

Building Department
Freedom of Information Act Request



White Plains, New York 10604
(424) 527-5719 (tel) 914.467.6869 (fax)
AUGUST.WEISS@CBRE.com (email)

Date:	March 31, 2017	To:	Building Records Admin.
Subject:	9852 Chapman Avenue 76,000 SF Retail Building 9852 Chapman Avenue Garden Grove, California 92841		City of Garden Grove Building Permits Counter 11222 Acacia Pkwy Garden Grove, CA (714) 741-5508 (tel)
Project Mgr:	August Weiss	Proj. No.:	PC70333300

CBRE has been commissioned to conduct a Property Condition Assessment on the above referenced Subject. Please respond to the following documentation/information requests. Should you have any questions or should there be any fees associated with providing the requested information, please call August Weiss. Thank you for your assistance.

1. Does the Subject have any material outstanding building code violations within its file? If "Yes", please fax copies of same. Yes No
2. Are there any existing or pending material building or fire/life safety code requirements that the Subject would not be grandfathered and therefore compliance would then be mandatory? If "Yes", please briefly explain. Yes No
3. Do you have any general or specific knowledge of any physical conditions (site or building) that negatively impact the Subject such as localized flooding, sanitary sewer back-up problems, etc.? If "Yes", please briefly explain. Yes No
4. Is the Subject within a 100-year frequency flood plain? If "Yes", please identify the Flood Hazard Zone as per FEMA's Flood Insurance Rate Maps. Yes No
5. What Building Code is enforced, and what is the local Zoning Ordinance classification of the property?
6. Are there any municipal required procedures or mandated improvements that are triggered by a change of ownership/title such as: a re-inspection by the Building Department, the installation of sprinklers, installing water conservation devices, etc.? If so, what are they?
7. Please forward us a copy of the Subject's Certificate of Occupancy.

Submitted By: _____ Date: _____

Fire Department
Freedom of Information Act Request



55 West Red Oak Lane
White Plains, New York 10604
(424) 527-5719 (tel) 914.467.6869 (fax)
AUGUST.WEISS@CBRE.com (email)

Date:	March 31, 2017	To:	Fire Department Admin.
Subject:	9852 Chapman Avenue 76,000 SF Retail Building 9852 Chapman Avenue Garden Grove, California 92841		City of Garden Grove Fire Department Garden Grove Civic Center Garden Grove, CA (714) 741-5600 (tel)

Project Mgr:	August Weiss	Proj. No.:	PC70333300
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CBRE has been commissioned to conduct a Property Condition Assessment on the above referenced property. Please respond to the following documentation/information requests. Should you have any questions or should there be any fees associated with providing the requested information, please call August Weiss. Thank you for your assistance.

1. Does the Subject have any significant outstanding fire code violations within its file? Yes No
If "Yes", please fax copies of same.

2. Are there any existing or pending significant fire/life safety code requirements Yes No
that the Subject would not be grandfathered and therefore compliance would then be mandatory? If "Yes", please briefly explain.

3. Do you have any general or specific knowledge of any physical conditions (site or Yes No
building) that negatively impact the Subject such as lack of sprinklers that are required by code, inadequate alarm systems, back-up problems, etc.? If "Yes", please briefly explain.

4. Any general comments or suggested life/safety improvements?

Submitted By: _____ Date: _____

**Zoning Department
Freedom of Information Act Request**



55 West Red Oak Lane
White Plains, New York 10604
(424) 527-5719 (tel) 914.467.6869 (fax)
AUGUST.WEISS@CBRE.com (email)

Date:	March 31, 2017	To:	Planning Admin.
Subject:	9852 Chapman Avenue 76,000 SF Retail Building 9852 Chapman Avenue Garden Grove, California	Dept.:	Garden Grove Planning Services Division Garden Grove City Hall Garden Grove, California (714) 741-5312 (tel)

Project Manager:	August Weiss	Proj. No.:	PC70333300
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CBRE has been commissioned to conduct a Property Condition Assessment Survey on the above referenced Subject. Please respond to the following documentation/information requests to the above telephone/fax number. Should you have any questions or should there be any fees associated with providing the requested information, please call August Weiss. Thank you for your assistance.

1. Is the Subject within a Zoning District? If "Yes", please identify the Zone/District, when it was adopted and the specific signage and parking requirements. Yes No
2. Is the Subject a currently permitted use? Yes No
3. Does the Subject have any material outstanding zoning code violations within its file? If "Yes", please fax copies of same. Yes No
4. Does the placement, quantity or area of signage comply with current zoning requirements? Yes No
5. Does the quantity of parking spaces comply with current zoning requirements? Yes No
6. Are there any existing or pending material zoning code requirements/regulations that the Subject would be considered an existing non-conforming use? If "Yes", please briefly explain. Yes No
7. Was the Subject built "as of right"? If "No" to the above, what variances were necessary? Yes No
8. In the event of a catastrophic loss, could the Subject be rebuilt to its current density? Yes No
9. Are there any municipal required procedures or mandated improvements that are triggered by a change of ownership/title such as: new Use Permit or a re-issuance of Zoning Approval by the Zoning Department or Zoning Board of Appeals? If so, what are they? Yes No
10. Please fax us a copy of the Subject's Zoning Compliance Certificate, if any. Yes No

Submitted By: _____

Date: _____

