



PERMIT (PAGE 2 of 2)

PROJECT/SITE/BUILDING DESCRIPTION

JOB Address : 12331 HAGA ST
 Suite :
 PERMIT NO. : 73698
 Permit Type : BUILDING
 Type : B21
 MISCELLANEOUS
 Owner : LAWRENCE LOUIS WHEELER
 Applicant : OWNER
 Appl Address : 12331 HAGA ST
 Phone :
 Insp Dist : K10
 Date : 05/20/04
 Parcel No : 21512109

PROPOSED WORK:

CHANGE-OUT (7) WINDOWS.

FEES

Value : 2000
 Floor area : 0

111 32410 Permit	1	86.70
111 32401 issuance	1	35.00
942 22130 General Plan	1	3.69
080 32550 Cultural Arts	1	1.82
TOTAL		127.21

INSPECTION RECORD

APPROVAL	DATE	INSPECTOR
Pre Inspect		
Foundation		
Concrete Floor		
Reinforcing		
Masonry		
Roof Shtg		
Rough Frame	6/15/04	[Signature]
Insul / Energy		
Drywall		
Lath	6/15/04	[Signature]
Plas. Brown Ct.		
Landscaping		
Pre Gunit		
Pre Deck		
Pre Plaster		
Planning Final		[Signature]
Bldg Final	7/21/04	[Signature]
Utility Notified		

AUTHORIZATION

Issued By: jime _____ Date _____

DECLARATION

I certify that I have read this application/permit and state that the information on all pages of this document is correct. I agree to comply with all City and County ordinances and State laws relating to building construction, and hereby authorize representatives of this City and County to enter upon the above mentioned property for inspection purposes.

Applicant's Signature [Signature]
 Print Name THOMAS J. DAVIS Date 5/20/04

***** VALIDATION *****
 PAID ON 20 May 2004 AT 16:56
 RECEIVED BY CAROLE 198.245.206.215/2 TRANS# 152
 CASH PAID = \$127.21 CASH RETURNED = \$0.00
 TOTAL PAID = \$127.21

12
3

When recorded mail to
City of Garden Grove
Planning Division
P.O. Box 3070
Garden Grove, CA 92842

12.00
2005000026040 03:29pm 01/11/05
115 42 D05 3
0.00 0.00 0.00 0.00 6.00 0.00 0.00 0.00

**NOTICE AND DECLARATION
OF
LAND USE RESTRICTION**

30

OWNER: Trucanh Dang
SUBJECT PROPERTY: 12331 Haga Street
LEGAL DESCRIPTION: AP # 215-121-09
CITY FILE NUMBER: PA 3600

OWNER declares and says, under penalty of perjury, as follows:

1. OWNER is the true owner of record of that certain real property described herein and referred to as SUBJECT PROPERTY.
2. OWNER has applied for and requested of the City of Garden Grove, a Municipal corporation, the right to construct, develop and use on SUBJECT PROPERTY within said City in an R-1 (Single Family Residential) zone, to construct a one-story addition to an existing one-story single family residence.
3. The City approved the construction as described above. The approved floor plan of the residence is as follows:

The one-story dwelling consists of four (4) bedrooms, three (3) bathrooms, one (1) living room, one (1) family room, one (1) dining area, one (1) kitchen, one (1) laundry room, and a two-car garage. The number of open and enclosed parking spaces satisfies the code requirements inasmuch as there are four sleeping rooms. Should additional area be converted to sleeping rooms, additional garage facilities shall be provided.
4. To comply with the City's Municipal Code, the site and all improvements shall be utilized only as one single-family residence. At no time shall the property contain more than one dwelling unit and at no time shall any cooking facilities be provided within that dwelling unit except within the one approved kitchen. At no time shall there be more than four rooms within the dwelling unit utilized as sleeping rooms unless approved by the City of Garden Grove and additional parking spaces are provided pursuant to the Garden Grove Municipal Code. At no time shall the home be


operated as a boarding and lodging facility, nor shall any of the rooms in house be rented.

