

Flores, Dora

From: Dina Aman [REDACTED]
Sent: Thursday, January 18, 2024 8:17 PM
To: Amezcua, Valerie; Lopez, Jessie; Phan, Thai; Vazquez, Benjamin; Bacerra, Phil; Hernandez, Johnathan; Penaloza, David; eComment
Subject: Resolution in Solidarity with Palestinians in Support of a Ceasefire

Dear Mayor and Councilmembers,

I trust this letter finds you well. It is with a heavy heart and a sense of urgency that I implore you to lend your voices to the call for justice and humanity by passing the Resolution in Solidarity with Palestinian People in Support of a Ceasefire.

We have witnessed the injustices of the occupation of Palestine, where Israeli occupation forces have massacred 20,000 Palestinians since October 7, including a heartbreaking number of 8,000 children and displaced 1.7 million Gazans. The world is watching, and Santa Ana, a beacon of diversity and inclusivity, has a unique opportunity to stand on the right side of history.

The destruction of vital infrastructure of Gaza are haunting reminders that Gaza is now considered a graveyard and is in urgent need of humanitarian intervention from local members of Congress.

This resolution calls for Santa Ana to be a leader in human rights for all people. In our community, Arabs and Muslims contribute immensely to the rich tapestry of Santa Ana's cultural diversity. Their voices, experiences, and heritage are integral parts of the very fabric that makes Santa Ana unique.

By passing a resolution demanding an immediate and permanent ceasefire, Santa Ana has the opportunity to demonstrate leadership, compassion, and a commitment to protecting families from the backlash of hate crimes.

Santa Ana needs solidarity, and our community can be a source of support for people experiencing the rise of hate crimes due to the dehumanization of Palestinians in the media and within our governments.

Let Santa Ana be a city that stands united against injustice and bigotry and sends a clear message that we value the lives of all individuals, regardless of their background or nationality.

Thank you for your time, consideration, and the crucial work you do for our community. We look forward to your City Council's passing of this humanitarian resolution.

Sincerely,

Dina Aman

Santa Ana, CA 92705

Sent from my iPhone

Flores, Dora

From: Hallstrom, Darin [REDACTED]
Sent: Friday, January 26, 2024 6:58 AM
To: eComment
Subject: 2379 and 2383 North Flower Street Alley
Attachments: 2379 and 2383 Flower Street Alley.pdf

Please consider the following letter and documents as an impassioned plea by the neighbors surrounding the Flower Street alley to maintain its current status.

Darin Hallstrom
[REDACTED]
Santa Ana, CA

Dear City Council,

Re: Flower St. Alley

The property owners directly adjacent to the alley express unanimous support for maintaining its current status and functionality. The broader community has overwhelmingly signaled a desire to preserve the alley's existing purpose, as evidenced by the widespread support garnered through the community petition.

Concerns have been raised regarding what appears to be nefarious intent to disrupt the public process. Our ward representative, Jessie Lopez, has indicated that mandatory signage, crucial for transparent communication about the vacation application, was reportedly removed by the petitioners. This action, if proven, could be interpreted as an attempt to impede the community's awareness and engagement in the decision-making process. Such actions undermine the principles of an open and fair civic process, raising questions about the transparency and ethical conduct of the applicant in this process.

These factors contribute to a climate of frustration and weariness among community members who are genuinely invested in preserving the existing public access use of the alley and ensuring a fair and transparent decision-making process.

Notably, the petitioners themselves have acknowledged that the alley is not noted on their title and has never been part of their property, emphasizing that the city owns the alley. (see attached email #1 dated 9/21/22 8:39am)

Moreover, the petitioners were explicitly informed that without the support of adjacent neighbors, Public Works would not endorse moving the petition forward. In response, the petitioners made false statements of support to Public Works, claiming backing from the four adjacent properties. (see attached #2 email dated 11/30/22 9:22am and attached #3 dated 11/15/22 2:09pm and 11/29/22 10:03am and attached #4 email dated 11/30/22 11:05am)

Again, it's crucial to highlight that the petitioners were fully aware, upon submitting applications and paying fees, that the process might not pass, rendering their investment non-refundable. (See attached #5 email dated 12/1/22 9:16am)

Additionally, it is imperative to address the assertion that there is a lingering, obvious, and no longer necessary railroad right of way. This claim appears to be incorrectly interpreted through the reading of the ruling. Nowhere in the ruling does it specifically address the petitioner's property or the alley in question. Therefore, relying on a purported railroad right of way as a basis for closing the alley seems misplaced and not substantiated by the legal context of the ruling. This further emphasizes the need for a comprehensive and accurate examination of the facts surrounding the petition and reinforces our position in advocating for the continued public use of the alley. (see attached for copy of ruling)

Once again, we would like to express our caution regarding the proposed vacation of the public's use of the alley. It is crucial to consider that with the closure, the petitioners may open themselves up to potential litigation from the adjoining neighbor to the south on Flower Street. California law mandates a centerline/shared equity on public land division.

Closing the alley would create an unfair obstructed entry/egress for those remaining on the unaffected side, leading to bottleneck issues and compounding rather than solving problems. Additionally, closing the alley doesn't address concerns about transient populations, as this complex issue cannot be resolved by simply closing a 50' parcel of land.

To further underscore our stance, it's essential to address a secondary effort by the petitioners to close the alley. It appears that this secondary effort is driven not only by concerns about transient activity but also by a broader ambition to acquire additional real estate through any available means.

This secondary motivation raises questions about the true intent behind the petition. If the primary concern were indeed the safety and well-being of the community, the focus should center on addressing the specific issues at hand rather than seeking additional real estate through the closure of a vital public access point.

As engaged members of the community, we believe it is crucial for the City Council to scrutinize the petitioners' motives thoroughly and ensure that any decision made is in the best interest of the community as a whole. We assert that the closure of the alley, driven by a dual rationale, would not only fail to address the stated concerns effectively but could potentially result in adverse consequences for the neighborhood.

In conclusion, we strongly urge the City Council to reject the petitioners' application to vacate the public access use of the alley, considering both the primary and secondary motivations behind the proposed alley closure. The preservation of the alley in its current accessible state is not only vital for community safety but is also consistent with the principles of fair governance and equitable use of public spaces.

Thank you for your careful consideration.

