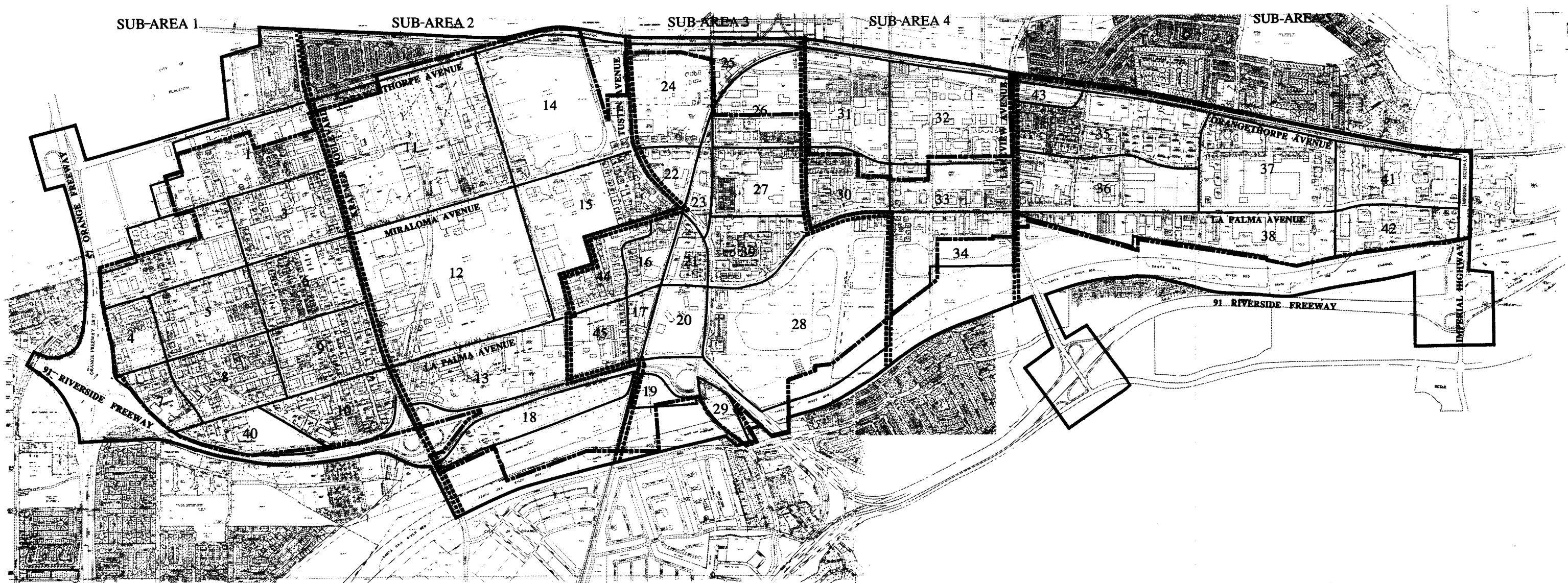






REGIONAL LOCATION

NORTHEAST AREA SPECIFIC PLAN
ANAHEIM REDEVELOPMENT AGENCY





-  SPECIFIC PLAN AREA
-  TRAFFIC ANALYSIS ZONES (TZ)
-  PLANNING SUB-AREA BOUNDARIES (PSA)
-  PLANNING AREA

PLANNING AREA
 TRAFFIC ANALYSIS ZONES (TZ)
 PLANNING SUB-AREAS (PSA)
NORTHEAST AREA SPECIFIC PLAN
 ANAHEIM REDEVELOPMENT AGENCY