5. At no time shall any portion of the residence be converted into separate independent living quarters and at no time shall there be any private access to any part of the residence that would allow separate living quarters.
6. The approved floor plan is an integral part of the decision approving this Building Permit. There shall be no change in the design of the floor plan without the approval of the Community Development Department and issuance of necessary permits.
7. OWNER therefore covenants, agrees, and declares that subject property shall not be used contrary to the above condition, and he/she shall not permit, allow, or condone others to so.
8. Owner hereby grants permission for appropriate City officials to enter the premises from time to time for the purposes of determining compliance with the conditions and restrictions contained herein. Such inspections shall be conducted during normal working hours and after reasonable notice to the owner or tenant of the premises.
9. OWNER intends that this covenant, condition, and restriction shall run with the land and be binding upon owner, his/her heirs, assigns, and successors in interest for the benefit of the City of Garden Grove and the adjoining land owners and users and be a burden on SUBJECT PROPERTY so long as said property is utilized as a single family residence.
10. This covenant, condition, and restriction may be terminated by recording with the Office of the Orange County Recorder a Release of Land Use Restriction duly executed on behalf of the City of Garden Grove indicating the restriction is no longer necessary.
11. OWNER further covenants and agrees that he/she shall execute this restriction and notify any subsequent purchasers or tenants of SUBJECT PROPERTY of this restriction and execute all documents necessary to effectuate the intent hereof should there be any inconsistent use of subject property, the owner(s) shall be liable for the expenses to the City for the enjoining and abating, including reasonable attorney fees.

EXECUTED in the County of Orange, State of California on this 7th day of December 2004.

OWNER


Trucanh Dang


11/11/05

CALIFORNIA



ALL-PURPOSE



ACKNOWLEDGEMENT

STATE OF CALIFORNIA)

COUNTY OF ORANGE)

On 01/11/2005 before me, ELEONORE DUTKUS
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared, TRUCANH DANG

personally known to me (or 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.

WITNESS my hand and official seal.

Eleonore Dutkus (SEAL)
NOTARY PUBLIC SIGNATURE



OPTIONAL INFORMATION



TITLE OR TYPE OF DOCUMENT NOTICE AND DECLARATION OF LAND USE RESTRICTION

DATE OF DOCUMENT 12/07/2004 NUMBER OF PAGES 2

SIGNER(S) OTHER THAN NAMED ABOVE 1



PERMIT (PAGE 2 of 2)

PROJECT/SITE/BUILDING DESCRIPTION

JOB Address : 12331 HAGA ST
 Suite :
 PERMIT NO. : 77460
 Permit Type : BUILDING
 Type : B6
 DWELLING ADDITIONS & ALTERATIO
 Owner : DANG TRUCANH TRUST
 Applicant : OWNER
 Appl Address : 12331 HAGA ST
 Phone :
 Insp Dist : K10
 Date : 01/18/05
 Parcel No : 21512109

Value : 41600
 Floor area : 695

PROPOSED WORK:

695SF ADDITION/FAMILY ROOM/BEDROOM/BATH/
 LAUNDRY RM/225SF COVERED PATIO/CITY STAN

FEES

111 32509 Plan Check	1	422.26
111 32410 Permit	1	590.58
111 32401 issuance	1	35.00
111 32429 Strong Motion Fee (R	1	3.96
942 22130 General Plan	1	50.12
080 32550 Cultural Arts	1	24.68
111 32509 PLAN CHECK FEE CREDI	1	-407.31
082 32350 DRAINAGE ASSESSMENT	9420	249.63
111 32552 Parkway Tree Fee	60	150.00
630 32709 SANITARY DISTRICT FE	1	550.00
630 32701 GG USER FEE	1	255.00
TOTAL		1923.92

INSPECTION RECORD

APPROVAL	DATE	INSPECTOR
Pre Inspect		
Foundation	4-2-17-05	
Concrete Floor		
Reinforcing		
Masonry		
Roof Shtg	4-5-10-05	
Rough Frame		
Insul / Energy	5-25-05	
Drywall	6-1-05	
Lath	5-15-05	
Plas.Brown Ct.		
Landscaping		
Pre Gunite		
Pre Deck		
Pre Plaster		
Planning Final		
Bldg Final	7-7-05	M. Austin
Utility Notified		

AUTHORIZATION

Issued By: janetw Date

DECLARATION

I certify that I have read this application/permit and state that the information on all pages of this document is correct. I agree to comply with all City and County ordinances and State laws relating to building construction, and hereby authorize representatives of this City and County to enter upon the above mentioned property for inspection purposes.