Sincerely,

[Redacted]

Darin Holstrom and Roza Kirzner

[Redacted signature]

[Redacted]

Micah and Kerri Stork

[Redacted signature]

[Redacted]

Obed Garcia and Joseph Rodriguez

[Redacted]

Cheryl and Alan Newton

[Redacted signature]

1

RE: 2383 N. Flower Alleyway

CD

Colin Donnelly <colindo@zillowhome.com>
To: Phan, Thai Lopez, Jessie
Cc: Caroline La Soto, Yvonne Saba, Nabil Higgins, Taig

Reply Reply All Forward

Tue 11/29/2022 3:20 PM



Yvonne Soto
Assistant Engineer, Development Engineering
City of Santa Ana | Public Works Agency (M-93)
20 Civic Center Plaza, Santa Ana, CA 92701
(714) 647-5703 | ysoto@santa-ana.org

From: Caroline La [REDACTED]
Sent: Wednesday, September 21, 2022 8:39 AM
To: Colin Donnelly <colindo@zillowhome.com>; Soto, Yvonne <ysoto@santa-ana.org>
Subject: Re: FW: Contact Information - Flower & Heliotrope Way

Hi Yvonne,

Thank you for the information provided in your emails, and especially for the follow-up specifying the appropriate fee schedule line item. So as to ensure the submission of a complete application, I wanted to clarify item 3., which calls for plan check fee(s) to be payable to Public Works Development Engineering Services as well as a submission to and approval by that same entity prior to submission to City Council -- does this process take place *after* our submission of the attached Application or is there some step that we can initiate concurrently with the Application (that is separate from simply providing the sketch/plot plan) at this point in time?

Lastly, Colin in his line of work frequently orders title reports; however, we are unable to do so without an address to submit to the title company - since the alley is owned by the City, the portion to be vacated obviously will not appear on a title report on our home address. How would you Public Works like the title report run for the purposes of this Application and the alley as outlined by Taig?

Thank you,
Caroline

#2

RE: 2383 N. Flower Alley - Request for Vacating

VA

ysoto@santa-ana.org

To colindc@zillowhomeloans.com; THiggins@santa-ana.org

carolinea@g.ucla.edu

Cc NSaba@santa-ana.org



Reply

Reply All

Forward



Fri 12/2/2022 10:14 AM

On Wed, Nov 30, 2022 at 9:22 AM Saba, Nabil <NSaba@santa-ana.org> wrote:

Hi Caroline and Collin,

Thank you for your emails and application to vacate the City owned alley located at 2383 N. Flower. The reason for the delay was to hear back from the two of the neighboring property owner of their concurrence in the vacationing of the alley. As we discussed when we met in the alley, the support of those neighbors is be pivotal to staff recommendation. To date we have not received a verbal nor a written response indicating their support to vacate the alley. In addition, we were conscious about incurring unnecessary expense on you. To that end, your application is incomplete. To complete your initial application the following are required (please refer to items 2 through 4 of the attached application form):

- Application fee of \$6,468,
- Copy of the Grant Deed, and
- A sketch or plot plan of the proposed vacation area (a legal description and plot map prepared by a California Licensed Land Surveyor of the proposed vacation area must be submitted to Public Works Agency Development Engineering Services along with associated plan check fees. and approved prior to submission of the Resolution of Intent to Vacate to the City Council)

Once the fee and the documents are received, staff will evaluate them and if they are proper your application will be acknowledged complete. Upon receiving a complete application, Public Works Agency staff will present the completed application to the City's Development Review Committee (DRC), which includes Planning and Building Agency, Orange County Fire Authority and Police Department to minimize the chances of unintended consequences due to the vacation. Utility companies will also be notified of the vacation to determine whether easements must be reserved.

Following that, staff will present the item to Planning Commission to adopt a resolution stating the vacation is in conformance with the City's General Plan. After Planning Commission, staff will present to City Council twice; one to adopt a resolution of intent to vacate and set a public hearing at least 15 days later, and the second to hold the public hearing and adopt a resolution vacating the alley.

In between the Council meeting, notice of the public hearing is accomplished by posting signs at the site, publishing in a local newspaper and mailing notice to property owners and residents within 300 feet of the vacation area. At the public hearing, City Council will listen to interested parties and decide whether to adopt the resolution to vacate the proposed area. Thank you

Cordially,

#3

RE: 2383 N. Flower Alleyway

CD

Colin Donnelly - colindo@zillowhome1

To: Phan, Thai Lopez, Jessie

Cc: Caroline La Soto, Yvonne Soto, Nabik Higgins, Taig



Reply



Reply All



Forward



Tue 11/29/2022 3:20 PM

Caroline

On Tue, Nov 15, 2022 at 2:09 PM Caroline La <[REDACTED]> wrote:

Hi Yvonne,

Thank you for your last email update of October 21, 2022. I hope you've been well.

Since it has now been two months since we started working with your office and Taig on this matter -- and now six months since it was first raised to the City in May 2022 -- Colin and I will have to proceed forward with our application at this point without further delay. Please find attached our formal submission of the Application for Vacating Public Easement or Right-Of-Way, with Title Report/Title Guarantee, to the City/PWA for the vacating of the alleyway expanding the length of our home. We simply cannot at this time continue to wait through more inaction and have to ensure the ball keeps rolling with this resolution because we continue to wrestle with safety concerns in and around our property on a daily basis, particularly with increasingly opportunistic vagrants, traveling between the creek and 17th street, who are able to inconspicuously discover and explore our exposed home via the alleyway during late/very early morning hours.

As always, you may reach us any time on this issue. I reiterate that we have spoken with all of the concerned neighbors now twice to confirm everyone is on-board and at this time we simply wish to proceed forward and see progress on this.

Thank you all,
Caroline

On Tue, Nov 29, 2022 at 10:03 AM Soto, Yvonne <ysoto@santa-ana.org> wrote:

Good morning Caroline,

My apologies for the delay in response to your email. I am sorry to hear about the recent criminal activity that has been taking place near your residence. If you encounter any criminal or suspicious activities please make sure to call 911.

We have contacted other residents who front/use the alley for direct access, but we have not received positive response to the potential alley vacation. One of the residents expressed that they are not in favor of the alley being vacated and closed off. They also informed us that they use the alley to directly access Flower Street.

Due to this, City Public Works Agency staff would not recommended vacation of the alley at this time.