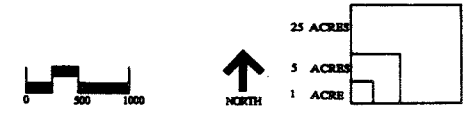


Exhibit #12

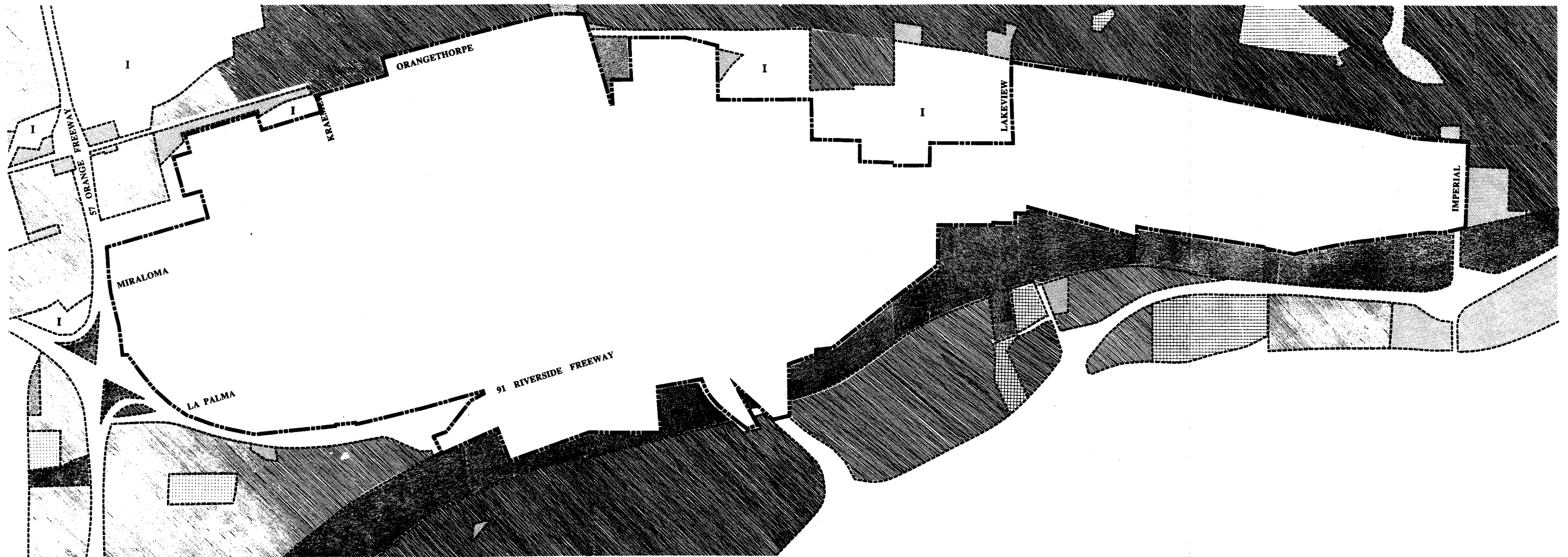
Table 1

**Northeast Area Specific Plan
Planning Area Land Use
Existing Conditions Summary**

Land Use	Acres						Percent
	Anaheim			Placentia	Other	Total	
	Alpha	Canyon	NEA Specific Plan				
Warehousing	76.7	7.8	84.6	20.5		105.1	3%
Industry	640.1	19.3	659.4	56.1		715.5	22%
Business Park	297.0	13.4	310.4	66.6		377.0	12%
Corporate Headquarters	268.0	47.1	315.1	21.3		336.4	11%
General Office	72.0	2.7	74.7	7.0		81.7	3%
Retail	104.5	26.9	131.4	5.3		136.7	4%
Residential	23.0	0.0	23.0	25.4		48.4	2%
Public/Utility	835.6	114.0	949.7	17.7	295.0	1,262.3	39%
Vacant	82.8	34.8	117.6	18.1		135.7	4%
Totals	2,399.6 *	266.0	2,665.7	238.0	295.0	3,198.6	100%

Land Use	Building Square Feet						Percent
	Anaheim			Placentia	Other	Total	
	Alpha	Canyon	NEA Specific Plan				
Warehousing	781,857	64,256	846,113	101,600		947,713	4%
Industry	8,304,777	231,935	8,536,712	127,745		8,664,457	37%
Business Park	5,108,435	298,675	5,407,110	418,085		5,825,195	25%
Corporate Headquarters	4,057,070	459,481	4,516,551	346,838		4,863,389	21%
General Office	998,936	12,890	1,011,826	0		1,011,826	4%
Retail	1,037,802	531,577	1,569,379	18,000		1,587,379	7%
Residential	380,597	0	380,597	119,125		499,722	2%
Public/Utility	32,384	0	32,384	1		32,385	0%
Vacant	0	0	0	0		0	0%
Totals	20,701,858	1,598,814	22,300,672	1,131,394	0	23,432,066	100%