Applicant's Signature *[Signature]*
 Print Name *Tri Nguyen* Date *1/18/05*

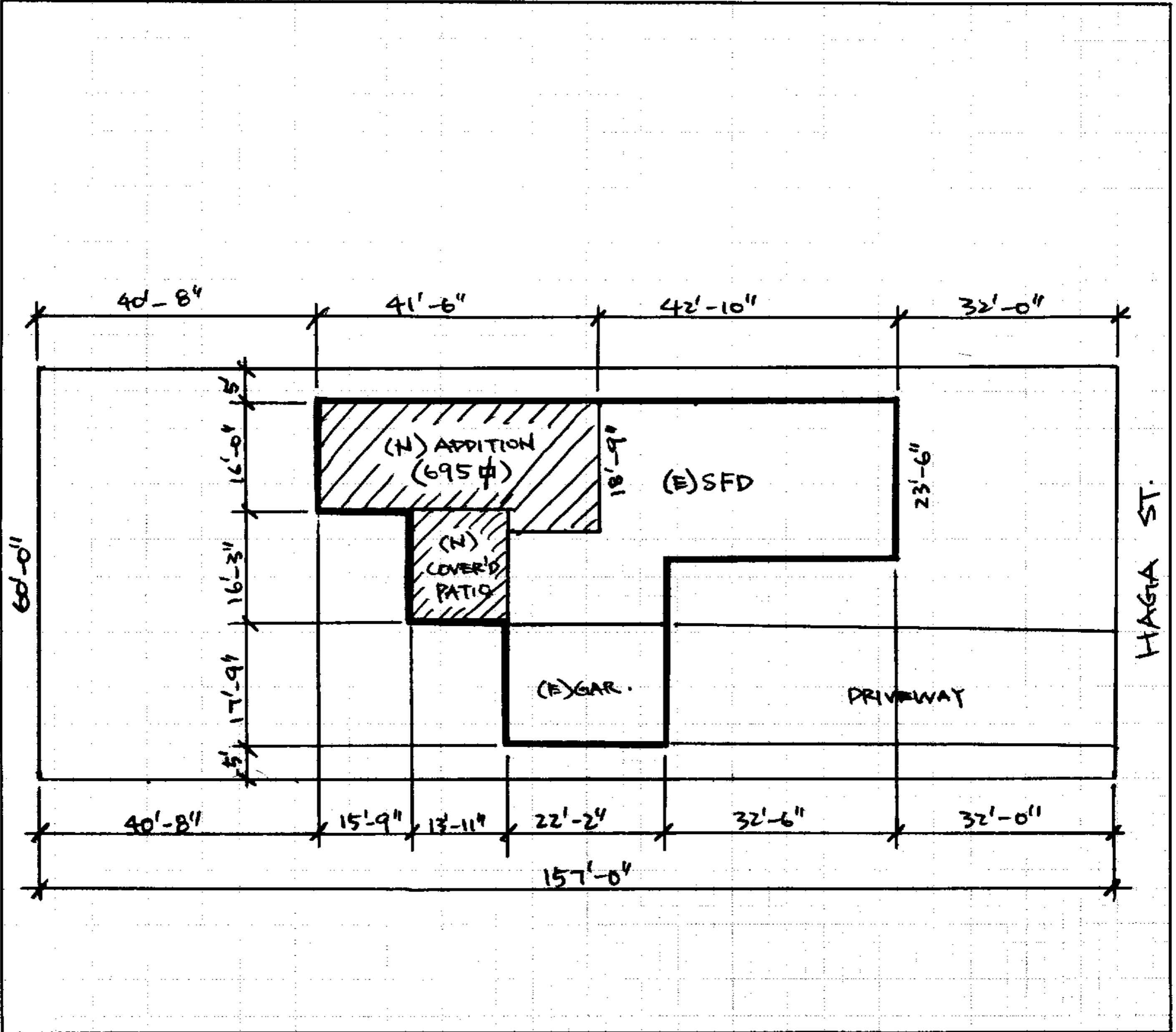
***** VALIDATION *****
 PAID ON 18 Jan 2005 AT 16:56
 RECEIVED BY ANGELAM 198.245.206.215/2 TRANS# 202
 AMOUNT PAID \$2177.17 BY CHECK#249
 TOTAL PAID = \$2177.17