Thank you,



Yvonne Soto

Assistant Engineer, Development Engineering
City of Santa Ana | Public works Agency (M-93)
20 Civic Center Plaza, Santa Ana, CA 92701
(714) 647-5703 | ysoto@santa-ana.org

4

RE: 2383 N. Flower Alley - Request for Vacating

YA

ysoto@santa-ana.org

To: colindo@zillowhomeloans.com; THiggins@santa-ana.org;

carolmela@ucla.edu

Cc: NSaba@santa-ana.org



Reply



Reply All



Forward



Fri 12/2/2022 10:14 AM

From: Caroline La [REDACTED]

Sent: Wednesday, November 30, 2022 11:05 AM

To: Saba, Nabil <NSaba@santa-ana.org>

Cc: colindo@zillowhomeloans.com; Ridge, Kristine <kridge@santa-ana.org>; Higgins, Taig <THiggins@santa-ana.org>; Lopez, Jessie <JessieLopez@santa-ana.org>; Phan, Thai <TPhan@santa-ana.org>

Subject: Re: 2383 N. Flower Alley - Request for Vacating

Good Morning Nabil:

Thank you for taking the time to provide us this timeline; it seems consistent with the published Non-Summary Vacation Flowchart we reviewed (attached). What are the hours and what is the office or desk location where you would like us to make the deposit? My apologies for not knowing how or where to best do so when the application form was submitted. The Flowchart also indicates the deposit collected with the application is returned if no approval is recommended -- do you have any reason to contradict this?

Secondly, the opening words of your email no doubt intentionally brand the "City owned alley located at 2383 N. Flower" ... particularly in light of the findings in the third party title guarantee which was forwarded over upon our receipt of same, why or upon what authority do you maintain this portion of land is nevertheless owned by the People of the State of California/City? I renew my request for impartiality.

Attached is a copy of the Grant Deed. We will submit the last item as called for in the Application, a sketch or plot plan indicating exact dimensions of requested area to be abandoned, in a timely manner in-person, along with deposit. For everyone's edification, we were yesterday in written contact with our four neighbors -- though there were definitely inquiries they had for your office, Nabil/Taig/Yvonne (namely privatization of the entire alley rather than any half), not a single person expressed to your office categoric opposition. About this, they were adamant. Obed Garcia-Colato of 2384 Heliotrope kindly suggests a group meeting with your office or representative so as to eliminate delay or misunderstanding. Please advise of your office hours (and/or appropriate contact) for this eventuality.

#5

RE: 2383 N. Flower Alley - Request for Vacating

NA NSaba@santa-ana.org

To: THiggins@santa-ana.org

Cc: lortiz@santa-ana.org; rrozas@santa-ana.org; ysoto@santa-ana.org

Reply Reply All Forward

Tue 1/10/2023 3:45 PM

From: Higgins, Taig <THiggins@santa-ana.org>
Sent: Thursday, December 1, 2022 9:16 AM
To: 'Caroline La' [REDACTED]
Cc: Saba, Nabil <NSaba@santa-ana.org>; colindo@zillowhomeloans.com; Soto, Yvonne <ysoto@santa-ana.org>
Subject: RE: 2383 N. Flower Alley - Request for Vacating

Hi Caroline,

We can definitely meet at the site. The appointment system is for the City's public counters so, you don't need to use that for the field meeting. Instead, later today, we will provide some times within the next three weeks to meet. (Please do use the appointment for your visit to the PWA Development Engineering Counter to submit the processing fee and the plot plan.)

Speaking of the processing fee: thanks for your question. To hopefully clarify, with the initial submittal, we collect a \$6468 processing fee as noted previously. We don't collect a separate deposit. The term "deposit" used in the flow chart accommodates the possibility that a processing fee is refunded to the applicant *if* the Development Review Committee (Public Works, Planning and Building, Police, Fire, other agencies) do not recommend approval *and* the vacation process stops at that point. If the DRC does not recommend approval, but you would like us to continue through to the City Council public hearing, the processing fee would not be refunded. We will take this opportunity to change the flow chart to clarify.

Please let me know if you have follow questions. Thanks.
Taig

Easement Judgment from title report

Book 460 Page 471

471

7228

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA
IN AND FOR THE COUNTY OF ORANGE

CITY OF SANTA ANA, a municipal corporation
of the Fifth Class,

Plaintiff

Vs.

RESTOP REALTY COMPANY, a corporation,
et al.,

FINAL JUDGMENT

Defendants,

WHEREAS, interlocutory judgments have been duly made and given by the Court in the above entitled action, covering all of the parcels of land sought to be condemned in said action, and such interlocutory judgments have been duly and regularly entered by the Court in the Book of Judgments, Records of the above entitled Court, adjudging and determining the amounts to be paid to the respective defendants, and each of them, in the above entitled action, as the owners of all interests in the respective parcels of property sought to be condemned in said action, and described in the complaint on file herein, for the use of the plaintiff for the purposes specified in said complaint, to-wit:

For street purposes in the acquisition and opening of a street seventy (70) feet in width, to be known as and called Santa Ana Boulevard, lying northeasterly of and immediately adjacent to the Southern Pacific Railroad Company's right-of-way between Main Street and Chapman Avenue in the City of Santa Ana, together with the necessary parcels of land for slope easements, revetment work and curves at certain street intersections; the extending of Broadway from the present northerly limits of said street across the Southern Pacific Railroad Company's right of way and connecting with said Santa Ana Boulevard, together with the necessary land for the curve at the intersection of said Broadway with Santa Ana Boulevard; the widening of Flower Street between Santa Ana Avenue and Santa Ana Boulevard to make said street a uniform width of eighty (80) feet, together with the necessary parcels of land for curves at certain street intersections; and adjudging that upon payment to the respective defendants, or into Court for their benefit, of the several amounts found due them as compensation and of the costs allowed them, with interest thereon from the 29th day of November, 1929, at the rate of seven per cent per annum, being the date upon which the plaintiff secured an order for immediate possession and use of said property, the respective parcels of property described in said interlocutory judgments and in the complaint on file herein should be condemned to the use of the plaintiff, City of Santa Ana, a Municipal Corporation, and the public, and dedicated to the use specified in the complaint; and proof having been made to the satisfaction of the Court that the amounts awarded by said respective interlocutory judgments to said defendants, and each of them, as the owners of all interests in and to said real property sought to be taken and condemned in this action, with interest thereon from the 29th day of November, 1929, at the rate of seven per cent per annum, being the date upon which the plaintiff secured an order for immediate possession and use of said property, have been paid by the said plaintiff to said defendants, or into court for their benefit, together with the costs allowed to them;

