

Recording Requested by:  
Diane Belair

Recorded in Official Records, Orange County,  
Hugh Nguyen, Clerk-Recorder

EXEMPT FROM RECORDING  
FEE 6103

NO FEE

When recorded mail to:  
City of Garden Grove  
Building Services Division  
11222 Acacia Parkway  
Garden Grove, CA 92840

\* \$ R 0 0 0 6 1 6 0 3 5 0 \$ \*  
2013000514910 8:05 am 09/03/13  
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# CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92642

GARDEN GROVE

"NOTICE OF SUBSTANDARD BUILDING"  
PURSUANT TO SECTION 106.3  
August 27, 2013

*Handwritten initials: J, 10, NK*

Pursuant to the provisions of Section 106.3 of the International Property Maintenance Code, 2009 Edition, as adopted by the City Council by Ordinance 2783 dated December 9, 2010, the following described property contains a substandard building and the owner as listed on the last tax assessment roll, one, TWINTREE LANE TRUST has been notified of said conditions and has failed to bring the property into compliance within the time specified therein and has failed to file an appeal from the time allowed pursuant to the provisions of the above described code:

Lot 82, Tract No. 2012, APN 231-627-09 as recorded in Book 55, Page(s) 47-49 of Miscellaneous Maps in the Office of the County Recorder of County of Orange, State of California

Also known as 12842 Twintree, Garden Grove, California

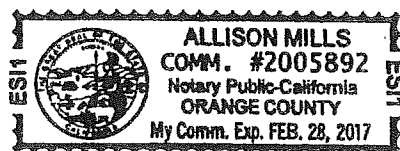
CITY OF GARDEN GROVE  
DEPARTMENT OF COMMUNITY DEVELOPMENT

BILL TEWFIK  
BUILDING OFFICIAL

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )SS

On August 29, 2013 before me, Allison Mills, Notary Public, personally appeared, Bill Tewfik, Building Official, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

This is to certify that this document covers City Business within the meaning of Section 6103 of the Government Code.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Allison Mills

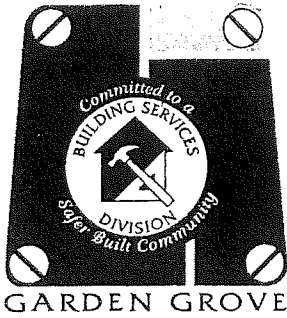
WITNESS my hand and official seal.

I declare under penalty of perjury that the foregoing  
document is a full, true and correct copy of the original  
document in this office.

Kathleen Bauer  
KATHLEEN BAUER, CMC

City Clerk  
1000 Garden Grove

11/19/2015



**CITY OF GARDEN GROVE**  
**BUILDING SERVICES DIVISION**  
**COMMUNITY DEVELOPMENT DEPARTMENT**

11222 Acacia Parkway, Garden Grove, California 92840  
Office (714) 741-5307 Inspection Requests (714) 741-5332

CARLOS MANZO  
FOR SALE

**Inspection Report**

Date: 4-17-13 Permit No.: \_\_\_\_\_

Address: 12842 TWIN TREE

8/27/13 ← RECORD LIEN ON PROPERTY  
12-5-13 JEFF CAME IN TO DISCUSS LIEN

Correction(s)  Progress

① A COMPLAINT HAS BEEN FILED WITH THE CITY OF GARDEN GROVE REGARDING 3 BEDRM RESIDENCE CONVERTED TO 5 BEDROOMS. ALSO CONSTRUCTION WITHOUT PERMITS AT GARAGE, CALL TO SCHEDULE AN INSPECTION/ INVESTIGATION.

MAKE ALL ROOMS ACCESSIBLE, GARAGE & REAR YARD. DOGS TO BE SECURED.

9764  
2 BATHS  
PATIO/ENCLOSURE NOT PERMITTED

CALL BY

4-22-13

Inspector: DIANE B.  
(714) 741-5329

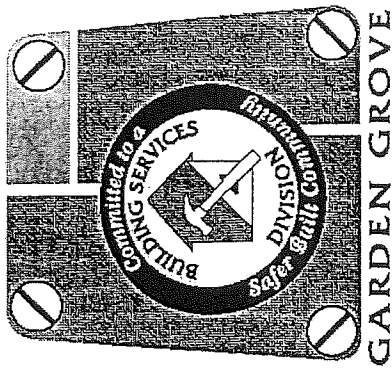
I declare under penalty of perjury that the foregoing instrument is a full, true and correct copy of the original on file in this office.

ATTEST: Kathleen Bailor  
KATHLEEN BAILOR, CMC  
City Clerk

City of Garden Grove

DATED: 11/19/2015

KATRINA - HOME OWNER  
 (REPLACEMENT CARD)  
 (714) 980-0133



I declare under penalty of perjury that the foregoing instrument is a full, true and correct copy of the original on file in this office.

ATTEST: Kathleen Baker  
 KATHLEEN BAILOR, CMC  
 City Clerk  
 City of Garden Grove

DATED: 11/19/2015

Project Address: <b>12842 TWINTREE LN</b>		Unit/Suite:
Description of Work: LEGALIZE 2 BEDRM EXTENSION/ADD BATHRM/ADD BEDRM		
Applicant-Contact: <b>-GEOFF TACKNEY</b>	Name: <b>-GEOFF TACKNEY</b>	Telephone: <b>562-522-3190</b>
Date Resubmitted:	Permit Issued By:	
Date Submitted: <b>01/14/2014</b>	Permit Issued Date:	
Plan Check Number: <b>2014-029-R</b>	Permit Number:	