Plot Plan Form

Planning Action:	Zone: <u>R1</u>	Coverage:
Approved By: <i>[Signature]</i>	Date: <u>1/12/05</u>	Increase:
Remarks:		

Job Address: <u>12331 HAGA ST.</u>	Permit No: <u>77460</u>
Assessor Parcel No.: <u>21512109</u>	Tract & Lot #:
Occupancy:	Const. Type:
Value: <u>46600</u>	
<input type="checkbox"/> New <input type="checkbox"/> Alter <input checked="" type="checkbox"/> Add <input type="checkbox"/> Repair <input type="checkbox"/> Demo	

Job Description: S.FD ADDITION (695 sq ft) + NEW REAR COVERED PATIO (225 sq ft)
 FAM RM., BEDRM., BTHRM., LAUNDRY RM



I certify the information hereon is complete & correct.

TRUCAMH DANG
 Owner's Name (print)

Truc Camh Dang
 Signature (owner/agent)

11/29/04.
 Date



General Information: 714-741-5307

CITY OF GARDEN GROVE - DEVELOPMENT SERVICES DEPARTMENT

Inspection Requests: 714-741-5332

PERMIT (PAGE 2 of 2)

PROJECT/SITE/BUILDING DESCRIPTION

JOB Address : 12331 HAGA ST
 Suite :
 PERMIT NO. : 77461
 Permit Type :
 Type : E
 Owner : DANG TRUCANH TRUST
 Applicant : OWNER
 Appl Address : 12331 HAGA ST
 Phone :
 Insp Dist : K10
 Date : 01/18/05
 Parcel No : 21512109

PROPOSED WORK:

695SF ROOM ADDITION

FEES

942 22130 GENERAL PLAN	1	2.00
080 32550 CULTURAL ARTS	1	1.00
111 32401 Issuance	1	35.00
111 32412 Residential Sq. Ft.	695	34.75
TOTAL		72.75

APPROVAL DATE INSPECTOR
INSPECTION RECORD
 Underground
 Conduit
 Wiring - Rough 5-10-05 [Signature]
 Heater
 Fixtures & Trim
 Motors
 Ufer
 Service 5-10-05 [Signature]

AUTHORIZATION

Issued By: janetw Date

DECLARATION

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Applicant's Signature [Signature]
 Print Name Tri Huynh Date 1/18/05

***** VALIDATION *****

PAID ON 18 Jan 2005 AT 16:56
 RECEIVED BY ANGELAM 198.245.206.215/2 TRANS# 202
 AMOUNT PAID \$2177.17 BY CHECK#249
 TOTAL PAID = \$2177.17



General Information: 714-741-5307

CITY OF GARDEN GROVE - DEVELOPMENT SERVICES DEPARTMENT

Inspection Requests: 714-741-5332

PERMIT (PAGE 2 of 2)

PROJECT/SITE/BUILDING DESCRIPTION

JOB Address : 12331 HAGA ST
 Suite :
 PERMIT NO. : 77462
 Permit Type :
 Type : H

Owner : DANG TRUCANH TRUST
 Applicant : OWNER
 Appl Address : 12331 HAGA ST

Phone :

Insp Dist : K10
 Date : 01/18/05
 Parcel No : 21512109

PROPOSED WORK:

695SF ROOM ADDITION

FEES

942 22130 GENERAL PLAN	1	2.00
080 32550 CULTURAL ARTS	1	1.00
111 32401 Issuance	1	35.00
111 32418 FURNACE TO 100000 BT	1	18.00
111 32418 VENT FAN TO SINGLE D	2	24.00
111 32418 DUCTS	1	12.00
TOTAL		92.00

APPROVAL DATE INSPECTOR
INSPECTION RECORD

Furnace _____
 Furnace Vents _____
 Gas Piping _____
 Ducts 8-11-05 [Signature]
 Duct Fan Vent _____
 Kitchen Hood _____
 Air Handl Unit _____
 Evap Cooler _____
 Boiler Comp _____
 Decor Appl _____