NOT THEREFORE, on motion of Chas. D. Swanner, Attorney for Plaintiff herein, it is hereby ordered, adjudged and decreed: That the premises hereinafter described, being the same

property described in the complaint on file herein and included in the interlocutory judgments on file taken collectively, be and the same are hereby condemned to the use of the plaintiff, the City of Santa Ana, a Municipal Corporation, and dedicated to the use specified in said complaint, to-wit: for use for street purposes in the opening of a street seventy (70) feet in width, to be known as and called Santa Ana Boulevard, lying northeasterly of and immediately adjacent to the Southern Pacific Railroad Company's right-of-way between Main Street and Chapman Avenue in the City of Santa Ana, together with the necessary parcels of land for slope easements, revetment work and curves at certain street intersections; the extending of Broadway from the present northerly limits of said street across the Southern Pacific Railroad Company's right of way and connecting with said Santa Ana Boulevard, together with the necessary land for the curve at the intersection of said Broadway with Santa Ana Boulevard; the widening of Flower Street between Santa Clara Avenue and Santa Ana Boulevard to make said street a uniform width of eighty (80) feet, together with the necessary parcels of land for curves at certain street intersections; all of said streets being in the City of Santa Ana, County of Orange, State of California; and that the plaintiff, City of Santa Ana, a Municipal Corporation, and the public, have, hold and enjoy said property for such public use.

That said property hereby condemned is situated in the City of Santa Ana, County of Orange, State of California, and particularly described as follows, to-wit:

All of a strip of land seventy (70) feet in width, lying northeasterly of and immediately adjacent to the Southern Pacific Railroad Company's right-of-way between Main Street and Chapman Avenue in the City of Santa Ana, together with the necessary parcels of land for slope easements, revetment work and curves at certain street intersections, said street being known as and called Santa Ana Boulevard; the extending of Broadway from the northerly limits of said street as the same existed at the time of the filing of said complaint across the Southern Pacific Railroad Company's right-of-way, and connecting with the said Santa Ana Boulevard, together with the necessary land for the curve at the intersection of said Broadway with Santa Ana Boulevard; the widening of Flower Street between Santa Clara Avenue and Santa Ana Boulevard, to make said street a uniform width of eighty (80) feet between said boundaries together with the necessary parcels of land for curves at certain street intersections.

Done in open Court this 17th day of March, 1931.

H. G. Ames Judge of said Superior Court.

The foregoing instrument is correct copy of the original on file in this Office.

Attest: March 17, 1931.

((COURT SEAL))

J. M. Backs County Clerk and Clerk of the Superior Court in and for the County of Orange, State of California.

By A. E. Hitchcock Deputy

Filed Mar. 17, 1931, J. M. Backs, County Clerk. At 11:40 A. M.

Recorded at request of Chas. D. Swanner, Mar. 17, 1931, at 20 min. past 1 P. M., in Book 460, page 471, Official Records of Orange County, Justina Whitney, County Recorder, Ruby Cameron, Deputy.

Dorothy Dresser COMPARED Ada Robinson

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GRANT DEED

(CODE DEED)

C. C. SEC. 1092

O. C. TOWNSEND, of Long Beach, California, of the County of Los Angeles, State of California, for and in consideration of the sum of Ten Dollars, the receipt whereof is hereby acknowledged, does hereby grant to VIOLETA JOHNSON CLARK, all that real property situated in

STATE OF CALIFORNIA, }
COUNTY OF ORANGE, } ss.

On this 5th day of August, in the year nineteen hundred and thirty-two, before me, Ben Blee, a Notary Public in and for said County and State, personally appeared William H. Bowman, and T. Ruth Bowman, husband and wife, known to me to be the persons described in and whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

WITNESS my hand and official seal the day and year in this certificate first above written.

((SEAL))

Ben Blee Notary Public
in and for said County and State.

AFFIDAVIT.

STATE OF CALIFORNIA, }
COUNTY OF ORANGE, } ss.

William H. Bowman, being first duly sworn, deposes and says, that he is one of the declarants named in, and whose name is subscribed to the annexed declaration of homestead, that he has read the same and knows the contents thereof, and that the matters contained therein are true of his own knowledge.

T. Ruth Bowman, wife of the above named affiant, being first duly sworn, deposes and says, that she is one of the declarants named in, and whose name is subscribed to the annexed declaration of homestead, that she has read the same and knows the contents thereof, and that the matters contained therein are true of her own knowledge.

William H. Bowman

T. Ruth Bowman

Subscribed and sworn to before me this 5th day of August, 1932.

((SEAL))

Ben Blee Notary Public
in and for said County and State.

Recorded at request of William H. Bowman, Aug. 9 1932, at 46 Min. past 9 A.M., in Book 571, Page 25, Official Records of Orange County. Justine Whitney, County Recorder. Ruby McFarland, Deputy.

Lydia Mohr COMPARED Elsa Conliffe

--- o o ---

16169

GRANT DEED
INDIVIDUAL

IN CONSIDERATION of the receipt, by the undersigned, of Ten and no/100 (\$10.00) Dollars ROSE A. BATTLES, a widow, of Los Angeles County, State of California, does grant to E. R. GIBSON and DOT GIBSON, husband and wife as joint tenants, the real property in the City of San Clemente, County of Orange, State of California, described as follows:

Lot Seven (7), Block Twenty-three (23), of "Tract No. 779, San Clemente, The Spanish Village", as shown on a Map recorded in Book 23, Pages 19 to 25 inclusive, of Miscellaneous Maps, records of Orange County. U.S.T.R.S. \$0.50p Cancelled.

SUBJECT TO: Conditions, restrictions, reservations and rights of way of record.

"The Grantor acknowledges that this conveyance is freely and fairly made and that the consideration received by Grantor is equal to the fair value of grantor's interest in said land, and that there are no agreements, oral or written, other than this deed existing between Grantor and grantee with respect to said land."

TO HAVE AND TO HOLD unto the said grantees as joint tenants.

WITNESS my hand this first day of August, 1932.