Date	Initials	Notes
1/14/14	by	3 SETS B P E
1/28/14	by	E - N/C FEES DUE (DRAINAGE & OCSO)
2/6/14	by	P - CORR REP, B - CORR REP. (MP)
5/29/14	by	1ST CORR SET REC'D & ROUTED TO BLDG+PL.
8/27/14	by	P - ADD'L CORR. REP. B - ADD'L CORR. REP.
2/23/14	by	REAL ESTATE AGENT FOR NEW OWNERS CAME IN FOR STATUS OF PLCK & PERMIT INFO. (NO PERMIT ISSUED YET) (CONRAD)
7/28/15	by	KATRINA P.L. THE TWO SETS (MARKED UP) "B" SETS - FOR CORRECT IONS (NO PLANS IN BIN)
10/7/15	ATL	2 Sets B & P
10/14/15	O.L.	FR. Bldg CORR

RECREATED FROM RECORDS + FILE

PROFESSIONAL DRAINAGE STATE

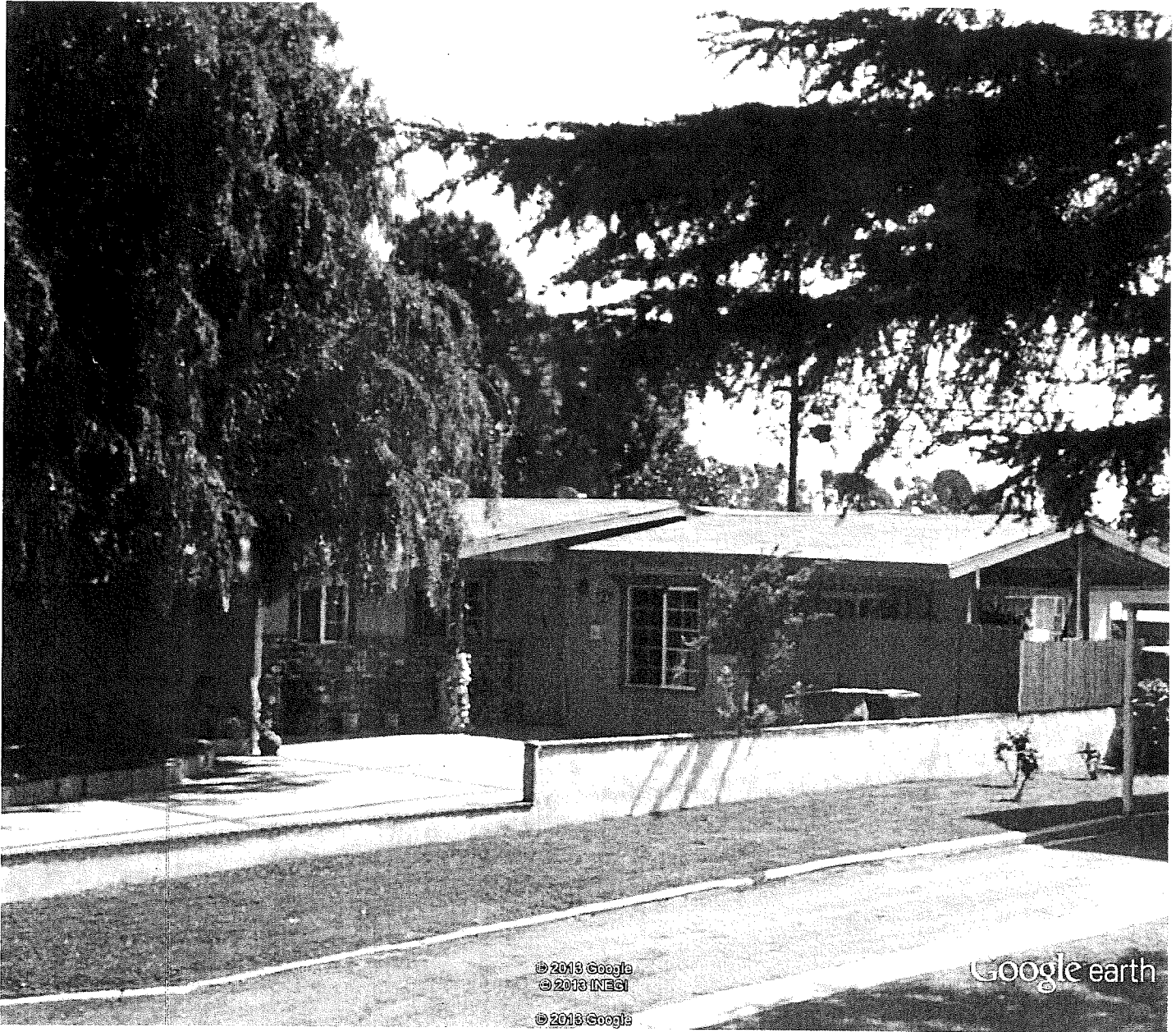
1. The first part of the report is a general introduction to the project. It describes the objectives of the study and the methods used to collect and analyze the data. The introduction also provides a brief overview of the background and significance of the research.

2. The second part of the report is a detailed description of the data collection process. It includes information about the sample size, the data sources, and the procedures used to ensure the accuracy and reliability of the data.

3. The third part of the report is a presentation of the results of the study. It includes a series of tables and figures that illustrate the findings of the research. The results are discussed in the context of the research objectives and the existing literature.

4. The fourth part of the report is a discussion of the implications of the findings. It explores the potential applications of the research and the limitations of the study. The discussion also provides recommendations for future research.

5. The final part of the report is a conclusion that summarizes the main findings of the study and the overall contribution of the research to the field.



Google earth



I declare under penalty of perjury that the foregoing instrument is a full, true and correct copy of the original on file in this office.

ATTEST: Kathleen Bailor  
KATHLEEN BAILOR, CMC  
City Clerk  
City of Garden Grove

DATED: 11/19/2015