FINAL 7-7-05 M Austin

Utility Notified _____

AUTHORIZATION

Issued By: janetw Date _____

DECLARATION

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Applicant's Signature [Signature]
 Print Name Tri Hung Date 1/18/05

***** VALIDATION *****
 PAID ON 18 Jan 2005 AT 16:56
 RECEIVED BY ANGELAM 198.245.206.215/2 TRANS# 202
 AMOUNT PAID \$2177.17 BY CHECK#249
 TOTAL PAID = \$2177.17



General Information: 714-741-5307

CITY OF GARDEN GROVE - DEVELOPMENT SERVICES DEPARTMENT

Inspection Request: 714-741-5332

PERMIT (PAGE 2 of 2)

PROJECT/SITE/BUILDING DESCRIPTION

JOB Address : 12331 HAGA ST
 Suite :
 PERMIT NO. : 77463
 Permit Type :
 Type : P
 Owner : DANG TRUCANH TRUST
 Applicant : OWNER
 Appl Address : 12331 HAGA ST

PROPOSED WORK:

695SF ROOM ADDITION

Phone :
 Insp Dist : K10
 Date : 01/18/05
 Parcel No : 21512109

FEES

942 22130 GENERAL PLAN	1	2.00
080 32550 CULTURAL ARTS	1	1.00
111 32401 Issuance	1	35.00
111 32415 WATER CLOSET, BIDET	1	8.50
111 32415 Bath Tub	1	8.50
111 32415 Lavatory	1	8.50
111 32415 water piping -1st 10	1	25.00
TOTAL		88.50

APPROVAL	DATE	INSPECTOR
Soil Piping	2-15-05	[Signature]
Ground Plumbing		
Rough Plumbing	5-10-05	[Signature]
Gas Piping		
Gas Vent		
Sewer	2-15-05	[Signature]
Main Drain		
Vacuum Lines		
Water Heater		
Backwash		
Water Lateral		

FINAL 7-7-05 M AUSTIN
 Utility Notified

AUTHORIZATION

Issued By: janetw Date

DECLARATION

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Applicant's Signature [Signature]
 Print Name Tri Huyen Date 1/15/05

***** VALIDATION *****
 PAID ON 18 Jan 2005 AT 16:56
 RECEIVED BY ANGELAM 198.245.206.215/2 TRANS# 202
 AMOUNT PAID \$2177.17 BY CHECK#249
 TOTAL PAID = \$2177.17

ORANGE COUNTY BUILDING DEPARTMENT

626 North Broadway
SANTA ANA, CALIFORNIA

APPLICATION FOR PERMIT

BUILDING

1

FOR APPLICANT TO FILL IN

BUILDING ADDRESS 12331 Haza Street
SCHOOL DIST OR TOWN Garden Grove
NEAREST CROSS ST Budman Drive

OWNER AJAX PALOS VERDES CORP.
MAIL ADDRESS 4020 Firestone Blvd.
CITY South Gate, Calif. TEL. NO. 10-72261

ARCHITECT OR ENGINEER L.O. Haler TEL. NO. 10893
28175

ADDRESS 11015 S. Paramount Downey

CONTRACTOR See owner LIC. NO.

ADDRESS

LEGAL DESCRIPTION LOT NO. 9 BLOCK TRACT 2162

A. P. NO.

SIZE OF LOT 60X150 NO. OF BLDGS. NOW ON LOT --
USE OF EXISTING BLDG. -- NO. OF FAMILIES -- NO. OF ROOMS --

DESCRIPTION OF WORK

SETBACK FROM CENTER OF STREET } 55' SIDE YARD } 5' REAR YARD } 71'

NEW ALTERATION ADDITION
REPAIR MOVING DEMOLISH
BUILDING SIZE 996 Sq. Ft. NO. OF ROOMS 6 STORIES 1
EXTERIOR WALL COVERING Stucco ROOF COVERING Built up
USE OF NEW BUILDING One single family

dwelling with garage.
PLAN 110-A

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.

SIGNATURE OF PERMITTEE AJAX PALOS VERDES CORP.