Mrs. Rose A. Battles

Flores, Dora

From: Jorge Raya <[REDACTED]>
Sent: Friday, January 26, 2024 10:12 AM
To: eComment; Lopez, Jessie
Subject: Flower Street Alley

Hi there I will not be able to attend today's meeting at 5:45pm to give our say regarding this issue. We personally don't have anything against Colin and his wife they seem like nice people . That being said as our God given opinion we personally like to have the alley open and access to everyone who walks by and would like being able to use it. That way as worked since this neighborhood was built and it would be nice to keep it that way

MR. AND MRS. RICHARD KIMBALL

[REDACTED]
Santa Ana, California 92706

Internet E-Mail: [REDACTED]

SANTA ANA CITY CLERK
JAN 29 '24 AM 8:43

It is also my understanding (again, I can be mistaken), if one of the five home owners bordering the Alley is against the closure of the Alley, this proposal is a moot issue. However, if this is not true, I'm concerned about many things closing this property off to through traffic may bring:

- What the closure of the property will look like
- Who will be responsible for the closure
- Who will pay for the closure
- How will the current homeowners of property be able to have access to their driveways
- Who will be responsible for any cleanup from traffic confusion and accidents this will cause
- Is this the beginning of closing off our public streets? Please remember **Floral Park** is in the **City of Santa Ana**, in the **County of Orange**, in the **State of California**
- How will this closure affect the property taxes of the current homes that are on the Alley
- How will this affect **Floral Park's** status as an Historic Neighborhood, this will create a major change in the neighborhood, and I believe that can and will remove us from the list.

Thank you for your time, I do hope you understand our concern about leaving our public streets exactly that, public streets.

Sincerely,

[REDACTED]

Toni Kimball

[REDACTED]
Santa Ana, California 92706

MR. AND MRS. RICHARD KIMBALL

Santa Ana, California 92706

Internet E-Mail:

SANTA ANA CITY CLERK
JAN 29 '24 AM 8:48

January 21, 2024

Jennifer L. Hall
City Clerk
20 Civic Center Plaza
Santa Ana, CA 92701

Reference: FLORAL PARK: 2383 N. Flower Street - Notice of Alley Throughway

Dear Ms. Hall:

I'm writing to you in behalf of the above referenced Alley Throughway. I find this particular issue extremely upsetting, and do not truly understand all the components, however, I do believe it must be left as is, since it has been this way for approximately 100 years.

This little Alley is well kept and is mainly used for the five houses that border it as their main and only driveway access. Actually, when you walk through the Alley, you realize it is nothing but a driveway. The property is clean and clear of any obstructions.

Many neighbors, myself included, use it as a walk thru. I'm very sorry if this upsets the family who lives at 2383 North Flower, however, they did know they were purchasing alley access when they purchased the property.

I understand, perhaps through a misinformation, that they are concerned for traffic on that portion of their driveway, however, in the time I've lived in the neighborhood that has never been an issue. In reality, the only cars I see using this Alley is from the homeowners, whose garages are on the alleyway. Most of the time its foot traffic, and very respectful foot traffic at that.

If the property owners at 2383 N. Flower feel concerned for their safety, perhaps they can create a fence around their property line, and leave the Alley for those must have access to their homes and garages.

Alcala, Abigail

From: Irene Myers <irene@kentsnyderlaw.com>
Sent: Thursday, February 1, 2024 1:31 PM
To: Carvalho, Sonia R.; Kent Snyder
Cc: Penalzoza, David; Hernandez, Johnathan; Bacerra, Phil; Phan, Thai; Lopez, Jessie; Phan, Thai; Amezcua, Valerie; Cheryl Newton; irenemyers32@gmail.com; eComment
Subject: RE: Vacation of Alley in Floral Park between 2383 N. Flower and 2379 N. Flower Street, Santa Ana, CA
Attachments: Carvalholtr2124.pdf

Resending to include Ecomment in email chain. Thank you.

Irene Myers

Kent G. Snyder by Irene Myers
Law Offices of Kent G. Snyder
2301 Dupont Drive, Suite 430
Irvine, California 92612

Irene S. Myers
Administrator
Irene@Kentsnyderlaw.com

tel (949) 833-9078
fax (949) 833-8209

CONFIDENTIAL INFORMATION

This e-mail transmission contains confidential information which is intended only for the addressee and which may be privileged under applicable law. Do not read, copy or disseminate it if you are not the addressee. If you have received this message in error, please notify the sender immediately and delete it. Thank you.

From: Irene Myers
Sent: Thursday, February 1, 2024 1:25 PM
To: scarvalho@santa-ana.org; Kent Snyder <kent@kentsnyderlaw.com>
Cc: dpenaloza@santa-ana.org; jryanhernandez@santa-ana.org; pbacerra@santa-ana.org; tphan@santa-ana.org; jessielopez@santa-ana.org; tphan@santa-ana.org; vamezcua@santa-ana.org; Cheryl Newton <cherylnewton2@cox.net>; irenemyers32@gmail.com
Subject: Vacation of Alley in Floral Park between 2383 N. Flower and 2379 N. Flower Street, Santa Ana, CA

Ms. Carvalho:

Please see attached letter from Kent Snyder regarding the above referenced matter. Please call with any questions whatsoever. Thank you.

Irene Myers

Kent G. Snyder by Irene Myers
Law Offices of Kent G. Snyder
2301 Dupont Drive, Suite 430
Irvine, California 92612

Irene S. Myers
Administrator
Irene@Kentsnyderlaw.com

tel (949) 833-9078
fax (949) 833-8209

CONFIDENTIAL INFORMATION

This e-mail transmission contains confidential information which is intended only for the addressee and which may be privileged under applicable law. Do not read, copy or disseminate it if you are not the addressee. If you have received this message in error, please notify the sender immediately and delete it. Thank you.

Law Offices of
KENT G. SNYDER
ATTORNEY AT LAW

KENT G. SNYDER
KATHLEEN A. KELLY
kent@kentsnyderlaw.com

2301 DUPONT DRIVE, SUITE 430
IRVINE, CALIFORNIA 92612

(949) 833-9078
Fax: (949) 833-8209

kathleen@kentsnyderlaw.com

February 1, 2024

Ms. Sonia R. Carvalho
City Attorney, City of Santa Ana
22 Civic Center Plaza
Santa Ana, California 92701

Re: **Vacation of Alley in Floral Park between 2383 N. Flower and 2379 N. Flower Street, Santa Ana, CA**

Dear Ms. Carvalho:

On behalf of my clients, I have written to you at various times in August 2023, concerning the above matter. That matter has now been calendared for the City Council on the evening of February 20, 2024. In that connection, I have received a draft report from the City Staff (“Draft Report”), which is undated, but it is this Draft Report that the following comments relate to.

I know the Staff is well-meaning and hard-working, but I must object to the Draft Report in one very important area where the Draft Report is in fact completely wrong, and the Staff completely ignored the letters that I have written to you.

