-12	Tustin	1123 Warner Ave	BEDROSIAN TUSTIN LLC	Partial Fee/TCE/Utility Easement	30,875	5,057	320	Industrial
24	430-241-07	Tustin	1100 Valencia Ave	RICOH DEVELOPMENT OF CALIFORNIA INC	Partial Fee/TCE/Utility Easement	31,185	14,315	25,800	Industrial
25	430-251-22	Tustin	Valencia Ave	CITY OF TUSTIN	TCE		4,958		Commercial (vacant)
26	430-251-35	Tustin	Edinger Ave	TUSTIN GATEWAY RI SPE LLC	TCE		1,773		Commercial
27	430-251-14 430-251-15	Tustin	Edinger Ave	CITY OF TUSTIN WATER DEPARTMENT	TCE		5,905		Commercial (vacant)
28	430-252-02 430-252-10	Tustin	Edinger Ave	MUTUAL LIQUID GAS/EQUIPMENT CO INC	TCE		3,490		Industrial (vacant)
29	SBE 804-30-12D-9 (402-10 AP MAP)	Tustin	East of SR55 just north of Edinger Ave	SCRRRA (Metrolink)	TCE		5,126		Railroad
30	N/A	Tustin	East of SR55 just north of Edinger Ave	OCFCD	TCE		5,439		OCFCD
31	402-142-24	Tustin	14901 Newport Ave	EL PASEO APARTMENTS TUSTIN LLC	TCE		4,989		Multi Fam Residence
32	402-142-10	Tustin	17001 Kenyon Dr	ALFORD TERRANCE B & JACQUELINE JO	TCE		1,436		Multi Fam Residence

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33	402-142-11 402-142-12 402-142-13	Tustin	17021 Kenyon Dr	NEW KENYON APARTMENTS LLC	TCE		6,263		Multi Fam Residence
34	411-141-05	Santa Ana	Along SR55 between McArthur Blvd and Dyer Rd	OCFCD	Partial Fee/TCE/Permanent Easement	20,158	73,879	11,733	OCFCD
35	411-141-06	Santa Ana	So of Dyer Rd adjacent to southbound Dyer Rd Onramp	CHAN WAN SHAN	Full Fee	6,547			Industrial (vacant)
36	016-221-29 016-221-28 016-221-27	Santa Ana	So Grand Ave Brookhollow Dr 1580 E Warner Ave	MODA RENTALS LLC	Full Fee	123,241			Commercial (vacant)
37	016-221-14	Santa Ana	1570 E Warner Ave	INTERACTIVE USA CORPORATION	Partial Fee/TCE	1,045	3,499		Commercial
38	016-221-13	Santa Ana	Brookhollow Dr	MODA RENTALS LLC	Partial Fee/TCE	3,818	5,131		Commercial
39	016-221-12	Santa Ana	Brookhollow Dr	MODA RENTALS LLC	Partial Fee/TCE	6,813	8,559		Commercial
40	403-072-03	Santa Ana	2201 So Ritchey St	WESTERN EXTERMINATOR CO	Full Fee	35,611			Industrial
41	403-072-02	Santa Ana	So Ritchey St	CITY OF SANTA ANA	Full Fee	3,818			Public Use
42	403-072-01	Santa Ana	So Ritchey St	NEWPORT PARTNERS	Full Fee	1,086			Commercial
43	403-071-16	Santa Ana	2220 So Ritchey St	ADAMS-HENDERSON LLC	TCE		1,093		Industrial
44	403-071-19 403-071-18 403-071-17	Santa Ana	2200 So Ritchey St 2140 So Ritchey St 2130 So Ritchey St	AGA PARTNERS	TCE		2,707		Industrial
45	403-071-13	Santa Ana	2120 So Ritchey St	GATES PARTNERS LLC	TCE		947		Industrial
46	403-041-08	Santa Ana	2061 So Ritchey St	ONEIL DAN R	Partial Fee/TCE	4,076	7,163		Industrial

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47	403-041-07	Santa Ana	1969 So Ritchey St	HBR LLC	Partial Fee/TCE	3,546	8,343		Industrial
48	403-041-04	Santa Ana	1929 E Saint Andrew Pl	ONEIL DAN R	Partial Fee/TCE	3,258	12,483		Industrial
49	SBE 804-30-12D-POT. 7 (402-10 AP	Santa Ana	West of SR55 just north of Edinger Ave	SCRRRA (Metrolink)	TCE		9,152		Railroad
50	N/A	Santa Ana	West of SR55 just north of Edinger Ave	OCFCD	TCE		12,305		OCFCD
51	402-101-07 402-101-39	Santa Ana	1535 Trotter St 1505 Auto Mall Dr	HSA LLC	TCE/Utility Easement		3,941	1,970	Commercial
52	402-101-45	Santa Ana	2101 E. Edinger Ave	ERICKSON PROPERTIES CORP/AGENCY CITY OF SANTA ANA	Partial Fee/TCE/Utility Easement	1,480	15,578	7,960	Comm/Indust
53	402-111-24	Santa Ana	1411 Village Way	NORTHERN MC FADDEN	Partial Fee/TCE	32,769	9,276		Commercial
54	402-111-41	Santa Ana	2200 E McFadden Ave	PUBLIC STORAGE PICKUP/DELIVERY L P	TCE		6,713		Industrial
55	402-251-07	Tustin	15660 Tustin Village Way	CITY OF TUSTIN	TCE		2,180		Commercial

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