AUTHORIZED AGT [Signature]

EVALUATION \$ 11,000.00

PERMIT FEE \$ 20.00
PLAN CHECK \$ 5.00
TOTAL FEE \$ 31.00

FOR OFFICE USE ONLY

RECEIPT NO. 8920 PERMIT NO. 70809

RECEIVED BY DATE REC'D. MAR 27 1955 DATE ISSUED MAR 23 1955

BUILDING ADDRESS 12331 Haza Street
SCHOOL DIST OR TOWN Garden Grove
NEAREST CROSS ST. Budman Drive

ZONE NO. OF PLANS TYPE GROUP

APPROVED BY DATE

CORRECTIONS

[Large handwritten mark resembling a stylized 'F' or '7' with a signature 'RAY' and date '7-1-55' overlaid on the corrections section.]

APPROVALS

FOUNDATION: LOCATION FORMS, MATERIALS, UNDER-PINNING	INSPECTOR	DATE
FRAME FIRE STOPS, BRACING, BOLTS	[Signature]	4-21-55
LATH INT	[Signature]	[Date]
LATH EXT	[Signature]	[Date]
PLASTER INT.	[Signature]	[Date]
PLASTER EXT	[Signature]	[Date]
MASONRY REINFORCED	[Signature]	[Date]
BOND BEAM	[Signature]	[Date]
FINAL	[Signature]	7-1-55

ORANGE COUNTY BUILDING DEPARTMENT

636 North Broadway
SANTA ANA, CALIFORNIA

APPLICATION FOR PERMIT

PLUMBING

FOR APPLICANT TO FILL IN

PLUMBER **Sover Inc.**
ADDRESS **12847 Nelson Ave.**
CITY **Garden Grove** TEL. NO. **Le 92634**
COUNTY LICENSE NO. **222** EXPIRES **6-30-55**

PERMIT FEES

NUMBER	TYPE OF FIXTURE OR ITEM	FEE
	WATER CLOSET (TOILET)	\$
	BATH TUB	
	SHOWER	
	LAVATORY (WASH BASIN)	
	KITCHEN SINK	
	LAUNDRY TUB OR TRAY	
	DISHWASHER	
	GARBAGE DISPOSAL	
	AUTOMATIC WASHING MACHINE	
	SLOP SINK	
	FLOOR SINK	
	FLOOR DRAIN	
	DRINKING FOUNTAIN	
	URINAL	
	SAND TRAPS	
	MISCELLANEOUS	
	LAWN SPRINKLERS	
	USED WATER HEATER TEST (\$2.00)	
	WATER SOFTENERS (\$2.00 EA.)	
	TRAILER HOOK-UPS (\$1.00 EA.)	
	GAS SYSTEM _____ OUTLETS NATURAL () LIQUID ()	
2	WATER HEATER (\$1.00 EA.)	
	FURNACE (FILL OUT FORM ON REVERSE SIDE) \$2.00 EA.	4.00
	HOUSE SEWER (\$1.00)	
	CESSPOOL (\$2.00)	
	SEPTIC TANK (\$2.00)	
	DRAIN () PIT () (\$2.00)	

TOTAL FEE \$ 4.00

BUILDING USE: *[Handwritten]* PERMIT NO. **68784**
REC'D BY: *[Handwritten]* READY FOR FIRST INSPECTION DATE ISSUED: **JUN 20 1955**

BUILDING ADDRESS: **12331 Haga St.**
SCHOOL DISTRICT OR TOWN: **Garden Grove**
NEAREST CROSS ST: **LOT NO. 9**
OWNER: **Ajax Palos Verdes Corp.**
MAIL ADDRESS: **4020 Firestone Blvd.**
CITY: **South Gate** TEL. NO.: **Or 72261**

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING PLUMBING.
I CERTIFY THAT I POSSESS THE ABOVE VALID ORANGE COUNTY LICENSE OR I AM THE LEGAL OWNER OF THE RESIDENTIAL PROPERTY DESCRIBED ABOVE.

SIGNATURE OF PERMITEE

INSPECTION RECORD

[Handwritten signature]

ORIGINAL

APPROVALS

	DATE	INSPECTOR'S NAME
FURNACE	6-25-55	<i>[Handwritten]</i>
ROUGH PLUMBING		
GAS PIPING		
GAS VENT	6-25-55	<i>[Handwritten]</i>
CESSPOOL		
SEPTIC TANK		
SEWER		
GAS TEST		
UTILITY CO NOTIFIED FINAL	6-25-55	<i>[Handwritten]</i>