My comments are as follows:

1. The previous City Council resolution 2023-40 was adopted by the City Council before any Notice had been given to the residents surrounding the alley. There are four (4) residences abutting the alley and one additional resident that has an easement to the alley. Three (3) of the four (4) residences abutting the alley oppose the resolution to vacate a portion of the alley.

2. For some reason, unknown to me, the Draft Report states that the alley is a Public Street **Easement**. It is not an Easement, it never was an Easement, and I have pointed this out carefully to you in my letters to you dated August 8, 2023, copy attached as Exhibit "A", and my letter to you dated August 22, 2023, attached as Exhibit "B". Nothing has been presented to me or to my clients that the alley in any way was ever a part of Lot 57, which is 2383 North Flower Street. The word "Easement" appears twice in the first paragraph of the Background on page 1 of the Draft Report.
3. In the next paragraph under "Background", the property owners report that they have observed transients. I believe there are City Reports that clearly indicate that the safest part of the City of Santa Ana is Floral Park and Floral Park has had the least number of police calls involving transients. This is a bogus issue brought up by the Applicants in their attempt to obtain some "free" land.
4. Page 2 of the Draft Report, in the second paragraph, says the alley would fully revert to the owners at 2383 North Flower Street, and that is not accurate. There is no reversion. There is no Easement over the property for the benefit of the Applicants, so it cannot automatically revert. The alley is fee simple absolute and belongs to the public and if the alley is vacated it would revert to the Public, unless the City Council determines it should be given to the Applicants. Again, this would be "free" land being given to one lot to the detriment of all the other lots in the Floral Park area. This seems very unusual to me in that the opposition to this action has already obtained and provided to the City approximately 83 signatures from residents of Floral Park stating their opposition to this action by the Council.
5. The word Easement is used again in the second paragraph and in other portions of the Draft Report.
6. The second to last paragraph on page 2 of the Draft Report is completely wrong. Not in the fact that it accurately quotes the Commonwealth Land Title Preliminary Title Reports, but that the Preliminary Title Reports are incorrect, and I do not believe that the process of a Title Company should be necessarily relied upon particularly in light of Exhibit "A" attached to this letter.

7. In the same paragraph it says that those Title Reports list an exception to the alley easement and that is absolutely untrue and is a misstatement of fact. Some of those Title Reports do mention an Easement that was given to the City over the front ten (10') feet of all the Lots abutting Flower Street, so that Flower Street could be built wider than was originally conceived on the Tract Map. There is an Easement over the front ten (10') feet of all the lots on Flower Street for street purposes. The Easement mentioned in the Title Reports has absolutely nothing to do with this alley.
8. The top paragraph on page 3 is simply wrong. The alley was not "dedicated as an Easement", by the subdividers of Tract 754. It was given in fee simple absolute to the City. Look at the Tract Map, there is no mention of an Easement for the alley. There are no reversionary rights to the alley vested in anyone other than the Public.
9. The compensation comments are completely wrong, because the City owns the alley in fee simple absolute not by way of an Easement interest, so it is clear the Staff needs guidance in how to read a Tract Map.
10. Under the Process and Notice comments section of the Draft Report, it says that the owners of the three (3) properties taking vehicular access from the alley were noticed, but I believe your City statutes require Notice of this type of action to all persons within 300' of the alley, and that Notice was certainly not given. I have in my possession an email from Ms. Soto on your Staff indicating that the foregoing Notice requirement of 300' is accurate and it has not been given.

There are numerous other arguments I could make, but I will make those in person on February 20, 2024.

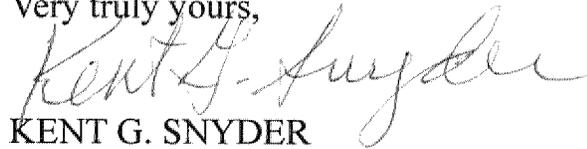
February 1, 2024

Page 4

If you should wish to discuss any of the above with the undersigned, I would be happy to come to your offices for a meeting to discuss all the issues that I have raised in this letter and my previous letters to you, all of which have all been ignored in the Draft Report.

Thank you.

Very truly yours,



KENT G. SNYDER

cc: The Mayor
Thai Viet Phan
Benjamin Vazquez
Jessie Lopez
Phil Bacerra
Johnathan Ryan Hernandez
David Penaloza
Cheryl Newton
Michael Varciag
Irene Myers

EXHIBIT "A"

Law Offices of
KENT G. SNYDER
ATTORNEY AT LAW

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kathleen@kentsnyderlaw.com

August 8, 2023

Ms. Sonia R. Carvalho
City Attorney, City of Santa Ana
22 Civic Center Plaza
Santa Ana, California 92701

Re: **Agenda Item for Vacation of Alley in Floral Park between 2383 N. Flower and 2379 N. Flower Street, Santa Ana, CA**

Dear Ms. Carvalho:

I have been engaged by two of the residents of Floral Park to represent them in the above-subject matter which comes before the City Council on August 15, 2023. My clients are Irene Myers of 2393 N. Flower Street, and Cheryl Newton of 2379 N. Flower Street. My clients oppose the Application.

I am writing to you about an error in the Application. The error is in the Title Guarantee issued by Chicago Title Company. Attached to this letter please find a copy of an email between Colin Donnelly and the Title Company dated November 16, 2022 at the time the first draft of the Title Report Guarantee was issued.

My observations of this email reveal:

- 1) The Title Officer was correct in the first draft that he produced of the Title Report Guarantee in that he included item 6 which says "the rights of the public to use that portion of the alley adjoining said lot 57 on the south, until such time said alley is vacated to the Public by the City of Santa Ana.
- 2) The Title Officer was correct in the above statement because this is a dedicated roadway as stated in the language in the upper right-hand corner of the recorded map for Tract 754 which was recorded in 1925 and it says that all streets and roadways are dedicated for public use. The alley fits within this category.
- 3) The alley was dedicated to the City for the use by the Public in fee simple absolute. It was not then, has never been, and is not now any portion of Lot 57. Lot 57 lies contiguous to the alley, but three other lots also lie contiguous to the alley. Ms. Newton's lot, plus two lots which front onto Heliotrope. Mr. Donnelly intentionally suborned the Title Officer to state in

Exhibit "A"

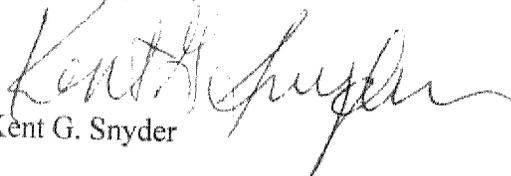
August 8, 2023

Page 2

the Title Report Guarantee that is part of Mr. Donnelly's Application, that the alley would "revert to the Owner of Lot 57 by operation of law". That statement is untrue.