* Acreage discrepancies are the result of database inconsistencies between Orange County Assessor's records and other sources



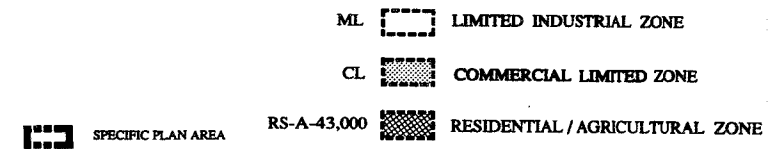
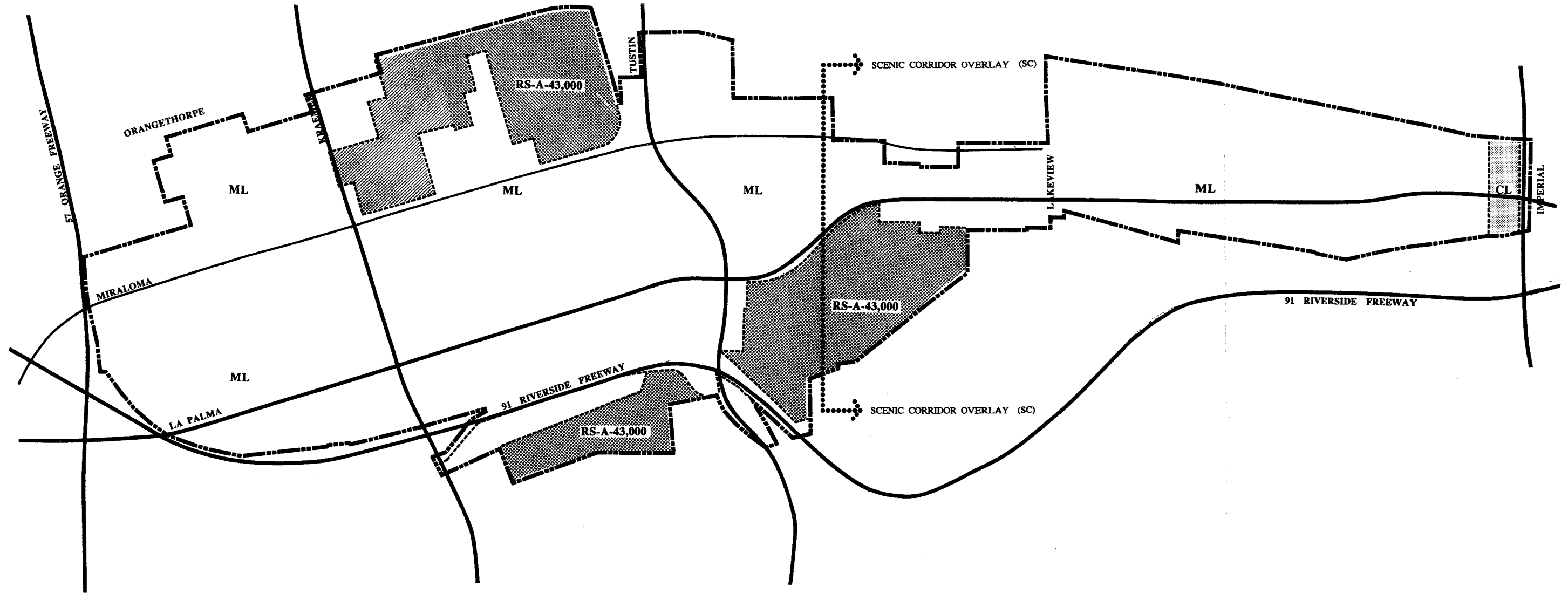
--- SPECIFIC PLAN AREA

- INDUSTRIAL
- COMMERCIAL / RETAIL
- RESIDENTIAL
- INSTITUTIONAL
- OPEN SPACE

SURROUNDING LAND USE

NORTHEAST AREA SPECIFIC PLAN
ANAHEIM REDEVELOPMENT AGENCY





EXISTING ZONING

NORTHEAST AREA SPECIFIC PLAN

ANAHEIM REDEVELOPMENT AGENCY