- 4) If the City were to grant Mr. Donnelly's application, the alley would revert to the public, the public owns it now, it's circular, the public owns it now and they'll own it if the vacation were granted. It does not "revert" to Mr. Donnelly by operation of law. I have no idea what the Title Officer meant with those words, and I don't think anyone else knows either.
- 5) It seems to me that it is clear that the application is flawed in that the Title Report Guarantee included has part of the Application has a misstatement of fact in it, i.e., a lie. I believe that this misstatement of fact was caused by Mr. Donnelly emailing Mr. Josue Reano of Chicago Title in which he says "It seems like this part of the title report reads a little off...the alley being vacated to the public? Shouldn't the alley be vacated back to us as the owners?" Mr. Donnelly and all the previous owners to Lot 57 were never the owners of the alley from the time the Tract Map was recorded in 1925 until today's date. That alley belongs to the public in fee simple absolute.
- 6) I will be in attendance on August 15, 2023, to speak on behalf of my clients and I would like to have my 3-minute time slot used to argue other things than the matter contained in this letter, so hence, this letter. Please discuss this issue with your client before the meeting of August 15th. I have sent a copy to the Mayor and to the City Council members, I hope they have an opportunity to read it and to read the email attached in which Mr. Donnelly suborns the Title Officer, who was correct at the outset and is incorrect as the application currently sits.

Very truly yours,


Kent G. Snyder

KGS:im

cc: Thai Viet Phan, Councilmember
Jessie Lopez, Councilmember
Johnathan Ryan Hernandez, Councilmember
Benjamin Vazquez, Councilmember
Phil Bacerra, Councilmember
David Penaloza, Councilmember
Kristine Ridge, City Manager
Jennifer L. Hall, City Clerk

Exhibit "A"

From: Colin Donnelly < >
Sent: Wednesday, November 16, 2022 10:41 AM
To: Reano, Josue < >
Cc: TeamX77 < >
Subject: RE: Document Delivery Notice - Order #001855550 Ref 1; 001855550 Ref 2; 2383 N Flower St Santa Ana CA 92706 Ref 3; Condition of Title Report Guarantee

IMPORTANT NOTICE: This message sourced from an external third-party server outside of the Company.
Hey there Joe,

It seems like this part of the title report reads a little off. "the alley being vacated to the public?" Shouldn't the alley be vacated back to us as the owners?

6. **Rights of the public to use that portion of the alley adjoining said Lot 57 on the South until such time said alley is vacated to the public by the City of Santa Ana.**

From: Reano, Josue < >
Sent: Tuesday, November 15, 2022 12:43 PM
To: Colin Donnelly < >
Cc: TeamX77 < >
Subject: Document Delivery Notice - Order #001855550 Ref 1; 001855550 Ref 2; 2383 N Flower St., Santa Ana CA 92706 Ref 3; Condition of Title Report Guarantee

EXHIBIT "B"

Law Offices of
KENT G. SNYDER
ATTORNEY AT LAW

KENT G. SNYDER
KATHLEEN A. KELLY
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2301 DUPONT DRIVE, SUITE 430
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Fax: (949) 833-8209

kathleen@kentsnyderlaw.com

August 22, 2023

Ms. Sonia R. Carvalho
City Attorney, City of Santa Ana
22 Civic Center Plaza
Santa Ana, California 92701

Re: **Vacation of Alley in Floral Park between 2383 N. Flower and 2379 N. Flower Street, Santa Ana, CA**

Dear Ms. Carvalho:

As you know, I represent some of the property Owners on North Flower Street concerning a proposed vacation of a city-owned alley, which runs between Flower Street and Heliotrope Drive, in Ward 3 of the City of Santa Ana. I have now read the entire City file on this matter.

I would like to make the following comments and statements and ask that you review this letter at the appropriate time with your client:

1. The Applicants caused the Title Report that the Applicants submitted to the City along with their Application, to contain a false statement that the alley is an Easement. The alley is not an Easement and never was an Easement. The alley was offered to the City for Dedication for Public Use on the Tract Map which the City accepted, and hence, the City owns the alley in fee simple absolute. California law recognizes the Doctrine of Merger. If the Owner of the fee also owns an Easement, the Easement is automatically extinguished by merger. Accordingly, there is not now and never was an Easement in connection with this alley. Throughout the City documents I have found repeated suggestions that this is an Easement, it is not an Easement, it is a fee owned by the City dedicated for public use.
2. I would like you and your client to consider the fact that if this Application is approved, it will create a dangerous traffic condition. This Application will not make the area safer; it will make the area more prone to traffic collisions. The Donnellys will have to back out of their driveway onto Flower Street. At the present time, the Donnellys drive out of the alley going forward and exit on Heliotrope Drive. A much safer driving maneuver than backing out onto heavily trafficked Flower Street. Likewise, the people who are using the alley whose homes front on Heliotrope Drive

Exhibit "B"

will have to back out from the alley onto Heliotrope with the same dangerous traffic effect.

3. There are five homes that abut the alley, four of them are owned in fee by the Owners, and one Owner uses the alley via an easement over one of the fee Owner's lot. Four of those Owners have signed a Petition asking the City Council to vote NO on this Application. The only one in favor of the Application is the Applicants themselves.
4. The residents of Floral Park have strongly voiced their disapproval of this Application by signing a Petition circulated by my clients opposing the vacation of the alley or any portion thereof. **THEY HAVE RECEIVED AND DELIVERED TO THE CITY 74 SIGNATURES, REPRESENTING THE OWNERS AND/OR TENANTS OF 43 LOTS.**

I declare under penalty of perjury and as a member of the State Bar of California that the foregoing is true and correct.

If you have any questions, please do not hesitate to contact me.

Very truly yours,



Kent G. Snyder

cc: The Mayor
Thai Viet Phan
Benjamin Vazquez
Jessie Lopez
Phil Bacerra
Johnathan Ryan Hernandez
David Penalzoza
Cheryl Newton
Irene Myers

Alcala, Abigail

From: notify@proudcity.com on behalf of Michael Wauschek <notify@proudcity.com>
Sent: Monday, February 5, 2024 6:33 AM
To: !City Clerk
Subject: New submission from Contact the Clerk of the Council's Office

Name

Michael Wauschek

Email



Message

Hello my name is Michael wauschek I am concerned citizen this towards you the #notmyMayor how you be one that you the people that you don't see while you the \$ to blow on hotels that cleaning up our hotels. You keep saying Zionist Israel doesn't effect us but yes it does. It just happened at your last council meeting at yourself refuse the cleaning people of our city hotels to speak. That your all had to cast a vote to let them speak. Well what all of Palestines genocide speak to or you just simply looking at the other way. Think some how by not looking it's not there. Well mayor hear it you can't exacting it. Your the mayor your going to see it all the good the bad the untold stories, behind the scenes, corruption, greed, egoes, such ect. If you can't simple of that you why are the mayor. Lease your anger isn't good for our bodies thanks.

MR. AND MRS. RICHARD KIMBALL
2450 North Park Boulevard
Santa Ana, California 92706
(714) 542-5953
Internet E-Mail: toni-kimball@outlook.com

SANTA ANA CITY CLERK
FEB 5 '24 PM 3:18

January 30, 2024

Ms. Jennifer L. Hall
City Clerk
20 Civic Center Plaza
Santa Ana, CA 92701

Reference: FLORAL PARK: 2383 N. Flower Street - Notice of Alley Throughway

Dear Ms. Hall:

I would like to thank Council Member Lopez for conducting the Alley Throughway meeting in Jack Fisher Park on January 26, 2024 regarding the above referenced Alley Throughway. Unfortunately, the meeting seemed to be an appeasement meeting to quiet the neighborhood for the proposed (an predetermined) closure of the alley.

Ms. Lopez and her entourage listened to our objections of one neighbor receiving their request above the majority of neighbors who are against the closure. They were polite and courteous, but it was obvious that they were not listening. Seems majority rule does not exist within the limits of Santa Ana City.

It was explained to us that the City spoke to the four other remaining homes adjacent to the Alley, however, only one home owner was ever contacted and they were misinformed of the potential closure. Seems Ms. Lopez facts were in error.

Several of the homeowners came up with possible solutions to the problem, however, they were listened to, but not generously received. Again, it seems the one homeowner at 2383 N. Flower Street has already been awarded the variance to close off the Alley.

There is more than 100 years of living experience between the four houses vs. the two years experience of the homeowners located at 2383 N. Flower Street. These four homeowners have **never**, I repeat, **never** had personal liability issues with the Alley. Only one homeowner, guess they just have bad karma. Perhaps they can fix their karma problem by personally fencing off their home, or even possibly more to more quiet gated community in Irvine for further down South County.

I understand the current homeowner at 2383 N. Flower Street has allegedly been accosted and the City of Orange (why not the City of Santa Ana, where this property is located) is handling the situation. This problem, however, has never happened to any other neighbors on the Alley, with their 100 years combined. Does seem a little strange to me. Perhaps the homeowner has always been planning on closing off the Alleyway?

MR. AND MRS. RICHARD KIMBALL
2450 North Park Boulevard
Santa Ana, California 92706
(714) 542-5953
Internet E-Mail: toni-kimball@outlook.com

I previously wrote you about my concerns regarding the Alleyway, I would like to restate them now: It is also my understanding (again, I can be mistaken), if one of the five home owners bordering the Alley is against the closure of the Alley, this proposal is a moot issue. However, if this is not true, I'm concerned about many things closing this property off to through traffic may bring:

- What the closure of the property will look like
- Who will be responsible for the closure
- Who will pay for the closure
- How will the current homeowners of property be able to have access to their driveways
- Who will be responsible for any cleanup from traffic confusion and accidents this will cause
- Is this the beginning of closing off our public streets? Please remember **Floral Park** is in the **City of Santa Ana**, in the **County of Orange**, in the **State of California**
- How will this closure affect the property taxes of the current homes that are on the Alley
- How will this affect **Floral Park's** status as an Historic Neighborhood, this will create a major change in the neighborhood, and I believe that can and will remove us from the list.

At this time I would like to add a few more concerns since this closure has now been decided.

There has never been a homeless problem in this Alleyway. It has always been keep clean with the exception of transient fruit.

- Since a block wall will be built, this will, of course, bring human transients in who will leave excrement and drug paraphernalia, who will be responsible for clean up
- How long will it take before the police arrive (if at all) when there is a problem
- Who will be responsible for the additional four affected houses when there are problems

Thank you for your time, I do hope you understand our concern about leaving our public streets exactly that, public streets.

Sincerely,



Toni Kimball

[REDACTED]
Santa Ana, California 92706

Flores, Dora

From: Lopez, Jessie
Sent: Tuesday, February 6, 2024 2:30 PM
To: eComment
Subject: Fwd: Vacating the Alley between Flower & North Heliotrope

From: Sandy DeAngelis <[REDACTED]>

Date: February 6, 2024 at 1:15:55 PM PST

To: "Amezcuca, Valerie" <VAmezcuca@santa-ana.org>, "Lopez, Jessie" <JessieLopez@santa-ana.org>, "Phan, Thai" <TPhan@santa-ana.org>, "Vazquez, Benjamin" <b vazquez@santa-ana.org>, "Bacerra, Phil" <pbacerra@santa-ana.org>, "Hernandez, Johnathan" <JRyanHernandez@santa-ana.org>, "Penaloza, David" <DPenaloza@santa-ana.org>

Cc: Colin Donnelly <colin9393@gmail.com>, Caroline La <carolinela@ucla.edu>

Subject: Vacating the Alley between Flower & North Heliotrope

Reply-To: sandy@historichomes.com

Mayor Valerie Amezcuca and City Council,

RE: Alley Vacationing

I would like to add my voice to that of the City of Santa Ana that the alley between Flower and Heliotrope should be vacated.

The alley presents a serious safety hazard for all the residents who are adjacent to it and particularly to the owners of 2383 North Flower. They have had a series of intruder issues, including a person walking into their home in the middle of the day and someone violently trying to get in the back door while Caroline was home alone.

This Flower Street part of the alley serves no service and exposes all the residents near it to an unsafe condition.

I have lived in Floral Park since 1987 and I have seen many other alleys and access closed because they are no longer effective.

Thank you,

Sandy DeAngelis

[REDACTED]
Santa Ana, CA 92706

Sandy DeAngelis

The DeAngelis Realty Group, DRE License #00960016

[REDACTED] - cell

Sandy@HistoricHomes.com

www.HistoricHomes.com

Floral Park Legacy Award Winner

Seven Gables Real Estate, DRE License #00745605

